

Thursday, August 18, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 33

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 18, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 11, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA11-0031
Posse 106807128-001 | Tentative plan of subdivision to create 102 single detached lots and two (2) Public Utility Lots from a portion of SE 36-52-26-4 and SW-36-52-26-4; located west of Secord Drive; SECORD |
| 2. | LDA11-0055
Posse 106865513-001 | Tentative plan of subdivision to create 128 single detached residential lots from a portion of Lot 1, Block 1, Plan 7521577 located west of 111A Street SW and south of 30 Avenue SW; ALLARD |
| 3. | LDA11-0079
Posse 105369817-001 | Tentative plan of subdivision to create 13 single detached residential lots and one (1) Municipal Reserve parcel from portions of Lot A, Plan 5069NY, located east of Windermere Drive SW and south of Watson Green SW; WINDERMERE |

5. OTHER BUSINESS



August 18, 2011

File No. LDA11-0031

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton AB T5K 2L6

ATTENTION: Shawn Bravender

Dear Mr. Bravender:

RE: Tentative plan of subdivision to create 102 single detached lots and two (2) Public Utility Lots from a portion of SE 36-52-26-4 and SW-36-52-26-4; located west of Secord Drive;
SECORD

I The Subdivision by Plan is APPROVED on August 18, 2011, subject to the following conditions:

1. that the owner transfer the existing Deferred Reserve Caveat (#082491588) registered against the SE-36-52-26-4 in the amount of 2.13 ha to the SW-36-52-26-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new easements and/or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
4. that the owner dedicate the walkways as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct Secord Promenade with a minimum 11.5 m carriageway (20 m right-of-way) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3.0 m hard-surface, shared use path, with a dividing yellow centreline, and shared use signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m hard-surface, shared-use path at a standard capable of handling emergency vehicle access within the pipeline right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 1.5 m concrete sidewalks with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction of two (2) 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers, required at CCC or as required by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
13. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-ways, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

The existing Deferred Reserve Caveat (#752004581) shall be carried forward onto the SW-36-52-26-4. Municipal Reserves for the SE 36-52-26-4 are dealt with through this application.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/vs/Posse # 106807128-001

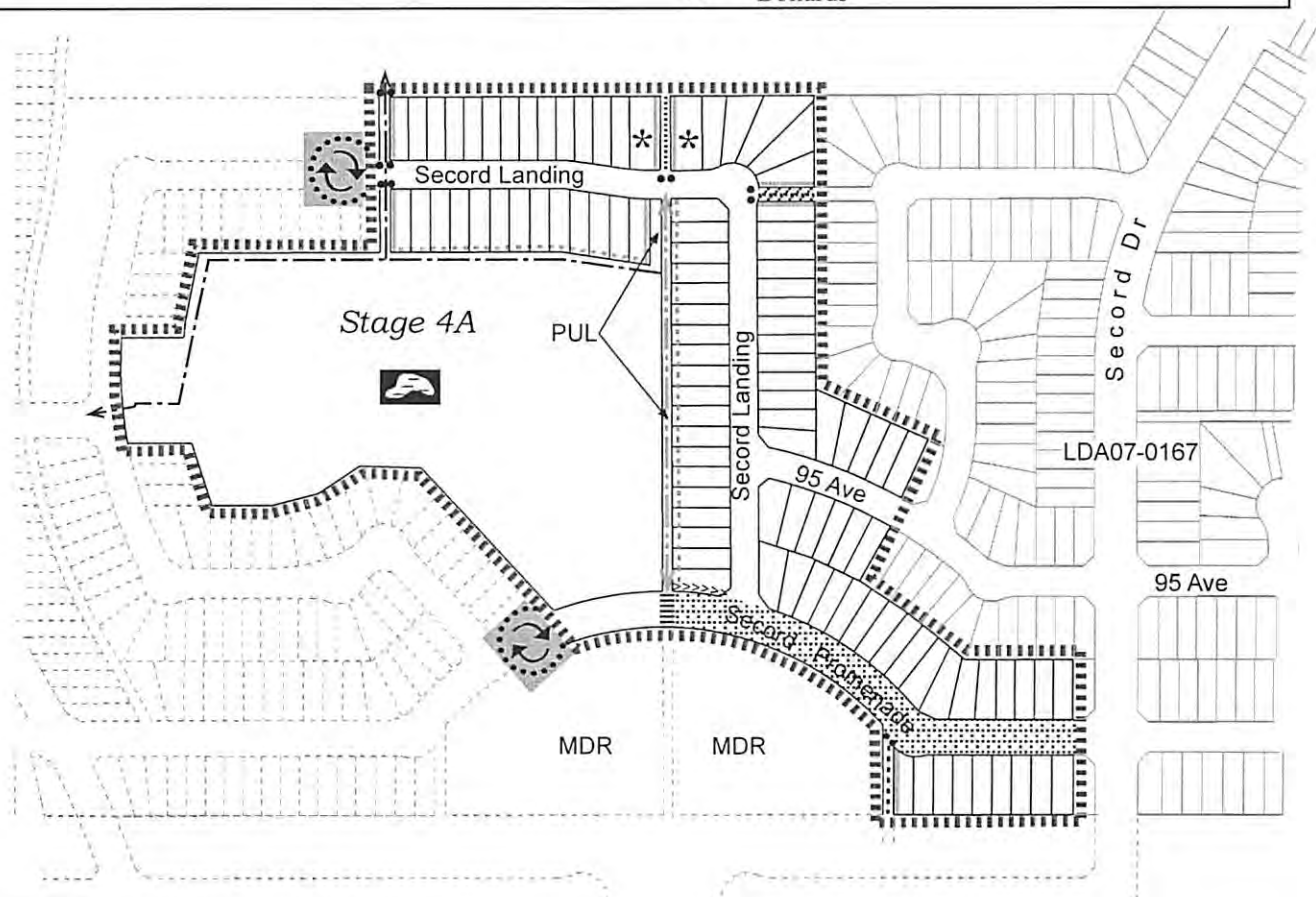
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

