

Thursday, October 28, 2010

10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 43

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the October 28, 2010 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the October 21, 2010 meeting be adopted.

### 3. OLD BUSINESS

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA09-0138<br>Posse 87872533-001  | Tentative plan of subdivision to create four (4) municipal reserve lots and four (4) public utility lots from portions of Lot D, Block X, Plan 052 6241 and SE 9-52-25-4, located north and east of Cameron Heights Way;<br><b>CAMERON HEIGHTS</b>  |
| 2. | LDA10-0171<br>Posse 098914020-001 | Tentative plan of subdivision to create 199 single detached residential lots, 180 semi-detached residential lots, three (3) medium density residential lots and one (1) Municipal Reserve lot from portions of SW 22-51-24-4, NE 15-51-24-4, NW 15-51-24-4 and Lot 1, Block 1, Plan 772 2779, located west of 66 Street SW and north of 25 Avenue SW; <b>SUMMERSIDE</b> |

### 4. NEW BUSINESS

- |    |                                  |   |
|----|----------------------------------|---|
| 1. | LDA08-0241<br>Posse 78994893-001 | Tentative plan of subdivision to create one (1) urban services lot, eight (8) single detached residential lots and twenty semi-detached residential lots from Lot 3, Block B, Plan 102 3546 and a portion of Block 3, Plan 762 0329; located north of the future extension of Lessard Road; and east and west of 199 Street NW; <b>THE HAMPTONS</b> |
|----|----------------------------------|---|

### 5. OTHER BUSINESS



Subdivision Authority

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

October 28, 2010

File No. LDA09-0138

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create four (4) municipal reserve lots and four (4) public utility lots from portions of Lot D, Block X, Plan 052 6241 and SE 9-52-25-4, located north and east of Cameron Heights Way; **CAMERON HEIGHTS**

---

**I The Subdivision by Plan is APPROVED on October 28, 2010 and subject to Section 654 of the Municipal Government Act, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as four parcels, a 5.45 ha parcel, a 1.48 ha parcel, a 0.17 ha parcel and a 0.556 ha parcel, for a total of 7.65 ha pursuant to section 669 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;
4. that the owner register an easement for a 17 m temporary turn around, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA10-0008 and LDA10-0009 be registered prior or concurrent with this application to ensure the dedication of Cameron Heights Way to provide access to the easterly Municipal Reserve parcels;
6. that the subdivision boundary be amended to exclude the portion of road right of way that abuts the subdivision 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 (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;
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 school and/or park sites will be fully serviced along the east side frontage of Cameron Heights Way including 3-phase power with a cubicle;
6. 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;
7. that the owner submit detailed engineering drawings to construct an offset 17 m radius asphalt temporary transit turnaround with bollards to be required at FAC or earlier, to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Please note that the school and park site must remain in a condition suitable for its intended use. There shall be no stockpiling, grading, dumping, construction staging or soil removal.

The total amount of Municipal Reserves due on Lot D, Block X, Plan 052 6241 and SE 9-52-25-4 is 7.108 ha. However, due to locational considerations, the amount of parkland being provided through this subdivision will exceed the required Municipal Reserve by 0.556 ha. To accommodate this difference, a 0.556 MR parcel is being created through this subdivision that will be purchased by the City.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cw/Posse # 087872533-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

