

Thursday, February 28, 2008

10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 9

1. **ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the February 28, 2008 meeting be adopted.

2. **ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the February 21, 2008 meeting be adopted.

3. **OLD BUSINESS**

4. **NEW BUSINESS**

- |    |                                  |  |
|----|----------------------------------|--|
| 1. | LDA07-0027<br>Posse 60037540-001 | Tentative plan of subdivision to create one (1) park lot from a portion of SW 18-52-25-4, located east of Winterburn Road (215 Street) and north of 45 Avenue; <b>THE HAMPTONS</b>             |
| 2. | LDA07-0468<br>Posse 71721093-001 | Tentative plan of subdivision to create 1 mixed use parcel from Area A, Plan 032 1131, a portion of NW 27-51-25-4, located south of Windermere Boulevard, east of 170 Street; <b>AMBLESIDE</b> |
| 3. | LDA07-0469<br>Posse 71721242-001 | Tentative plan of subdivision to create 1 high density residential parcel from Area A, Plan 032 1131, a portion of NW 27-51-25-4, located west of Ambleside Drive; <b>AMBLESIDE</b>            |
| 4. | LDA07-0471<br>Posse 71721213-001 | Tentative plan of subdivision to create 1 high density residential parcel from Area A, Plan 032 1131, a portion of NE 27-51-25-4, located east of Ambleside Drive; <b>AMBLESIDE</b>            |

5. **OTHER BUSINESS**





**Subdivision Authority**

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

February 28, 2008

File No. LDA07-0027

IBI Group  
Suite 1050, Standard Life Building  
10405 Jasper Avenue  
Edmonton, AB T5J-3N4

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create one (1) park lot from a portion of SW 18-52-25-4, located east of Winterburn Road (215 Street) and north of 45 Avenue; **THE HAMPTONS**

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**I The Subdivision by Plan is APPROVED on February 28, 2008 subject to the following conditions:**

1. 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;
2. that the owner dedicate sufficient road widening to conform to the approved concept plan for 215 Street (Winterburn Road) as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
3. that the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of the Transportation Department;
4. that Bylaw 14871 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision; and
5. 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 Reserve dedication is not required as part of this subdivision, as the requirement has been satisfied by the full discharge of DRC #042414190 through the registration of Plan 062 6662 (Our File: SUB/04-0039).

Please be advised that an appeal may be lodged in accordance with 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. Rod Heinrichs at 780-496-6211 or write to:

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

Yours truly,

Phillip Arendt  
Subdivision Authority

PA/rh/Posse #60037540-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

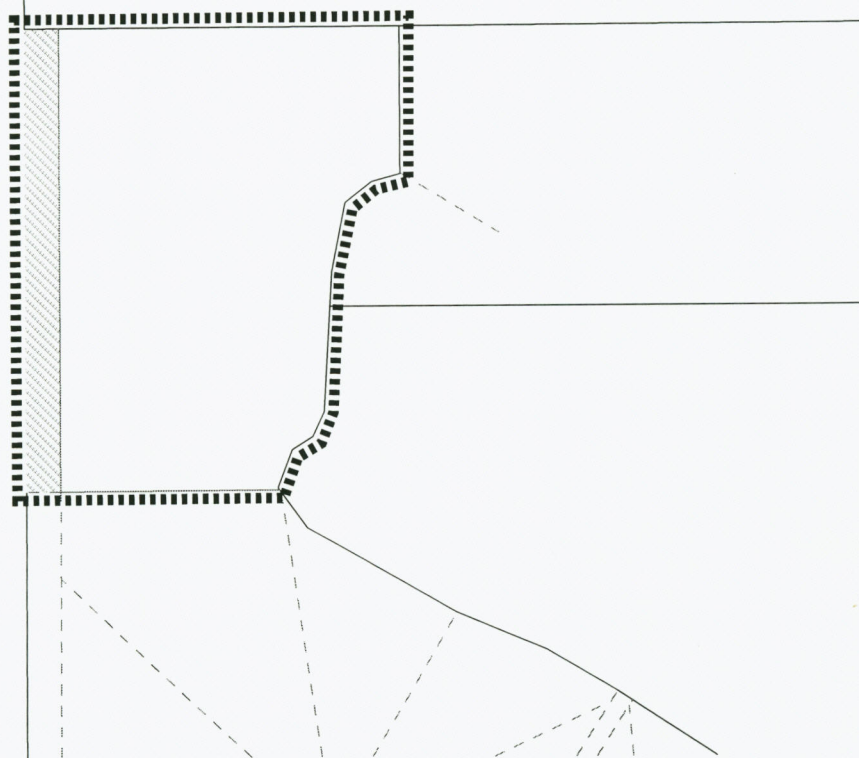
February 28, 2008

LDA07-0027

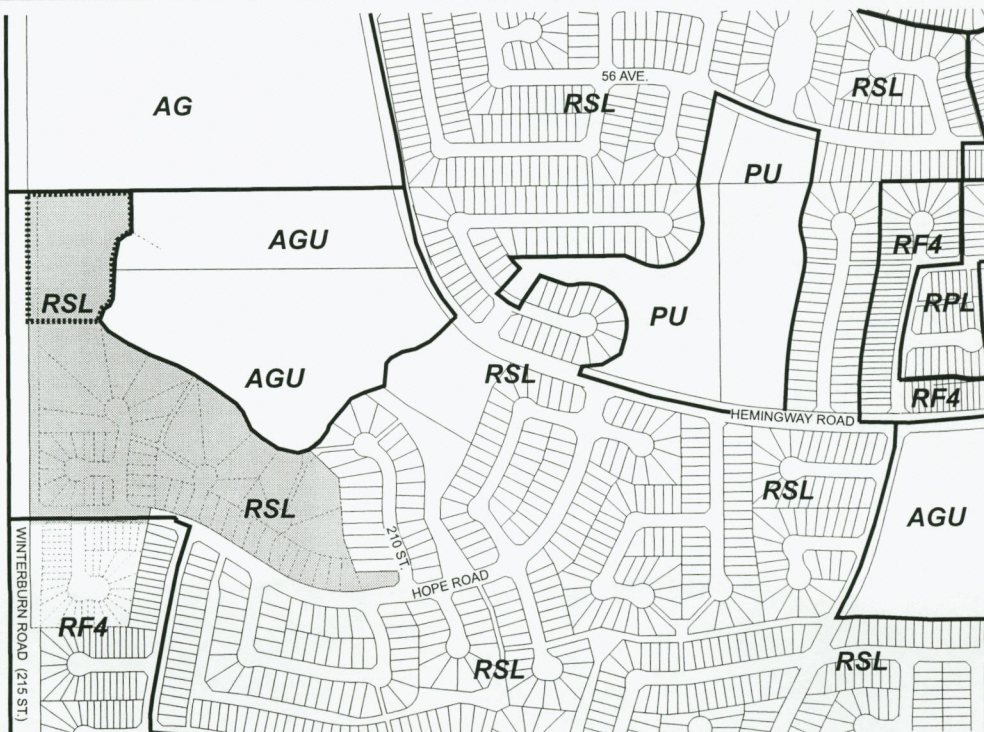


- Limit of proposed subdivision
- Clear and level roadway dedication

WINTERBURN ROAD (215 ST.)



- Titled area to be subdivided
- Subdivision area







**Subdivision Authority**

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

February 28, 2008

File No. LDA07-0468

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 1 mixed use parcel from Area A, Plan 032 1131,  
a portion of NW 27-51-25-4, located south of Windermere Boulevard, east of 170 Street;  
**AMBLESIDE**

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**I The Subdivision by Plan is APPROVED on February 28, 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 approved subdivision within the Ambleside Neighbourhood (File No. LDA06-0103) is registered prior to or concurrent with this application;
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 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; and
4. 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 and/or lateral Sewer Oversizing Charges 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 owner construct a 1.8 m uniform screen fence within residential property lines for all lots backing or flanking onto Windermere Boulevard and Ambleside Link, as shown on the "Conditions of Approval" map, Enclosure 1;
7. that the owner construct a 1.8 m uniform fence within residential property lines for all lots fronting onto Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure 1;
8. that the owner construct a 1.2 m continuous fence within residential property lines for all lots fronting Ambleside Link, as shown on the "Conditions of Approval" map, Enclosure 1;
9. that the owner construct a 1.8 m berm and a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 170 Street, as shown on the "Conditions of Approval" map, Enclosure 1; 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 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 NW-27-51-25-4 is addressed with prior subdivision, LDA06-0103. Also, emergency access to the site will be determined upon submission of a detailed site plan or Development Permit application. A deferral of the fencing requirements as identified in **II 6.**, **II 7.**, and **II 8.** to the Development Permit application is also acceptable. Please refer to Schedule "C", (DC1) Direct Development Control Provision, **Ambleside**.

