

Thursday, May 31, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 22

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Senior Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the May 31, 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 May 24, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. OLD BUSINESS

1. LDA11-0243
Posse 112715338-001

Tentative plan of subdivision to create 109 single detached residential lots, 24 semi-detached residential lots, 33 row housing lots and one (1) Municipal Reserve lot from NW 20-53-25-W4M, Lots B and C, Plan 1456 RS, located south of 137 Avenue and east of 199 Street; **STARLING**

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. LDA11-0414
Posse 116005741-001

Tentative plan of subdivision to create 40 single detached residential lots from Lot 1, Block 1, Plan 752 1577 located south of Allard Boulevard SW and west of Allard Link SW; **ALLARD**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. LDA12-0038
Posse 119907563-001

Tentative plan of subdivision to create 35 single detached residential lots from NE 23-51-25-4, located west of 141 Street SW and south of Ellerslie Road; **HAYS RIDGE**

MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
3.	LDA12-0063 Posse 120723824-001	Tentative plan of subdivision to create one (1) commercial lot from a portion of SE 29-53-24-4, located north of 137 Avenue and east of Griesbach Parade; GRIESBACH
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
4.	LDA11-0438 Posse 118204884-001	Tentative plan of subdivision to create 79 single detached residential lots, 74 semi-detached residential lots, one (1) Public Utility Lot and one (1) Municipal Reserve lot from portions of Lot 1, Block 1, Plan 022 0944; Block 1, Plan 822 2795 and SE 1-54-24-4, located north of 167 Avenue and west of Manning Drive; CY BECKER
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
5.	LDA11-0435 Posse 118215042-001	Tentative plan of subdivision to create one (1) medium density residential lot from portions of Lot 1, Block 1, Plan 022 0944 and SE 1-54-24-4, located northwest of Zaychuk Road NW; CY BECKER
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT	
	The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

May 31, 2012

File No. LDA11-0243

MMM Group Limited
200, 10576 - 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 109 single detached residential lots, 24 semi-detached residential lots, 33 row housing lots and one (1) Municipal Reserve lot from NW 20-53-25-W4M, Lots B and C, Plan 1456 RS, located south of 137 Avenue and east of 199 Street; **STARLING**

I The Subdivision by Plan is APPROVED, on May 31, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.18 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 subdivision boundary be amended to include the dedication of a portion of 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkways as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the proposed lot in the southeast corner of the subdivision be withheld from registration until such time as the temporary trail connection is no longer required (will be replaced by a permanent shared use path within the adjacent pipeline right of way) as deemed by the City of Edmonton, and as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;

8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of bank as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the top-of-bank;
9. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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. 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 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 upgrade of 199 Street to a 14.5 m urban collector roadway standard (24.0 m road right-of-way) from the south boundary of the subdivision (limit of completed 199 Street upgrades) to the north boundary of the Altalink right-of-way, as shown on the "Conditions of Approval" map, Enclosure I. The permanent upgrades to 199 Street must be completed within 2 years of the signing of the Servicing Agreement;
8. that the owner construct a 6 m wide gravel temporary roadway connection with Stage 1 (gravel prior to CCC), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion and direction of Transportation Services;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the midblock crossing on 199 Street, as shown the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of a 3 m asphalt shared use path with Stage 1, within the top-of-bank setback area with a dividing yellow

- centreline and "Share Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction a 3 m asphalt shared use path with Stage 2, within the top-of-bank setback area and the Storm Water Management Facility (SWMF), with a dividing yellow centreline and "Shared Use" signage, lighting and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
 13. that the owner construct a temporary 1.5 m asphalt trail between the permanent top-of-bank shared use path and the local road with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
 14. that the walkways contain a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
 15. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development (LID) measures, such as bioswales, bumpouts and cul-de-sac islands, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
 16. that the owner develop and implement a stormwater quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
 17. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
 18. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves for NW 20-53-25-W4M are addressed through registration of LDA10-0036 and LDA11-0017. Municipal Reserves for Plan 1456 RS were provided in 1968, through the registration of Lot R which represents 10 percent of the Plan 1456 RS 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, 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. Claudia Wong-Rusnak at 780-944-0120.

