

Thursday, May 15, 2008  
10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 20

#### 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 May 15, 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 May 8, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 3. OLD BUSINESS

1. LDA06-0231  
Posse 61831686-001

Tentative plan of subdivision to create 120 single detached residential lots, 68 semi-detached residential lots, one Municipal Reserve lot, one public park lot and four public utility lot from a portion of SW 25-53-25-4, located north of 137 Ave and east of 140 Street; **HUDSON**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as amended

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 4. NEW BUSINESS

1. LDA06-0254  
Posse 62077900-001

Tentative plan of subdivision to create 94 single detached residential lots, 3 medium density residential lots, 16 multiple family lots, and 2 public utility lots from the NW 3-54-24-4, located east of 82 Street and south of the Transportation/Utility Corridor; **CRYSTALLINA NERA**

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.



**Subdivision Authority**

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

May 15, 2008

File No: LDA06-0231

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

ATTENTION: Christopher M. Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 120 single detached residential lots, 68 semi-detached residential lots, one Municipal Reserve lot, one public park lot and four public utility lot from a portion of SW 25-53-25-4, located north of 137 Ave and east of 140 Street; **HUDSON**

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**I The Subdivision by Plan is APPROVED on May 15, 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 1.13 ha parcel upon the endorsement of the first stage of the plan of subdivision as shown on the "Condition of Approval" map, Enclosure I;
3. 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;
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 approved subdivision within the Hudson Neighbourhood (File No. LDA07-0231) be registered prior to or concurrent with this application;
6. that the two proposed public utility lots be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the east and west portions of the proposed PUL lot at the south end of the subdivision, which flank the residential lots, be consolidated with the adjacent residential lots and that any easements be registered, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 inspection costs to the satisfaction of the City Departments and affected utility agencies;
2. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pay the proportionate share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Oversizing for the construction of permanent storm and sanitary drainage facilities in the 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 and to the satisfaction of the Asset Management and Public Works Drainage Department;
6. that the owner design and construct stormwater management infrastructure to serve the area including the Hudson Lake 10 stormwater management facility with associated real time control facilities, and the installation of real time control equipment at the Hudson Lake 8 outlet control structure to the satisfaction of the Asset Management and Public Works Drainage Department;
7. that the owner construct Hudson Road to 140 Avenue to an 11.5 m collector standard and construct 140 Avenue, from 140 Street to Hudson Road, to a 14.5 m collector standard, with Stage 1 to provide a permanent secondary access to the area, as shown on the "Conditions of Approval" Map, Enclosure I;
8. that the owner upgrade 140 Street, from the terminus of the upgrade roadway north of 137 Avenue to 140 Avenue, to a 14.5 m urban collector standard, to provide a permanent secondary access to the area, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a temporary emergency access prior to FAC or earlier at the discretion and direction of the Transportation Department at the location shown on the "Conditions of Approval" map, Enclosure I;
10. that a 1.5m concrete sidewalk be constructed within the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
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; and
12. that the owner construct all fences, walkways, temporary turnaround and bollards to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

Please be advised that the 1.13 ha non-MR portion of the school/park site located at the northeast corner of the subdivision at the amount is to be purchased by the Parks Branch, Asset Management and Public Works Department.

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, 3<sup>rd</sup> 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,

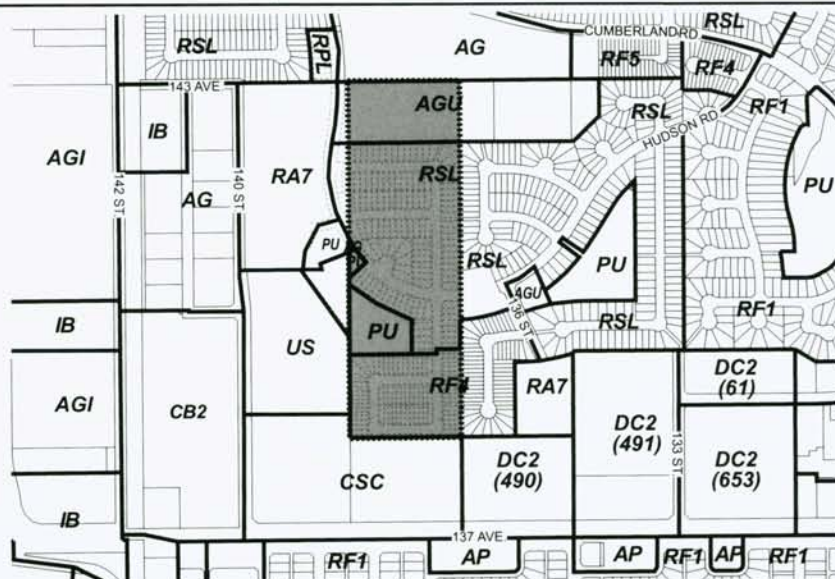
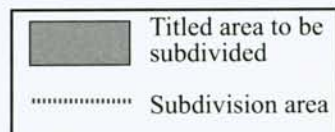


