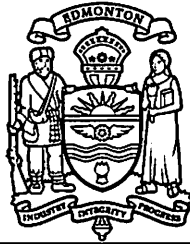


Thursday, July 21 , 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 29

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 21, 2011 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 14, 2011 meeting be adopted.	
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
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
5.	OTHER BUSINESS	



Subdivision Authority

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

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;
7. that the owner dedicate a portion of road right-of way to accommodate the abandoned well site working area, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map. Enclosure I;
8. that the owner provide easements to accommodate the 12m temporary turnarounds, as shown on the "Conditions of Approval" map, Enclosure I;
9. that easements for the public access be registered for the temporary emergency accesses and the temporary trail (shared-use path), 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 (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 minimum 1.2 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 minimum 1.2 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 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:

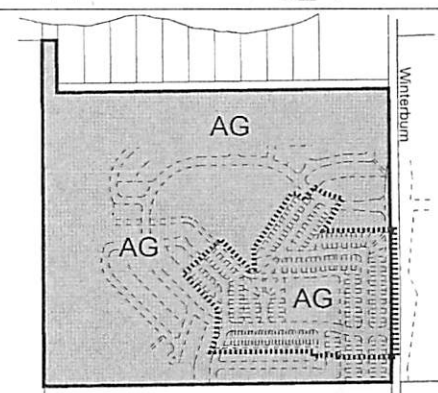
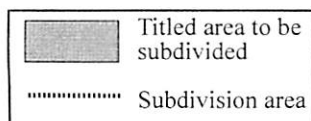
**Ms. Claudia Wong-Rusnak, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #103986608-001

Enclosure





July 21, 2011

File No. LDA11-0097

Scheffer Andrew Ltd.
12204 – 145 Street
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: 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

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

1. that the owner dedicate Municipal Reserve as a 0.01 ha lot and a 1.83 ha lot for a total of 1.84 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 Transportation Services for 167 Avenue along the south boundary of the subdivision, 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 Transportation Services;
6. that the approved subdivisions within the Carlton Neighbourhood (File No. LDA09-0244), Oxford Neighbourhood (File No. LDA09-0259), and Albany Neighbourhood (File No. LDA10-0003) be registered prior to or concurrent with this application;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the 2.8m noise attenuation barrier as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;

8. that the owner prepare a 7.5m development setback restrictive covenant in favour of the City of Edmonton that will be registered against the identified lot shown on the "Conditions of Approval" map, Enclosure I;
9. that the walkway be registered as road right-of-way 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 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 5 days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at 780-496-6087, email at daniel.macgregor@edmonton.ca, or write to:

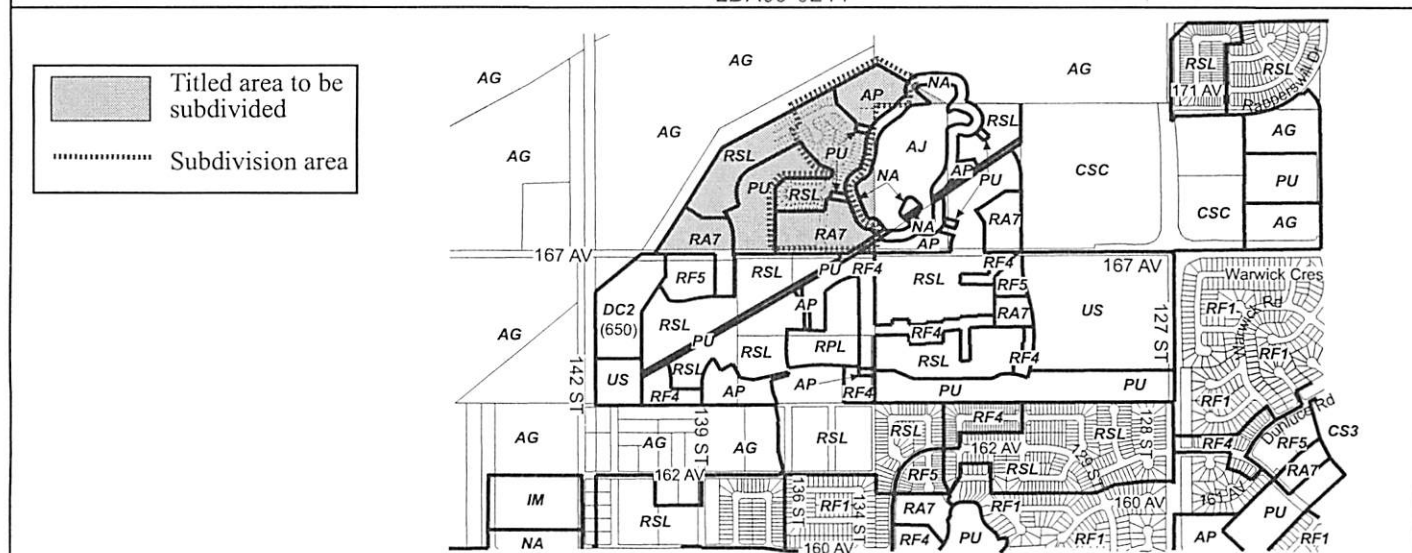
**Mr. Daniel MacGregor, Planner I
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/dm/Posse # 108472775-001

Enclosure



Thursday, July 14, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 28

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 14, 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 7, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA10-0052
Posse 092474564-001

Tentative plan of subdivision to create one (1) industrial business lot, and two (2) Environmental Reserve lots from Lot F, Plan 0020692 and a portion of NE 20-51-24-4, located west of 103A Street SW and south of Ellerslie Road SW; **HERITAGE VALLEY NEIGHBOURHOOD 7A**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA10-0357
Posse 104251227-001

Tentative plan of subdivision to create 20 single detached residential lots, one (1) medium density residential lot and one (1) Environmental Reserve lot from a portion of SW 20-52-24-4, located northeast of James Mowatt Trail and east of 111 Street SW; **BLACKMUD CREEK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.

LDA11-0135
Posse 109387270-001

Tentative plan of subdivision to create 52 single detached residential lots from portions of Block 1, Plan 2301 MC, SW 34-51-25-4, and Lot 1, Block 1, Plan 6082 MC located west of Windermere Road NW and North of Whitelaw Gate NW; **WINDERMERE**

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA11-0136 Posse 109582840-001	Tentative plan of subdivision to create six single detached residential lots from portions of Block 1, Plan 2301 MC, and SW 34-51-25-4, located west of Windermere Road NW and south of Windermere Wynd NW; WINDERMERE	
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 10:40 a.m.		