

Thursday, February 7, 2013  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 06

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 7, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the January 31, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. NEW BUSINESS**

1. LDA11-0376  
114657503-001

Tentative plan of subdivision to create three (3) multi family residential lots, and one (1) commercial lot from Lot 1 Block 90 Plan 0722548 and a portion of Lot 2 Block 90 Plan 1121554 for the consolidation with Lot 1-6 Block 20, Plan 0729861, located east of Rabbit Hill Road and north of Anthony Henday Drive; **MACTAGGART**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA12-0099  
120964327-001

Tentative plan of subdivision to create 36 single detached residential lots from SE 23-51-25-4, located west of 141 Street SW and north of 28 Avenue SW; **HAYS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3. LDA11-0409  
117425315-001

Tentative plan of subdivision to create 143 single detached housing lots from SW 23-51-24-4, located northeast of Winspear Common SW and Watt Drive SW, **WALKER**

MOVED	Blair McDowell  That the application for subdivision be approved as amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
4.	<b>ADJOURMENT</b>  The meeting adjourned at 10:00 a.m.	



Subdivision Authority

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

February 7, 2013

File No: LDA11-0376

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create three (3) multi family residential lots, and one (1) commercial lot from Lot 1, Block, 90 Plan 0722548 and a portion of Lot 2, Block 90, Plan 1121554 for the consolidation with Lot 1-6 Block 20, Plan 0729861, located east of Rabbit Hill Road and north of Anthony Henday Drive; **MACTAGGART**

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**I The Subdivision by Plan is APPROVED on February 7, 2013, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$45,373.90 representing 0.334 ha owing against Lot 1, Block 90, Plan 0722548 and Lot 2, Block 90, Plan 1121554 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 pursuant to Section 669 of the Municipal Government Act;
3. 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;
4. that the owner dedicate road right-of-way to conform to a new approved Concept Plan, based on the January 2012, 170<sup>th</sup> Street Planning Study, or to the satisfaction of Transportation Services, for Rabbit Hill Road from the Transportation Utility Corridor (TUC) boundary to Mullen Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkway as legal road right-of-way, as shown on the "Condition of Approval" map, Enclosure I;
6. that the owner prepare a restrictive covenant in favour of EPCOR Water that will be registered against all lots within this subdivision as shown on the "Conditions of Approval" map, Enclosure I, to identify the requirement for service line pressure reducing valves;
7. that the proposed lots be consolidated with adjacent lots as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 Assessments 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 Manuel;
7. that the Engineering Drawing include the construction of a 3 m granular shared use path (SUP) within the Transportation Utility Corridor (TUC) and extend the SUP in a northeasterly direction to the Rabbit Hill Road/Mullen Road intersection, as shown on the "Conditions of Approval" map, Enclosure I. Application for Ministerial Consent is to be made by the developer and is required for all development within the TUC;
8. that the owner construct a 1.8 m double board/no gap solid uniform screen fence or combination thereof on a 1 m berm within private property lines for all lots backing or flanking onto the TUC, as shown on the "Conditions of Approval" map, Enclosure I, as per the submitted noise survey for the area. The fence shall be constructed using a low maintenance material with a minimum density of 20 kg/m<sup>3</sup> to the satisfaction of the Transportation Department;
9. that the walkway contain a 1.5 m concrete sidewalk with bollards, lighting, and fence within residential property lines 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 the Transportation Services, Sustainable Development and Financial and Utility Services.

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

Municipal Reserve in the amount of 0.334 ha representing 10% of the titled area of this subdivision will be provided as Money-In-Lieu.

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. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, 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/cy/Posse #114657503-001

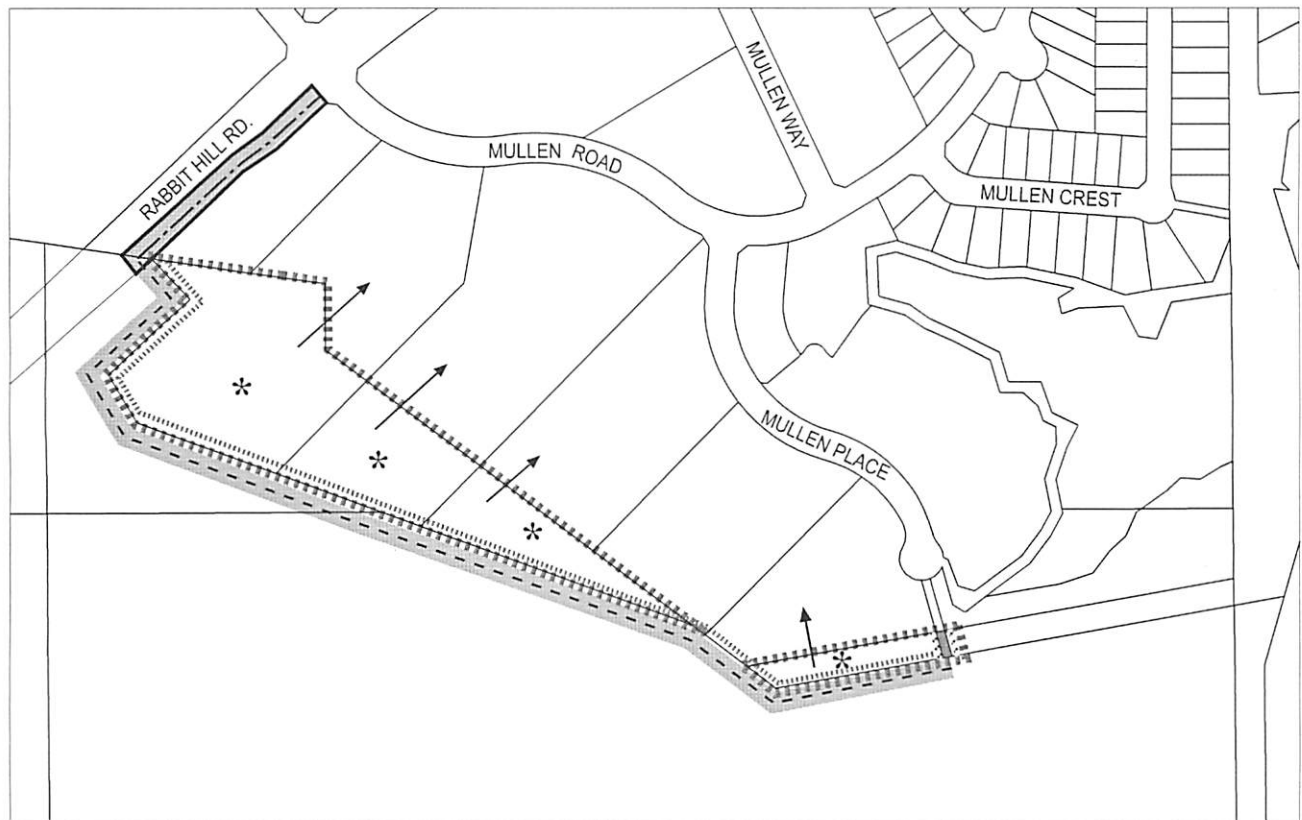
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

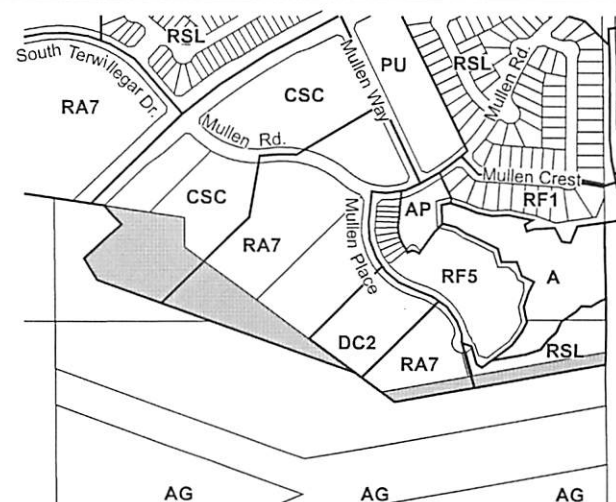
February 7, 2013

LDA11-0376

.....	Limit of proposed subdivision		Include in Engineering drawing
	Register walkway as legal road right-of-way and construct 1.5m concrete sidewalk with bollards and lighting		Dedicate road right-of-way to conform to the approved concept plan or to the satisfaction of Transportation services
.....	Construct 1.8m double board/no gap solid uniform screen fence or combination thereof on a 1m berm within private property lines	-----	Construct 3m granular shared use path in the TUC
---		--- ---	Extension of 3m granular shared use path
*	Restrictive Covenant for service line pressure reducing valves	////	1.8m uniform screen fence
		—————>	Consolidate with adjacent lot