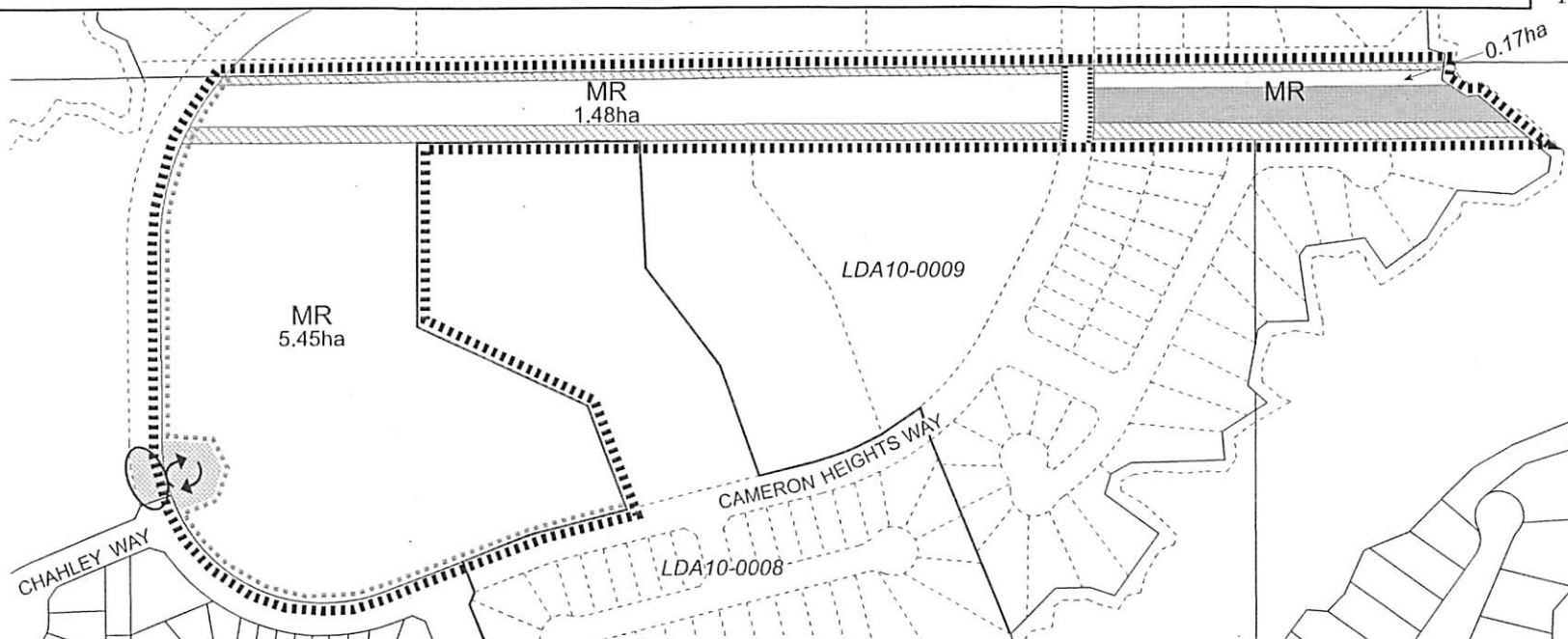
October 28, 2010

LDA09-0138

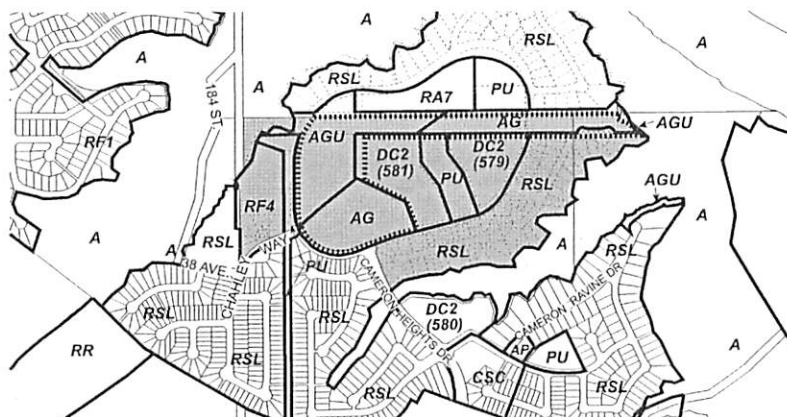
- Limit of proposed subdivision  
 ..... Amend subdivision boundary  
 ↻ 17.0m Temporary offset transit turnaround

