

Thursday, March 6, 2008
11:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 10

PRESENT	Phillip Arendt, Manager, Planning and Policy Services Branch Blair McDowell, Senior Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Agenda for the March 6, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2.	ADOPTION OF MINUTES
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MOVED

Phillip Arendt, Blair McDowell

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

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3.	OLD BUSINESS
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4.	NEW BUSINESS
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1.	LDA07-0258 Posse 67667305-001
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Tentative plan of subdivision to create 218 low density residential lots, one multi-unit lot and one public utility lot from portions of Lot 1, Block B, Plan 052 2614; Lot 2 and Lot 1, 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

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2.	LDA07-0376 Posse 66844350-001
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Tentative plan of subdivision to create 86 single detached residential lots, four multi-family residential lots, three low rise apartment lots, one public park lot and one public utility lot from a portion of SE 29-53-24-4, SW & NW 29-53-24-4, located north of 137 Avenue and west of the future Pegasus Boulevard; **GRIESBACH**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3.	LDA07-0438 Posse 71478854-001	Tentative plan of subdivision to create 203 residential lots and a public utility lot from portions of NE-16-51-24-4, OT-16-51-24-4, and Plan 0729093 Block 24 Lot 1 located south of 25 Avenue SW and 91 Street SW; THE ORCHARDS	
MOVED		Phillip Arendt, Blair McDowell That the application for subdivision be Approved	
FOR THE MOTION		Blair McDowell, Phillip Arendt	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 11:20 a.m.		



Subdivision Authority

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

March 6, 2008

File No. LDA07-0258

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 218 low density residential lots, one multi-unit lot and one public utility lot from portions of Lot 1, Block B, Plan 052 2614; Lot 2 and Lot 1, Plan 962 1346; located south of 45 Avenue and west of 199 Street; **THE HAMPTONS**

I The Subdivision by Plan is APPROVED on March 6, 2008 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$1,054,196, representing 2.134 ha as per Deferred Reserve Caveat Nos. 962-091497, 962-091498 and 962-091499, pursuant to 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 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;
4. that the approved subdivision within the Hamptons Neighbourhood (File No. LDA07-0256) be registered prior to or concurrent with this application;
5. that the subdivision boundary be amended to include the dedication of additional roadway (199 Street), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner clear and level the portion of 199 Street, referenced in Clause I(5) above, to the satisfaction of the Transportation Department;
7. that the property lines and road right-of-way dedication for 199 Street conform to an approved Concept Plan, to the satisfaction of the Transportation Department;
8. that the Servicing Agreement boundary be amended to include the construction of 199 Street from Hammond Gate to 204 Street, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, as the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services. Specifically, Stage 2 shall not be registered until

such time as the construction of roadways connecting 204 Street to 199 Street is complete and the temporary roadway access is no longer required;

10. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater lake as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility; 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 (2) 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 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;
6. that the owner provide a temporary roadway access linking 204 Street to Hayes Drive as part of Stage 1 and in the location shown on the "Conditions of Approval" map, Enclosure I. Said access is to remain in place until the construction of roadways connecting 204 Street to 199 Street is complete;
7. that the engineering drawings include grading plans for the portion of 199 Street located south of 204 Street, to the satisfaction of the Transportation Department;
8. that the owner fund the construction of four (4) lanes and construct a minimum of two (2) lanes of 199 Street, to an urban arterial standard from Hammond Gate to 204 Street. The construction must include lighting, a 3m multi-use trail and a 1.5m concrete sidewalk in its ultimate alignment as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department. The Transportation Department advises that the Grange ARA requires the construction of four (4) lanes of 199 Street at this location, but suggests that it would be beneficial to redirect a portion of the ARA obligation from this subdivision to more urgent arterial needs within the basin at this time;
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; 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.

This is a terminal subdivision for this landowner. As such, Municipal Reserves are being provided as cash-in-lieu from the remaining Deferred Reserve Caveats (DRC #s 962-091497, 962-091498 and 962-091499) that are registered against the titles.

