

Thursday, June 30 , 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 26

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 30, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 23, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA07-0451
Posse 071940118-001 | Tentative plan of subdivision to create 18 single detached residential lots, one (1) medium density parcel, and three (3) Public Utility lots, from portions of the SE 25-52-26-4 and NE 25-52-26-4; ROSENTHAL |
| 2. | LDA10-0207
Posse 099882370-001 | Tentative Plan of subdivision to create 175 single detached residential lots and a one (1) Municipal Reserve Lot from Block C, Plan 5392AE, Block D, Plan 5392AE, and Lots 26-35, Plan 5392AE, CARLTON |

5. OTHER BUSINESS



Subdivision Authority

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

June 30, 2011

File No. LDA07-0451

IBI Group
1050, 10405 - Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create 18 single detached residential lots, one (1) medium density parcel, and three (3) Public Utility lots, from portions of the SE 25-52-26-4 and NE 25-52-26-4; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on June 30, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserves in the amount of 1.62 hectares by a Deferred Reserve Caveat registered against the remainder of the north portion of SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserves in the amount of 4.7 hectares by a Deferred Reserve Caveat registered against the remainder of the south portion of SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserves in the amount of 6.261 hectares by a Deferred Reserve Caveat registered against the remainder of the NE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the subdivision boundary be amended to include that portion of Rosenthal Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
7. that the subdivision boundary be amended to exclude that portion of the Public Utility lot for future site access to the future medium density residential site north of Rosenthal Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
8. that the subdivision boundary be amended to include that portion of 215 Street road right-of-way, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;

9. that the dedication of 215 Street conform to an approved concept plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. subject to condition I (9), the owner clear and level 215 Street, to the satisfaction of Transportation Services;
11. that the owner dedicate a portion of road right-of-way to accommodate the abandoned well site working area, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lot backing on the noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (4) 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 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 complete the design and construction of the stormwater management facility to its ultimate size and location with this stage of development to the satisfaction of Infrastructure Services;
8. that the engineering drawings include the construction of an offsite 450mm water main along 215 Street, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all necessary roadway modifications at the intersection of 215 Street and the Rosenthal Boulevard, including a northbound left turn bay on 215 Street, to the satisfaction of the Transportation Services, as shown on "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a westbound right turn bay on Whitemud Drive at the 215 Street intersection to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include the construction of an offset 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of future traffic signals at the intersection of 215 Street and Rosenthal Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
13. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform noise attenuation screen fence (density of 20 kg/m³) or combination thereof, within residential property lines adjacent to 215 Street, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct fences, 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 right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Community Services and Infrastructure Services.

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

Municipal Reserve (MR) is being provided by way of Deferred Reserve Caveats with this application.

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. Vivian Sigurdson at (780) 944-0122 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