- [Hatched Box] Designate as PUL  
 [Solid Grey Box] Easement for transit turnaround  
 ○ Include in Engineering Drawings

- ..... 1.2m Uniform fence  
 [Solid Grey Box] 0.556ha parcel to be created for purchase by The City



- [Solid Grey Box] Titled area to be subdivided  
 ..... Subdivision area





Subdivision Authority

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

October 28, 2010

File No. LDA10-0171

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 199 single detached residential lots, 180 semi-detached residential lots, three (3) medium density residential lots and one (1) Municipal Reserve lot from portions of SW 22-51-24-4, NE 15-51-24-4, NW 15-51-24-4 and Lot 1, Block 1, Plan 772 2779, located west of 66 Street SW and north of 25 Avenue SW;  
**SUMMERSIDE**

---

**I The Subdivision by Plan is APPROVED on October 28, 2010 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 2.22 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 Municipal Reserve in the amount of 3.93 ha by agreement and caveat to the remainder of NW 15-51-24-4 (2651-91 Street SW), pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 4.36 ha by agreement and caveat to the remainder of NE 15-51-24-4 (2504-66 Street SW), pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. 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;
7. that the subdivision boundary be amended to include the dedication of 66 Street SW and 25 Avenue SW to conform to an approved concept plan or to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure II;

8. that the owner clear and level 66 Street SW and 25 Avenue SW to the satisfaction of the Transportation Department;
9. that the RPL lots created by this subdivision comply with the minimum lot size requirements as prescribed under Section 130.4(2) of the Edmonton Zoning Bylaw 12800, as amended and limited to a maximum of 30% of the lots less than 9.0 m in width; 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 (5) contain, among other things, the following:**

1. that the owner pay all costs, assessments and roadway modification costs, 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 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 300 mm water main as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water Services;
8. that the owner construct 12 m temporary gravel turnarounds with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
10. that the Municipal Reserve lot be undisturbed, free of debris, and in a condition suitable for its intended use;
11. 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 Community Services, Transportation and Asset Management and Public Works Departments; and
12. that the owner construct all fences, bollards sidewalks and lighting to the satisfaction of the Transportation and Asset Management and Public Works Department in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

A 3.972 ha DRC (#102 012 427) is registered on title for SW 22-51-24-4 and will be taken as money-in-place with Stage 2 of LDA08-0069.

A 2.62 ha DRC (#082 037 694) is registered on title for Lot 1, Block 1, Plan 772 2779 and will be reduced by 2.22 ha (dedication of the municipal reserve parcel with this subdivision). The remaining 0.4 ha DRC will be transferred to SW 22-51-24-4 and taken as money in place with Stage 2 of LDA08-0069. If Stage 2 (LDA08-0069) is registered prior to this subdivision, then an appraisal report will be submitted and money-in-place will be required with this subdivision.

Municipal Reserves for NW 15-51-24-4 (2651-91 Street SW) and NE-15-51-24-4 (2504-66 Street SW) will be addressed by means of a Deferred Reserve Caveat (DRC) being registered on each title. The arterial roadway dedication area is unknown and must be confirmed once the concept plan for 66 Street SW and 25 Avenue SW is approved and registered so the actual DRC amount may vary.

This subdivision approval replaces previous approvals granted under LDA07-0201 (Stages 3 and 4) and LDA07-0225 (Stages 2, 3 and 4).

