

Thursday, December 15, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 50

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 15, 2011 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 17, 2011 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA10-0296 Posse 100623014-001	Tentative plan of subdivision to create 21 single detached residential lots and one (1) private parking lot from a portion of NE 14-51-25-4, located north of Carruthers Lane and east of Chapman Way; CHAPPELLE
2.	LDA11-0021 Posse 071940118-001	Tentative plan of subdivision to create 87 single detached residential lots, from the NE 25-52-26-4, located west of Winterburn Road and north of Whitemud Drive; ROSENTHAL
3.	LDA11-0257 Posse 113216027-001	Tentative plan of subdivision to create one (1) medium density residential lot and one (1) Municipal Reserve Lot from portions of NE 30-52-25-4, located east of Suder Greens Drive and south of Webber Greens Drive; POTTER GREENS
5.	OTHER BUSINESS	



Subdivision Authority

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

December 15, 2011

File No: LDA10-0296

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 21 single detached residential lots and one (1) private parking lot from a portion of NE 14-51-25-4, located north of Carruthers Lane and east of Chapman Way; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on December 15, 2011, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 669 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant 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 a 1.5 m easement be registered on private property abutting Carruthers Lane to facilitate streetlighting, as shown on the "Conditions of Approval" map, enclosure I; and
4. 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 the 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 the City Departments and affected utility agencies;
6. that the owner submit a detail lot grading plan that meets the intents and requirements of the City's Design and Construction Standards and the Surface Drainage Bylaw;
7. 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;
8. that the owner install streetlighting within the 1.5 m easement abutting Carruthers Lane, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 Transportation Services and Sustainable Development.

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

There is no Municipal Reserve being taken with this subdivision. The existing DRC will be carried forward to the remainder of the titled area.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cy/Posse #100623014-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 15 , 2011