Yours truly,



Scott Mackie
Subdivision Authority

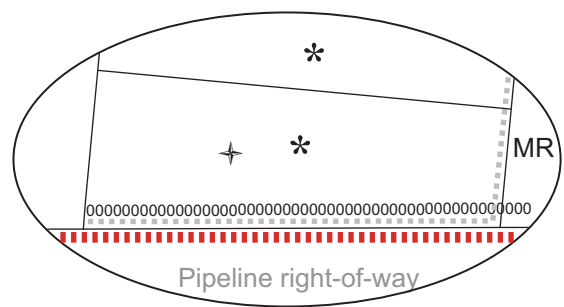
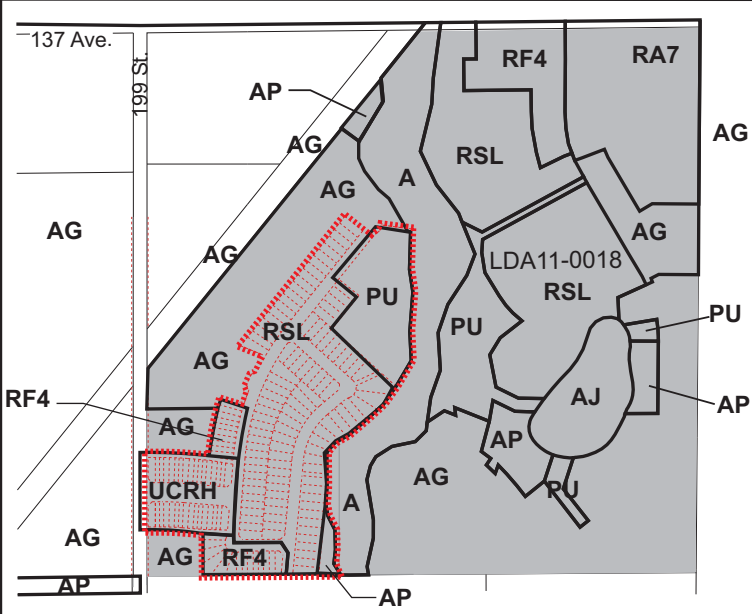
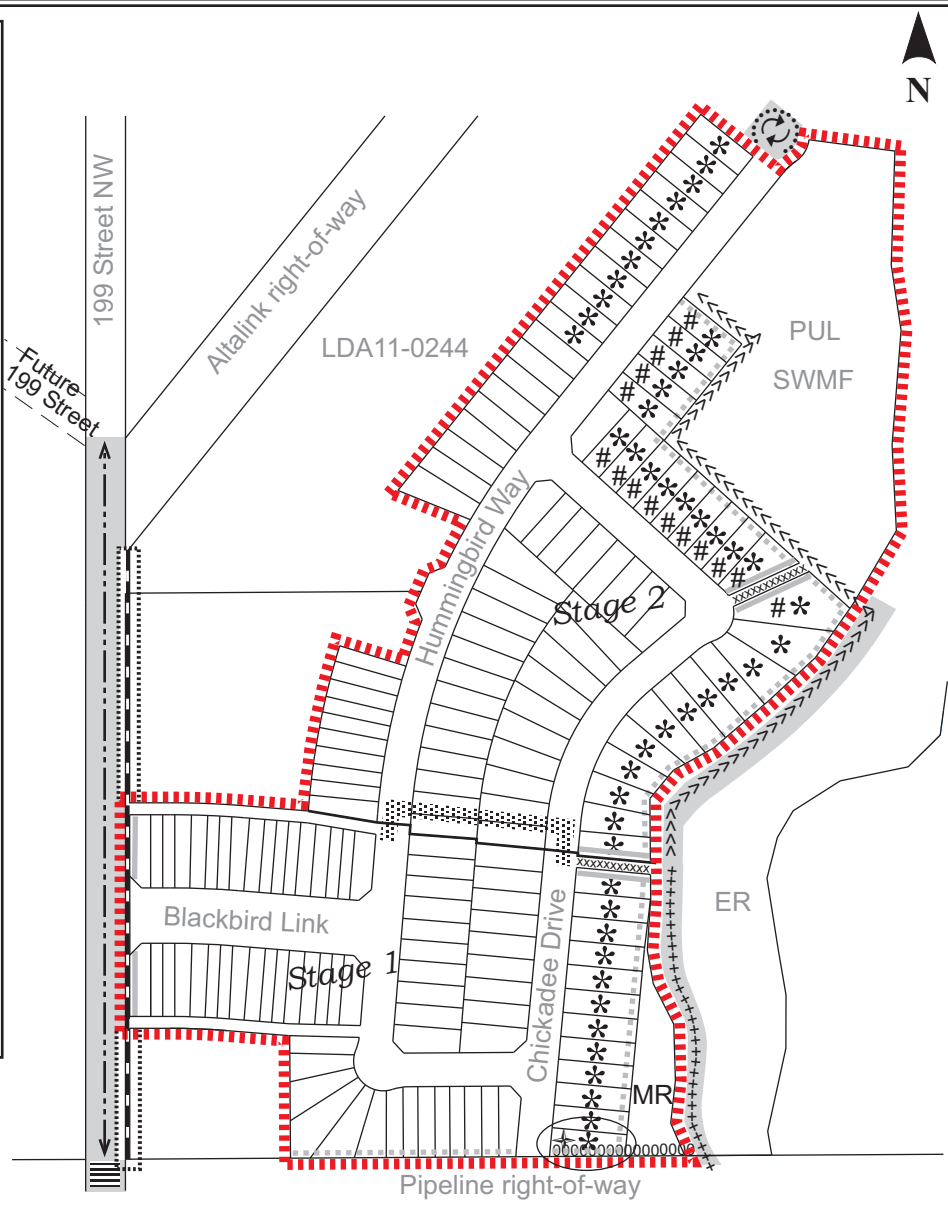
SM/cw/Posse #112715338-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 31, 2012

