

Thursday, August 5, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 31

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 5, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 29, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA09-0268
Posse 92269088-001

Tentative plan of subdivision to create 84 single and 84 semi-detached residential lots; from Block D, Plan 5624NY and SW-6-54-24-4; located north of 167 Avenue, east of 127 Street, **RAPPERSWILL**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0003
Posse 91739144-001

Tentative plan of subdivision to create sixty (60) single detached residential lots, one (1) multi-family lot, and one (1) public utility lot from a portion of Lot 6, Block 1, Plan 0323075; located north of 167 Avenue and west of 127 Street; **ALBANY**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA10-0105 Posse 96566156-001	Tentative plan of subdivision to create three (3) bare land condominium units within Lot 47, Block 7, Plan 092 9981; WESTWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA10-0125 Posse 97432158-001	Tentative plan of subdivision to create 123 single detached residential lots, 202 semi-detached residential lots, one (1) medium density residential lot, and four (4) public utility lots from a portion of Lot A, Plan 806TR; WINDERMERE	
MOVED		Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 11:05 a.m.		



Subdivision Authority

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

August 5, 2010

File No. LDA09-0268

Pals Surveys and Associates Ltd
10704- 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear John Boudreau:

RE: Tentative plan of subdivision to create 84 single detached residential lots, 84 semi-detached residential lots and one (1) public utility lot from Block D, Plan 5624NY and SW-6-54-24-4; located north of 167 Avenue, east of 127 Street, **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on August 5, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.89 ha by agreement and caveat to the remainder of Block D, Plan 5624NY pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 2.5 ha by agreement and caveat to the remainder SW 6-54-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way 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;
5. that the approved subdivision within the Rapperswill Neighbourhood (File No. LDA10-0057) be registered prior to or concurrent with this application; 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing 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 affect 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 engineering drawings include the construction of Rapperswill Drive to its ultimate standard (11.5m) from 127 Street to the northern limit of the subdivision to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a northbound right turn bay and a southbound left turn bay on 127 Street at the collector road intersection, as shown on the "Conditions of Approval" map, Enclosure I. The work is to include all roadway modifications required to accommodate the turn bays, including any widening on 127 Street;
9. that the engineering drawings include the construction of an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at gravel stage prior to CCC and asphalt stage prior to FAC (or at the discretion and direction of the Transportation Department);
10. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC (or at the discretion and direction of the Transportation Department);
11. that the engineering drawings include the construction of a temporary 4 m wide gravel access road with T-bollards from the collector to the Storm Water Management Facility to be constructed to the south, as shown on the "Conditions of Approval" map, Enclosure I. The temporary access road will be required prior to CCC (or at the discretion and direction of the Transportation Department);
12. that the engineering drawings include a second water main connection along 127 Street to provide adequate fire flows, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility (SWMF) including the real time control structure and outlet pipe which are required to service the proposed development area;
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 the Community Services, Transportation and Asset Management and Public Works Departments;

15. that the owner construct a 1m berm with 1.8m double board no gap fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department and ATCO Pipelines Ltd.; and
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

With this subdivision, Municipal Reserve for the titled lots is deferred to the remainder of the parcels.

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. Lee Ann Beaubien at 780-496-6214 or write to:

**Ms. Lee Ann Beaubien, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For Scott Mackie
Subdivision Authority

SM/lb/Posse # 92269088

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

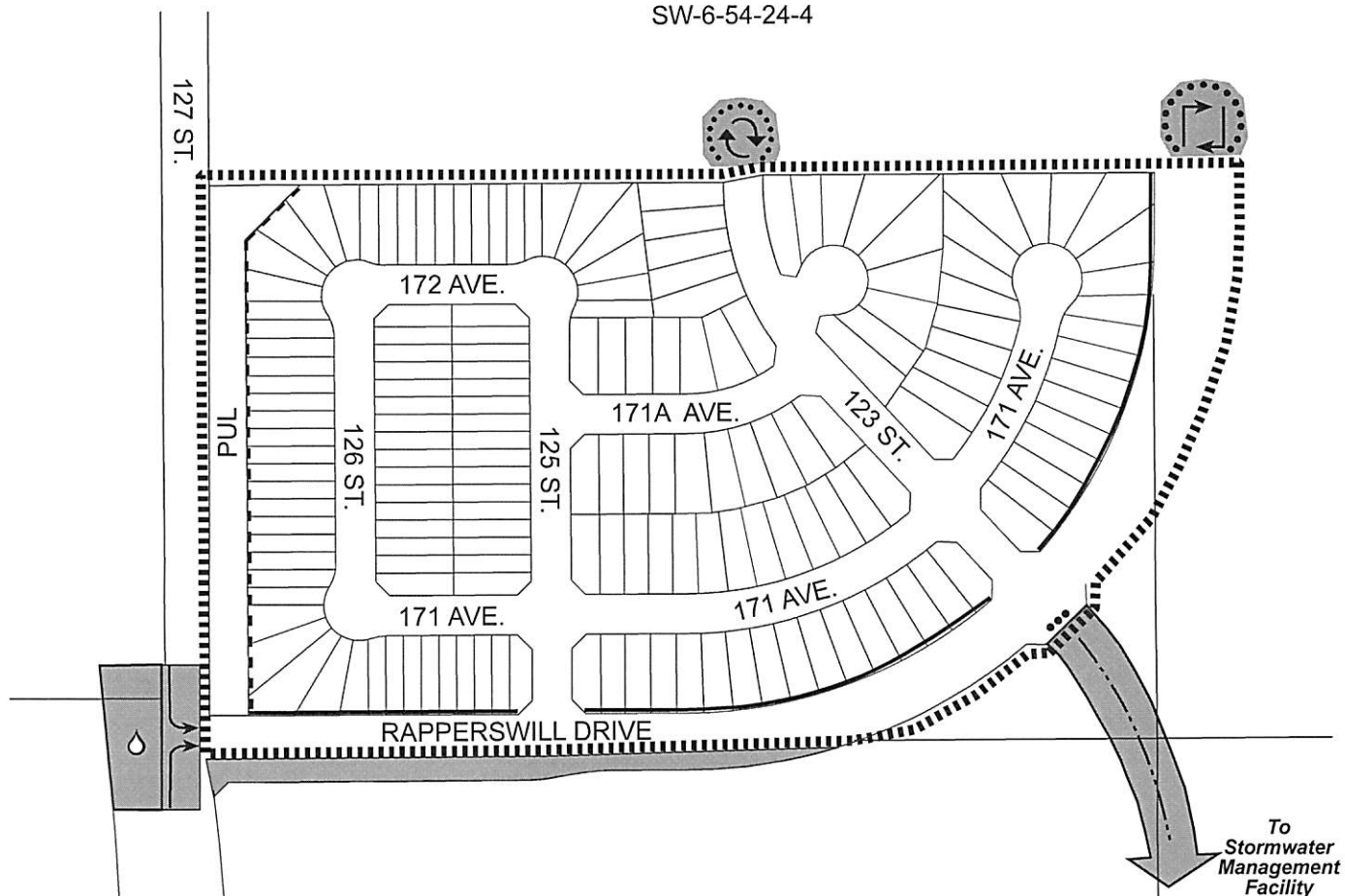
August 5, 2010

LDA09-0268

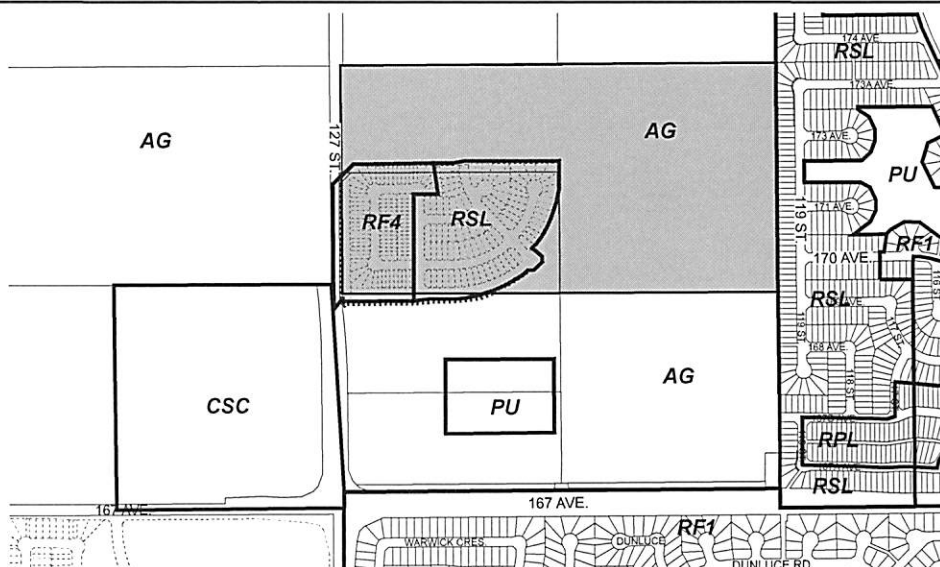
- | | |
|--|--|
| <ul style="list-style-type: none"> Limit of proposed subdivision █ Include in Engineering drawings └┐ Turn bay ↻ 12m Radius temporary turn around ↻ 17m Temporary transit turn around | <ul style="list-style-type: none"> - - - - Construct 1.0m Berm with 1.8m double board/no gap fence — 1.8m Uniform fence •• Bollards --- 4m gravel access ⦿ Watermain Connection |
|--|--|



SW-6-54-24-4



- | | |
|-------|------------------------------|
| █ | Titled area to be subdivided |
| | Subdivision area |





Subdivision Authority

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

August 5, 2010

File No. LDA10-0003

Scheffer Andrew Ltd.
12204 - 145 Street
Edmonton, AB
T5L 4V7

ATTENTION: Julia Lovelock

Dear Ms. Lovelock:

RE: Tentative plan of subdivision to create sixty (60) single detached residential lots, one (1) multi-family lot, one (1) public utility lot, and one (1) environmental reserve parcel (in two parts) from a portion of Lot 6, Block 1, Plan 0323075; located north of 167 Avenue and west of 127 Street; **ALBANY**

I The Subdivision by Plan is APPROVED on August 5, 2010 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.89 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.843 ha by a Deferred Reserve Caveat registered against the remainder of the original parcel pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, 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;
5. that the subdivision boundary be amended to include dedication of the "Environmental Reserve" area as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 167 Avenue along the south boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 167 Avenue as required for road right of way dedication to the satisfaction of the Transportation Department;
8. that the proposed public utility lot located between lots 36 and 37 and the proposed public utility lot located between lots 10 and 11 be designated as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the 2.8m noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility; and
