

**Thursday, December 6, 2012**  
**9:30 a.m.**



**PLACE: Room 701**

## **SUBDIVISION AUTHORITY AGENDA**

### **MEETING NO. 49**

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the December 6, 2012 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the November 29, 2012 meeting be adopted.

**3. NEW BUSINESS**

1. LDA12-0218  
126332902-001

Tentative plan of subdivision to create 113 single detached residential lots, one (1) semi-detached residential lot and one (1) Public Utility lot from Lot 8 & 9, Plan 782 3226, located south of Stony Plain Road and west of 221 Street NW; **SECORD**

**4. OTHER BUSINESS**



Subdivision Authority

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

December 6, 2012

File No. LDA12-0218

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 113 single detached residential lots, one (1) semi-detached residential lot and one (1) Public Utility lot from Lot 8 & 9, Plan 782 3226, located south of Stony Plain Road and west of 221 Street NW; **SECORD**

**I The Subdivision by Plan is APPROVED on December 6, 2012, 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; pursuant to Section 669 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 the approved subdivision LDA08-0004 be registered prior or concurrent with this application to provide logical extension of services;
4. that the subdivision boundary be amended to include dedication of Secord Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
5. that the subdivision boundary be amended to include the dedication of the local road north of the Stormwater Management Facility to provide sidewalk connection to the shared use path to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
6. that the owner register the walkways as road rights-of-way, to the satisfaction of Transportation Services 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalks, shared use paths 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 completes the design and construction of the stormwater management facility to the satisfaction of Drainage Services;
8. that the owner construct Secord Boulevard to an 14.5 m urban standard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services) 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 17 m radius asphalt surface temporary offset transit turnaround with bollards or mini-barriers. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of 4 m wide gravel emergency accesses with T-bollards. The temporary accesses will be required prior to CCC (or at the discretion and direction of Transportation Services) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide 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;
13. that the owner construct a 3.0 m hard-surface shared use path, as per City of Edmonton Design and Construction Standards including bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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;
15. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities 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 rights-of-way, road islands, boulevards, medians,

walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves were provided for this application with Registered Plans 4717 KS and 782 3225.

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 # 126332902-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 6, 2012

LDA12-0218

- Limit of proposed subdivision
- - - - 3.0m hard-surface shared use path
- xxxxxxxx Construct 4m wide gravel temporary emergency accesses and register as road right-of-way
- oooooooo Construct Secord Boulevard
- 1.8m Uniform fence, as per Zoning Bylaw
- ..... 1.2m Fence
- ..... Amend subdivision boundary to dedicate Secord Boulevard and local road
- ⦿ Construct 12m radius gravel surface temporary turnarounds with bollards or mini-barriers
- ⦿ Construct 17m radius asphalt surface temporary offset transit turnaround with bollards or mini-barriers
- ⊗ Abandoned Well Site
- ▨ Construct 1.5m concrete sidewalk with bollards, lighting and register as road rights-of-way
- ▨ Zebra marked crosswalk
- Include in engineering drawings

