

Thursday, August 25, 2011

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 34

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the August 25, 2011 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

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

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA10-0049<br>Posse 094322904-001 | Tentative plan of subdivision to create 22 single detached residential lots and one (1) Municipal Reserve parcel from a portion of Lot 1, Block 1, Plan 092 7530, located south of Callaghan Drive SW and east of James Mowatt Trail SW; <b>CALLAGHAN</b> |
| 2. | LDA11-0057<br>Posse 106485556-001 | Tentative Plan of subdivision to create 55 single detached residential lots and one (1) Public Utility Lot, from a portion of and Block 1, Plan 822 2795, located north of 167 Avenue NW and west of Manning Drive, <b>BRINTNELL</b>                      |

**5. OTHER BUSINESS**



Subdivision Authority

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

August 25, 2011

File No. LDA10-0049

MMM Group Limited  
#200, 10576 – 113 Street  
Edmonton AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 22 single detached residential lots and one (1) Municipal Reserve parcel from a portion of Lot 1, Block 1, Plan 092 7530, located south of Callaghan Drive SW and east of James Mowatt Trail SW; **CALLAGHAN**

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**I The Subdivision by Plan is APPROVED on August 25, 2011, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 1.85 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 provide money-in-place of Municipal Reserve, in the amount of \$138,150 representing 0.614 ha as per Deferred Reserve Caveat No. 072675216 pursuant to Section 667 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 0.20 ha by agreement and caveat to the remainder of Lot 1, Block 1, Plan 092 7530, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the subdivision boundary be amended to include a portion of Cunningham Drive SW, south of Connelly Way SW, as shown on the “Conditions of Approval” map, Enclosure I;
7. that the walkway be registered as road right-of-way as shown on the “Conditions of Approval” map, Enclosure I; and
8. 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 (4) 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 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 construct an 11.5 m roadway with sidewalks and lighting to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard-surface shared use path with dividing yellow centerline, "shared use" signage and lighting through the walkway to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. 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.

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

A Deferred Reserve Caveat (DRC #072675216) in the amount of 2.464 ha was previously registered on Title. Municipal Reserve dedication will reduce the DRC by 1.85 ha and the remaining 0.614 ha will be received as cash-in-lieu. Municipal Reserve in the amount of 0.20 ha, deferred to the remnant parcel, will be taken as land with the registration of LDA10-0048.

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 #094322904-001

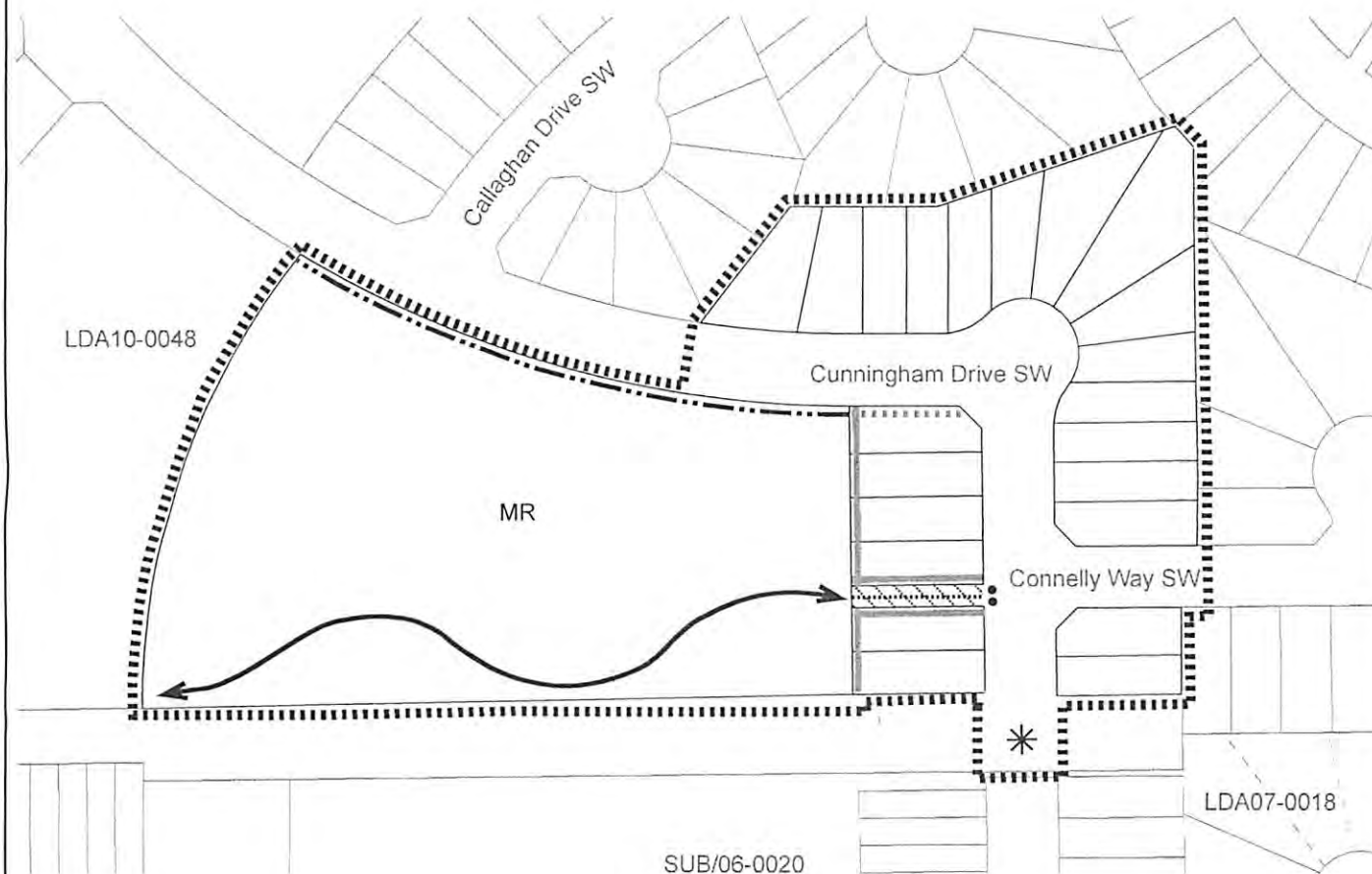
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