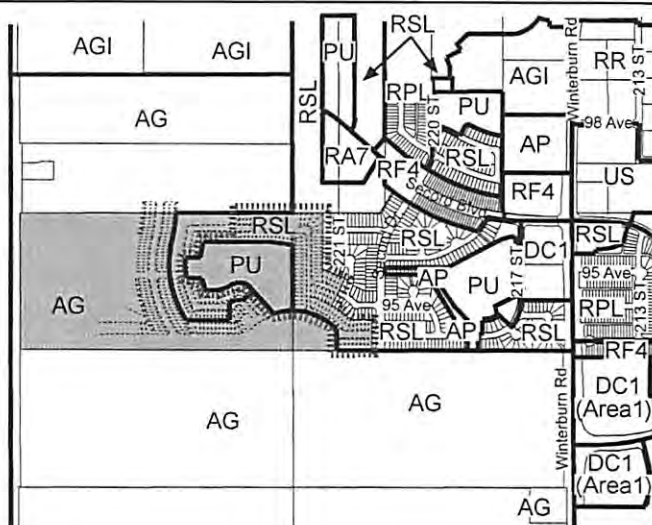
August 18, 2011

LDA11-0031

■■■■■■■ Limit of proposed subdivision	■ Include in Engineering Drawings
..... 1.2m Uniform fencing	▨ Dedicate as road right-of-way
..... 1.5m Concrete sidewalk with lighting	▨ Mid-block zebra marked crosswalk with curb ramps and pedestrian signage
--- 3.0m Hard-surface shared use path	▨ Construct roadway with a minimum 11.5m carriage way (20.0m Road right-of-way)
— 1.8m Uniform fencing	☔ Stormwater Management Facility
>>>>>> 1.8m Uniform fencing as per Zoning Bylaw	⦿ 12m Temporary gravel surface temporary turnaround with bollards or mini-barriers
←---→ 3.0m Hard surface shared use path and emergency vehicle access	● Bollards
* Restrictive Covenant re: 7.5m Pipeline Development Setback	



■ Titled area to be subdivided
..... Subdivision area





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

August 18, 2011

File No. LDA11-0055

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 128 single detached residential lots from a portion of Lot 1, Block 1, Plan 7521577 located west of 111A Street SW and south of 30 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on August 18, 2011, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 15857 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision;
4. that the walkways be registered as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water;
8. that the engineering drawings include the construction of a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m sidewalk with bollards, lighting and curb ramps within the alley, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include grading plans for Allard Link and Allard Boulevard to the satisfaction of Transportation Services;
12. that the owner submit driveway plans for the lot as shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveway does not encroach into any portion of the corner radius of the curve to the satisfaction of Transportation Services;
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights of way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve requirements were addressed through subdivision 75-S-29 wherein Deferred Reserve Caveat (DRC) 752163142 in the amount of 3.24 ha was registered on Title. This DRC shall be carried forward on Title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse # 106865513-001

