

Thursday, June 21, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 25

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 21, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

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

3. NEW BUSINESS

- | | | |
|----|-----------------------------------|--|
| 1. | LDA11-0108
Posse 115220912-001 | Tentative plan of subdivision to create 138 single detached residential lots, 14 semi-detached residential lots, one (1) multiple family lot, and one (1) Municipal Reserve lot from NW 13-51-25-4, located east of 141 Street SW and south of 28 Avenue SW; CHAPPELLE |
| 2. | LDA11-0444
Posse 120547563-001 | Tentative plan of subdivision to create 21 single detached residential lots, eight (8) semi-detached residential lots, one (1) multiple family residential lot, one (1) Municipal Reserve lot, and one (1) block shell from NE and SE 36-51-25-4, located north of May Road NW and east of McClung Crescent NW; MAGRATH HEIGHTS |
| 2. | LDA11-0375
Posse 116995232-001 | Tentative plan of subdivision to create 23 single detached residential lots, two (2) multiple family lots and one (1) Municipal Reserve lot from a portion of SE 36-51-25-4 and NE 36-51-25-4, located south of May Road and east of Mead Court; MAGRATH HEIGHTS |

5. OTHER BUSINESS



Subdivision Authority

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

June 21, 2012

File No. LDA11-0108

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 138 single detached residential lots, 14 semi-detached residential lots, one (1) multiple family lot, and one (1) Municipal Reserve lot from NW 13-51-25-4, located east of 141 Street SW and south of 28 Avenue SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on June 21, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 5.25 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 Municipal Reserve in the amount of 1.19 ha by Deferred Reserve Caveat to the remainder of NW 13-51-25-4, 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 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;
5. 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;
6. that the owner register the walkway and a portion of the greenway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to provide adequate sightlines and turning manoeuvres at the corner cut, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 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 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 engineering drawings include construction of the suitable interim or ultimate stormwater management facility, including grading to allow for future construction of a 3 m hard-surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner fully service the Municipal Reserve Lot, including 3 phase power;
9. that the owner construct an offset 17 m asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services);
10. that the owner construct a 6 m wide gravel temporary roadway connection with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC (or at the discretion and direction of Transportation Services);
11. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard-surface shared use path, within the greenway, with a dividing yellow centre line and "shared use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 2 m mono-walk with straight faced curb and gutter, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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;

15. that the owner construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, to conform to the submitted Noise Study, 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;
16. that the owner construct all fences positioned wholly on privately-owned lands, with the exception of the post and rail fence on the Municipal Reserve Lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. 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.

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

Municipal Reserve (MR) in the amount of 6.44 ha is required for NW 13-51-25-4, from which dedication in the amount of 5.25 ha will be used to create a portion of the MR lot. A Deferred Reserve Caveat shall be placed on the remaining titled area for the outstanding MR owing.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 Ms. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #115220912-001

