

Thursday, July 21, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 29

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 21, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 14, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA10-0343
Posse 103986608-001

Tentative plan of subdivision to create 136 single detached residential lots, 26 semi-detached residential lots, one (1) medium density lot and one (1) public utility lot from SE 24-53-26-W4M; located west of Winterburn Road (215 Street); **HAWKS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA11-0097
Posse 108472775-001

Tentative plan of subdivision to create 80 single detached residential lots, two (2) medium density residential lots, two (2) Municipal Reserve lots, three (3) public utility lots, and Lot A for the purpose of future designation as Municipal Reserve from a portion of Lot 6A, Block 1, Plan 1123399; located north of 167 Avenue and west of 127 Street; **ALBANY**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 10:15 a.m.



July 21, 2011

File No. LDA10-0343

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 136 single detached residential lots, 26 semi-detached residential lots, one (1) medium density lot and one (1) public utility lot from SE 24-53-26-W4M; located west of Winterburn Road (215 Street); **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on July 21, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 5.47 ha by a Deferred Reserve Caveat to the remainder of SE 24-53-26-W4M, pursuant to Section 669 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 owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street adjacent to the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to condition I (4) the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of Transportation Services;
6. that the owner dedicates the walkways as road right-of-ways, 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 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 submit detailed engineering drawings and technical studies/assessments in accordance with the City of Edmonton Design and Construction Standards, and to the satisfaction of Infrastructure Services;
8. that the owner design and construct the ultimate or a suitable interim stage of the Southeast and Northeast Storm Water Management Facilities and associated outfalls as well as the realignment of the existing creek within the Natural Area to the satisfaction of Infrastructure Services;
9. that the owner enter into a 5 year maintenance period be included for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of Infrastructure Services;
10. that the owner develop and implement a water quality monitoring program for Neighbourhood Three. The monitoring program must be developed and approved prior to the approval of the engineering drawings to the satisfaction of Infrastructure Services;
11. that the owner design and construct the required sanitary pump station and forcemain, to be included in the engineering drawings to the satisfaction of Infrastructure Services;
12. that the Big Lake Neighbourhood Three Neighbourhood Design Report (NDR) be approved by Infrastructure Services prior to approval of engineering drawings;
13. that the owner construct the first half of 215 Street to a four lane divided urban arterial roadway standard from Yellowhead Trail to Hawks Ridge Boulevard, including all channelization, accesses, intersections, shared-use path, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner submit preliminary plans for 215 Street prior to submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by the Planning and Development Engineering Section;
15. that the owner submit a Hydraulic Network Analysis Report to the satisfaction of EPCOR Water Services;

16. that the owner construct an off-site 450 mm water main from an existing water main stub currently terminating on Trumpeter Way, west of 215 Street to the satisfaction of EPCOR Water Services, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner construct 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. These turnarounds will be required prior to CCC or at the discretion and direction of Transportation Services;
18. that the owner construct a temporary 4 m wide gravel emergency accesses with T-bollards, as shown on the “Conditions of Approval” map, Enclosure I. The temporary emergency accesses will be required prior to CCC or at the discretion and direction of Transportation Services;
19. that the owner submit driveway plans for the lots as 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 to the satisfaction of Transportation Services;
20. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the “Conditions of Approval” map, Enclosure I. Additional improvements at the crossing, such as curb extensions may be required. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings to the satisfaction of Transportation Services;
21. that the owner construct 1.5 m concrete walkways with bollards, lighting and 1.8 m uniform screen fencing, to be provided within residential property lines to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
22. that the owner construct a 1.8 m uniform fence within residential property lines for all lots backing or flanking onto Hawks Ridge Boulevard as shown on the “Conditions of Approval” map, Enclosure I;
23. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 215 Street as shown on the “Conditions of Approval” map, Enclosure I;
24. that the owner construct a 3 m asphalt shared-use path within the greenway/ PUL, and that the engineering drawings include a temporary connection to the local road, to the satisfaction of Transportation Services, as shown on the Conditions of Approval” map, Enclosure I;
25. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
26. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-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 will be provided through 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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", written over a horizontal line.

