

Thursday, February 28, 2013

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 09

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 28, 2013 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 21, 2013 meeting be adopted.	
3.	<b>NEW BUSINESS</b>	
1.	LDA11-0420 117907572-001	Tentative plan of subdivision to create 57 single detached residential lots, 118 semi-detached residential lots, one (1) Municipal Reserve parcel and two (2) Public Utility lots from the SW 25-52-26-4 and SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; <b>ROSENTHAL</b>
2.	LDA12-0244 126822005-001	Tentative plan of subdivision to create 2 medium density residential lots from Plan 8121646 Lot 1, located east of Watt Drive SW and north of 25 Avenue SW; <b>WALKER</b>
4.	<b>OLD BUSINESS</b>	
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

February 28, 2013.

File No. LDA11-0420

IBI Group  
Suite 300, 10830 Jasper Avenue  
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 57 single detached residential lots, 118 semi-detached residential lots, one (1) Municipal Reserve parcel and two (2) Public Utility lots from the SW 25-52-26-4 and SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on February 28, 2013, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 3.33 ha parcel, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure II;
2. that the owner provide Municipal Reserve in the amount of 6.39 ha by a Deferred Reserve Caveat to the SW 25-52-26-4, 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 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 owner prepare an easement for a 6 m gravel temporary roadway connection located on the residential lot, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of one (1) Municipal Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner be permitted to register this plan 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;
8. that the owner dedicate Whitemud Drive NW and 231 Street NW to conform to the an approved concept plan to the satisfaction of the Transportation Services, as shown on the Conditions of Approval" map, Enclosure II;

9. subject to condition I (8), the owner clear and level Whitemud Drive NW and 231 Street NW, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in the favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner prepare a berm and noise attenuation fence Restrictive Covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm and noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 engineering drawings include the construction of a 250 mm offsite water main to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include removal of the existing access to Whitemud Drive NW to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a 4 m wide temporary gravel emergency access with T-bollards, 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 II;
10. that the owner construct a 6 m wide gravel temporary roadway connections, 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;
11. that the engineering drawings include the construction of 6 m wide gravel temporary roadway connections, 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 construct a 2.8 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, to conform to the submitted Noisy Study, within the residential property lines for all the lots backing onto Whitemud Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 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;
14. 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 II; and
15. 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 & Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve for the SW 25-52-26-4 will be provided through a Deferred Reserve Caveat (6.39 ha) with this application. Municipal Reserve for the SE 25-52-26-4 have been previously provide by way of a Deferred Reserve Caveat (DRC) (No. 122 420 206), this DRC will be reduced by dedication of a Municipal Reserve parcel (3.33 ha) with this application and the remainder is to be carried forward to the parent 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, 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

