

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
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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	CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 10:10 a.m.	



May 3, 2012

File No. LDA11-0426

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: 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**

I The Subdivision by Plan is APPROVED on May 3, 2012, pursuant to Section 654 of the Municipal Government Act and subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.15 ha parcel, a 0.18 ha parcel, and a 0.38 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 provide money-in-place of Municipal Reserve, in the amount of \$1,420,908.20 representing 1.885 ha, pursuant to Section 667 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 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;
6. that the approved subdivision within the Ambleside Neighbourhood (File No. LDA11-0405) be registered prior to or concurrent with this application;
7. that the owner register the walkways and emergency access as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 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 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 owner submit driveway plans 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 reconstruction of 156 Street SW from the subdivision boundary to Windermere Boulevard SW to a minimum 9 m wide rural or urban residential collector standard, including upgrades to the intersection of 156 Street SW and Windermere Boulevard SW and sidewalk connections to Windermere Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I. A temporary connection to the south to tie-in to the remaining portion of 156 Street SW is also required;
9. that the engineering drawings include and that the owner pay for the installation of temporary traffic signals at the intersection of 156 Street SW and Windermere Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. The westbound left turn movement on Windermere Boulevard would be the traffic movement that would necessitate the signal. If there are no operational or queuing issues with this traffic movement, the signal will not be required. If traffic signals are not deemed warranted by the Transportation Services within 5 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;
10. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 3 m hard-surface shared use path, with “Shared Use” signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a 3 m asphalt emergency access to a residential alley standard with “Shared Use” signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the emergency access walkway contain a 3 m concrete sidewalk with T-bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the engineering drawings include the removal of the existing 1.5 m sidewalk west of the proposed subdivision and its replacement with an emergency access walkway containing a 3 m concrete sidewalk with T-bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the walkway contain 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;
16. 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
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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve (MR) entitlements for SW 27-51-25-4 were addressed with LDA06-0089, LDA06-0241 and LDA06-0255. MR in the amount of 0.395 ha is owing for Lot A, Plan 1368NY and will be paid as money-in place, based on an approved assessment of \$848,665 per hectare. A Deferred Reserve Caveat is to be registered with LDA11-0405 against Lot 2, Plan 2296RS, in the amount of 2.2 ha. MR dedication in the amount of 0.71 ha will be used to create the MR lots and the remaining 1.49 ha will be paid as money-in-place, based on an approved assessment of \$728,648 per hectare.

