

Thursday, January 20, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 3

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 20, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 13, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA09-0244 Posse 091178461-001 | Tentative plan of subdivision to create 175 single detached residential lots, 84 semi-detached residential lots, four (4) Municipal Reserve lots, and one (1) public utility lot from Lot A, Plan 1966MC, Lot B, Plan 4516NY, a portion of Lot 2, Block 2, Plan 052 1172, and closed road right-of-way located south of 167 Avenue and east of 142 Street; CARLTON |
| 2. | LDA10-0215 Posse 099872431-001 | Tentative plan of subdivision to create 106 single detached residential lots, 50 semi-detached residential lots and two (2) municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and a portion of Lot 3, Block 1, Plan 022 6736, located south of 30 Avenue SW and east of James Mowatt Trail; Allard |

5. OTHER BUSINESS



Subdivision Authority

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

January 20, 2011

File No. LDA09-0244

Select Engineering
Suite 220, 9303 - 34 Avenue NW
Edmonton, AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 175 single detached residential lots, 84 semi-detached residential lots, four (4) Municipal Reserve lots, and one (1) public utility lot from Lot A, Plan 1966MC, Lot B, Plan 4516NY, a portion of Lot 2, Block 2, Plan 052 1172, and closed road right-of-way located south of 167 Avenue and east of 142 Street; **CARLTON**

I The Subdivision by Plan is APPROVED on January 20, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.06 ha parcel, a 0.18 ha parcel, a 0.50 ha parcel, and a 0.76 ha parcel, for a total of 1.50 ha, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 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;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 167 Avenue from 138 Street to the east property line, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (4), the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department;
6. that the identified residential lots within the vicinity of the temporary turnarounds be withheld from registration until such time as the temporary turnarounds are no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that in order to provide water networking necessary to serve this application, the Memorandum of Agreement for subdivision File No. LDA09-0259 be signed prior to or concurrent with this application. Without the actual registration of LDA09-0259,

- roadway dedication will not occur, and therefore the off-site water networking must be protected by a utility right of way;
9. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on to the Oxford storm water lake as shown on the "Conditions of Approval" map, Enclosure I, to ensure that structures on those lots will not be built below the freeboard area;
 10. that the public utility lot be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department;
 11. that the owner provide walkway rights-of-way 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportional share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
5. 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;
6. that the owner design and construct the ultimate or a suitable stage of the Albany Lake 1 and Oxford Lake 2 Storm Water Management Facilities including the real time control structures and outlet pipes which are required to service the proposed development area;
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 affected utility agencies;
8. that the engineering drawings include the construction of 167 Avenue as a four lane divided urban arterial roadway standard from the Transportation Utility Corridor (TUC) to 138 Street, a three lane undivided urban arterial from 138 Street to 130 Street, and a four lane divided urban arterial from 130 Street to west of 127 Street, as shown on the "Conditions of Approval" map, Enclosure I. The construction must include all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, traffic signals, landscaping and any transitional improvements;
9. that the engineering drawings include a connection to the existing 300mm water main located on 167 Avenue, west of 138 Street, and a water main feed crossing 167 Avenue at 138 Street to be constructed before the paving of 167 Avenue to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 3m asphalt multi-use trail within the PUL lot as shown on the "Conditions of Approval" map, Enclosure I. The trail must tie into the future sidewalk on the south side of 167 Avenue to the satisfaction of the Transportation Department;
11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing on 138 Street, as shown on the "Conditions of Approval" map, Enclosure I. The crosswalk must be perpendicular to the roadway;
12. that the owner construct a hard-surface walkway with lighting within the linear Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Asset Management and Public Works. The walkway must connect to the multi-use trail within the PUL lot on the north and to the 165 Avenue sidewalk on the south;
13. that the owner construct a 1.5m concrete sidewalk with bollards and lighting within the walkway right-of-way in the northeast section of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The walkway must tie into the trail within the PUL;
14. that the owner construct a 3m asphalt multi-use trail with bollards and lighting within the walkway right-of-way in the southeast section of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The multi-use trail must connect to the proposed multi-use trail within the Oxford Lake 1 Storm Water Management Facility;
15. that the owner submit a driveway plan for lots shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve;
16. that the owner construct an offset 17m radius asphalt temporary transit turnaround with bollards or mini-barriers on 165 Avenue at the east boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or earlier, at the discretion of the Transportation Department;
17. that the owner construct a 12m radius gravel temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC;
18. 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 Parkland Services, Transportation and Asset Management and Public Works Departments; and
19. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve owing for much of this subdivision is being provided as land. Municipal Reserve in the amount of 0.986 ha for Lot 2, Block 2, Plan 052 1172 is addressed through Deferred Reserve Caveat # 052 080 055, registered on February 23, 2005 through SUB/04-0055.

