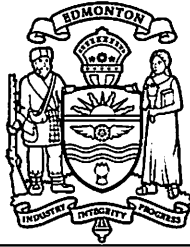


Thursday, July 12, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 12, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 5, 2012 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA11-0254
Posse 112815185-001

Tentative plan of subdivision to create 99 single detached residential lots, 81 row housing lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW (9 Avenue SW); **GLENRIDDING HEIGHTS**

2.

LDA12-0176
Posse 124903209-001

Tentative plan of subdivision to create 37 single detached residential lots and one (1) Municipal Reserve parcel from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; **WINDERMERE**

5. OTHER BUSINESS



Subdivision Authority

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

July 12, 2012

File No. LDA11-0254

MMM Group Limited
#200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create 99 single detached residential lots, 81 row housing lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW (9 Avenue SW); **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on July 12, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.84 ha parcel 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 0.39 ha by agreement and caveat to the remainder of south half of NW 22-51-25-4, 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 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 subdivision boundary be amended to include a portion of the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to exclude a portion of Glenridding Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to conform to a City Council approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW and Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I. Dedication for the remaining portion of the 170 Street freeway must be provided with the next subdivision on the south half of NW 22-51-25-4;
8. that subject to Condition I (7), the owner clear and level 170 Street SW and Ellerslie Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
9. that the owner register an easement on the Certificates of Title for all affected parcels to facilitate construction of the temporary collector connection to the

north in conjunction with the realignment of Ellerslie Road and a portion of Glenridding Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure II;

10. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the subdivision application within the Ambleside Neighbourhood (File No. LDA11-0086) be registered prior to or concurrent with this application;
12. 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; and
13. 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, 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;
7. that the owner construct the necessary roadway connection to the realigned Ellerslie Road SW and Glenridding Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, 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 Transportation Services);
9. that the owner construct a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC (or at the discretion and direction of Transportation Services);
10. that the owner pay for the installation of traffic signals at the intersection of the realigned Ellerslie Road SW and the collector road, as shown on the "Conditions

of Approval” map, Enclosure II. 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;

11. that the walkway contain a 1.5 m concrete sidewalk with bollards and lighting, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct the required water main connections to the satisfaction of EPCOR Water Services, as shown on the “Conditions of Approval” map, Enclosure II;
13. that the engineering drawings include construction of the suitable interim or ultimate stormwater management facility, as shown on the “Conditions of Approval” maps, Enclosures I and II;
14. that the owner construct a temporary access to the stormwater management facility, to the satisfaction of Transportation Services and Financial Services and Utilities, as shown in the “Conditions of Approval” map, Enclosure I;
15. that the owner provide grading within the stormwater management facility to accommodate construction of a future shared use path, to the satisfaction of Transportation Services;
16. 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
17. 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, Financial Services and Utilities, and Sustainable Development.

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

The owner has agreed, in accordance with a letter dated June 12, 2012, to dedicate road right-of-way for the remaining freeway portion of 170 Street SW with the next subdivision on the south half of NW 22-51-25-4.

Municipal Reserve for the south half of NW 22-51-25-4 is being provided in the amount of 2.84 ha to dedicate the Urban Village Park and 0.39 ha to be registered as a Deferred Reserve Caveat.