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

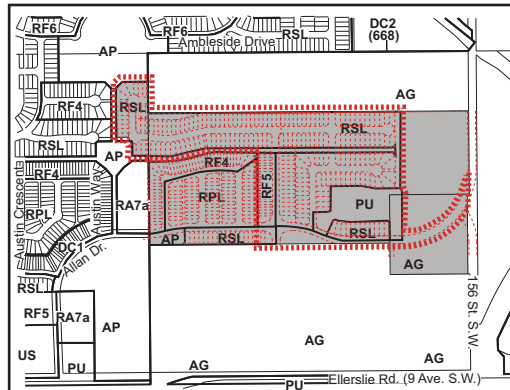
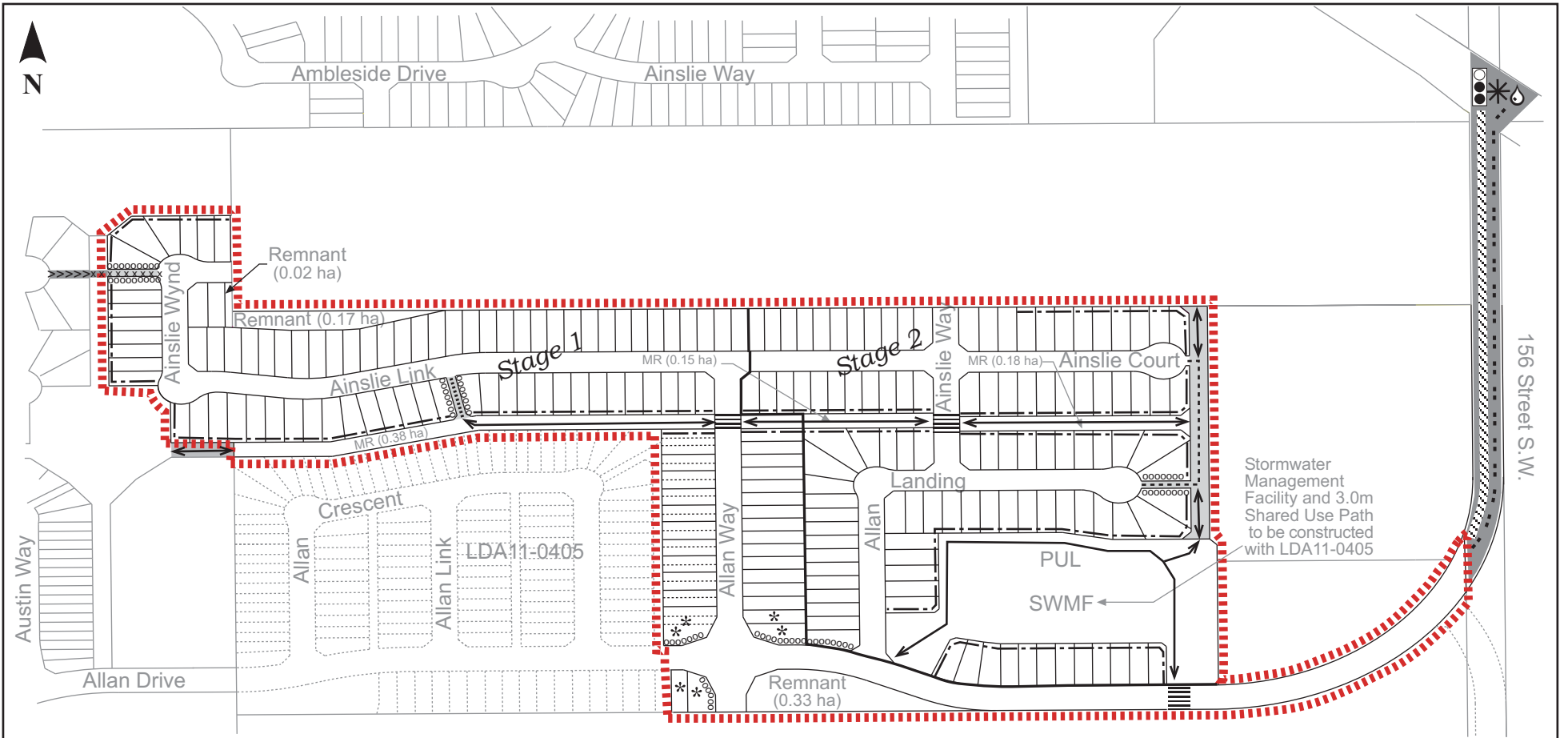
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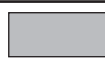

Enclosure










SUBDIVISION CONDITIONS OF APPROVAL MAP








May 3, 2012

LDA11-0426



 Titled area to be subdivided
 Subdivision area

-  Limit of proposed subdivision
-  1.5m concrete sidewalk
-  1.8m uniform fence, as per Zoning Bylaw
-  1.2m uniform fence
-  3m hard surface shared use path
-  3m asphalt emergency access
-  3m concrete emergency access
-  Construct water main connection
-  Replace 1.5m sidewalk with a 3m concrete emergency access

-  Driveway plan required
-  Pay for installation of temporary traffic signal
-  Construct temporary upgrades to the intersection of 156 Street SW and Windermere Boulevard SW
-  Reconstruct 156 Street SW to a minimum 9m wide rural or urban residential collector standard
-  Register as road right-of-way
-  Zebra marked crosswalk with curb ramps
-  Include in Engineering Drawings



Subdivision Authority

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

May 3, 2012

File No. LDA10-0386

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: 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**