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

If you have further questions, please call Mr. Daniel MacGregor at 780-496-6087 or write to:

**Mr. Daniel MacGregor, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

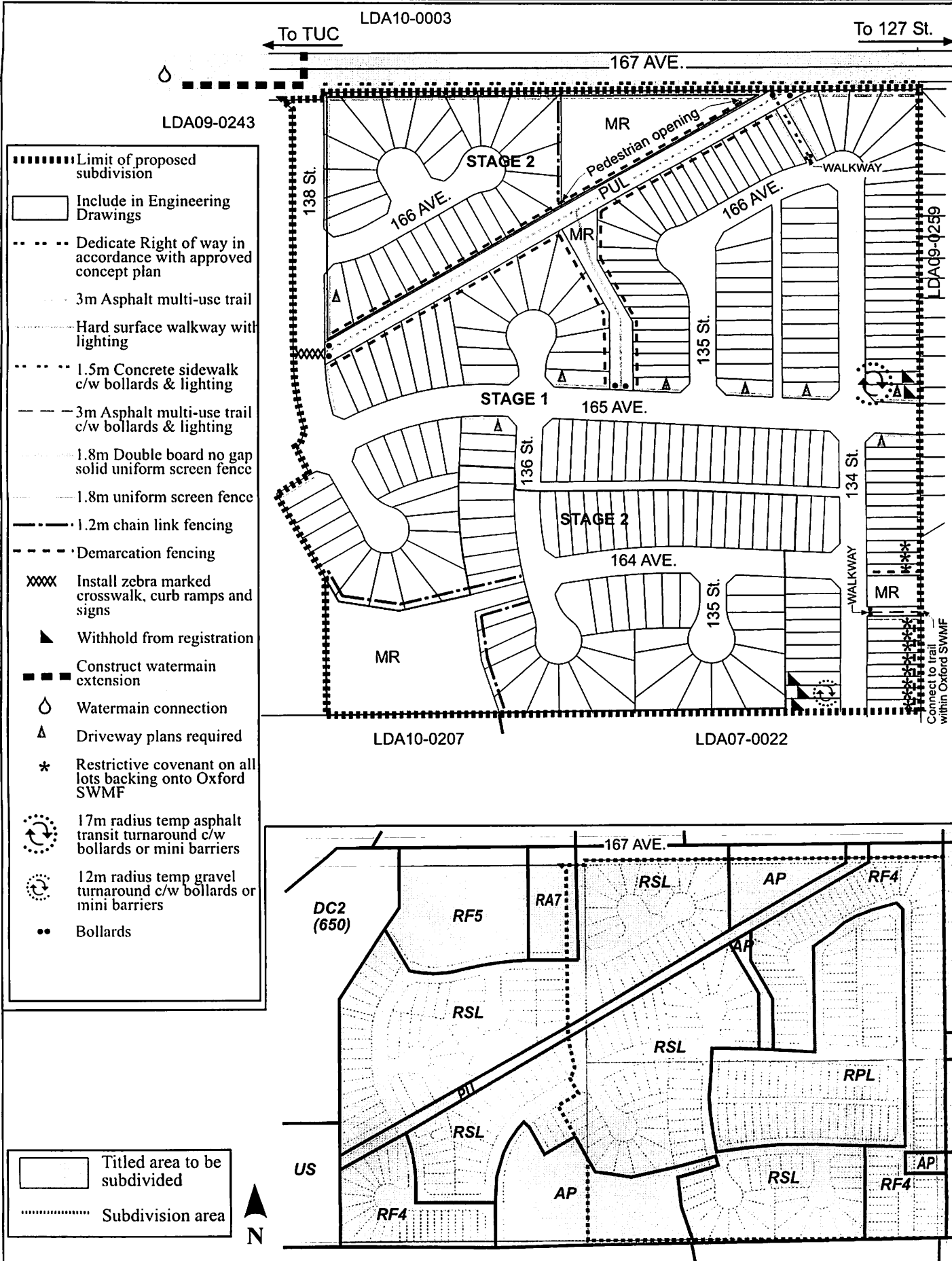
SM/dm/Posse # 091178461

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 20, 2011

LDA09-0244





Subdivision Authority

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

January 20, 2011

File No. LDA10-0215

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 106 single detached residential lots, 50 semi-detached residential lots and two (2) municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and a portion of Lot 3, Block 1, Plan 022 6736, located south of 30 Avenue SW and east of James Mowatt Trail; **Allard**