For

Scott Mackie
Subdivision Authority

SM/cw/Posse #103986608-001

Enclosure

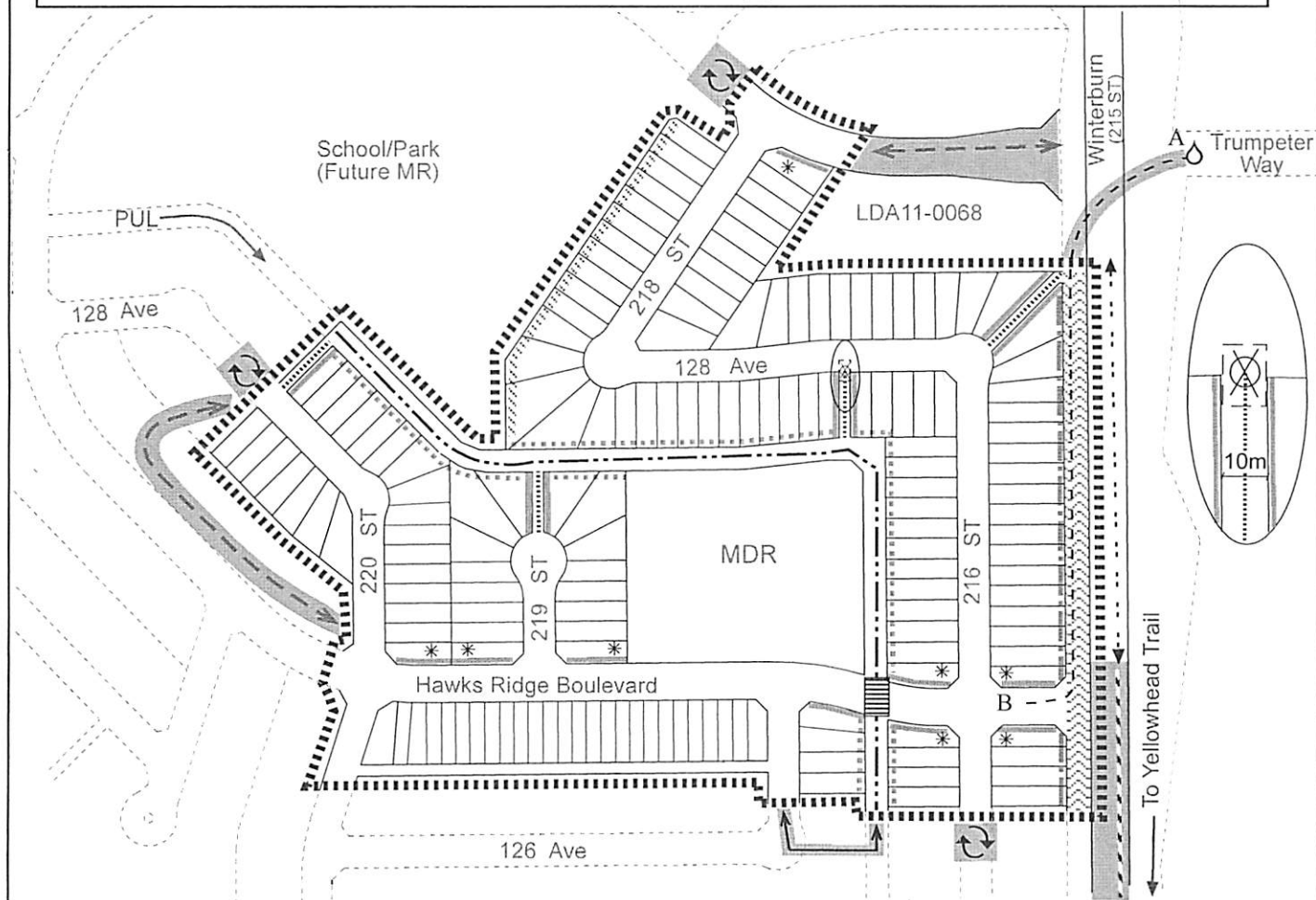
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 21 , 2011

