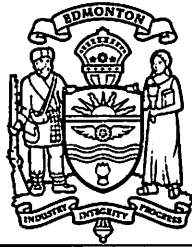


Thursday, September 8, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 36

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 8, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 1, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA11-0038
Posse 106635314-001 | Tentative plan of subdivision to create 26 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block 99, Plan 1025202 and a portion of SW14-51-25-4, located west of Chappelle Road and south of Chappelle Way; CHAPPELLE |
| 2. | LDA11-0219
Posse 112001004-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot, 27 single detached residential lots and 118 semi-detached residential lots from a portion of Lot 1, Block A, Plan 102 7151 and a portion of NE 16-51-24-4, located west of Orchards Gate and south of Orchards Drive; THE ORCHARDS AT ELLERSLIE |

5. OTHER BUSINESS

September 8, 2011

File No. LDA11-0038

IBI Group
1050, 10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create 26 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block 99, Plan 1025202 and a portion of SW14-51-25-4, located west of Chappelle Road and south of Chappelle Way;
CHAPPELLE

I The Subdivision by Plan is APPROVED on September 8, 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 subdivision boundary be amended to include both corner cuts at the south end of the intersection of Cardinal Way and Chappelle Road and that portion of the pipeline right-of-way that abuts this subdivision;
4. that the portion of pipeline right-of-way be registered as a Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I;
5. that the greenway be registered as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision within the Chappelle Neighbourhood (LDA08-0308) be registered prior to or concurrent with this application; 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/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 engineering drawings include construction of a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner submit a driveway plan for the lot as shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveway does not encroach into any portion of the corner radius of the curve to the satisfaction of Transportation Services;
9. that the owner construct bollards at the end of the alley turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path, within the greenway and the pipeline corridor, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, landscaping and fencing, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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, as shown on the "Conditions of Approval" map, Enclosure I.

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

An existing Deferred Reserve Caveat (DRC #102 276 199) for Lot 1, Block 99, Plan 1025202 in the amount of 3.22 ha will be carried forward on Title. The existing DRC (#962 103 363) for SW 14-51-25-4 in the amount of 3.25 ha will be carried forward on 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, 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:

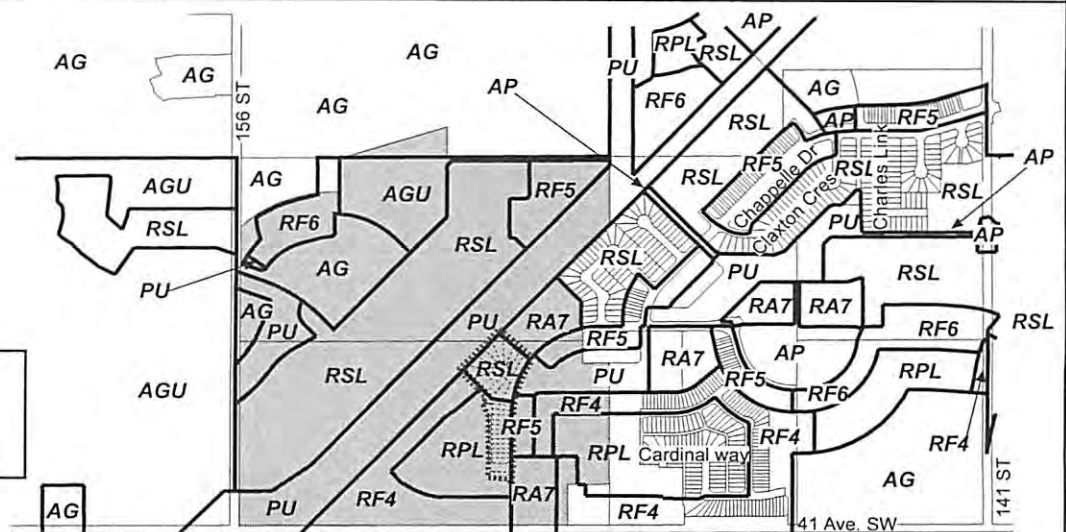
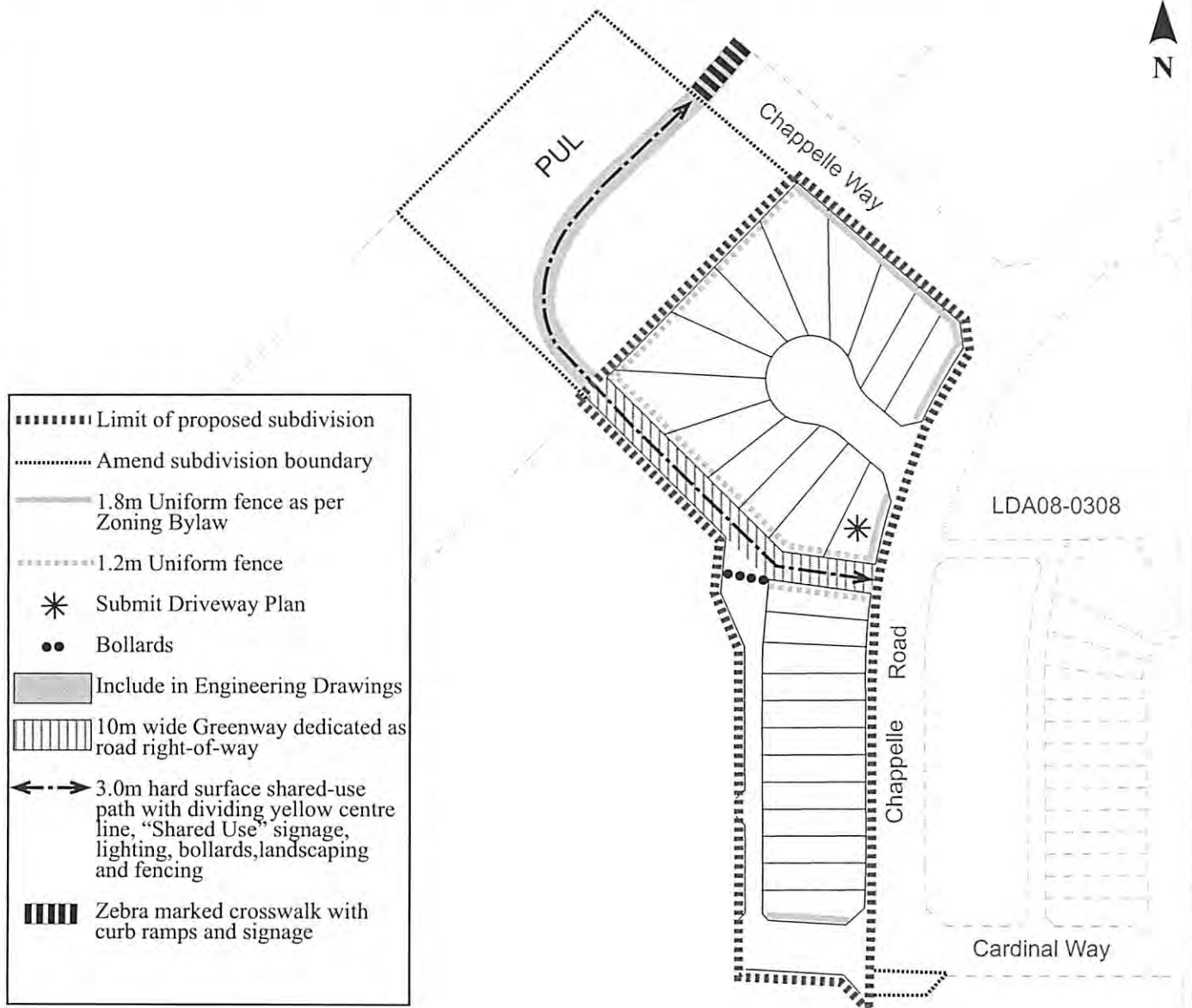
**Ms. Kristen Rutherford, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #106635314-001

Enclosure



September 8, 2011

File No. LDA11-0219

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, 27 single detached residential lots and 118 semi-detached residential lots from a portion of Lot 1, Block A, Plan 102 7151 and a portion of NE 16-51-24-4, located west of Orchards Gate and south of Orchards Drive; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on September 8, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.33 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 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 approved subdivision within the Orchards at Ellerslie Neighbourhood (File No. LDA10-0346) be registered prior to or concurrent with this application;
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 owner register the walkways as legal road right-of-way, 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 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 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;
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 hard surface shared use path with a dividing yellow centreline and "Shared Use" signage, landscaping and other improvements as outlined in The Orchards at Ellerslie Neighbourhood Structure Plan, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct walkway connections from the walkways and shared use path within the greenway to the shared use path constructed under LDA07-0438, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences (wholly within private property line), sidewalks, lighting and bollards to the satisfaction of the Transportation Services and Sustainable Development in the locations 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 the Transportation Services, Sustainable Development, and Infrastructure Services.

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

Municipal Reserve requirements for Lot 1, Block A, Plan 102 7151 were addressed by LDA07-0438 through the dedication of 1.2 ha of land and the registration of a DRC (#092 023 920) for 2.79 ha. LDA10-0334 reduced this DRC by 0.25 ha, leaving 2.54 ha remaining.

With this subdivision, 0.33 ha of land will be dedicated as a greenway parcel. This subdivision will reduce the DRC credit accordingly, leaving 2.21 ha remaining.

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 780-496-1758 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 #112001004-001

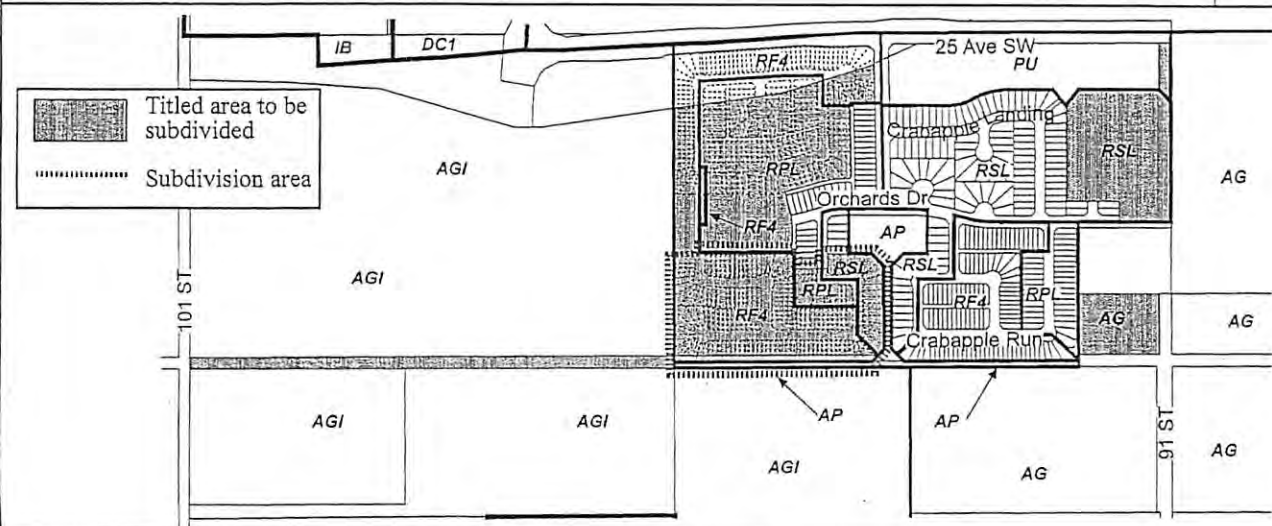
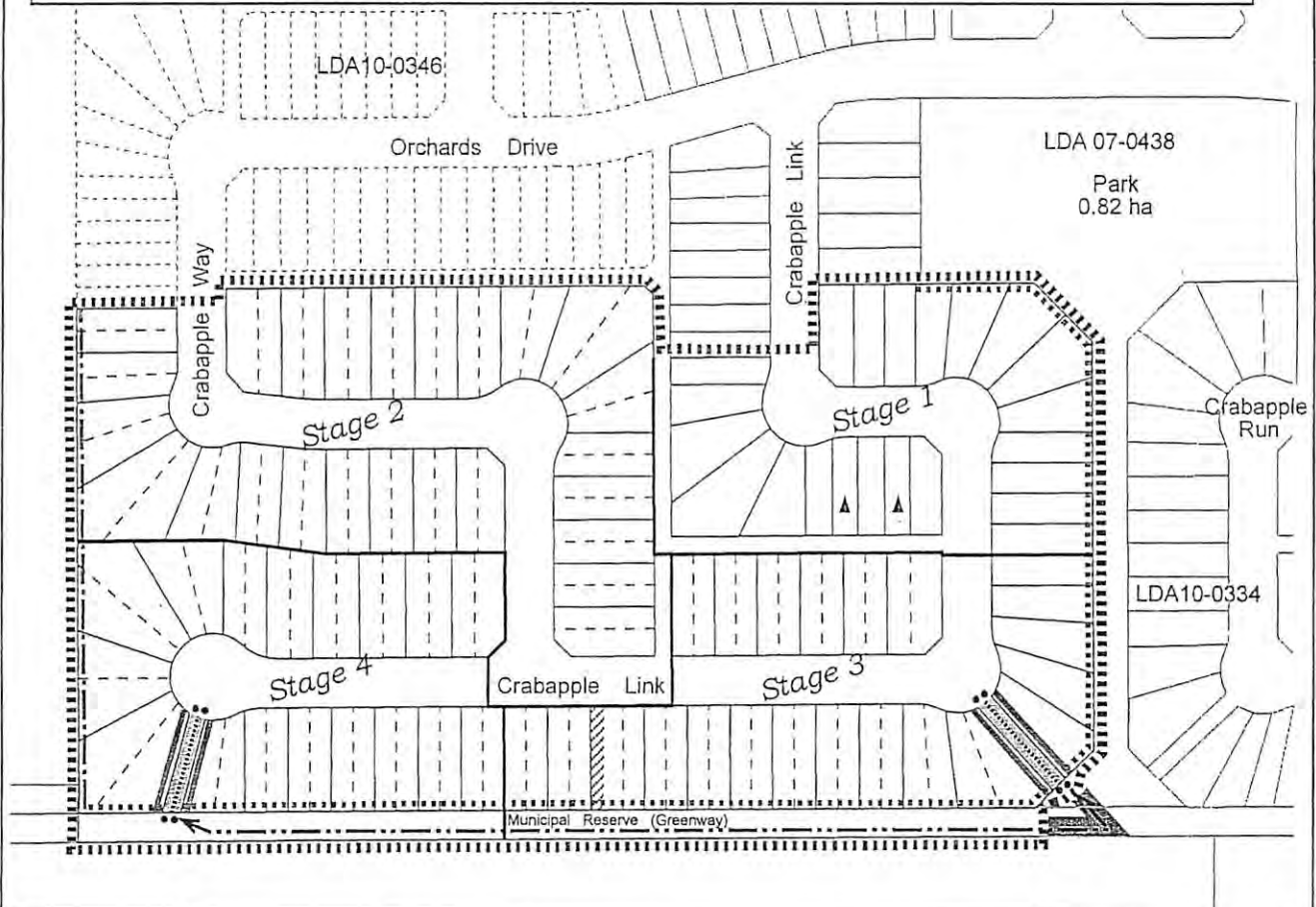
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 8, 2011

LDA11-0219

- | | |
|--|---|
| ----- Limit of proposed subdivision |  4.5m Utility easment (Drainage) |
| —— 1.8m Uniform fence, as per Zoning Bylaw |  Register as road right-of-way |
| - - - 1.8m Uniform screen fence |  Include in Engineering Drawings |
| 1.2m Uniform open fence |  3.0m hard-surface shared-use path with dividing yellow centreline and "Share Use" signage |
| 1.5m Concrete Sidewalk with lighting |  RPL lots, Lots under 9.0m width |
| —— Staging line | |
| •• Bollards | |



Thursday, September 1, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 35

PRESENT Shane Gerein, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Shane Gerein

That the Subdivision Authority Agenda for the September 1, 2011 meeting be adopted.

FOR THE MOTION

Shane Gerein

CARRIED

2. ADOPTION OF MINUTES

MOVED

Shane Gerein

That the Subdivision Authority Minutes for the August 25, 2011 meeting be adopted.

FOR THE MOTION

Shane Gerein

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0041
Posse 106525470-001

Tentative plan of subdivision to create one (1) natural area lot from a portion of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**

MOVED

Shane Gerein

That the application for subdivision be Approved.

FOR THE MOTION

Shane Gerein

CARRIED

2. LDA11-0119
Posse 108881769-001

Tentative plan of subdivision to create 13 single detached residential lots from portions of Lot 41, Block 2, Plan 0526294, Lot A, Plan 5069 NY, and NE 28-51-25-4 located east of Windermere Drive and South of Watson Green SW; **WINDERMERE**

MOVED

Shane Gerein

That the application for subdivision be Approved.

FOR THE MOTION

Scott Mackie

CARRIED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 9:44 a.m.