

Thursday, June 6, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 23

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 6, 2013 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 30, 2013 meeting be adopted.	
3.	NEW BUSINESS	
1.	LDA12-0198 123511933-001	Tentative plan of subdivision to create two (2) commercial lots and one (1) Public Utility lot from SE 26-53-25-4, located east of St Albert Trail and north of 137 Avenue; RAMPART INDUSTRIAL
2.	LDA12-0205 120825335-001	Tentative plan of subdivision to create two (2) School Reserve lots, from Lot 72 SR, Block 53, Plan 8421364 located south of 97A Avenue NW and east of 189 Street NW; LA PERLE
3.	LDA12-0305 128867168-002	Tentative plan of subdivision to create two (2) single detached residential lots, 108 semi-detached residential lots and one (1) multiple family residential lot from NW 14-51-25-4, located south of 28 Avenue SW and west of Chapman Way SW; CHAPPELLE
4.	LDA12-0383 130949702-001	Tentative plan of subdivision to create five (5) commercial lots from Lot 2, Block A, Plan 1123580 located south of Ellerslie Road SW and west of 50 Street SW; WALKER
4.	OTHER BUSINESS	



June 6, 2013

File No: LDA12-0198

Stantec Consulting Ltd.
10160 – 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create two (2) commercial lots and one (1) Public Utility lot from SE 26-53-25-4, located east of St Albert Trail and north of 137 Avenue;
RAMPART INDUSTRIAL

I The Subdivision by Plan is APPROVED on June 6, 2013 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$589,836 representing 0.796 ha pursuant to Section 666 and 667 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., ATCO Gas Ltd., and Telus Corporation as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that Bylaw 16445 to amend the Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
5. that the owner register a cross lot access easement to provide access to the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; and
6. 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 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 owner construct a suitable stage of the stormwater management facility, real time control structure, and outlet pipe to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Engineering Drawings include a 300 mm watermain as shown on the "Conditions of Approval Map," Enclosure I;
9. that the Engineering Drawings include the removal of the 142 Street median to accommodate an all-directional access, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 13.5 m all-directional curb return access to 142 Street, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 9.0 m right-in/right-out curb return access to 137 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the Engineering Drawings include the extension of the westbound right turn bay to serve the proposed right-in, right-out access, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the Engineering Drawings include a 1.5 m boulevard sidewalk to the satisfaction of Transportation Services, in the location shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard-surface shared use path within the stormwater management facility as per City of Edmonton Design and Construction Standards, including bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat (#112 037 782) on SE 26-53-25-4 will be reduced by the dedication required in Clause I (1) and the remainder 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,

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. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