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 Mr. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/aw/Posse # 098914020-001

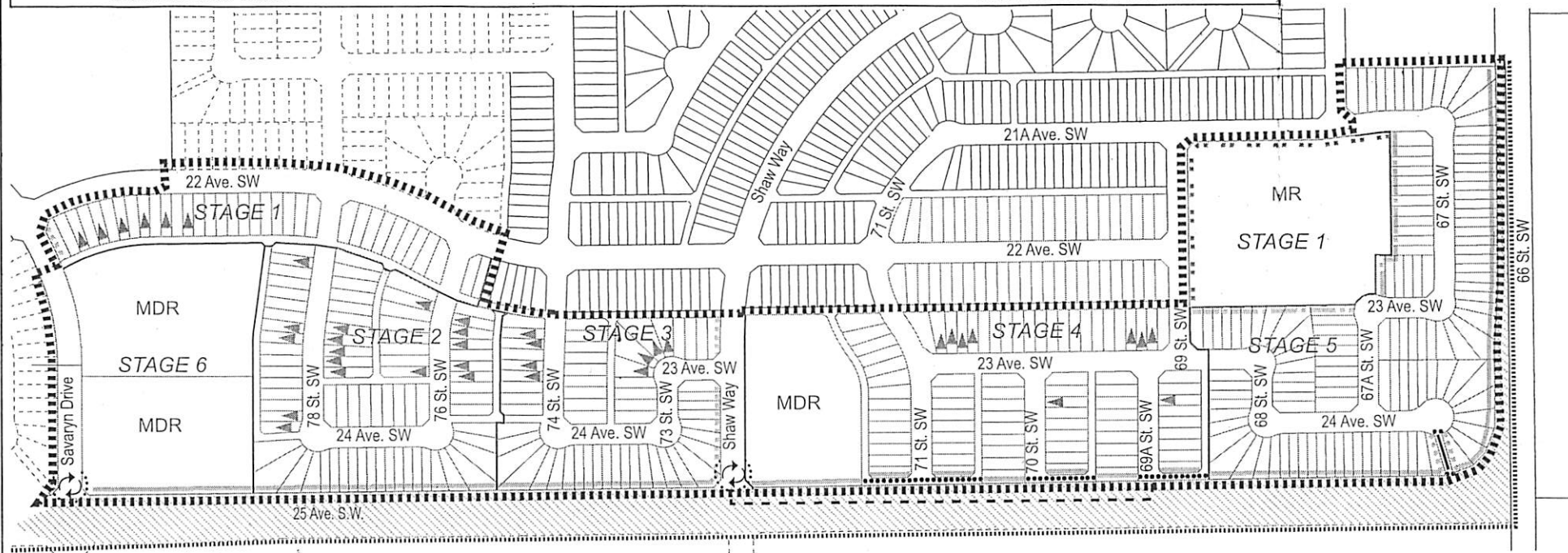
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

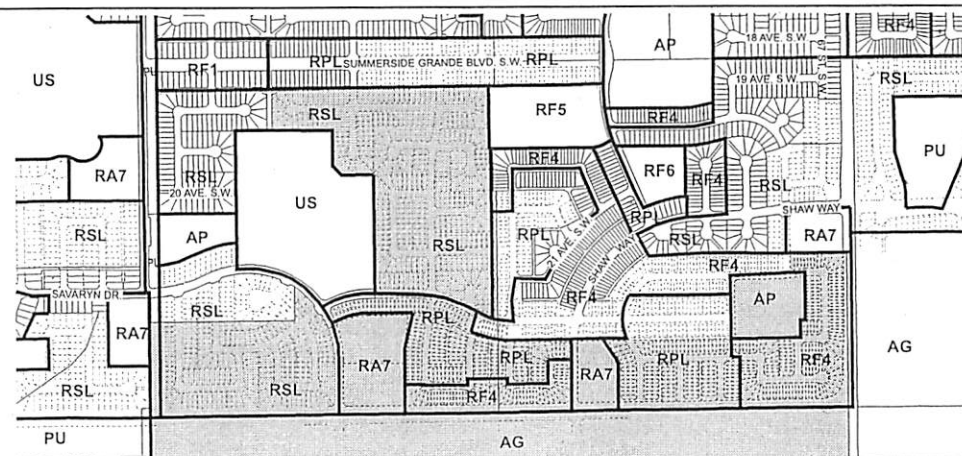
October 28, 2010

LDA10-0171

-----	Limit of proposed subdivision	-----	1.2m Uniform fence	---	Water main
-----	Amend subdivision boundary	-----	Post and rail fence	↻	12.0m Temporary turnaround
-----	1.8m Double board/no gap uniform fence	-----	1.5m Sidewalk	▨	Road right-of-way dedication (Levelled and cleared)
-----	1.8m Uniform fence	-----	Bollards	▲	RPL lots under 9.0m width




