

Thursday, November 10, 2011

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 45

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the November 10, 2011 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the November 3, 2011 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA10-0388<br>Posse 105462152-001 | Tentative plan of subdivision to create one (1) Public Utility Lot and one (1) commercial lot from a portion of SW 28-51-24-4 and Lots 3 & 4, Block 1, Plan 022 5088, located east of Gateway Boulevard and north of Ellerslie Road; <b>ELLERSLIE INDUSTRIAL AREA</b> |
| 2. | LDA11-0121<br>Posse 108655255-001 | Tentative plan of subdivision to create one (1) medium density residential lot and one (1) Public Utility Lot from a portion of NE 22-51-25-4, located west of Rabbit Hill Road SW and south of Ellerslie Road SW; <b>GLENRIDDING HEIGHTS</b>                         |

**5. OTHER BUSINESS**



November 10, 2011

File No. LDA10-0388

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) Public Utility Lot and one (1) commercial lot from a portion of SW 28-51-24-4 and Lots 3 & 4, Block 1, Plan 022 5088, located east of Gateway Boulevard and north of Ellerslie Road; **ELLERSLIE INDUSTRIAL AREA**

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**I The Subdivision by Plan is APPROVED on November 10, 2011, 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 approved subdivision within Ellerslie Industrial (File No. LDA07-0340) be registered prior to or concurrent with this application, as shown on the "Conditions of Approval" map, Enclosure II;
4. that Bylaw 15855 to amend the Zoning Bylaw from PU to CB2 receive third reading prior to the endorsement of this application for subdivision;
5. that Bylaw 15854 to close portion of 100 Street SW receive third reading prior to the endorsement of this application for subdivision;
6. subject to clause I (5), that the 100 Street SW closure area and remnant PUL parcel be consolidated with Lot 3, Block 3, Plan 022 5088 as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to an approved Concept Plan or to the satisfaction of Transportation Services for 100 Street SW;
8. subject to clause I (7), the owner clear and level 100 Street SW and 6 Avenue SW as required for road right of way dedication, to the satisfaction of Transportation Services;
9. that the remnant PUL lot be dedicated as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

10. subject to clause I (9), the owner clear and level the surplus portion of 6 Avenue and the remnant PUL lot as required for roadway closure, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pays his proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
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 pay a proportionate amount (\$30,398.77) to Brookfield Residential Properties Inc. for the existing traffic signal at the intersection of Ellerslie Road SW and 100 Street as a benefiting land owner;
8. that the owner submit preliminary plans to be approved for the right turn bay on Ellerslie Road SW and for 100 Street between Ellerslie Road SW and 6 Avenue SW prior to approval of engineering drawings;
9. that the owner construct 6 Avenue to a local industrial roadway standard, to the satisfaction of Transportation Services;
10. that the owner construct 100 Street to a four lane industrial collector roadway standard, to the satisfaction of Transportation Services;
11. that the owner construct left and right turn bays for accesses as required, and a double southbound left turning lane at Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 10.5 m right-in/right-out curb return access with curb ramps from 100 Street through to Lot 3, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers prior to CCC to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct a westbound to northbound right turn bay on Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.5 m sidewalk in the ultimate alignment of Ellerslie Road SW from Gateway Boulevard to 100 Street including all curb ramps, median modification, and other modifications required at Gateway Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner design and construct the ultimate Stormwater Management Facility with this stage of development;
17. that the owner construct the required water main connections as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Epcor Water Services;
18. that the owner construct all fences, sidewalks, lighting and bollards to the satisfaction of Transportation Services, Sustainable Development, and Infrastructure Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
19. 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 subdivision identifying major conditions of this approval.

Municipal Reserve requirements for Lots 3 & 4, Block 1, Plan 022 5088 were addressed by SUB97/0080 by providing money-in-place of land.

Municipal Reserve requirements for SW 28-51-24-4 were addressed by LDA07-0340 by providing money-in-place of land.

