

Thursday, November 22, 2012

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 47

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the November 22, 2012 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the November 15, 2012 meeting be adopted.

**3. OLD BUSINESS**

1.

LDA12-0245  
126703586-001

Tentative plan of subdivision to create eight (8) semi-detached residential lots from Lot 6, Plan 4717RS, located west of 215 Street NW and south of 100 Avenue NW, **SECORD**

**4. NEW BUSINESS**

1.

LDA11-0451  
116716564-001

Tentative plan of subdivision to create 19 single detached residential lots and one (1) private lot from Lot 178, Block 30, Plan 082 0346, Block C, Plan 872 1140, Lot 1, Plan 802 1807 and Lot 3, Block X, Plan 102 7150 located west of 88 Street SW and south of Lake Summerside; **SUMMERSIDE**

2.

LDA12-0022  
119257857-001

Tentative plan of subdivision to create (1) urban services lot and (1) Environmental Reserve Lot from SE 14-52-24-4/SW 14-52-24-4 located west of 50 Street NW and north of Whitemud Drive NW; **ROPER INDUSTRIAL**

**5. OTHER BUSINESS**



Subdivision Authority

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

November 22, 2012

File No. LDA12-0245

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create eight (8) semi-detached residential lots from Lot 6, Plan 4717RS, located west of 215 Street NW and south of 100 Avenue NW, **SECORD**

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**I The Subdivision by Plan is APPROVED on November 22, 2012, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 the Secord Neighbourhood LDA08-0004 be registered prior to or concurrent with this application to provide logical extension of roadways and services;
4. that the owner prepare a 3.0 m drainage easement, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a disturbed soil restrictive covenant in favour of the City of Edmonton that will be registered against the lots adjacent to the 3.0 m drainage easement, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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
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 (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 endorsement of the plan of subdivision;
3. that the owner pay the 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;
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 3.0 m drainage easement for a sanitary sewer main to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2.2 m berm and 1.8 m noise attenuation fence or a combination thereof, as per the submitted Noise Study, for all residential lots backing onto 100 Avenue NW and 215 Street NW, 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 12 m radius gravel surface temporary turnaround with bollards or mini-barriers. The turnaround will be required 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;
10. 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
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Infrastructure Services.

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

Municipal Reserve has been previously addressed with subdivision Plan 4717RS.

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. Vivian Sigurdson at 780-944-0122 or write to:

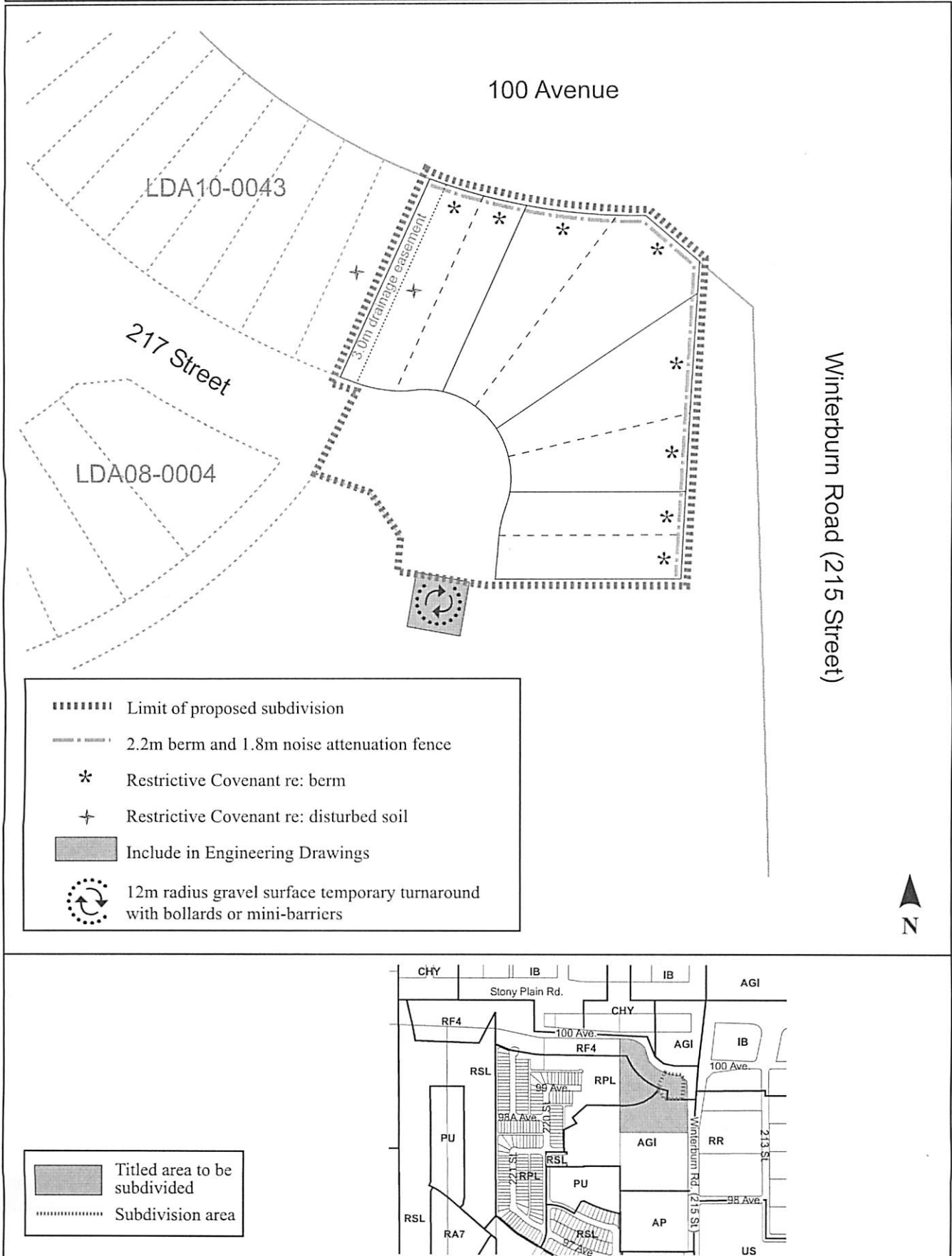
**Ms. Vivian Sigurdson, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/vs/Posse #126703586-001

