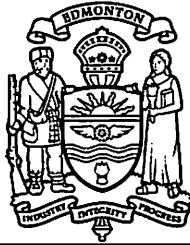


Thursday, February 9, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 6

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 9, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

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

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA09-0018
Posse 082232530-001 | Tentative plan of subdivision to create three (3) industrial lots and two (2) Public Utility Lots from SW-18-52-23-4; Lot 52, Block RW, Plan 1105 KS and road closure area (Bylaw #15543), located east of 34 Street NW and north of Whitemud Drive; SOUTH EAST INDUSTRIAL |
| 2. | LDA10-0227
Posse 100143814-001 | Tentative plan of subdivision to create two (2) commercial lots from Block B and C, Plan 1494NY, located north of 167 Avenue and east of 127 Street; RAPPERSWILL |
| 3. | LDA11-0388
Posse 116938304-001 | Tentative Plan of subdivision to create four (4) single detached residential lots from NW36-53-24-4 and N1/2 LSD 13 NW36-53-24-4; HOLLICK KENYON |

5. OTHER BUSINESS



Subdivision Authority

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

February 9, 2012

File No. LDA09-0018

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create three (3) industrial lots and two (2) Public Utility Lots from SW-18-52-23-4; Lot 52, Block RW, Plan 1105 KS and road closure area (Bylaw #15543), located east of 34 Street NW and north of Whitemud Drive; **SOUTH EAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on February 9, 2012, subject to the following conditions:

1. that the owners provide money-in-place of Municipal Reserve, representing 3.07 ha, in the amount of \$1,289,614.90, 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 655 of the Municipal Government Act;
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 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., (including but not limited to a 6.0 m easement required with Stage 1, along the eastern boundary of the proposed IM lot contained within Stage 2, as shown on the "Conditions of Approval" map, Enclosure 1) 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 consolidate the abutting IM titled lots containing portions of the fractional south west quarter of SW 18-52-23-4, identified as a) and b) on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw #15543 to close a portion of 51 Avenue receive three readings prior to the registration of this subdivision;
7. that Bylaw #15542 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
8. that the owner dedicate a 24 m wide road right-of-way for the realignment of 51 Avenue from the existing 51 Avenue alignment to 34 Street, to the satisfaction of

Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner dedicate additional road right-of-way to accommodate a future access to lands to the north, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owners dedicate additional road right-of-way north and south of the existing 51 Avenue road right-of-way to accommodate construction of a 14.5 m industrial collector, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 and 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 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 the water connection at 34 Street and 56 Avenue and the 450 mm water distribution main in the 34 Street right-of-way, including a check valve assembly, with Stage 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the removal of an access from 34 Street to the parcel north of the proposed subdivision, and the construction of an alternate access from 51 Avenue to the parcel north of the proposed subdivision, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of a northbound right turn bay on 34 Street at the realigned 51 Avenue intersection, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include closure of the median on 34 Street at the existing 51 Avenue intersection, removal of the existing 51 Avenue access to 34

Street and reconstruction of drainage ditches, to the satisfaction of Infrastructure Services and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include construction of a 1.5 m sidewalk (including curb ramps and any necessary modifications to the existing signal lights at Whitemud Drive to accommodate pedestrians) in the ultimate alignment on the east side of 34 Street from the realigned 51 Avenue to Whitemud Drive and across 34 Street to connect to the existing shared use path on the west side of 34 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 51 Avenue from 34 Street to the east boundary of the adjacent Altalink power right-of-way to a 14.5 m industrial collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the design and construction of the southern public utility lot accommodate access to an existing cell tower, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences to the satisfaction of Sustainable Development in the location 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 rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves totalling 3.07 ha are owed on the lands being subdivided. All MR will be paid as money-in-place based on an approved assessment of \$420,070 per hectare.

