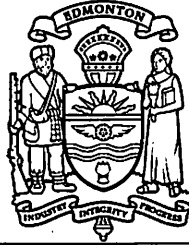


**Thursday, May 10, 2012**

**9:30 a.m.**



**PLACE: Room 701**

## **SUBDIVISION AUTHORITY AGENDA MEETING NO. 19**

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the May 10, 2012 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the May 3, 2012 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                                   |  |
|----|-----------------------------------|--|
| 1. | LDA11-0338<br>Posse 115669022-001 | Tentative plan of subdivision to create 18 low density residential lots and two (2) Municipal Reserve lots from portions of NE, SE and NW/SW 29-53-24-4, located south of 153 Avenue and west of Griesbach School Road; <b>GRIESBACH</b> |
| 2. | LDA12-0023<br>Posse 119898108-001 | Tentative plan of subdivision to create one (1) multiple family residential lot from Block C, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; <b>SCHONSEE</b>  |

**5. OTHER BUSINESS**



May 10, 2012

File No: LDA11-0338

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

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create 18 low density residential lots and two (2) Municipal Reserve lots from portions of NE, SE and NW/SW 29-53-24-4, located south of 153 Avenue and west of Griesbach School Road; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on May 10, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve in the amount of a 4.39 ha lot and a 9.6 ha lot for a total of 13.99 ha pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure 1;
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 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 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 1, having regard to the provision of roadways and the logical extension of services;
5. that the owner dedicate road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1; 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 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 Department 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 remove the mid-block crosswalk marking on Griesbach School Road (south of 144 Avenue), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a curb ramp at the intersection of Griesbach School Road and 144 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner install bollards in the walkway lot at the west end of the cul-de-sac, as shown on the "Conditions of Approval" map, Enclosure I;
8. all grading and landscape features are to be built in accordance with the approved geotechnical report;
9. that the owner construct all fences positioned wholly on privately-owned land to the satisfaction of the Sustainable Development, Transportation Services and Infrastructure Services Departments, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

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

The DRC (#102 161 554) on NE 29-57-24-4 was adjusted to 4.50 ha, and 1.564 ha was dedicated with LDA09-0142. Total MR on the NE¼ is 6.064. With this subdivision, 1.48 ha for the school/park site in the NE¼ will be taken; 1.99 ha for the Central Park site and 0.23 ha to be used in the SE¼, leaving 0.80 ha carried forward via DRC for the future park north of Griesbach Road.

The adjusted DRC (#072 132 220) for the SE ¼ is 5.769 ha. Approximately 0.89 ha is owed from the 97 Street buffer dedication, leaving a DRC of 4.879 ha. Total MR dedication in the SE¼ is 9.01 ha, leaving 3.901 ha [9.01 – (5.769-0.89)] to be borrowed from the NW/SW¼.

The DRC (#042 385 890) owing on the NW/SW¼ is 12.67 ha. This subdivision is dedicating a total of 1.51 ha for the Central Hill site in the NW/SW¼, leaving a DRC in the amount 11.16 ha. With the 3.901 ha needed in the SE¼, the total DRC carried forward is 7.259 ha.

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 five 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 #115669022-001

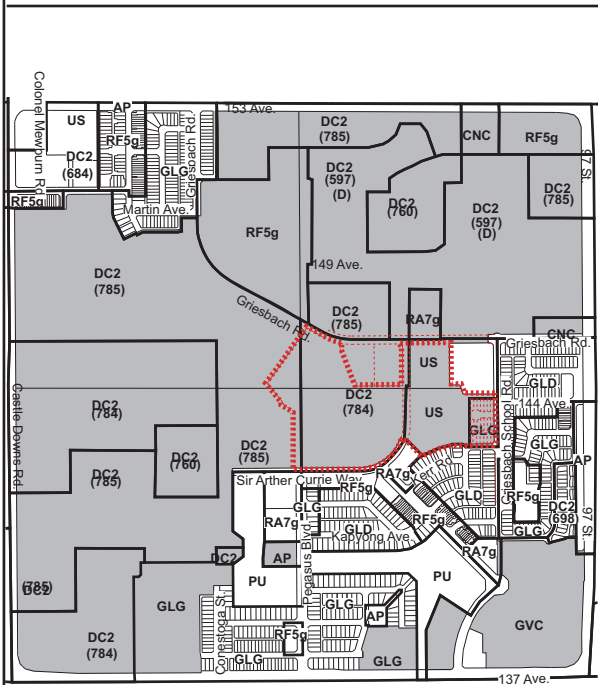
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