Enclosure





Subdivision Authority

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

November 22, 2012

File No. LDA11-0451

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 19 single detached residential lots and one (1) private lot from Lot 178, Block 30, Plan 082 0346, Block C, Plan 872 1140, Lot 1, Plan 802 1807 and Lot 3, Block X, Plan 102 7150 located west of 88 Street SW and south of Lake Summerside; **SUMMERSIDE**

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**I The Subdivision by Plan is APPROVED on November 22, 2012, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve representing 0.486 ha for Lot 1, Plan 802 1807 in the amount of \$330,000.00 pursuant to Section 666 and Section 667 of the Municipal Government Act;
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; 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 (2) 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 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 other assessments applicable to the subdivision area 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 new water supply point off the existing 400 mm water main on 88 Street SW to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the entrance to the cul-de-sac to a minimum 20 m wide right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a curb ramp and a 1.5 m concrete connector sidewalk on the east side of 88 Street SW to connect to the north/south shared-use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include abandonment of a 250 mm water service stub and relocation of an existing fire hydrant to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I
11. that maintenance of any associated improvements, including energy costs, developed within the private walkways identified on the "Conditions of Approval" map, Enclosure I, are to be to the responsibility of the future land owner (Summerside Homeowners Association), to the satisfaction of Transportation Services, 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 the Sustainable Development and Transportation Services in the location 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, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Enclosure II is a map identifying existing approvals that will be amended with this application.

Municipal reserves for these titled parcels were previously dealt with except for MR requirements for Lot 1, Plan 802 1807 where cash-in-lieu is requested.

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. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cp/Posse #116716564-001

Enclosure(s)

