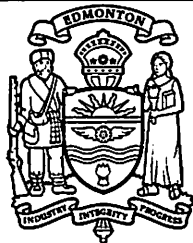


Thursday, July 15, 2010

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 15, 2010 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 8, 2010 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|--|
| 1. | LDA09-0046
Posse 68503411-001 | Tentative plan of subdivision to create one (1) industrial lot, one (1) public utility lot, and one (1) Environmental Reserve parcel from a portion of SE 20-51-24-4, located west of Calgary Trail and south of Ellerslie Road; HERITAGE VALLEY NEIGHBOURHOOD 7A |
| 2. | LDA10-0025
Posse 93728665-001 | Tentative plan of subdivision to dedicate collector and arterial roadway from Lot 5, Block 1, Plan 102 1102; located north of 167 Avenue and west of 127 Street; ALBANY |
| 3. | LDA10-0165
Posse 98607219-001 | Tentative plan of subdivision to create one (1) medium density residential lot from a portion of Lot 1, Block A, Plan 102 0680; HERITAGE VALLEY TOWN CENTRE |

5. OTHER BUSINESS



Subdivision Authority

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

July 15, 2010

File No. LDA09-0046

Select Engineering Consultants Ltd.
Suite 220,
9303-34 Avenue
Edmonton AB T6E 5W8

ATTENTION: Brenda Peters

Dear Mrs. Peters:

RE: Tentative plan of subdivision to create one (1) industrial lot, one (1) public utility lot, and one (1) Environmental Reserve parcel from a portion of SE 20-51-24-4, located west of Calgary Trail and south of Ellerslie Road; **HERITAGE VALLEY NEIGHBOURHOOD 7A.**

I The Subdivision by Plan is APPROVED on July 15, 2010 subject to the following conditions:

1. that the owner provide Environmental Reserve as a 7.13 ha parcel, pursuant to Section 664 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 1.486 ha by a Deferred Reserve Caveat to the remainder of SE 20-51-24-4 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 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 owner prepare a restrictive covenant in the favour of the City of Edmonton that will be placed on the lot adjacent to the top-of-the-bank, as shown on the "Conditions of Approval Map", Enclosure I, as per the applicable development restrictions shown by the "Top of Bank Study and Geotechnical Investigation" report prepared by UMA Engineering Ltd.. (File 1560-182-00-01);
6. that the owner register an emergency access easement on title allowing Fire Rescue Services access to the top-of-bank walkway from 103A Street SW through the industrial lot with the location to be confirmed by the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner provide an easement for the 3 m asphalt multi-use trail from the top-of-bank walkway to 103A Street SW north of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a 6.0 m walkway right-of-way to accommodate the 3 m asphalt multi-use trail connection from the top-of-bank walkway to 103A Street along the south boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate road right of way to accommodate the construction of 103A Street and the slip ramp, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 the 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 design and construct the ultimate stormwater management facility with this stage of development to the satisfaction of the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a 17 m radius asphalt temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of the 3.0 m multi-use trail connecting the top-of-bank walkway to 103A Street north of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of all four lanes of 103A Street to an urban collector roadway standard from Ellerslie Road south to the south limits of the subdivision including all channelization, accesses,