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. Nicholas Dyjach at 780-496-2939 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/nd/Posse #105462152-001

Enclosure

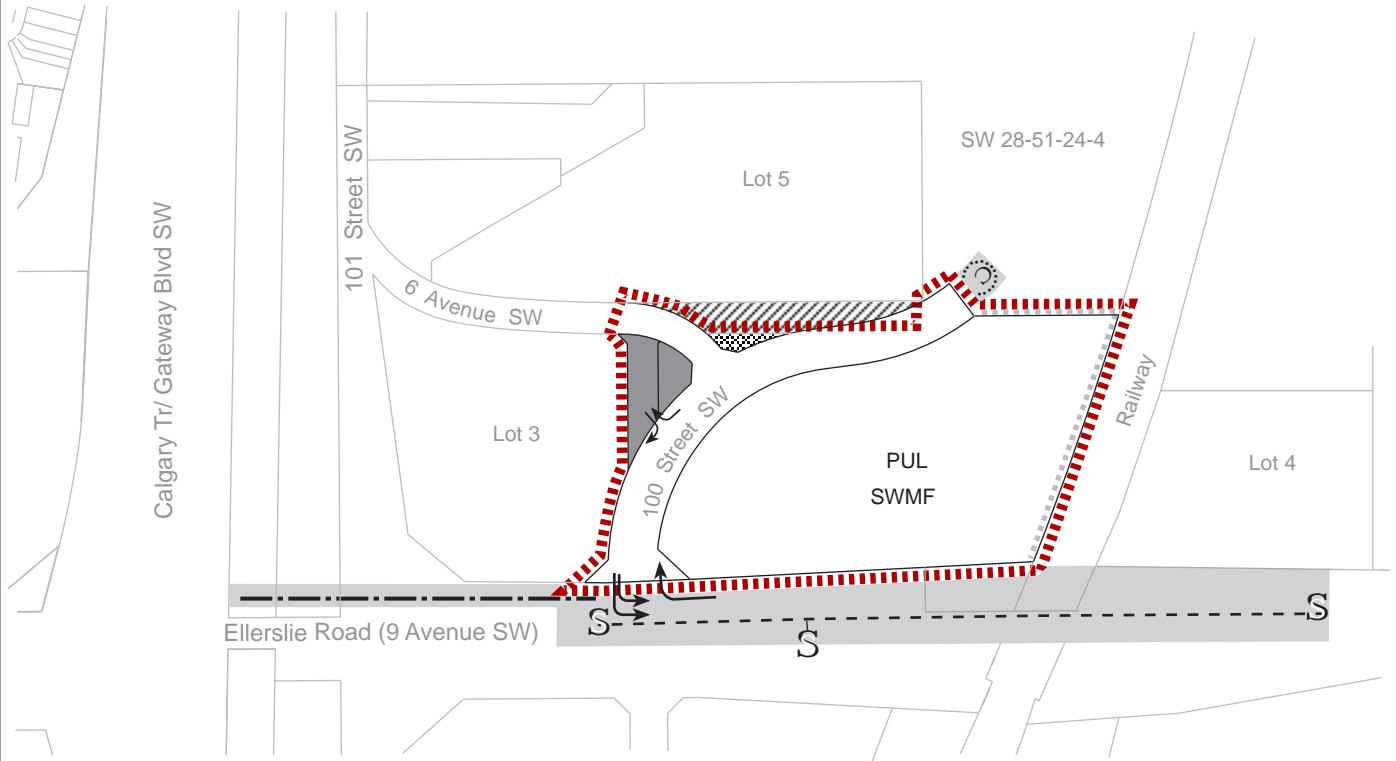
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 10, 2011