LDA11-0243

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8m fence as per Zoning Bylaw 12800
- 1.2m uniform fence
- Walkway containing 1.5m sidewalk, bollards and lighting to be registered as road right-of-way
- 199 Street roadway dedication
- Construct 199 Street as a 14.5m collector
- 6m gravel temporary roadway
- 3m shared-use asphalt path to be constructed with Stage 1
- 3m shared-use asphalt path to be constructed with Stage 2
- 1.5m Temporary trail connection to local road
- 12m temporary turnaround with bollards or mini-barriers
- Withhold lot from registration until permanent shared-use path is constructed in the pipeline right-of-way
- Restrictive Covenant re: top of bank
- Restrictive Covenant re: freeboard
- Zebra marked crosswalk
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area



May 31, 2012

File No. LDA11-0414

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 40 single detached residential lots from Lot 1, Block 1, Plan 752 1577 located south of Allard Boulevard SW and west of Allard Link SW; **ALLARD**

I The Subdivision by Plan is APPROVED on May 31, 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 Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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, 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 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 a portion of Abbott Crescent SW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner submit driveway plans to ensure that the driveways do not encroach into any portion of the corner radius of the curve, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly within private property lines to the satisfaction of Transportation Services and Sustainable Development, 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, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

Please note that an existing Deferred Reserve Caveat (#752 163 142) 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 Mr. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/ww/Posse #116005741-001