I The Subdivision by Plan is APPROVED, on May 3, 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;
3. that the owner prepare an easement for public access of the private secondary access road into the neighbourhood, as shown on the "Conditions of Approval" map, Enclosure II., to the satisfaction on Transportation Services; and
4. 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;

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 owner design and construct the entire or a suitable stage of the ultimate central Storm Water Management Facility (SWMF) and the ultimate connecting pipe between the central SWMF and the east SWMF to the satisfaction of Infrastructure Services;
8. that the engineering drawings include signs at both ends of the private temporary secondary access road clearly stating that the roadway is temporary and privately owned, in the locations shown on the "Conditions of Approval" map, Enclosure II. The signs are to be installed within six months of the signing of the Servicing Agreement, to the satisfaction of Transportation Services;
9. that the owner construct a 2 m granular shared use path within the Public Utility Lot (PUL) to connect with the 3 m shared use path located within the power line right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install "No Exit" signage along the north/south local road, in the vicinity of the bulb to be used as a turn around, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 6 m commercial crossing to the Public Utility lot, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the details of the existing crossing as shown on the "Conditions of Approval" map, Enclosure II. The crossing must be inspected by Transportation Services - Development Engineering by May 30, 2012 to determine if reconstruction is required. If reconstruction is required, the engineering drawings must include the reconstruction;
14. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

No Municipal Reserve is due at this time for SE 19-53-25-4. An existing 4.257 ha DRC (# 092 460 496) will be carried forward to the remainder of 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, 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 or write to:

**Ms. Claudia Wong-Rusnak, Planner
Current Planning Branch
Sustainable Development
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cw/Posse #105565028-001

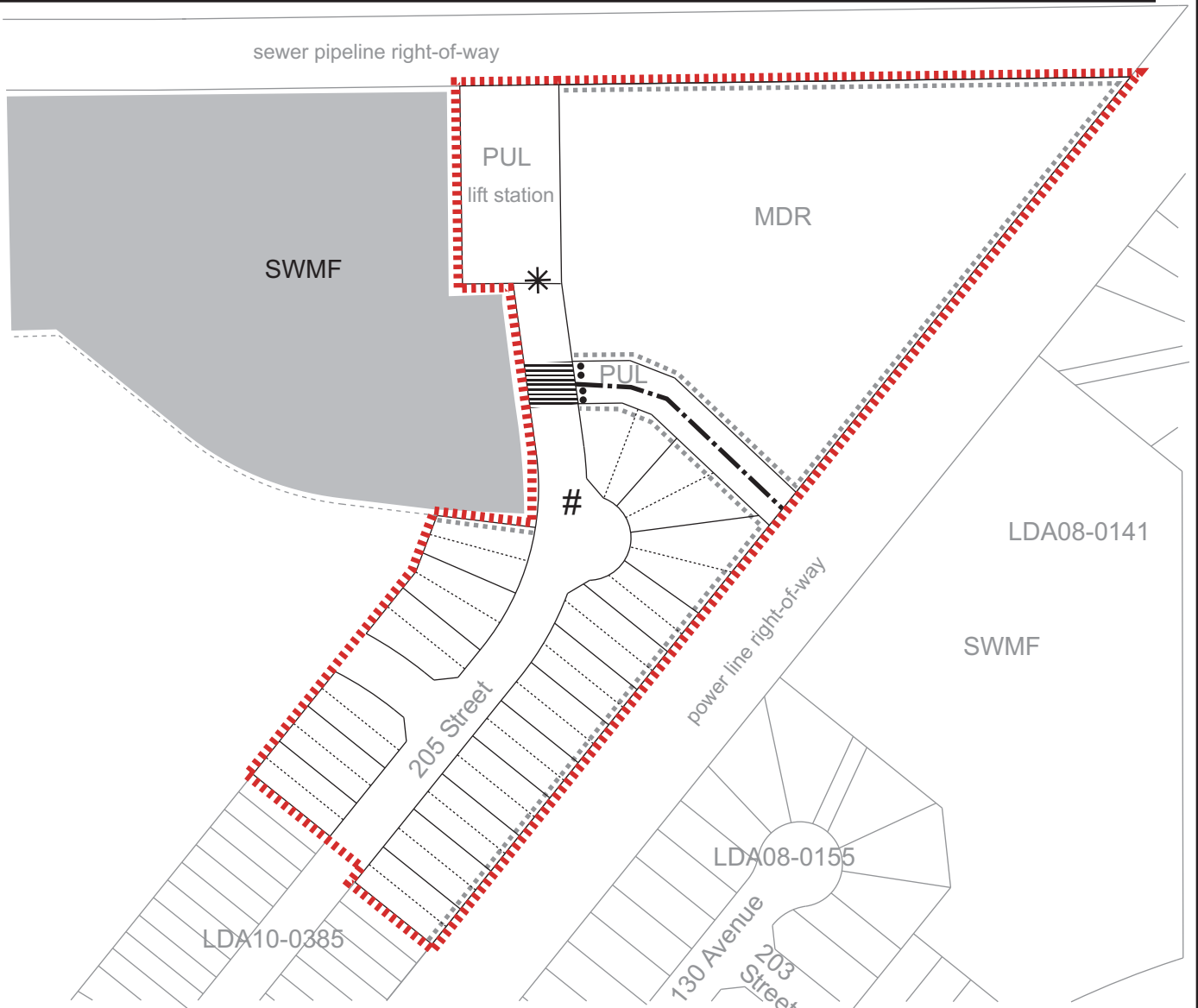
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

