

Thursday, June 10, 2010

10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 23

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the June 10, 2010 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the May 27, 2010 meeting be adopted.

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- |    |                                  |  |
|----|----------------------------------|--|
| 1. | LDA09-0128<br>Posse 87726201-001 | Tentative plan of subdivision to create one (1) municipal reserve parcel from SW-31-52-25-4 and SE-31-52-25-4, located north of Webber Greens Drive and west of Lewis Greens Drive; <b>WEBBER GREENS.</b>  |
| 2. | LDA10-0009<br>Posse 93766895-001 | Tentative plan of subdivision to create one (1) medium density residential lot, one (1) public utility lot and forty single detached residential lots from a portion of Lot D, Block X, Plan 052 6241 and a portion of SE 9-52-25-4, located north and east of Cameron Heights Drive, <b>CAMERON HEIGHTS</b> |
| 3. | LDA10-0075<br>Posse 94718414-003 | Tentative plan of subdivision to create 27 single detached lots, 46 semi-detached lots and one public utility lot from portions of SW-31-51-23-4 located east of 34 Street, south of 23 Avenue; <b>LAUREL</b>  |
| 4. | LDA10-0108<br>Posse 96660106-001 | Tentative plan of subdivision to create one (1) industrial lot from 4A, Block W, Plan 9423804 for the purpose of consolidation with adjacent lot, located east west of 180 Street and north of 102 Avenue, <b>MORIN INDUSTRIAL</b>   |

### 5. OTHER BUSINESS



Subdivision Authority

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

June 10, 2010

File No. LDA09-0128

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

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create one (1) municipal reserve parcel from SW-31-52-25-4 and SE-31-52-25-4, located north of Webber Greens Drive and west of Lewis Greens Drive; **WEBBER GREENS**.

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**I The Subdivision by Plan is APPROVED on June 10, 2010, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 6.10 ha parcel as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 6.79 ha by a Deferred Reserve Caveat registered against Block 1, Plan 822 1534, 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 easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
5. that the approved subdivision LDA07-0444 be registered prior to or concurrent with this application to provide the road right-of-way abutting this site;
6. that the rezoning application (Bylaw 15373) must be approved by City Council, prior to the registration of this subdivision application; 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 costs identified in the Servicing Agreement, among other things, servicing costs, assessments, and roadway modification costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay all construction costs and inspection costs occasioned by this subdivision 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 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;
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 construct all sidewalks and bollards in the location as shown on the "Conditions of Approval" map, Enclosure I; to the satisfaction of the Transportation Department;
7. that the engineering drawings include a temporary turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide full servicing, including 3-phase power along the entire frontage of the school/park site;
9. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation and Asset Management and Public Works Department; and
10. 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.

Municipal Reserve is addressed with this subdivision application in the form of a 6.10 ha dedication to satisfy part of the Municipal Reserve requirements for Webber Greens. 3.24 ha of the dedicated Municipal Reserve will come through the discharge of an existing Deferred Reserve Caveat (042 374 126) of 3.24 ha for SW 31-52-25-4. The remaining 2.86 ha of the Municipal Reserve will come from SE-31-52-24-4 to complete the 6.10 ha Municipal Reserve parcel. All remaining owing Municipal Reserves for Webber Greens (6.79 ha) will be deferred to Block 1, Plan 822 1534 to use towards the future expansion of the school/park site in the adjacent northern parcel (Block 1, Plan 822 1534). The 6.79 ha comes from 3.24 ha owing from Block 1, Plan 822 1534 and from the 3.61 ha remnant from SE-31-52-24-4, minus an arterial credit of 0.059 ha for the arterial contribution to Webber Greens Drive south of the school site (which is 0.59 ha in size).

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. Kenan Handzic at 780-944-0123 or write to:

**Mr. Kenan Handzic, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/kh/Posse # 87726201-001  
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

