

Thursday, February 2, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 5

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 2, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 26, 2012 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA11-0065
Posse 107106613-001 | Tentative plan of subdivision to create 16 single detached residential lots and one (1) multiple family lot from a portion of Lot A, Plan 806 TR, located west of 170 Street SW and north of Hiller Road; WINDERMERE |
| 2. | LDA11-0088
Posse 107986081-001 | Tentative plan of subdivision to create one (1) commercial lot from a portion of Lot A, Plan 806 TR, located west of 170 Street SW and north of Hiller Road; WINDERMERE |

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA11-0175
Posse 110822711-001 | Tentative plan of subdivision to create four (4) mixed use parcels from portions of West ½ of NE 30-52-25-4 and NE 30-52-25-4, located west of 199 Street and North of Webber Greens Drive; SUDER GREENS |
|----|-----------------------------------|---|

5. OTHER BUSINESS



Subdivision Authority

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

February 2, 2012

File No. LDA11-0065

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 16 single detached residential lots and one (1) multiple family lot from a portion of Lot A, Plan 806 TR, located west of 170 Street SW and north of Hiller Road; **WINDERMERE**

I The Subdivision by Plan is APPROVED on February 2, 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;
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 subdivision boundary be amended to dedicate 170 Street road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 16005 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
5. that Stage 4 of approved subdivision LDA10-0125 be registered prior to or concurrent with this subdivision;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street, 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 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 update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water Services Inc.;
8. that the engineering drawings include the construction of sewer services to the satisfaction of Infrastructure Services;
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.

Municipal Reserve requirements were addressed through LDA10-0125 wherein a Deferred Reserve Caveat (DRC # 112 018 053) in the amount of 4.72 ha was registered on 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, 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 five 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 # 107106613-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 26, 2012

LDA11-0065

■■■■■■ Limit of proposed subdivision

..... Amend subdivision boundary to dedicate road right-of-way

←←←←← 1.2m Uniform fence

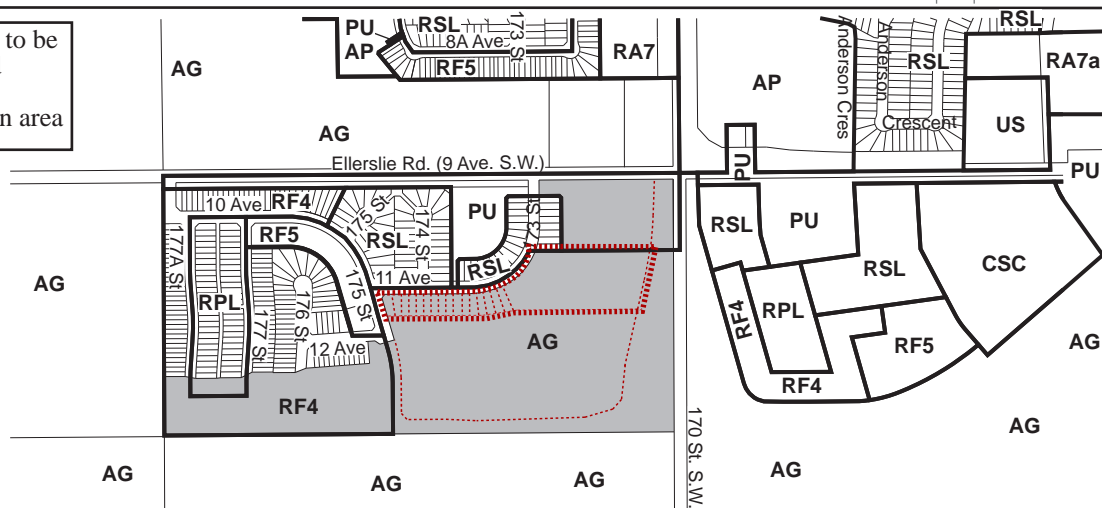
..... 1.8m Uniform fence as per Zoning Bylaw

■ Dedicate as road right-of-way (30% of land area)



■ Titled area to be subdivided

..... Subdivision area





Subdivision Authority

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

February 2, 2012

File No. LDA11-0088

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) commercial lot from a portion of Lot A, Plan 806 TR, located west of 170 Street SW and north of Hiller Road; **WINDERMERE**