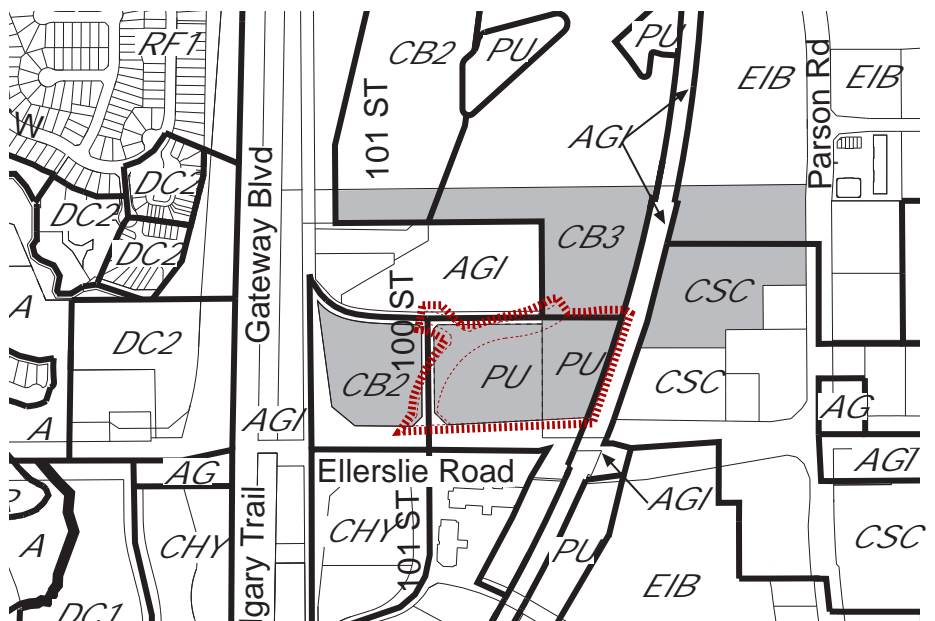
LDA10-0388

- Limit of proposed subdivision
- ..... 1.2m Chain link fence
- · — · — 1.5m Sidewalk and curb ramps
- - - S Construct 350mm watermain
- Clear and level
- Dedicate remnant PUL as road right-of-way, and clear and level