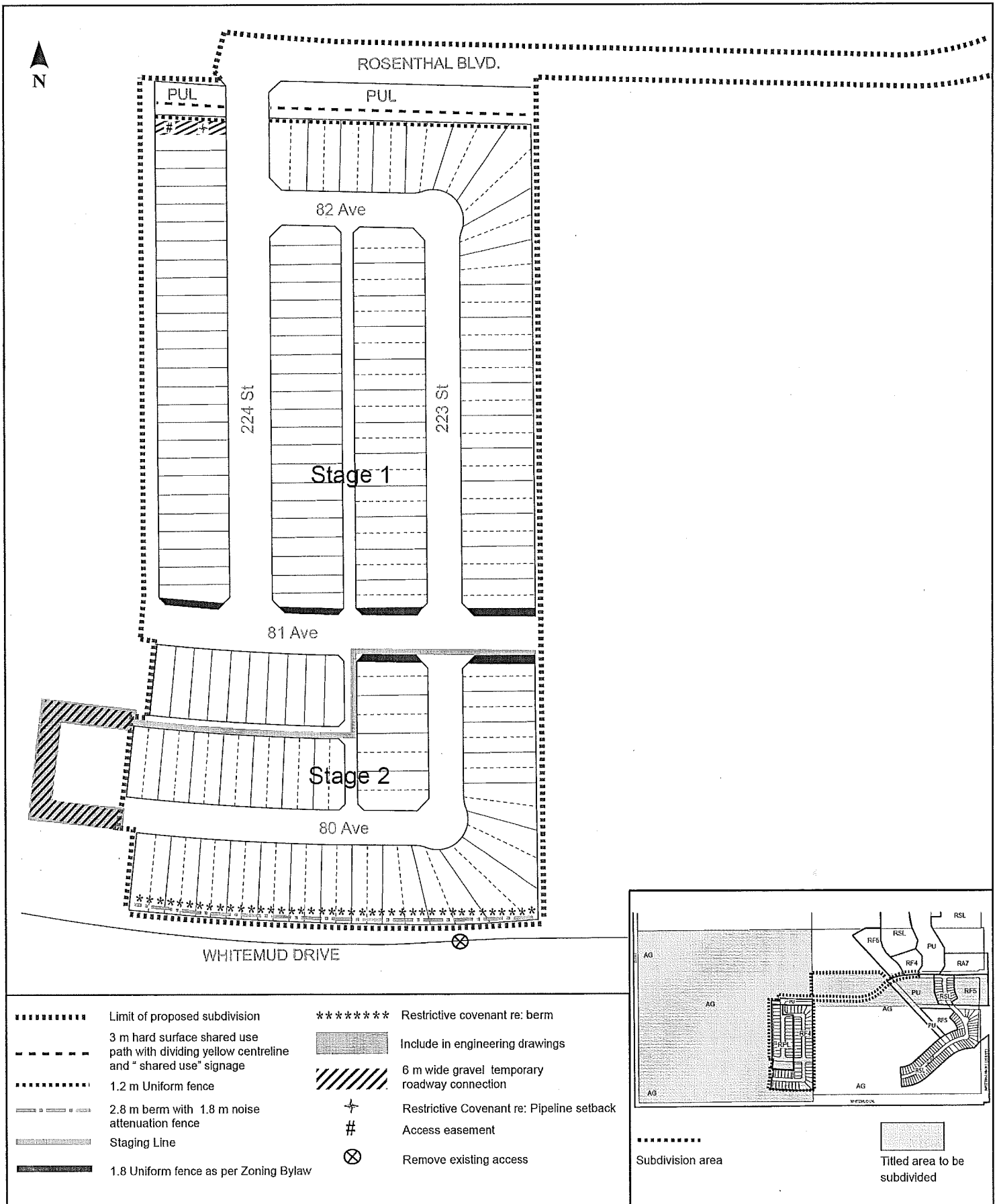
SM/vs/Posse # 117907572-001

Enclosure (s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

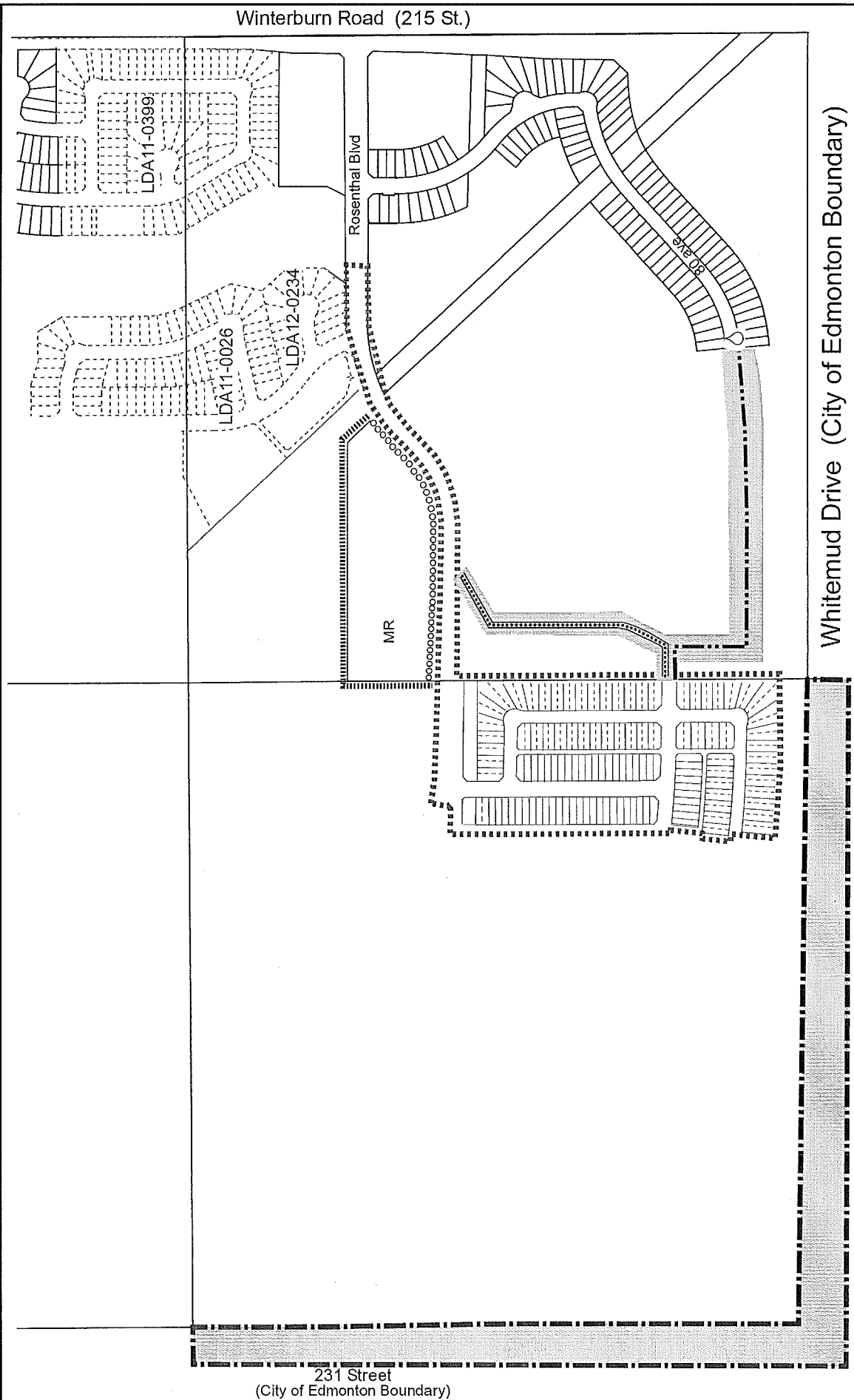
February 28, 2013

LDA11-0420



ENCLOSURE II

Post and rail fencing	oooooooo
Water connection	o





Subdivision Authority

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

February 28, 2013

File No. LDA12-0244

IBI Group  
300, 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 2 medium density residential lots from Plan 8121646 Lot 1, located east of Watt Drive SW and north of 25 Avenue SW; **WALKER**

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**I The Subdivision by Plan is APPROVED on February 28, 2013, 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 the approved subdivision within the Walker Neighbourhood (File No. LDA11-0411) be registered prior to or concurrent with this application;
4. that the approved subdivision within the Walker Neighbourhood (File No. LDA11-0409) be registered prior to or concurrent with this application for the purpose of providing essential water main feeds plus adequate fire flows, unless offsite water main is constructed as required in Clause II (8);
5. that the owner dedicate, clear and level road right-of-way for 25<sup>th</sup> Avenue SW to conform to an approved Concept Plan or to the satisfaction of Transportation Service, as shown on "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for a 17m temporary transit turnaround, 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 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 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 an offsite connection to a proposed 200 mm water main stub located within a walkway, south of Weidle Way as required in the approved conditions of Walker Stage 19 (LDA11-0411), as shown on the "Conditions of Approval Map", Enclosure I;
8. that the owner construct an offsite 300 mm connection to the existing water main stub located on Watt Drive and west of Watt Promenade, unless the approved subdivision within the Walker Neighbourhood (File No. LDA11-0409) is registered prior to or concurrent with this application), as shown on the "Conditions of Approval Map", Enclosure I;
9. that the engineering drawings include grading plans to conform with the 25 Avenue SW approved concept plans or to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval Map", Enclosure I;
10. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, 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 Transportation Services);
11. that the owner construct all fences wholly within private land, to the satisfaction of the Transportation Services and Sustainable Development in the locations shown on the "Conditions of Approval Map", Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of the Financial Services and Utilities, Transportation Services and Sustainable Development.

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

MR was provided for Lot 1, Plan 8120646 with LDA11-0411 by placing a DRC on title. The DRC is being carried forward on title.