Enclosure

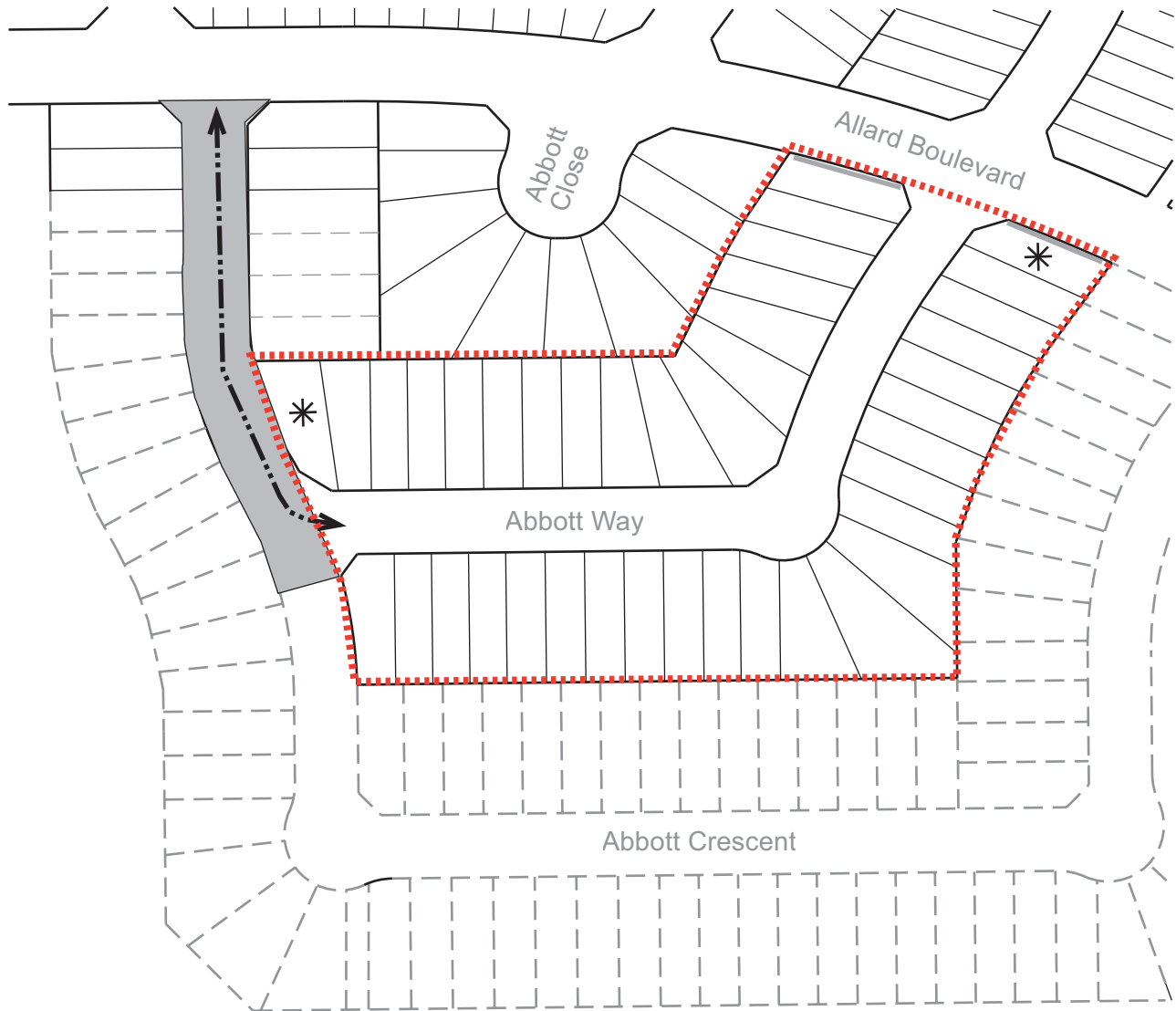
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 31, 2012