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. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

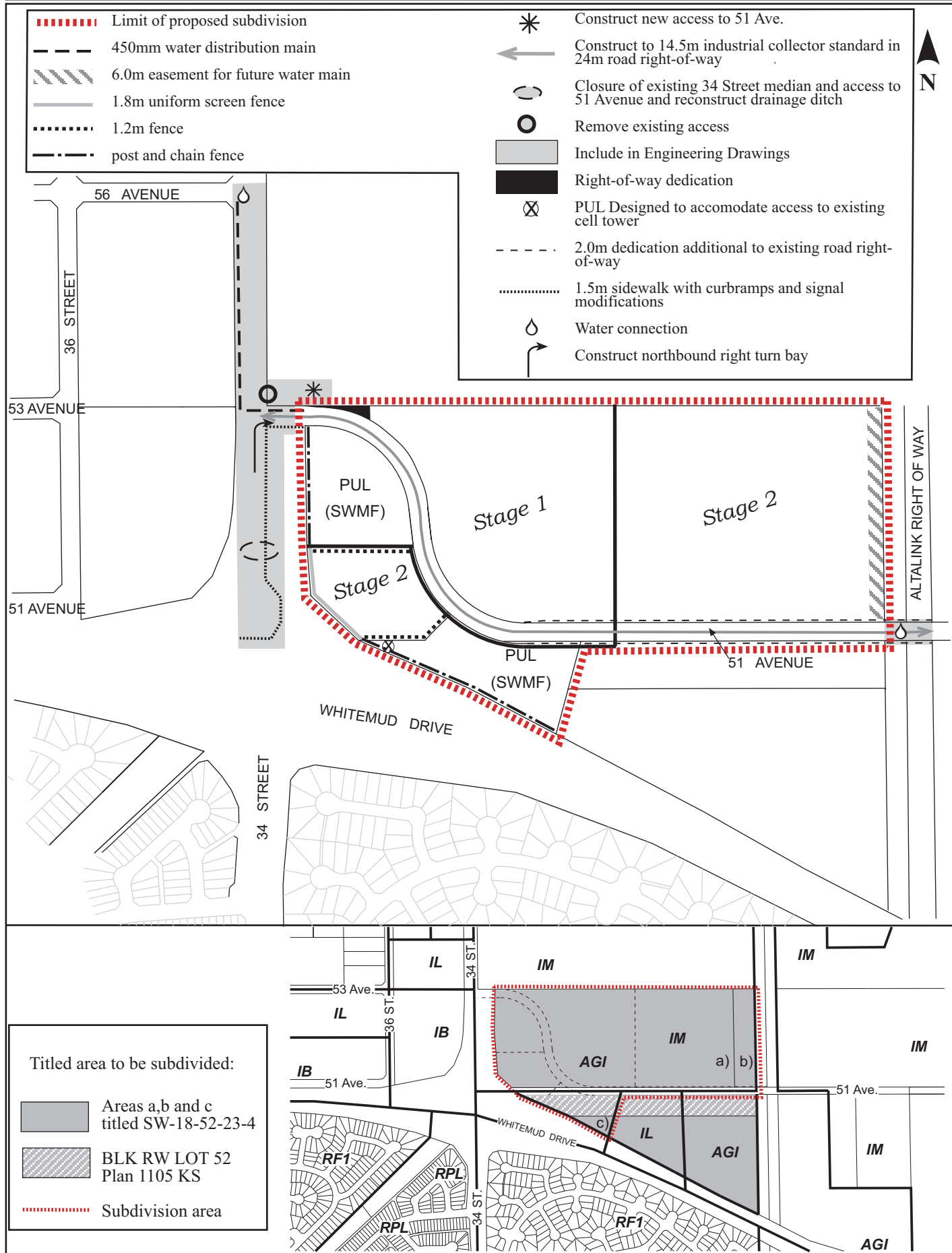
SM/cp/Posse #082232530-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 9, 2012

LDA09-0018





February 9, 2012

File No. LDA10-0227

Pals Surveys and Associates Ltd.
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create two (2) commercial lots from Block B and C, Plan 1494NY, located north of 167 Avenue and east of 127 Street; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on February 9, 2012, subject to the following conditions:

1. that the existing Deferred Reserve Caveat on Lot C, Plan 1494 NY, in the amount of 0.719, be transferred by agreement and caveat to NW 6-54-24-4, pursuant to section 669 of the Municipal Government Act;
2. that the existing Deferred Reserve Caveat on Lot B, Plan 1494 NY, in the amount of 0.7052, be transferred by agreement and caveat to NW 6-54-24-4, 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, rights-of-way 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 approved subdivision within the Rapperswill Neighbourhood (File No. LDA11-0052) be registered prior to or concurrent with this application;
6. that the owner dedicate road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval Map", Enclosure I. That the owner clear and level 127 Street, 167 Avenue and Rapperswill Drive as required for road right of way dedication to the satisfaction of Transportation Services;
7. that the owner provide a 6 m wide public access easement, to allow for public use of the 3 m shared use path, as shown on the "Conditions of Approval Map", Enclosure I;
8. that the owner register an easement on the Certificates of Title for all affected parcels for the shared use of the accesses to 127 Street and 167 Avenue, as shown on the "Conditions of Approval Map", Enclosure I; and
9. 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 (which may include but is 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 identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing 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 pay a Boundary Assessment for the abutting portion of Rapperswill Drive that was constructed under the Servicing Agreement for LDA09-0268 (Rapperswill Stage 1);
6. that the owner pay a Boundary Assessment for a portion of the water main constructed along 167 Avenue;
7. 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 affect utility agencies;
8. 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;
9. that the engineering drawings include the construction of a joint accesses on 167 Avenue and 127 Street 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 right and left turn bays to serve the joint access on 167 Avenue 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 3 m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, within the easement area, as shown on the "Conditions of Approval Map", Enclosure I. The shared use path must tie-into the shared use path being constructed within the stormwater management facility as part of LDA10-0057;
12. that the owner pay for the installation of traffic signals in the locations identified 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 and will be concurrent with development of the commercial site. If traffic signals are not deemed warranted by the 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; 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 the Parks Branch of Sustainable Development, Transportation Services and Infrastructure Services.

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

With this subdivision, Municipal Reserve for the titled lots is deferred by caveat to NW 6-54-24-4 for the assembly of the school/park site.

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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/ls/Posse # 100143814-001

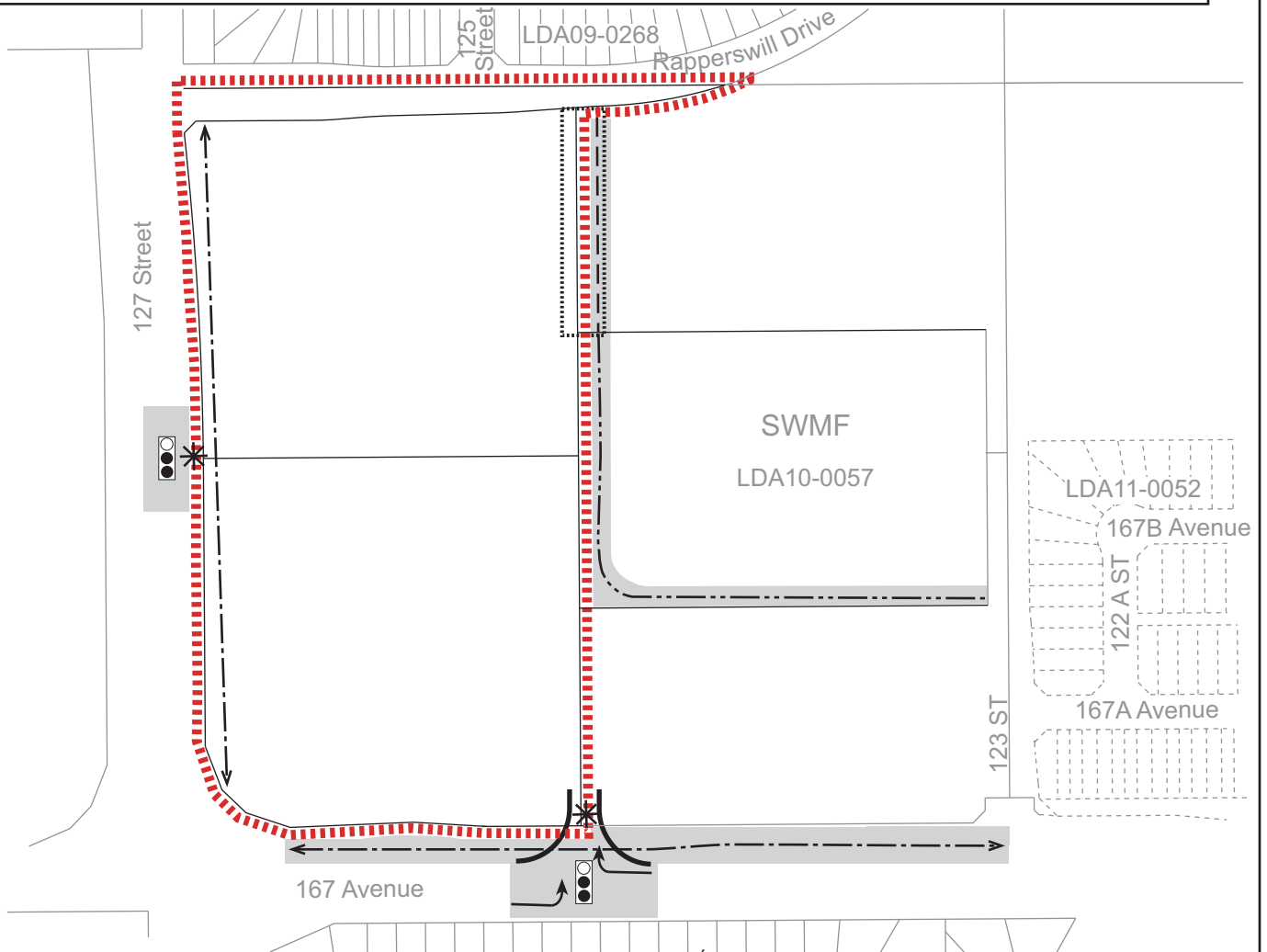
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