Future connections will be required from the MDR lots to the future shared use path within the utility right-of-way east of this subdivision.

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 Mr. Travis Pawlyk at 780-496-5369 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/aw/Posse #126822005-001

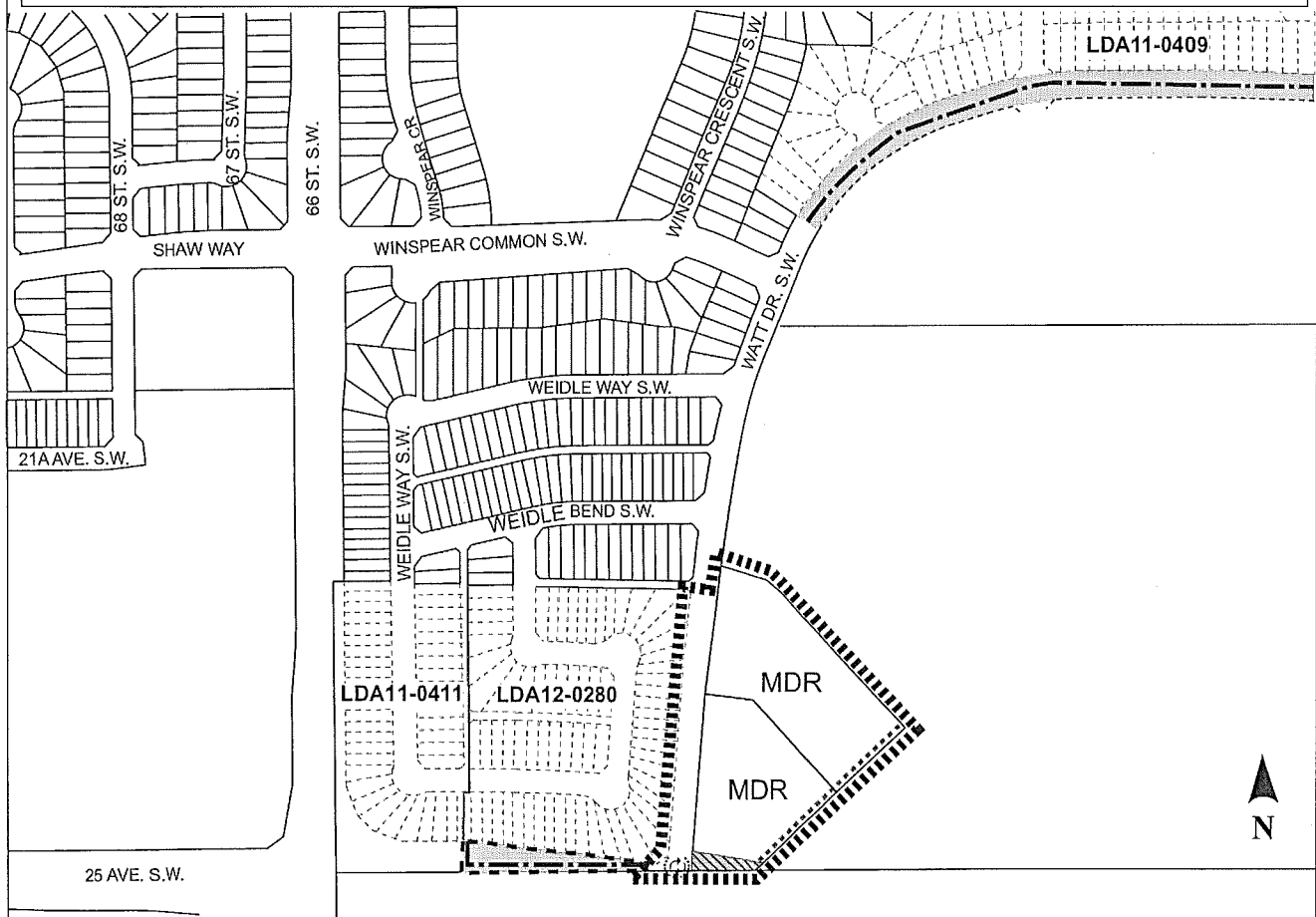
Enclosure (s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