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







Subdivision Authority

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

February 7, 2013

File No. LDA12-0099

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 36 single detached residential lots from SE 23-51-25-4, located west of 141 Street SW and north of 28 Avenue SW; **HAYS RIDGE**

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**I The Subdivision by Plan is APPROVED on February 7, 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 Hays Ridge Neighbourhood (File No. LDA11-0114) be registered prior to or concurrent with this application;
4. that the owner shall provide written confirmation that the infrastructure development project, which includes water main construction along Ellerslie Road over Whitemud Creek, has been completed to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities, prior or concurrent with registration of this subdivision;
5. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges 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 construction of the stormwater management facility to its ultimate size and design, to the satisfaction of Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include construction of a 6 m temporary gravel roadway connection prior to CCC, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards within the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2.5 m hard surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly within private property lines, to the satisfaction of the 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve for the SE 23-51-25-4 will be addressed by Deferred Reserve Caveat with the registration of LDA12-0143.

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. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

For

Scott Mackie  
Subdivision Authority

SM/as/Posse #120964327-001


Enclosure (s)

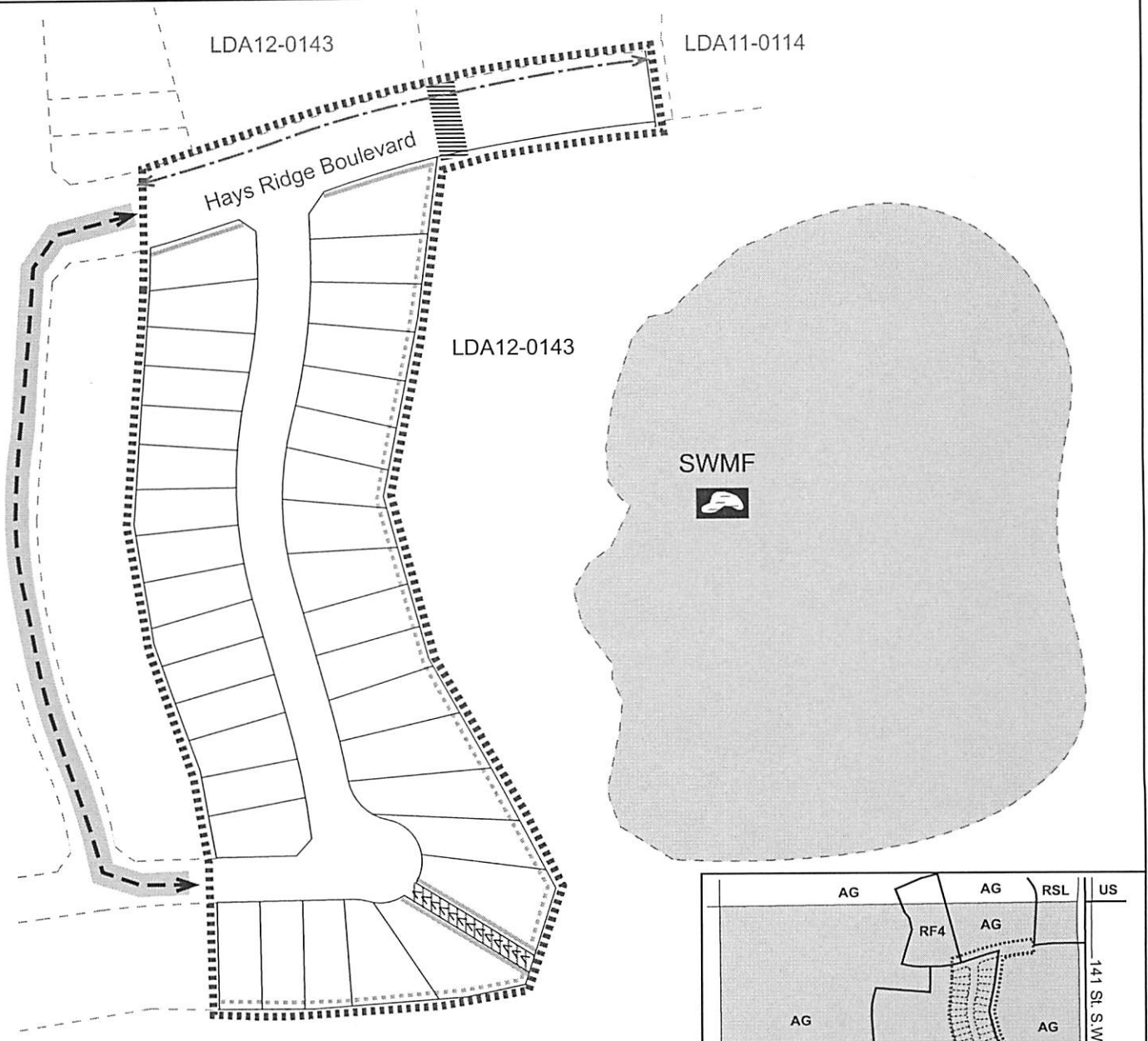
## SUBDIVISION CONDITIONS OF APPROVAL MAP