I The Subdivision by Plan is APPROVED on January 20, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.35 ha parcel and a 0.12 ha parcel, for a total of 0.47 ha pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 2.67 ha by agreement and caveat to the remainder of Lot 3, Block 1, Plan 022 6736 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 approved subdivision within the Allard Neighbourhood (LDA09-0209) be registered prior to or concurrent with this application;
6. that the owner dedicate the walkways as 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 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 construct a walkway containing a 1.5 m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing, to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared use" signage as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps, extensions and pedestrian signage at the multi-use trail crossing on Allard Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a mono-walk with straight faced curb and gutter along Allard Boulevard adjacent to the Municipal Reserve parcel to the south-east, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, 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 the Transportation Department;
12. that the owner construct all fences positioned wholly on privately-owned lands in accordance with the City's Design and Construction Standards to the satisfaction of the Transportation and Asset Management and Public Works Departments, 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, road rights-of-way, boulevards, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Municipal Reserve (MR) for NE, NW, OT 18-51-24-4 has been addressed through LDA09-0274.

Municipal Reserve (MR) for Lot 3, Block 1, Plan 022 6736 is being dealt with through this subdivision as a combination of dedication and a Deferred Reserve Caveat (DRC) for assembly of future school / park site in Allard.

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. Heather Dybvig at 780-442-5386 or write to:

**Ms. Heather Dybvig, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/hd/Posse # 099872431

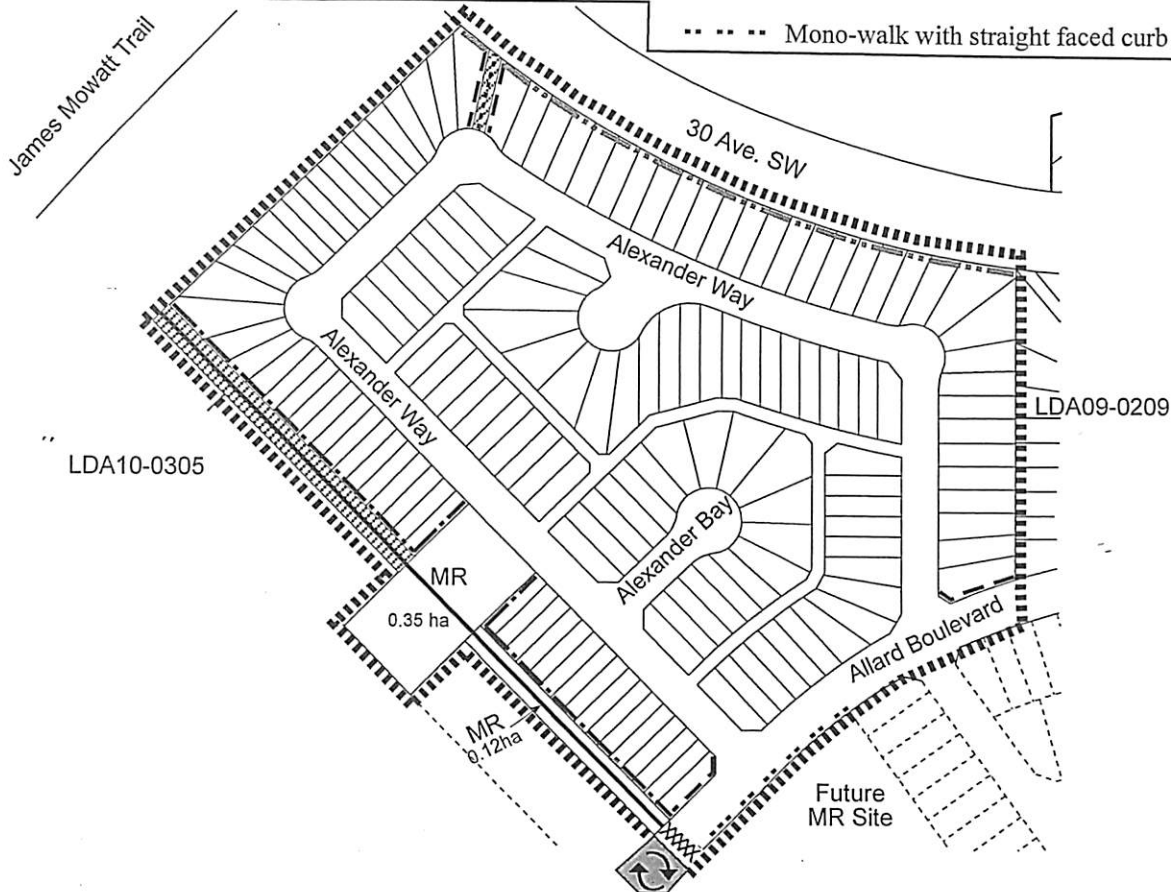
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