10. 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 (3) contain, among other things, the following:

1. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportional 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 engineering drawings include the connection to the existing 300mm water main on 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 167 Avenue as a four lane divided urban arterial roadway standard from the Transportation Utility Corridor (TUC) to 139 Street, a three lane undivided urban arterial from 139 Street to 130 Street, and a four lane divided urban arterial from 130 Street to west of 127 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements;
9. that the owner construct an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of the Transportation Department;
10. that the owner construct a 3m wide asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3m wide granular multi-use trail and paige wire fencing with an access gate within the Transportation/Utility Corridor (TUC) as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide 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;

13. that the walkway to the TUC, located between lots 36 and 37, contain a 3m wide concrete walkway constructed to emergency access standards with T-bollards, lighting and 1.8m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the walkway to the PUL lot, located between lots 10 and 11, contain a 1.5m wide concrete sidewalk with bollards, lighting and 1.8m high uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility (SWMF) including the real time control structure and outlet pipe which are required to service the proposed development area to the satisfaction of Drainage Services Branch of the Asset Management and Public Works Department;
16. 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 the Community Services, Transportation and Asset Management and Public Works Departments; and
17. that the owner construct all fences and noise attenuation walls positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer. The paige wire fencing is required even if Ministerial Consent for the trail is not obtained. Should the developer be unable to construct the trail within the TUC, then the trail requirement of Condition II.11 will be removed or waived.

