

Thursday, February 14, 2008

10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 7

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the February 14, 2008 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the February 7, 2008 meeting be adopted.

### 3. OLD BUSINESS

1. LDA07-0135  
Posse 65560985-001

Tentative plan of subdivision to create 10 low density residential lots and 1 public utility lot from NW-20-51-24-4 and a portion of NE-19-51-24-4; located east of James Mowatt Trail and north of Bowman Wynd; **BLACKMUD CREEK**

### 4. NEW BUSINESS

1. LDA07-0340  
Posse 69583656-001

Tentative plan of subdivision to create one public utility lot from a portion of SW 28-51-24-4, located north of Ellerslie Road SW and east of 101 Street SW; **ELLERSLIE INDUSTRIAL AREA**

2. LDA07-0396  
Posse 71126017-001

Tentative plan of subdivision to create seven single detached residential lots from SW-18-52-25-4, located on land North of Hope Road and east of Winterburn Road; **THE HAMPTONS**

### 5. OTHER BUSINESS





February 14, 2008

File No. LDA07-0135

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 10 low density residential lots from NW-20-51-24-4 and a portion of NE-19-51-24-4; located east of James Mowatt Trail and north of Bowman Wynd; **BLACKMUD CREEK**

---

**I The Subdivision by Plan is APPROVED on February 14, 2008 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 register an emergency access as legal road right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I;
3. that the Bylaw to close a portion of 111 Street (File No. LC/05-0030) receive third reading from City Council, and that the closure area be consolidated with the adjacent lands as part of the endorsement of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with 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 (1) contain, among other things, the following:**

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area



3. 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 the owner construct the emergency access to contain a 3 m concrete sidewalk with bollards, lighting and a 1.8 m uniform fence within residential property lines as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing on to James Mowatt Trail as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.2 m uniform fence within residential property lines for all lots backing on to the school/park site as shown on the "Conditions of Approval" map; 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Please note that Municipal Reserve for NE-19-51-24-4 is addressed with prior subdivisions, LDA07-0131 and LDA07-0373. Also, Municipal Reserve for NW-20-51-24-4 is addressed with prior subdivision SUB/01-0095.

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. Jillian Savage at 496-1650 or write to:

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

Yours truly,

Willard Hughes  
Subdivision Authority

WH/js/Posse # 65560985

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 14, 2008

LDA07-0135

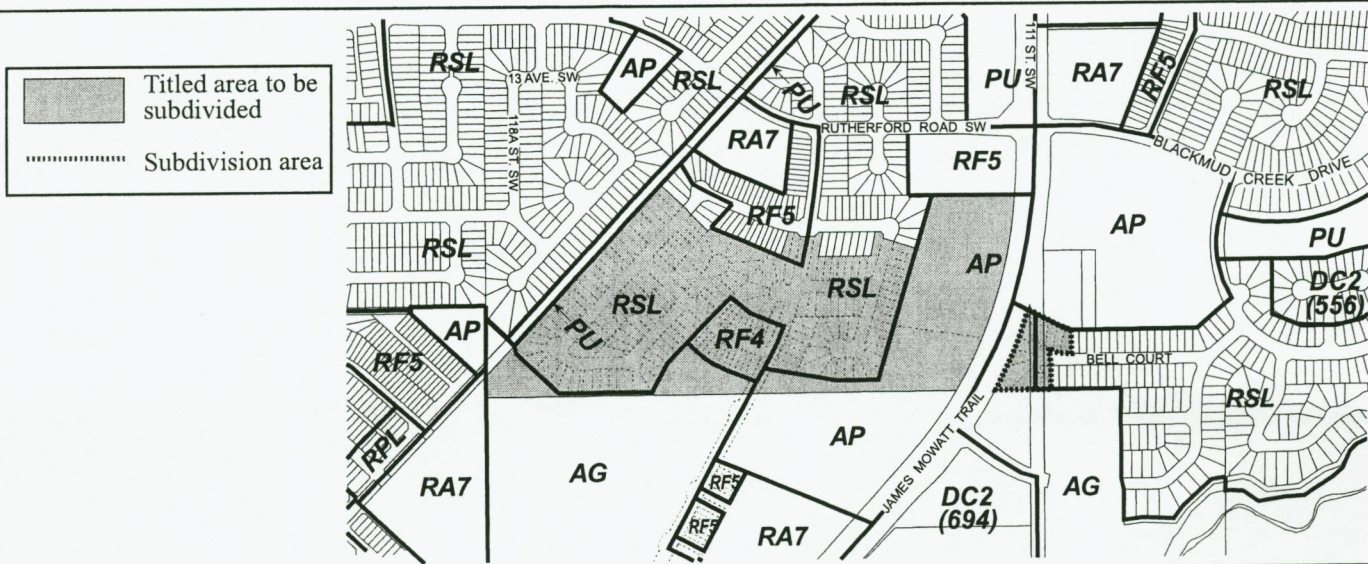
- Limit of proposed subdivision
- 1.0m Berm and a 1.8m double board/no gap uniform screen fence
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- ▨▨▨▨▨▨ Dedicate as legal road right-of-way
- 3.0m Concrete sidewalk with lighting
- Bollards