I The Subdivision by Plan is APPROVED on February 2, 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;
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 subdivision boundary be amended to exclude a portion of 170 Street, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 16005 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
5. that Stage 4 of approved subdivision LDA10-0125 be registered prior to or concurrent with this subdivision;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street and for Hiller Road, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 170 Street and Hiller Road as required for road right-of-way dedication to the satisfaction of Transportation Services; 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 (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 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 update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water Services Inc.;
8. that the engineering drawings include the construction of sewer services to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of the first two lanes of 170 Street to an arterial roadway standard, from the existing urban section to Hiller Road, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 170 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
10. that the engineering drawings include the construction of the first two lanes of Hiller Road to an arterial roadway standard, from 170 Street to 175 Street, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Hiller Road, prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
11. that the owner pay for the installation of traffic signals at the intersection of Hiller Road and 170 Street and the intersection of Hiller Road and 175 Street, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by 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 installation of traffic signals at a later date to fulfill this obligation;
12. 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
13. 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 requirements were addressed through LDA10-0125 wherein a Deferred Reserve Caveat (DRC # 112 018 053) in the amount of 4.72 ha was registered on Title. The DRC should be further reduced by 0.29 ha to account for this subdivision's arterial road widening. Therefore, a DRC in the amount of 4.43 ha shall be carried forward on 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, 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 five 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**

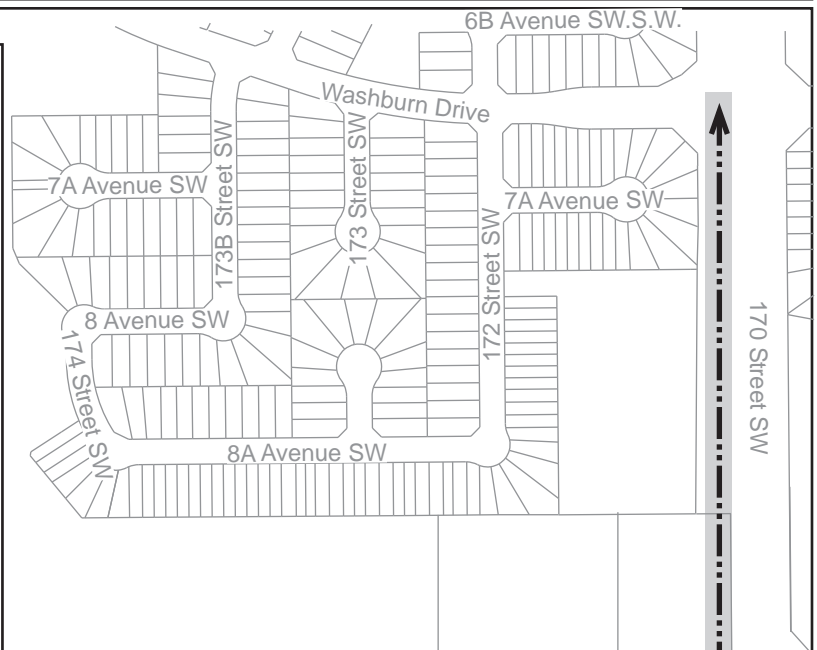
Yours truly,

Scott Mackie
Subdivision Authority

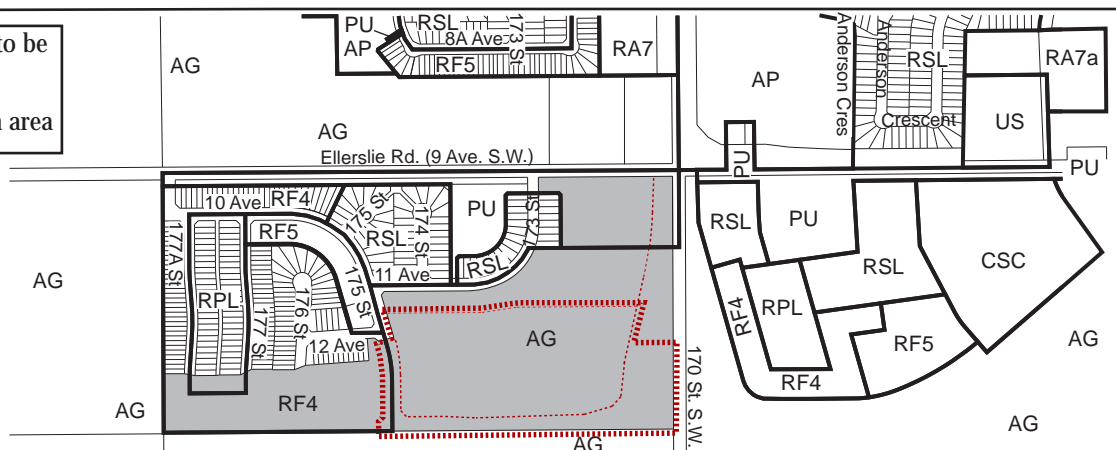
SM/kr/Posse # 107986081-001

Enclosure

- Limit of proposed subdivision
- · — · Construct 300mm watermain
- - - - Construct 400mm watermain
- ↔ Construct the first two lanes of Hiller Road to an urban arterial standard
- ↔ · · · Construct the first two lanes of 170 Street to an urban arterial standard
- Exclude from subdivision boundary
- S Connect to existing watermain
- ⊗ Abandoned wellsite
- Dedicate as road right-of-way (30% of land area)
- Include in Engineering Drawings
- ⬢ Pay for installation of traffic signal