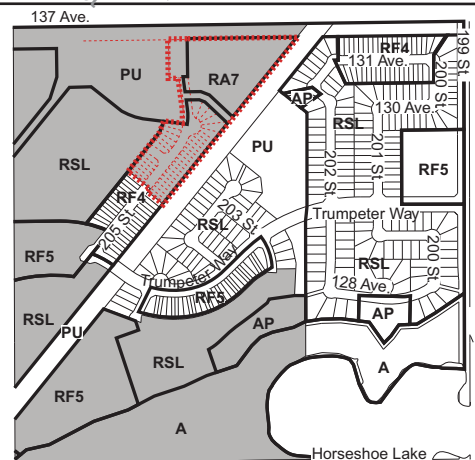
May 3, 2012

LDA10-0386

- | | |
|---|--|
| ■■■■■ Limit of proposed subdivision | ■■■■■ Install zebra marked crosswalk with curb ramp and pedestrian signage |
| 1.2m uniform fence | ■ Include in Engineering Drawings |
| — · — Construct 2.0m granular shared use path to connect to existing 3.0m SUP | # "No Exit" signage |
| •• Bollards | * 6.0m commercial crossing |



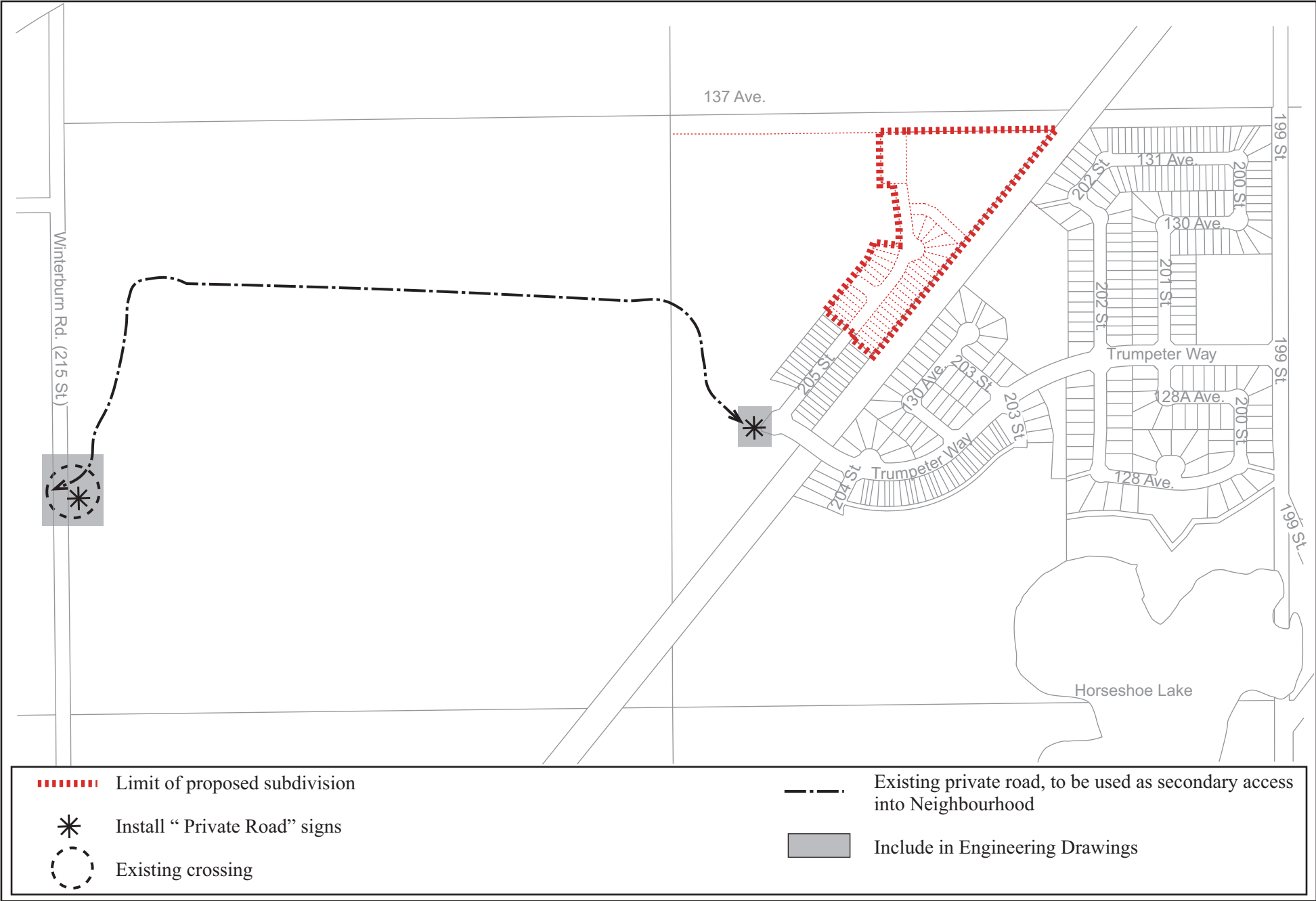
- | |
|--------------------------------|
| ■ Titled area to be subdivided |
| Subdivision area |



SUBDIVISION CONDITIONS OF APPROVAL MAP

May 3, 2012

LDA10-0386





May 3, 2012

File No. LDA11-0416

Scheffer Andrew Limited
14505 - 123 Avenue NW
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: 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**

I The Subdivision by Plan is APPROVED on May 3, 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 16082 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
4. that Bylaw 16081 to close a portion of Meenely Avenue NW receive third reading and that this portion of road be consolidated with the adjacent parcels prior to the registration of this subdivision;
5. that the owner provide walkways as 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 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 engineering drawings include the construction of the Sanitary Trunk Sewer connection required to service the proposed development area, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of a temporary 4m wide gravel emergency access with T-bollards, in the location shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC, or at the discretion and direction of Transportation Services;
10. that the engineering drawings include the construction of a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department in the location 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;
11. that the owner construct 1.5m concrete sidewalks with bollards and lighting to the satisfaction of Transportation Services in the locations 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 Sustainable Development and Transportation Services in the locations 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, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services.

Enclosures I & II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve entitlements for Block D, Plan 2887AQ were deferred with SUB/05-0048 by registering a Deferred Reserve Caveat (DRC) of 3.03 ha on the title. The DRC will be carried forward to the remainder of Block D, Plan 2887AQ.

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,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" and last name "Mackie" clearly distinguishable.

