

Thursday, March 7, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 10

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 7, 2013 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 28, 2013 meeting be adopted.

3. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA12-0355
130356666-001 | Tentative plan of subdivision to create 40 row housing lots and one (1) Municipal Reserve lot from SW 23-51-24-4 and Lot 1, Plan 8120646, located south and east of Watt Drive SW; WALKER |
|----|-----------------------------|--|

4. OLD BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA11-0420
117907572-001 | Tentative plan of subdivision to create 57 single detached residential lots, 118 semi-detached residential lots, one (1) Municipal Reserve parcel and two (2) Public Utility lots from the SW 25-52-26-4 and SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; ROSENTHAL |
|----|-----------------------------|--|

5. OTHER BUSINESS



Subdivision Authority

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

March 7, 2013

File No. LDA12-0355

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 40 row housing lots and one (1) Municipal Reserve lot from SW 23-51-24-4 and Lot 1, Plan 8120646, located south and east of Watt Drive SW; **WALKER**

I The Subdivision by Plan is APPROVED on March 7, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.36 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 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;
5. that the approved subdivisions within the Walker Neighbourhood (Files LDA11-0409 and LDA12-0244) be registered prior to or concurrent with this application;
6. that the identified lots be withheld from registration until the 6m wide gravel temporary lane connection is no longer required as deemed by the City of Edmonton; and
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 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 other assessments applicable 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 6m wide gravel temporary lane connection, as shown on the "Conditions of Approval" map, Enclosure I. This lane will be required prior to CCC (or at the discretion and direction of Transportation Services);
8. that the engineering drawings include a temporary 12m 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. This turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services);
9. that the owner construct all fences wholly within private land, excepting the post and rail fence on the Municipal Reserve parcel, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
10. that the owner be responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of the Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Deferred Reserve Caveat (DRC) 112 372 948 was applied to SW 23-51-24-4 and will be reduced by 0.30 ha with this subdivision and carried forward on title.

DRC 122 411 438 was applied to Lot 1, Plan 8120646 and will be reduced by 0.06 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, 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 any questions, call Dan MacGregor at 780-496-6087 or write to:

**Mr. Dan MacGregor Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/dm/Posse #130356666-001

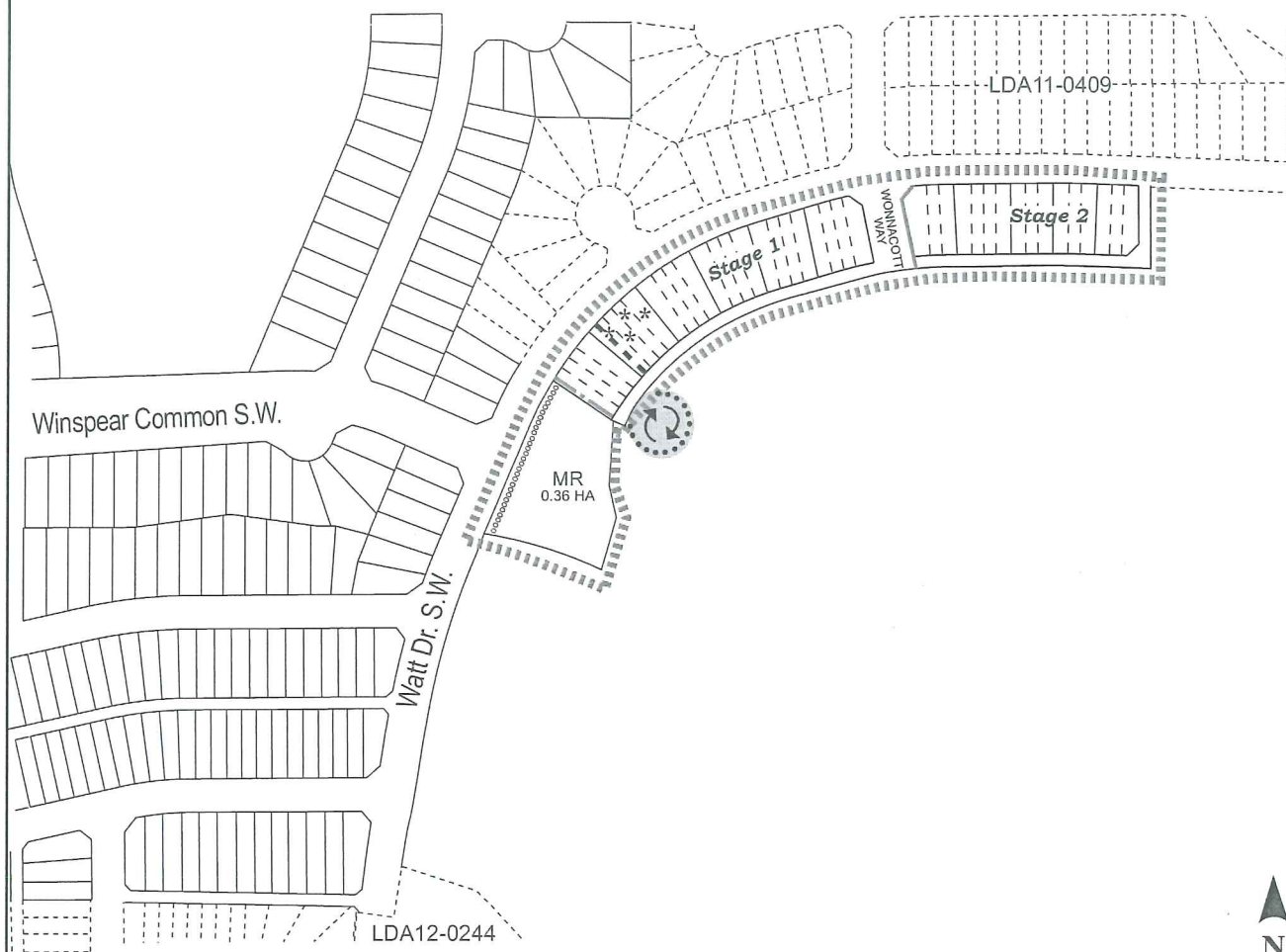
Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