intersections, sidewalks, lighting, landscaping and any transitional improvements required to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include the construction of a slip ramp from the existing service road along Calgary Trail to connect to 103A Street to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include removing the left turn bay on Ellerslie Road to eliminate the westbound to southbound movement from Ellerslie Road to 103A Street upon completion of the one-way slip ramp connection to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of traffic signals at the intersection of Ellerslie Road and 103A Street, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner remove existing structures and debris from the land that are to be dedicated as Environmental Reserve prior to registration of this subdivision to the satisfaction of the Parks Planning Branch, Asset Management and Public Works Department;
15. that the owner construct a gate within the 1.2 m uniform fence along the property line between the industrial lot and the Environmental Reserve lot for the purpose of allowing emergency vehicles access to the top-of-bank walkway;
16. that the owner construct fences on privately owned land, lighting, multi-use trails, sidewalks and temporary turnarounds, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified 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 Environmental Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves for SE 20-51-24-4 were addressed in file CBL/02-0003 through registration of a Deferred Reserve Caveat (DRC) in the amount of 2.2 ha, but the lots created for that file have not been registered. All Environmental Reserve dedicated with CLB/02-0003 plus additional Environmental Reserve above the top-of-bank will be taken with this subdivision. Accounting for the additional Environmental Reserves and Arterial Roadways, the amount of Municipal Reserves taken through a DRC will be 1.486 hectares.

The parent parcel still requires remediation to remove contaminated soil from the site. Through the Site Remediation Agreement, dated January 29, 2010, between the City of Edmonton and Autovision Investments Ltd., the owner is required to complete remediation of the Areas of Concern, identified in the Phase II Environmental Site Assessment report, to a residential standard by December 31, 2011, to the satisfaction of the City of Edmonton.

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 Mr. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Planner
Current Planning Branch
Planning and Development Department
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