Scott Mackie
Subdivision Authority

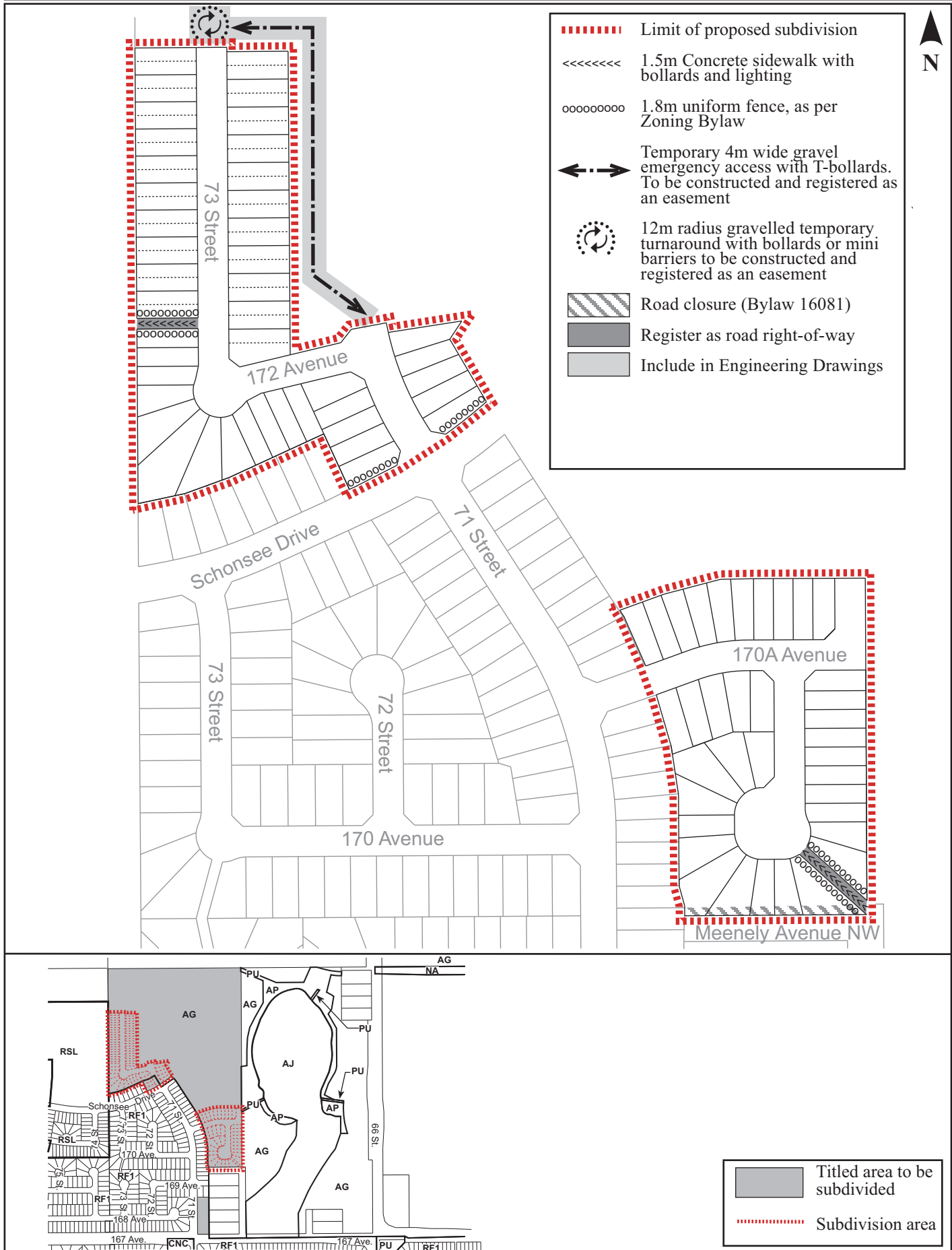
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 3, 2012

LDA11-0416



SUBDIVISION CONDITIONS OF APPROVAL MAP

May 3, 2012

LDA11-0416

