

Thursday, June 9 , 2011

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 9, 2011 meeting be adopted.

2. **ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the May 26, 2011 meeting be adopted.

3. **OLD BUSINESS**

4. **NEW BUSINESS**

- |    |                                |   |
|----|--------------------------------|---|
| 1. | LDA11-0052<br>Posse: 104051337 | Tentative Plan of subdivision to create 83 Single Family Residential, 26 Semi-Detached, 52 Row Housing lots and one (1) Public Utility lot, from a portion of Lot A, Plan 491MC; located east of the collector road and north of 167 Avenue; <b>RAPPERSWILL</b> |
| 2. | LDA10-0262<br>Posse: 098692913 | Tentative Plan of subdivision to create two (2) lots, from Lot 2, Blk 112, Plan 9923660; located south of 167 Avenue NW east of 95 Street NW; <b>EAUX CLAIRES</b>   |

5. **OTHER BUSINESS**



Subdivision Authority

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

June 9, 2011

File No. LDA10-0262

Alvin Reinhard Fritz Architect Inc.  
5801 - 1st Avenue S  
Lethbridge AB T1J 4P4

ATTENTION: Alvin Fritz

RE: Tentative Plan of subdivision to create two (2) lots, from Lot 2, Blk 112, Plan 9923660; located south of 167 Avenue NW east of 95 Street NW; **EAUX CLAIRE**

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**I The Subdivision by Plan is APPROVED on June 9, 2011 subject to the following conditions:**

1. 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;
2. that Bylaw 15742 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; and
3. 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 identifying major conditions of approval.

No Municipal Reserve is due for this title area. The existing Deferred Reserve Caveat is carried forward to the remainder of NE 33-53-24-4 (DRC #912 123 400).

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# 098692913  
Enclosure

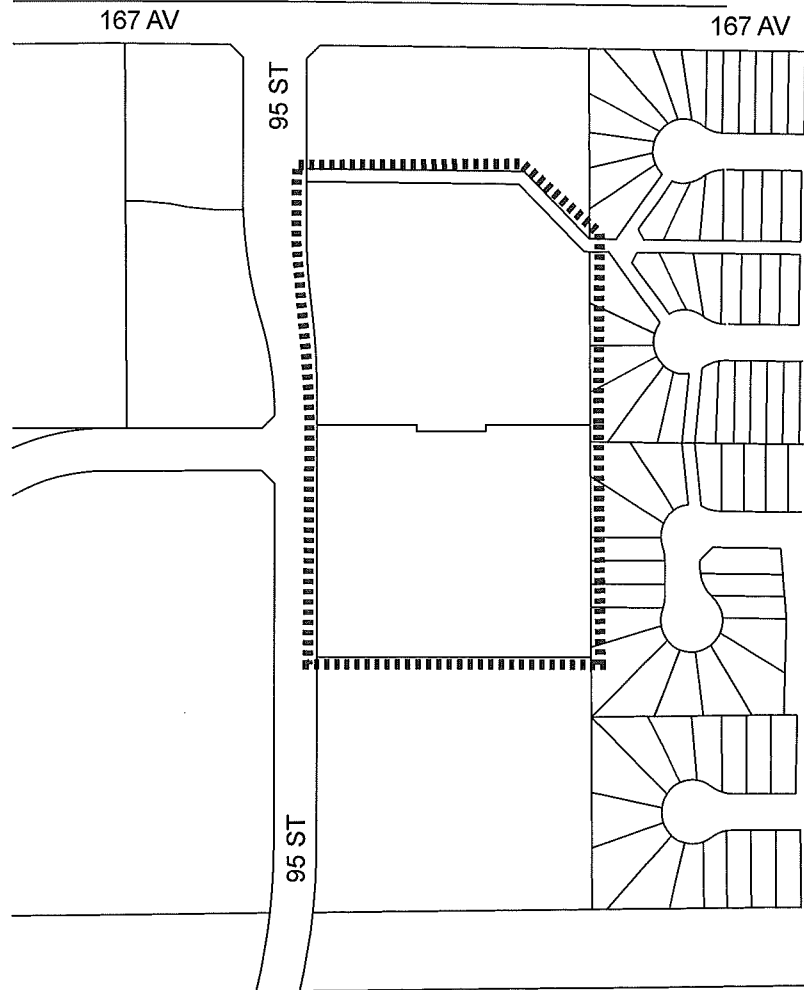
## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 9, 2011