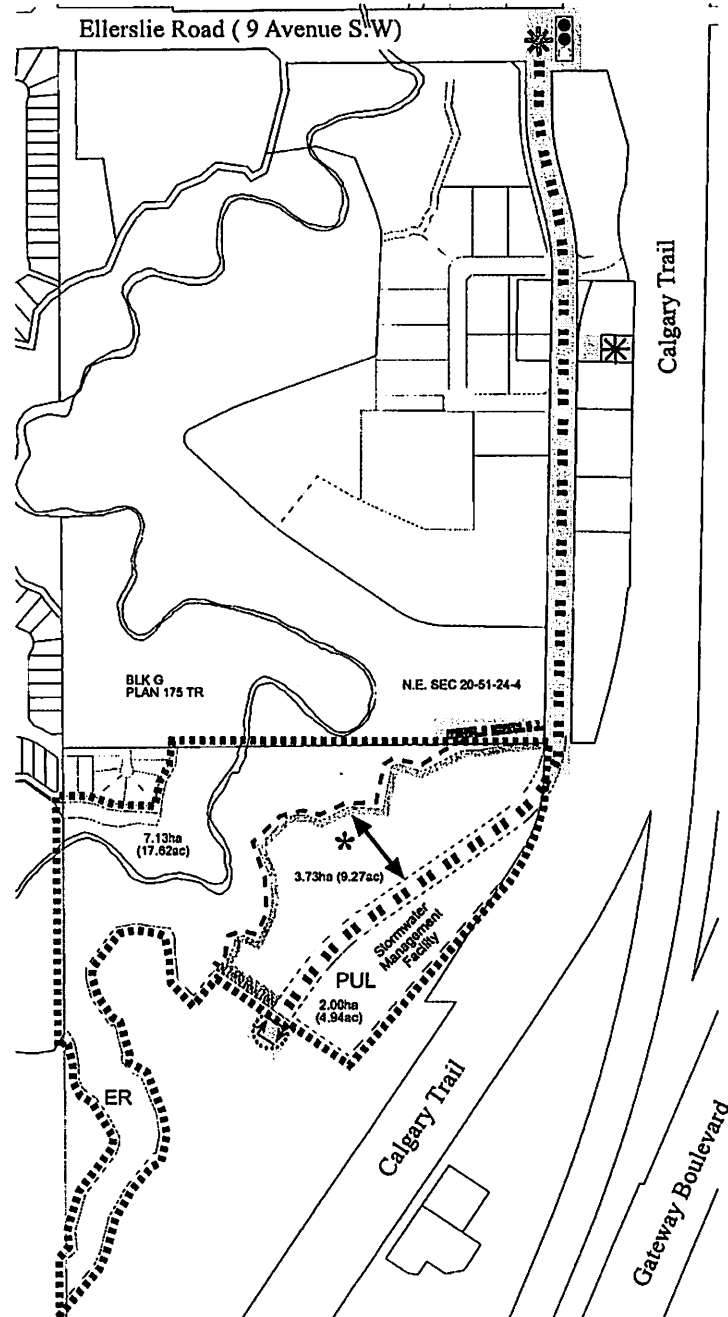
Scott Mackie
Subdivision Authority

SM/lb/Posse # 068503411
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

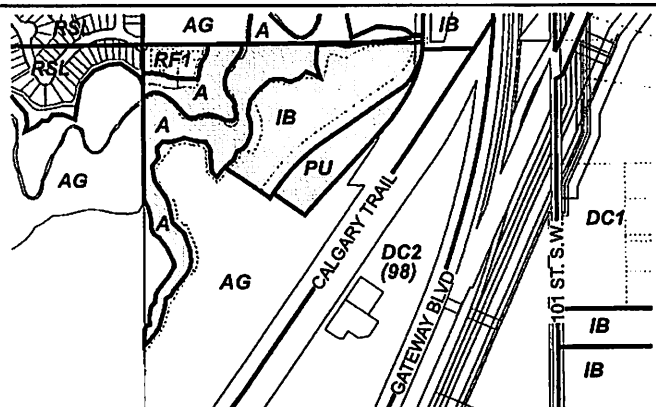
July 15, 2010

LDA09-0046



- Legend:**
- Limit of proposed subdivision
 - ▨ Include in Engineering drawings
 - ||||| Register 6m walkway right-of-way
 - Easement for top-of-bank walkway
 - * Restrictive covenant: Re: top-of-bank
 - ↔ Easement on title: Re - Emergency Access
 - 3.0m Asphalt multi-use trail
 - 1.2m Uniform fence with gate for emergency access
 - ↻ 17m temporary turnaround
 - Bollards
 - ■ ■ Dedicate road and construct 103A Street
 - * Dedicate and construct slip ramp
 - * Eliminate westbound left turn bay
 - Pay for traffic signals

- Legend:**
- ▨ Titled area to be subdivided
 - Subdivision area





Subdivision Authority

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

July 15, 2010

File No. LDA10-0025

Select Engineering Consultants Ltd.
220 - 9303 34 Ave
Edmonton, AB
T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to dedicate collector and arterial roadway from Lot 5, Block 1, Plan 102 1102; located north of 167 Avenue and west of 127 Street; **ALBANY**

I The Subdivision by Plan is APPROVED on July 15, 2010 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, 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;
3. 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 and 127 Street, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the Memorandum of Agreement for the subdivision within the Oxford Neighbourhood (LDA09-0259) be signed prior to the endorsement of this application, or the owner comply with Clause II (13);
5. that the owner clear and level 167 Avenue and 127 Street as required for road right of way dedication to the satisfaction of the Transportation Department;
6. that the owner dedicate the road widening area for 127 Street as shown on the "Conditions of Approval" map, Enclosure 1;
7. that the owner enter into a Sidewalk Utility Right-of-Way Agreement to create an easement for the portion of multi-use trail, 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 (1) 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 his 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 engineering drawings include constructing a connection to the existing 450mm water main on 167 Avenue and a connection to the 600mm water main on 127 Street to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a 300mm water main in the location as shown on the "Conditions of Approval" map, Enclosure I;
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 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;
9. that the owner construct four lanes of 167 Avenue to a divided urban arterial roadway standard from west of the intersection of 167 Avenue and 127 Street to the western boundary of the subdivision, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the requirement for the owner to construct 130 Street to an 11.5m collector roadway standard within the subdivision and easement areas to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include construction of a 12m radius gravel surface temporary turnaround with bollards or mini-barriers at the north end of 130 Street to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
13. that the owner obtain the necessary easements and design and construct a suitable stage of the ultimate Oxford Storm Water Management Facility (Lake 2) including the real time control structure and outlet pipe which are required to service the proposed development area;
14. 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 Community

Services, Transportation and Asset Management and Public Works Departments;
and

15. 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.