JAMES MOWATT TRAIL

111 ST.

Portion of  
roadway to be  
closed  
(LC/05-0030)

BELL COURT







**Subdivision Authority**

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

February 14, 2008

File No. LDA07-0340

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create one public utility lot from a portion of SW 28-51-24-4, located north of Ellerslie Road SW and east of 101 Street SW; **ELLERSLIE INDUSTRIAL AREA**

---

**I The Subdivision by Plan is APPROVED on February 14, 2008 subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$ 894,312.90 representing 2.682 ha as per Deferred Reserve Caveat No. 062490948 pursuant to Section 667 of the Municipal Government Act;
2. that the owner consolidate the public utility lot with the adjacent public utility lot (Lot 4PUL, Block 1, Plan 022 5088);
3. that Bylaw 14839 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

Municipal Reserves were to be addressed through a 2.682 ha DRC required with SUB/01-0034 (north half and south half of SW 28-51-24-4). This subdivision has never been registered. The 2.682 ha municipal reserve requirement will be taken as cash-in-lieu with this subdivision.

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,

Willard Hughes  
Subdivision Authority

WH/ka/Posse #69583656-001

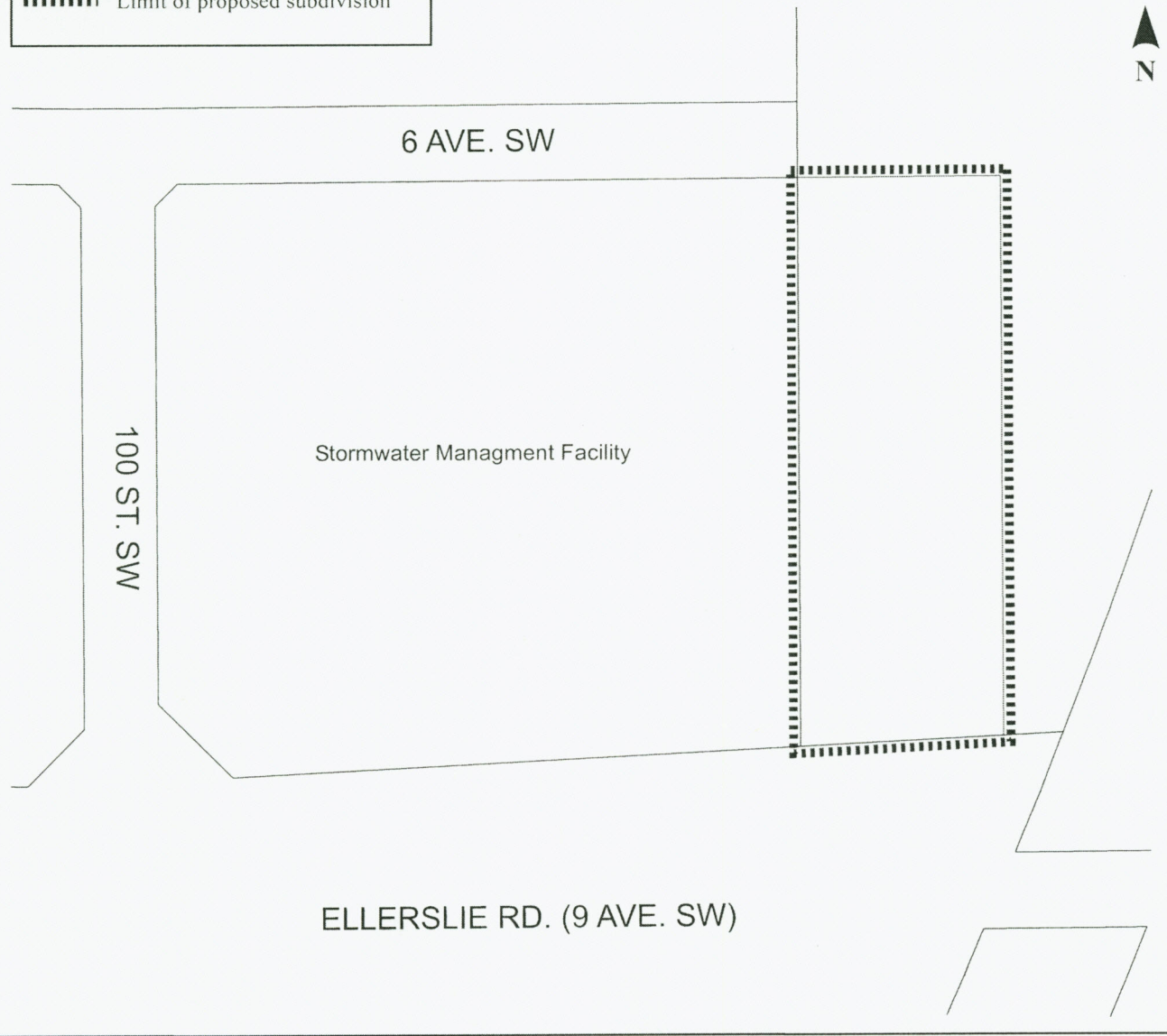
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

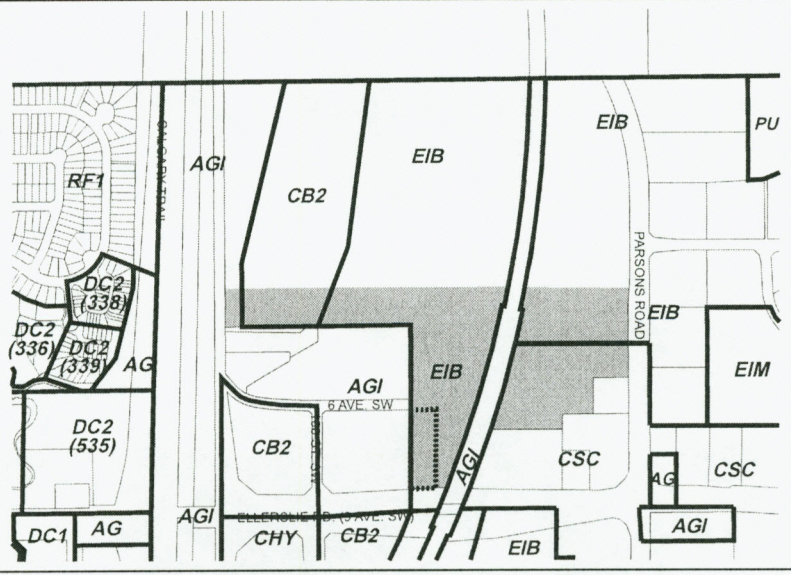
February 14, 2008

LDA07-0340

Limit of proposed subdivision



Titled area to be subdivided  
Subdivision area







**Subdivision Authority**

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

February 14, 2008

File No. LDA07-0396

IBI Group  
#1050 10405-Jasper Avenue  
Edmonton AB T5J-3N4

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create seven single detached residential lots from SW-18-52-25-4, located on land North of Hope Road and east of Winterburn Road; **THE HAMPTONS**