LDA10-0262

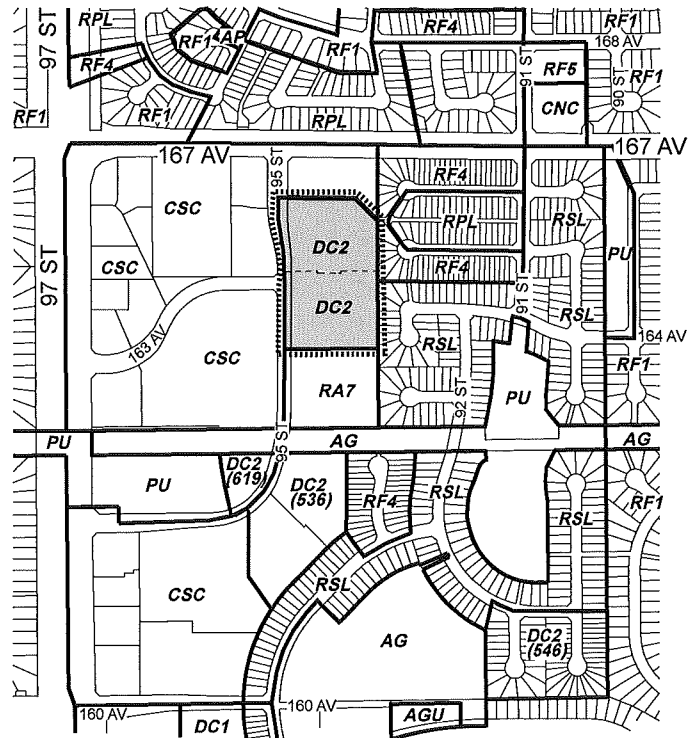


..... Limit of proposed subdivision



Titled area to be subdivided

..... Subdivision area





Subdivision Authority

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

June 9, 2011

File No. LDA11-0052

Pals Survey Inc.  
10704 - 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

RE: Tentative Plan of subdivision to create 83 Single Family Residential, 26 Semi-Detached, 52 Row Housing lots and one (1) Public Utility lot, from a portion of Lot A, Plan 491MC; located east of the collector road and north of 167 Avenue; **RAPPERSWILL**

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**I The Subdivision by Plan is APPROVED on June 9, 2011 subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 1.43 ha by a Deferred Reserve Caveat to the remainder of Lot A, Plan 491MC 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include easterly half of the road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register 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 The Servicing Agreement required in Clause I (2) 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/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 the construction of the Rapperswill Stormwater Management Facility to a stage suitable to service the proposed development, to the satisfaction of the Infrastructure Services;
8. that the engineering drawings include the construction of the 123 Street to its ultimate standard from 167 Avenue to the north boundary of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
9. that the engineering drawings include the construction of an eastbound left turn bay on 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
10. that the owner construct a 1.5m sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 12m radius gravel temporary turnaround with bollards or mini-barriers in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
12. that the owner construct the off-site watermain connection to the existing watermain on 127 Street, to the satisfaction of EPCOR Water;
13. that the owner update the Hydraulic Network Analysis to the satisfaction of EPCOR Water;
14. that the owner pay for the installation of a traffic signal at the intersection of 167 Avenue and 123 Street, as shown on the "Condition 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 five years of the signing of the Servicing Agreement, the 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;

15. 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 Infrastructure and Transportation Services; and
16. 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 and Transportation Services;

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

Municipal Reserve is being addressed for the titled area as a Deferred Reserve Caveat to be placed on title with this subdivision.

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# 104051337

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 9, 2011

LDA11-0052

- |   |  |
|---|--|
| ■■■■■■ Limit of proposed subdivision                  | — 1.5m Concrete sidewalk with lighting   |
| ..... Amend subdivision boundary                      | •• Bollards  |
| — 1.8m double board/no gap solid uniform screen fence | ⊙ 12m Radius temporary gravel turnaround with bollards or mini-barriers                  |
| — 1.8m Uniform screen fence as per the zoning bylaw   | ↔ Construct the collector roadway from 167 Ave. to the northern limit of the subdivision |
| ■ Include in Engineering Drawings                     | ▨ Register as road-right -of-way   |
| ↗ Construct an eastbound left turn bay                | ⬢ Traffic signals at the intersection of 167 Avenue and the collector roadway            |

