

Thursday, February 7, 2008

11:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 6

1. **ADOPTION OF AGENDA**

RECOMMENDATION

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

2. **ADOPTION OF MINUTES**

RECOMMENDATION

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

3. **OLD BUSINESS**

- |    |                                  |  |
|----|----------------------------------|--|
| 1. | LDA07-0109<br>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; <b>RICHFORD</b> |
|----|----------------------------------|--|

4. **NEW BUSINESS**

- |    |                                  |  |
|----|----------------------------------|--|
| 1. | LDA07-0135<br>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; <b>BLACKMUD CREEK</b> |
| 2. | LDA07-0251<br>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>                       |

5. **OTHER BUSINESS**



**Subdivision Authority**

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

February 7, 2008

File No. LDA07-0109

Bel MK Engineering Ltd.  
#200, 10576 - 113 Street  
Edmonton, AB T5H 3H5

ATTENTION: Ryan Olson

Dear Mr. Olson:

RE: 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**

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**I The Subdivision by Plan is APPROVED on February 7, 2008 subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 3.11 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve for the land to be subdivided in the amount of 0.09 ha, plus provide money-in-place of Municipal Reserve, in the amount of \$367,904.35, pursuant to Section 666 and Section 667 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 subdivision boundary be amended to include the dedication of Ellerslie road, including land for a westbound right turn bay and the Ellerslie Road bridge as shown on the "Conditions of Approval" map, Enclosure I;
5. that the property line and road right-of-way dedication conform to an approved Concept Plan for Ellerslie Road adjacent to the subject parcel;
6. that the owner clear and level Ellerslie Road, subject to Condition 5, as required for road right of way dedication to the satisfaction of the Transportation Department;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. Geotechnical Investigation Report No. 6234-4, December 2006 and the addendum letter dated April 12, 2007, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a cross lot access easement, in favour of the City of Edmonton, on the Certificate of Title for the existing property located at Lot 5, Plan 8121064 (10604 Ellerslie Road) as well as to the north/south access easement along the eastern boundary of the existing residential area, as shown on the "Conditions of Approval" map, Enclosure I;



9. that the owner register a public access easement in favour of the City of Edmonton, on the Certificate of Title to maintain access in perpetuity to the top-of-bank multi-use trail and to the municipal reserve parcel, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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 (3) contain, among other things, the following:**

1. that the owner pay all costs identified in Servicing Agreement, 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 servicing agreement boundary be amended to include the top-of-bank connection underneath the Ellerslie Road bridge, construction of the curb return access, bus stop/shelter pad, and 1.5 m concrete connecting sidewalk from the top-of-bank multi-use trail west to 107 Street, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner must pay actual costs for the construction of the 3.0 m asphalt multi-use trail from the top-of-bank, under the Ellerslie Road bridge and tying back to the south side of Ellerslie Road, the 1.5 m concrete sidewalk from the top-of-bank west to 107 Street, the bus stop pad and shelter pad, the curb return access into the subdivision, removal and/or relocation of existing landscaping as deemed necessary and other necessary items to facilitate construction of the above;
8. that the owner construct a 3.0 m asphalt multi use trail within the top-of-bank setback, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 1.2 m uniform fence within residential property lines for all lots backing onto the top of bank multi use trail and the Municipal Reserve parcel, 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 Transportation and Asset Management and Public Works Departments.

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

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. Yolanda Lew at 944-0112 or write to:

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

Yours truly,

Phil Arendt  
Subdivision Authority

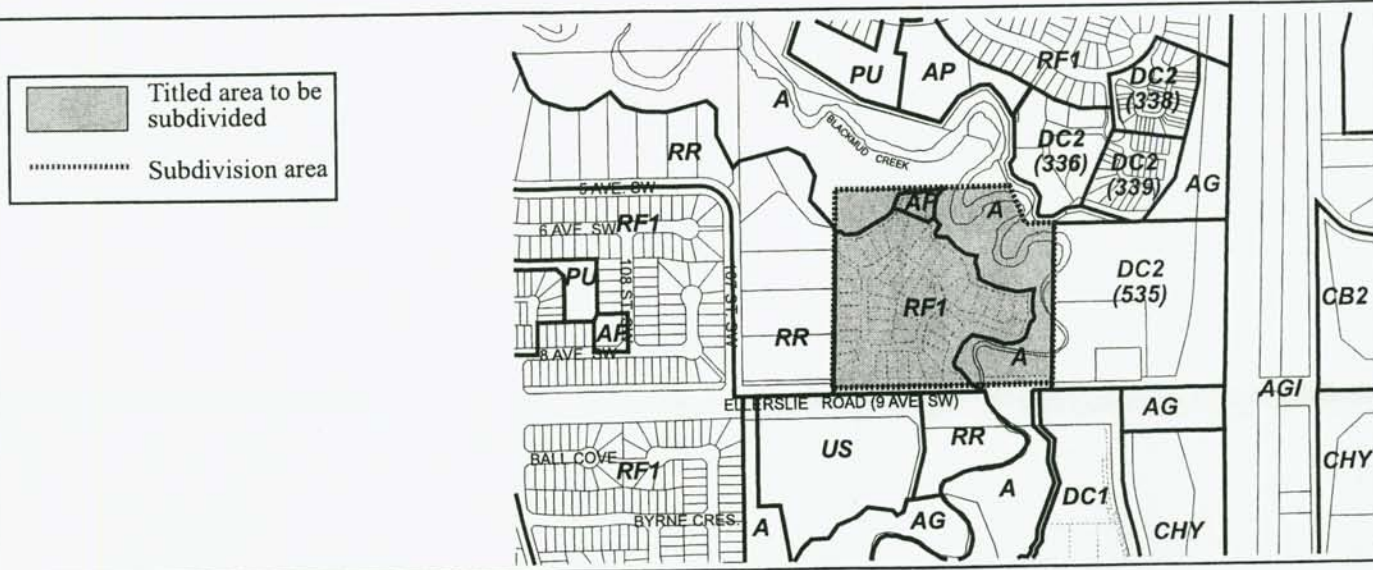
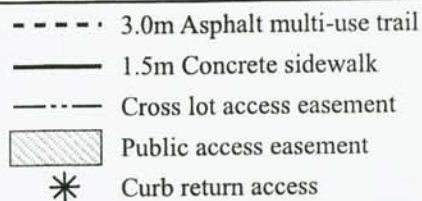
PA/yl/Posse #64838237

Enclosure



## February 7, 2008

LDA07-0109





Subdivision Authority

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

February 7, 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 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**

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**I The Subdivision by Plan is APPROVED on February 7, 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 of subdivision 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 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;
7. that the owner construct 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;
8. 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
9. 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,

Phil Arendt  
Subdivision Authority

PA/js/Posse # 65560985

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2008

LDA07-0135

- Limit of proposed subdivision
- +—+— 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

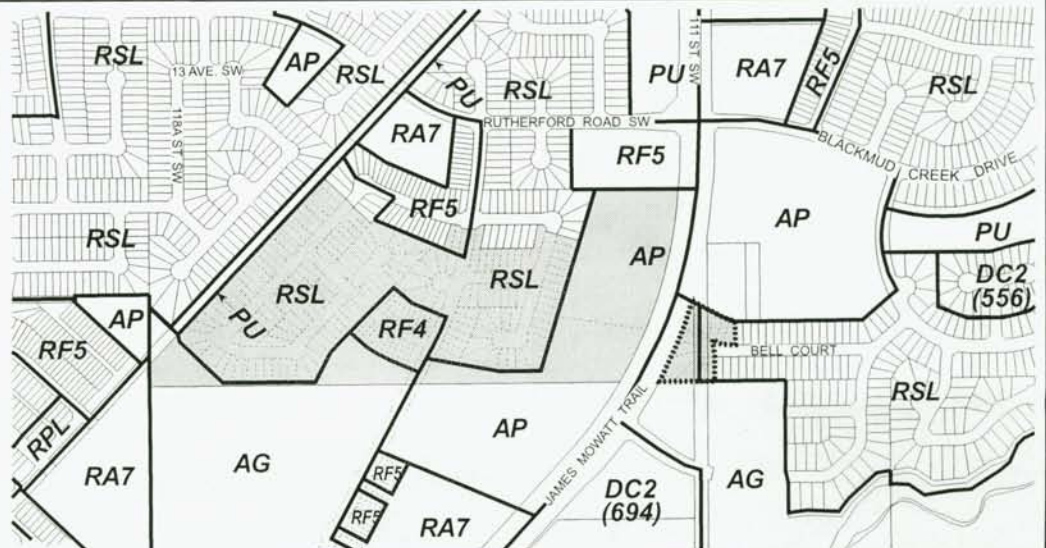
111 ST.

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

BELL COURT



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







**Subdivision Authority**

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

February 7, 2008

File No. LDA07-0251

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba

RE: 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, **WALKER**

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**I The Subdivision by Plan is APPROVED pursuant to Section 654 of the Municipal Government Act on February 7, 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 subdivision boundary be amended to include the alley as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 14840 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; 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 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 alley construction and a temporary lane connection as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct boulevard walks where the RPL and RSL lots interface in the locations as shown on the "Conditions of Approval" map, Enclosure I;
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 Transportation and Asset Management and Public Works Departments; and
9. 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.

