

Thursday, July 26, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 30

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 26, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 19, 2012 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA12-0035
Posse 120073579-001 | Tentative plan of subdivision to create 16 semi-detached residential lots and one (1) Municipal Reserve lot from Lot A, Plan 5069 NY located east of Windermere Drive SW and south of Watson Green SW; WINDERMERE |
| 2. | LDA12-0036
Posse 120087901-001 | Tentative plan of subdivision to create 10 single detached residential lots from Lot A, Plan 5069 NY, located south of Watson Green SW and east of Windermere Drive SW; WINDERMERE |
| 3. | LDA12-0057
Posse 120681811-001 | Tentative plan of subdivision to create 43 single detached residential lots, one (1) Municipal Reserve lot, four (4) Public Utility lots, and one (1) block shell (Lot A) from Lot 2A, Block 1, Plan 1123397; 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 26, 2012

File No. LDA12-0035

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 16 semi-detached residential lots and one (1) Municipal Reserve lot from Lot A, Plan 5069 NY located east of Windermere Drive SW and south of Watson Green SW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on July 26, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.15 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 money-in-place of Municipal Reserve, in the amount of \$404,130, representing 0.574 ha, pursuant to Section 666 and Section 667 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 approved subdivision within the Windermere Neighbourhood (File No. LDA11-0322) be registered prior to or concurrent with this subdivision;
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 walkway as road right-of-way to the satisfaction of Transportation Services, 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 (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 engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC (or at the discretion and direction of Transportation Services);
8. 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;
9. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Please note that the existing Deferred Reserve Caveat (#052 533 017) shall be reduced by 0.15 ha to dedicate the greenway. The remainder of the DRC shall be paid in cash in the amount of \$404,130.

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 #120073579-001

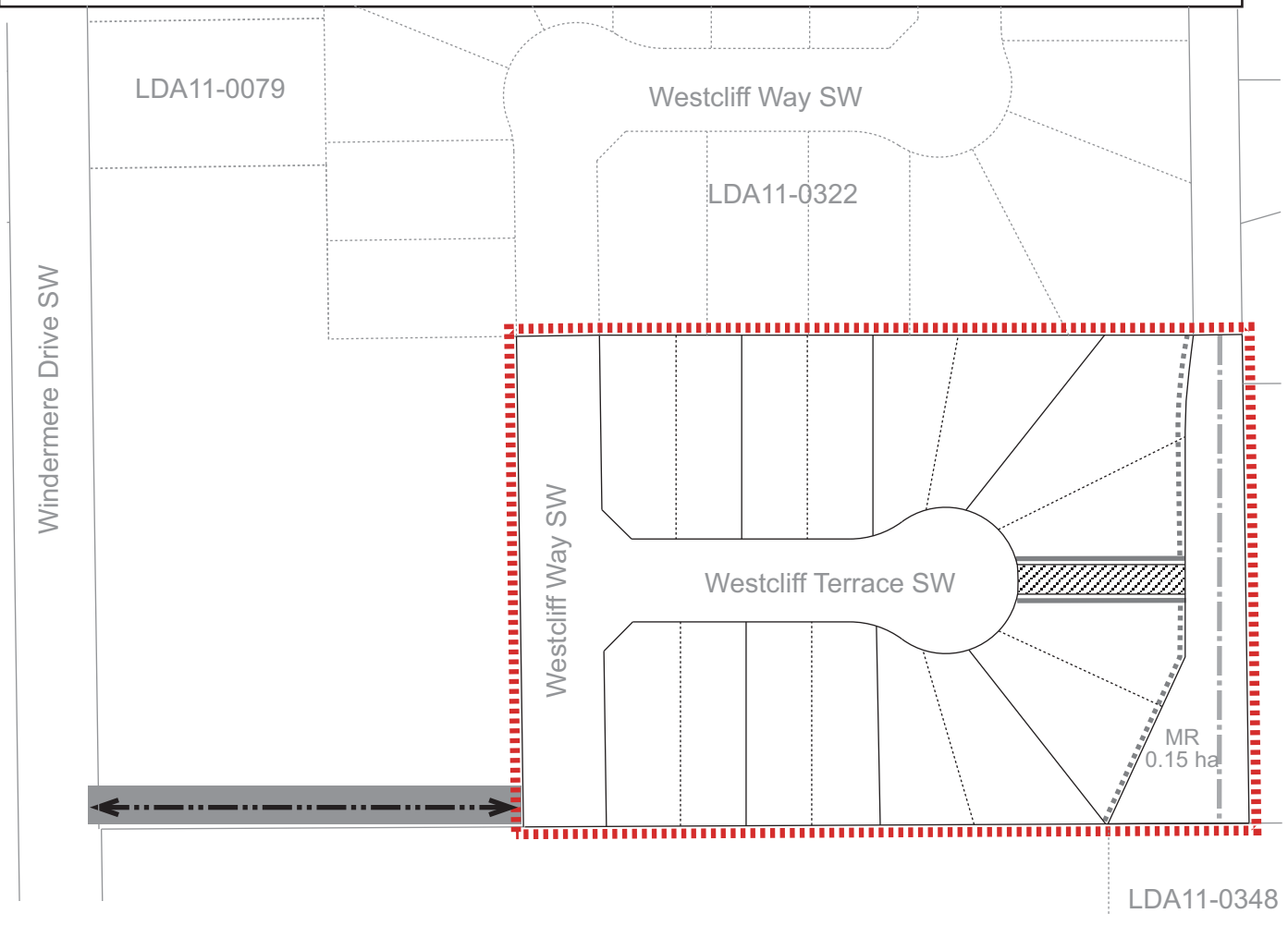
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 26, 2012