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

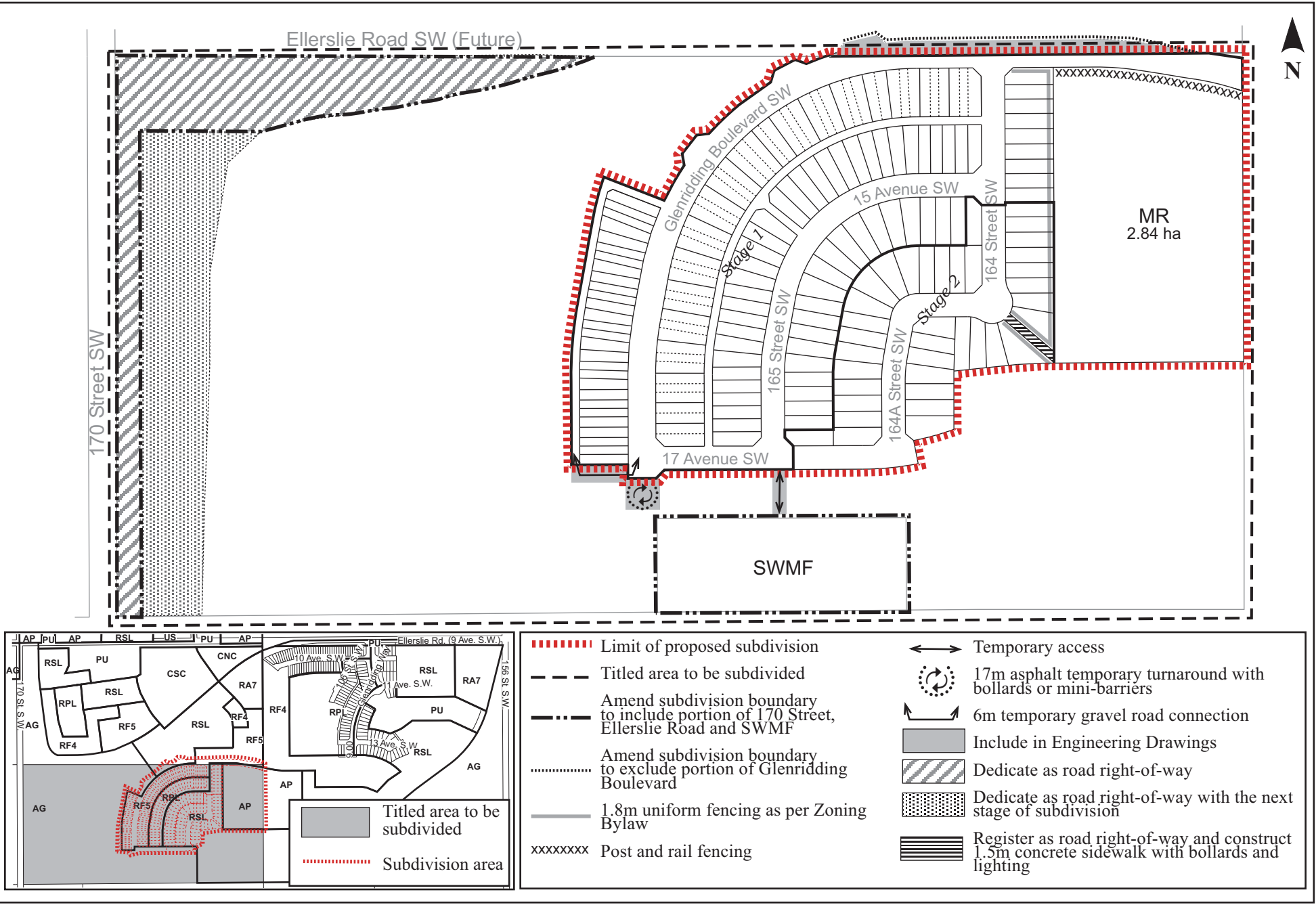
SM/ww/Posse #112815185-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA11-0254