The amount of Municipal Reserve (MR) owing for this subdivision is 1.49 ha and is being provided from land legally described as Plan 414ET, Block D, in the Gorman Industrial West neighbourhood as per the signed May 26, 2010 Agreement. This Agreement required Cameron Development Corporation (CDC) to transfer 5.76 ha of land to the City as MR dedication in order to satisfy a condition of Subdivision LDA06-0164 requiring 3.16 ha of MR. Therefore, a credit of 2.31 ha was granted to CDC in recognition that the land exceeded the required MR dedication. With 1.49 ha of this excess MR being used with this subdivision, 0.82 ha of MR credit remains in the Agreement.

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 5 days from the date the decision is mailed.

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

**Mr. Daniel MacGregor, Planner I
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 # 093728665

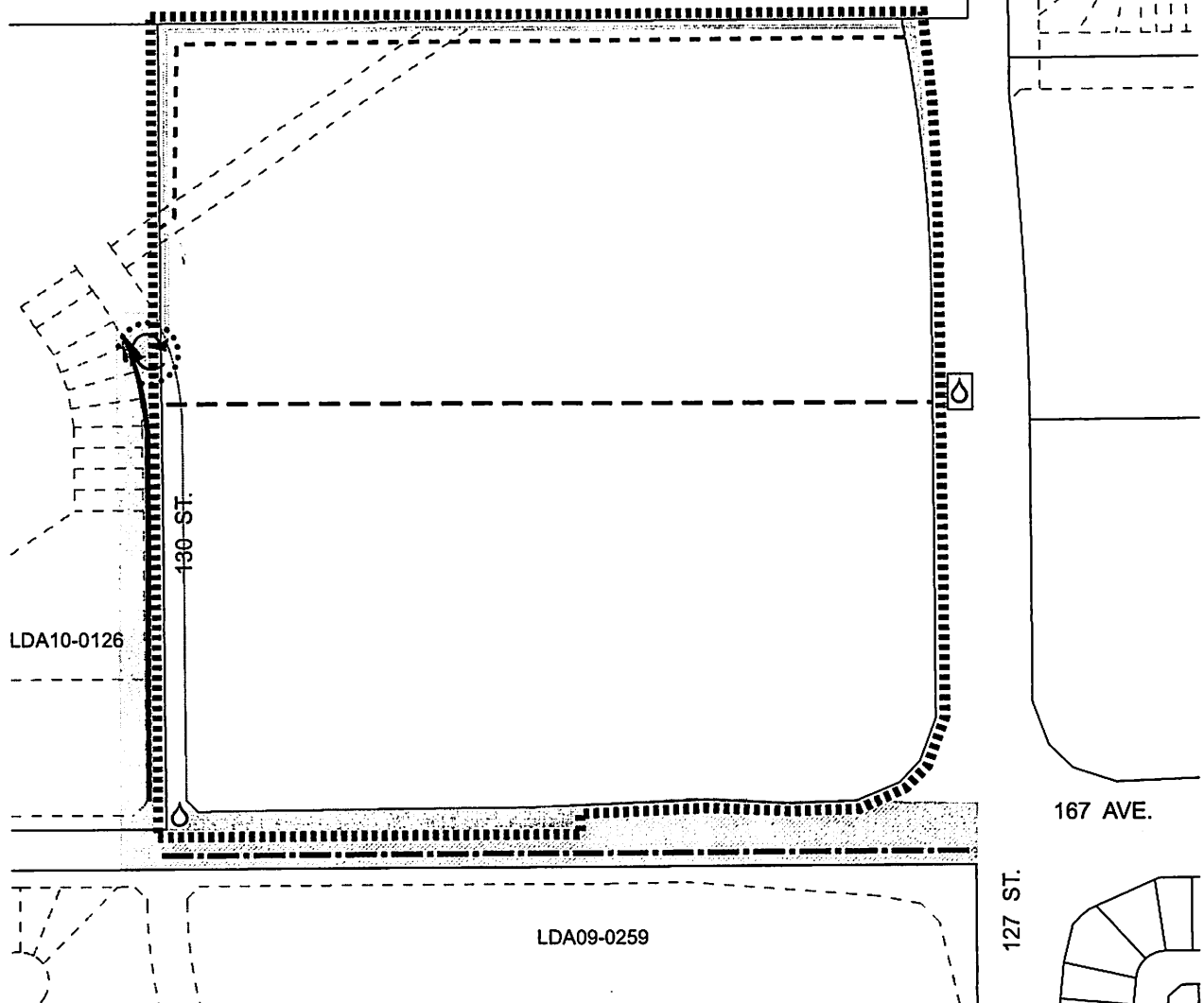
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