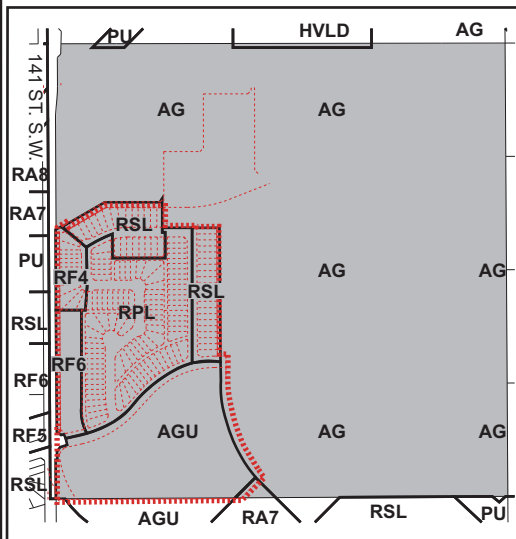
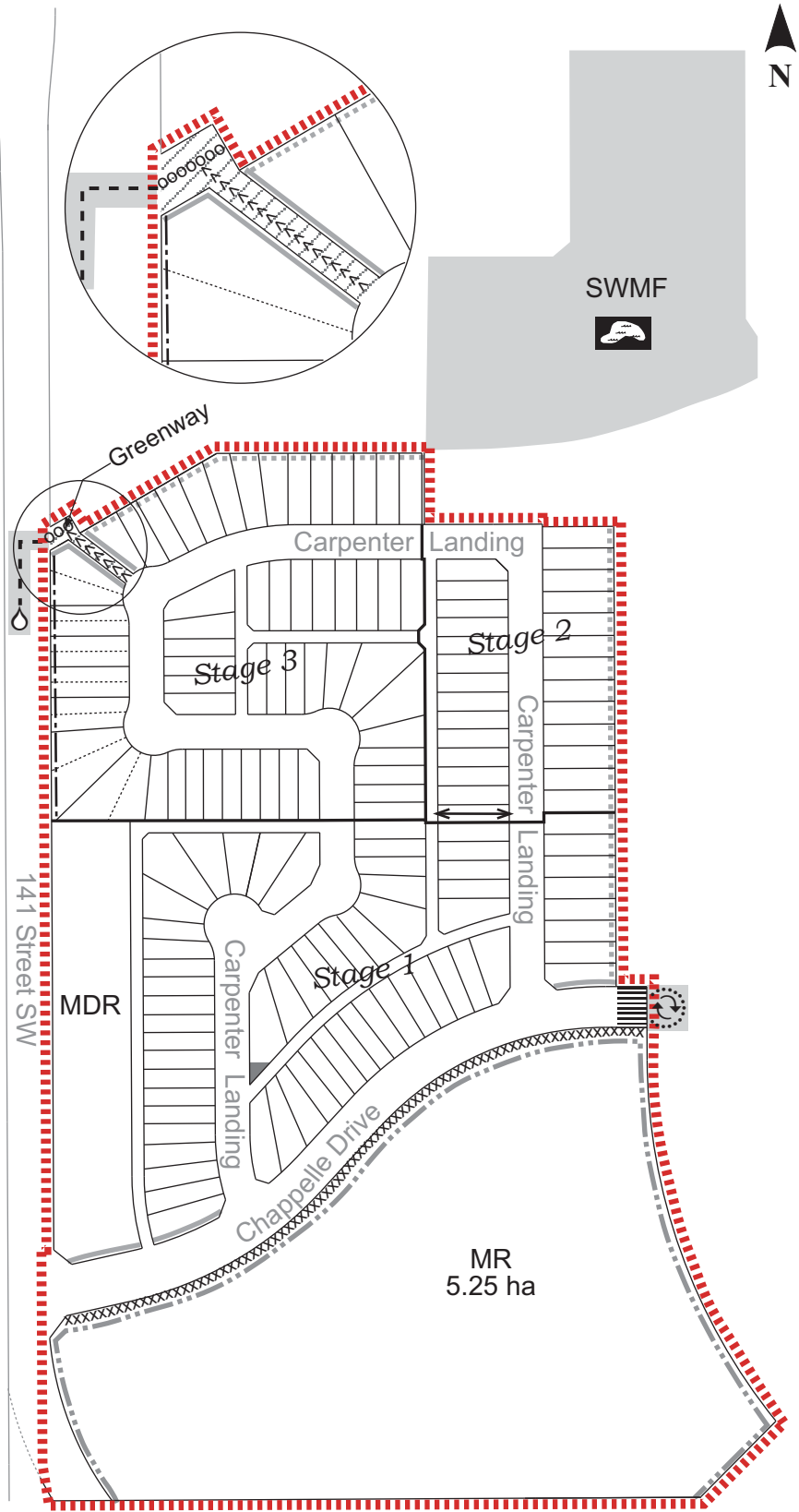
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 21, 2012

LDA11-0108

- Limit of proposed subdivision
- 1.5m Concrete sidewalk
- 1.8m Uniform fence, as per Zoning Bylaw
- 1.2m Uniform fence
- 1.8m Noise attenuation fence
- 3m hard surface shared use path
- Post and rail fence
- 2m mono-walk with straight faced curb and gutter
- 6m wide gravel temporary roadway connection
- Construct watermain connection
- 17m radius temporary asphalt turnaround with bollards or mini-barriers
- Register as road right-of-way
- Register walkway as road right-of-way
- Zebra marked crosswalk with curb ramps and pedestrian signage
- Construct stormwater management facility
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area



Subdivision Authority

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

June 21, 2012

File No. LDA11-0444

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 21 single detached residential lots, eight (8) semi-detached residential lots, one (1) multiple family residential lot, one (1) Municipal Reserve lot, and one (1) block shell from NE and SE 36-51-25-4, located north of May Road NW and east of McClung Crescent NW; **MAGRATH HEIGHTS**

I The Subdivision by Plan is APPROVED on June 21, 2012, subject to the following conditions:

1. That the owner dedicate Municipal Reserve as a 0.10 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 block shell adjacent to top-of-bank as per the applicable development restrictions determined by Thurber Engineering's "Larch Lands Subdivision Geotechnical Investigation" report, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Magrath Heights Neighbourhood (File No. LDA10-0359) be registered prior to or concurrent with this application;
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;
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, 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 3 m asphalt shared use path within the top-of-bank setback area with dividing yellow centreline, "Shared Use" signage and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt shared use path within the MR lot, open space lot, and top-of-bank setback area with dividing yellow centreline, "Shared Use" signage, landscaping and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the walkway contain a 1.5 m concrete sidewalk with bollards and lighting, 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, Financial 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, Block Shell, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services, and Sustainable Development.

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

Please note that the existing DRC (#112 398 615) on NE and SE 36-51-25-4 will be reduced by 0.10 ha and will carry forward on the remaining titled parcel.

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 Ms. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

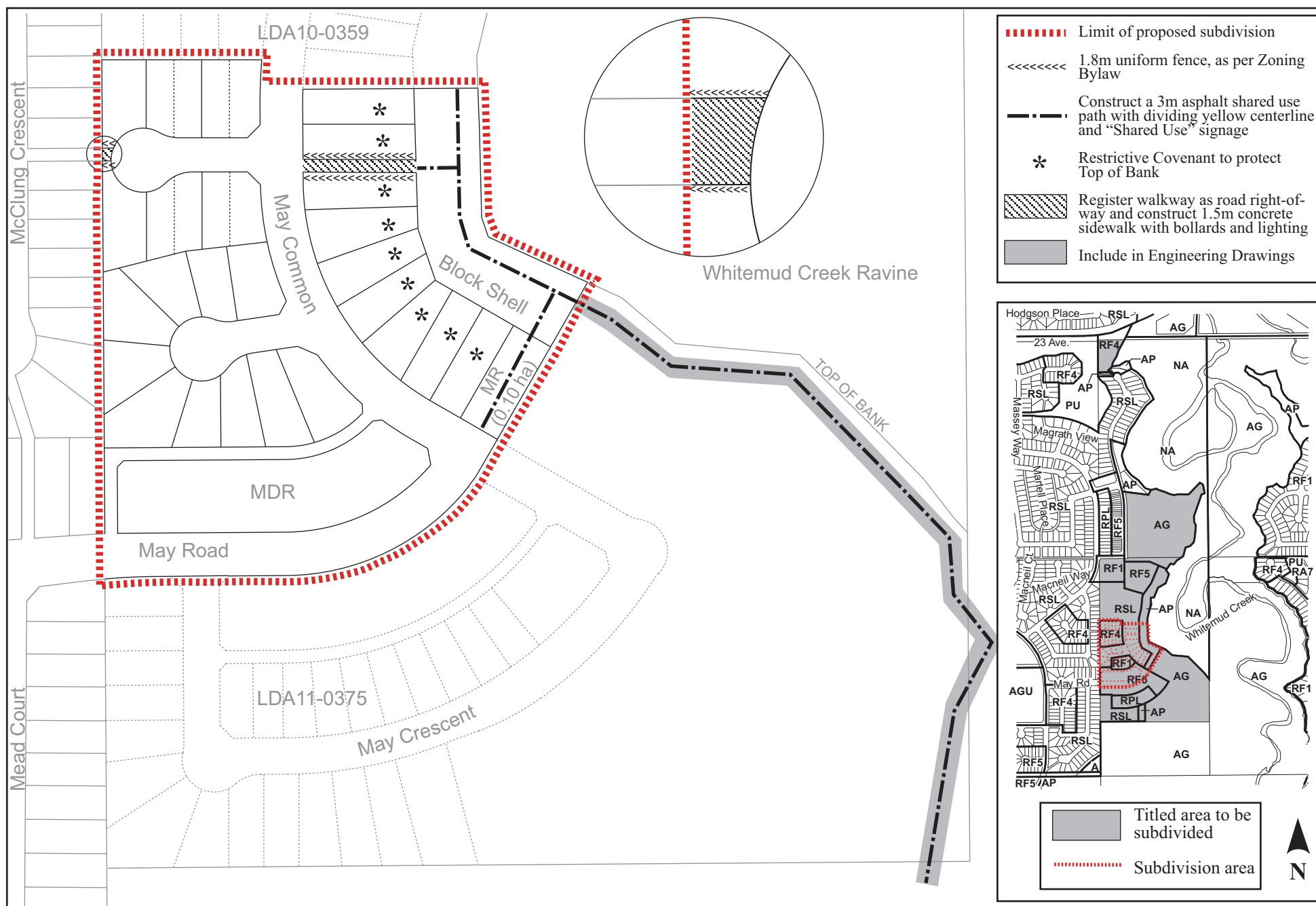
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 21, 2012

