

Thursday, January 5, 2012  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 1

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Blair McDowell, Senior Subdivision Officer</b>
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#### 1. ADOPTION OF AGENDA

MOVED	Scott Mackie, Blair McDowell  That the Subdivision Authority Agenda for the January 5, 2012 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>

#### 2. ADOPTION OF MINUTES

MOVED	Scott Mackie, Blair McDowell  That the Subdivision Authority Minutes for the December 15, 2011 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>

#### 3. OLD BUSINESS

1.	LDA11-0121 Posse 108655255-001	Tentative plan of subdivision to create one (1) medium density residential lot and one (1) Public Utility Lot from a portion of NE 22-51-25-4, located west of Rabbit Hill Road SW and south of Ellerslie Road SW; <b>GLENRIDGING HEIGHTS</b>
MOVED	Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>

#### 4. NEW BUSINESS

1.	LDA11-0196 Posse 111252900-001	Tentative plan of subdivision to create eight (8) semi-detached residential lots and four (4) row housing lots from a portion of Lot 1, Block A, Plan 102 0680 and Lot 1, Plan 852 2000, located south of 21 Avenue SW and east of 119A Street SW; <b>RUTHERFORD</b>
MOVED	Scott Mackie, Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
2.	LDA11-0275 Posse 112866245-001	Tentative plan of subdivision to create one (1) multi-family residential lot from a portion of NE 18-52-23-4 located north of 38 Avenue NW and east of CN Railway; <b>MAPLE</b>

MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
3.	LDA11-0290 Posse 112042280-001	Tentative plan of subdivision to create one (1) multiple family lot and one (1) urban services lot from Lot A, Plan 4523 RS, located east of 170 Street SW and north of Ellerslie Road SW; <b>AMBLESIDE</b>	
MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>		
	The meeting adjourned at 10:00 a.m.		



Subdivision Authority

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

January 5, 2012

File No. LDA11-0121

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create one (1) medium density residential lot and one (1) Public Utility Lot from a portion of NE 22-51-25-4, located west of Rabbit Hill Road SW and south of Ellerslie Road SW; **GLENRIDGING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on January 5, 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 Inc., EPCOR Water Services Inc., and ATCO Gas, 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 include a portion of Rabbit Hill Road, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way to conform to an approved Rabbit Hill Road Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Clause I (4), the owner clear and level Rabbit Hill Road as required for road right-of-way dedication to the satisfaction of Transportation Services;
6. that LDA11-0310 to close a portion of 156 Street SW receive third reading prior to the registration of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that a noise study be provided to confirm the noise attenuation required adjacent to Ellerslie Road, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services;
8. that subject to Clause I (7) the owner shall register a berm and fence restrictive covenant in favour of the City of Edmonton against the proposed lot, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; 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 (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 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 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 construction of a temporary road connection from the south end of Rabbit Hill Road to tie into the existing 156 Street SW to the east to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that preliminary plans are required to be approved for Ellerslie Road and Rabbit Hill Road prior to submission of engineering drawings, to the satisfaction of Transportation Services;
9. that the owner construct the first two lanes of Rabbit Hill Road to an urban arterial roadway standard from the north side of Ellerslie Road to the south property line of the proposed subdivision, including all channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct noise attenuation in accordance with Clause I (7) and the City of Edmonton Roadway Design and Construction Standards, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

A DRC was registered on title through LDA11-0122. The DRC will carry forward on the remnant parcel, but should be reduced as a result of PUL (pipeline) and arterial roadway dedication through 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. Wesley Woo at 780-496-7370 or write to:

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

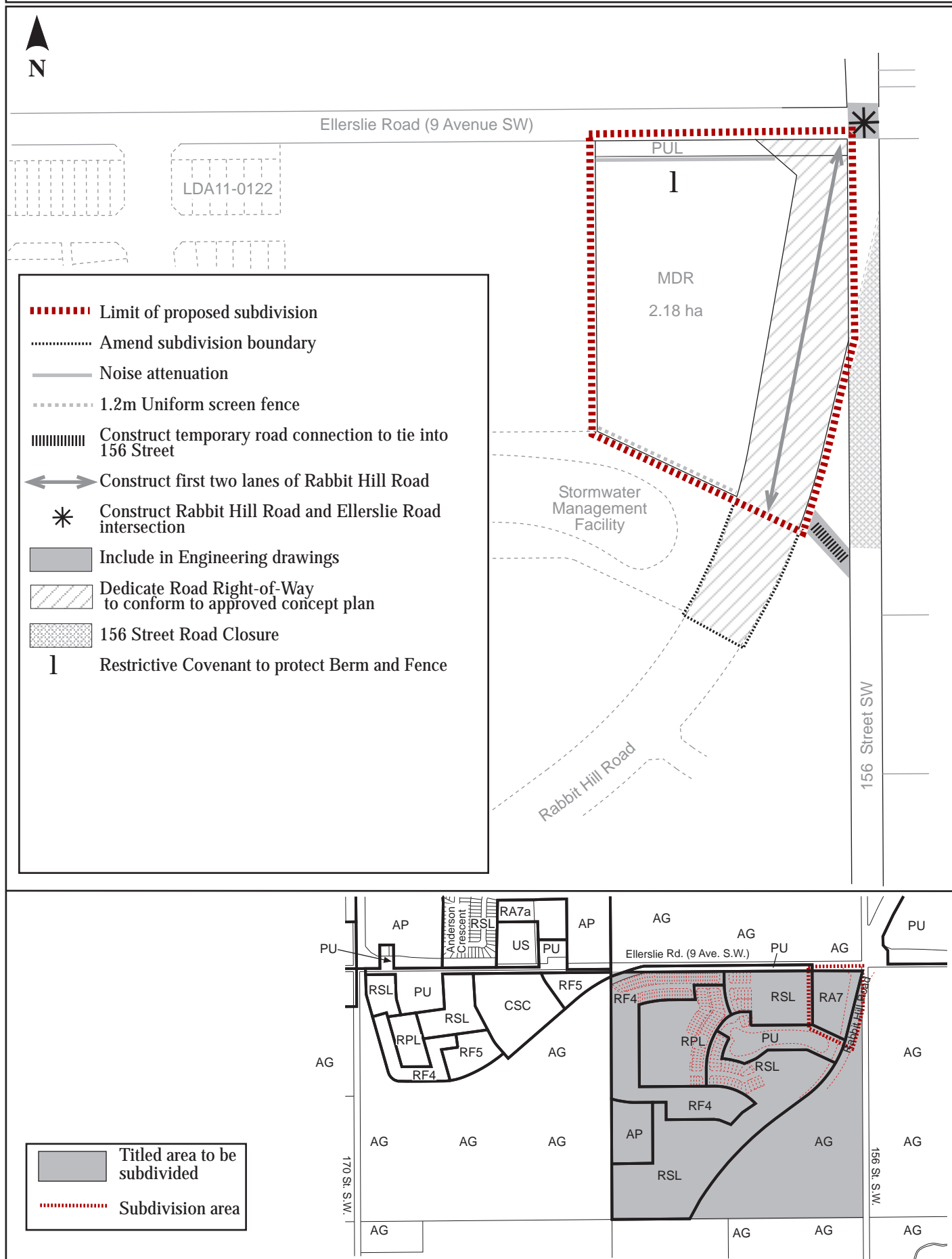
Yours truly,



Scott Mackie  
Subdivision Authority

SM/ww/Posse #108655255-001

Enclosure







January 5, 2012

File No. LDA11-0196

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create eight (8) semi-detached residential lots and four (4) row housing lots from a portion of Lot 1, Block A, Plan 102 0680 and Lot 1, Plan 852 2000, located south of 21 Avenue SW and east of 119A Street SW; **RUTHERFORD**

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**I The Subdivision by Plan is APPROVED on January 5, 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 Bylaw 15979 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision;
4. that the approved subdivision within the Rutherford and Heritage Valley Town Centre Neighbourhoods (File No. LDA11-0309) be registered prior to or concurrent with this application; and
5. 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 and affected utility agencies; and
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.

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

Municipal Reserve for Lot 1, Plan 852 2000 was addressed through LDA09-0274 and LDA11-0309. Municipal Reserve for Lot 1, Block A, Plan 102 0680 was addressed through SUB/05-0072, SUB/05-0081, and SUB/05-0093.

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. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,



Scott Mackie  
Subdivision Authority

SM/ww/Posse #111252900-001

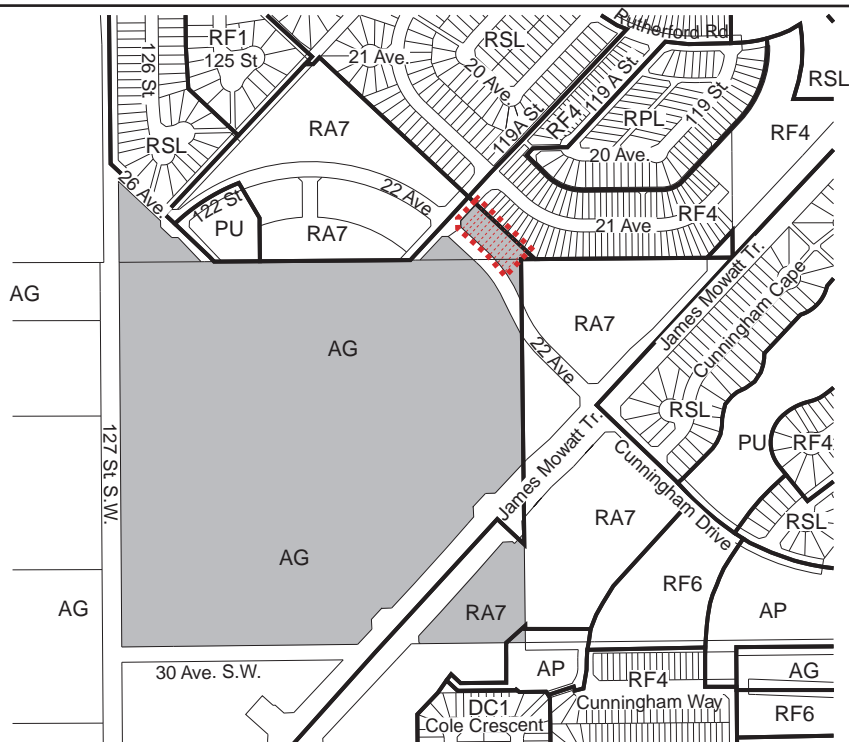
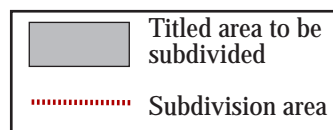
Enclosure



# ANNALS



LDA11-0309





Subdivision Authority

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

January 5, 2012

File No. LDA11-0275

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

ATTENTION: Chris Dulaba

Dear Mr.Dulaba:

RE: Tentative plan of subdivision to create one (1) multi-family residential lot from a portion of NE 18-52-23-4 located north of 38 Avenue NW and east of CN Railway; **MAPLE**

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**I The Subdivision by Plan is APPROVED on January 5, 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 approved subdivision within the Maple Neighbourhood (File No. LDA10-0325) be registered prior to or concurrent with this application;
4. that Bylaw #15976 to amend the Edmonton Zoning bylaw received third reading prior to the registration of this subdivision; and
5. 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 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; and
7. 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.

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

Municipal Reserves for NE 18-52-23-4 were previously dealt with through subdivision LDA10-0325 which required the dedication of a 0.50 ha parcel (pocket park) and a 0.32 ha parcel (Greenway) with the balance of MR owing provided as a Deferred Reserve Caveat (DRC) of 4.494 ha.

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  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cp/Posse #112866245-001

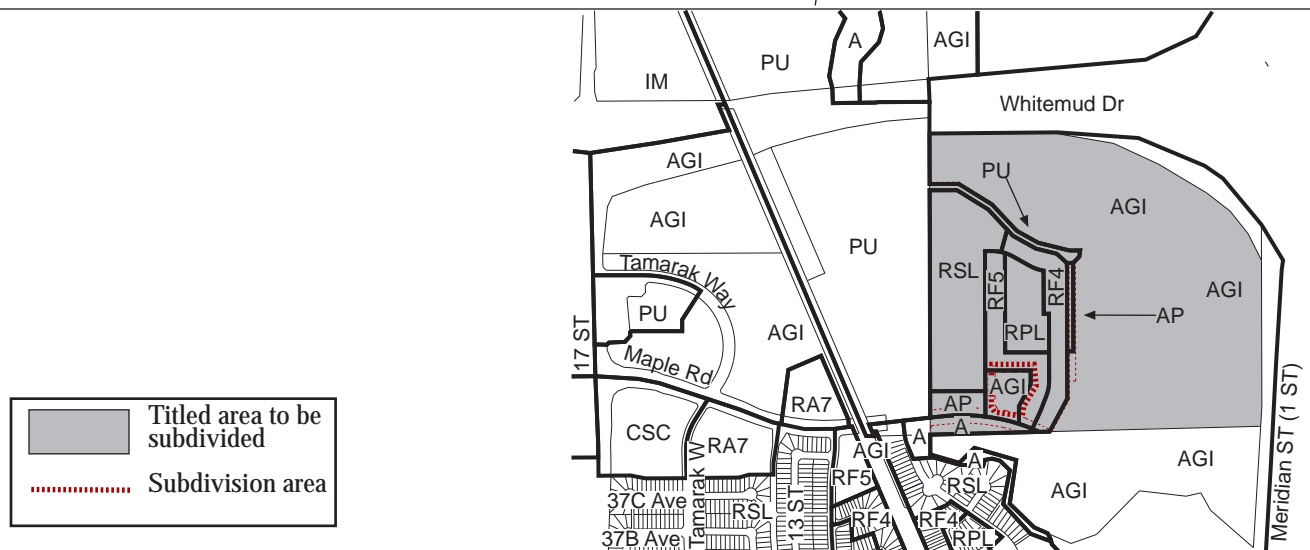
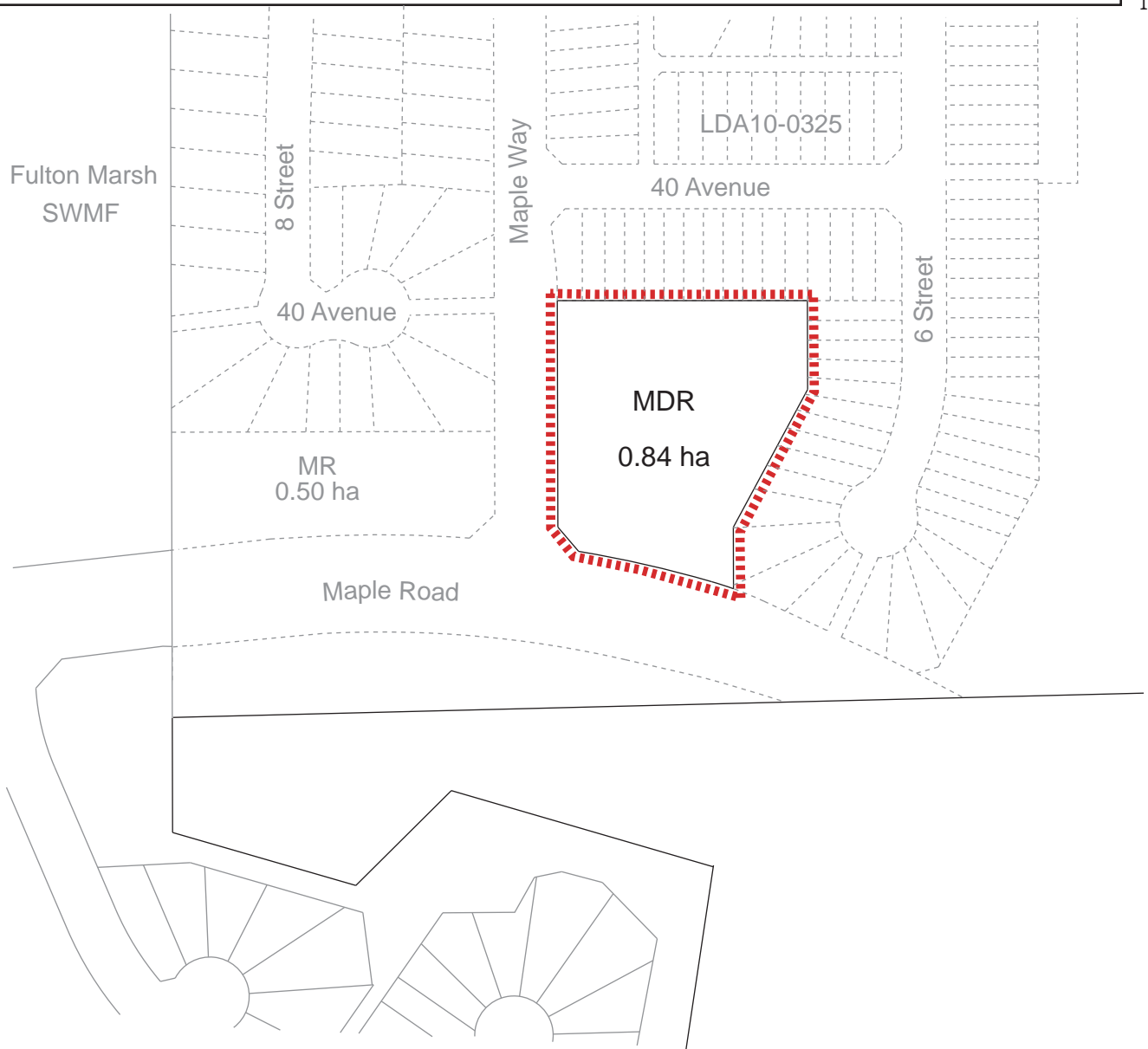
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 5, 2012