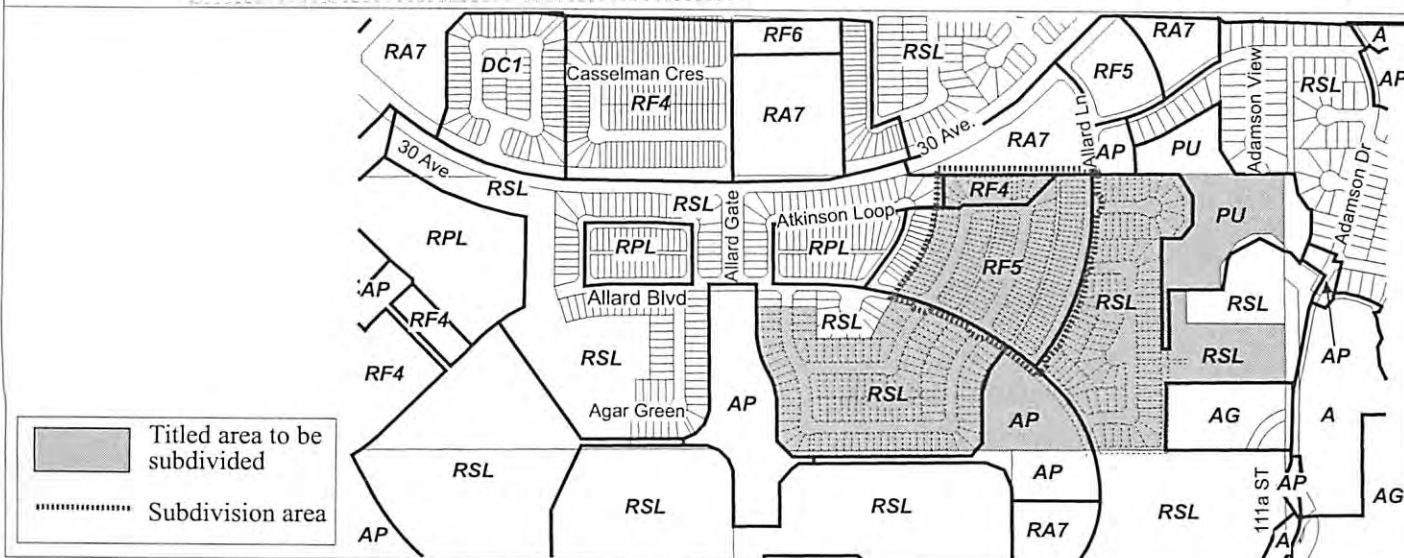
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 18, 2011

LDA11-0055

- | | | |
|---|--|------------|
| <p>..... Limit of proposed subdivision</p> <p>..... 1.5m Sidewalk with bollards and lighting</p> <p>—— 1.8m Uniform fence as per Zoning Bylaw</p> <p>←-----> 1.5m sidewalk with bollards, lighting and curb ramps</p> <p>* Driveway plans required</p> | <p> Zebra marked crosswalk with curb, ramps and signage</p> <p> Register as road right-of-way</p> <p>■ Include in Engineering drawings</p> | <p>▲ N</p> |
|---|--|------------|





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

August 18, 2011

File No. LDA11-0079

IBI Group
1050 Standard Life Building
10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 13 single detached residential lots and one (1) Municipal Reserve parcel from portions of Lot A, Plan 5069NY, located east of Windermere Drive SW and south of Watson Green SW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on August 18, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserve as a 0.05 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., IPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agency or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that Bylaw 15879 to amend the Edmonton Zoning Bylaw from (AG) Agricultural Zone to (DC1) Direct Development Control Provision, (RSL) Residential Small Lot Zone and (AP) Public Parks Zone receive third reading prior to the registration of this subdivision; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water;
8. that the owner construct walkways containing a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and constructions within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Please note that the Deferred Reserve Caveat (052 533 017) in the amount of 0.71 ha will be reduced by 0.05 ha to dedicate walkway. The balance of the DRC shall remain on Title to be used for future Municipal Reserve requirements.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