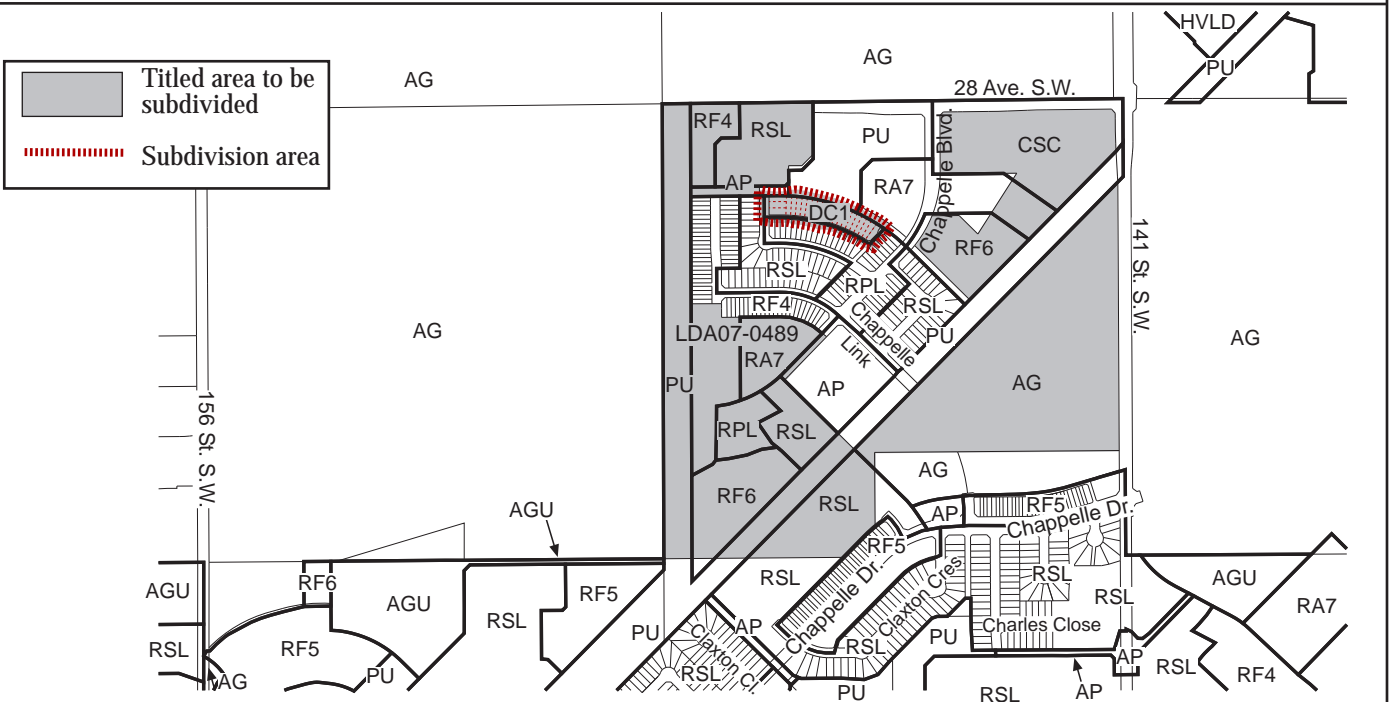
LDA10-0296

----- Limit of proposed subdivision

— Register 1.5m easement and install street lighting



Abandoned oil well





Subdivision Authority

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

December 15, 2011

File No. LDA11-0021

IBI Group Inc.
1050, 10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Cathryn Chopko-Beck

Dear Ms. Chopko- Beck:

RE: Tentative plan of subdivision to create 87 single detached residential lots, from the NE 25-52-26-4, located west of Winterburn Road and north of Whitemud Drive;
ROSENTHAL

I The Subdivision by Plan is APPROVED on December 15, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserves in the amount of 6.261 hectares by a Deferred Reserve Caveat registered against the remainder of the NE 25-52-26-4, 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 665 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include that portion of Winterburn Road road right-of-way for dedication, to conform to an approved Concept Plan, and to include the necessary utilities, to the satisfaction of the Transportation Services and EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. subject to condition I (4), the owner clear and level Winterburn Road, as required for road right-of-way dedication, to the satisfaction of Transportation Services;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against all the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 all necessary roadway modifications at the intersection of Winterburn Road and 89 Avenue, including a northbound left turn bay on Winterburn Road, to the satisfaction of Transportation Services, as shown on "Conditions of Approval" map, Enclosure II;
8. that the owner pay for the installation of future traffic signals at the intersection of Winterburn Road and 89 Avenue, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
9. that the owner install no-parking signs along 89 Avenue from Winterburn Road to 217 Street intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a westbound right turn bay on Whitemud Drive at the Winterburn Road intersection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the design and construction of the stormwater management facility to its ultimate size and location to the satisfaction of Infrastructure Services, as shown on "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include the construction of a 6 m wide temporary roadway connection between 217 Street and 218 Street, required at CCC or as required by Transportation Services, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.0 m berm and noise attenuation fence, as per the City of Edmonton Roadway Design Standards Drawing #5205 within residential property lines for all lots adjacent to Winterburn Road, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.0 m berm with bollards on top of the berm, as shown on the "Conditions of Approval" map, Enclosure I;

15. 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
16. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Infrastructure Services and Sustainable Development.

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

Municipal Reserve (MR) is being provided through a Deferred Reserve Caveat with 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 five 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