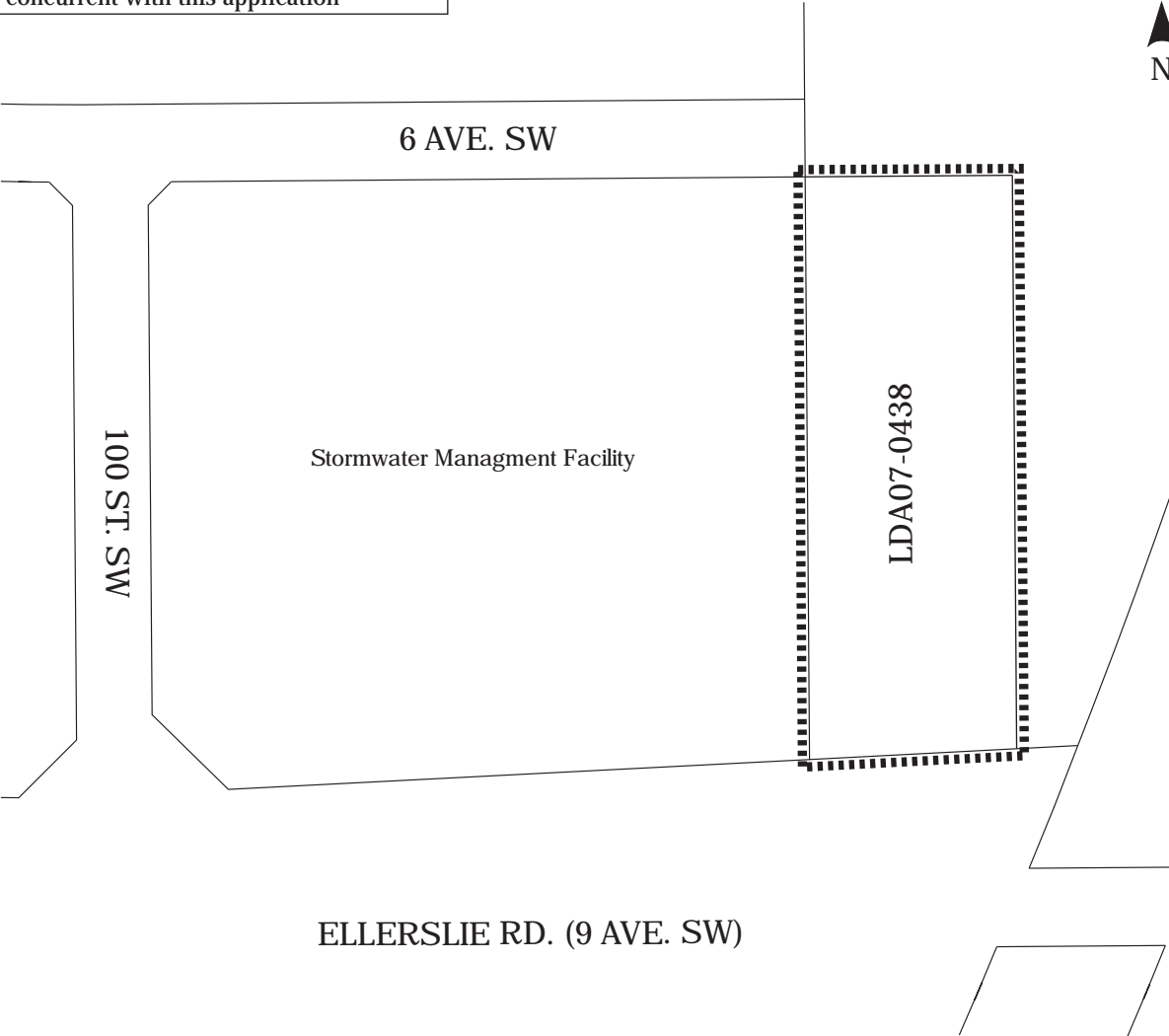
- 12m Gravel temporary turnaround with bollards
- Double southbound left turn bay
- 10.5m right in/right out access
- Westbound right turn bay
- Include in Engineering Drawings
- Area to be consolidated with adjacent parcel



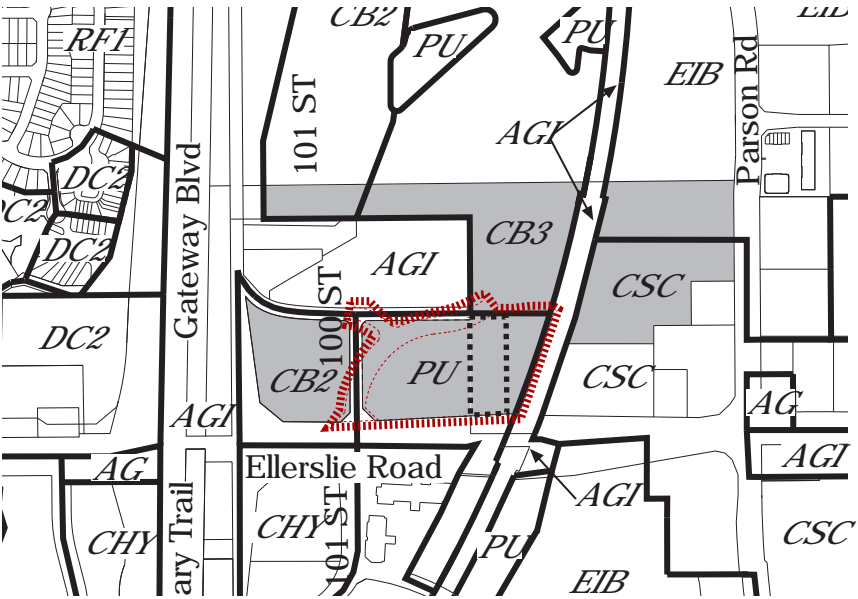
- Titled area to be subdivided
- Subdivision area