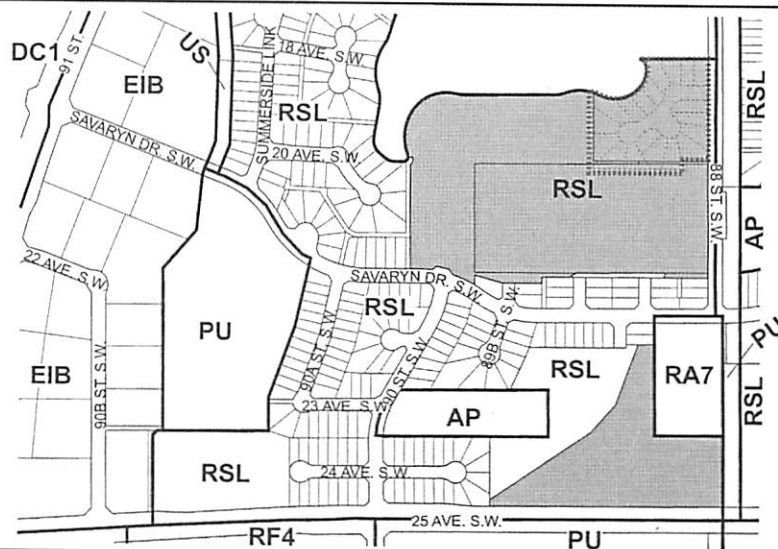
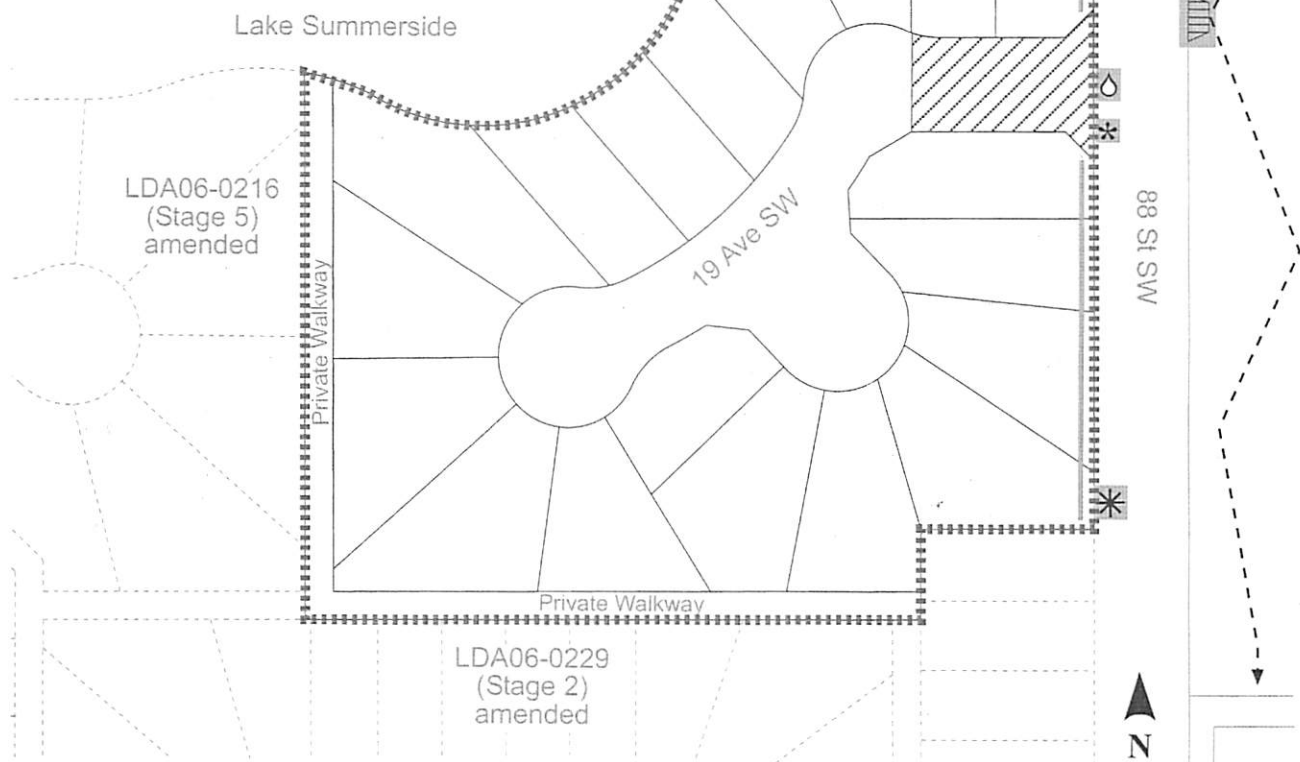


## SUBDIVISION CONDITIONS OF APPROVAL MAP

November 22, 2012

LDA11-0451

- Limit of proposed subdivision
- 1.8m uniform fence
- ← - - - → Existing shared use path
- ⊙ Construct new water supply point
- \* Abandon existing 250mm water service stub
- \* Relocate existing fire hydrant
- ▨ Curb ramp and 1.5m concrete connector sidewalk
- ▨ Minimum 20m wide throat at entrance to cul-de-sac
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 22, 2012