Municipal Reserve was dealt with in Files LDA07-0044 and LDA07-0073 which required dedication and money-in-lieu.

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,

Phil Arendt  
Subdivision Authority

PA/ka/Posse #67537204

Enclosure

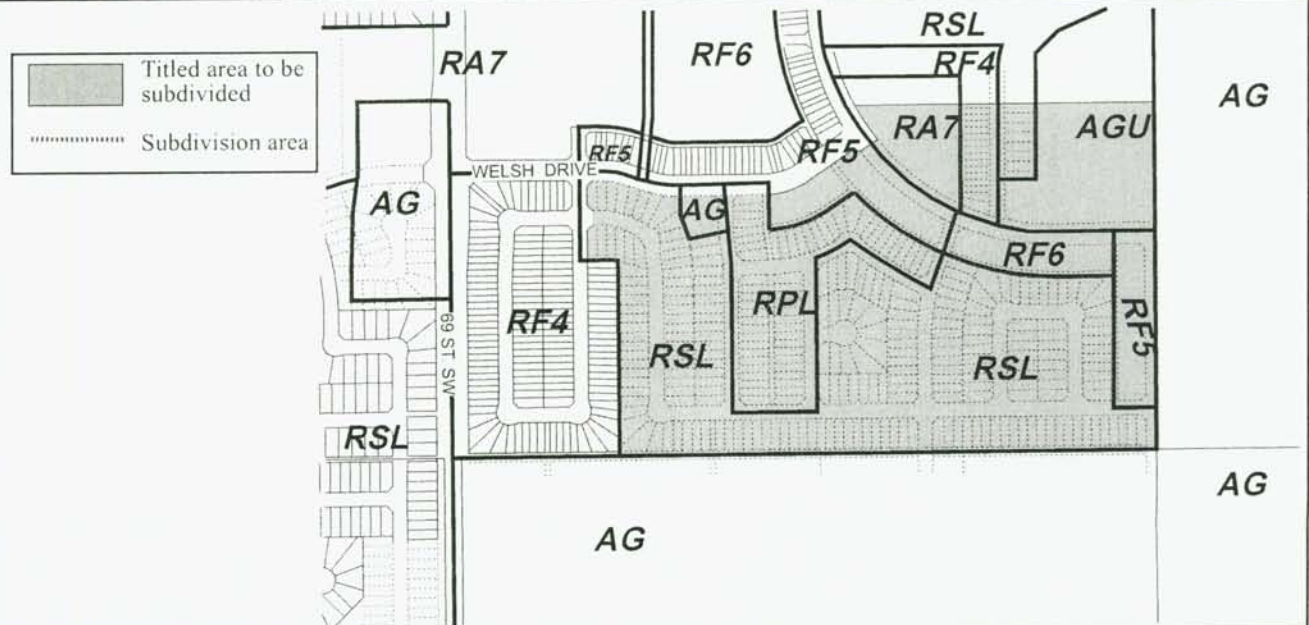


## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2008

LDA07-0251

- Limit of proposed subdivision
- ..... Amend subdivision boundary
- 1.8m Uniform screen fence
- ..... 1.2m Uniform screen fence
- ... .. Boulevard walks
- ↔ Temporary lane connection



Thursday, January 31, 2008  
10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 5

<b>PRESENT</b>	<b>Phillip Arendt, Manager, Planning and Policy Services Branch</b> <b>Blair McDowell, Senior Subdivision Officer</b>
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<b>1.</b>	<b>ADOPTION OF AGENDA</b>
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MOVED	Phillip Arendt, Blair McDowell  That the Subdivision Authority Agenda for the January 31, 2008 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Phillip Arendt	<b>CARRIED</b>
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<b>2.</b>	<b>ADOPTION OF MINUTES</b>
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MOVED	Phillip Arendt, Blair McDowell  That the Subdivision Authority Minutes for the January 24, 2008 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Phillip Arendt	<b>CARRIED</b>
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<b>3.</b>	<b>OLD BUSINESS</b>
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<b>4.</b>	<b>NEW BUSINESS</b>
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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; <b>RICHFORD</b>
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MOVED	Phillip Arendt, Blair McDowell  That the application for subdivision be Tabled
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FOR THE MOTION	Blair McDowell, Phillip Arendt	<b>CARRIED</b>
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<b>5.</b>	<b>OTHER BUSINESS</b>
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<b>6.</b>	<b>ADJOURNMENT</b>
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The meeting adjourned at 10:05 a.m.
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