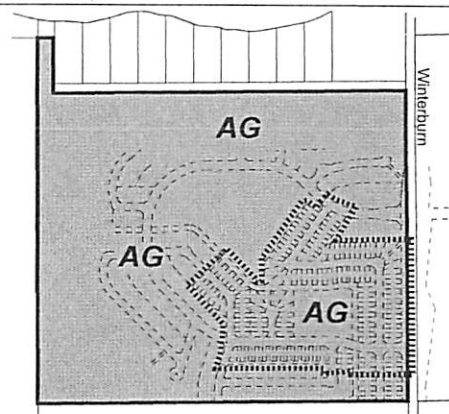
LDA10-0343

- Limit of proposed subdivision
- 1.2m Uniform fence
- 1.8m Uniform screen fence as per the Zoning Bylaw
- 1.8 Uniform fence
- 1.8m double board/no gap solid uniform screen fence
- 1.5m Concrete walkway with lighting
- 3m Asphalt shared use path within greenway
- Construct first half of 215 Street
- ↔ Construct Temporary trail connection

- ▨ Arterial dedication required
- ▨ Zebra marked crosswalk
- ▨ Include in Engineering drawings
- ↔ Gravel emergency access
- ↻ 12m Radius temporary grave turnaround
- * Driveway plans required
- ⦿ Water Connection
- Construct 450mm water main between points "A" and "B"
- ↔ Preliminary Plans required for 215 Street
- ⊗ Abandon well site and maintenance area



- ▨ Titled area to be subdivided
- Subdivision area



8. that the walkway be registered as road right-of-way 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 Condition I (2) 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 Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage 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 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 owner design and construct the required sediment forebays, outlet control structure, outlet pipe, and other works related to the Albany wetland to the satisfaction of Infrastructure Services;
8. that the engineering drawings include the construction of a 3m granular shared use path within the Transportation Utility Corridor (TUC), as shown on the “Conditions of Approval” map, Enclosure I. This trail must connect to the trail within the approved subdivision File No. LDA10-0003 located to the west;
9. that the owner construct a 1.5m concrete walkway within the northern Municipal Reserve site as shown on the “Conditions of Approval” map, Enclosure I. The walkway must connect to the path within the TUC;
10. that the owner construct a 3m shared use path, including bollards and lighting, to a residential alley standard roadway to allow for service vehicle access to the sediment ponds located within the two PUL lots, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the engineering drawings include the construction of a 3m asphalt shared use path along the outer (western) edge of the 30m Environmental Reserve buffer, as shown on the “Conditions of Approval” map, Enclosure I. The Albany Wetland Management Plan (June 2009) must be considered with in the development of this trail to ensure there are no adverse impacts to the Albany wetland to the satisfaction of Sustainable Development;

12. that the owner construct a 3m asphalt shared use path, including bollards and lighting, within the walkway right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences and noise attenuation barriers positioned wholly on privately-owned lands (except the paige wire fencing to be located on Provincially-owned lands) as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development; and
14. 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 and Environmental Reserve parcels to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

All Municipal Reserve (MR) owing for the titled property is being provided as land. Subdivision File No. LDA10-0003 created a Deferred Reserve Caveat, which will be discharged through this subdivision. Lot A is being created for the purpose of future dedication as MR. Lot A and the 0.01 ha MR lot will become part of larger public park sites.

Environmental Reserve was dedicated with the previously approved subdivision File No. LDA10-0003 to provide for the 30m buffer around the wetland.

Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer. Should the developer be unable to obtain Ministerial Consent, then the path construction and connection requirements within the TUC may be waived. Paige wire fencing within the TUC is required even if Ministerial Consent for the path is not obtained.

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 (5) days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at 780-496-6087.

