

Thursday, June 14, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 24

PRESENT Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 14, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 7, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1.

LDA12-0038
Posse 119907563-001

Tentative plan of subdivision to create 35 single detached residential lots from NE 23-51-25-4, located west of 141 Street SW and south of Ellerslie Road; **HAYS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1.

LDA11-0086
Posse 108228661-001

Tentative plan of subdivision to create 25 single detached residential lots, 10 semi-detached residential lots, one (1) multiple family residential lot, two (2) Public Utility Lots and two (2) commercial lots from the north half of NW-22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **AMBLESIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA11-0244
Posse 112772103-001

Tentative plan of subdivision to create 89 single detached residential lots and one Municipal Reserve lot from NW 20-53-25-W4M and Lots B and C, Plan 1456 RS; located south of 137 Avenue and west of Starling Drive; **STARLING**

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 9:55 a.m.	



Subdivision Authority

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

June 14, 2012

File No. LDA12-0038

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 35 single detached residential lots from NE 23-51-25-4, located west of 141 Street SW and south of Ellerslie Road; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on June 14, 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 approved subdivision within the Hays Ridge Neighbourhood (File No. LDA11-0114) be registered prior to or concurrent with this application;
4. that the owner prepare a berm and fence Restrictive Covenant in favour of the City of Edmonton that will be registered against all proposed lots backing onto 141 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 141 Street SW as road right-of-way to conform to an approved Concept Plan to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. subject to clause I(5), that the owner clear and level 141 Street SW as required for road right of way dedication, to the satisfaction of Transportation Services;
7. that the owner prepare a public access easement to accommodate a walkway within the private stormwater management facility and a temporary emergency access, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner prepare a disturbed soil Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots, identified as Lot "A" and Lot "B", as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner prepare a 1.5m utility easement on the proposed lot, identified as Lot "A", as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner prepare a 3m utility easement on the proposed lot, identified as Lot "B", as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner dedicate all walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 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 pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges and other assessments applicable to the subdivision area 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 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 construct a 3 m hard surface shared use path with "Shared Use" signage, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards within the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m sidewalk within the private stormwater management facility to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a temporary 4 m gravel emergency access with T-bollards prior to CCC, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that a Noise Study be provided to confirm the noise attenuation required adjacent to 141 Street SW, in accordance with the City of Edmonton's Urban Noise Policy, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines

for all lots backing onto 141 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct all fences wholly within private property lines, to the satisfaction of the Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve for NE 23-51-25-4 will be carried forward by Deferred Reserve Caveat upon registration of LDA12-0143 and will be carried forward with this subdivision.

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. Nicholas Dyjach at 780-496-1758 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/nd/Posse #119907563-001