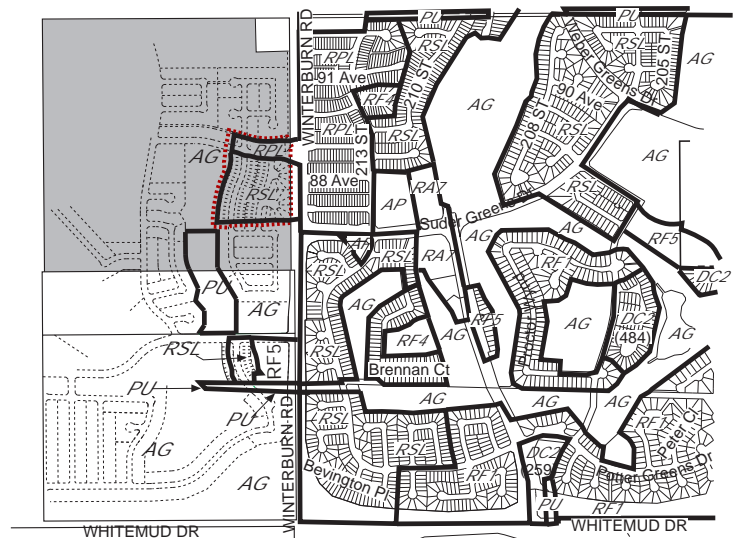
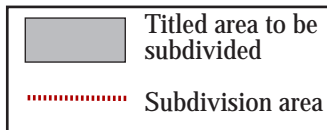
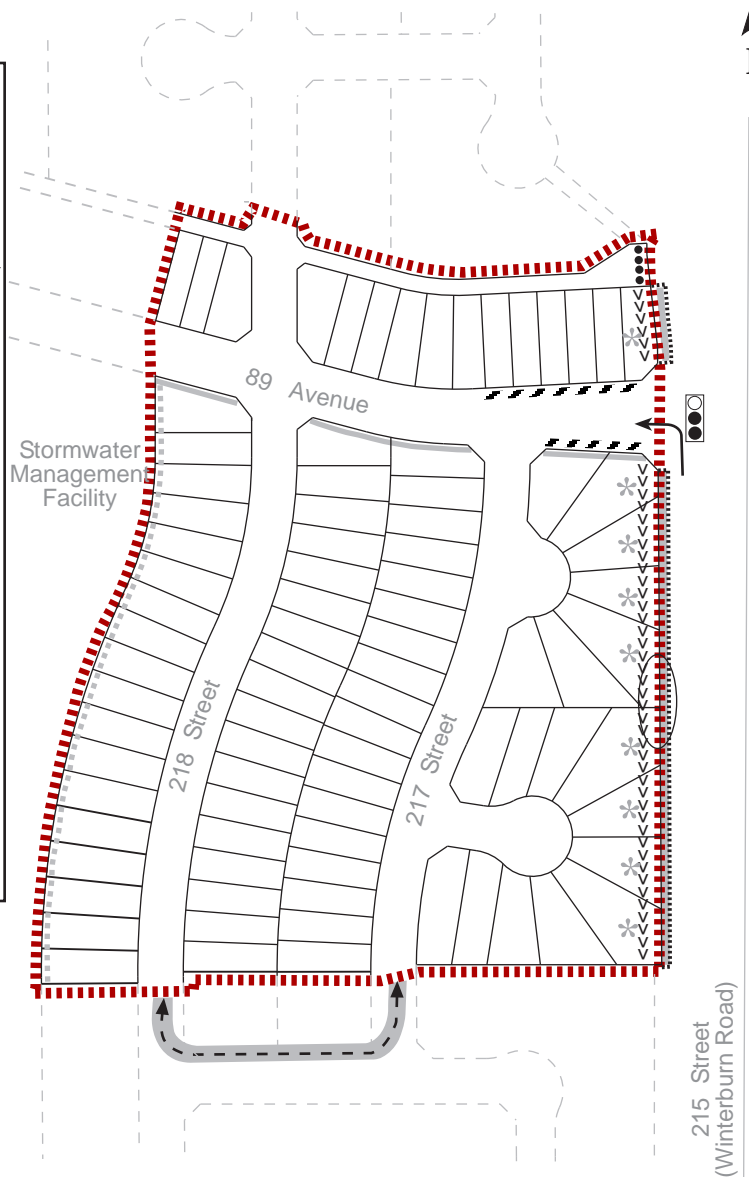
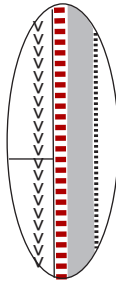
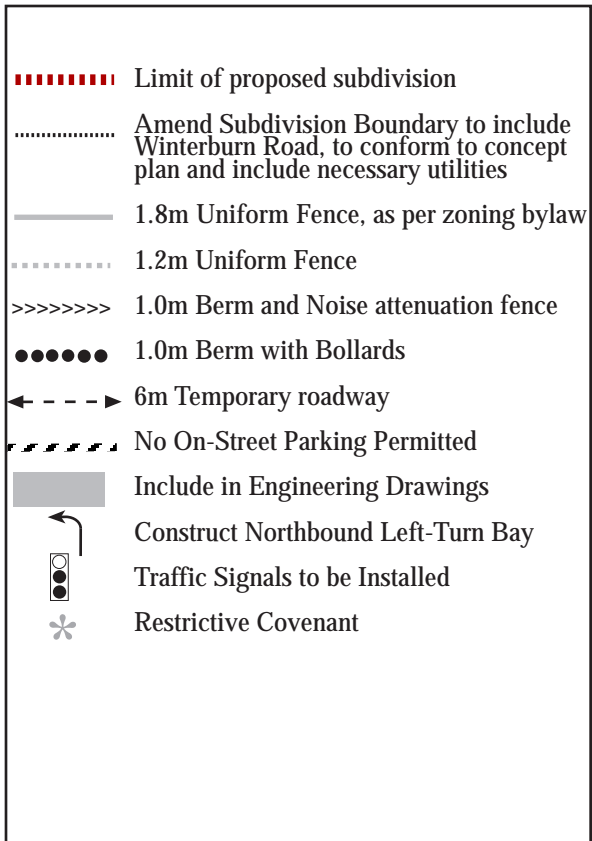
SM/vs/Posse #071940118-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 15, 2011