February 7, 2013

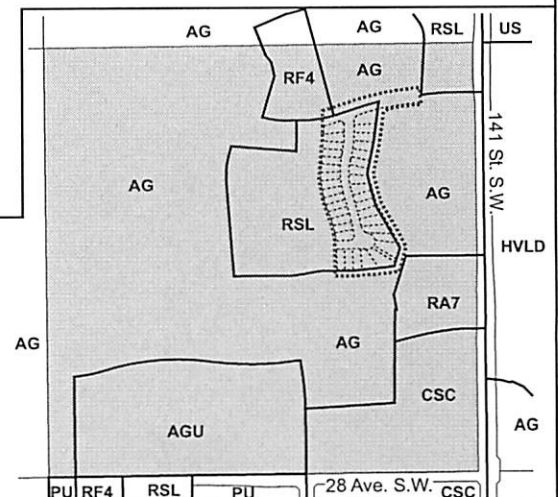
LDA12-0099



- |   |   |
|---|---|
| <p>..... Limit of proposed subdivision</p> <p>&lt;&lt;&lt;&lt;&lt;&lt; 1.5m Concrete sidewalk with lighting and bollards</p> <p>—— 1.8m Uniform screen fence, as per Zoning Bylaw</p> <p>..... 1.2m Uniform fence</p> <p>←- - -&gt; 2.5m Hard surface shared use path</p> | <p>← - - -&gt; 6m Temporary gravel roadway connection</p> <p>      Register as road right-of-way</p> <p>===== Zebra marked cross walk with curb ramps and pedestrian signage</p> <p>■ Include in Engineering Drawings</p> <p> Construct stormwater management facility</p> |
|---|---|



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





Subdivision Authority

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

February 7, 2013

File No. LDA11-0409

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 143 single detached residential lots from SW 23-51-24-4, located north of Watt Drive SW and west of Watt Promenade SW, **WALKER**

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**I The Subdivision by Plan is APPROVED on February 7, 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 owner be permitted to register this plan of subdivision 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;
4. that the approved subdivision within the Walker Neighbourhood (File LDA11-0392) be registered prior to or concurrent with Stage 2 of this application for the purpose of providing the logical extension of the transportation network and services;
5. that the approved subdivision within the Walker Neighbourhood (File LDA12-0244) be registered prior to or concurrent with this application for the purpose of providing offsite water main construction;
6. that the owner register the walkways as legal road rights-of-way, 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; 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 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;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
5. 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;
6. that the engineering drawings include the construction of a 3 m hard-surface shared use path, with a dividing yellow centreline, "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include the construction of 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;
8. that the owner construct 1.5 m concrete sidewalks with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, on Watt Drive with Stage 1. 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);
10. that the owner construct all fences wholly within private land, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
11. 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.

Deferred Reserve Caveat 112 372 948 was applied onto SW 23-51-24-4 with application LDA09-0187 and will be carried forward with 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. Adryan Wahl at 780-944-7688 or write to:

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

Yours truly,



**For** Scott Mackie  
Subdivision Authority

SM/aw/Posse #117425315-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2013

LDA11-0409