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. Rod Heinrichs at 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**

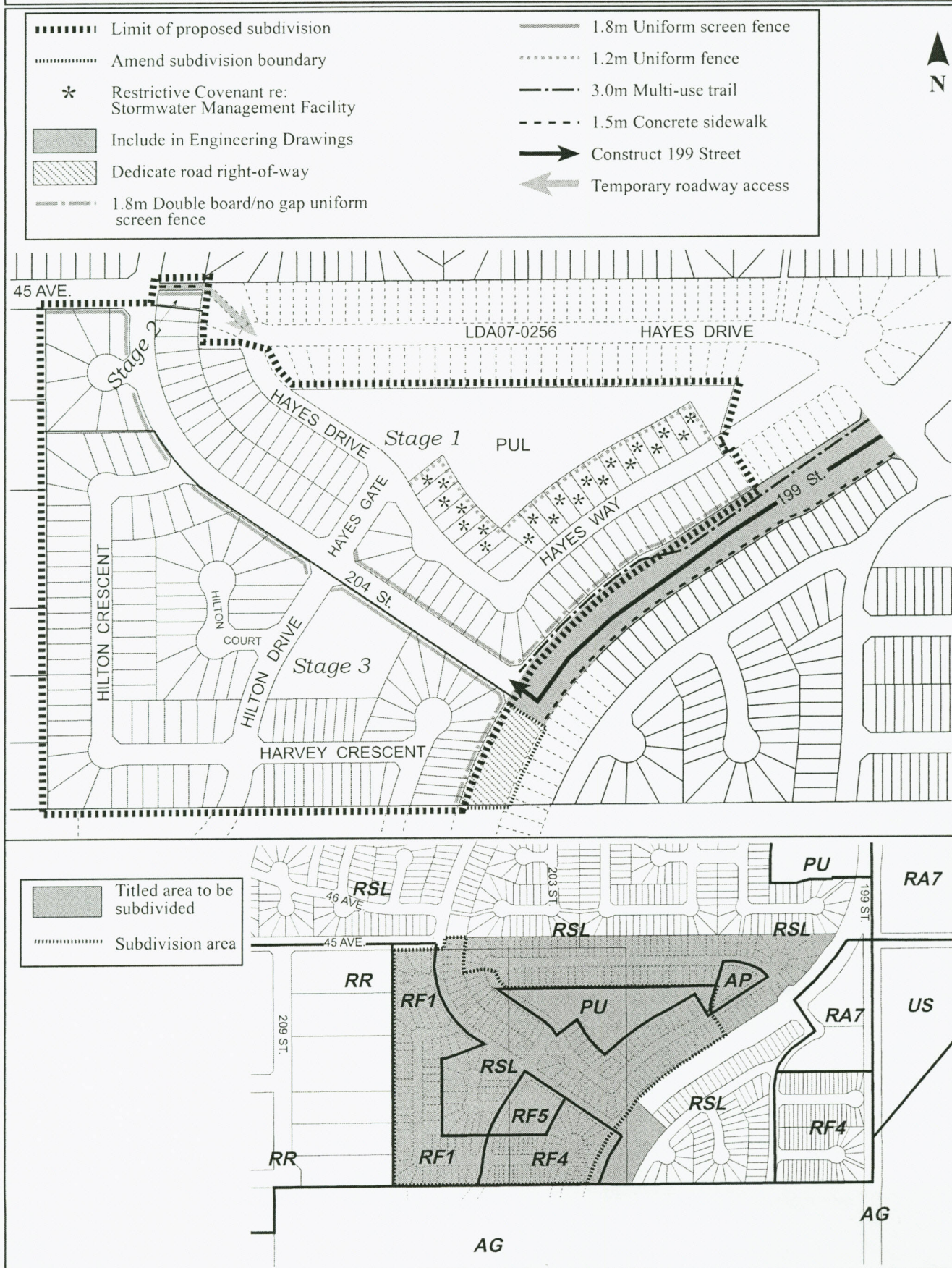
Yours truly,



Phillip Arendt
Subdivision Authority

PA/rh/Posse #67667305-001

Enclosure





Subdivision Authority

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

March 6, 2008

File No: LDA07-0376

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

ATTENTION: Simon O. Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create 86 single detached residential lots, four multi-family residential lots, three low rise apartment lots, one public park lot and one public utility lot from a portion of SE 29-53-24-4, SW & NW 29-53-24-4, located north of 137 Avenue and west of the future Pegasus Boulevard; **GRIESBACH**