LDA11-0444





Subdivision Authority

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

June 21, 2012

File No. LDA11-0375

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 23 single detached residential lots, two (2) multiple family lots and one (1) Municipal Reserve lot from a portion of SE 36-51-25-4 and NE 36-51-25-4, located south of May Road and east of Mead Court;
MAGRATH HEIGHTS

I The Subdivision by Plan is APPROVED on June 21, 2012 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.14 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 approved subdivision LDA11-0444 be registered prior to or concurrent with this application; 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 (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 identified 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 and/or lateral Sewer Oversizing Charges applicable to the area of subdivision 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 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 3 m hard-surface shared use path, with a dividing yellow centerline, "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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, Financial Services and Utilities and Sustainable Development.

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

Please note that the existing DRC (# 112 398 615) on NE 36-51-25-4 & SE 36-51-25-4 will be reduced by 0.14 ha and carried forward on 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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 Ms. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

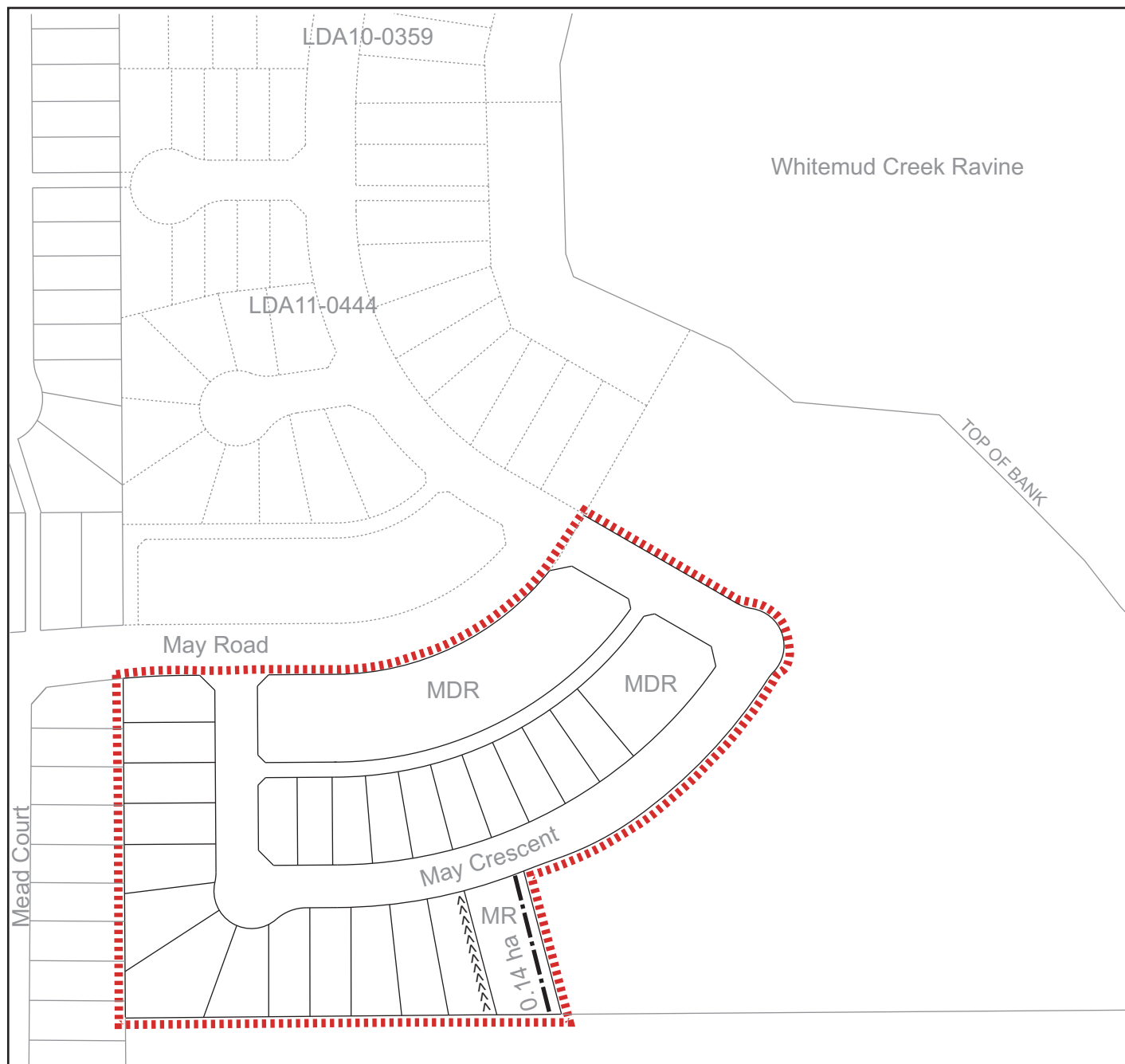
SM/as/Posse 116995232-001

Enclosure

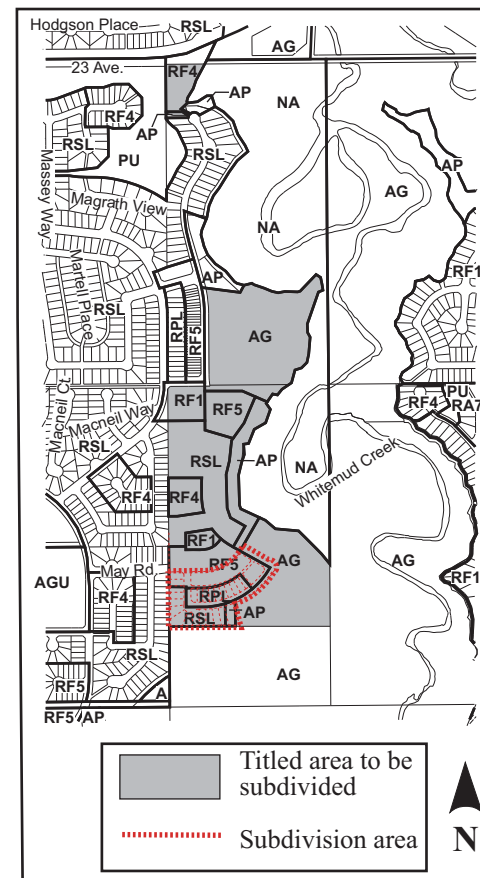
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 21, 2012

LDA11-0375



- Limit of proposed subdivision
- <<<<<<< 1.8m uniform fence as per Zoning Bylaw
- 3.m hard-surface shared use path, with a dividing yellow centerline, "Shared Use" signage, lighting, bollards and landscaping



Thursday, June 14, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 24

PRESENT	Blair McDowell, Senior Subdivision Officer
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1.	ADOPTION OF AGENDA
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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
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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
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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
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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.	