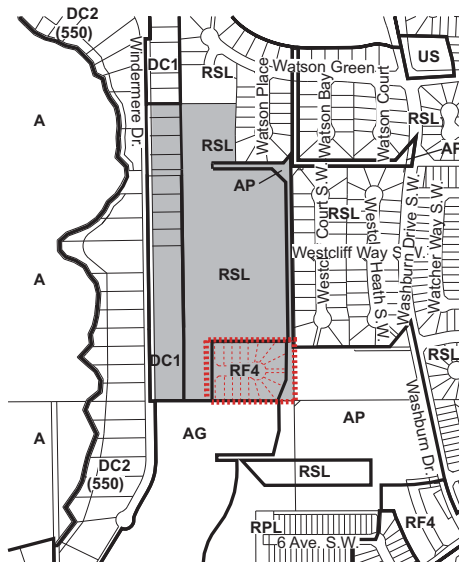
LDA12-0035

- Limit of proposed subdivision
- 1.8m uniform screen fence, as per Zoning Bylaw
- Minimum 1.2m uniform screen fencing
- 3m hard-surface shared-use path with dividing yellow centreline, "Shared-Use" signage, lighting, bollards and landscaping
- Construct 4m temporary gravel emergency access with T-bollards
- Register as road right-of-way and construct 1.5m concrete sidewalk with bollards and lighting
- Include in Engineering Drawings



LDA11-0348

- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

July 26, 2012

File No. LDA12-0036

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 10 single detached residential lots from Lot A, Plan 5069 NY, located south of Watson Green SW and east of Windermere Drive SW;
WINDERMERE

I The Subdivision by Plan is APPROVED on July 26, 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 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;
4. that the owner register an easement on the Certificates of Title for all affected parcels to facilitate construction of a temporary 4 m wide gravel emergency access required in LDA12-0035, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Windermere Neighbourhood (File No. LDA12-0035) be registered prior to or concurrent with this application; 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 (1) 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Please note that Municipal Reserve on Lot A, Plan 5069 NY has been provided through LDA12-0035.

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:

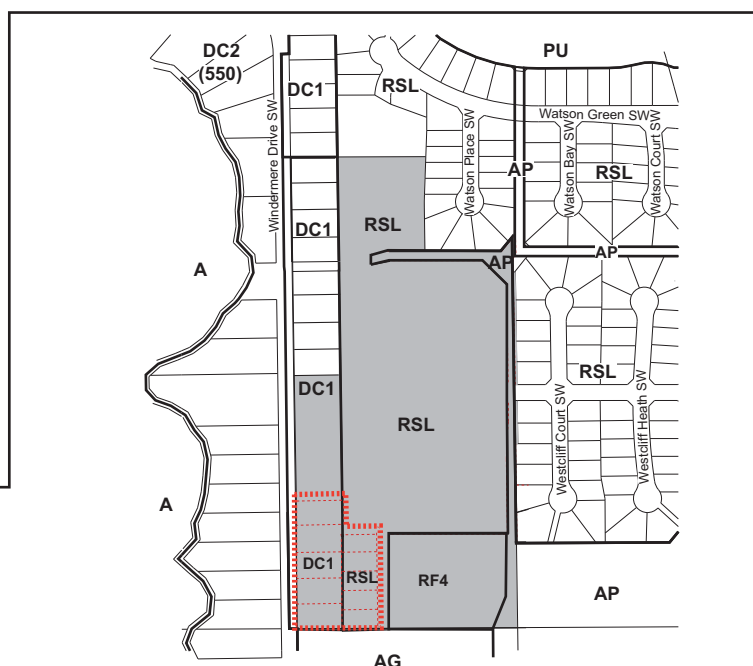
**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/ww/Posse #120087901-001