I The Subdivision by Plan is APPROVED on March 6, 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 dedicate Municipal Reserve as a 0.65 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Condition of Approval" map, Enclosure I;
3. that the owner prepare the necessary plans and documentation to grant 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;
4. that the property line and road right-of-way dedication on 137 Avenue conform to an approved Concept Plan or to the satisfaction of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosures I;
5. that the proposed local road connection to 137 Avenue, west of Pegasus Boulevard, be removed and subdivided into residential lots as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner provide a walkway to be registered as road right-of-way to the satisfaction of the Transportation Department, 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 (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 Standards, and to the satisfaction of the City Departments and affected utility agencies;
2. 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 Department and affected utility agencies;
3. that the Engineering Drawings include future installation of traffic signals at 137 Avenue/Pegasus Boulevard intersection, extension of the median on 137 Avenue, construction of a 1.5m boulevard sidewalk and bus shelter pad on 137 Avenue, and temporary transit turnaround, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
4. that the Engineering Drawings includes provision of interim connections from the City of Edmonton road right-of-way to the private road northwest of this subdivision, including signage that informs users of the private roadway ownership, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
5. that subject to Part I condition 4 in this service agreement, the owner clear and level 137 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department, with the exception of those trees that the City deems can be retained within the boulevard area of the future widened 137 Avenue;
6. that the owner remove the existing roadway connection to 137 Avenue west of Pegasus Boulevard, construct curb and gutter and restore the boulevard to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct Griesbach Stormwater Management Facility 3 to the satisfaction of Asset Management and Public Works Department Drainage Services;
8. that the owner construct a 3 m wide asphalt multi-use trail through the PUL with a dividing yellow centreline and "Share Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the walkway contain a 1.5 m wide concrete sidewalk with bollards, lighting and 1.8m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences position wholly on privately-owned lands and construct bollards to the satisfaction of the City Departments and affected utility agencies in the location as shown on the "Condition of Approval" map;
11. 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;
12. that the owner provide boulevard trees along Pegasus Boulevard and the collector roadway on the north edge of the subdivision; and

13. 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.

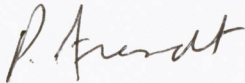
Please be advised that the existing DRC (072 232 220) registered against the SE 29-53-24-W4M in the amount of 5.769 ha shall carry forward to the balance of the title area; and that the existing DRC (042 385 890) registered against the SW & NW 29-53-24-W4M in the amount of 12.02 ha shall also carry forward to the balance of the title area. DRC 042 385 890 shall be reduced to account for the required MR dedication of 0.65 ha.

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. Carman Yeung at 496 6213 or write to:

**Ms. Carman Yeung, 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

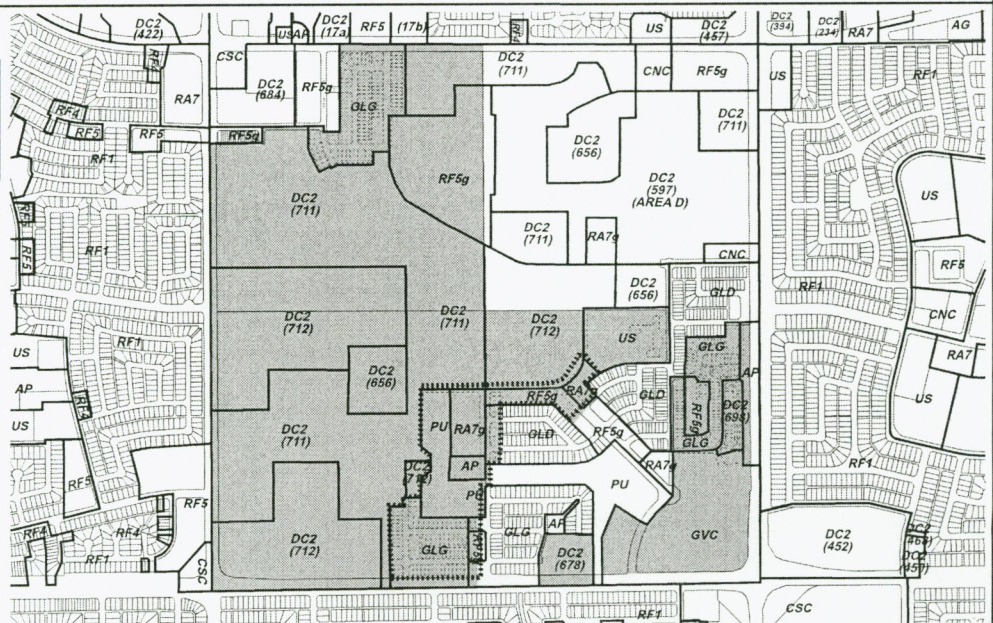
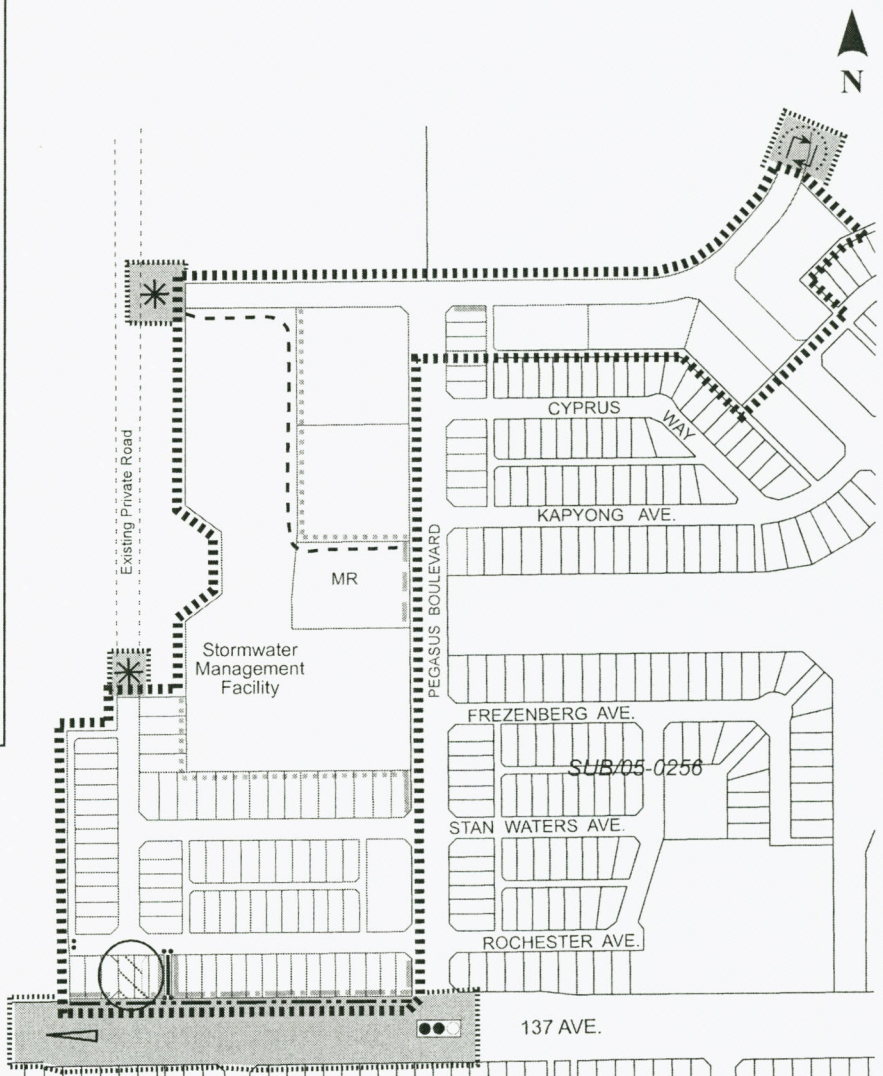
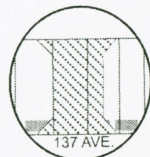
PA/cy/Posse #66844350-001