..... LDA07-0438 to be registered prior or concurrent with this application



-  Titled area to be subdivided
-  Subdivision area
-  LDA07-0438







Subdivision Authority

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

November 10, 2011

File No. LDA11-0121

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create one (1) medium density residential lot and one (1) Public Utility Lot from a portion of NE 22-51-25-4, located west of Rabbit Hill Road SW and south of Ellerslie Road SW; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on November 10, 2011, 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 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 the subdivision boundary be amended to include a portion of Rabbit Hill Road, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way to conform to an approved Glenridding Heights Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Clause I (4), the owner clear and level Rabbit Hill Road as required for road right-of-way dedication to the satisfaction of Transportation Services;
6. that the owner dedicate the pipeline right-of-way as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that LDA11-0310 to close a portion of 156 Street receive third reading prior to the registration of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that a noise study be provided to confirm the noise attenuation required adjacent to Ellerslie Road, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services;
9. that the owner register a berm and fence restrictive covenant in favour of the City of Edmonton against the proposed lot, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; 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 (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 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 a temporary road connection from the south end of Rabbit Hill Road to tie into the existing 156 Street SW to the east to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that preliminary plans are required to be approved for Ellerslie Road and Rabbit Hill Road prior to submission of engineering drawings, to the satisfaction of Transportation Services;
9. that the owner construct the first two lanes of Rabbit Hill Road to an urban arterial roadway standard from the north side of Ellerslie Road to the south property line of the proposed subdivision, including all channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for installation of traffic signals at the intersection of Rabbit Hill Road and Ellerslie Road, 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;
11. that the owner construct noise attenuation in accordance with Clause I (9) and the City of Edmonton Roadway Design and Construction Standards, as 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 Transportation Services and Sustainable Development as 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 the Infrastructure Services, Transportation Services, and Sustainable Development.

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

A DRC will be registered on title through LDA11-0122. The DRC is to be carried forward on the remnant parcel but should be reduced as a result of PUL (pipeline) and arterial roadway dedication through this subdivision.