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

February 2, 2012

LDA11-0175

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create four (4) mixed use parcels from portions of West ½ of NE 30-52-25-4 and NE 30-52-25-4, located west of 199 Street and North of Webber Greens Drive; **SUDER GREENS**

I The Subdivision by Plan is APPROVED on February 2, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 owner dedicate Webber Greens Drive and 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to condition 3, the owner clear and level Webber Greens Drive and 199 Street, as required for road right-of-way dedication, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner provide a 6.0m and a 13.0m utility rights-of way, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare an access easement to allow access from all lots to the existing all-directional access on to Webber Greens Drive and to provide access to the proposed north lots 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 sidewalk, shared use path and/or transit

2. infrastructure), construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
4. that the owner pay the proportionate share of the Permanent Area Contributions and /or lateral Sewer Oversizing Chargers applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
6. 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;
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 engineering drawings include the construction of a 300mm off-site water main from the existing 300mm water main stub located on Webber Green Drive, west of 199 street, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a 300m off-site water main from the existing 200mm water main stub located within a utility rights-of-way south of 92A Avenue and east of 205 Street, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for upgrade of the existing traffic signals at the intersection of the all-directional access/Lewis Farms Transit Center/Webber Greens Drive, 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 a 9m wide right-in/right-out curb return access to Webber Greens Drive, including the associated westbound auxiliary lane on Webber Greens Drive, any required transitions on Webber Greens Drive and curb ramps to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the reconstruction of the west curb of the existing all-directional curb return access, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include relocation of the existing westbound bus stop and construct a 4m x 9m bus stop pad on Webber Greens Drive within the auxiliary land to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include the construction of a 1.5m boulevard sidewalk in the ultimate alignment on Webber Greens Drive from the all-direction access to the west property line to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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.

The existing Deferred Reserve Caveat No. 052371516 will be carried forward.

Please be advised there are two remediated well sites located within 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. 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 # 110822711-001

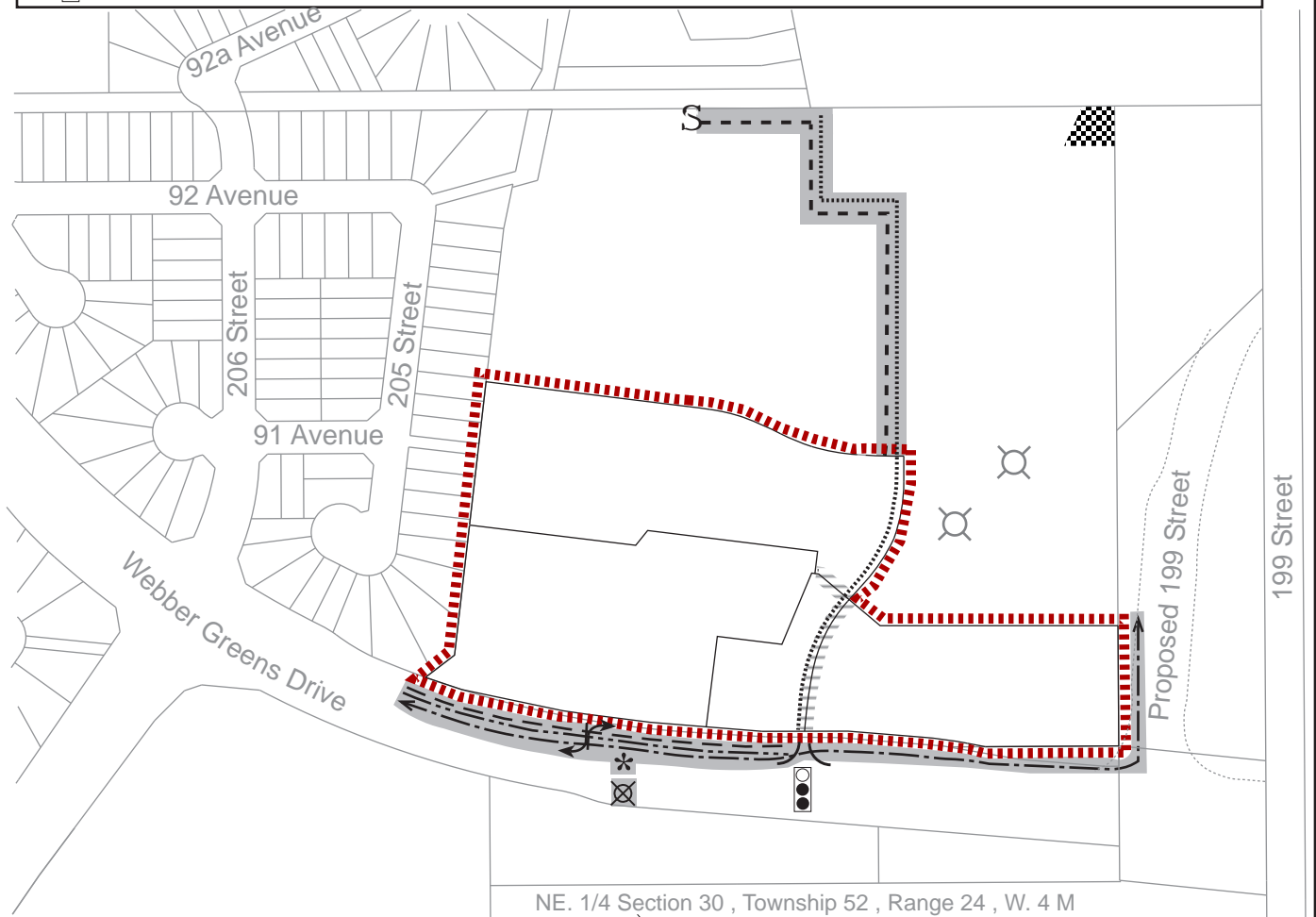
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

