

Thursday, June 23 , 2011

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 23, 2011 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the June 16, 2011 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA10-0254<br>Posse 101514375-001 | Tentative plan of subdivision to create one (1) commercial lot from portion of SE 29-53-24-4, located north of 137 Avenue and west of 97 Street; <b>GRIESBACH</b>   |
| 2. | LDA10-0383<br>Posse 103426136-001 | Tentative Plan of subdivision to create 19 single detached residential lots, one (1) medium density residential lot and one (1) Public Utility Lot from a portion of Lot A, Plan 2452MC, and Block 1, Plan 822 2795, located north of Brintnell Boulevard and south of 167 Avenue, <b>BRINTNELL</b> |
| 3. | LDA11-0047<br>Posse 104491313-001 | Tentative Plan of subdivision to create 259 low density residential lots and a one (1) Public Utility Lot from a portion of Block D, Plan 5624NY, Lot A, Plan 491MC and SW-6-54-24-4, located east of the 123 Street and north of 167 Avenue, <b>RAPPERSWILL</b>                                    |

**5. OTHER BUSINESS**



Subdivision Authority

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

June 23, 2011

File No: LDA10-0254

Stantec Consulting Ltd.  
1100 - 111 Dunsmuir Street  
Vancouver BC V6B 6A3

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create one (1) commercial lot from portion of SE 29-53-24-4, located north of 137 Avenue and west of 97 Street; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on June 23, 2011, 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 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 a public access easement be registered on the Certificate of Title to allow for public use of the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register cross lot access easements, stating that neither owner can discharge the easement without the express written consent of the City of Edmonton, on the Certificates of Title for all affected parcels, 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.

**I 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 (which may include but is not limited to sidewalk, shared 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 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;
4. 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;
5. that the owner construct a right-in/right-out curb return access for the future private road to 97 Street through the lot to the north and the associated southbound right turn bay on 97 Street, as shown on the "Conditions of Approval" map, Enclosure I. The access must be located across from the Mall access on the east side of 97 Street;
6. that the owner construct a 1.5 m sidewalk parallel to 97 Street from the private road right-in/right-out access to 137 Avenue with lighting, and the sidewalk crossing at the private road right-in/right-out intersection must be to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a bus stop with shelter pad on 137 Avenue located 70 m west of the east face of the pork shop curb island, with a connecting sidewalk to the site, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 Sustainable Development, Transportation Services and Infrastructure Services.

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

There is no Municipal Reserve being taken with this subdivision. The existing Deferred Reserve Caveat (#072 132 220) in the amount of 5.769 ha will be 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, Office of the City Clerk, 3<sup>rd</sup> 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. Carla Semeniuk at (780) 496-1582 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