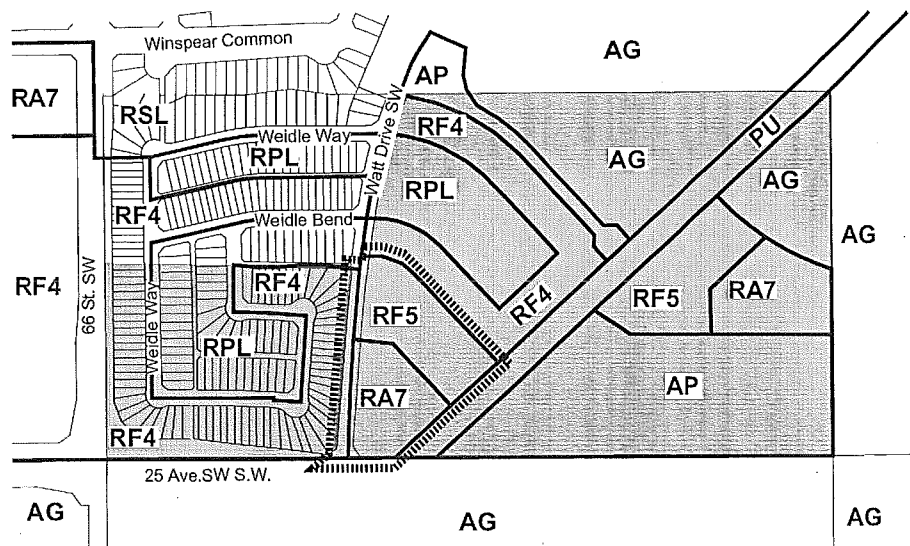
February 28 2013

LDA 12-0244

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|---|--|
| ■■■■■■■■ Limit of proposed subdivision                                | □□□□□□ Dedicate road right-of-way to an approved concept |
| ▨▨▨▨▨▨ Grading plans to conform to approved 25 Avenue SW concept plan | — Off-site water main construction required              |
| ▨▨▨▨▨▨ Include in engineering drawings                                | ..... 1.2m Uniform fence                                 |
|   | ⊙ Construct 17m radius temporary transit turn around     |



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



Thursday, February 21, 2013  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 08

<b>PRESENT</b>		<b>Scott Mackie, Manager, Current Planning Branch</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED		Scott Mackie  That the Subdivision Authority Agenda for the February 21, 2013 meeting be adopted.	
FOR THE MOTION		Scott Mackie	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED		Scott Mackie  That the Subdivision Authority Minutes for the February 14, 2013 meeting be adopted.	
FOR THE MOTION		Scott Mackie	<b>CARRIED</b>
<b>3.</b>	<b>NEW BUSINESS</b>		
1.	LDA12-0124 120964327-001	Tentative plan of subdivision to create one (1) medium density residential lot from SE 23-51-25-4, located west of 141 Street SW and north of 28 Avenue SW; <b>HAYS RIDGE</b>	
MOVED		Scott Mackie  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie	<b>CARRIED</b>
2.	LDA12-252 126822355-001	Tentative plan of subdivision to create 38 single detached residential lots and 68 semi-detached residential lots and (1) Public Utility lot from the north half of SE 23-51-24-4 located south of 20 Avenue SW and east of Watt Drive SW; <b>WALKER</b>	
MOVED		Scott Mackie  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie	<b>CARRIED</b>

3.	LDA12-0334 129615029-001	Tentative plan of subdivision to create 151 single detached residential lots, 84 semi-detached residential lots, and two (2) Municipal Reserve lots from Block D, Plan 2887AQ, located north of 167 Avenue NW and west of 66 Street NW; <b>SCHONSEE, CRYSTALLINA NERA, &amp; JOVIZ</b>	
MOVED		Scott Mackie  That the application for subdivision be approved as amended.	
FOR THE MOTION		Scott Mackie	<b>CARRIED</b>
4.	<b>Old BUSINESS</b>		
1.	LDA12-0411 131281180-001	Tentative plan of subdivision to create 65 single detached residential lots, 56 semi-detached residential lots, 10 row housing lots, one (1) Public Utility Lot, and one (1) Municipal Reserve lot from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; <b>HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)</b>	
MOVED		Scott Mackie  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie	<b>CARRIED</b>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 10:20 a.m.		