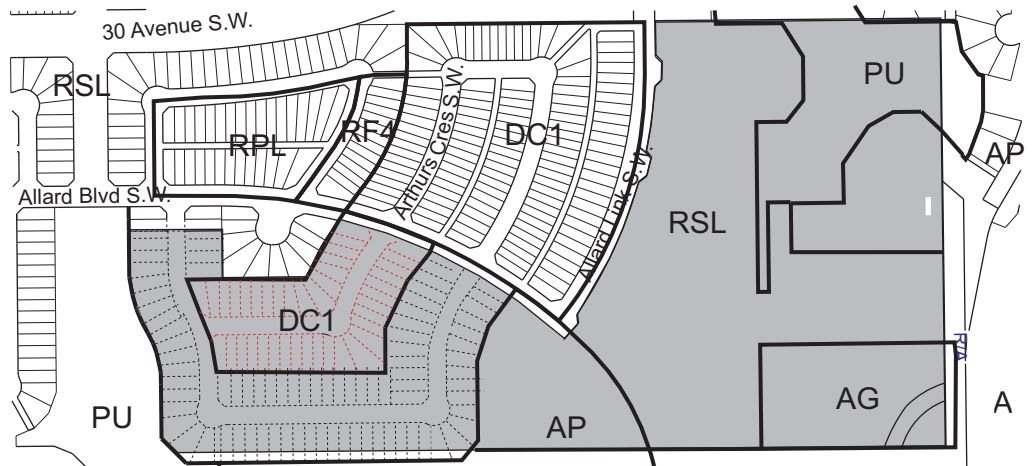
LDA11-0414

- Limit of proposed subdivision
 — 1.8m fence as per Zoning Bylaw
 ←····→ Construct portion of Abbott Crescent

- Include in engineering drawings
 * Driveway plan required



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





Subdivision Authority

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

May 31, 2012

File No: LDA12-0063

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

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create one (1) commercial lot from a portion of SE 29-53-24-4, located north of 137 Avenue and east of Griesbach Parade; **GRIESBACH**

I The Subdivision by Plan is APPROVED on May 31, 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 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 prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lot to address disturbed soil conditions occurring as a result of sewer installation;
4. that the proposed subdivision file LDA11-0145 be registered prior to or concurrent with the proposed subdivision; 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 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 Departments 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 upgrade the existing bus stop, including installation of a shelter pad for the bus stop, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1;
6. that the engineering drawings include all required water main construction, service abandonment, check valve construction, locator tape installation, and tree removal as required by EPCOR Water Services Inc. and Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure 1; and
7. 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 the Sustainable Development, Transportation Services and Infrastructure Services.

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

There is no Municipal Reserve being taken with this subdivision. The existing Deferred Reserve Caveat 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




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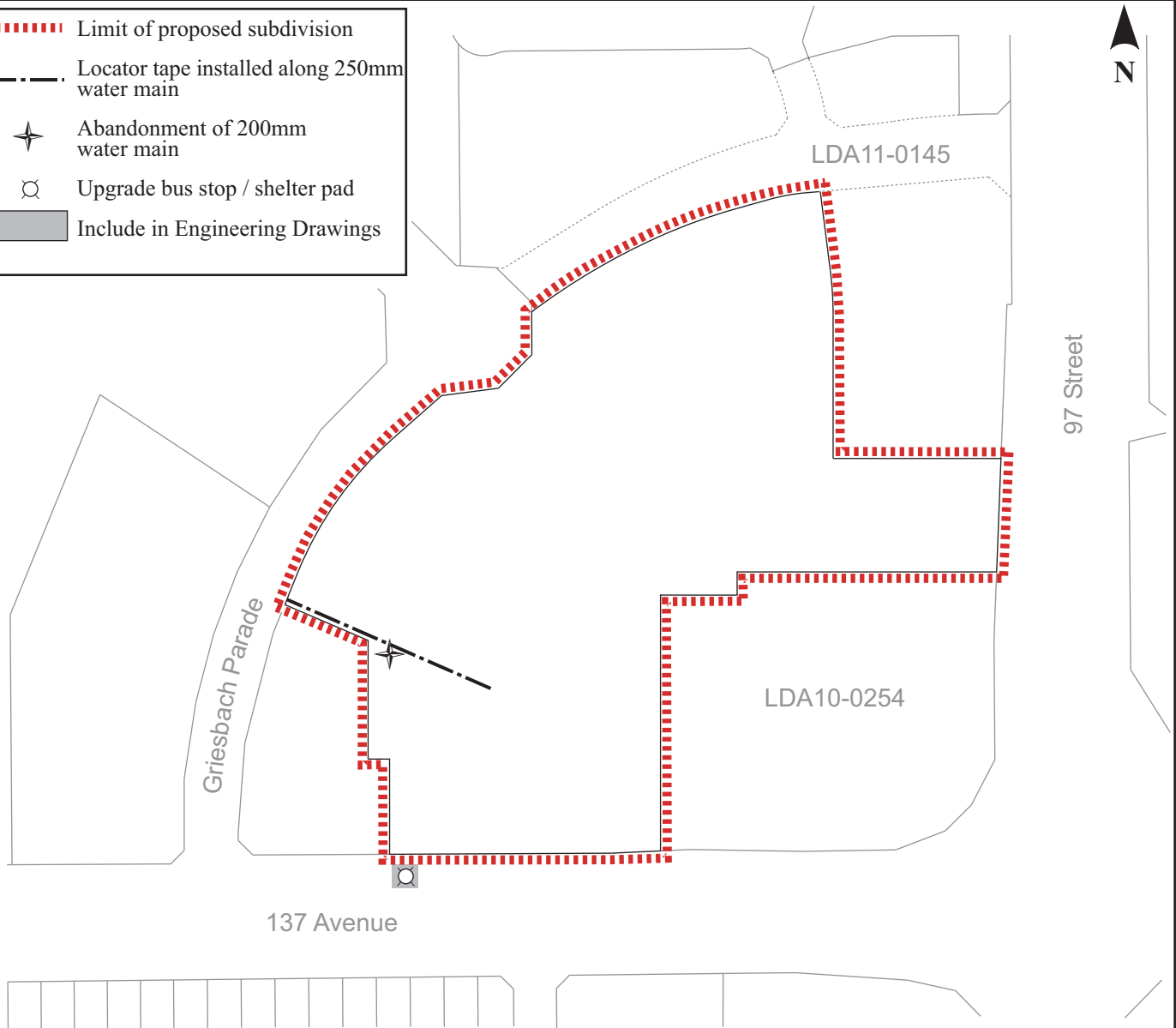
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