---

**I The Subdivision by Plan is APPROVED on February 14, 2008 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 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;
3. that the approved subdivisions within the Hamptons Neighbourhood (File Nos. SUB/06-0028, LDA07-0168, and LDA07-0287) be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all private lots as per the applicable development restrictions shown by the CT & Associates Engineering Inc geotechnical reports (CTA Files 02-602 - July 19, 2006; 02-089 - February 2003; 02-602 - September 18, 2006; 06-603 - April 26, 2007);
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;
6. that the owner dedicate road widening for 215 Street as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department; 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction



2. costs and inspection costs occasioned by this subdivision prior to the 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 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 1 m berm and noise attenuation fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Department;
8. that the owner construct walkways and bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. That all fencing along the north-south walkway allow for full visibility of the trail;
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; and
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.

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

Municipal Reserves were previously addressed through approved subdivision SUB/04-0039, by creating two MR parcels in SW 18-52-25-4.

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.



If you have further questions, please call Mr. Jeremy Schiff at 944-0110 or write to:

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

Yours truly,

Willard Hughes  
Subdivision Authority

WH/js/Posse #71126017-001

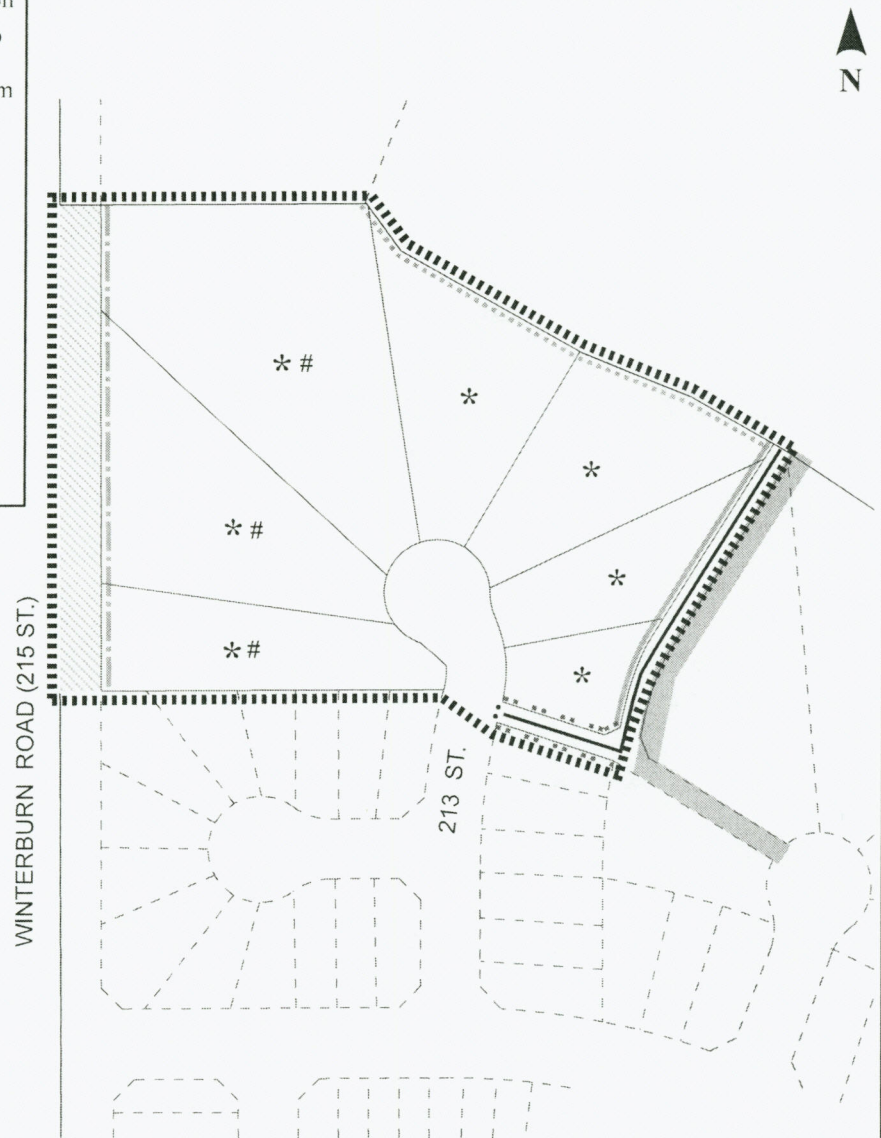
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