Enclosure





Subdivision Authority

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

July 26, 2012

File No. LDA12-0057

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 43 single detached residential lots, one (1) Municipal Reserve lot, four (4) Public Utility lots, and one (1) block shell (Lot A) from Lot 2A, Block 1, Plan 1123397; located north of 167 Avenue and west of 127 Street;
ALBANY

I The Subdivision by Plan is APPROVED on July 26, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.24 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 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., ATCO Pipelines Ltd., 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 approved subdivision within the Albany Neighbourhood (File No. LDA11-0097) be registered prior to or concurrent with this application;
5. that the owner prepare a pipeline setback restrictive covenant in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I; 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 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 forebay related to the Albany wetland to the satisfaction of the Drainage Services Branch of Financial Services and Utilities;
8. that the owner construct a 12m radius gravel surface temporary turnaround with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services);
9. that the owner construct a temporary 4m wide gravel emergency access with T-bollards from the southwest edge of the subdivision to 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I. This temporary emergency access will be required prior to CCC (or at the discretion and direction of Transportation Services);
10. that the owner provide two zebra-marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3m wide hard-surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I. This path shall connect to the 3m multi-use trail required in subdivision File No. LDA10-0025;
12. that the owner construct a 3m wide shared use path, including bollards and lighting, to a residential alley standard to allow for service vehicles to perform maintenance on the sediment pond, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands, except for the post and rail fencing on the Municipal Reserve, Public Utility Lot, and block shell parcel (Lot A), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities, 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.
The Deferred Reserve Caveat registered through subdivision File No. LDA10-0126 will be reduced by 0.24 ha and carried forward on title.

An additional 0.03 ha block shell lot (Lot A) will be created with the intent that this lot will be used for parkland.

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 days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at (780) 496-6087 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/dm/Posse # 120681811-001