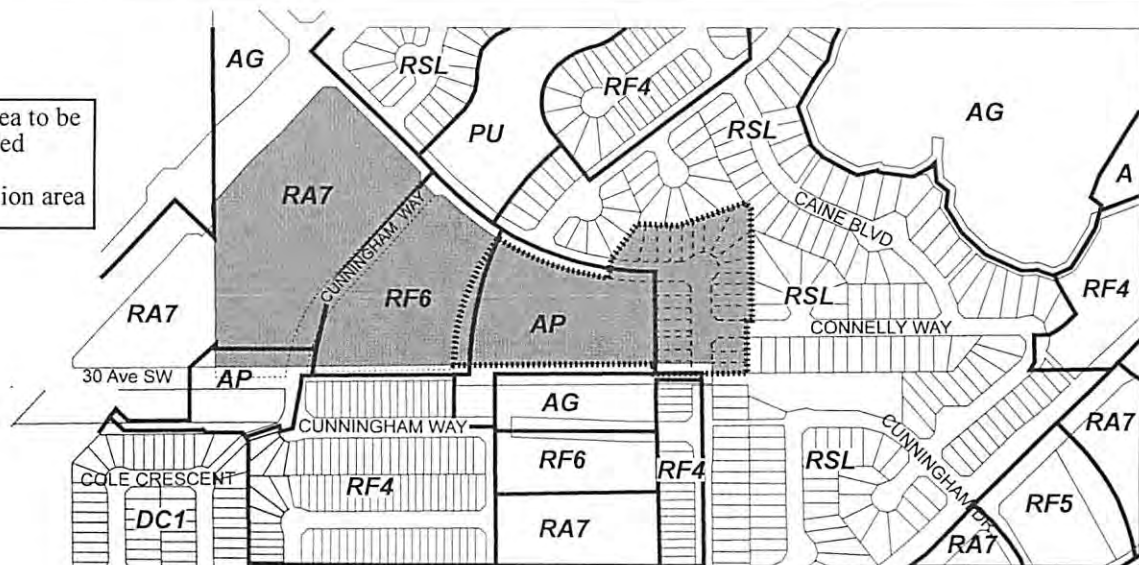
August 25, 2011

LDA10-0049

- |  |  |
|--|--|
| ■■■■■ Limit of proposed subdivision  | ↔ 3.0m hard surface share-use path with dividing yellow centreline, "shared-use" signage |
| — 1.8m Uniform fence   | * Construct a 11.5m roadway with sidewalks and lighting                                  |
| ..... 1.8m Uniform fence, as per Zoning Bylaw  | ●● Bollards  |
| - - - Post and Rail fence  | ▨ Register as road right-of-way  |
| ..... 3.0m hard surface shared-use path with dividing yellow centreline, "shared-use" signage and lighting |  |



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





Subdivision Authority

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

August 25, 2011

File No. LDA11-0057

Pals Geomatics Corp.  
10704 - 176 Street  
Edmonton, Alberta T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative Plan of subdivision to create 55 single detached residential lots and one (1) Public Utility Lot, from a portion of and Block 1, Plan 822 2795, located north of 167 Avenue NW and west of Manning Drive, **BRINTNELL**