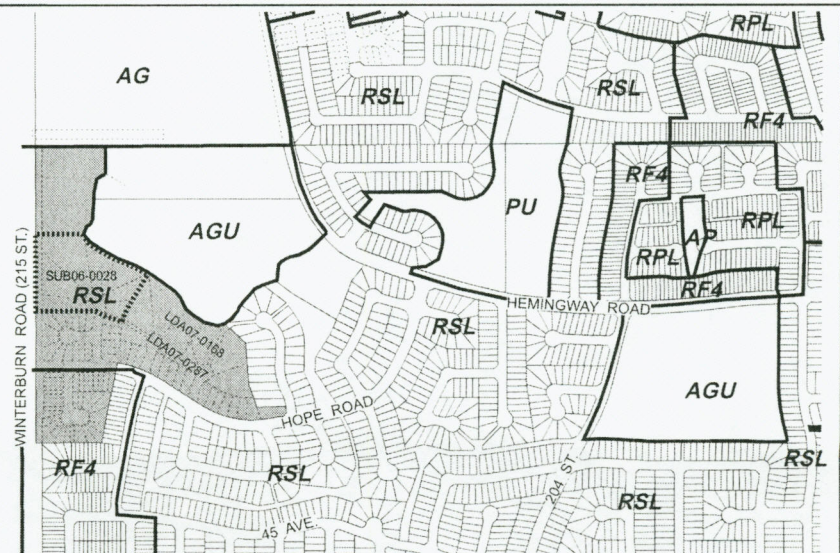
February 14, 2008

LDA07-0396

- Limit of proposed subdivision
- \* Restrictive Covenant re: Geo technical report
- # Restrictive Covenant re: Berm Integrity
- Include in Engineering Drawings
- 1.0m Berm with a 1.8m double board no gap screen fence
- 1.8m Maximum unscreened fence
- -- 1.8m Uniform screen fence
- ..... 1.2m Uniform fence
- 6.0m Right-of-way with a 1.5m hardsurfaced walkway
- ▨ Roadway dedication
- .. Bollards



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





Thursday, February 7, 2008  
11:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 6

#### PRESENT

Phillip Arendt, Manager, Planning and Policy Services Branch  
Blair McDowell, Senior Subdivision Officer

#### 1. ADOPTION OF AGENDA

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Agenda for the February 7, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 2. ADOPTION OF MINUTES

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Minutes for the January 31, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 3. OLD BUSINESS

1. LDA07-0109  
Posse 64838237-001

Tentative plan of subdivision to create 46 bareland condominium units and 1 municipal reserve parcel from Lot D, Plan 3745MC, located east of 107 Street SW and north of Ellerslie Road; **RICHFORD**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 4. NEW BUSINESS

1. LDA07-0135  
Posse 65560985-001

Tentative plan of subdivision to create 10 low density residential lots and 1 public utility lot from NW-20-51-24-4 and a portion of NE-19-51-24-4; located east of James Mowatt Trail and north of Bowman Wynd; **BLACKMUD CREEK**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**



1.	LDA07-0251 Posse 67537204-001	Tentative plan of subdivision to create 41 single detached residential lots and one special study area lot from a portion of NW 23-51-24-4; located south of Welsh Drive and east of 64 Street SW, <b>WALKER</b>	
MOVED		Phillip Arendt, Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Phillip Arendt	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:25 a.m.		