LDA11-0021



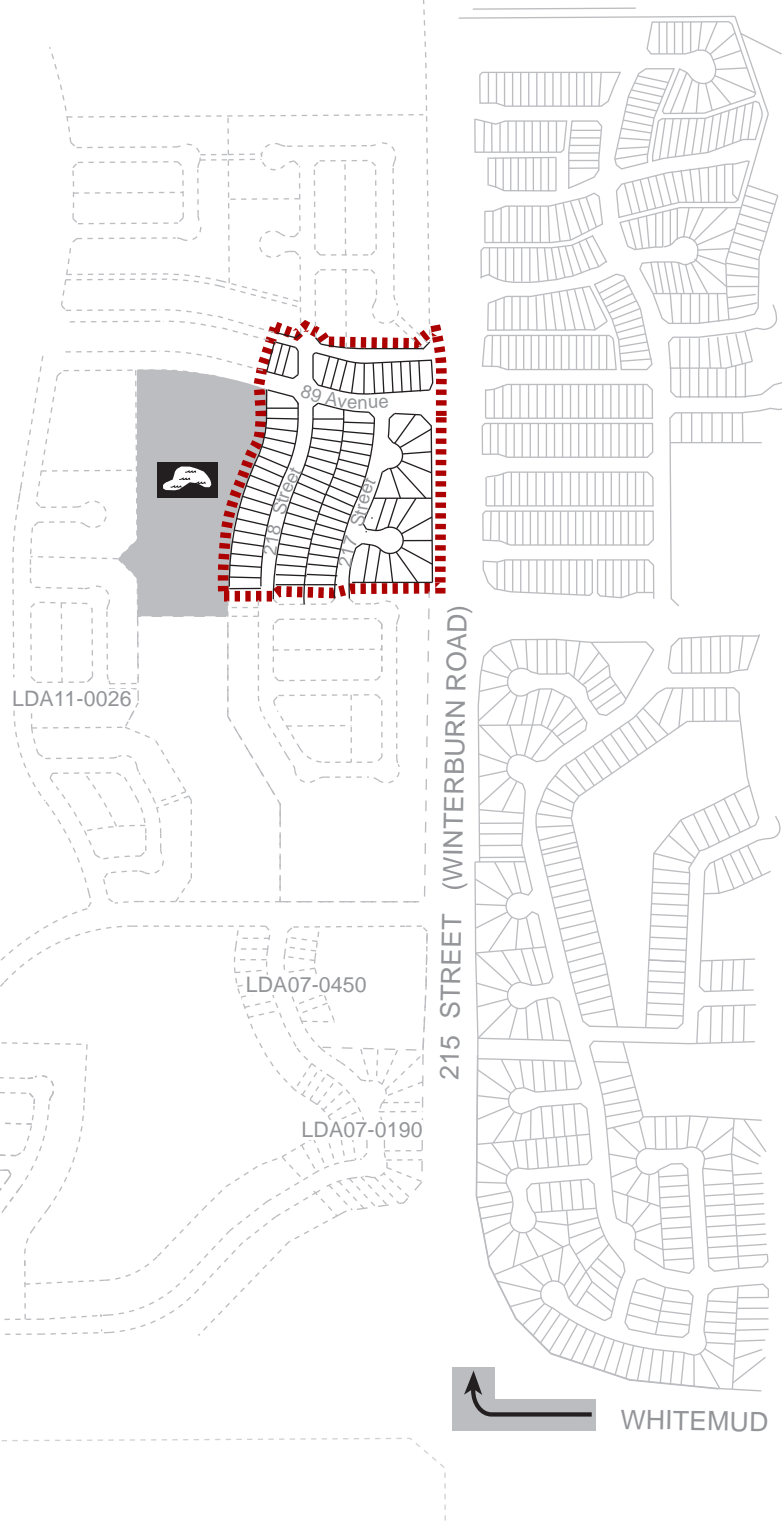
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 15, 2011

LDA11-0021

 Limit of proposed subdivision Include in Engineering DrawingsConstruct Right-Turn Bay
(Whitemud Drive to 215 Street)

Stormwater Management Facility





Subdivision Authority

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

December 15, 2011

File No. LDA11-0257

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road
Edmonton AB T5S 1K6

ATTENTION: Mr. MacKenzie

Dear: Mr. MacKenzie:

RE: Tentative plan of subdivision to create one (1) medium density residential lot and one (1) Municipal Reserve Lot from portions of NE 30-52-25-4, located east of Suder Greens Drive and south of Webber Greens Drive; **POTTER GREENS**

I The Subdivision by Plan is APPROVED on December 15, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 5.09 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 transfer the remaining Municipal Reserve, in the amount of 1.433 ha, by a Deferred Reserve Caveat to SW 31-52-25-4 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 subdivision boundary be amended to include the dedication and construction of Potter Greens Drive to the east edge of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
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 approved subdivision within the Potter Greens Neighbourhood (File No. SUB/05-0166) be registered prior or concurrent with this application; and
7. 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, 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 the Permanent Area Contributions and/or other assessments applicable 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 a 12m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure 1. The turnaround will be required prior to CCC, or at the discretion and direction of Transportation Services;
 8. that the owner construct Potter Greens Drive to an 11.5 m collector standard to the satisfaction of Transportation Services, in the location shown on the "Conditions of Approval" map, Enclosure I;
 9. 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
 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.