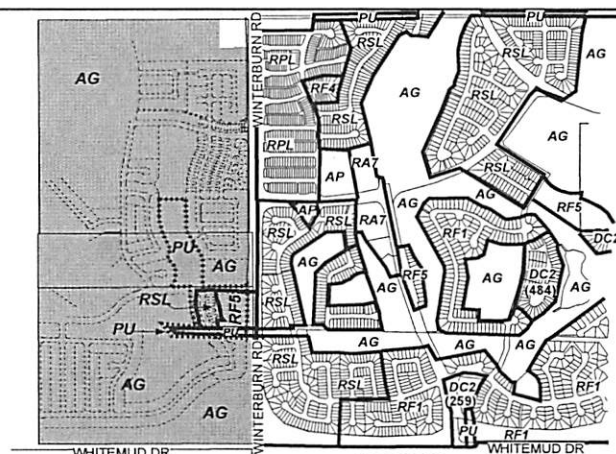
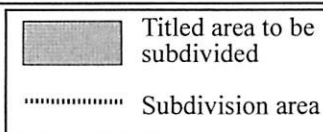
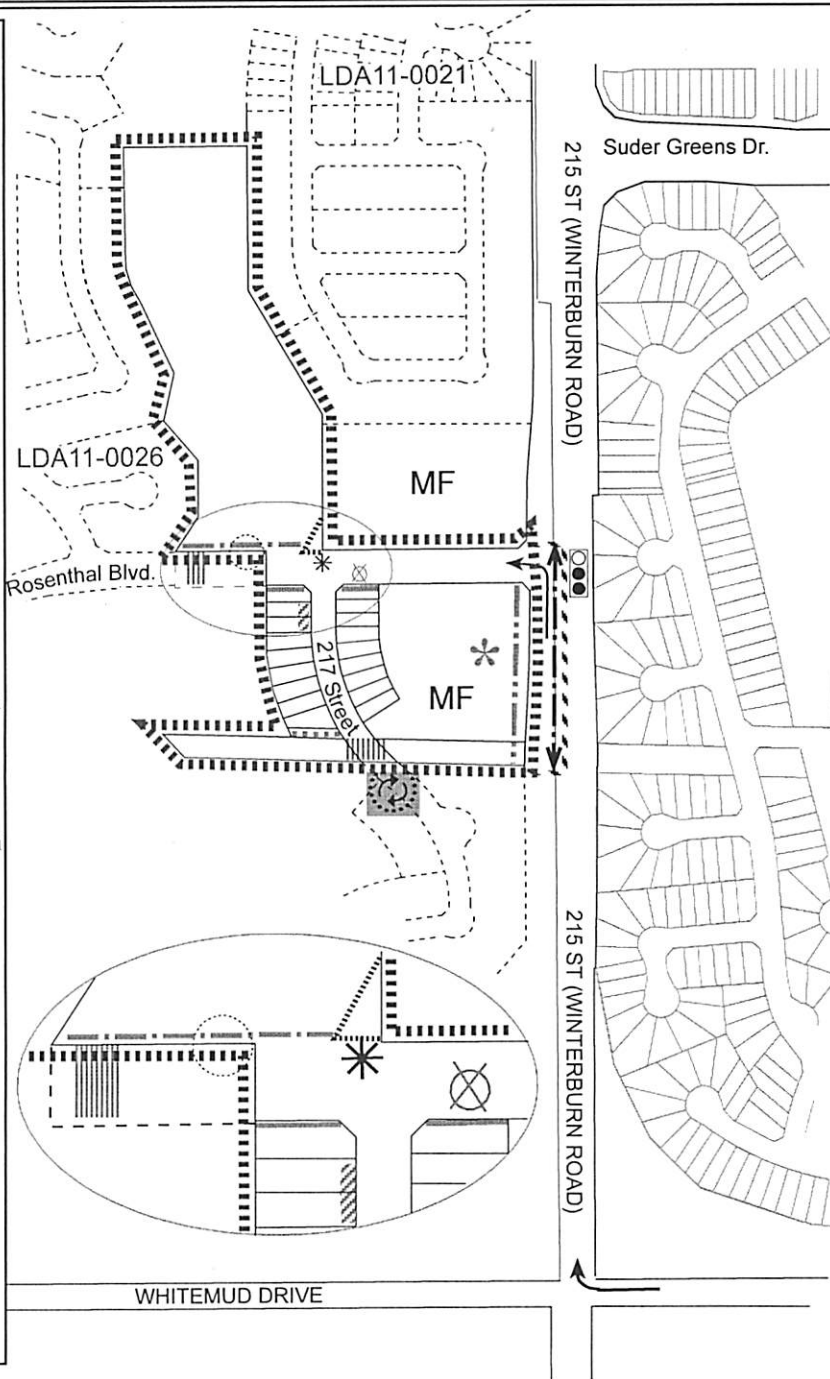
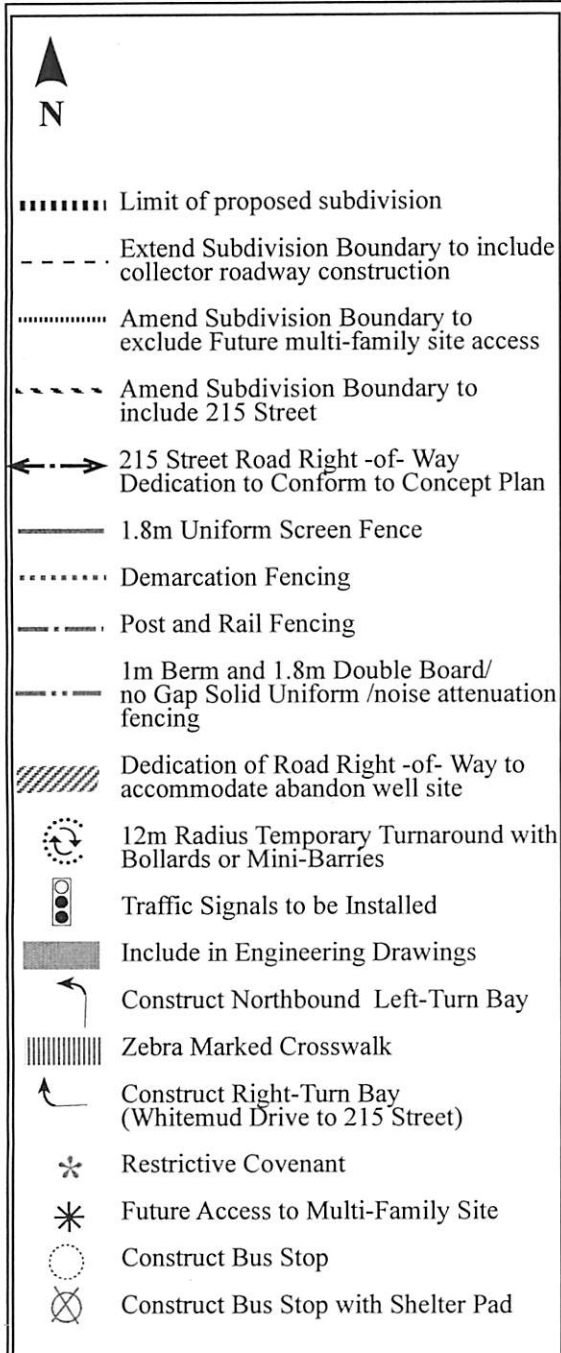
SM/VS/Posse #071940118-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 28, 2011