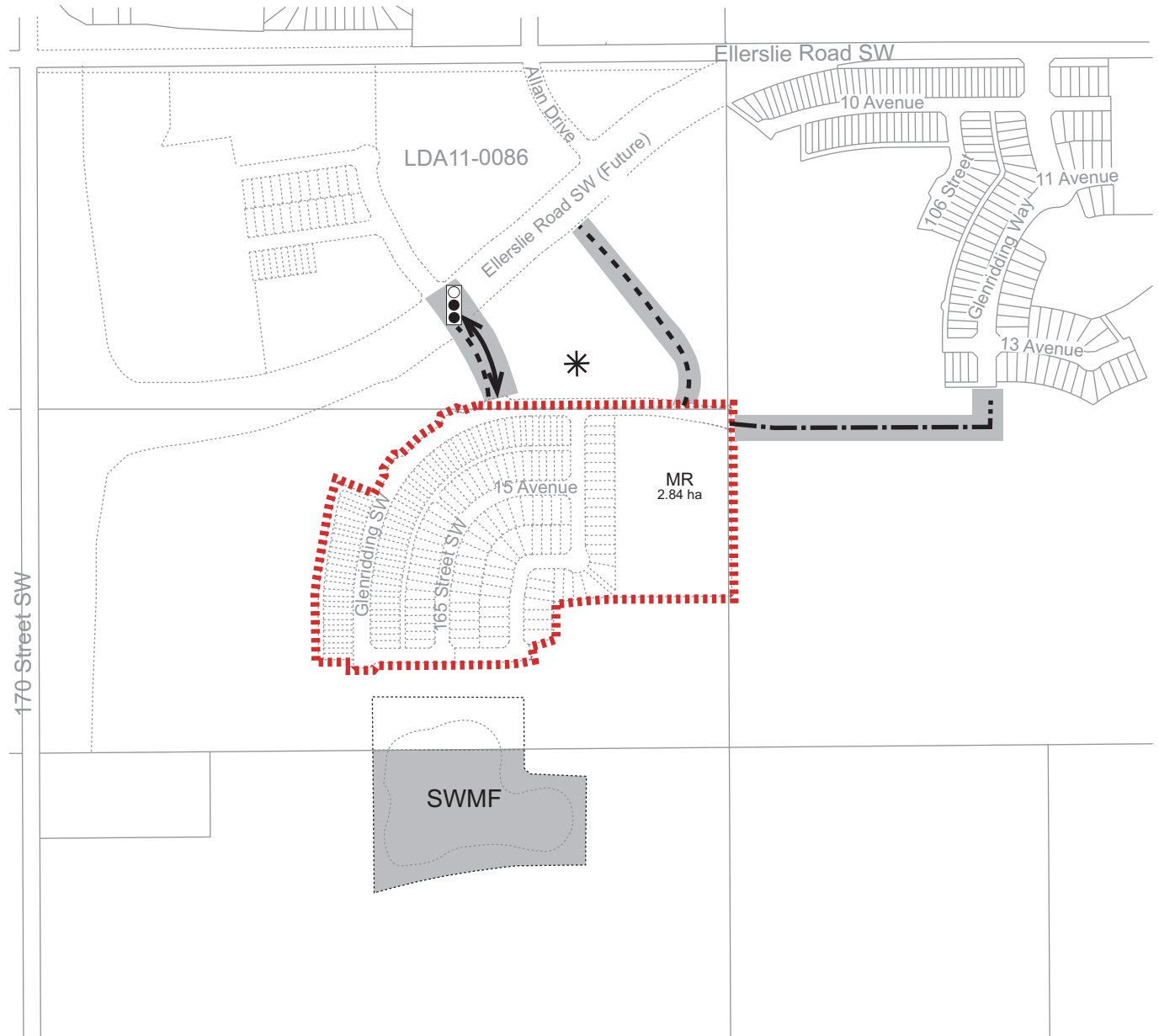
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA11-0254

- Limit of proposed subdivision
- Construct 250mm water main
- Construct 300mm water main
- Temporary collector roadway connection