LDA11-0451

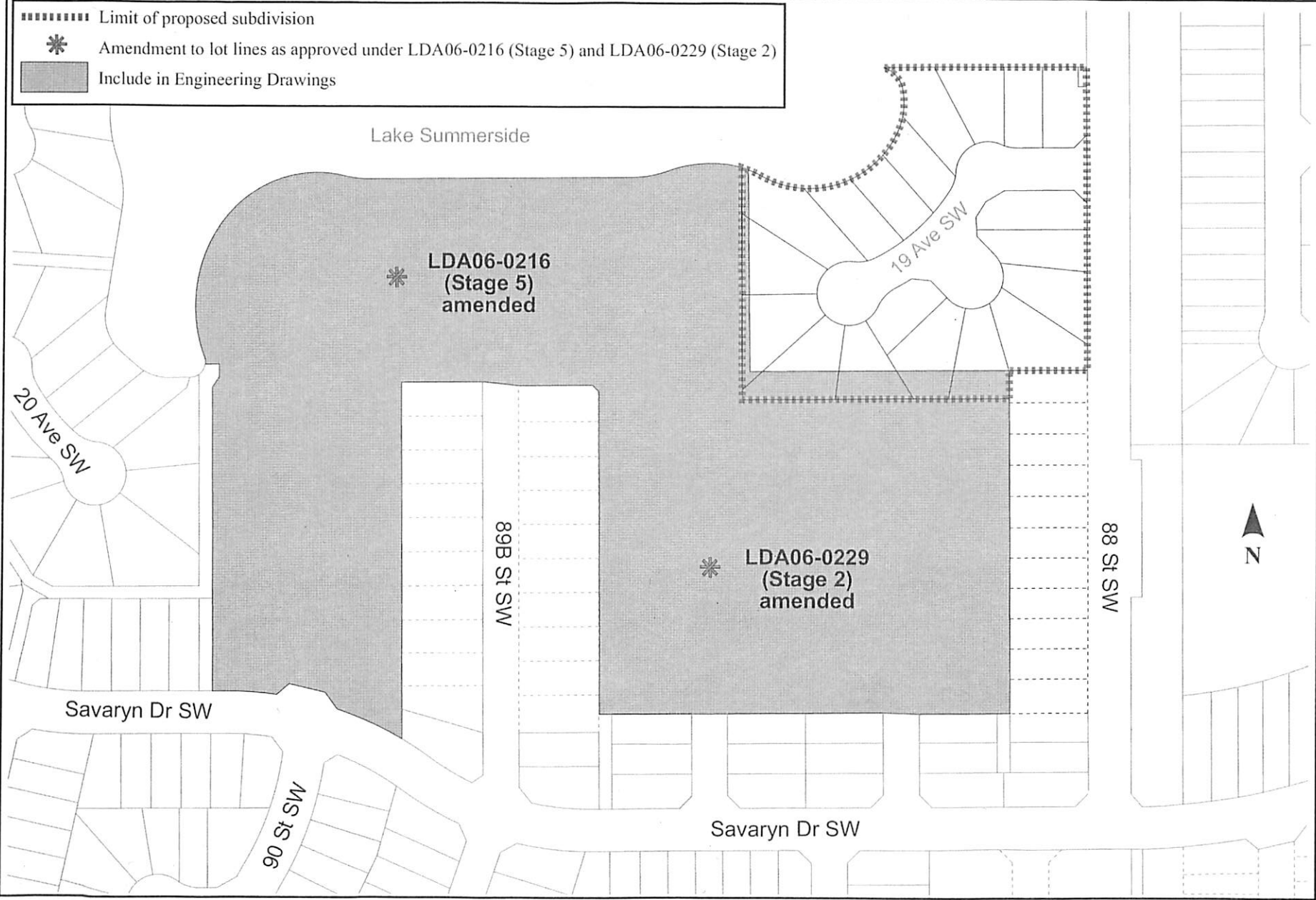
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Limit of proposed subdivision

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Amendment to lot lines as approved under LDA06-0216 (Stage 5) and LDA06-0229 (Stage 2)