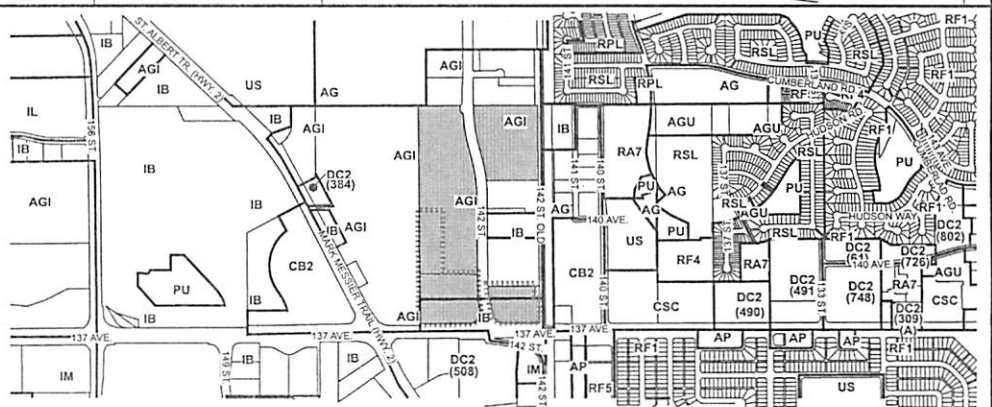
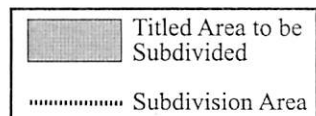
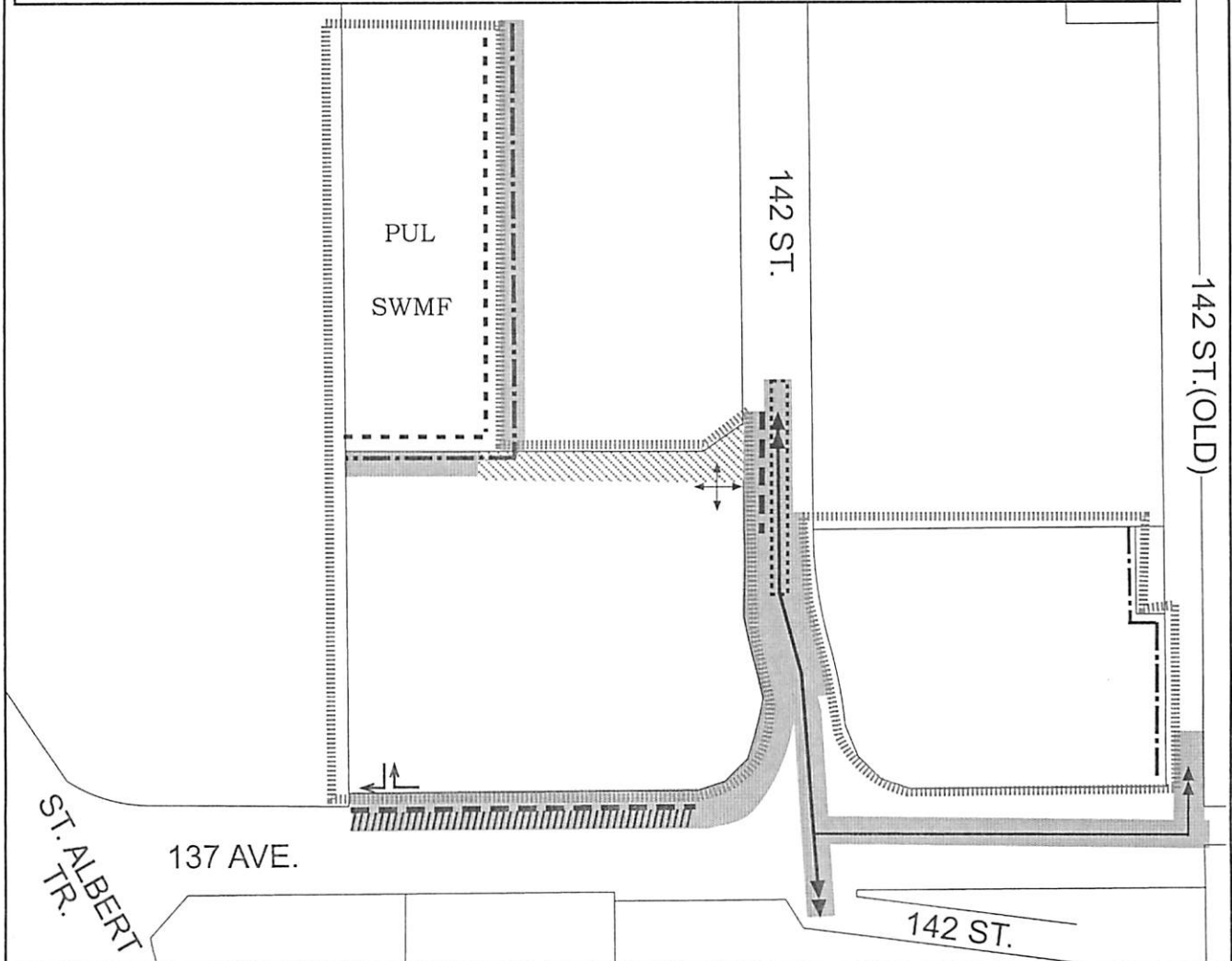
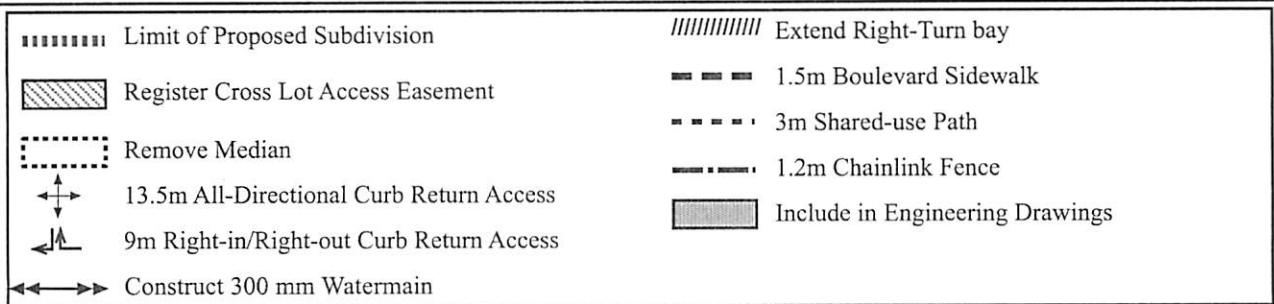
SM/sr/Posse #123511933-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 6, 2013