▨	Titled area to be subdivided
-----	Subdivision area

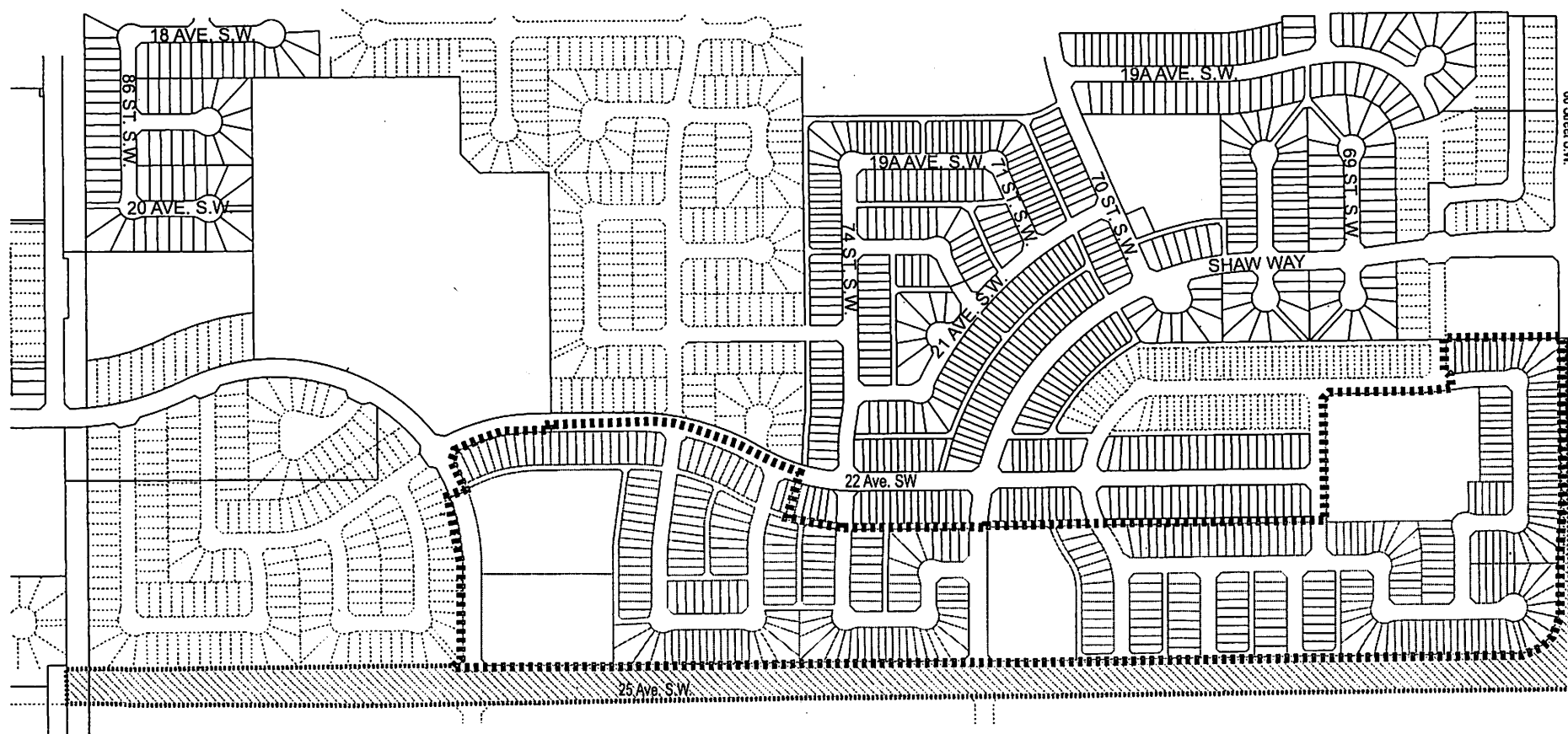


## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 28, 2010

LDA10-0171

- ..... Limit of proposed subdivision
- ..... Amend subdivision boundary
-  Dedicate road right-of-way  
(levelled and cleared)





Subdivision Authority

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

October 28, 2010

File No. LDA08-0241

Pals Surveys and Associates  
10704 176 Street  
Edmonton, AB  
T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create one (1) urban services lot, eight (8) single detached residential lots and twenty semi-detached residential lots from Lot 3, Block B, Plan 102 3546 and a portion of Block 3, Plan 762 0329; located north of the future extension of Lessard Road; and east and west of 199 Street NW; **THE HAMPTONS**

---

**I The Subdivision by Plan is APPROVED on October 28, 2010 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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 199 Street and its existing terminus to Lessard Road and Lessard Road from its existing terminus to 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner clear and level 199 Street and Lessard Road as required for road right-of-way dedication, referenced in Clause I (3) above, to the satisfaction of the Transportation Department; 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 (I) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 applying to the area of subdivision 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 Concept Plans for 199 Street (north of 44 Avenue to Lessard Road) and Lessard Road (199 Street to the TUC) be required prior to submission of engineering drawings to the satisfaction of Development Planning and Engineering. The Concept plans must include turn bays for the arterial/ arterial intersection and 199 Street and Lessard Road;
8. that the owner construct two lanes of 199 Street to an urban arterial standard from its current terminus to the south boundary of the access to the church site, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the access from the future church site to 199 Street, as a curb return access, to the satisfaction of the Transportation Department;
10. that the owner of the future church site enter into a legal agreement with the City of Edmonton for the temporary all-directional access to 199 Street prior to the approval of the engineering drawings for the access;
11. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 17 m radius asphalt surface temporary turnaround with bollards as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of the Transportation Department;
13. that the owner construct a temporary 4 m wide gravel emergency access with T-bollards from Hammond Crescent to 199 Street, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC or at discretion and direction of the Transportation Department;
14. that the owner construct a 1.8 m double board/ no gap solid uniform screen fence within the residential property lines for all lots backing onto 199 Street, 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 rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Enclosure II is a map which identifies the zoning and titled area.

Municipal Reserves in the amount of 2.43 ha will be addressed through an existing Deferred Reserve Caveat (DRC 762 033 237) that will be carried forward to the remainder of Block 3, Plan 762 0329. Municipal Reserve for Lot 3, Block B, Plan 102 3546 has been dealt with as money-in-place of land under subdivision approval LDA07-0258.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cw/Posse # 078994893-001

