

Thursday, October 7, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 40

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 7, 2010 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 30, 2010 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|---|
| 1. | LDA09-0243
Posse 91237870-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot, three (3) public utility lots, 83 single detached residential lots, 26 semi-detached residential lots, and two (2) medium density residential lots from Lot 2, Block 2, Plan 052 1172, located south of 167 Avenue and east of 142 Street; CARLTON |
| 2. | LDA10-0171
Posse 98914020-001 | 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; SUMMERSIDE |

5. OTHER BUSINESS



Subdivision Authority

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

October 7, 2010

File No.: LDA09-0243

Select Engineering
Suite 220, 9303 - 34 Avenue NW
Edmonton, AB T6E 5W8

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, three (3) public utility lots, 83 single detached residential lots, 26 semi-detached residential lots, and two (2) medium density residential lots from Lot 2, Block 2, Plan 052 1172, located south of 167 Avenue and east of 142 Street; **CARLTON**

I The Subdivision by Plan is APPROVED on October 7, 2010, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.95 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way 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 identified lots along the collector in the southeast portion of the neighbourhood be widened to accommodate the construction of a bus stop between the driveways, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 167 Avenue from the west property line to 138 Street, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5), the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department;
7. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the

8. Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
9. 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 pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportional share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 owner design and construct the entire or a suitable stage of the Oxford Storm Water Management Facility (Lake 2) including the real time control structure and outlet pipe, which are required to service the proposed development area;
7. 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;
8. that the owner construct 167 Avenue as a four lane divided urban arterial roadway standard from the Transportation Utility Corridor (TUC) to 138 Street, a three lane undivided urban arterial from 138 Street to 130 Street, and a four lane divided urban arterial from 130 Street to west of 127 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, traffic signals, landscaping and any transitional improvements;
9. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage in the PUL lot, as shown on the "Conditions of Approval" map, Enclosure I. The trail construction is to include a curb ramp on 138 Street as well as a curb ramp on the local road west of 138 Street;
10. that the owner submit a driveway plan for lots 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, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct 300 mm offsite water main connections to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the identified residential lots in the vicinity of the temporary transit turnaround be withheld from development until such time as the temporary turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
14. with Stages 1 and 2, the owner will be required to construct 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds will be required prior to CCC or at the discretion and direction of the Transportation Department;
15. with Stage 2, the owner will be required to construct a temporary 4 m wide gravel emergency access with T-bollards, as 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 the Transportation Department;
16. 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 Parkland Services, Transportation and Asset Management and Public Works Departments; and
17. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

All Municipal Reserve owing for this subdivision (10% of the Titled Area) is being provided as land.

Land owners in the area have expressed interest in sharing the responsibility of constructing 167 Avenue. Should an arterial agreement be signed for 167 Avenue from 127 Street to the TUC, then the requirement for 167 Avenue construction as outlined in Condition II (8) will be considered fulfilled.

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 decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Daniel MacGregor at 780-496-6087 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