Municipal Reserve for the titled lot is being addressed by means of a Deferred Reserve Caveat (DRC). The DRC will be used to assemble the small parks in the Albany neighbourhood.

Environmental Reserve is being dedicated to provide for the 30m buffer around the wetland.

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 decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Daniel MacGregor 780-496-6087.

Yours truly,



FOR Scott Mackie
Subdivision Authority

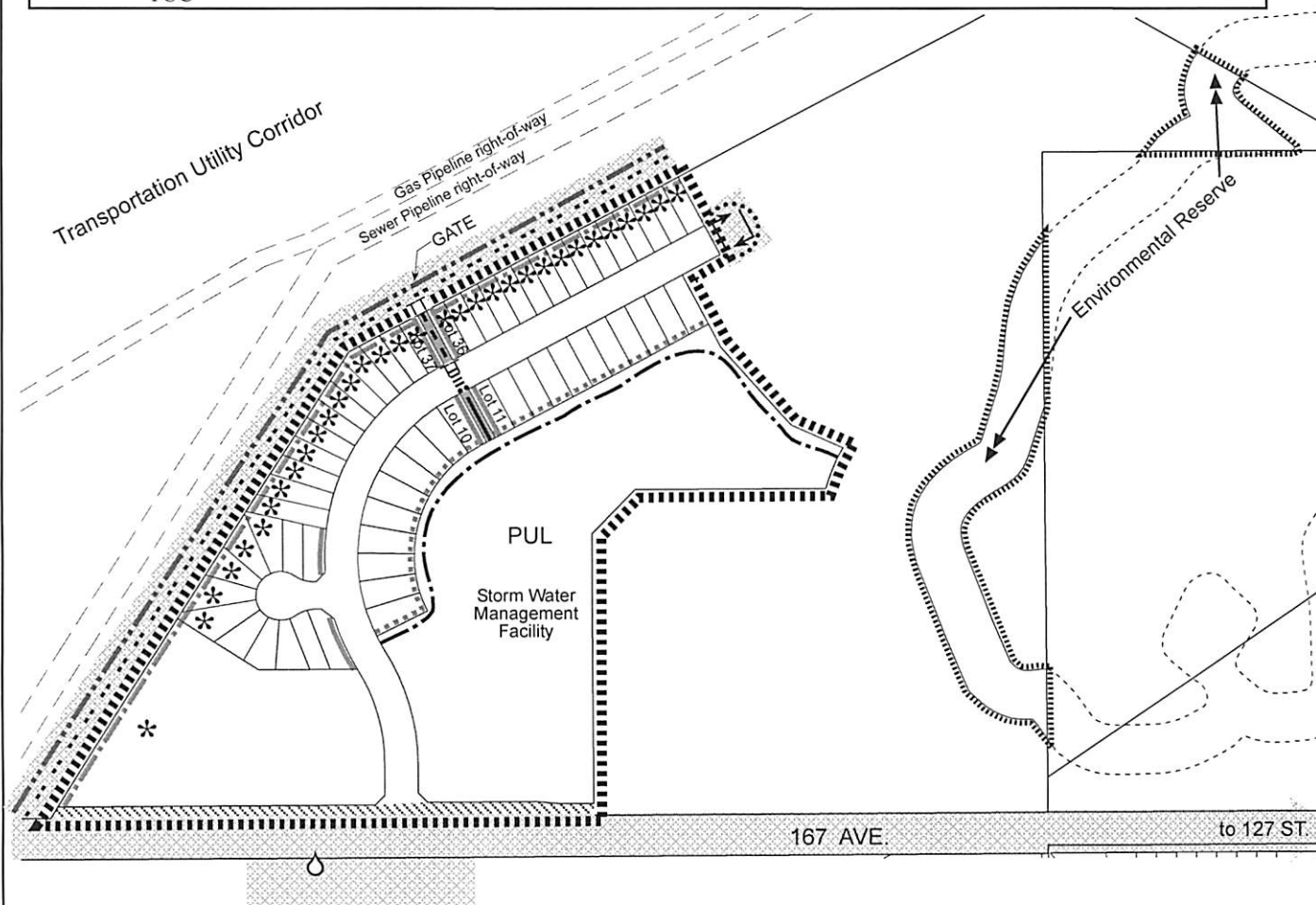
SM/dm/Posse # 91739144
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