LDA11-0275

..... Limit of proposed subdivision







January 5, 2012

File No. LDA11-0290

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) multiple family lot and one (1) urban services lot from Lot A, Plan 4523 RS, located east of 170 Street SW and north of Ellerslie Road SW; **AMBLESIDE**

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**I The Subdivision by Plan is APPROVED on January 5, 2012, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$186,732 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 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;
4. that the subdivision boundary be amended to include the dedication of Allan Drive, as shown on the "Conditions of Approval" map, Enclosure I;
5. that Bylaw 15958 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; 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 (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway, 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 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; and
7. 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 Transportation Services and Sustainable Development.

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

Municipal Reserve for Lot A, Plan 4523 RS is being provided as money in place of land.

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. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,



Scott Mackie  
Subdivision Authority

SM/ww/Posse #112042280-001

Enclosure

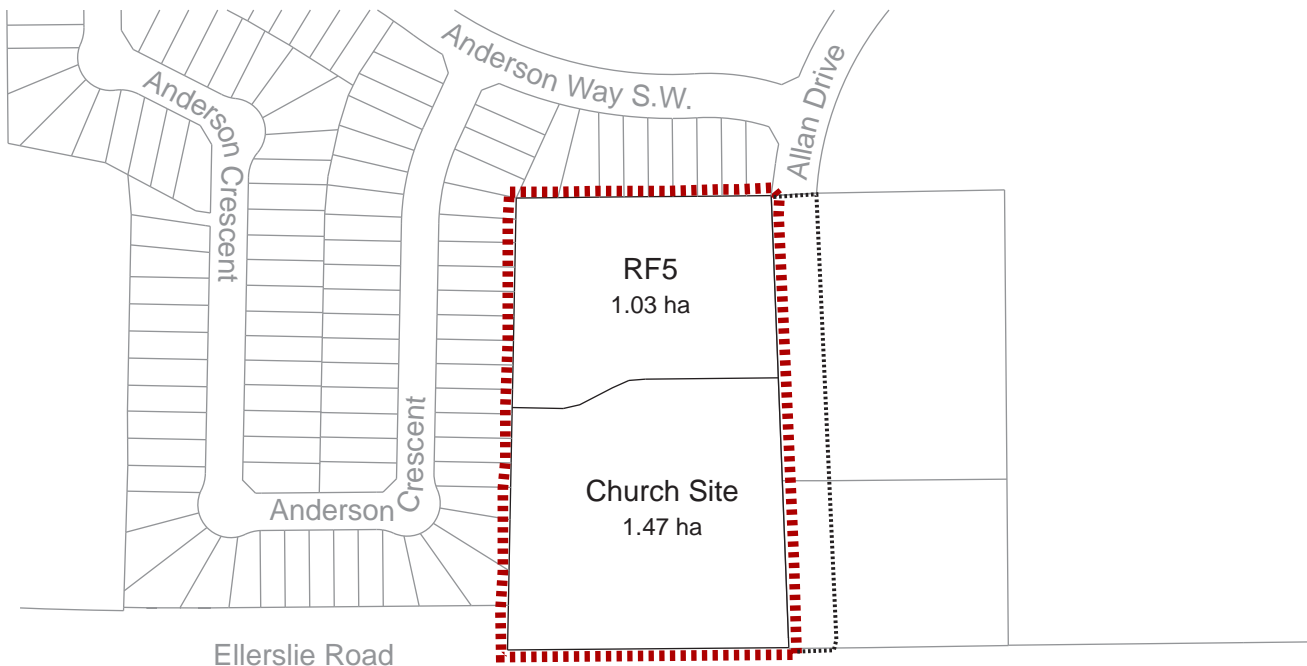
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 5 , 2012

LDA11-0290

Limit of proposed subdivision

Amend subdivision boundary



Titled area to be subdivided

Subdivision area