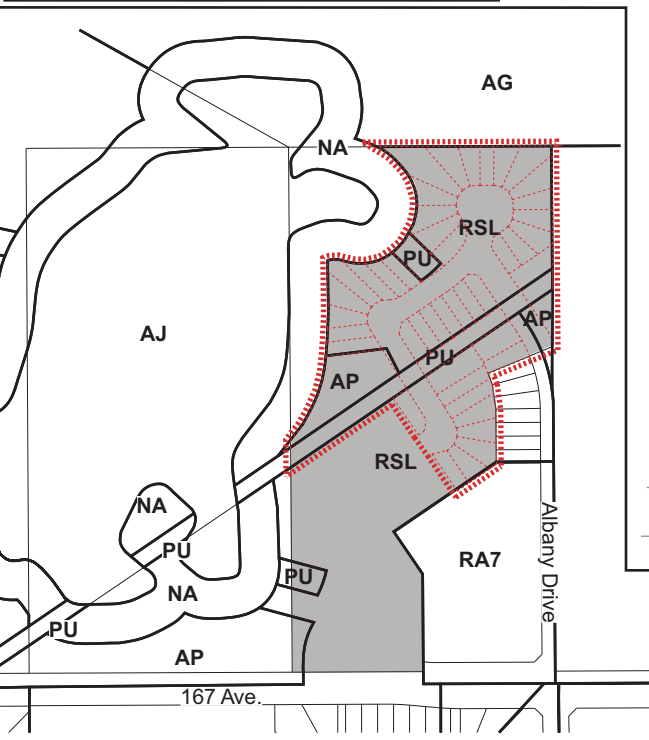
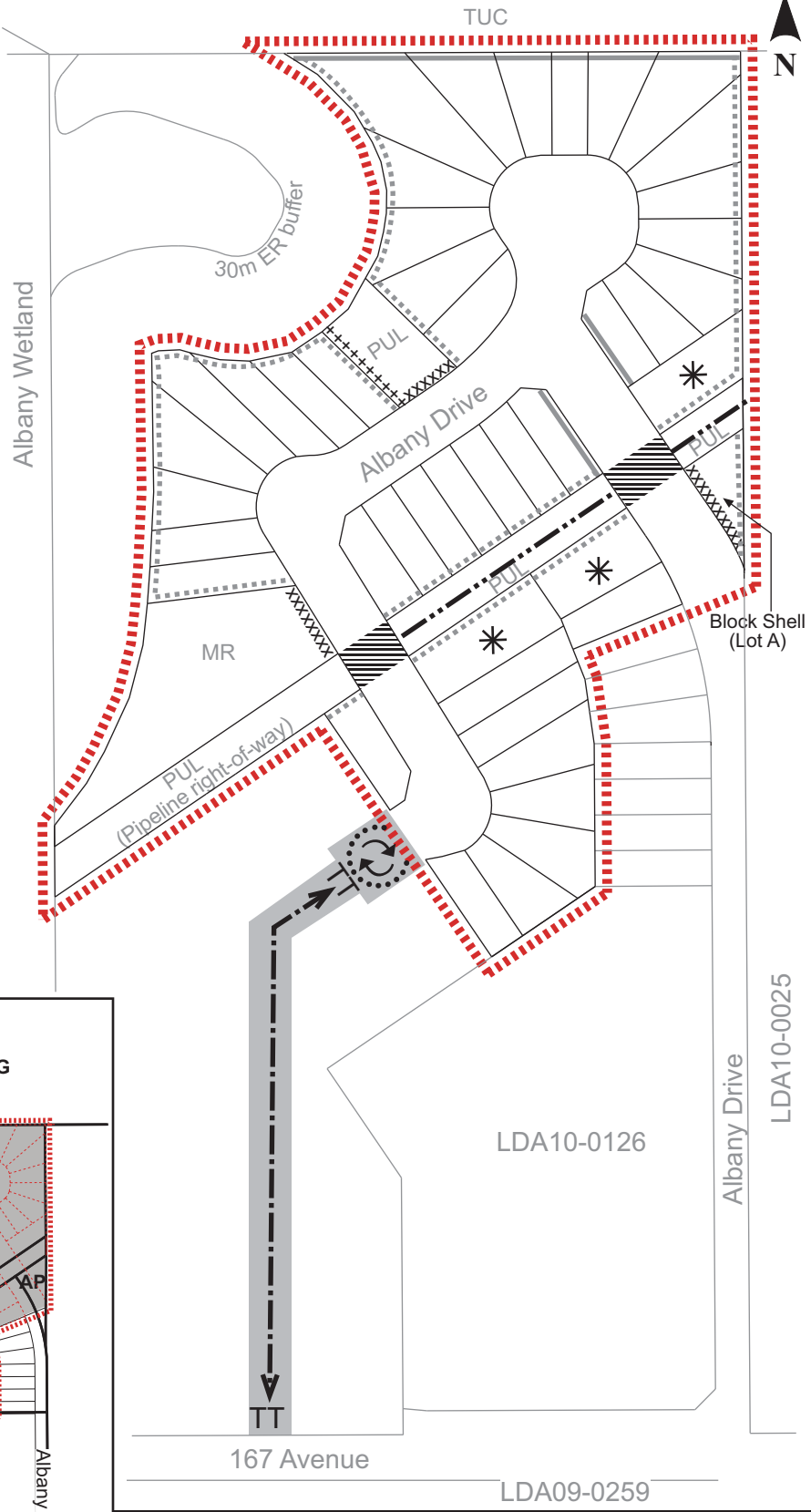
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 26, 2012

LDA12-0057

- Limit of proposed subdivision
- 1.8m Uniform screen fence, as per Zoning Bylaw
- 1.2m Uniform fence
- xxxxxxx Post and rail fence
- · — · — 3m Hard surface shared use path with dividing yellow centreline, "Shared Use" signage, lighting, bollards and landscaping
- +++++++ 3m Shared use path with bollards and lighting (residential alley standard)
- ↔ 4m Gravel temporary emergency access with T-bollards
- ⊙ 12m Gravel temporary turnaround with bollards or mini-barriers
- * Restrictive Covenant re: Pipeline setback
- TT T-bollards
- ▨ Zebra marked crosswalk with curb ramps and pedestrian signage
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area

Thursday, July 19, 2012
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 19, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0387
Posse 117279768-001

Tentative plan of subdivision to create 43 single residential housing lots, and 42 semi-detached residential lots from SE 23-51-24-4; located east of 56 Street SW and northeast of Watt Drive SW, **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA11-0399
Posse 117346006-001

Tentative plan of subdivision to create 95 single detached residential lots, one (1) multiple family lot, one (1) Public Utility lot and one (1) Municipal Reserve lot from the NE and SE 25-52-26-4, located north of Rosenthal Boulevard NW and west of 215 Street NW; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. OTHER BUSINESS

6. ADJOURNMENT

The meeting adjourned at 9:50 a.m.