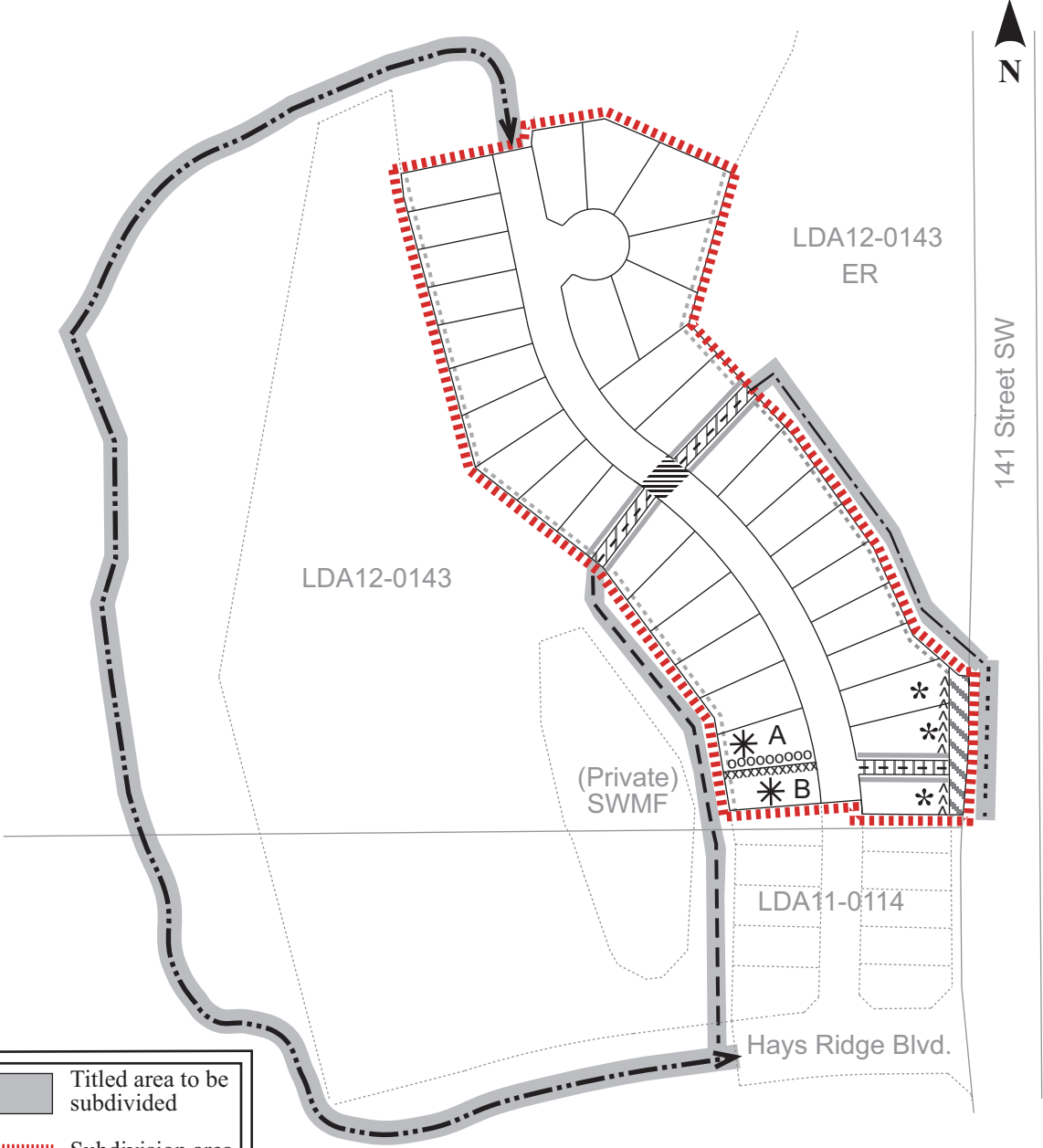
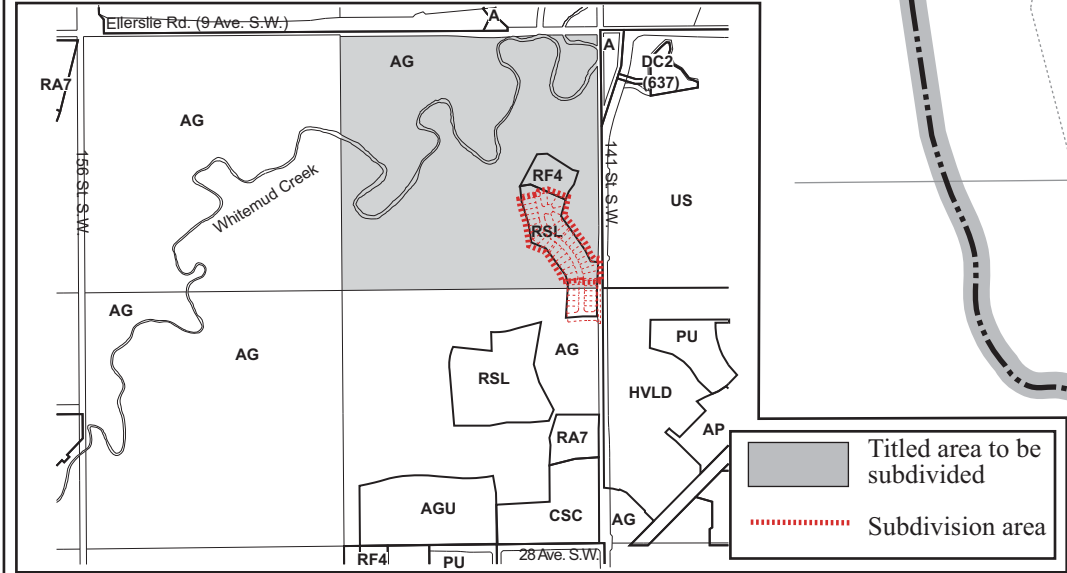
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2012