LDA07-0451





Subdivision Authority

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

June 30, 2011

File No. LDA10-0207

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

ATTENTION: John Andrew

Dear Mr. Andrew:

RE: Tentative Plan of subdivision to create 175 single detached residential lots and a one (1) Municipal Reserve Lot from Block C, Plan 5392AE, Block D, Plan 5392AE, and Lots 26-35, Plan 5392AE, **CARLTON**

I The Subdivision by Plan is APPROVED on June 30, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.84 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$37,729.25 pursuant to Sections 666 and 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the 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 15828 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
6. that Bylaw 15829 to close portions of 136 Street NW, 137 Street NW, 162 Avenue NW and 163 Avenue NW receive third reading prior to the registration of this subdivision and that these portions of road be consolidated with the adjacent parcels, to the satisfaction of Transportation Services;
7. that the approved subdivision within the Carlton Neighbourhood (File No. LDA09-0244) be registered prior to or concurrent with this application;
8. that the owner provide road right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I, having regard to the provision of roadways and the logical extension of services; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path, and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the construction of 139 Street to its ultimate 11.5m collector standard on a 20m right-of-way, from its existing terminus south of 162 Avenue to the northern limit of the subdivision as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the engineering drawings include the construction of a 300mm water main, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water;
9. that the owner construct a 1.5m concrete sidewalk, bollards and lighting, within the road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner submit a driveway plan for the lot shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve;
11. that the owner construct all fences positioned wholly on privately-owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
12. 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 Transportation Services and Sustainable Development.

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

All Municipal Reserve owing for the titled area is being provided with this subdivision.

There must be no disturbance to, or unauthorized use of, the Municipal Reserve/Park lands without prior approval from the City or Parks Planning Branch of Sustainable Development. No stripping, grading, dumping, soil stock piling, equipment storage, construction staging/material storage, garbage/debris disposal or storage, signage, cross lot drainage, sales buildings, or dirt farming is permitted without the express permission of Parks Planning Branch of Sustainable Development. The site must remain in its original state and it will be inspected prior to its acceptance by the City of Edmonton. Any deficiencies or remedial requirements will be the responsibility of the owner/developer.

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 5 days from the date the decision is mailed.

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

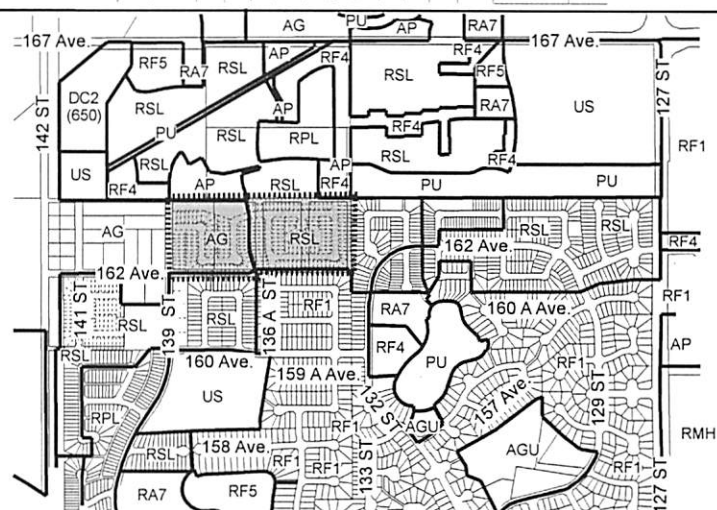
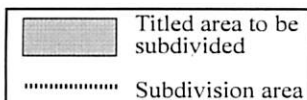
**Ms. Lisa Stern, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/lS/Posse # 099882370-001

Enclosure



Thursday, June 23, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 25

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 23, 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 16, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA10-0254
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; **GRIESBACH**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. LDA10-0383
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, **BRINTNELL**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. LDA11-0047
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, **RAPPERSWILL**

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 10:25 a.m.	