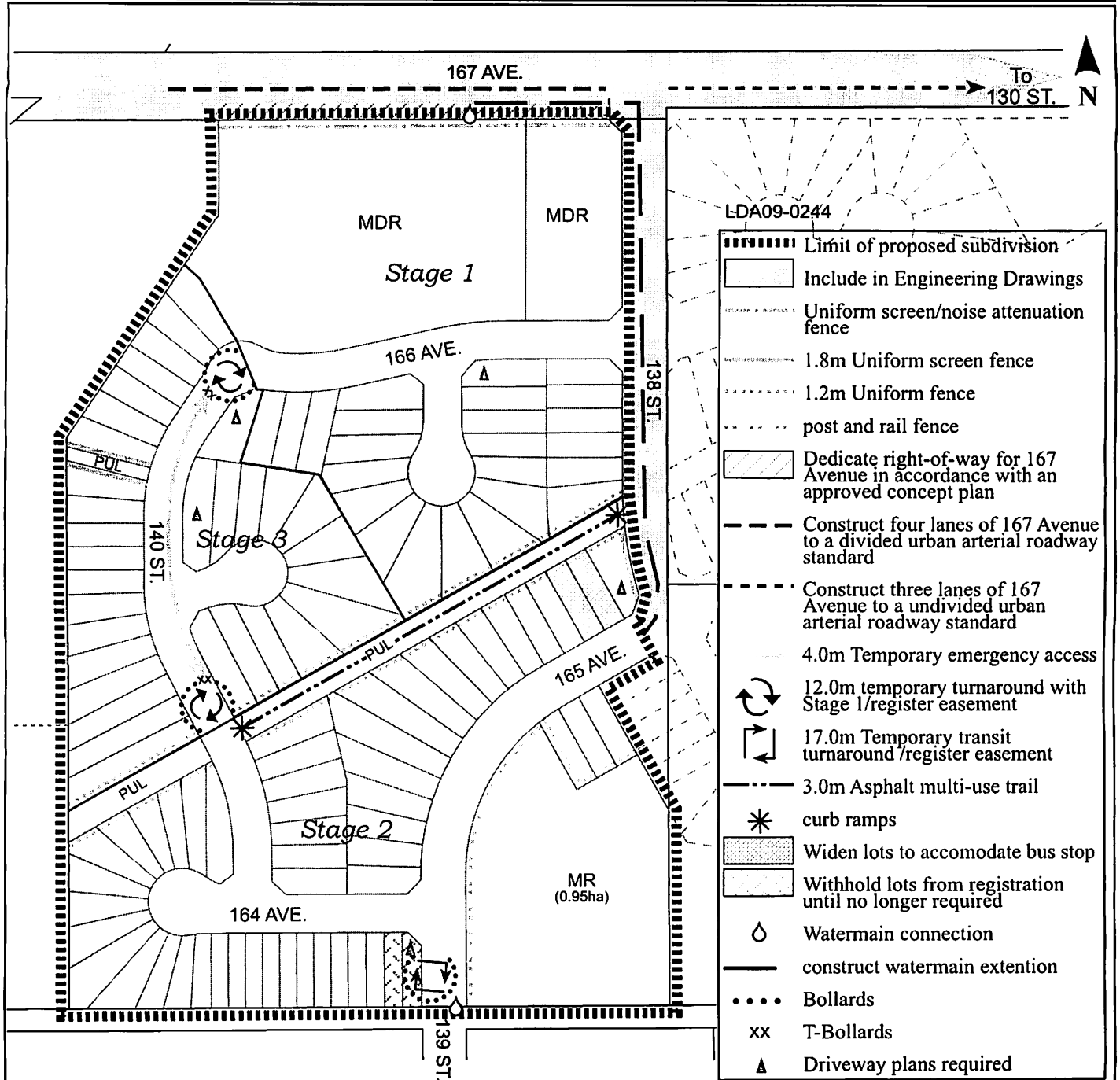
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Enclosure

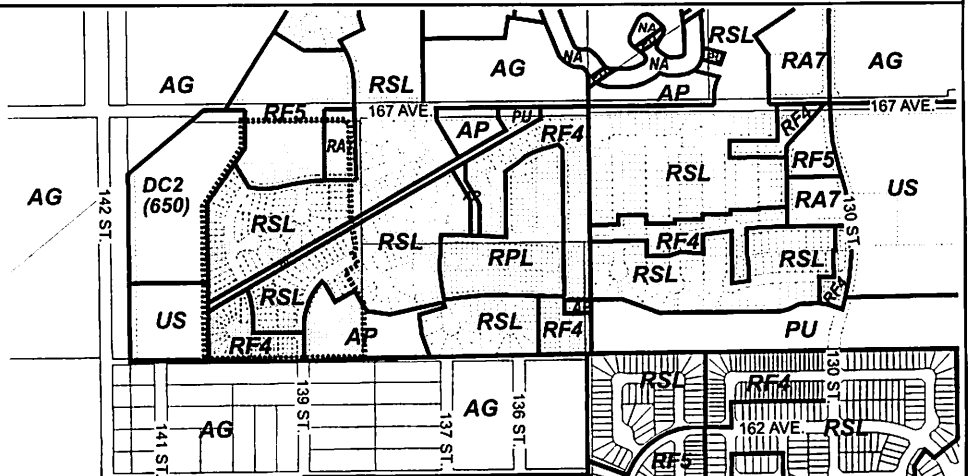
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 7, 2010

LDA09-0243



Titled area to be subdivided
 Subdivision area





Subdivision Authority

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

October 7, 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 7, 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:

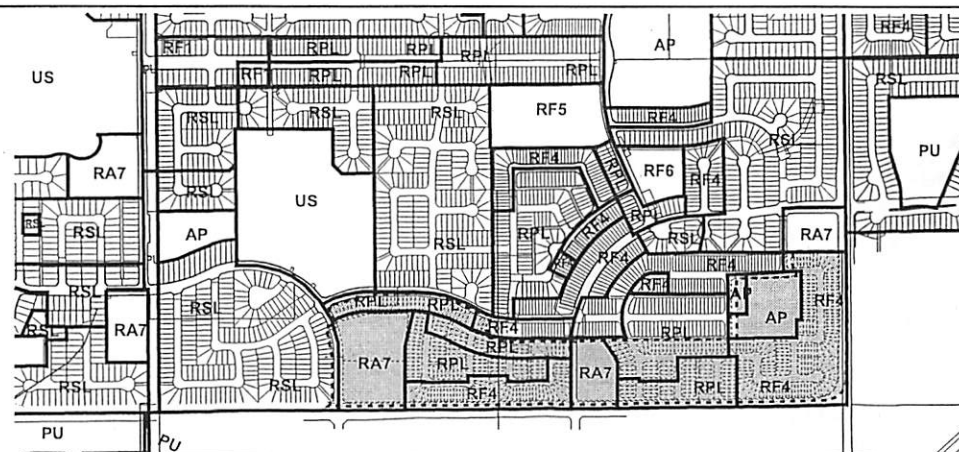
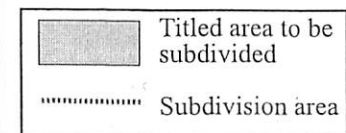
**Mr. Adryan Wahl, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/aw/Posse # 098914020