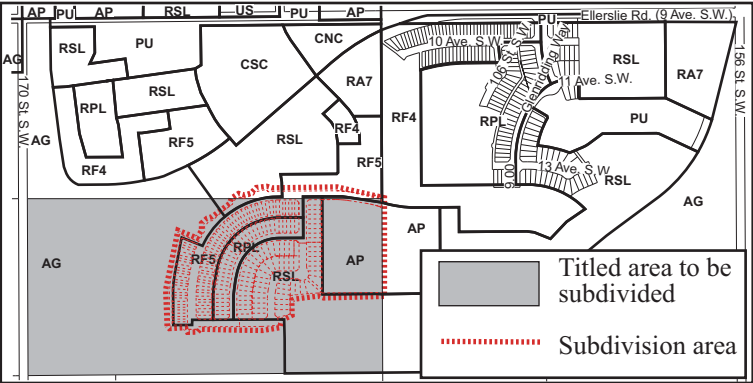
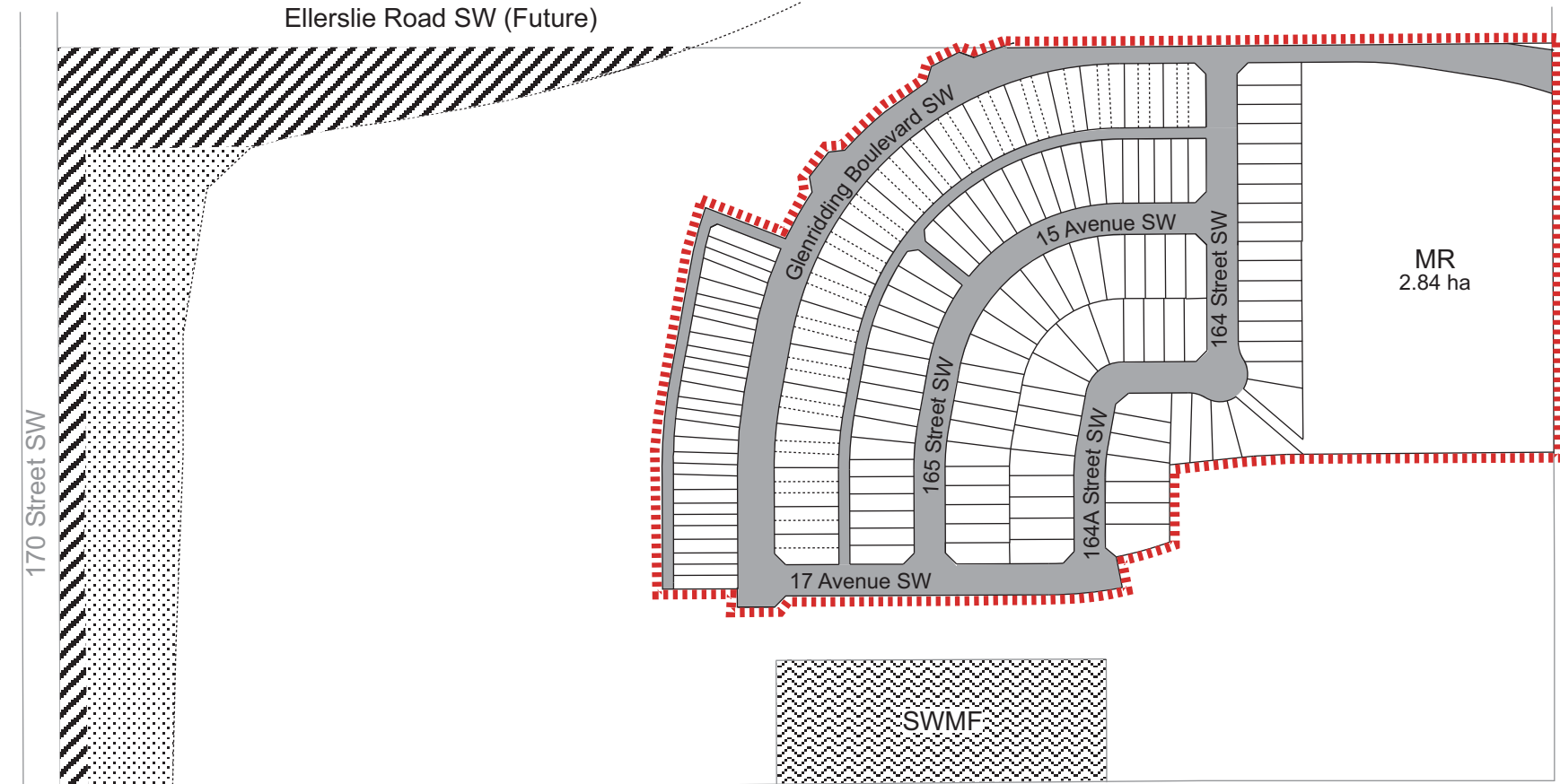
- Pay for installation of traffic signal
- Register easement for temporary collector and Glenridding Boulevard SW
- Include in Engineering Drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA11-0254



- Limit of proposed subdivision
- Arterial Roads: 4.7% of titled area
- Freeway: 5.7% of titled area
- Collectors/Local Roads: 9.1% of titled area
- Stormwater Management Facility: 3.9%



July 12, 2012

File No. LDA12-0176

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create 37 single detached residential lots and one (1) Municipal Reserve parcel from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on July 12, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.19 ha parcel 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 subdivision boundary be amended to include a portion of Windermere Wynd, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision within the Windermere Neighbourhood (File No. LDA11-0135) be registered prior to or concurrent with this application;
5. 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;
6. that the owner register 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 (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;
7. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. This emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner submit driveway plans for the identified lots 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, curb extensions, and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path with dividing yellow centreline, lighting, bollards, landscaping, and "Shared Use" signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

A Deferred Reserve Caveat (DRC) was a condition of LDA11-0135. The DRC will be reduced accordingly.