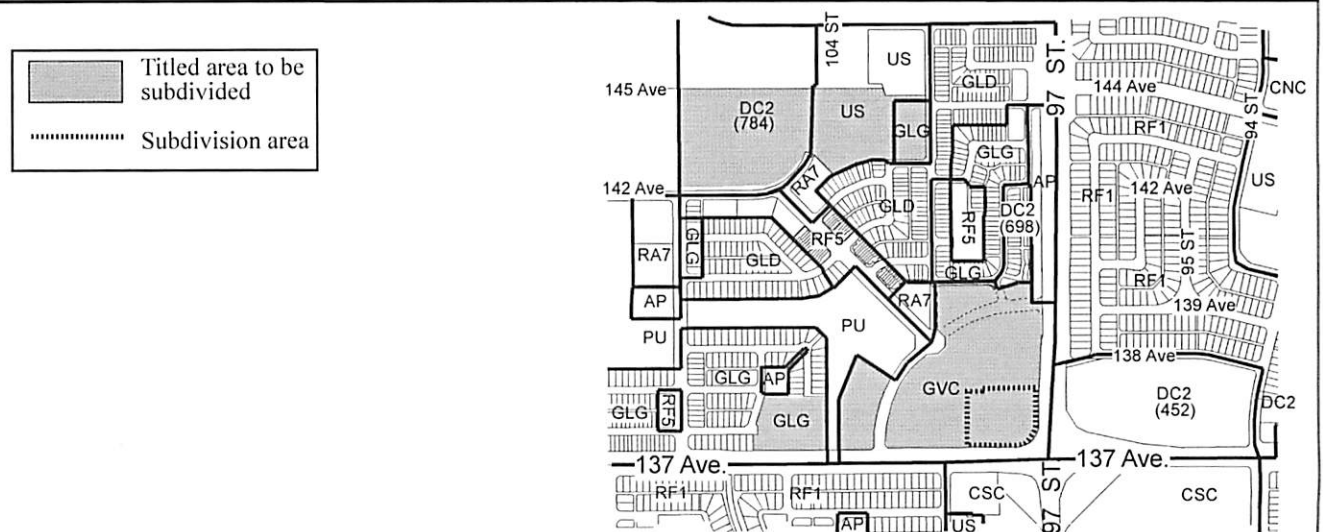
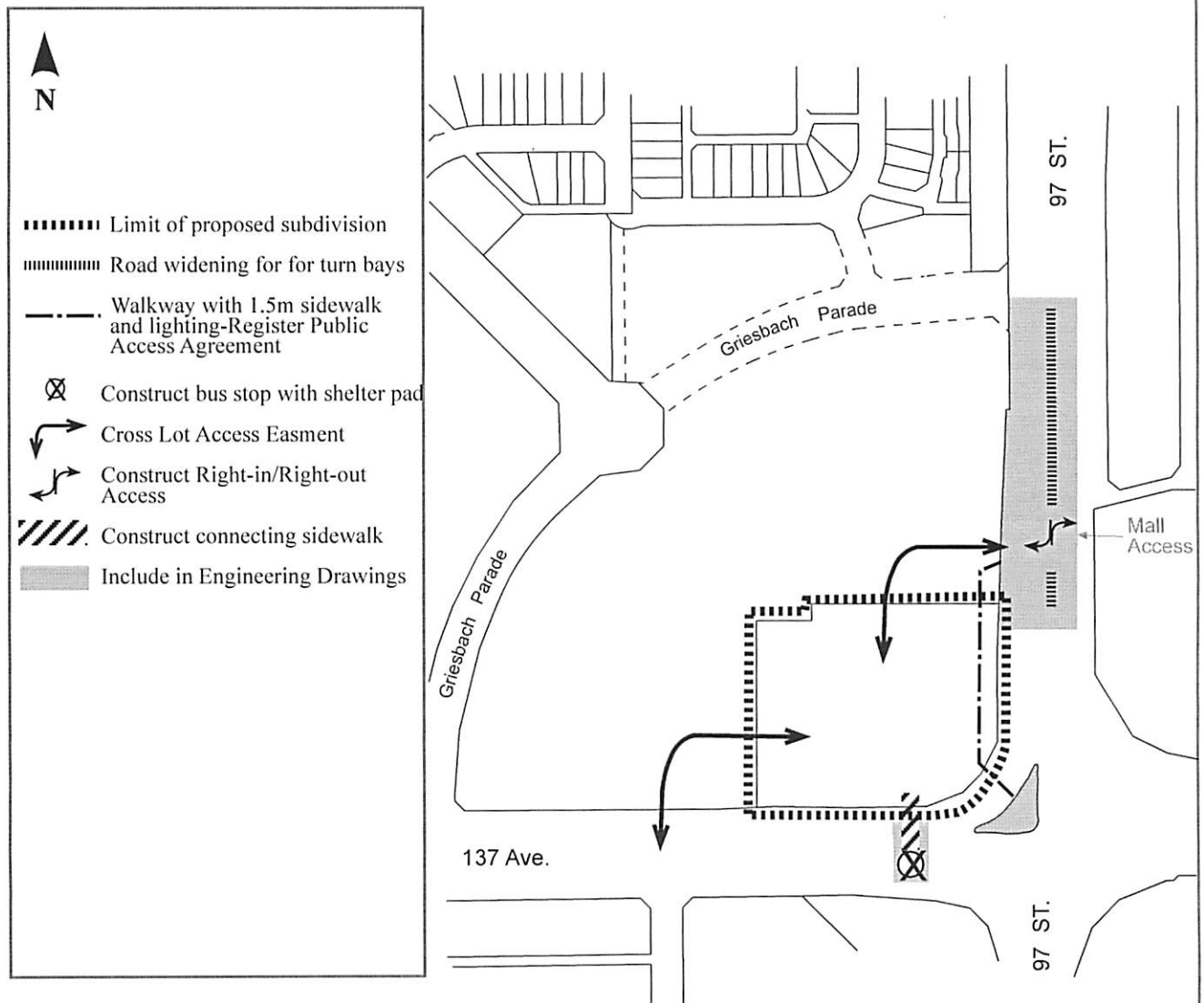
SM/cs/Posse # 101514375-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 23 , 2011