Enclosure

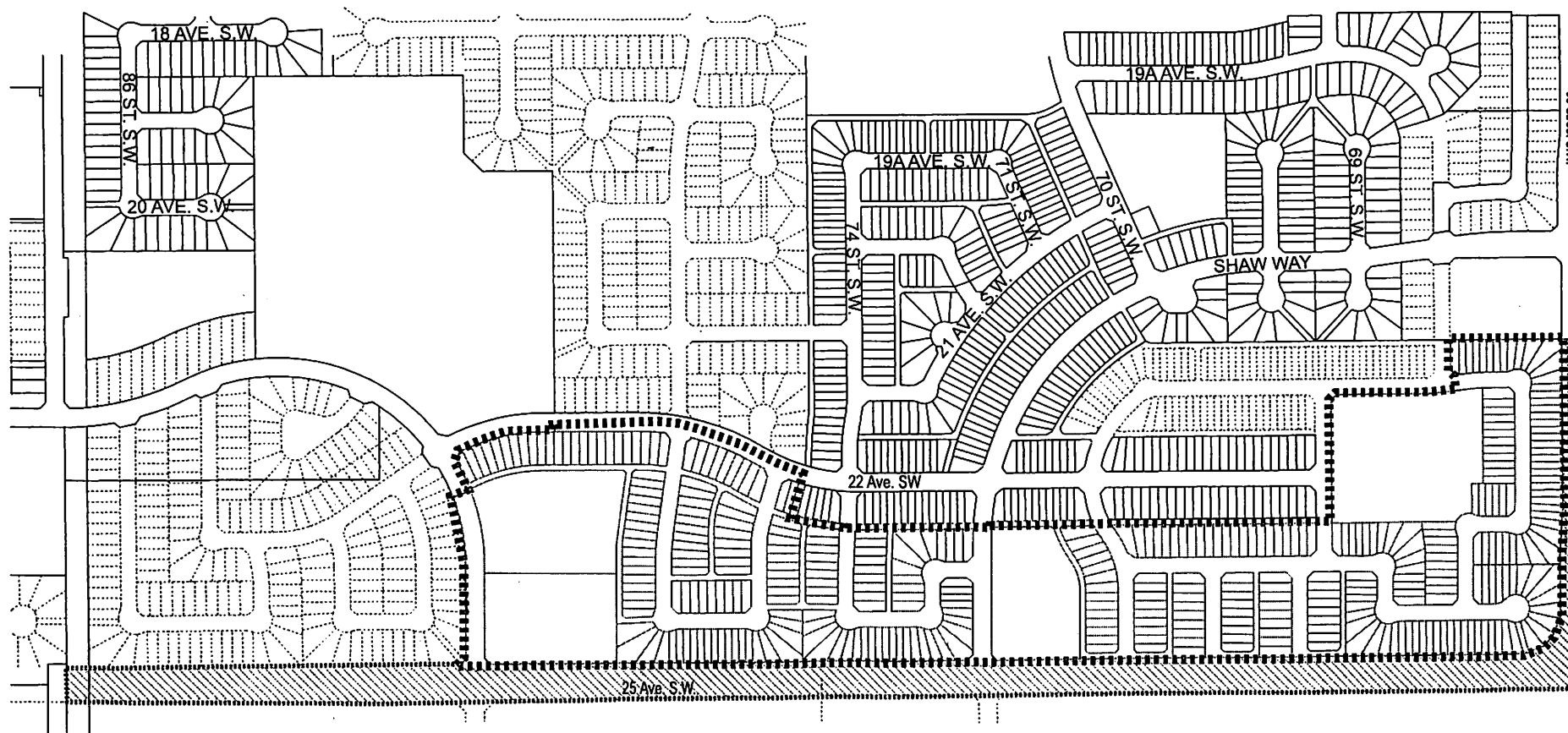


SUBDIVISION CONDITIONS OF APPROVAL MAP

October 7, 2010

LDA10-0171

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



Thursday, September 30, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 39

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURMENT