

Thursday, August 21, 2008
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 34

PRESENT		Peter Ohm, Acting Manager for Subdivision Authority, Planning and Policy Services Branch Shane Gerein, Acting Senior Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Peter Ohm, Shane Gerein That the Subdivision Authority Agenda for the August 21, 2008 meeting be adopted.	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Peter Ohm, Shane Gerein That the Subdivision Authority Minutes for the August 14, 2008 meeting be adopted.	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA07-0159 Posse 66044501-001	Tentative plan of subdivision to create 2 public utility lots and 6 industrial parcels from a portion of SE-21-53-25-4, KINOKAMAU PLAINS	
MOVED		Peter Ohm, Shane Gerein That the application for subdivision be Approved as Amended	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED
2.	LDA07-0201 Posse 66843872-001	Tentative plan of subdivision to create 202 single detached residential lots, 24 semi-detached residential lots and 1 municipal reserve lot from a portion of Lot 1, Block 1, Plan 772 2779 and NE/NW 15-51-24-4; SUMMERSIDE	
MOVED		Peter Ohm, Shane Gerein That the application for subdivision be Approved as Amended	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURNMENT The meeting adjourned at 11:05 a.m.		



Subdivision Authority

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

August 21, 2008

File No. LDA07-0159

Urban Systems
2300, 10104 - 103 Street
Edmonton, AB T5J 0H8

ATTENTION: Brian McCosh

Dear Mr. McCosh:

RE: Tentative plan of subdivision to create 2 public utility lots and 6 industrial parcels from a portion of SE-21-53-25-4, **KINOKAMAU PLAINS**

I The Subdivision by Plan is APPROVED on August 21, 2008, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$1,945,125.00 representing 5.25 ha 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 dedicates additional road right-of-way to accommodate a 17 m radius cul-de-sac at the north end of the north/south road right-of-way between Lot 3 and Lot 4 (172 St.), as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner provides additional road right-of-way or register an easement to accommodate 17 m radius cul-de-sacs at the west end of the east/west roadway between Lot 4 and Lot 5 (129 Ave.) and at the south end of the north/south roadway between Lot 5 and Lot 8 (175 St.), as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner provides 15 m x 15 m corner cuts at the intersection of 170 Street - 129 Avenue to the satisfaction of the Transportation Department;
6. that the owner dedicate road right-of-way on the west side of 170 Street from 129 Avenue to the north boundary of the subdivision to accommodate a future six lane urban arterial divided cross-section and a future grade separation for 170 Street/Sangudo CN Rail crossing (as per the Concept Plan) to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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 specified in Enclosure II, or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
8. 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 and as specified in Enclosure I;
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 engineering drawings include a southbound right turn bay along 170 Street at 129 Avenue, including any required modifications to the paint line markings for the northbound left turn bay on 170 Street at 129 Avenue, a bus stop/shelter pad, and a 1.5 m connector walk (including curb ramp, if necessary) on the west side of 170 Street, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner provide a letter of credit for 100% of the cost of signal installation. If a Traffic Impact Assessment deems that traffic signals be required at the intersection, they are to be installed at the developer's expense to the satisfaction of the Transportation Department. The timing of the installation of the traffic signal will be at the direction of the Transportation Department; shown on the "Conditions of Approval" map, Enclosure I;
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 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;
8. that the owner construct a 17 m radius cul-de-sac at the south end of the north/south roadway between Lot 5 and Lot 8 and at the west end of the east/west roadway between Lot 4 and Lot 5, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8m chain link fence in height on the north, south and east side of Lot 8 (PUL) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner install boulevard trees on all internal roadways;
11. that the owner install arterial roadway landscaping on the west side of the 170 Street right to way;
12. that the owner construct a looped 300mm water distribution system that connects back to the 450 mm water main on 170 Street within a 6.0 m wide utility right of way, to the satisfaction of EPCOR as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner design and construct the required stormwater management infrastructure to serve the area, including the Mistatim & Kinokamau Basin 7 stormwater management and treatment facilities with associated pump station, forcemain and outfall to Kinokamau Lake to the satisfaction of Asset Management and Public Works, Drainage;