Municipal Reserve in the amount of 5.09 ha is being dedicated with this subdivision and 1.433 ha is being transferred by a Deferred Reserve Caveat #052 371 516 to the remainder of SW 31-52-25-4 for the assembly of the Webber Greens School / Park site. There must be no disturbance to, or unauthorized use of the MR/School/Park site. The site must remain in its original state and will be inspected prior to its acceptance by the City and Parks Planning.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority




SM/nk/Posse # 113216027-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

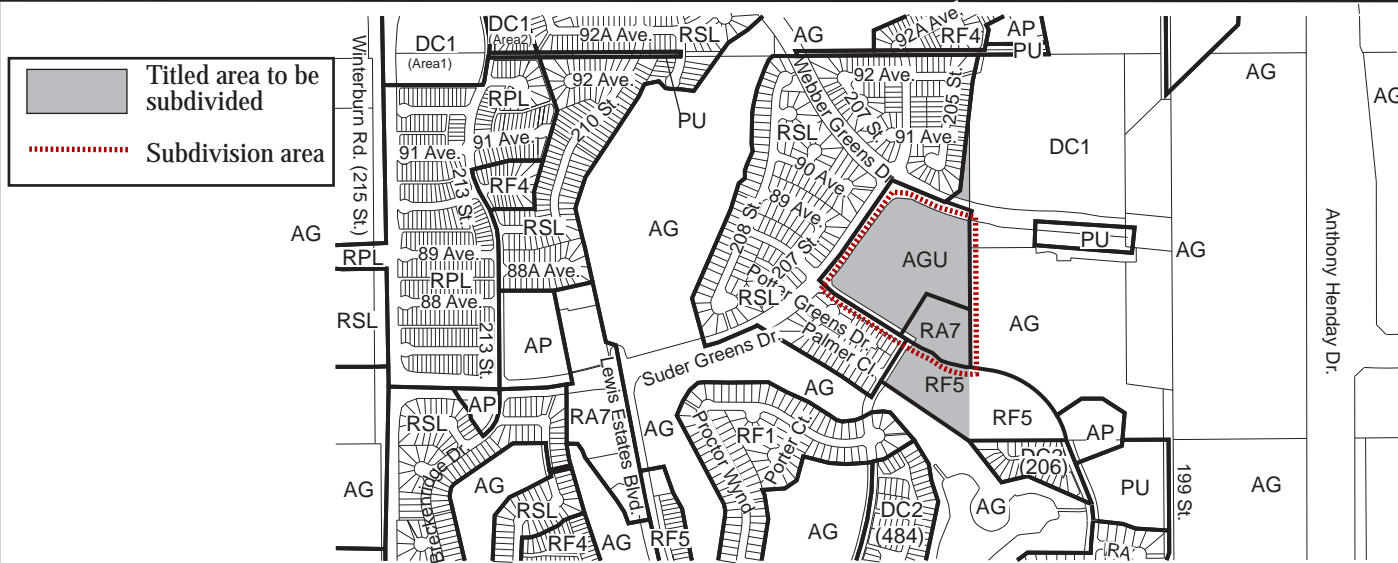
December 15 , 2011

LDA11-0257

-  Limit of proposed subdivision
 1.2m Chain link fencing
 Post and Rail fencing



Construct 12m radius gravel surface temporary turnaround with bollards or mini-barriers



Thursday, November 17, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 46

PRESENT	Blair McDowell, Senior Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 17, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.	ADOPTION OF MINUTES
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MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 10, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3.	OLD BUSINESS
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4.	NEW BUSINESS
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1.	LDA11-0298 Posse 113984371-001
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Tentative plan of subdivision to create one (1) industrial lot from Lot 28, Block 1, Plan 052 3352, located west of 154 Street NW and south of 123 Avenue NW; **MITCHELL INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

Blair McDowell

CARRIED

5.	OTHER BUSINESS
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6.	ADJOURMENT
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The meeting adjourned at 9:45 a.m.