Enclosure

March 6, 2008

 Titled area to be subdivided

 Subdivision area





Subdivision Authority

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

March 6, 2008

File No. LDA07-0438

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 203 residential lots and a public utility lot from portions of NE-16-51-24-4, OT-16-51-24-4, and Plan 0729093 Block 24 Lot 1 located south of 25 Avenue SW and 91 Street SW; **THE ORCHARDS**

I The Subdivision by Plan is APPROVED on March 6, 2008 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.12 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 2.79 ha by agreement and caveat to the remainder of NE-16-51-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve on OT-16-51-24-4 in the amount of 0.324 ha and transfer by agreement and caveat to NW-15-51-24-4, pursuant to Section 669 of the Municipal Government Act;
4. that the DRC of 0.466 ha registered to Plan 0729093 Block 24 Lot 1 be transferred by agreement and caveat to NW-15-51-24-4, pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. that the subdivision boundary be amended to include the road right-of-way dedication in conformance with the Concept Plan for 91 Street from 21 Avenue SW to 25 Avenue SW and for 25 Avenue SW from 91 Street to the east boundary of the subdivision as shown on the "Conditions of Approval" map, Enclosure I;
8. that the proposed Bylaw #14872 to amend the Zoning Bylaw from AG and AGI to PU, AP, RSL, RPL, and RF4 be approved prior to the endorsement of the plan of subdivision;
9. 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; 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 (4) 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 constructs three lanes of 91 Street from 21 Avenue SW to 25 Avenue SW and four lanes of 25 Avenue SW from 91 Street to the north/south collector (approximately 90 Street) to a divided urban arterial roadway 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 in conjunction with development of Stage 1 of the current application or with Stage 3 of LDA06-0216. The portion of arterial roadway construction that includes 91 Street must be completed and opened to traffic by October 15, 2010, to coincide with further development south of 25 Avenue SW. Should a servicing agreement not be executed for the construction of 91 Street by the end of 2008, the completion date for 91 Street will be extended to a date mutually acceptable to the owner and City taking into consideration the status of further development south of 25 Avenue;
5. that the owner provide level and clear the 25 Avenue road right-of-way dedication to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct all local roads with RPL lots fronting onto the roadway with boulevard walks with a straight-faced curb (with the intent of limiting access to the boulevard while at the same time providing adequate snow removal and storage areas) to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. 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;
9. that the engineering drawings include a six metre temporary utility right-of-way, a temporary emergency access, a temporary alley connection and a temporary 17 m radius asphalt transit turnaround with bollards as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct and complete the 400mm water main located in 90 street as required under LDA047-0216 to provide water supply to LDA07-0438 to the satisfaction of EPCOR Water Services Inc.;
11. that the owner construct a temporary emergency access, temporary alley connections and a temporary turnaround with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt multi-use trail with dividing yellow centreline and "Shared use" signage and shall tie into the west side of the intersection of the collector roadway as shown on the "Conditions of Approval" map, Enclosure I;
13. 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
14. 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.

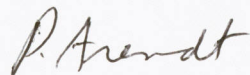
NE-16-51-24-4 is 39.83 ha in size of which 0.70 ha is required for the arterial road. MR requirements for NE-16-51-24-4 are 3.91 ha of which 1.12 ha will be dedicated as the MR parcel and the balance of 2.79 ha will be registered as a DRC on title. The MR requirement for OT-16-51-24-4 is 0.324 ha and is to be registered as a DRC to NE-15-51-24-4. MR requirements for Plan 0729093 Block 24 Lot 1 were addressed under subdivision file LDA06-0266 where a 0.466 ha DRC was required on title. Parks requested that the DRC be transferred to NW-15-51-24-4 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. Cyndie Prpich at 944-0115 or write to:

**Ms. Cyndie Prpich, 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/cp/Posse #71478854-001

Enclosure

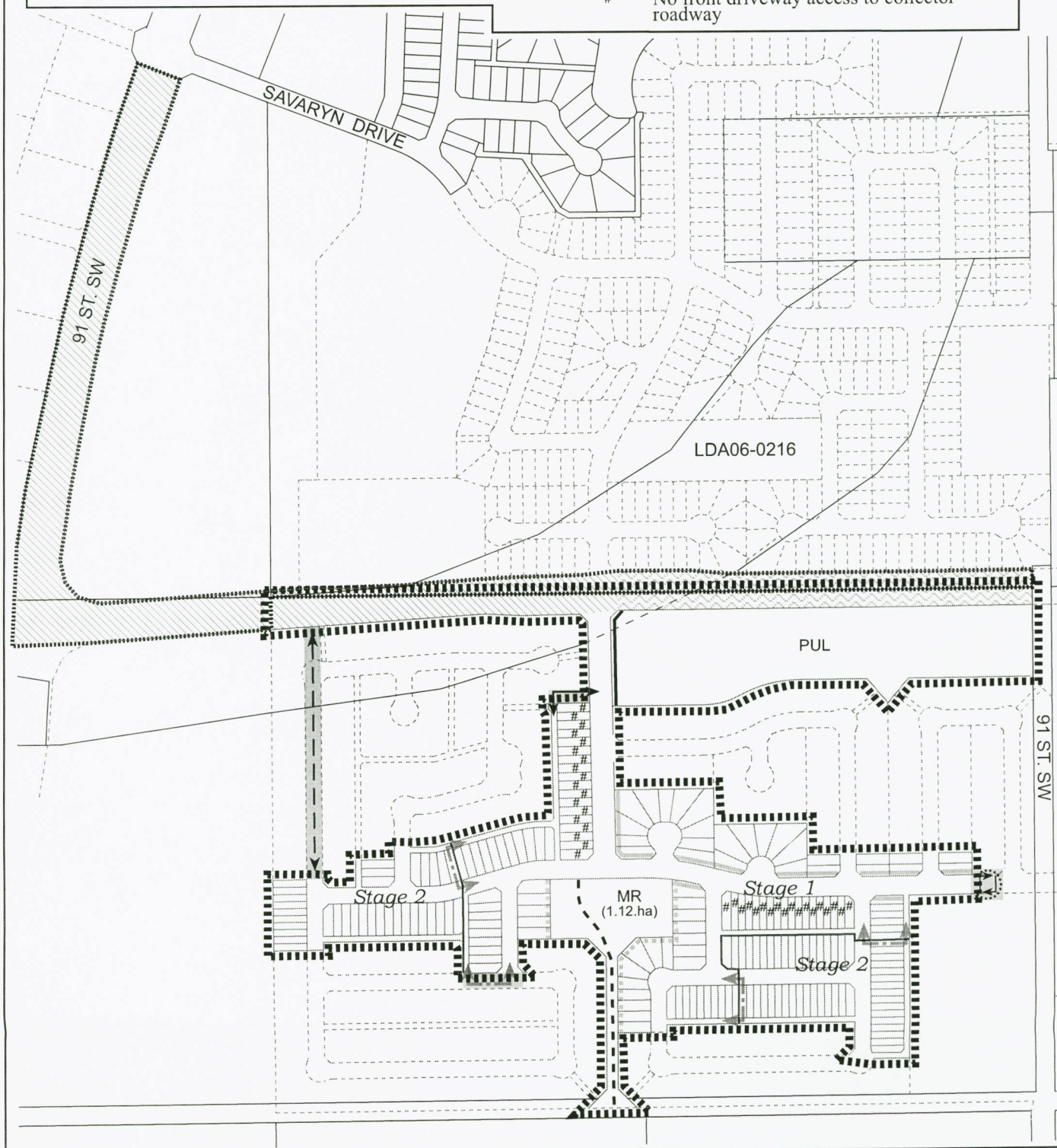
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2008

LDA07-0438

- Limit of proposed subdivision
- Amend subdivision boundary
- Include in Engineering Drawings
- ▨ Dedicate and construct roadway
- ▩ Dedicate road right-of-way (clear and level)
- 1.8m Uniform screen fence
- 1.2m Uniform fence

- - - - 3.0m Multi-use trail with yellow centre line and shared use signage
- Sidewalk
- ← - - - Temporary utility right-of-way
- 17.0m Temporary asphalt transit turnaround
- ↔ Temporary emergency access
- ↕ Temporary alley connections with Stage 1
- Bollards
- # No front driveway access to collector roadway



March 6, 2008

LDA07-0438