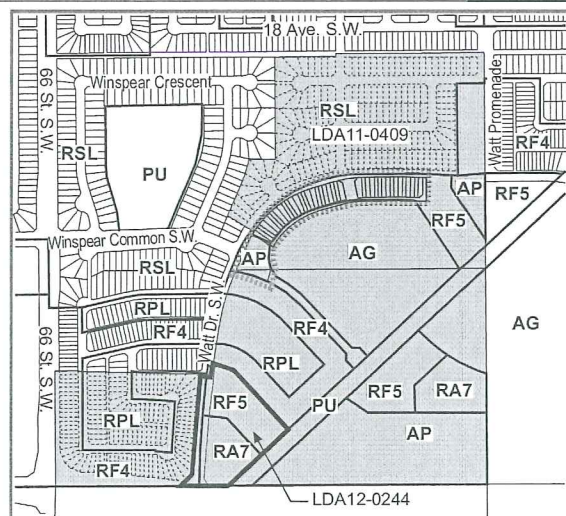
March 7, 2013

LDA12-0355

- | | |
|--|---|
| ■■■■■■■ Limit of proposed subdivision | * Withhold from registration for temporary lane |
| - - - - - 6m gravel temporary lane connection | — · — · — 1.2m Uniform fence |
| ⊙ 12m Gravel temporary turnaround with T-bollards or mini-barriers | ooooooooo Post and rail fence |
| — Stage boundary | ■ Include in Engineering drawings |



- | |
|--------------------------------|
| ■ Titled area to be subdivided |
| ■■■■■■■ Subdivision area |





March 7, 2013

File No. LDA11-0420

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 57 single detached residential lots, 118 semi-detached residential lots, one (1) Municipal Reserve parcel and two (2) Public Utility lots from the SW 25-52-26-4 and SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on March 7, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.33 ha parcel, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure II;
2. that the owner provide Municipal Reserve in the amount of 6.39 ha by a Deferred Reserve Caveat to the SW 25-52-26-4, 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 prepare an easement for a 6 m gravel temporary roadway connection located on the residential lot, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of one (1) Municipal Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner be permitted to register this plan 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;
8. that the owner dedicate Whitemud Drive NW and 231 Street NW to conform to the an approved concept plan to the satisfaction of Transportation Services, as shown on the Conditions of Approval" map, Enclosure II;

9. subject to condition I (8), the owner clear Whitemud Drive NW and 231 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in the favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner prepare a berm and noise attenuation fence Restrictive Covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm and noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 the Permanent Area Contributions and/or other assessments applicable 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 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 engineering drawings include the construction of a 250 mm offsite water main with Stage 2 to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include removal of the existing access to Whitemud Drive NW with Stage 2 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a 4 m wide temporary gravel emergency access with T-bollards, prior to CCC (or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct a 6 m wide gravel temporary roadway connection, prior to CCC (or at the discretion and direction of Transportation Services), to satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of 6 m wide gravel temporary roadway connection, prior to CCC (or at the discretion and direction