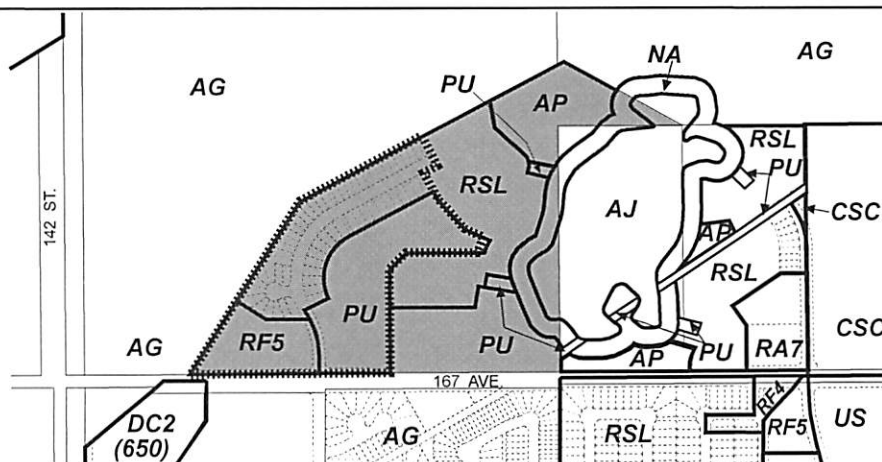
August 5, 2010

LDA10-0003

	Limit of proposed subdivision		3.0m Granular trail within the Transportation Utility Corridor
	Amend subdivision boundary		3.0m asphalt Multi-use trail
	Arterial dedication		3.0m Concrete walkway with lighting
	Include in Engineering Drawings		1.5m Concrete sidewalk with lighting
	Register as road right-of-way		Zebra marked crosswalk with curb ramps and pedestrian signage
	2.8m Noise attenuation barrier		Watermain Connection
	1.8m Uniform fence		17.0m Transit turnaround
	1.2m Uniform fence		T-Bollards
	1.2m Paige wire fence with gate within Transportation Utility Corridor		Bollards
	Restrictive Covenant on lots backing onto the TUC		



	Titled area to be subdivided
	Subdivision area





Subdivision Authority

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

August 5, 2010

File No. LDA10-0105

Hagen Surveys (1982) Ltd.
8929-20 Street
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create three (3) bare land condominium units within Lot 47, Block 7, Plan 092 9981 located north of 121 Avenue and west of 103 Street;
WESTWOOD

I The Subdivision by Bare Land Condominium is APPROVED on August 5, 2010 subject to the following condition(s):

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$320,248.60 representing 0.1296 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the construction of the required water main and hydrant, and that it be designed and constructed under the City of Edmonton Design and Construction Standards, to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission;
3. that a blanket easement in favour of EPCOR Distribution and Transmission be registered either prior to or concurrent with the plan of subdivision; and
4. that any outstanding property taxes be paid.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that the City of Edmonton will not issue Compliance Certificates on the basis of individual units. Compliance Certificates will be issued on a project basis only;
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$845.00 – corrected for application fee overpayment) and subsequently released to the applicant for registration at the Land Titles Office;

4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that an appeal may be lodged with the Subdivision and Development Appeal Board, 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. Carla Semeniuk at 780-496-1582 or write to:

**Ms. Carla Semeniuk
Current Planning Branch
Planning and Development Department
5th Floor, 10250 – 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cs/Posse # 96566156