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. Charleen Currie at 496-6295 or write to:

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

Yours truly,

Phillip Arendt  
Subdivision Authority

PA/cc/Posse #71721093-001

Enclosure

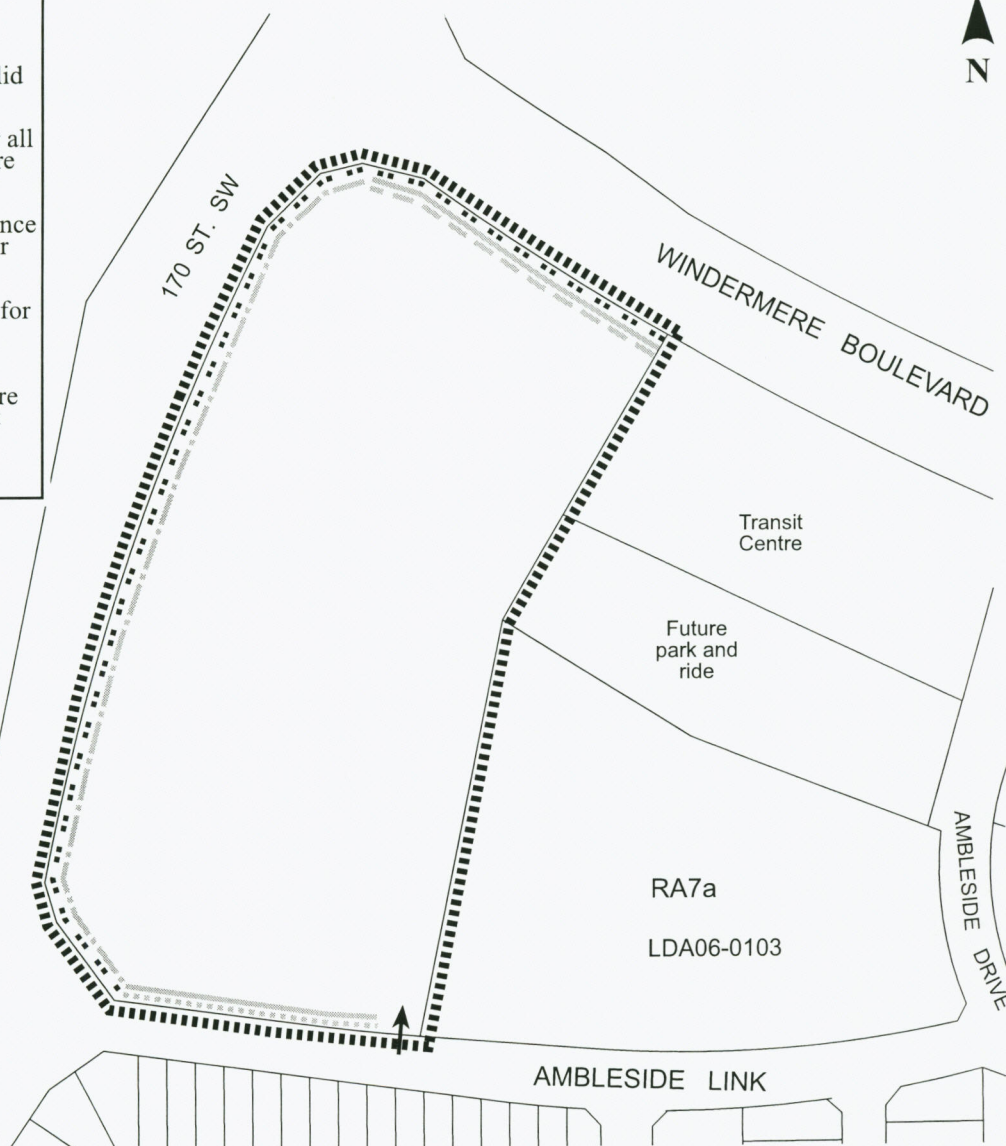


## SUBDIVISION CONDITIONS OF APPROVAL MAP

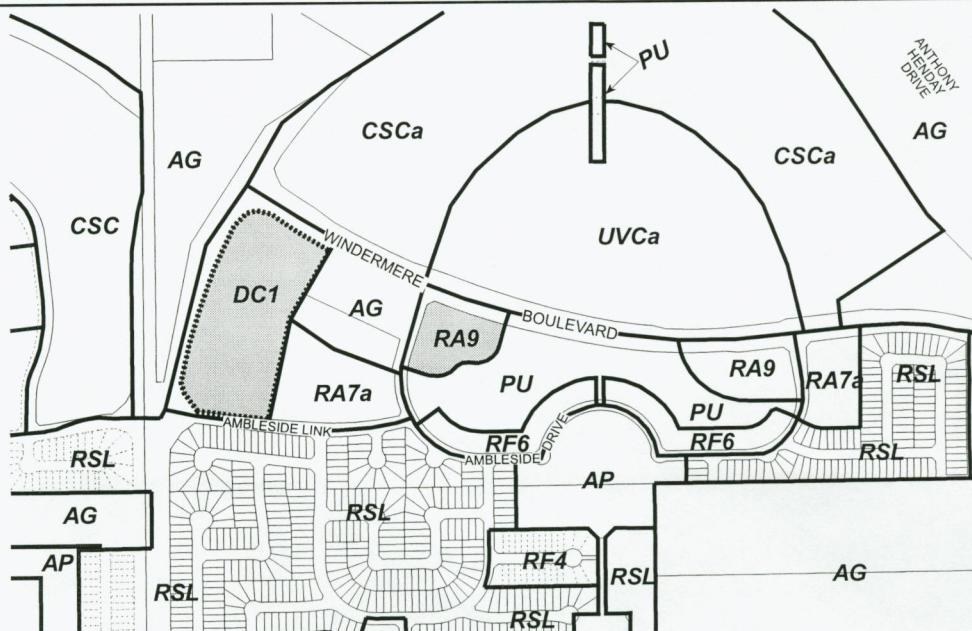
February 28, 2008

LDA07-0468

- Limit of proposed subdivision
- 1.8m Berm and a 1.8m double board/no gap solid uniform screen fence
- 1.8m Uniform fence for all lots fronting Windermere Boulevard
- 1.8m Uniform screen fence for all backing on and/or flanking lots
- ..... 1.2m Continuous fence for lots fronting Ambleside Link
- ... No access to Windermere Boulevard or 170 Street
- ← Access limited to Ambleside Link



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







**Subdivision Authority**

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

February 28, 2008

File No. LDA07-0469

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 1 high density residential parcel from Area A,  
Plan 032 1131, a portion of NW 27-51-25-4, located west of Ambleside Drive;  
**AMBLESIDE**

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**I The Subdivision by Plan is APPROVED on February 28,2008 subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to section of 655 of the Municipal Government Act;
2. that the approved subdivision within the Ambleside neighbourhood (File No. LDA06-0103) is registered prior to or concurrent with this application;
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 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; and
4. 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 and/or lateral Sewer Oversizing Charges 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 owner construct a 1.8 m uniform fence within residential property lines for all lots backing or flanking onto Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure 1;
7. that the owner construct a 1.2 m continuous fence within the rear property lines of this high density residential parcel, as shown on the "Conditions of Approval" map, Enclosure 1; and
8. 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.

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

Please note that Municipal Reserve for NW-27-51-25-4 is addressed with prior subdivision, LDA06-0103.

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.

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

Yours truly,

Phillip Arendt  
Subdivision Authority

PA/cc/Posse #71721242-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 28, 2008

LDA07-0469




- Limit of proposed subdivision
- 1.8m Uniform fence
- ↘ Right in and right out
- \*\*\*\*\* 1.2m Uniform fence