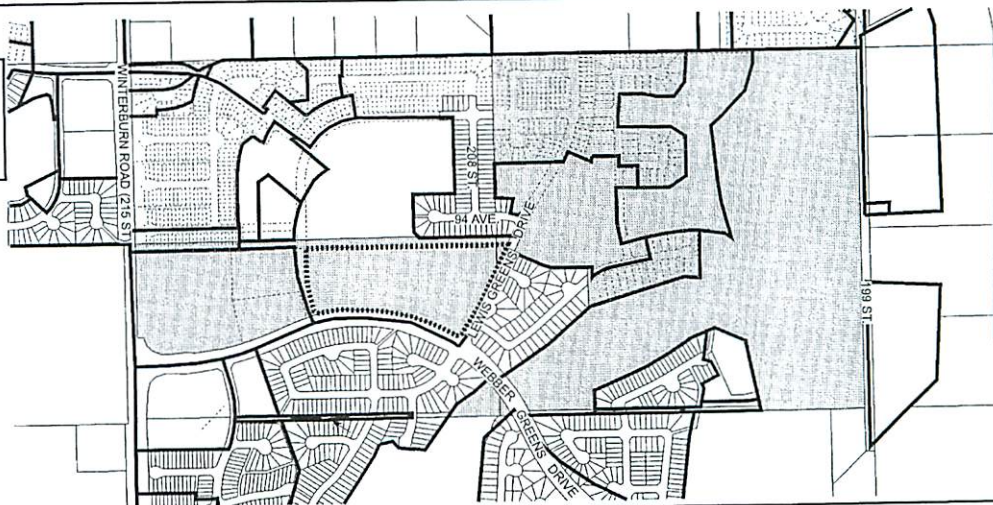
June 10, 2010

LDA09-0128

- Limit of proposed subdivision
- include in Engineering drawings
- Post and rail fence
- 1.5m Boulevard sidewalk and connector walk
- 2.0m Mono-walk
- - - Existing 1.5m mono-walk to be reconstructed to a 2.0m mono-walk with school construction
- ⊙ Temporary turnaround with bollards



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

June 10, 2010

File No. LDA10-0009

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) medium density residential lot, one (1) public utility lot and forty single detached residential lots from a portion of Lot D, Block X, Plan 052 6241 and a portion of SE 9-52-25-4, located north and east of Cameron Heights Drive, **CAMERON HEIGHTS**

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**I The Subdivision by Plan is APPROVED, on June 10, 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 owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all lots being created as per the applicable development restrictions shown by the Omni-McCann Consultants Ltd. geotechnical report dated May 7, 2001 (File no. 5-28-1);
4. 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;
5. that the owner register an emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct Cameron Heights Way to the north boundary of the future MR site to the satisfaction of the Transportation Department;
7. that the approved subdivision LDA10-0008 be registered prior or concurrent with this application to provide the logical road and servicing extension;

8. that the subdivision boundary be amended to include the dedication of Cameron Heights Way to the northern boundary of the future MR site, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the subdivision boundary be amended to exclude the dedication of Cameron Heights Way to the southwest end of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. This portion of roadway is to be dedicated and constructed as condition of LDA10-0008; 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 (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, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. 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;
5. 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;
6. that the emergency access contain a 3 m concrete sidewalk with T-bollards (The radius connector from the local roadway must meet ERD's requirements), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a pedestrian walkway from the 3 m concrete emergency access walkway to the vista/viewpoint, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register an easement for a 17 m temporary turn around, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a trail on the public utility lot, in the general location to the satisfaction of the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers to the

satisfaction of the Transportation Department in the locations 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 right-of-way, road islands, boulevards, medians, walkways 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.

Municipal Reserves are not owing for this subdivision of Lot D, Block X, Plan 0526241 and SE 9-52-25-4, as they have been addressed through subdivision file no. LDA09-0138.

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  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cw/Posse # 093766895-001  
Enclosure

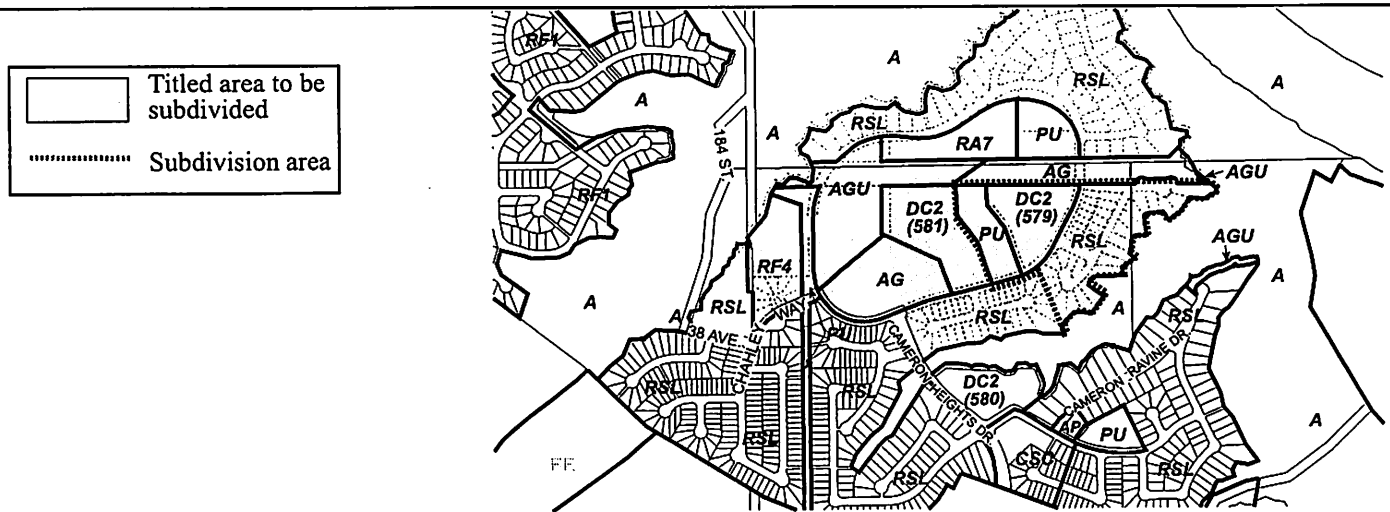
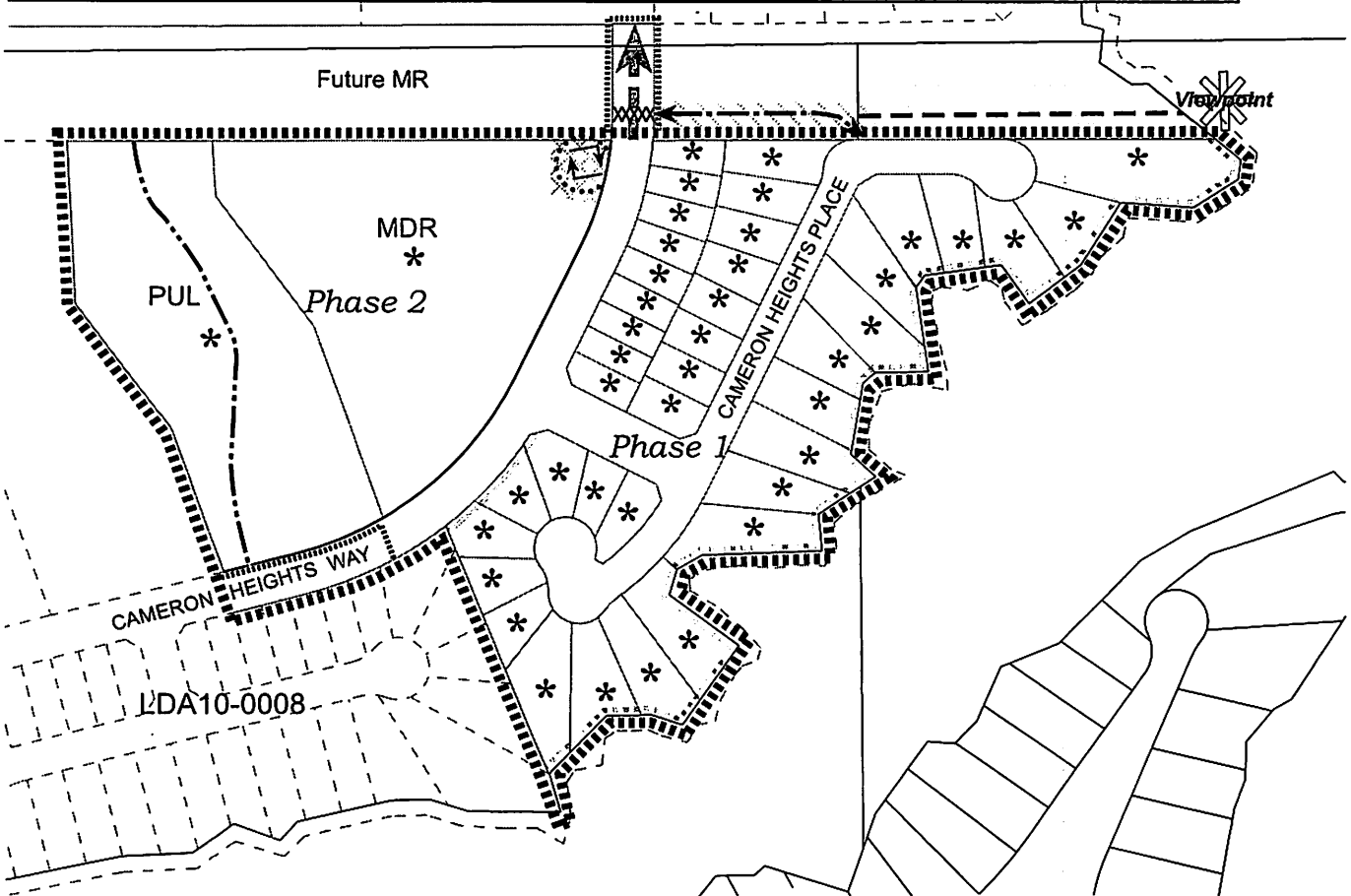


## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 10, 2010

LDA10-0009

■■■■■■	Limit of proposed subdivision		17.0m Temporary asphalt transit turnaround with bollards
.....	Amend subdivision boundary		Emergency access easement
	Include in Engineering drawings		3.0m concrete sidewalk with T-bollards
*	Restrictive Covenant re: geo-tech Omni-McCann Consultants Ltd.		Dedicate and construct ptn. of Cameron Heights Way
.....	1.8m Uniform screen fence		Pedestrian walkway connection to viewpoint in public access easement
.....	1.2m Uniform fence		zebra marked crosswalk with curb ramps and pedestrian signage
	Temporary transit turnaround easement		
---	3.0m Multi-use trail with signage, lighting and dividing yellow centerline		





Subdivision Authority

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

June 10, 2010

File No. LDA10-0075

Pals Survey  
10704 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 27 single detached lots, 46 semi-detached lots and one public utility lot from portions of SW-31-51-23-4 located east of 34 Street, south of 23 Avenue; **LAUREL**

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**I The Subdivision by Plan is APPROVED on June 10 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, 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 approved subdivisions within the Laurel Neighbourhood (File Nos. LDA07-0113) be registered prior to or concurrent with this application;
4. that the proposed public utility lot located in the north portion of the proposed plan of subdivision be registered as 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 costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 submits 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 completes the design and construction of the stormwater management facility to a size and location as shown in the Meadows Neighbourhood 4 Neighbourhood Design Report;
8. that all school and/or park sites will be fully serviced along the entire roadway frontage including 3 phase power with a cubicle;
9. that the engineering drawings include and the owner construct a 4.0 m temporary gravel emergency access (for fire rescue vehicles only) with a 12.0 m radius graveled temporary turnaround with concrete mini barriers or bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
10. that engineering drawings include and the owner construct an asphalt connection from the walkway containing a 1.5 m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing to the asphalt walkway within the adjacent storm water management facility 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;
11. 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; and
12. 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.

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

Municipal Reserves were provided as a 5.917 Deferred Reserve Caveat under subdivision LDA07-0113 and will be carried forward on the title.

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. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cp/Posse #094718414-003

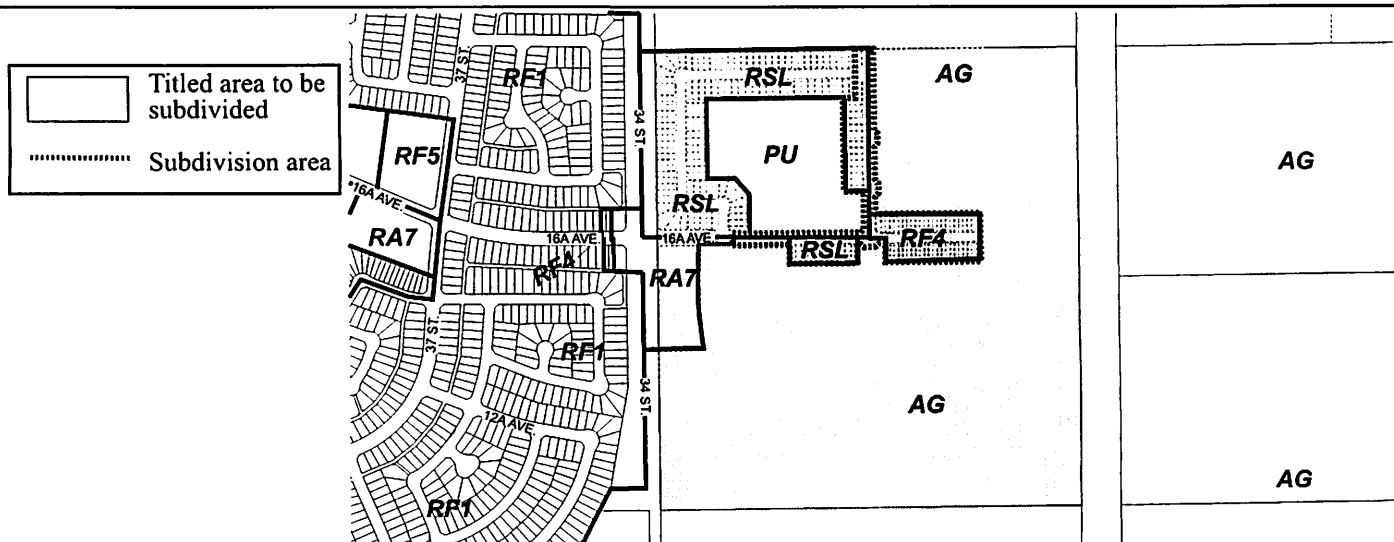
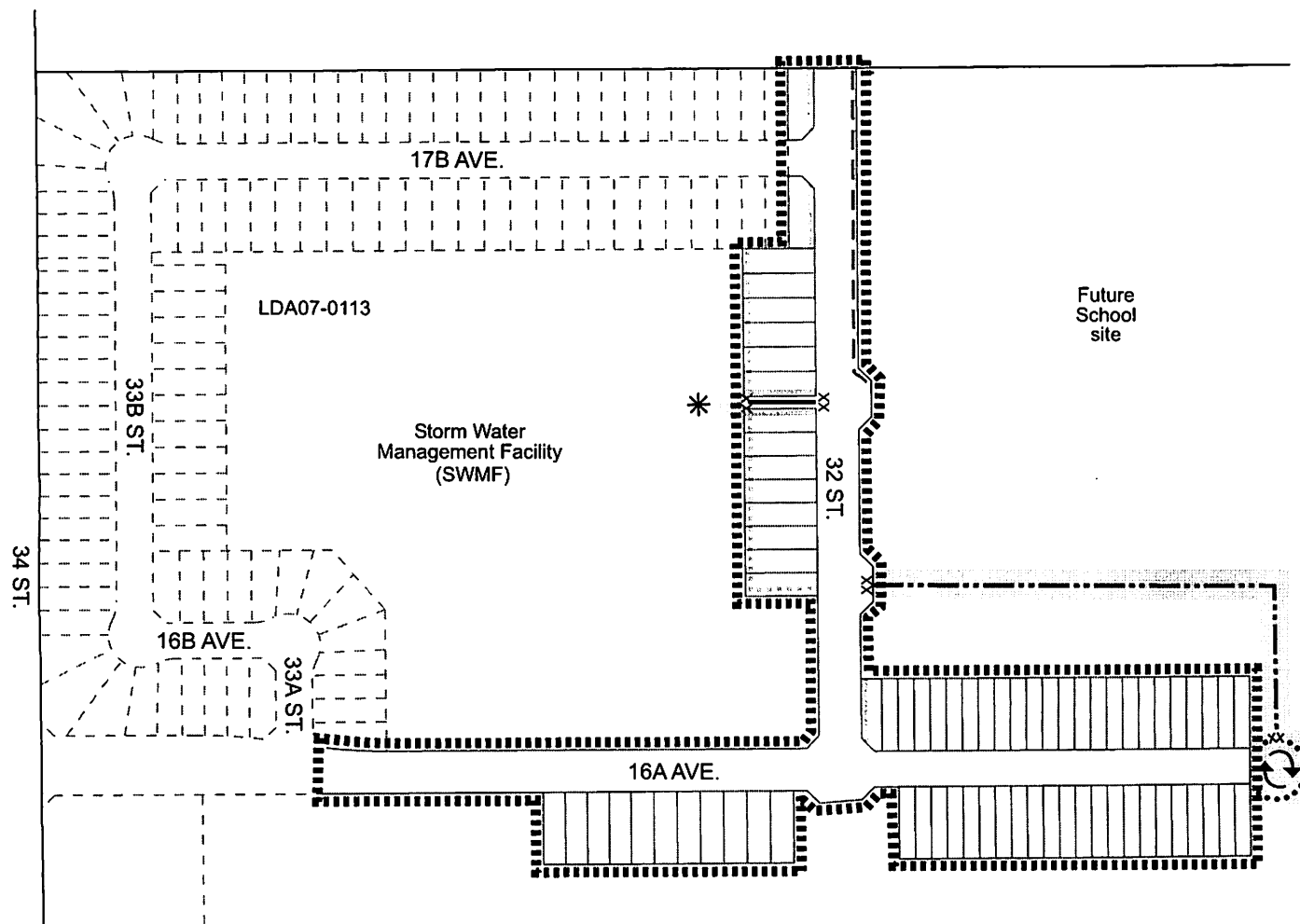
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 10, 2010

LDA10-0075

.....	Limit of proposed subdivision	↻	Temporary turnaround
▬	Include in Engineering Drawings	xx	T-Bollards
-----	1.8m Uniform screen fence	....	Bollards or concrete mini barriers
-----	1.2m Uniform fence	---	Temporary gravel emergency access
—	1.5m Sidewalk and lighting	*	Walkway connection to 3.0m asphalt walkway in (SWMF)
- - -	Phase 3 power		







Subdivision Authority

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

June 10, 2010

File No. LDA10-0108

Roth & Der Architects Ltd.  
9947 - 81 Avenue  
Edmonton, AB T6E 1W5

ATTENTION: Jim Der

Dear: Jim Der

RE: Tentative plan of subdivision to create one (1) industrial lot from 4A, Block W, Plan 9423804 for the purpose of consolidation with adjacent lot, located east west of 180 Street and north of 102 Avenue, **MORIN INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on June 10, 2010, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$248,644.37 representing 0.161 ha pursuant to Section 666 and Section 667 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., Telus, 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

The municipal reserve requirement is being addressed in it's entirety by money-in-place for both subject lots.

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. Don Read at 780-496-3633 or write to:

**Mr. Don Read, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

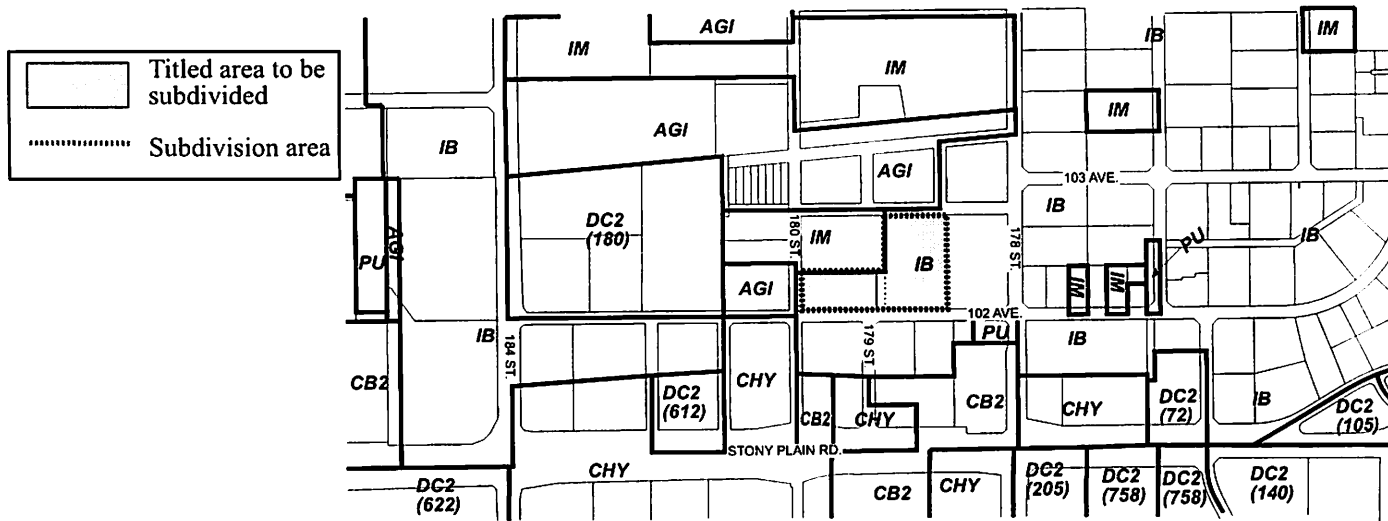
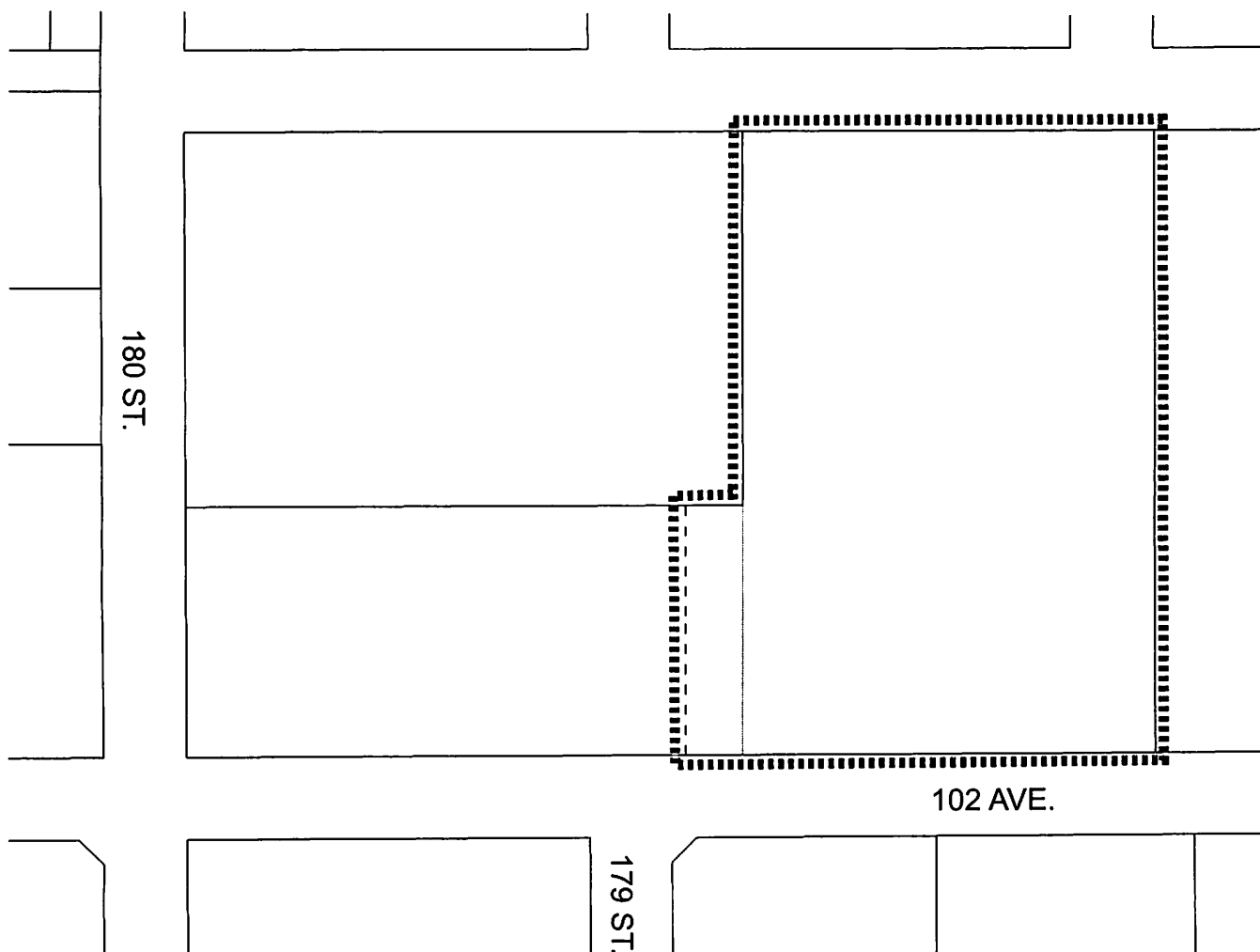
Yours truly,

Scott Mackie  
Subdivision Authority

SM/dr/Posse # 096660106-001

Enclosures

# ANN



Thursday, May 27, 2010  
11:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 21

**PRESENT** Blair McDowell, Senior Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 27, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 20, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA10-0097  
Posse 96806221-001

Tentative plan of subdivision to create ten (10) block shell parcels from Portions of 14-51-24-4, NE and SE 15-51-25-4, Lot 2, Block 1, Plan 032 6012, and Lot B, Plan 1009TR, to facilitate a land transfer, located west of 141 Street SW and North of 41 Street, **HERITAGE VALLEY/CHAPPELLE**

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 11:20 a.m.