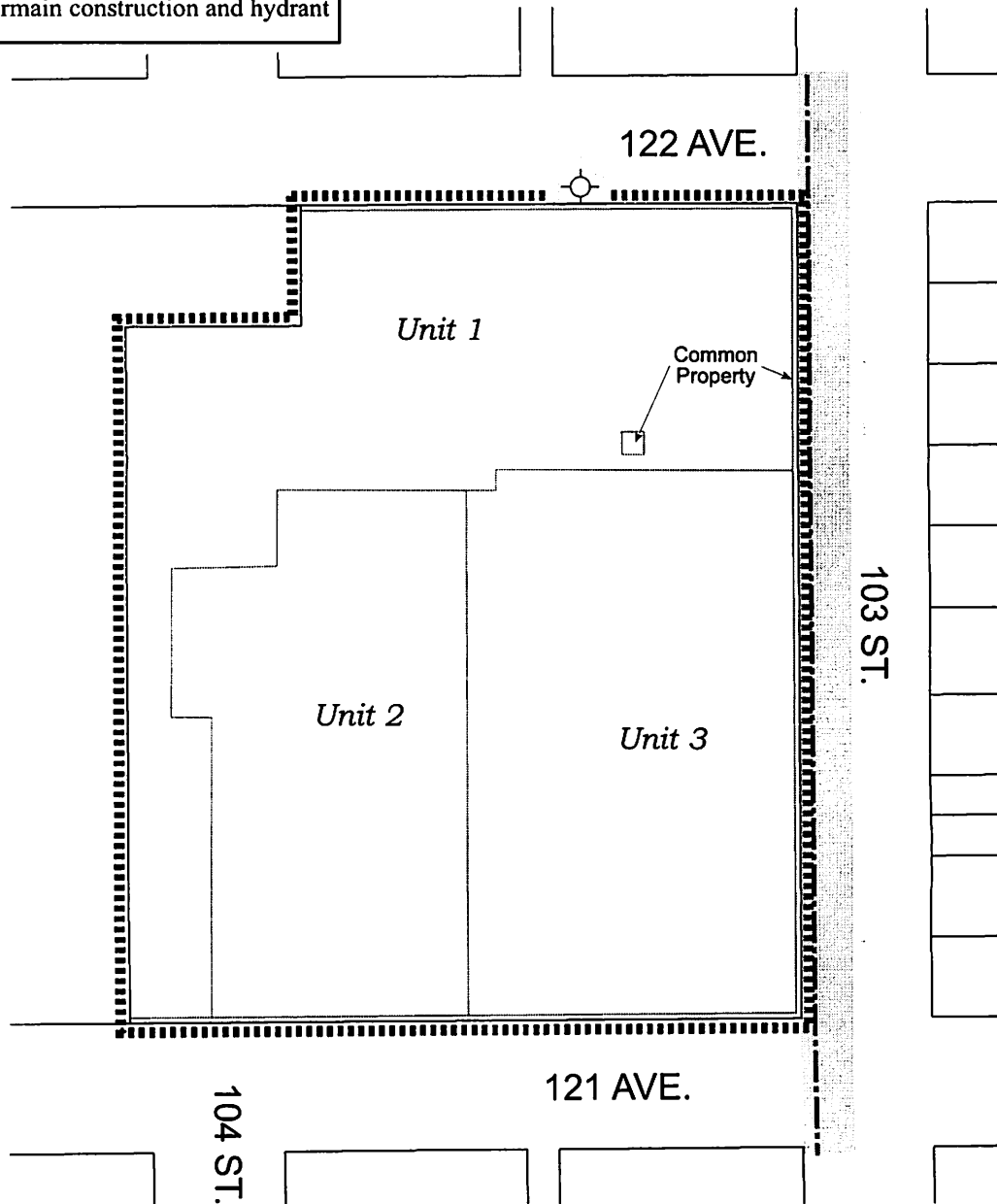
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 5, 2010

LDA10-0105

- Limit of proposed subdivision
- Include in Engineering Drawings
- Construct new hydrant
- Watermain construction and hydrant



- Titled area to be subdivided
- Subdivision area