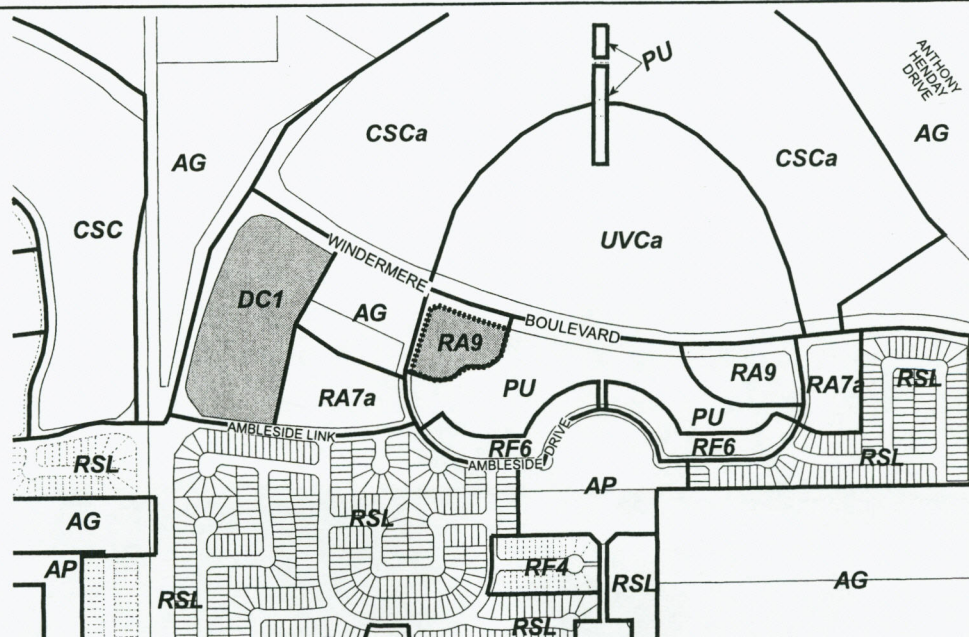
Transit Center  
LDA06-0103

AMBLESIDE DRIVE

WINDERMERE BOULEVARD

Storm Water  
Management  
Facility

-  Titled area to be subdivided
- \*\*\*\*\* Subdivision area







**Subdivision Authority**

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

February 28, 2008

File No. LDA07-0471

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 1 high density residential parcel from Area A,  
Plan 032 1131, a portion of NE 27-51-25-4, located east of Ambleside Drive;  
**AMBLESIDE**

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**I The Subdivision by Plan is APPROVED on February 28, 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 approved subdivision within the Ambleside neighbourhood (File No. LDA06-0103) is registered prior to or concurrent with this application;
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 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; and
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**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 and/or lateral Sewer Oversizing Charges 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 owner construct a 1.8 m uniform fence within the residential property lines adjacent to the Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure 1;
7. that the owner construct a 1.2 m continuous fence within the rear property lines of this high density residential property, as shown on the "Conditions of Approval" map, Enclosure 1; and
8. 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.

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

Please note that Municipal Reserve for NE-27-51-25-4 is addressed with prior subdivision, LDA06-0103.

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.

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

Yours truly,

Phillip Arendt  
Subdivision Authority

PA/cc/Posse #71721213-001

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 28, 2008

LDA07-0471

- Limit of proposed subdivision
- 1.8m Uniform fence
- ↘ Right in and right out
- \*\*\*\*\* 1.2m Uniform fence



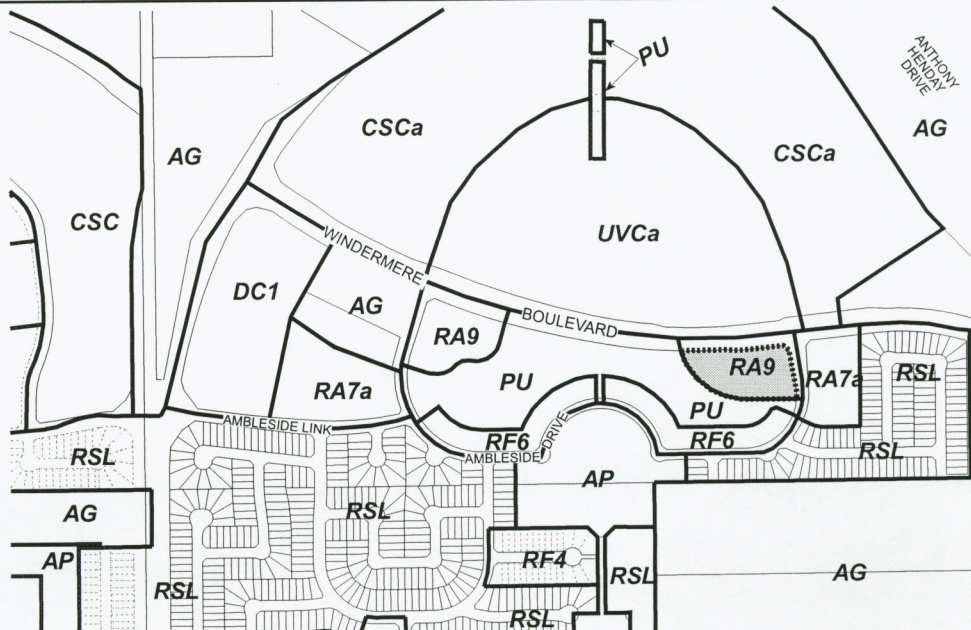
WINDERMERE BOULEVARD

Storm Water  
Management Facility

DRIVE  
AMBLESIDE

AINSLIE WAY

- Titled area to be subdivided
- \*\*\*\*\* Subdivision area





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



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 8

#### 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 21, 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 February 14, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

1.

Subdivision Authority Directive: Subdivision Design Guidelines. Re: Compact Lot Action Plan

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Directive be Approved

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

2.

LDA07-0256  
Posse 67667305-001

Tentative plan of subdivision to create 95 single detached residential lots and one Municipal Reserve lot from a portion of Lot 1, Block B, Plan 052 2614, and Lots 1 and 2, Plan 962 1346; located south of 45 Avenue and west of 199 Street; **THE HAMPTONS**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as Amended

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 5. OTHER BUSINESS

#### 6. ADJOURMENT

The meeting adjourned at 10:25 a.m.