Include in Engineering Drawings





Subdivision Authority

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

November 22, 2012

File No. LDA12-0022

City of Edmonton  
Corporate Properties  
19<sup>th</sup> Floor  
9803 - 102A Avenue  
Edmonton AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create (1) urban services lot and (1) Environmental Reserve Lot from SE 14-52-24-4/SW 14-52-24-4 located west of 50 Street NW and north of Whitemud Drive NW; **ROPER INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on November 22, 2012, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 1.84 ha parcel pursuant to Section 664 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 \$ 71,100.00 representing 0.3 ha as per Deferred Reserve Caveat No. 912049732 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; 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 (3) 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 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 other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. 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;
5. 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;
6. that the engineering drawings include construction of a water distribution system, complete with on-street hydrants at 90 m spacing, along 51 Avenue from 50 Street to the western boundary of the subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include removal and reconstruction of 51 Avenue, from the existing 54 Street NW to the west subdivision boundary, to an urban industrial collector standard with at least one sidewalk on the south side of the roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include construction of a ravine crossing in accordance with the City of Edmonton Wildlife Passage Engineering Design Guidelines, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly on privately-owned lands except for the fence on the west side of the Environmental Reserve Lot, to the satisfaction of the Sustainable Development and Transportation Services in the location 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves were previously dealt with on this titled parcel with the registration of DRC No. 912049732. The DRC should be reduced by 0.18 ha (10% of the Environmental Reserve parcel being dedicated) as well as by 0.3 ha for the cash-in-lieu provided with this subdivision and carried forward on the 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. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cp/Posse #119257857-001

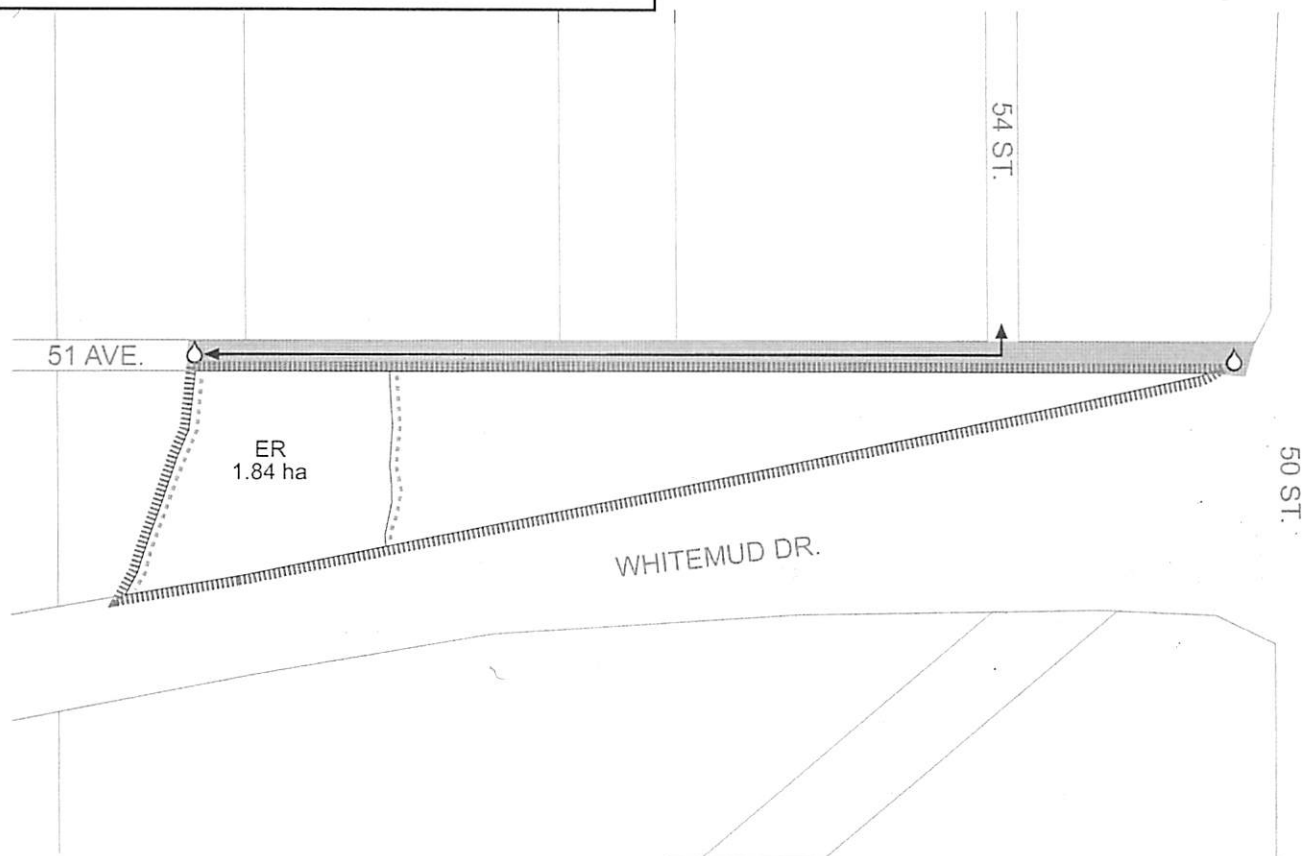
Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