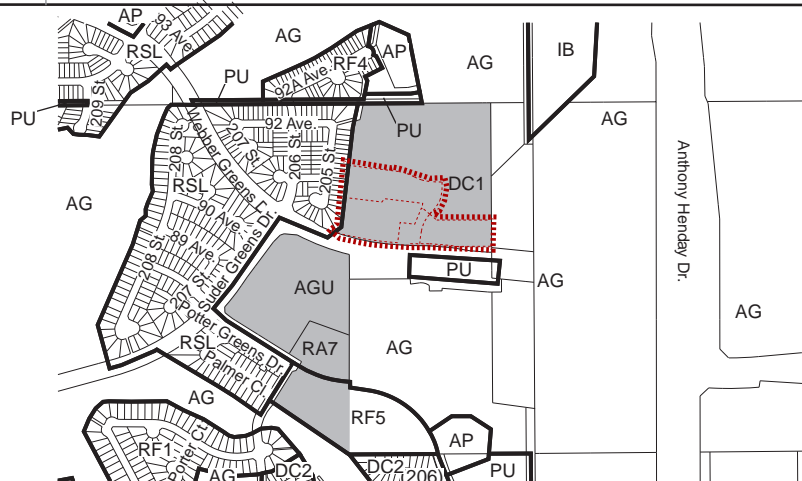
February 2 , 2012

LDA11-0175

■■■■■ Limit of proposed subdivision	↖↗ Reconstruct west curb
--- Construct Auxiliary Lane and Transition	↗ Construct Right-in/Right-out curb return access with curb ramps
←---→ Dedicate, clear and level Webber Greens Drive and 199 Street	⊗ Existing bus stop
--- 1.5m Boulevard sidewalk	* Relocate bus stop
- - - 300mm offsite water connection	S Water connection
..... 6.0m wide utility right-of-way	Register access easement
⊗ Abandoned wellsite	Include in Engineering Drawings
⬆ Upgrade traffic signal	13.0m wide utility right-of-way



■ Titled area to be subdivided
■■■■■ Subdivision area



Thursday, January 26, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 4

PRESENT Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the January 26, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the January 19, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA08-0323
Posse 081374850-001

Tentative plan of subdivision to create three (3) industrial lots and one (1) Public Utility Lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA11-0065
Posse 107106613-001

Tentative plan of subdivision to create 16 single detached residential lots and one (1) multiple family lot from a portion of Lot A, Plan 806 TR located west of 170 Street SW and north of Hiller Road; **WINDERMERE**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA11-0088
Posse 107986081-001

Tentative plan of subdivision to create one (1) commercial lot from a portion of Lot A, Plan 806 TR located west of 170 Street SW and north of Hiller Road; **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 9:45 a.m.	