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**I The Subdivision by Plan is APPROVED on August 25, 2011, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$367,342.11 representing 0.8139 ha as per Deferred Reserve Caveat No. 102 361 361 pursuant to Section 667 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 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that Bylaw 15823 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
5. that a Public Utility Lot be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services and Sustainable Development;
6. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the noise attenuation berm to protect the integrity of the noise attenuation berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner submit a Natural Area Management Plan for the Vriend Lake Wetland to be reviewed and approved to the satisfaction of the City of Edmonton and Alberta Sustainable Resource Development; and
9. 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 the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 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 engineering drawings include the design and construction of the inlet forebays and outlet control structure required to facilitate stormwater management within the Vriend Lake Wetland to the satisfaction of the Drainage Branch of Infrastructure Services;
8. that the engineering drawings include the construction of the outlet pipe from the Vriend Lake Wetland to the Clareview trunk sewer that is required to service the proposed development to the satisfaction of Infrastructure Services;
9. engineering drawings include a 6 metre wide temporary roadway connection as shown on the "Conditions of Approval" map, Enclosure I, The temporary roadway will be required prior to CCC to the satisfaction of Transportation Services;
10. that the owner pay for the installation of traffic signals at the intersection of Cy Becker Boulevard and the realigned 167 Avenue, as shown on the Enclosure. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the future installation of traffic signals to fulfil this obligation;
11. that the owner construct Cy Becker Boulevard from the realigned 167 Avenue, immediately south of the subdivision, to the old 167 Avenue, north of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The collector must tie-in to the old 167 Avenue to the satisfaction of Transportation Services. The construction is to include any required pedestrian upgrades (curb ramps, connector walks, etc.) to intersections and/or bus stops;
12. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto Manning Drive, as shown on Enclosure I. At the PUL, the berm and fence or a wall and fence combination

must wrap around the adjacent residential lots, as shown on Enclosure I. The owner may provide an alternate form of noise attenuation along the property line adjacent to the PUL that is to the satisfaction of Transportation Services and is in accordance with a Noise Study that has been reviewed and approved by Transportation Services;

13. that the owner install 'No Throughway' signage and lighting within the Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
14. that the owner construct all fences positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development; and
15. that the owner be 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 Transportation Services and Sustainable Development.

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

All Municipal Reserve owing for the titled area is being provided with this subdivision though the discharge of the Deferred Reserve Caveats on title. The calculated Municipal Reserve value includes the appropriate reduction for the arterial roadway dedication.

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. Lisa Stern at 780-442-5387 or write to:

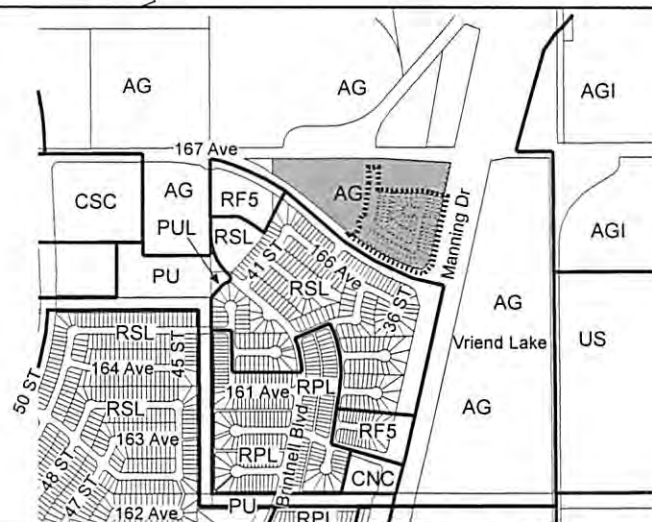
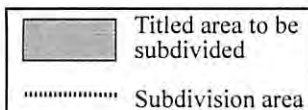
**Ms. Lisa Stern, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/lS/Posse # 106485556-001

Enclosure



Thursday, August 18, 2011  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 33

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Shane Gerein, Acting Chief Subdivision Officer</b>
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<b>1.</b>	<b>ADOPTION OF AGENDA</b>
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<b>MOVED</b>	Scott Mackie, Shane Gerein  That the Subdivision Authority Agenda for the August 18, 2011 meeting be adopted.
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<b>FOR THE MOTION</b>	Shane Gerein, Scott Mackie	<b>CARRIED</b>
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<b>2.</b>	<b>ADOPTION OF MINUTES</b>
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<b>MOVED</b>	Scott Mackie, Shane Gerein  That the Subdivision Authority Minutes for the August 11, 2011 meeting be adopted.
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<b>FOR THE MOTION</b>	Shane Gerein, Scott Mackie	<b>CARRIED</b>
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<b>3.</b>	<b>OLD BUSINESS</b>
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<b>4.</b>	<b>NEW BUSINESS</b>
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- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA11-0031<br>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; <b>SECORD</b> |
|----|-----------------------------------|---|

<b>MOVED</b>	Scott Mackie, Shane Gerein  That the application for subdivision be Approved.
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<b>FOR THE MOTION</b>	Shane Gerein, Scott Mackie	<b>CARRIED</b>
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- |    |                                   |   |
|----|-----------------------------------|---|
| 2. | LDA11-0055<br>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; <b>ALLARD</b> |
|----|-----------------------------------|---|

<b>MOVED</b>	Scott Mackie, Shane Gerein  That the application for subdivision be Approved.
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<b>FOR THE MOTION</b>	Shane Gerein, Scott Mackie	<b>CARRIED</b>
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- |    |                                   |   |
|----|-----------------------------------|---|
| 3. | LDA11-0079<br>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; <b>WINDERMERE</b> |
|----|-----------------------------------|---|

MOVED	Scott Mackie, Shane Gerein  That the application for subdivision be Approved.	
FOR THE MOTION	Shane Gerein, Scott Mackie	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>	
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:20 a.m.	