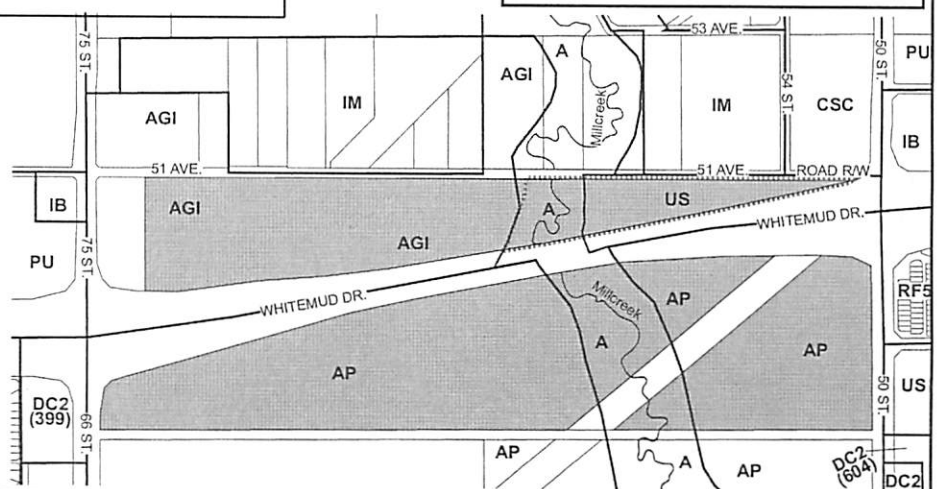
November 22, 2012

LDA12-0022

- Limit of proposed subdivision
- Include in engineering drawings
- ↔ Remove and reconstruct 51 Avenue to an urban industrial collector standard with a sidewalk on the south side
- ⦿ 300mm watermain construction with on-street hydrants spaced at 90m
- ..... 1.2m chain link fence



- Titled area to be subdivided
- ..... Subdivision area



Thursday, November 15, 2012  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 46

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Blair McDowell, Chief Subdivision Officer</b>
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<b>1.</b>	<b>ADOPTION OF AGENDA</b>
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<b>MOVED</b>	Scott Mackie, Blair McDowell  That the Subdivision Authority Agenda for the November 15, 2012 meeting be adopted.
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<b>FOR THE MOTION</b>	Blair McDowell, Scott Mackie	<b>CARRIED</b>
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<b>2.</b>	<b>ADOPTION OF MINUTES</b>
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<b>MOVED</b>	Scott Mackie, Blair McDowell  That the Subdivision Authority Minutes for the August 8, 2012 meeting be adopted.
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<b>FOR THE MOTION</b>	Blair McDowell, Scott Mackie	<b>CARRIED</b>
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<b>3.</b>	<b>NEW BUSINESS</b>
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<b>1.</b>	LDA12-0224 126499359-001	Tentative plan of subdivision to create 34 single detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from Lot 2A, Block 1, Plan 1123397 and Lot 8A, Block 1, Plan 1123398, located north of 167 Avenue NW and west of 127 Street NW; <b>ALBANY</b>
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<b>MOVED</b>	Scott Mackie, Blair McDowell  That the application for subdivision be Approved.
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<b>FOR THE MOTION</b>	Blair McDowell, Scott Mackie	<b>CARRIED</b>
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<b>2.</b>	LDA12-0285 127977830-001	Tentative Plan of subdivision to create 23 single detached residential lots, from Block 1, Plan 822 2795, located north of 167 Avenue NW and west of Manning Drive, <b>CY BECKER</b>
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<b>MOVED</b>	Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.
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<b>FOR THE MOTION</b>	Blair McDowell, Scott Mackie	<b>CARRIED</b>
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<b>4.</b>	<b>OTHER BUSINESS</b>
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<b>5.</b>	<b>ADJOURMENT</b>
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The meeting adjourned at 10:15 a.m.
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