LDA12-0038

- Limit of proposed subdivision
- 1.5m Concrete sidewalk with bollards and lighting
- 1.5m Sidewalk and Public Access Easement
- 1.8m Uniform fence, as per Zoning Bylaw
- 1.8m Noise attenuation fence
- 1.2m Uniform fence
- 3m Asphalt shared use path
- 3m Hard surface shared use path with bollards and lighting
- 4m Temporary gravel emergency access and T-bollards
- 1.5m Utility Easement (Lot A)
- 3m Utility Easement (Lot B)
- Restrictive Covenant re: disturbed soil
- Restrictive Covenant re: berm and fence
- Dedicate, clear and level
- Register as road right-of-way
- Zebra marked crosswalk with curb ramps and signage
- Include in Engineering Drawings





June 14, 2012

File No. LDA11-0086

Qualico Developments
#280, 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 25 single detached residential lots, 10 semi-detached residential lots, one (1) multiple family residential lot, two (2) Public Utility Lots and two (2) commercial lots from the north half of NW-22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on June 14, 2012 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.24 ha by Deferred Reserve Caveat to the remainder of the north half of NW-22-51-25-4, 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 dedicates/designates road right-of-way to conform to a City Council approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW from the north property line to the south property line and for realigned Ellerslie Road SW from the west property line to the east property line, as shown on the "Conditions of Approval" maps, Enclosures I and II, pursuant to Section 662 of the Municipal Government Act. For clarification only, the land to be designated as road right-of-way for arterial roads (as per the approved Concept Plan) represents approximately 12.4% of the titled area. The dedication for the 170 Street freeway (as per the approved Concept Plan) represents approximately 5.3% of the titled area. The dedication for collector and local roads represents approximately 3.7% of the titled area;
5. that subject to Clause I (4), the owner clear and level 170 Street SW and all of realigned Ellerslie Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
6. that the subdivision boundary be amended to include the whole RF5 site in File No. LDA11-0330, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a berm and fence restrictive covenant in favour of the City of Edmonton that will be registered against the proposed MDR parcel as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate road rights-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 Clause I (2) 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 the first two lanes of Ellerslie Road SW to an urban arterial roadway standard, from 170 Street SW to Allan Drive SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the “Conditions of Approval” map, Enclosure I. This will require a temporary roadway to connect to the existing Ellerslie Road. Preliminary plans are required to be approved for Ellerslie Road SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include the construction of the first two lanes of 170 Street SW to an arterial roadway standard, from the existing urban section to Ellerslie Road SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the “Conditions of Approval” map, Enclosure I. Preliminary plans are required to be approved for 170 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
9. that the owner pay for the installation of traffic signals at the future Ellerslie Road SW intersections, as shown on the “Conditions of Approval” map, Enclosure I. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services;
10. that the engineering drawings include a temporary 6 m wide gravel roadway connection, (required prior to CCC,) to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;

11. that the owner construct a 3 m asphalt shared use path with dividing yellow centreline, "shared use" signage, lighting, bollards and landscaping to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner completes the design and construction of the ultimate stormwater management facility with this stage of development;
13. that the engineering drawings include the construction of the collector roadway (Allan Drive) across the PUL and the old Ellerslie Road SW alignment as shown on the "Conditions of Approval" map, Enclosure I;
14. that a noise study be provided to confirm the noise attenuation required adjacent to Ellerslie Road SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in the noise study. The owner must construct at a minimum, a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing onto Ellerslie Road SW, as shown on as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
15. 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
16. 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 Transportation Services, and Sustainable Development.