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

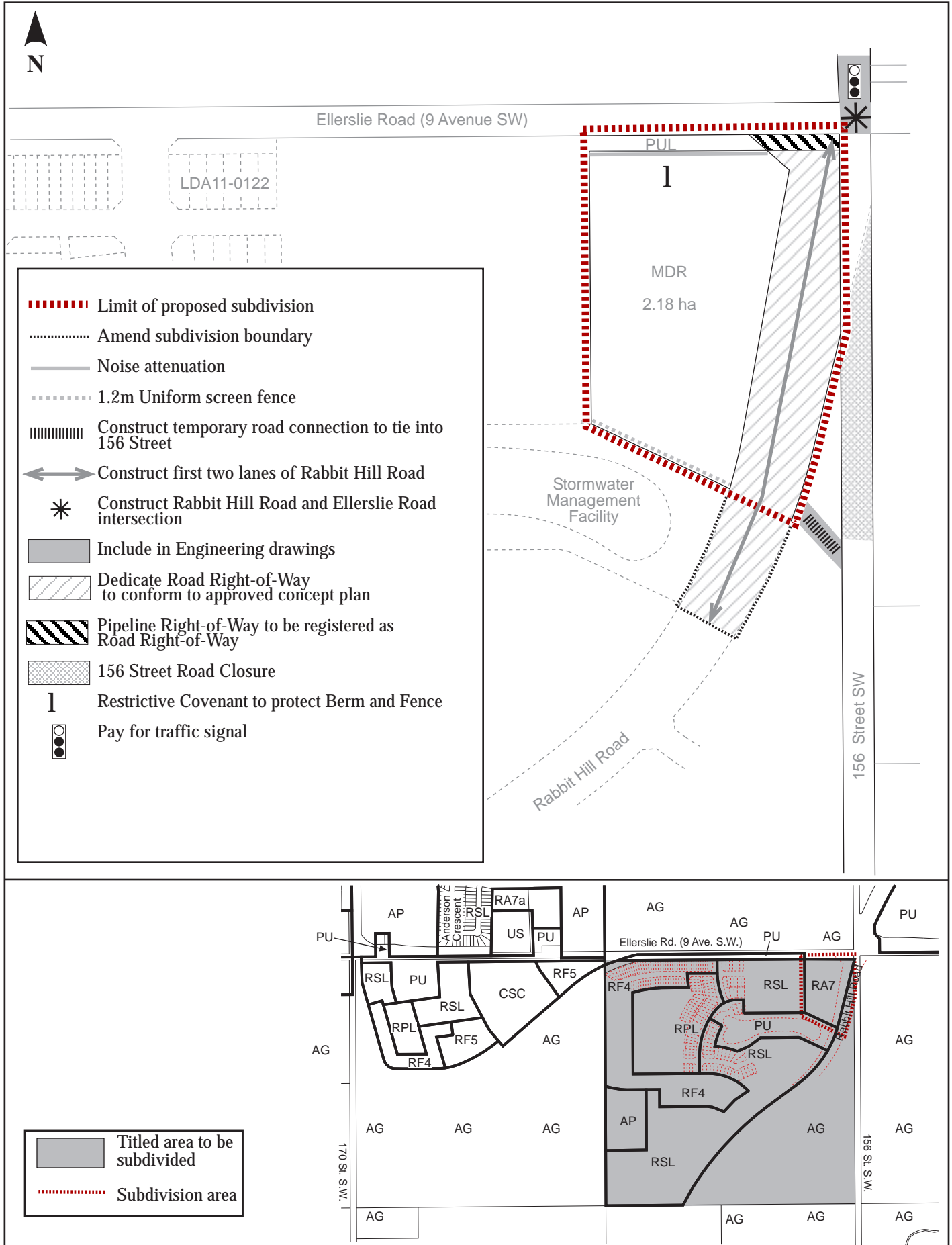
SM/ww/Posse #108655255-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

November 10, 2011

LDA11-0121



Thursday, November 3, 2011  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 44

**PRESENT** Blair McDowell, Senior Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 3, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 27, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA10-0325  
Posse 103685911-001

Tentative plan of subdivision to create 145 single detached residential lots, 120 semi-detached residential lots, two (2) Public Utility Lots, two (2) Municipal Reserve parcels and one (1) Environmental Reserve Parcel from a portion of NE 8-52-23-4, **MAPLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

Blair McDowell

**CARRIED**

2. LDA10-0397  
Posse 105999515-001

Tentative plan of subdivision to create one (1) urban services lot and one (1) Municipal Reserve Lot from portions of Lot 1, Block A, Plan 102 7151, and OT-16-51-24-4 and from Lot 2, Block A, Plan 112 3519, and the road closure area under Bylaw #15794, located east of Orchards Gate SW and south of Orchards Drive SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

Blair McDowell

**CARRIED**

3.	LDA11-0170 Posse 110620493-001	Tentative plan of subdivision to create nine (9) residential Bare Land Condominium Units and one (1) environmental reserve parcel from Lot C, Block A, Plan 6216AE; Lot 6, Plan 6257EL; and Lot 7, Block A, Plan 5006KS, located west of 127 Street NW and south of Stony Plain Road; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
		Blair McDowell <b>CARRIED</b>
4.	LDA11-0202 Posse 111704611-001	Tentative plan of subdivision to create 66 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block A, Plan 102 7151 located east of Orchards Gate and north of Orchards Drive; <b>THE ORCHARDS AT ELLERSLIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
		Blair McDowell <b>CARRIED</b>
5.	LDA11-0277 Posse 112556018-001	Tentative plan of subdivision to create two (2) commercial lots and one (1) multiple family lot from Lot 7, Block 1, Plan 082 2710, located west of James Mowatt Trail SW and north of 17 Avenue SW; <b>RUTHERFORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
		Blair McDowell <b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>	
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:40 a.m.	