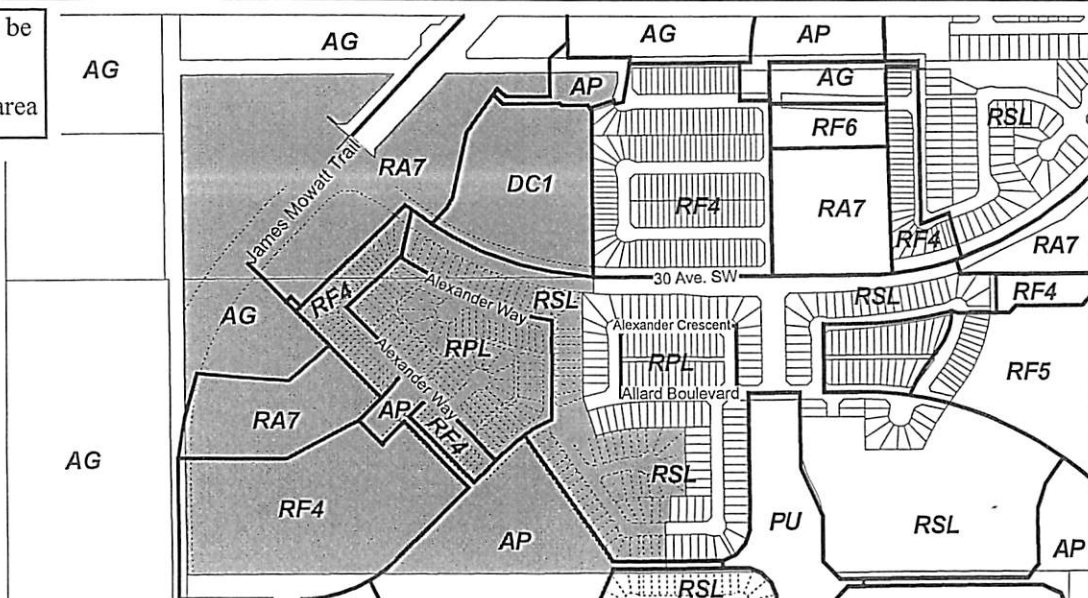
January 20, 2011

LDA10-0215

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| <p>Limit of proposed subdivision</p> <p>Register walkways as road right-of-ways</p> <p>Zebra marked crosswalk with curb ramps extensions & signage</p> <p>Include in Engineering drawings</p> <p>17m Radius asphalt temporary transit turnaround</p> | <p>1.8m Double board/ no gap solid uniform screen fence</p> <p>1.8m Uniform fence</p> <p>1.2m Uniform fence</p> <p>1.5m Concrete sidewalk, lighting & bollards</p> <p>3m Asphalt multi-use trail with dividing yellow centerline and signage</p> <p>Mono-walk with straight faced curb & gutter</p> |
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| <p>Titled area to be subdivided</p> <p>Subdivision area</p> |
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Thursday, January 13, 2011
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 2

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| PRESENT | Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer |
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| 1. | ADOPTION OF AGENDA |
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| MOVED | Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the January 13, 2011 meeting be adopted. |
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| FOR THE MOTION | Blair McDowell, Scott Mackie | CARRIED |
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| 2. | ADOPTION OF MINUTES |
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| MOVED | Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the January 6, 2011 meeting be adopted. |
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| FOR THE MOTION | Blair McDowell, Scott Mackie | CARRIED |
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| 3. | OLD BUSINESS |
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| 4. | NEW BUSINESS |
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| 1. | LDA10-0175 Posse 098938897-001 | Tentative plan of subdivision to create one low density residential lot and one Environmental Reserve lot from portions of the NE & SE 1/4 36-51-25-4, located south of 23 Avenue NW and north of May Common NW; MAGRATH HEIGHTS |
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| MOVED | Scott Mackie, Blair McDowell That the application for subdivision be Approved as amended. |
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| FOR THE MOTION | Blair McDowell, Scott Mackie | CARRIED |
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| 2. | LDA10-0189 Posse 099360659-001 | Tentative plan of subdivision to create 149 single detached lots and two (2) medium density residential lots from the western half of NW 31-51-23-4 located east of 34 Street and south of 23 Avenue; LAUREL |
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| MOVED | Scott Mackie, Blair McDowell That the application for subdivision be Approved as amended. |
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| FOR THE MOTION | Blair McDowell, Scott Mackie | CARRIED |
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| 5. | OTHER BUSINESS |
| 6. | ADJOURMENT The meeting adjourned at 10:30 a.m. |