Yours truly,



For

Scott Mackie
Subdivision Authority





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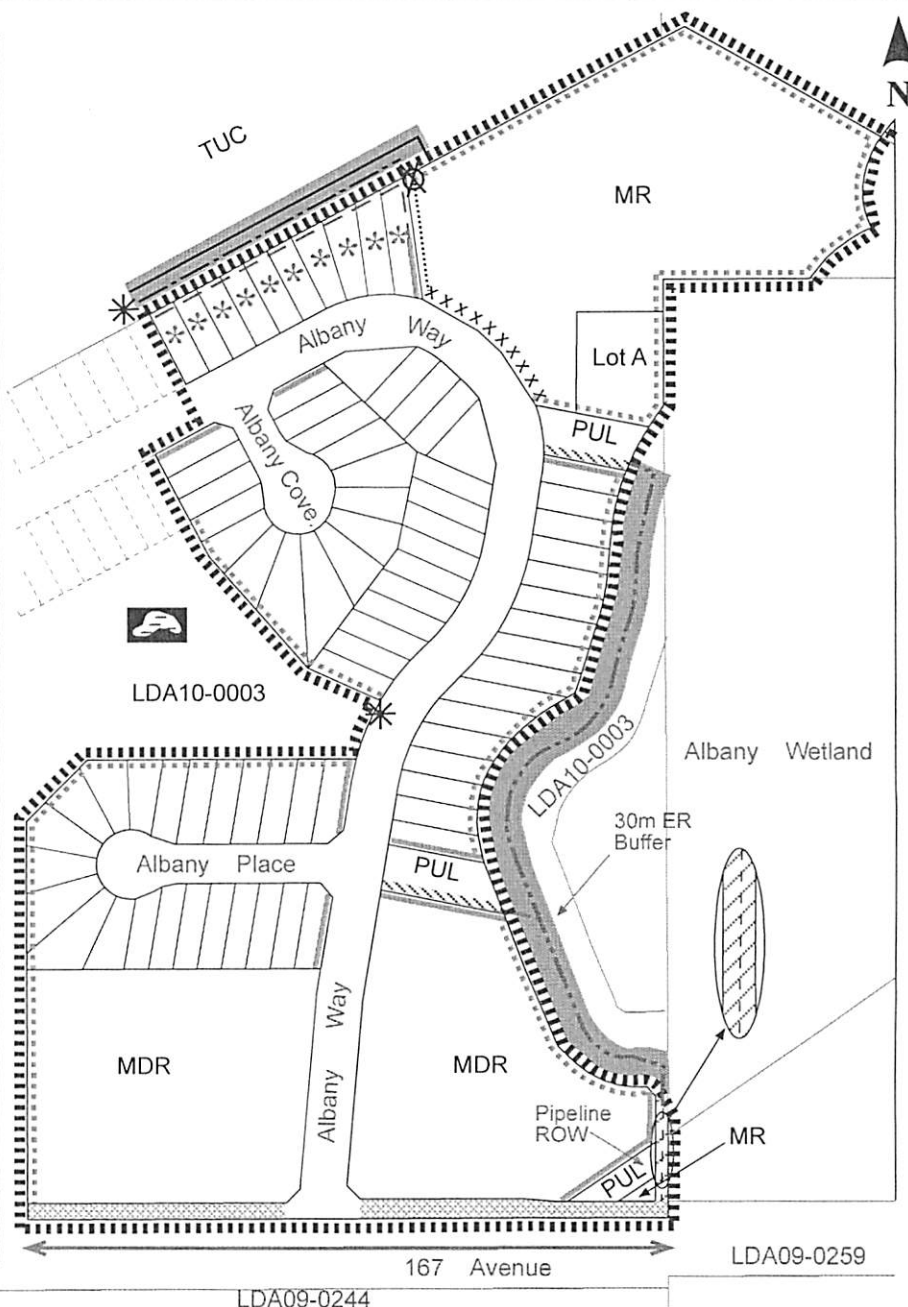
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 21, 2011

LDA11-0097

- Limit of proposed subdivision
- - - 2.8m Noise attenuation barrier
- 1.8m Uniform Screen Fence as per Zoning Bylaw
- 1.2m Uniform Screen Fence
- x x x x x Post and Rail Fencing
- 1.2m Paige Wire Fence
- - - 3m Granular Shared Use Path
- - - 3m Asphalt Shared Use Path
- 3m Shared Use Path with bollards and lighting (Residential Alley Standard)
- - - 3m Asphalt Shared Use Path with bollards and lighting
- ↔ Future Shared Use Path
- 1.5m Concrete Walkway
- * Berm restrictive covenant
- ⊗ Pedestrian opening
- * Connect to path in LDA10-0003
-  Stormwater Management Facility
-  Include in Engineering Drawings
-  Arterial Dedication
-  Register Walkway as Road Right-of-Way



-  Titled area to be subdivided
- Subdivision area