14. that the owner design and construct the required sanitary pump station and forcemain and offsite gravity sewer extensions to the satisfaction of Asset Management and Public Works, Drainage; 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, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

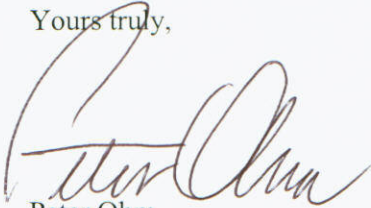
Money-in-place of 5.25 ha representing 10% of the subdivision area shall be provided.

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.

If you have further questions, please call Don Read at 496-3633 or write to:

**Mr. Don Read, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in dark ink, appearing to read 'Peter Ohm', is written over a faint, larger signature that also appears to be 'Peter Ohm'.

Peter Ohm
Subdivision Authority

PO/dr/Posse # 66044501-001

Enclosure

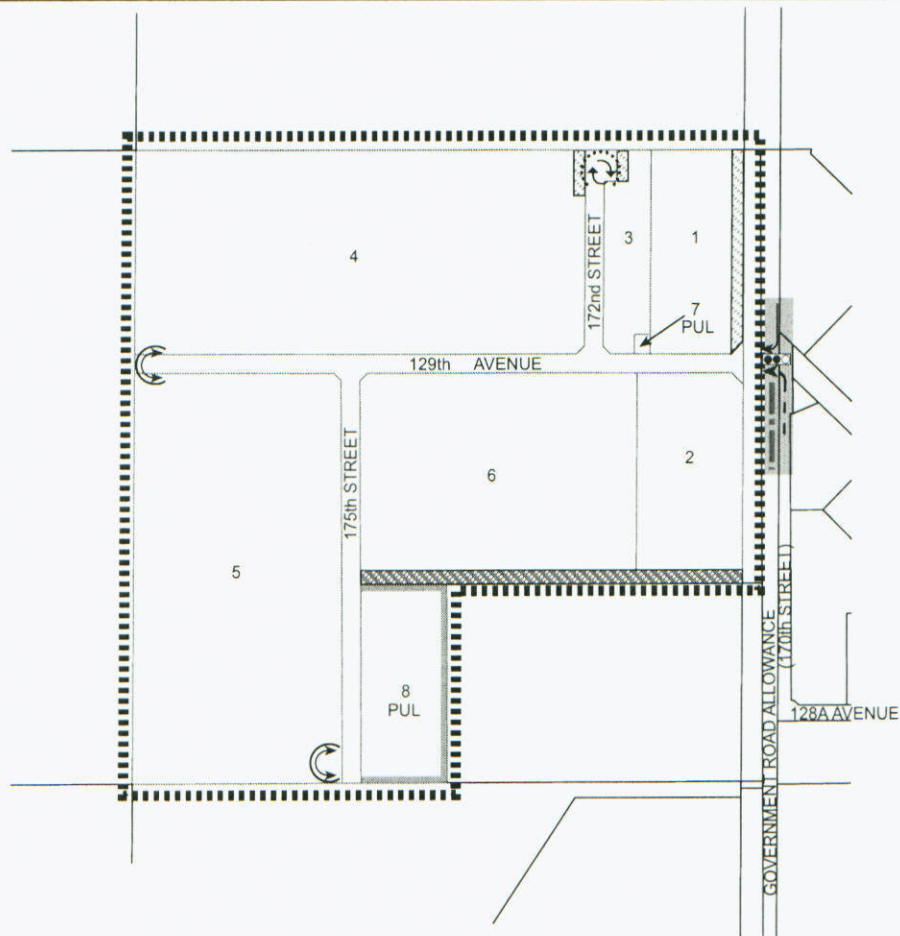
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 21, 2008