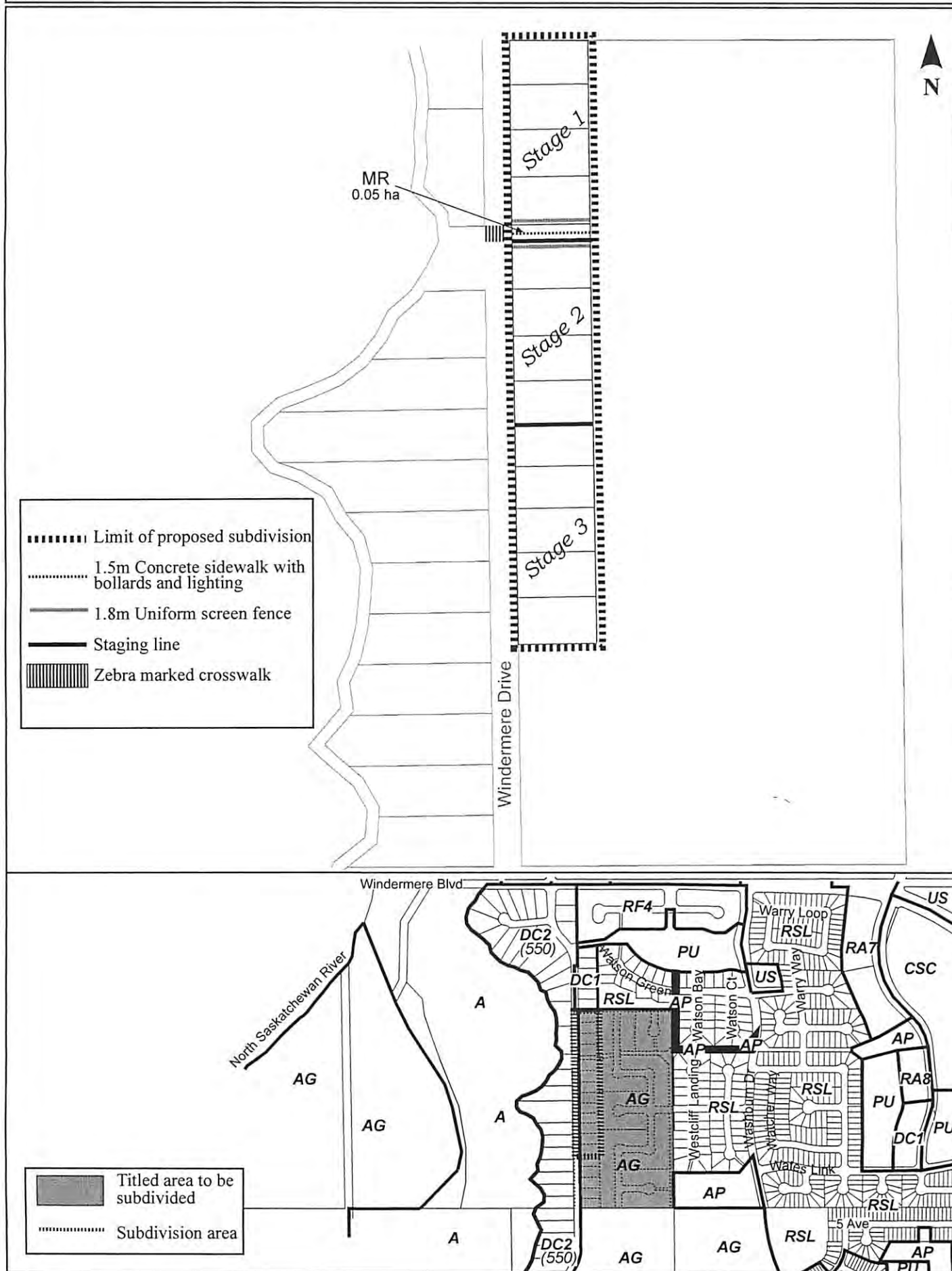
**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/ww/Posse # 105369817-001

Enclosure



Thursday, August 11, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 32

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 11, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 4, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0029
Posse 106802196-001

Tentative plan of subdivision to create two (2) industrial lots, and one (1) Environmental Reserve parcel from a portion of SE 20-51-24-4, located west of Calgary Trail and south of Ellerslie Road; **HERITAGE VALLEY NEIGHBOURHOOD 7A**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA11-0068
Posse 107297226-001

Tentative plan of subdivision to create two (2) mixed-use parcels from a portion of SE 24-53-26-W4M located west of Winterburn Road (215 Street); **HAWKS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. OTHER BUSINESS

6. ADJOURNMENT

The meeting adjourned at 9:55 a.m.