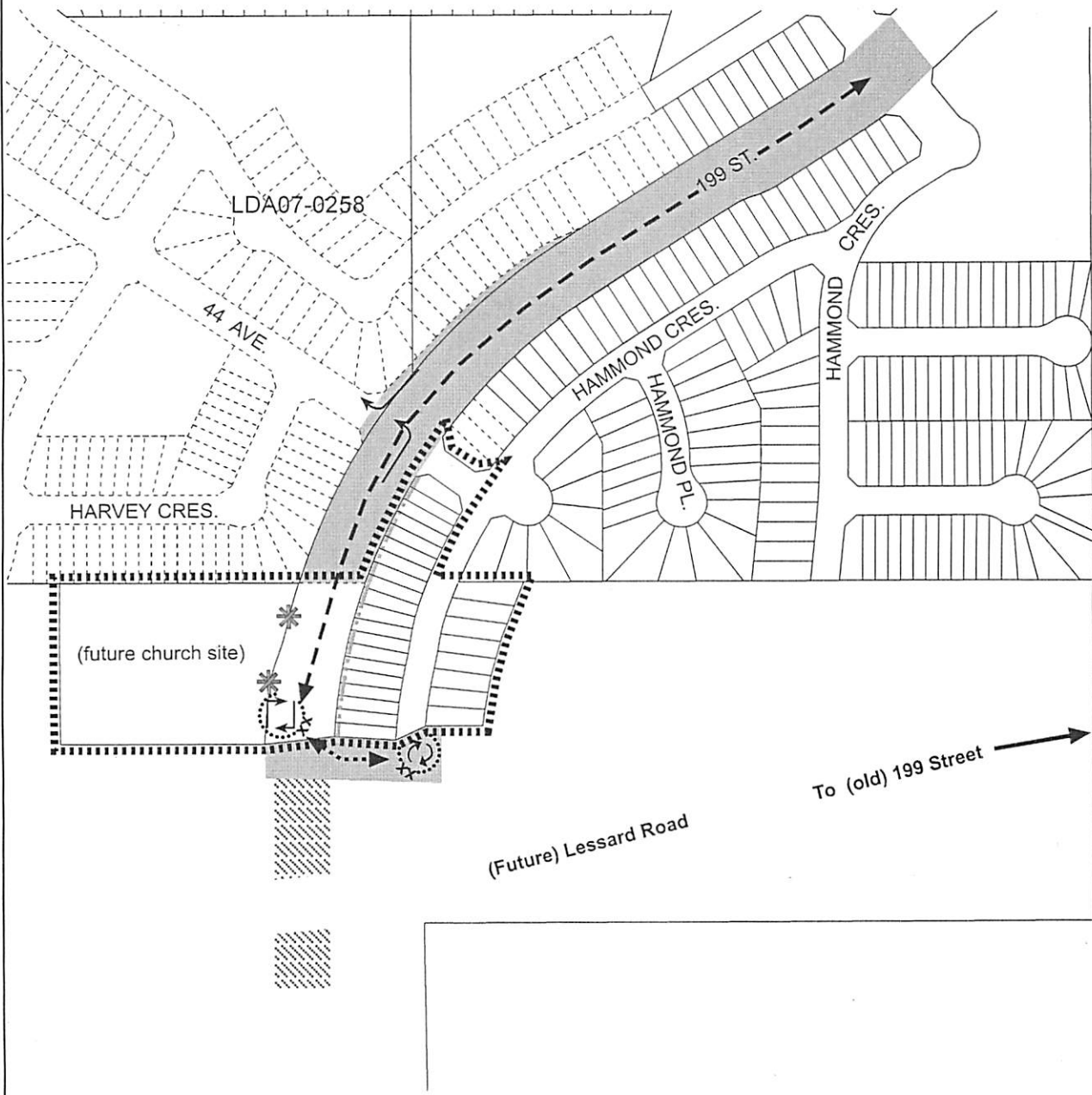
Enclosure

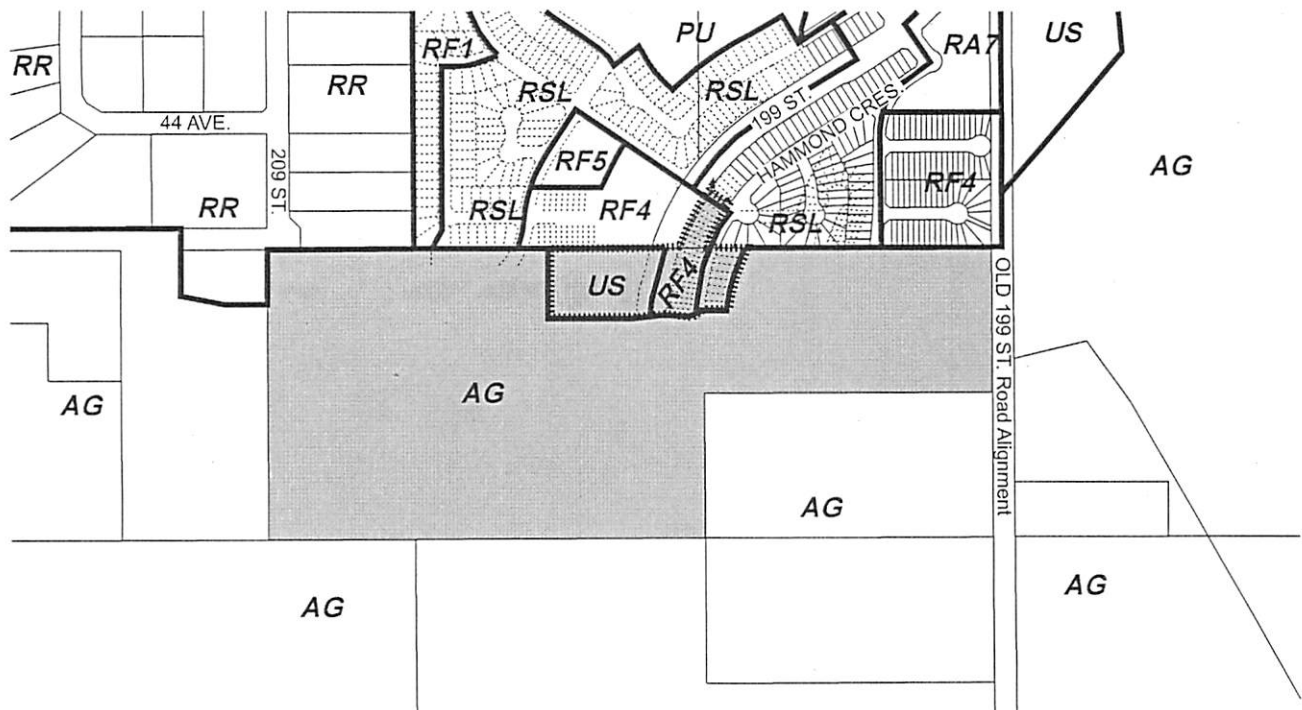
## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 28, 2010

LDA08-0241

- |       |   |        |   |
|-------|---|--------|---|
| ----- | Limit of proposed subdivision   | * *    | Potential church access locations<br>(temporary all-directional<br>until 199 St. & Lessard Rd. are<br>constructed to TUC) |
| ■     | Include in Engineering Drawings   | ↖ ↗    | North bound left turn bay   |
| ▨     | Dedicate road right-of-way to the satisfaction of<br>Transportation   | ↙ ↘    | South bound right turn bay  |
| --->  | Construct 2 lanes arterial urban roadway (199 St.)<br>from terminous of existing 199 St. to church access:<br>to include N bound left turn bay and S bound right<br>turn bay to 44 Ave. lighting, multi-use trail on west<br>side and 1.5m sidewalk on east side. | ←····→ | 4m temporary gravel emergency access  |
| ----- | 1.8m Double board/no gap solid uniform screen fence   | xx     | T-Bollards  |
| ↻     | 17.0m Temporary asphalt transit turnaround  | ..     | Bollards  |
| ↻     | 12.0m Temporary gravel turnaround   |        |   |





Thursday, October 21, 2010  
10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 42

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 21, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 13, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA10-0035  
Posse 092610063-003

Tentative plan of subdivision to create eight (8) semi-detached residential lots from a portion of SE-28-51-25-4; **WINDERMERE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA10-0249  
Posse 101123772-002

Tentative plan of subdivision to create a residential block shell from the W ½ of the SE 14-51-24-4, a portion of the SW 14-51-25-4 and Lot 1, Block 99, Plan 102 5202, located west of 141 Street SW and North of 41 Avenue SW; **HERITAGE VALLEY/CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

**5. OTHER BUSINESS**

**6. ADJOURNMENT**

The meeting adjourned at 10:25 a.m.