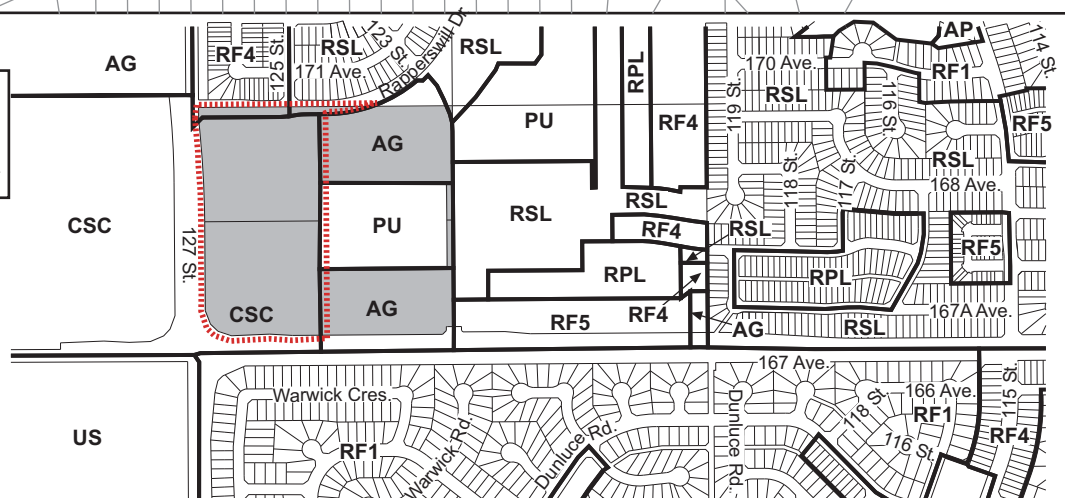
February 9, 2012

LDA10-0227

- Limit of proposed subdivision
 - - - 3m shared-use path constructed under LDA10-0057
 - - - 3m hard surface shared-use path with a dividing yellow centerline and "shared use" signage
 □ Register 6m public access easement for shared-use path (3m on lot 3, and 3m on block C)
 Construct joint access. Access easement required
 Construct left and right turn bays
 Traffic signal
 Road dedication required
 Include in Engineering Drawings
 * Access easement required



- Titled area to be subdivided
 ■ Subdivision area





Subdivision Authority

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

February 9, 2012

File No. LDA11-0388

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative Plan of subdivision to create four (4) single detached residential lots from
NW36-53-24-4 and N1/2 LSD 13 NW36-53-24-4; **HOLLICK KENYON**

I The Subdivision by Plan is APPROVED on February 9, 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA08-0121 be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing 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 pay the proportionate share of the Boundary Improvement Assessment for the costs of municipal infrastructure previously constructed within the 165 Avenue right-of-way;
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 owner construct all fences positioned wholly on privately-owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; and
9. that the owner be 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, Infrastructure Services and Sustainable Development.

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

There is no Municipal Reserve owing on the titled area. Municipal reserves entitlements for NW ¼ 36-53-24-4 were addressed with SUB/05-0126 and SUB/05-0253.