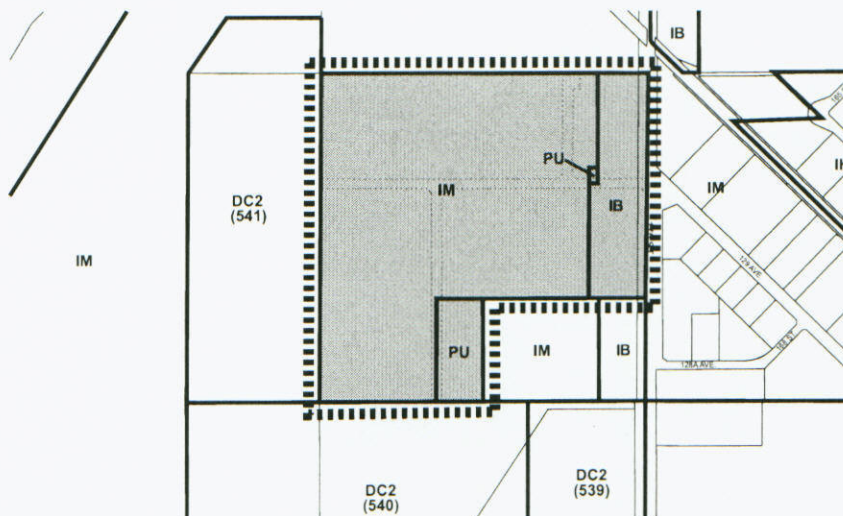
LDA07-0159

- Limit of proposed subdivision
- ▒ Include in Engineering drawings
- ▨ 6m Utility right-of-way easement
- ▤ Dedicate as Road right-of-way
- · — · — Connector walk
- ▬▬▬▬▬▬ 1.8m Fence

- ↶ SB right turn bay
- ↷ NB left turn bay
- ⦿ 17m radius permanent cul-de-sac
- ⦿ 17m radius cul-de-sac
- ⬤⬤⬤ Traffic signal



- ▒ Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

August 21, 2008

File No. LDA07-0201

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 202 single detached residential lots, 24 semi-detached residential lots and 1 municipal reserve lot from a portion of Lot 1, Block 1, Plan 772 2779 and NE/NW 15-51-24-4; **SUMMERSIDE**

I The Subdivision by Plan is APPROVED on August 21, 2008, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.19 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 4.208 ha by agreement and caveat to the remainder of NE/NW 15-51-24-4, pursuant to Section 669 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 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;
5. that the subdivision boundary be amended to include the dedication of 25 Avenue SW and 66 Street SW in conformance with the approved Concept Plan and as required under the optional arterial roadway construction described in Section II.6 and to include the lots proposed under Stage 1, as shown on the "Conditions of Approval" map, Enclosure I and II;
6. that the owner clear and level 25 Avenue and 66 Street SW 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 Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
8. 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 and limited to a maximum of 30% of the lots (or 26 lots) less than 9.0 m in width;

9. that the approved subdivisions within the Summerside Neighbourhood (File LDA07-0324) be registered prior to or concurrent with this application; 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 (2) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. 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;
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 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 one of the options below as shown on the "Conditions of Approval" map, Enclosure II. If LDA07-0225 has been registered, the option selected must be the opposite of the option selected in LDA07-0225:

Option 1 – that the owner construct four lanes of 66 Street to a divided urban arterial roadway standard from Shaw Way to 25 Avenue SW including the intersection, and construct two lanes of 25 Avenue SW from 66 Street to Shaw Way to a divided urban arterial standard including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements (arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized by no later than 3 years after a Servicing Agreement has been entered into for Stage 3);

OR

Option 2 - that the owner construct two lanes of 25 Avenue SW to a divided urban arterial roadway standard from Shaw Way to the urbanized section of 25 Avenue SW to the west, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements (arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized by no later than 3 years after a Servicing Agreement has been entered into for Stage 3);

7. 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 Departments;
8. that the owner construct sidewalks, bollards and lighting 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 a 1.2 m uniform fence for lots backing onto the municipal reserve lot; unless otherwise determined at the design stage that the uses proposed on the park warrant a higher fence height; and
10. 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 and II are maps of the subdivision identifying major conditions of this approval.