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

Municipal Reserves for the north half of NW-22-51-25-4 are to be registered as a DRC in the amount of 3.24 ha less 10 percent of the total area required for arterial roads and the ATCO high pressure pipeline with this subdivision.

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. Wesley Woo at 780-496-7370.

Yours truly,



FOR Scott Mackie
Subdivision Authority

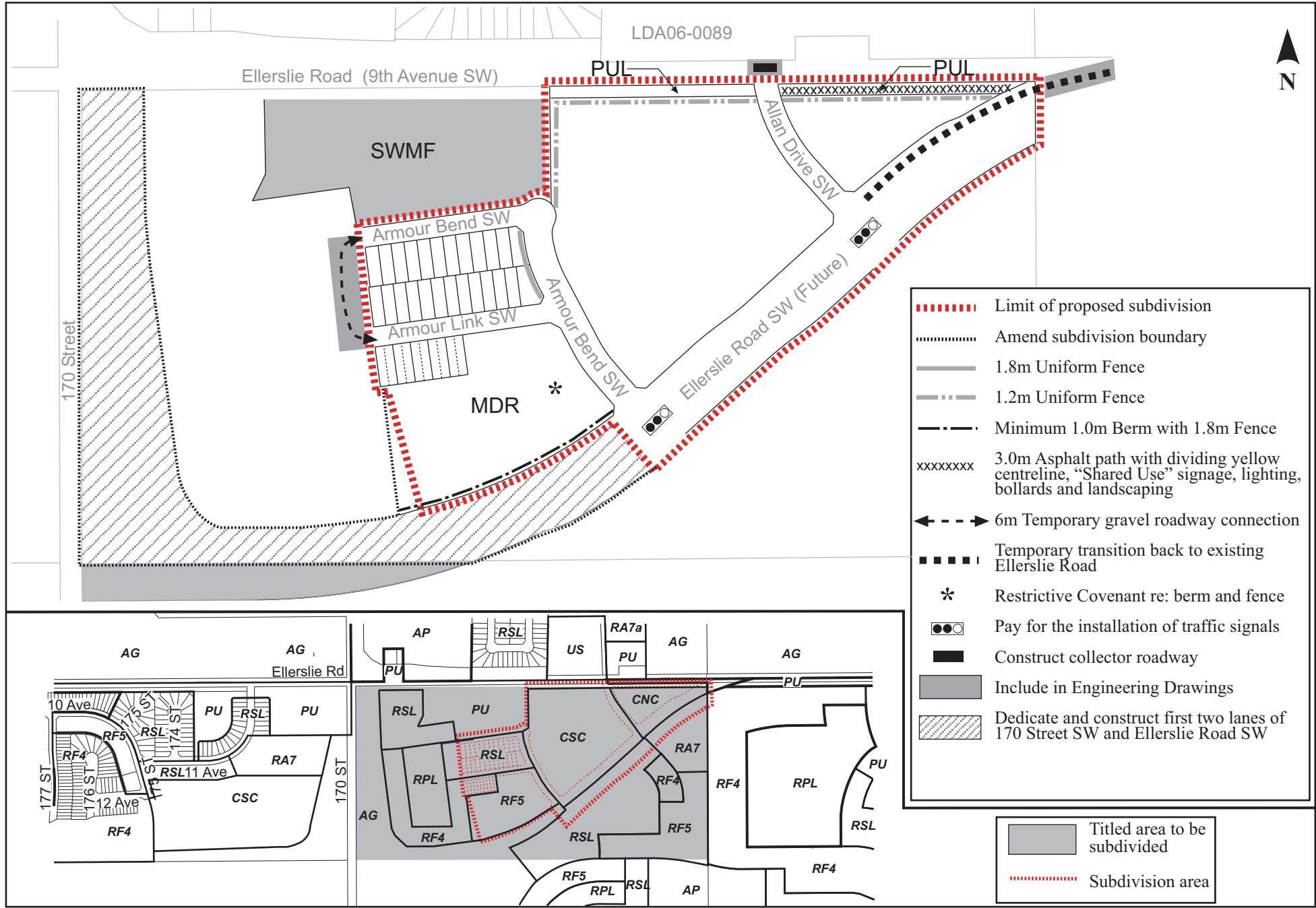
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2012