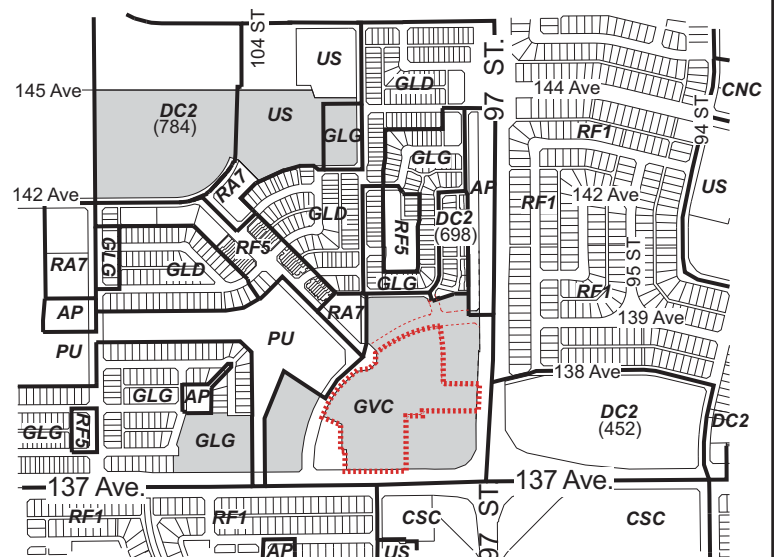
May 31, 2012

LDA12-0063

- Limit of proposed subdivision
- - - Locator tape installed along 250mm water main
-  Abandonment of 200mm water main
-  Upgrade bus stop / shelter pad
-  Include in Engineering Drawings



-  Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

May 31, 2012

File No: LDA11-0435

Qualico Developments West Ltd
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from portions of Lot 1, Block 1, Plan 022 0944 and SE 1-54-24-4, located northwest of Zaychuk Road NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on May 31, 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 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 15747 to adopt the Cy Becker Neighbourhood Structure Plan receive third reading prior to the registration of this subdivision;
4. that Bylaw 16104 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
5. that the subdivision files LDA11-0057 and LDA11-0438 be registered prior to or concurrent with this subdivision; 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 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 pay the proportionate share of Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay all the proportionate share of the Arterial Roadway Assessment for the construction of the 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 Department and affected utility agencies; and
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.

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

Municipal Reserve is addressed by the prior or concurrent registration of File No. LDA11-0438.

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.

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
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cs/Posse #118215042-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 31, 2012

LDA11-0435