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 decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Lisa Stern at 780-442-5387 or write to:

**Lisa Stern, Planner I
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/lS/POSSE# 116938304-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 9, 2012

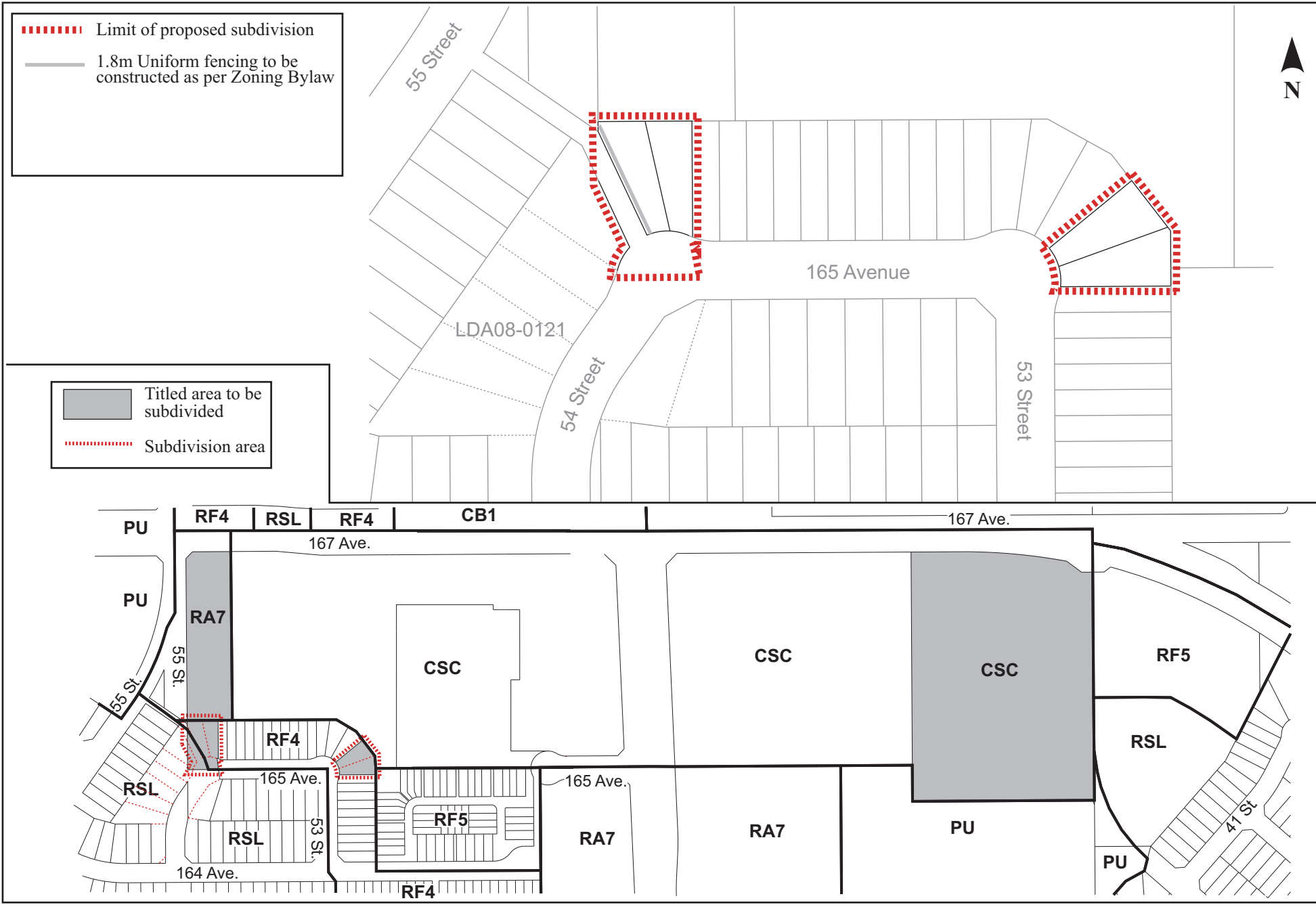
LDA11-0388

..... Limit of proposed subdivision

— 1.8m Uniform fencing to be constructed as per Zoning Bylaw

■ Titled area to be subdivided

..... Subdivision area



Thursday, February 2, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 5

PRESENT
Scott Mackie, Manager, Current Planning Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

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

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. ADOPTION OF MINUTES

MOVED

Scott Mackie, Blair McDowell

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

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

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**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

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**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

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**

MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 10:10 a.m.	