LDA 12-0198





Subdivision Authority

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

June 6, 2013

File No. LDA12-0205

City of Edmonton
Sustainable Development
19th Floor, 9803-102A Avenue
Edmonton, AB T5J 3A3

ATTENTION: Jennifer Van Popta

Dear Ms. Van Popta:

RE: Tentative plan of subdivision to create two (2) School Reserve lots, from Lot 72 SR, Block 53, Plan 8421364 located south of 97A Avenue NW and east of 189 Street NW; **LA PERLE**

I The Subdivision by Plan is APPROVED on June 6, 2013 subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

Enclosure I is a map of the subdivision approval.

Municipal Reserves have been previously provided.

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. Vivian Gamache at 780-944-0122 or write to:

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

Yours truly,


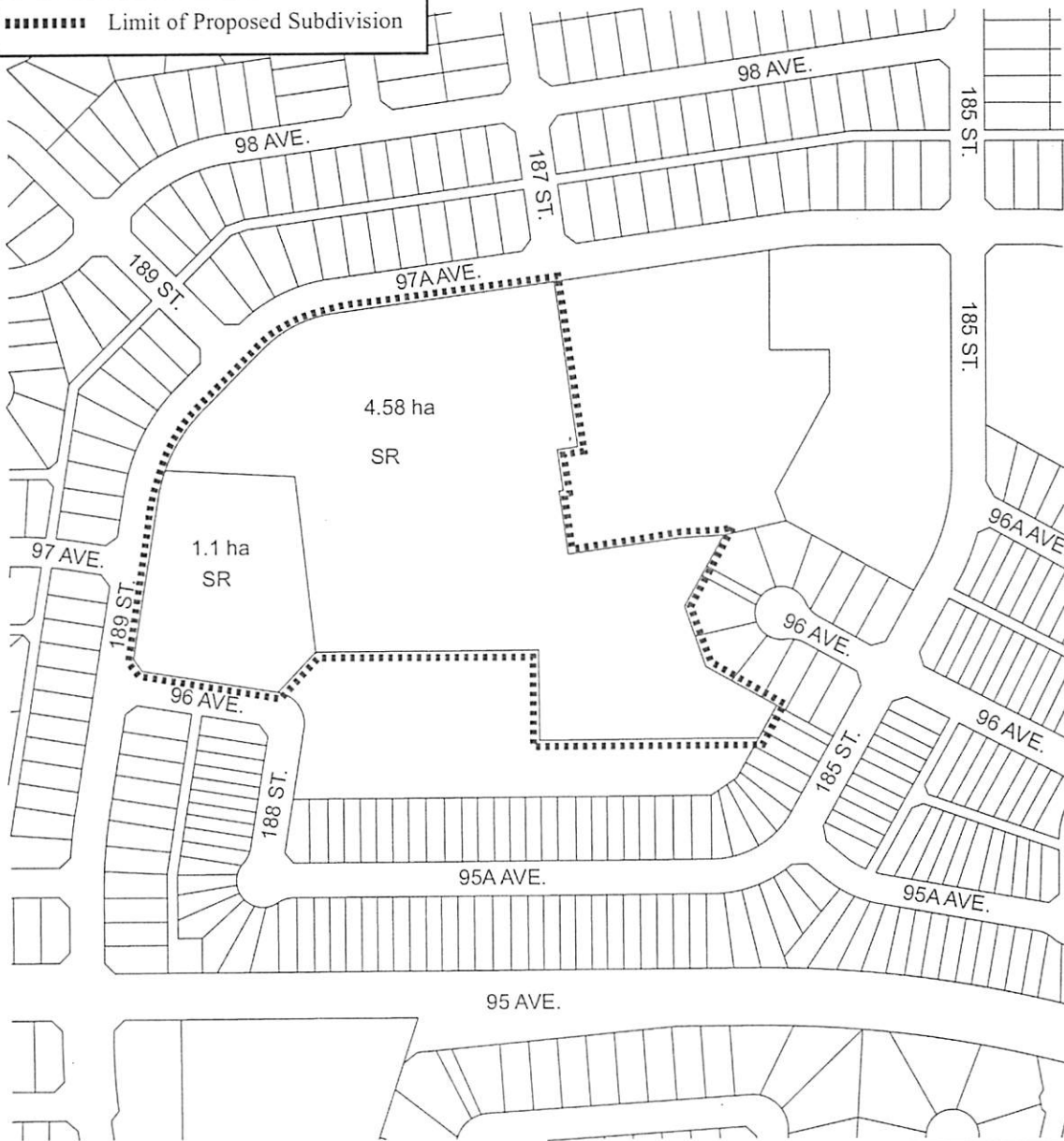

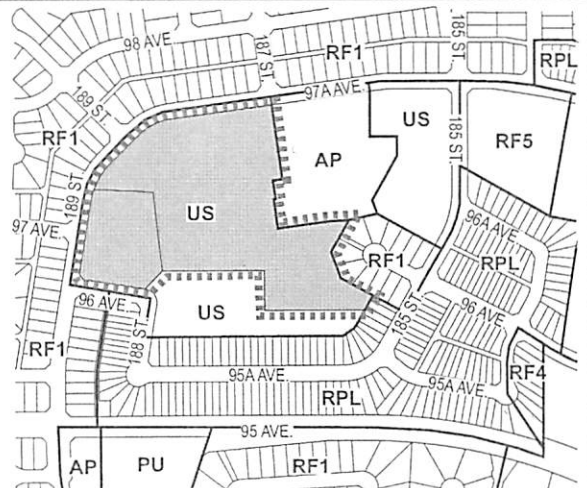
Scott Mackie
Subdivision Authority
SM/vg/Posse # 120825335-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 6, 2013

LDA12-0205

 Limit of Proposed Subdivision Titled Area to be Subdivided
 Subdivision Area



June 6, 2013

File No. LDA12-0305

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create two (2) single detached residential lots, 108 semi-detached residential lots and one (1) multiple family residential lot from NW 14-51-25-4, located south of 28 Avenue SW and west of Chapman Way SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on June 6, 2013, 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 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;