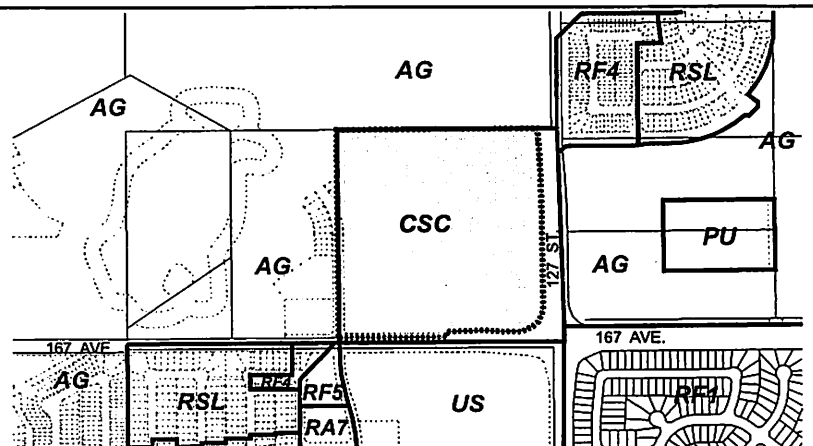
July 15, 2010

LDA10-0025

- | | |
|--|--|
| <ul style="list-style-type: none"> Limit of proposed subdivision  Include in Engineering Drawings  Roadway dedication  Dedicate utility right-of-way 1.8m Uniform screen fence - - - Construct watermain extensions  Watermain connection | <ul style="list-style-type: none"> - - - Construct four lanes to a divided urban arterial standard  Construct collector roadway - - - 3.0m Multi-use trail/sidewalk utility right-of-way agreement required  12.0m Temporary gravel turnaround with bollards |
|--|--|



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





Subdivision Authority

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

July 15, 2010

File No. LDA10-0165

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from a portion of Lot 1, Block A, Plan 102 0680; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on July 15, 2010 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 subdivision boundary be amended to include the collector roadways and James Mowatt Trail, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; 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, 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 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; 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, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Please note, Municipal Reserve was dealt with under SUB/05-0093, SUB/05-0072, and SUB/05-0081.

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. Tammy Niina at 780-496-1650 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/tn/Posse # 98607219