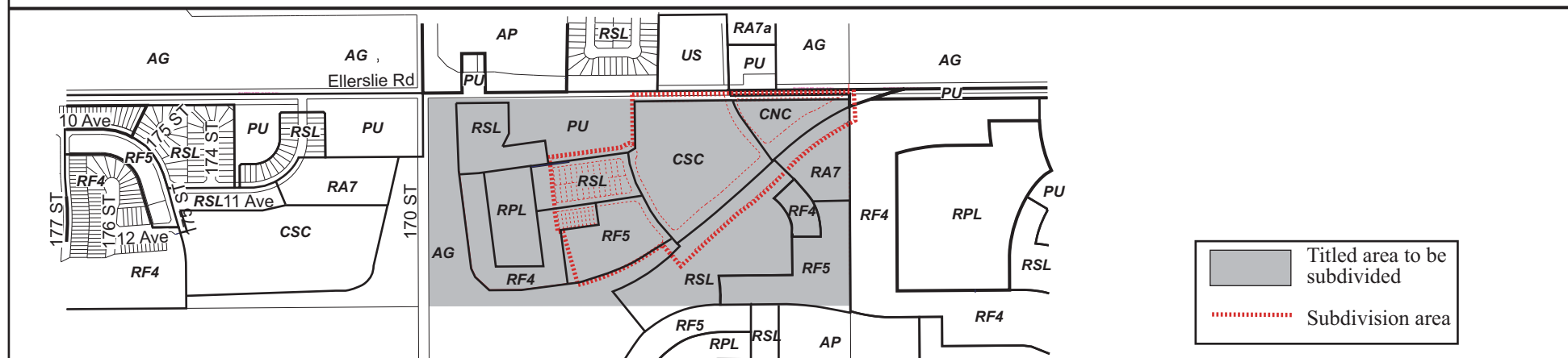
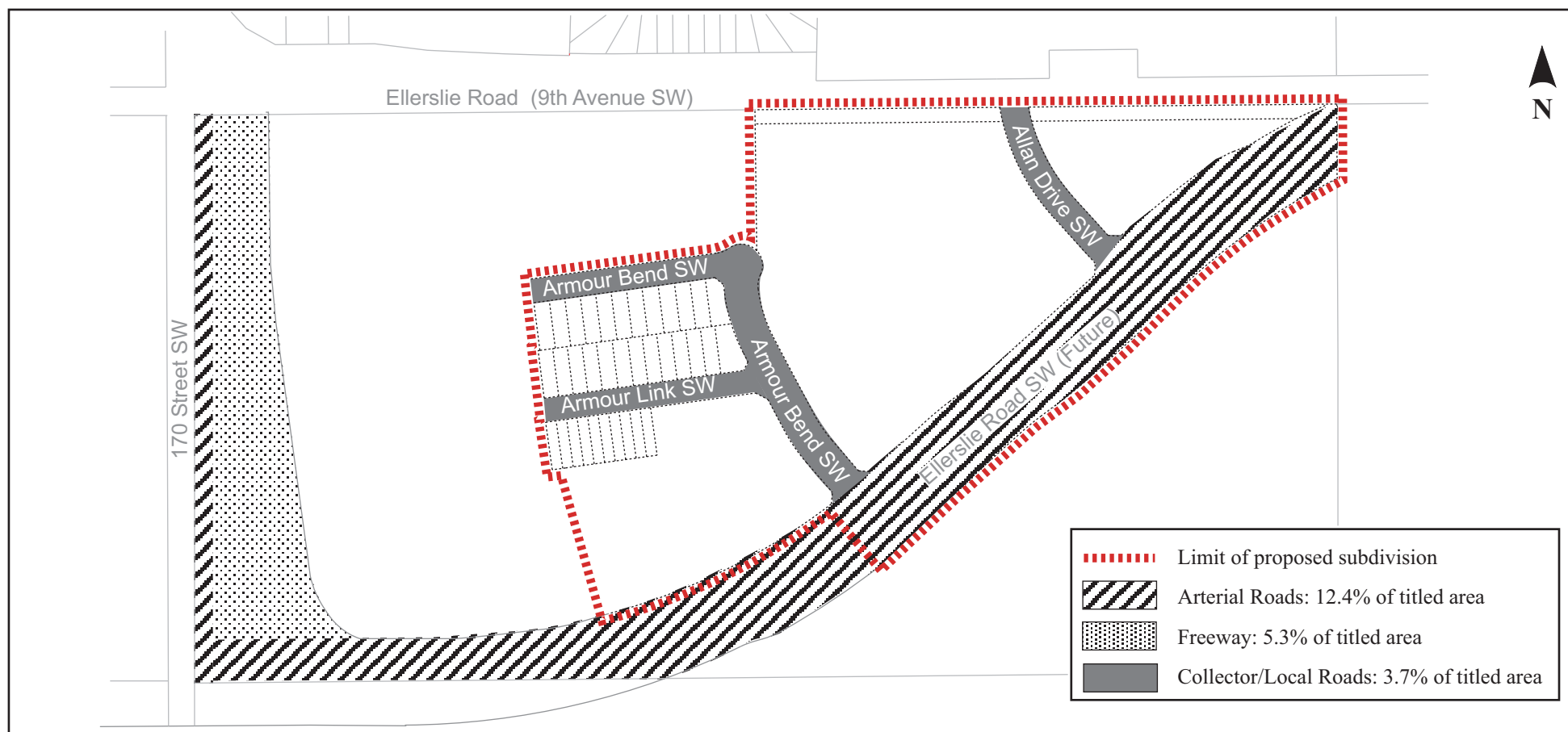
LDA11-0086