4. that the approved subdivision within the Chappelle Neighbourhood (File No. LDA10-0291) be registered prior to or concurrent with this application;
5. that the owner register the walkways as legal road rights of way, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 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 the Surface Drainage Bylaw 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 submit a driveway plan for the lots as 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, to the satisfaction of Transportation Services;
8. that the engineering drawings include a 4.0 m wide gravel temporary emergency access to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I, and that the emergency access be required prior to CCC (or at the discretion and direction of Transportation Services);
9. that the engineering drawings include two 12.0 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I, and that the turnarounds be required prior to CCC (or at the discretion and direction of Transportation Services);
10. 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;
11. that the engineering drawings include the construction of a connection from the walkways to the north-south shared use path along the PUL constructed under LDA07-0489, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

An existing Deferred Reserve Caveat (#102 276 200) for NW 14-51-25-4 will carry 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. 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 # 128867168-002

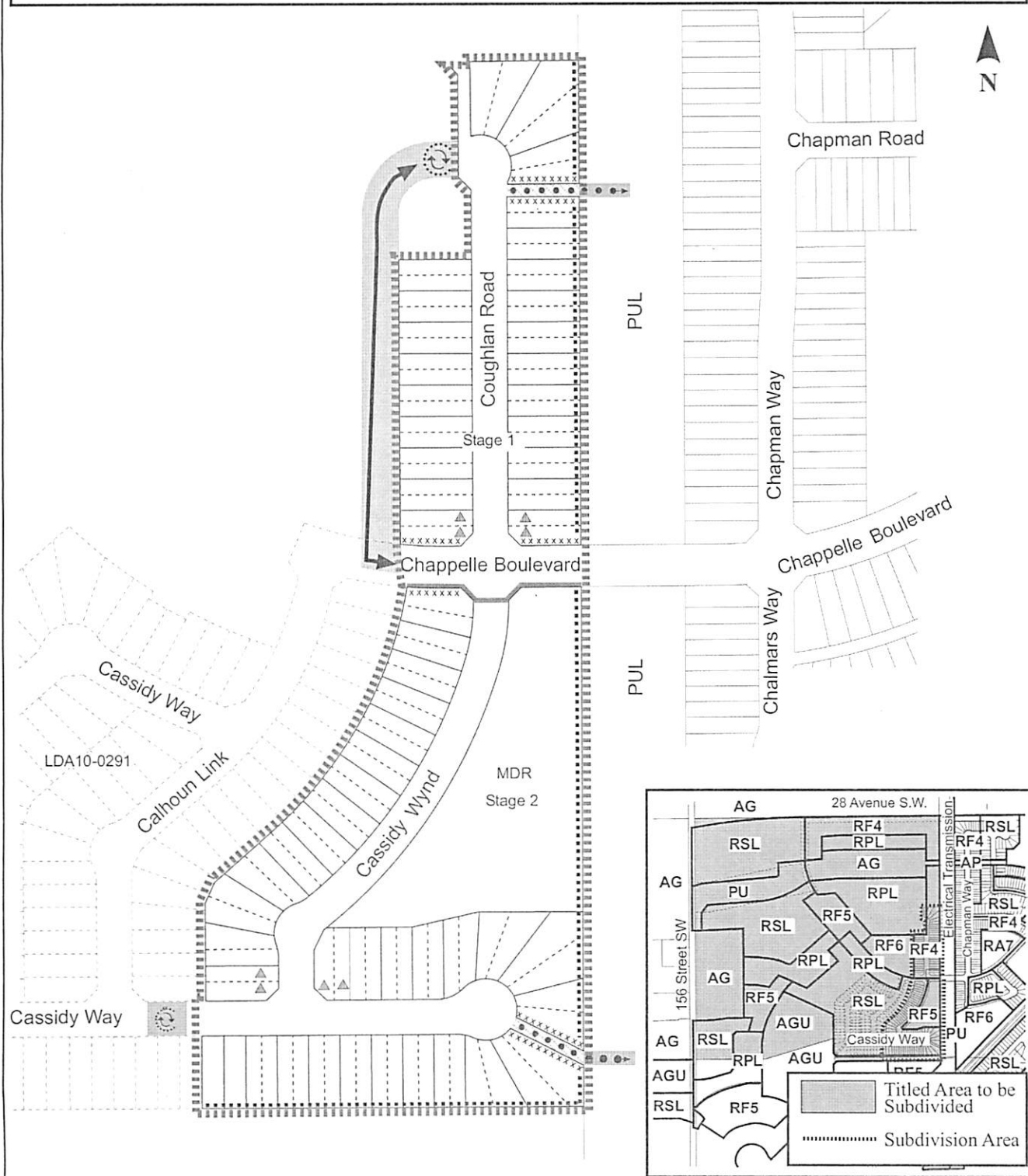
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 6, 2013