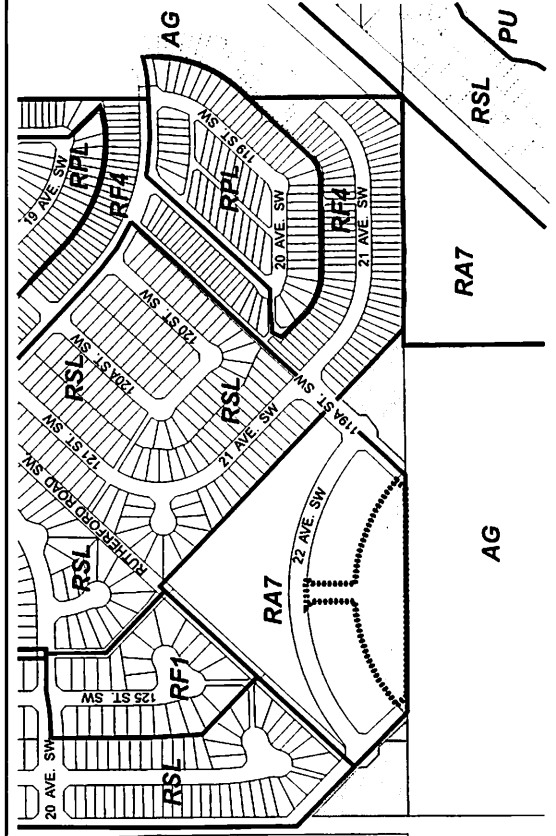
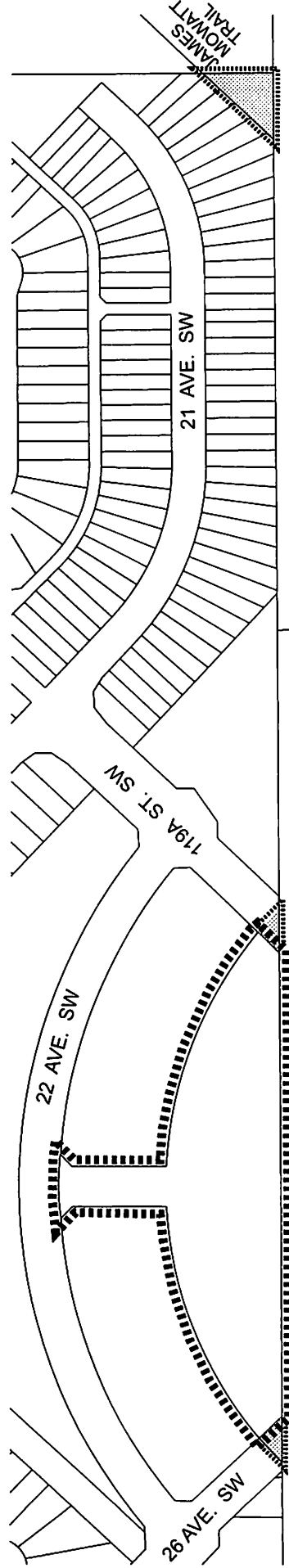
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 15, 2010

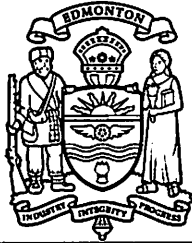
LDA10-0165

- Limit of proposed subdivision
Amend subdivision boundary
Dedicate road right-of-way



- Titled area to be subdivided
Subdivision area

Thursday, July 8, 2010
10:00 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 8, 2010 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 30, 2010 meeting be adopted.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
3.	OLD BUSINESS		
1.	LDA09-0274 Posse 9176059-001	Tentative Plan of subdivision to create 65 single detached residential lots, two medium density lots, and 3 municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and Lot 1, Plan 852 2000 located north of the proposed 30 th Avenue and east of James Mowatt Trail; CALLAGHAN	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	NEW BUSINESS		
1.	LDA10-0098 Posse 96608280-001	Tentative plan of subdivision to create 22 semi-detached residential lots and 3 single detached residential lots from portions of NE-23-51-24-4 and NW-23-51-24-4 located east of 66 Street and south of Watt Boulevard; WALKER	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED

2.	LDA10-0123 Posse 97696034-003	Tentative plan of subdivision to create one (1) public utility lot and one (1) commercial parcel from a portion of Lot 3, Block 14, Plan 0822223 and Lot 4PUL, Block 14, Plan 0822223, AMBLESIDE	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 10:25 a.m.		