LDA10-0254





Subdivision Authority

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

June 23, 2011

File No. LDA10-0383

Pals Surveys & Associates Inc.  
10704 - 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative Plan of subdivision to create 19 single detached residential lots, one (1) medium density residential lot and one (1) Public Utility Lot from a portion of Lot A, Plan 2452MC, and Block 1, Plan 822 2795, located north of Brintnell Boulevard and south of 167 Avenue, **BRINTNELL**

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**I The Subdivision by Plan is APPROVED on June 23, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 0.039 ha for Lot A, Plan 2452MC by a Deferred Reserve Caveat to the remainder of Block 1, Plan 822 2795, 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, 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 register an easement on (NW-36-53-24-4) to facilitate construction and the completion of Brintnell Boulevard; 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, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;



3. that the owner pay the proportionate share of the Permanent Area Contributions 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 of Edmonton 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 design and construct the Stormwater Lake 3B expansion including new inlet pipe and landscaping required to service the proposed development area to the satisfaction of the Drainage Services Branch of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure ;
8. that the owner construct off site water mains to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct Brintnell Boulevard to its ultimate standard from the terminus of the existing road to 167 Avenue 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 Infrastructure Services and Sustainable Development in the location 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 the Transportation Services, Infrastructure Services and Sustainable Development.

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

The existing Deferred Reserve Caveat (DRC #102 361 361) will be carried forward to the remainder of Block 1, Plan 822 2795.

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 further questions, please call Lisa Stern at (780) 442-5387 or write to:

**Lisa Stern, Planner 1  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

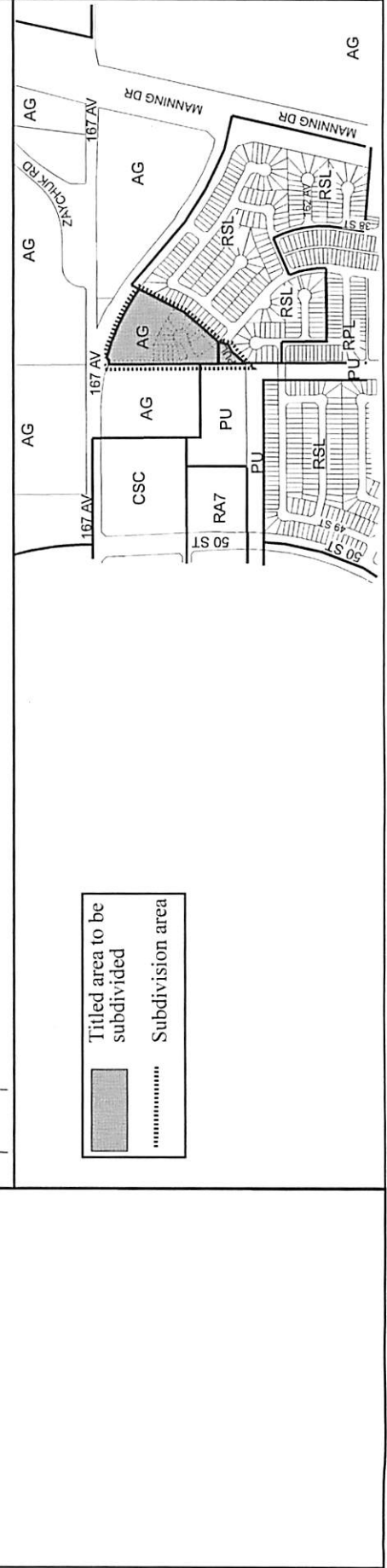
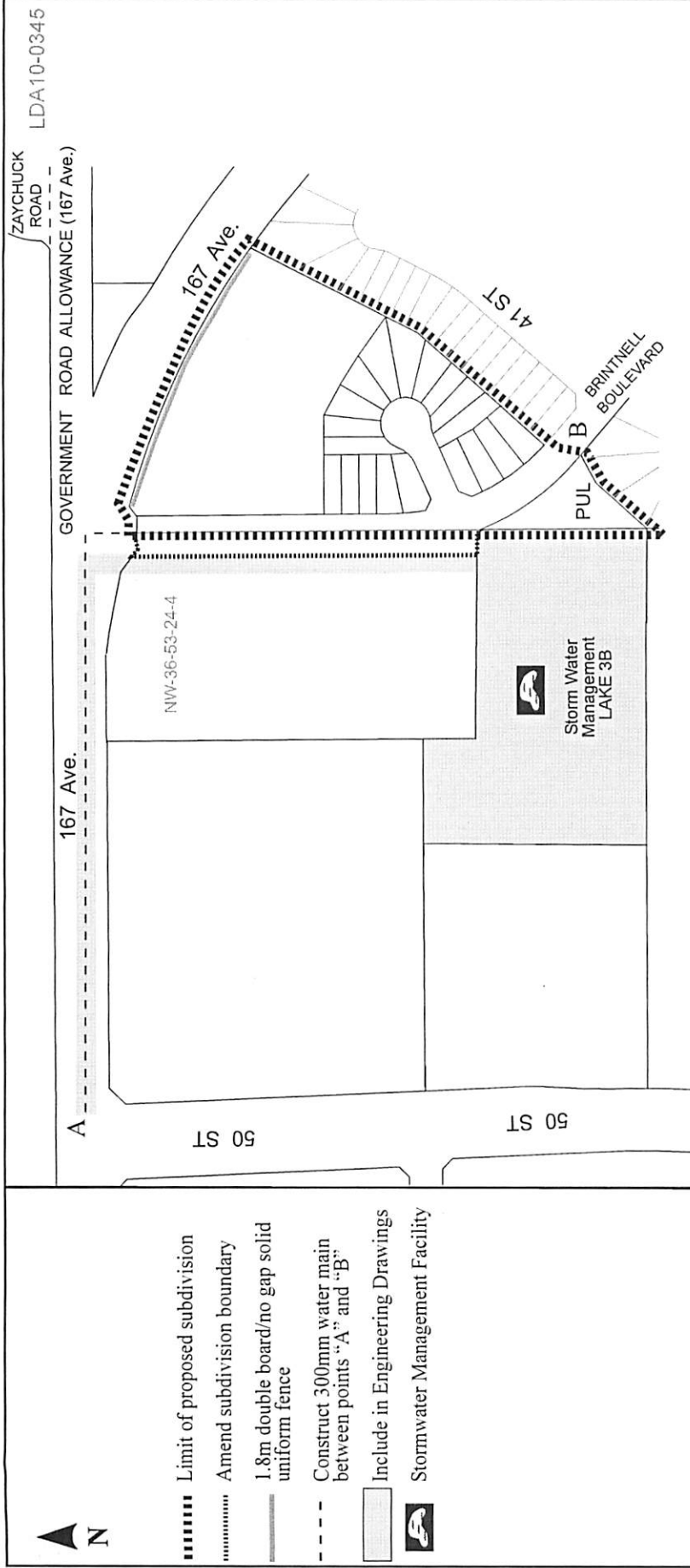
SM/Is/POSSE# 103426136-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 23, 2011

LDA10-0383







Subdivision Authority

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

June 23, 2011

File No. LDA11-0047

Pals Surveys and Associated Ltd.  
10704 - 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative Plan of subdivision to create 259 low density residential lots and a one (1) Public Utility Lot from a portion of Block D, Plan 5624NY, Lot A, Plan 491MC and SW-6-54-24-4, located east of the 123 Street and north of 167 Avenue, **RAPPERSWILL**

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**I The Subdivision by Plan is APPROVED on June 23, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 1.43 ha for Lot A, Plan 491MC by agreement and Deferred Reserve Caveat registered against NW 6-54-24-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.89 ha for Block D, Plan 1494 NY by agreement and Deferred Reserve Caveat registered against NW 6-54-24-4, 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that Bylaw 15781 to amend the Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
6. that the approved subdivisions within the Rapperswill Neighbourhood (File Nos. LDA09-0268, LDA10-0057, and LDA11-0052) be registered prior to or concurrent with this application, to the satisfaction of the City of Edmonton and affected utility agencies;
7. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;

9. that the owner provide an easement to accommodate the construction of 123 Street; 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 (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 the endorsement of the plan of subdivision;
3. that 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 of Edmonton 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 update the Hydraulic Network Analysis to the satisfaction of EPCOR Water;
8. that the owner design and construct the ultimate Rapperswill Stormwater Management Facility including the real time control structures and outlet pipes required to service the proposed development area to the satisfaction of the Drainage Branch of Infrastructure Services;
9. that the engineering drawings include 123 Street to its ultimate collector roadway standard from Rapperswill Drive to the southern boundary of the subdivision;
10. that the owner construct a 3m wide hard-surfaced shared use path with a dividing yellow centerline and "Shared Use" signage, bollards, lighting, and landscaping as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct 1.5 m wide sidewalks, bollards, lighting, and landscaping within the walkways as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 4 m wide gravel emergency access with T-bollards as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development; and
15. 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 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 requirements for Lot A, Plan 491MC, and Block D, Plan 5624NY totaling 2.32ha is being deferred for NW 6-54-24-4 for future assembly of the school/park site. Municipal Reserve requirements for SW 54-24-4 were addressed by LDA09-0268 through the registration of a Deferred Reserve Caveat for 2.5ha to the future park site location.

The temporary emergency access road should and easement be completed with Stage 3A and may be removed for the affected Certificate(s) of Title once a second access is provided to Rapperswill Drive or 123 Street.

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 further questions, please call Lisa Stern at (780) 442-5387 or write to:

**Lisa Stern, Planner 1  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority







SM/lS/POSSE# 104491313-001

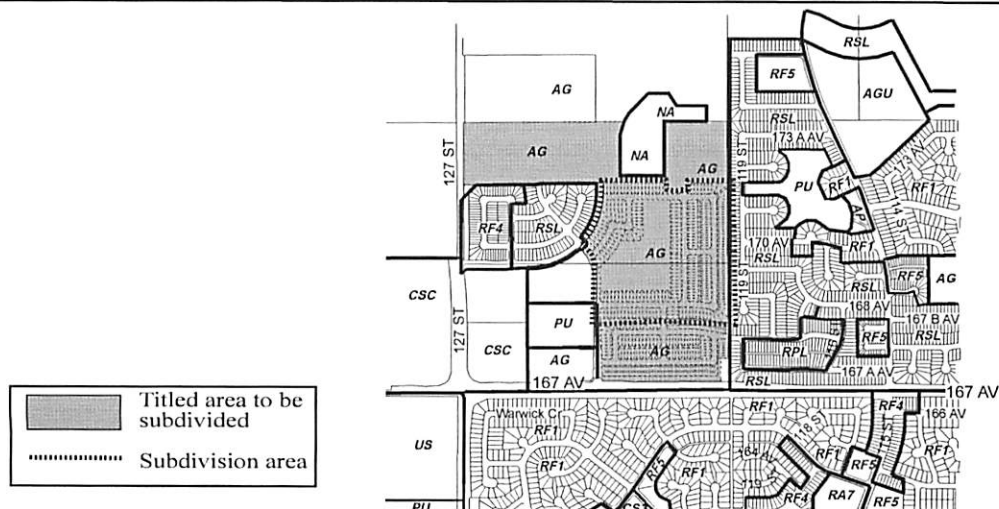
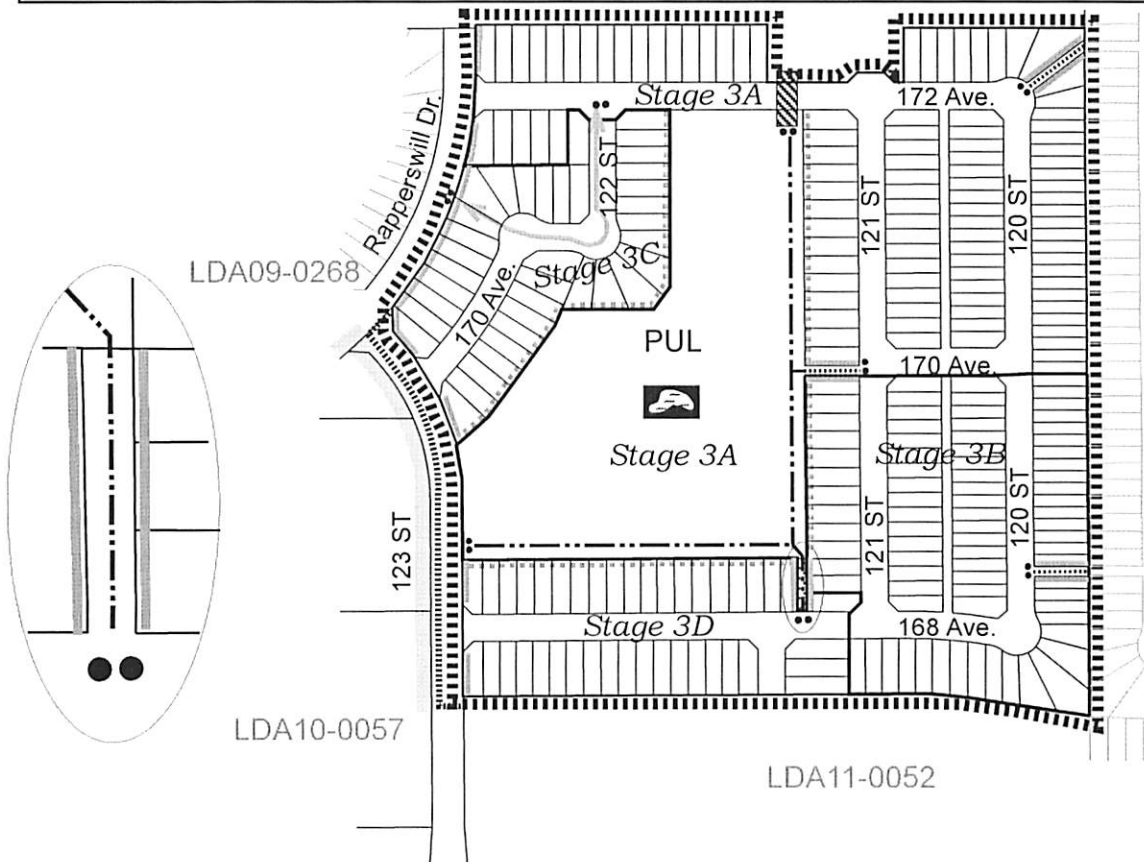
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 23, 2011