- of Transportation Services), to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. 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 II;
 13. that the owner provide a zebra marked crosswalk with curbs ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
 14. that the owner construct a 2.8 m berm and 1.8 m noise attenuation fence as per the City of Edmonton’s Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, to conform to the submitted Noisy Study, within the residential property lines for all the lots backing onto Whitemud Drive, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 15. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline and “Shared Use” signage, lighting, bollards and landscaping to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 16. 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 II; 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 Financial Services & Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve for the SW 25-52-26-4 will be provided through a Deferred Reserve Caveat (6.39 ha) with this application. Municipal Reserve for the SE 25-52-26-4 have been previously provide by way of a Deferred Reserve Caveat (DRC) (No. 122 420 206), this DRC will be reduced by dedication of a Municipal Reserve parcel (3.33 ha) with this application and the remainder is to be carried forward to the parent 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 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

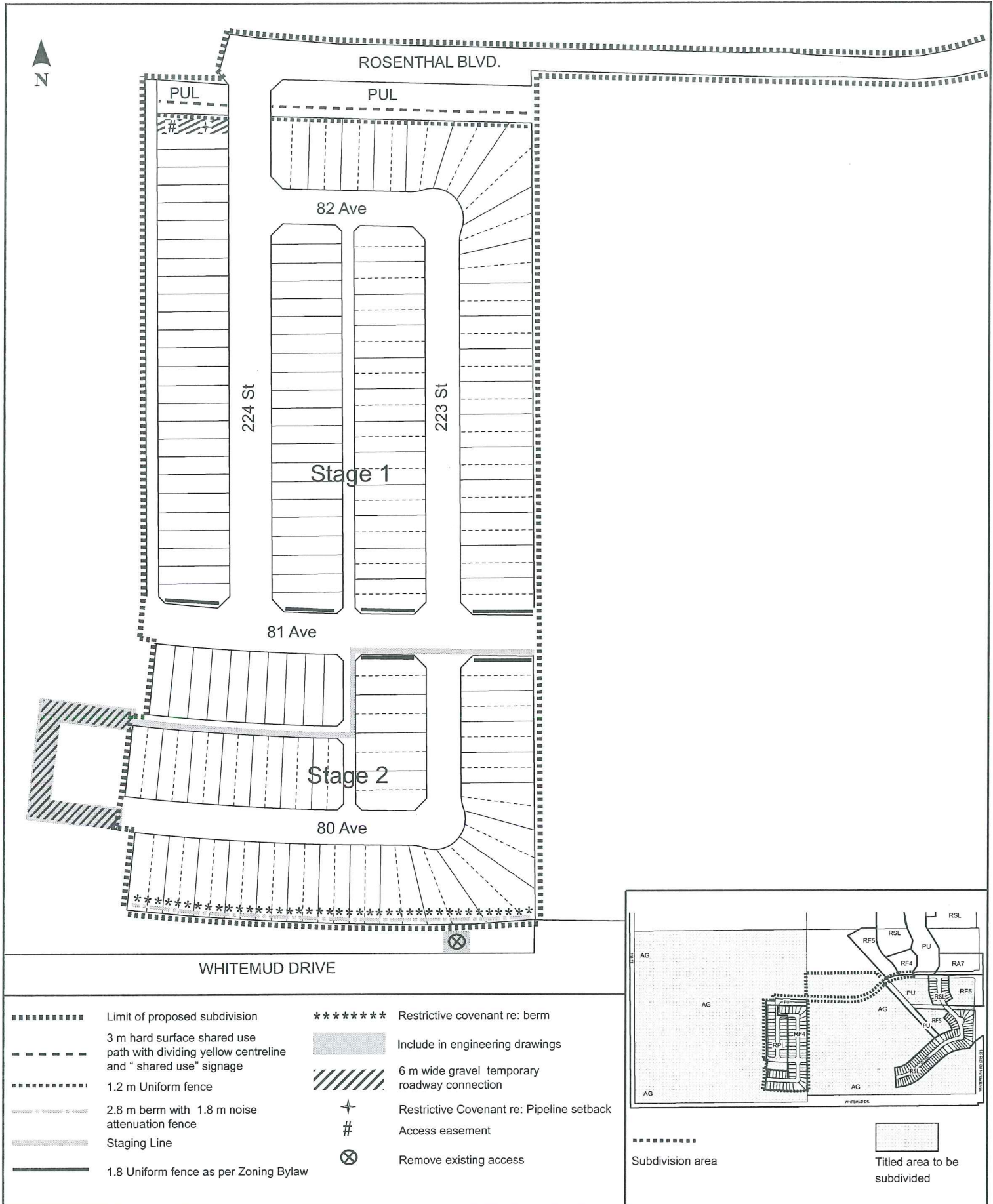
SM/vs/Posse # 117907572-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 7, 2013