There is a 2.87 ha DRC (#772234194) registered on title. This subdivision will dedicate a 2.19 ha municipal reserve parcel. The balance of the DRC (0.68 ha) will be transferred and registered on title for SW 22-51-24.

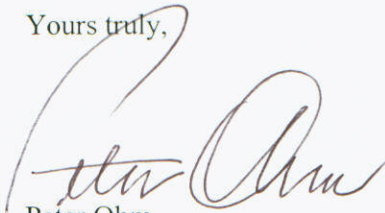
Municipal reserves for NE/NW 15-51-24-4 will be addressed by means of a 4.208 ha DRC being registered on title. This area was calculated by taking 10% of the titled parcel (43.3 ha) minus arterial roadway dedication (1.22 ha). The arterial roadway dedication area is approximate and must be confirmed once the plan for 25 Avenue SW is approved and registered.

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.

If you have further questions, please call Ms. Kim Agar at 496-2939 or write to:

**Ms. Kim Agar, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Peter Ohm
Subdivision Authority

PO/ka/Posse #66843872-001

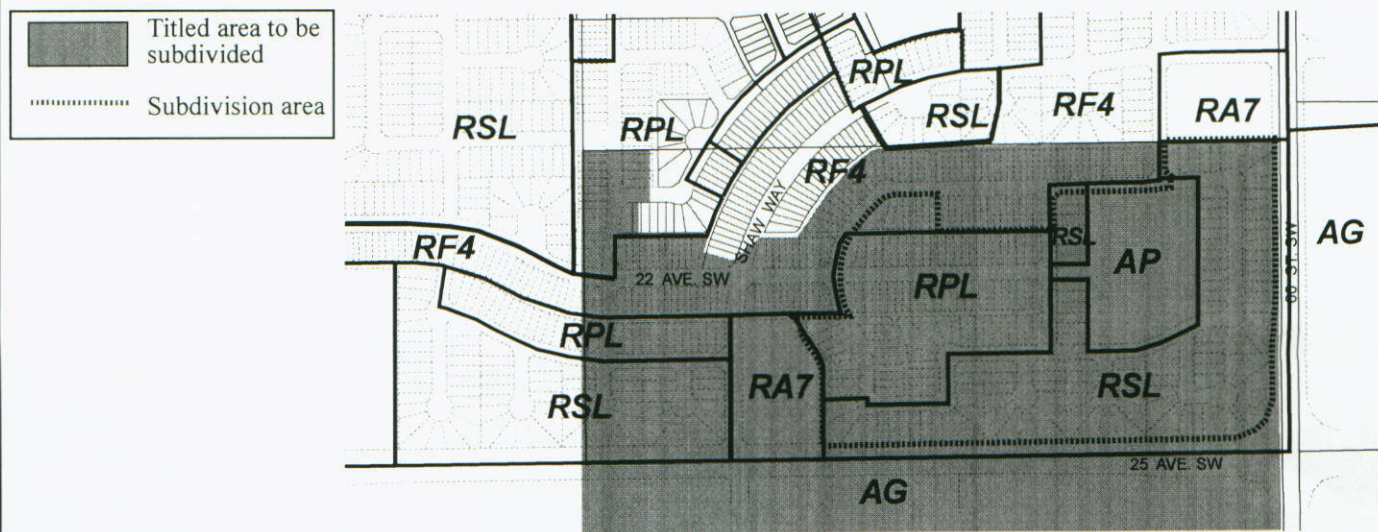
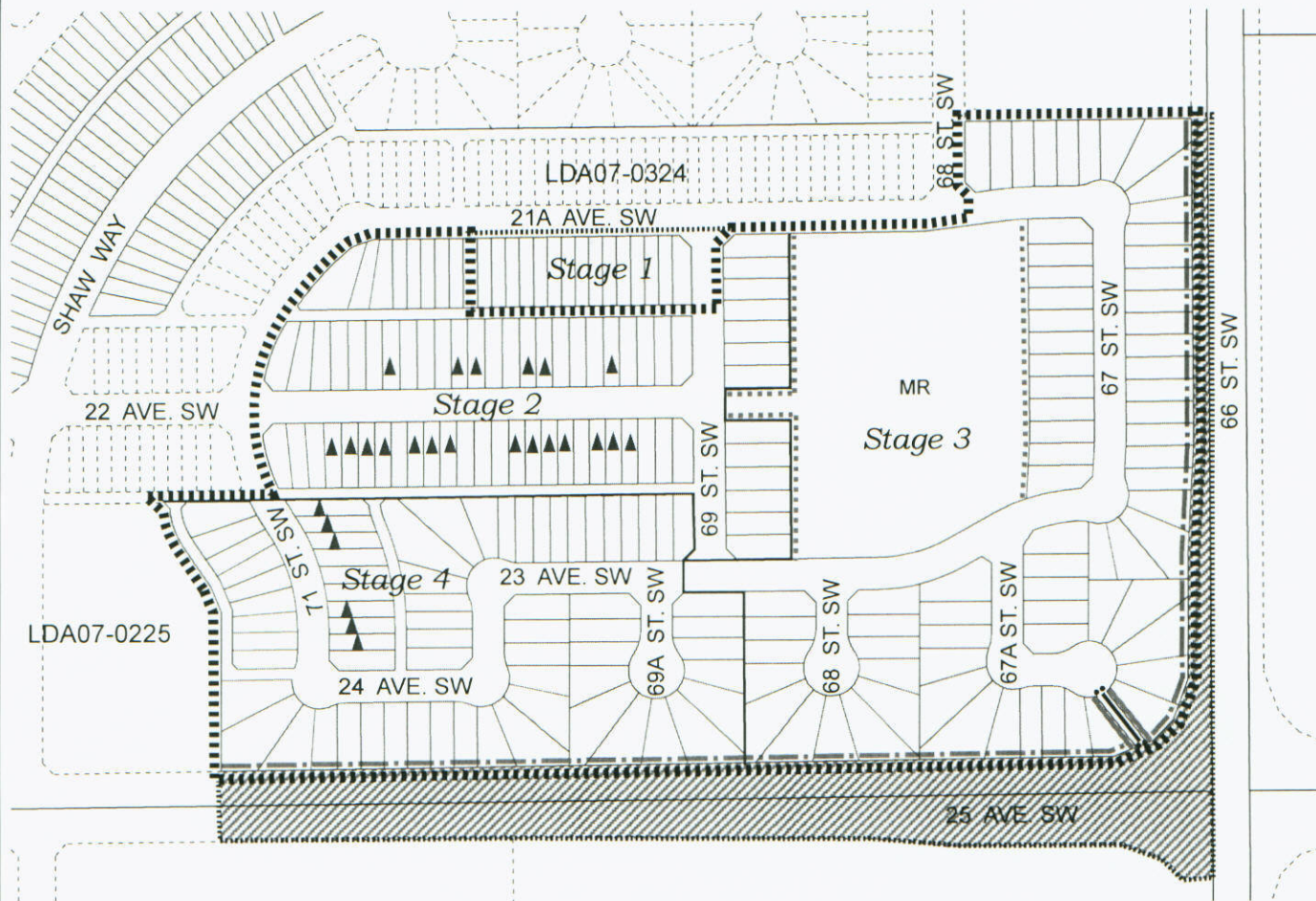
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 21, 2008

LDA07-0201

- | | | | |
|---------|--|-------|--|
| ■■■■■■■ | Limit of proposed subdivision | --- | 1.8m Double board/no gap uniform screen fence |
| | Amend subdivision boundary | — | 1.8m Uniform screen fence |
| ▨ | Dedicate road right-of-way (clear and level) | | 1.2m Uniform fence (unless otherwise determined) |
| — | 1.5m Sidewalk | ▲ | Lots under 9.0m width |
| .. | Bollards | | |



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 21, 2008

LDA07-0201