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2012

LDA11-0086





Subdivision Authority

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

June 14, 2012

File No. LDA11-0244

MMM Group Ltd.
#200, 10576-113 Street
Edmonton, AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 89 single detached residential lots and one Municipal Reserve lot from NW 20-53-25-W4M and Lots B and C, Plan 1456 RS; located south of 137 Avenue and west of Starling Drive; **STARLING**

I The Subdivision by Plan is APPROVED, on June 14, 2012 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.30 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., 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 prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank, as shown on the "Conditions of Approval Map", Enclosure I;
5. that the approved subdivision LDA11-0243 be registered prior to or concurrent with this application;
6. that the owner register the walkways as legal road right-of way, 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, 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. the owner pay the proportionate share of 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 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 construct a 3m asphalt shared use path within the top-of-bank setback area and within the Altalink right-of-way, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner construct bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development (LID) measures, such as bioswales, bumpouts and cul-de-sac islands, to the satisfaction of Infrastructure Services;
11. that the owner develop and implement a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Infrastructure Services;
12. 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
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 Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves for NW 20-53-25-W4M will be addressed by reducing an existing Deferred Reserve Caveat by the amount being dedicated through this subdivision. Municipal Reserves for Plan 1456 RS were provided in 1968, through the registration of Lot R which represents 10 percent of the Plan 1456 RS area.