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

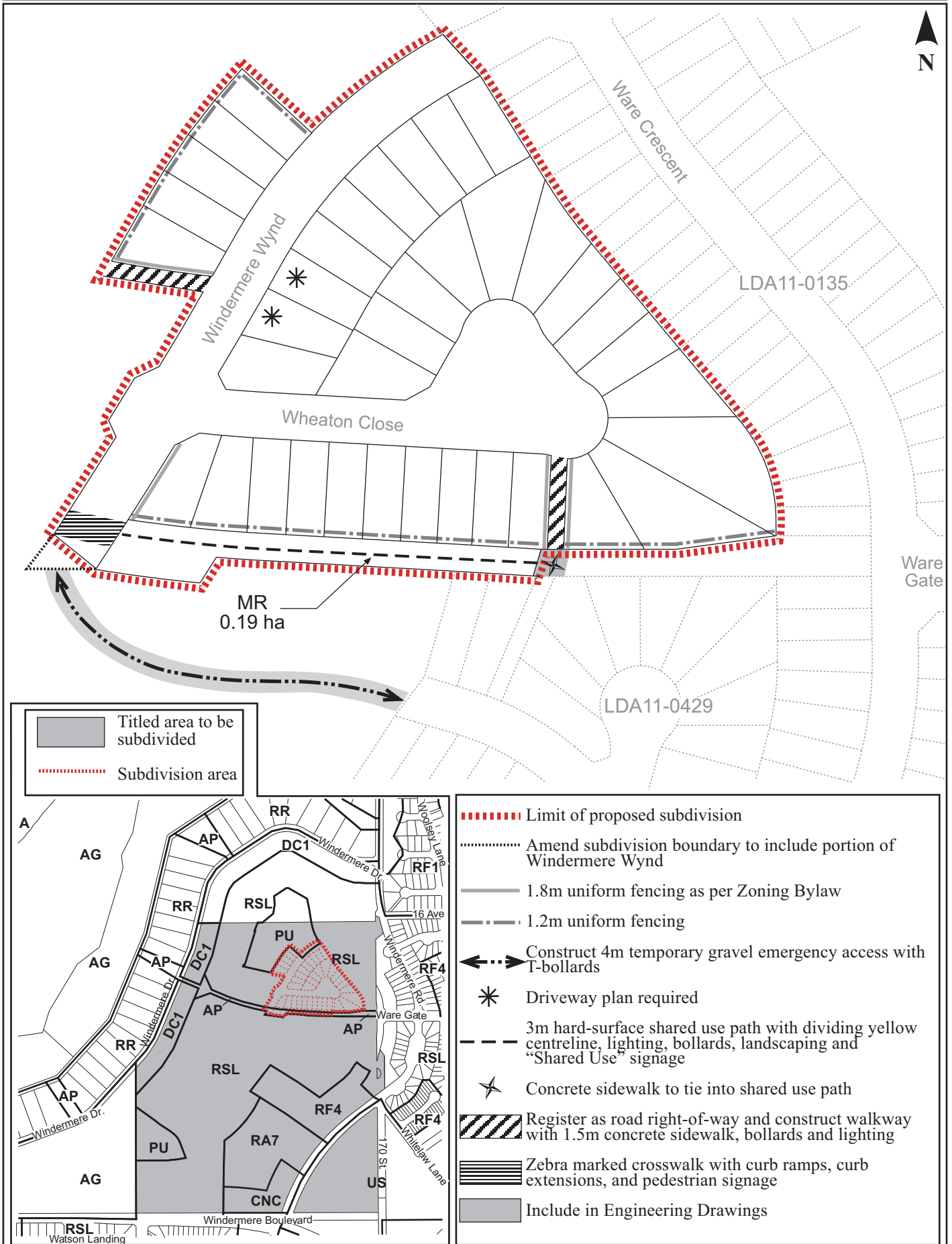
SM/ww/Posse #124903209-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA12-0176



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



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 27

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

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Scott Mackie, Blair McDowell	
	That the Subdivision Authority Agenda for the July 5, 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 June 28, 2012 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA11-0014 Posse 106409243-001	Tentative plan of subdivision to create 46 single detached residential lots and three (3) Public Utility lots and from the SE 19-53-26-4, located west of 199 Street NW and north of Trumpeter Way; TRUMPETER
MOVED	Scott Mackie, Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

5.	OTHER BUSINESS
-----------	-----------------------

6.	ADJOURNMENT
-----------	--------------------

The meeting adjourned at 9:40 a.m.