LDA11-0047

- |  |  |  |
|--|--|--|
| <p>■■■■■ Limit of proposed subdivision</p> <p>■■■■■■ Amend subdivision boundary</p> <p>----- 1.2m Uniform screen fence</p> <p>..... 1.5m Walkway with lighting</p> <p>———— 1.8m Uniform screen fence as per Zoning Bylaw</p> <p>— · — · — 3.0m Shared use path with signage, lighting and dividing yellow centerline</p> | <p> Stormwater Management Facility</p> <p> Temporary emergency access</p> <p> Include in Engineering drawings</p> <p> Zebra marked crosswalk with curb ramps and signage</p> <p> Road Right-of-Way</p> <p>·· Bollards</p> <p>—— Staging</p> | <p> N</p> |
|--|--|--|



Thursday, June 16, 2011  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 24

**PRESENT**  
Scott Mackie, Manager, Current Planning Branch  
Blair McDowell, Senior Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the June 16, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Minutes for the June 9, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA07-0484  
Posse 072619715-002

Tentative plan of subdivision to create 51 single-detached lots and 74 row-housing lots from a portion of NW 19-52-25-4; located south of Whitemud Drive and east of Winterburn Road (215 Street); **GRANVILLE**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

2. LDA11-0028  
Posse 106638197-001

Tentative plan of subdivision to create 58 single detached residential lots, 38 semi-detached residential lots, two (2) medium density residential lots, one (1) high density residential lot, one (1) Municipal Reserve lot and one (1) Public Utility Lot from Lot A, Block 22, Plan 112 2045, and from a portion of Lot B, Block 22, Plan 112 2045, located west of 50 Street SW and north of Ellerslie Road SW; **CHARLESWORTH**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

**5. OTHER BUSINESS**



6.

**ADJOURMENT**

The meeting adjourned at 9:55 a.m.