LDA11-0420










SUBDIVISION CONDITIONS OF APPROVAL MAP

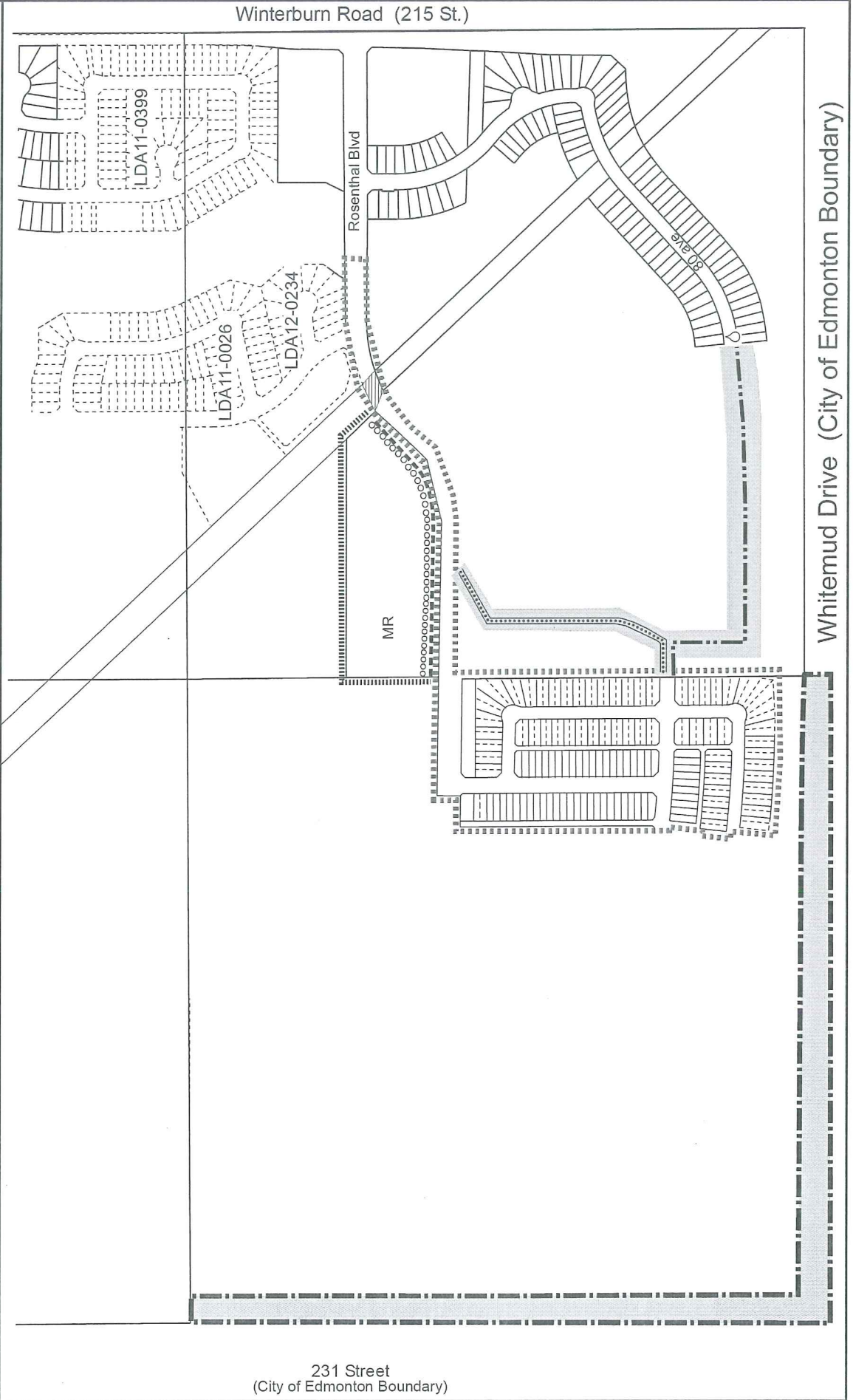
March 7, 2013

LDA11-0420

-  Dedicate road right-of-way and clear
-  Include in Engineering drawings
-  Offsite 250 mm water main connection

-  Subdivision boundary
-  Amend Subdivision boundary
-  4 m wide temporary gravel emergency access with T-bollards

-  Post and rail fencing
-  Water connection
-  Zebra marked crosswalk
-  2m mono-walk



Thursday, February 28, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 09

PRESENT

Scott Mackie, Manager, Current Planning Branch

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the February 28, 2013 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 February 21, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. NEW BUSINESS

1. LDA11-0420
117907572-001

Tentative plan of subdivision to create 57 single detached residential lots, 118 semi-detached residential lots, one (1) Municipal Reserve parcel and two (2) Public Utility lots from the SW 25-52-26-4 and SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. LDA12-0244
126822005-001

Tentative plan of subdivision to create 2 medium density residential lots from Plan 8121646 Lot 1, located east of Watt Drive SW and north of 25 Avenue SW; **WALKER**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

4. ADJOURNMENT

The meeting adjourned at 9:45 a.m.