LDA 12-0305

-----	Limit of Proposed Subdivision	-----	Register as Road Right-Of-Way
-----	Include in Engineering Drawings	1.5m Concrete Sidewalk With Bollards and Lighting
xxxxxxx	1.8m Uniform Fence as per Zoning Bylaw	⊙	12 m Temporary Turnaround with Bollards or Mini-Barrier
.....	1.2m Uniform Fence	▲	Submit Driveway Plan
↔	4m Wide Temporary Gravel Emergency Access	—	Staging Line





Subdivision Authority

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

June 6, 2013

File No. LDA12-0383

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create five (5) commercial lots from Lot 2, Block A, Plan 1123580 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on June 6, 2013 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 Walker Neighbourhood (File No. LDA12-0040) be registered prior to or concurrent with this application;
4. that the owner dedicate road right-of-way as shown on the "Conditions of Approval" map, Enclosure I, to conform to an approved Concept Plan or to the satisfaction of Transportation Services; 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 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 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 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 engineering drawings include completion of the stormwater management facility to the satisfaction of Financial Services and Utilities and Sustainable Development, 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

All Municipal Reserves have been provided with LDA11-0123.

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. Madeleine Baldwin at (780) 496-5672 or write to:

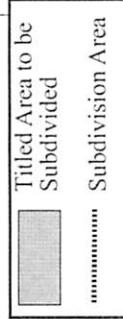
**Ms. Madeleine Baldwin, Planner
Current Planning Branch
Sustainable Development
7th Floor, 10250 - 101 Street NW
Edmonton AB, T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/mb/Posse #130949702-001

Enclosure



Thursday, May 30, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
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1.	ADOPTION OF AGENDA
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MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the May 30, 2013 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the May 23, 2013 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	OLD BUSINESS
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|----|-----------------------------|---|
| 1. | LDA12-0354
128997821-001 | Tentative plan of subdivision to create 114 single detached residential lots, 36 semi-detached residential lots and 1 Environmental Reserve parcel, 1 Municipal Reserve Parcel and 2 Public Utility Lots from SE 8-52-23-4 and Lot 2, Plan 812 1577 located east of 11 Street NW and south of 36A Avenue NW; MAPLE |
|----|-----------------------------|---|

MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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4.	NEW BUSINESS
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- | | | |
|----|-----------------------------|---|
| 1. | LDA13-0007
133018156-001 | Tentative plan of subdivision to create 61 single detached residential lots and one (1) mixed use lot from a portion of SE 19-53-25-4 and SW 19-53-25-4, located west of 206 Street NW and north of Trumpeter Way; TRUMPETER |
|----|-----------------------------|---|

MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
4.	ADJOURMENT The meeting adjourned at 10:00 a.m.	