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
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/cw/Posse #112772103-001

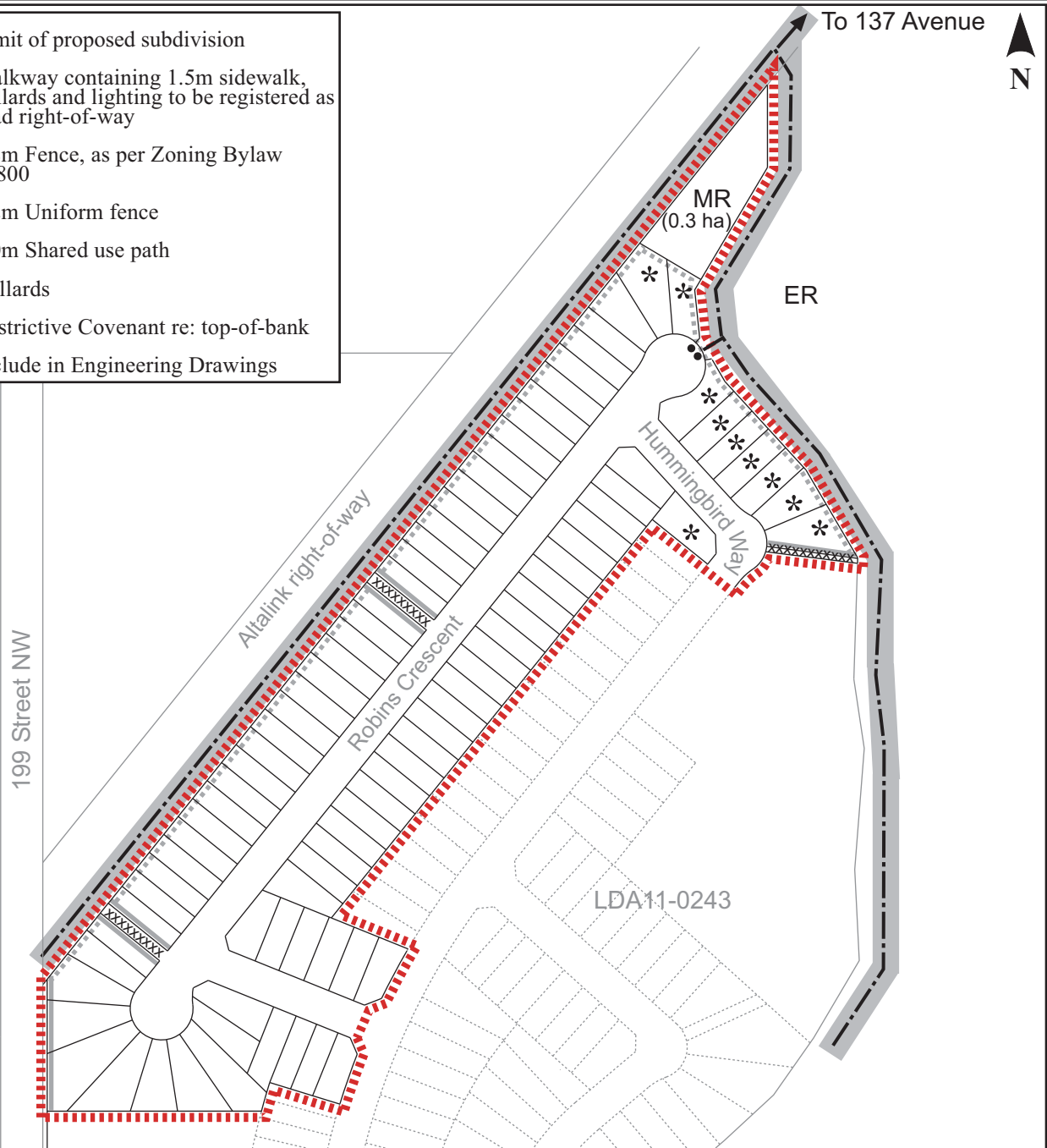
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2012

LDA11-0244

- Limit of proposed subdivision
- xxxxxxx Walkway containing 1.5m sidewalk, bollards and lighting to be registered as road right-of-way
- 1.8m Fence, as per Zoning Bylaw 12800
- 1.2m Uniform fence
- - - 3.0m Shared use path
- Bollards
- * Restrictive Covenant re: top-of-bank
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area