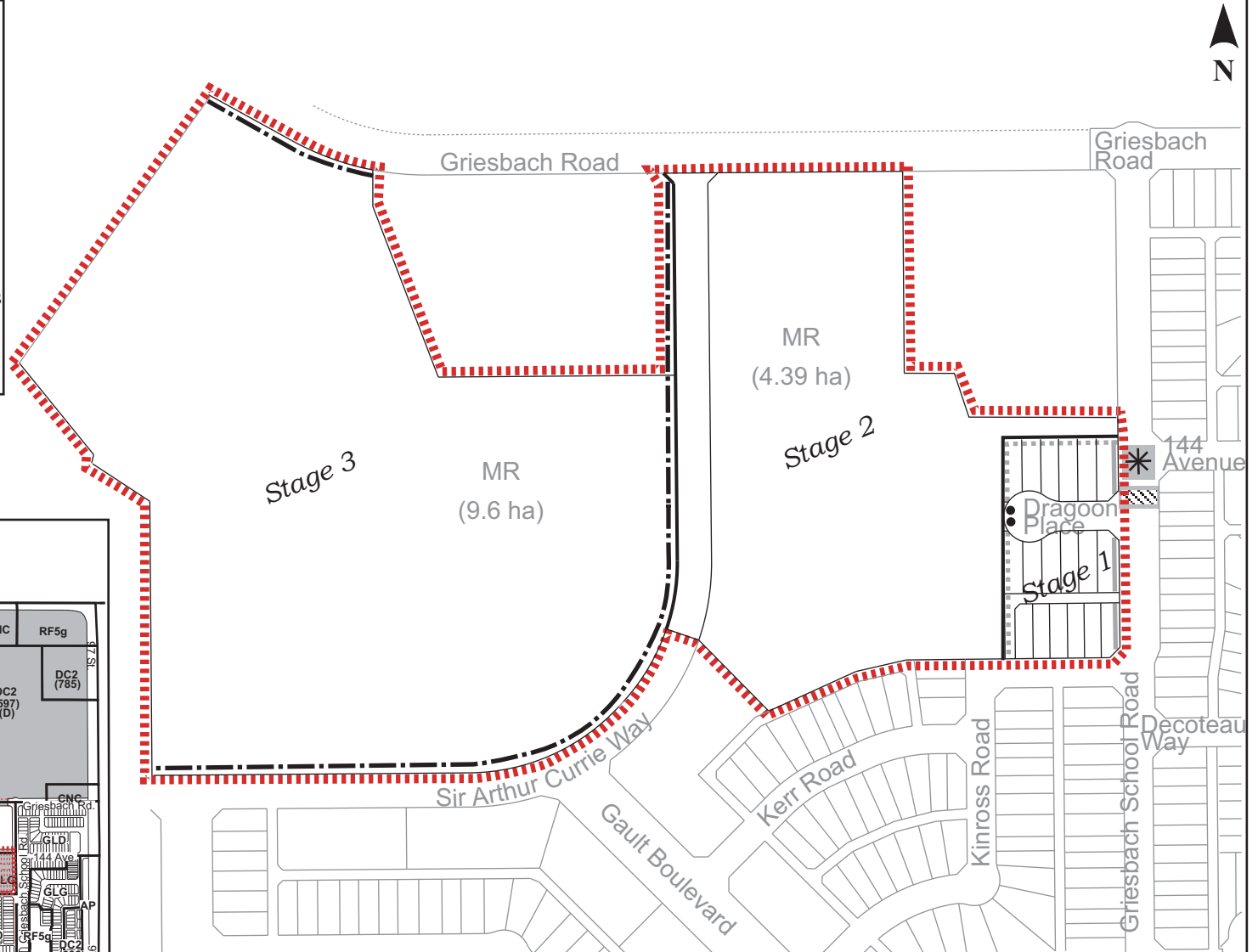
May 10, 2012

LDA11-0338

- Limit of proposed subdivision
- 1.8m uniform screen fencing, as per Zoning Bylaw
- ..... 1.2m uniform fencing
- - - Post and rail fencing
- //// Remove crosswalk markings
- \* Construct curb ramp
- Bollards
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area







Subdivision Authority

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

May 10, 2012

File No. LDA12-0023

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

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot from Block C, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; **SCHONSEE**

---

**I The Subdivision by Plan is APPROVED on May 10, 2012, 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 16106 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
4. that the approved subdivision within the Schonsee Neighbourhood (File No. LDA11-0416) be registered prior to or concurrent with this application; 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, 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 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 Schonsee East Neighbourhood Design Report be completed prior to the approval of Engineering Drawings, to the satisfaction of Infrastructure Services;
8. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 Transportation Services, and Sustainable Development.

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

Municipal Reserve entitlements for Block C, Plan 2887AQ were dedicated as land with LDA08-0136. No Municipal Reserves are due on the titled area.

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. 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 #119898108-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

MAY 10, 2012

LDA12-0023

■■■■■■■■ Limit of proposed subdivision

..... 1.2m uniform fencing



■ Titled area to be subdivided  
 ..... Subdivision area





Thursday, May 3, 2012

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 18

#### 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 May 3, 2012 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 April 26, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

#### 3. OLD BUSINESS

1. LDA11-0426  
Posse 118264347-001

Tentative plan of subdivision to create 203 single detached residential lots, 24 row housing lots, three (3) Municipal Reserve lots, one (1) Public Utility Lot and (3) remnant lots from SW 27-51-25-4, Lot 2, Plan 2296RS, and Lot A, Plan 1368NY, located west of 156 Street SW and north of existing Ellerslie Road SW (9 Avenue SW); **AMBLESIDE**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

#### 4. NEW BUSINESS

1. LDA10-0386  
Posse 105565028-001

Tentative plan of subdivision to create 36 semi-detached residential lots, one (1) medium density residential lot and two (2) Public Utility lots from SE 19-53-25-4, located south of 137 Avenue and northwest of Trumpeter Way; **TRUMPETER**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

2. LDA11-0416  
Posse 118136890-001

Tentative plan of subdivision to create 42 semi-detached lots and 58 single detached residential lots from Block D, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; **SCHONSEE**

MOVED	Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>	
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:10 a.m.	