Phillip Arendt  
Subdivision Authority

PA/cy/Posse #066844350

Enclosure







**Subdivision Authority**

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

May 15, 2008

File No. LDA06-0254

UMA Engineering Ltd.  
17007 - 107 Avenue  
Edmonton AB T5S 1G3

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 94 single detached residential lots, 3 medium density residential lots, 16 multiple family lots, and 2 public utility lots from the NW 3-54-24-4, located east of 82 Street and south of the Transportation/Utility Corridor;  
**CRYSTALLINA NERA**

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**I The Subdivision by Plan is APPROVED on May 15, 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., Telus Communications, 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 owner registers the P.U.L. as legal road right-of-way, as shown on the "Conditions of Approval Map", Enclosure I; 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, 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 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 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 Asset Management and Public Works Department, and the Transportation Department;
6. that the Engineering Drawings include the temporary turnarounds and construction of multi-use trails within the Transportation/Utility Corridor (TUC), and along 82 Street, as shown on the “Conditions of Approval Map”, Enclosure I;
7. that the owner complete the design and construction of a suitable stage of the Crystallina Nera stormwater management facility, to the satisfaction of the Asset Management and Public Works Department – Drainage Services Branch;
8. that the owner install and commission real time control equipment at the outlet structure of the Crystallina Nera stormwater management facility to the satisfaction of the Asset Management and Public Works Department – Drainage Branch;
9. 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;
10. that the owner submit a driveway plan for the illustrated lots to ensure that the driveways do not encroach into any portion of the corner radius of the curve, as shown on Enclosure I;
11. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards as shown on “Conditions of Approval Map”, Enclosure I. The turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
12. that the owner construct a 12 m radius gravelled temporary turnaround with bollards to the satisfaction of the Transportation Department as shown on “Conditions of Approval Map”, Enclosure I. This turnaround will be required at CCC;
13. that a buffer consisting of a 2.83 m high double board/no gap solid uniform screen fence (with a minimum density of 20 kg/m<sup>3</sup>) be constructed for noise attenuation and screening along the edge of the multi-family site located adjacent to the Transportation/Utility Corridor (TUC), as shown on the “Conditions of Approval Map”, Enclosure I; and
14. that the owner construct fences, multi-use trails, bollards, and sidewalks as shown on the “Conditions of Approval Map”, Enclosure I.

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

A Deferred Reserve Caveat of +/- 8.56 ha was to be registered on title with the approval of SUB/04-0022. A portion of this Deferred Reserve Caveat (+/- 1.85 ha) shall be used for the dedication of the natural tree stand located in Crystallina Nera in Stage 2A of the neighbourhoods development. A new Deferred Reserve Caveat of +/- 6.71 ha (8.56 ha – 1.85 ha) shall be registered on the remaining titled area, at that time.

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. Shane Gerein at 496-6068 or write to:

**Mr. Shane Gerein, 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/sg/Posse #062077900-003

Enclosure

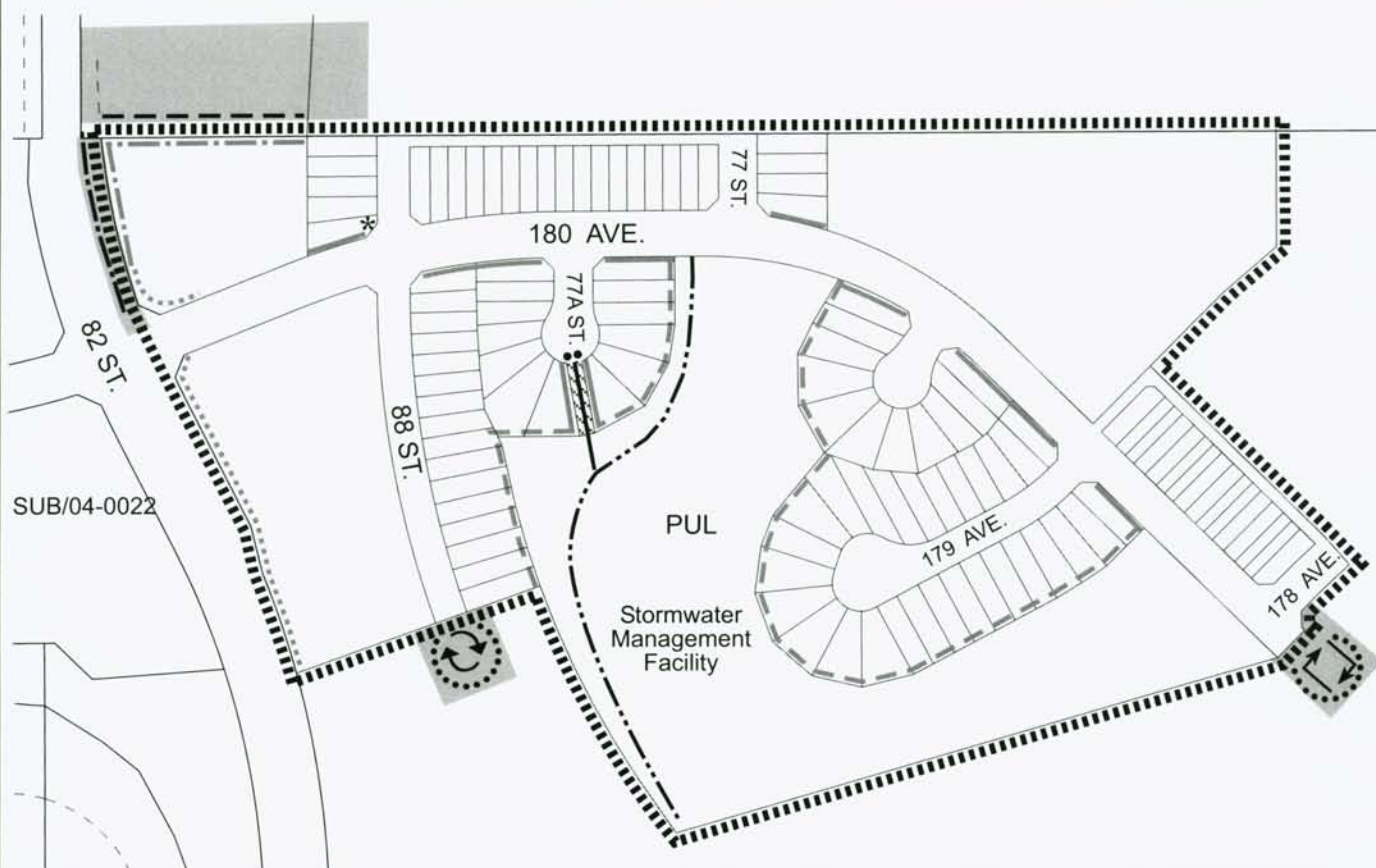


## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 15, 2008

LDA06-0254

- |   |  |
|---|--|
| ■■■■■■■ Limit of proposed subdivision                     | — · — · — 2.5m Multi-use trail                             |
| ■ Include in Engineering Drawings                         | — 1.5m Concrete sidewalk                                   |
| - - - 2.83m Double board/ no gap uniform screen fence     | ▨ Public utility lot to be registered as road right-of-way |
| — 1.8m Uniform fence                                      | ↻ 17.0m Radius asphalt temporary transit turnaround        |
| ····· 1.8m Double board/no gap solid uniform screen fence | ↻ 12.0m Radius gravelled temporary turnaround              |
| - - - 1.2m Uniform fence                                  | • • Bollards   |
| - · - 3.0m Asphalt multi-use trail                        | * Provide driveway plan                                    |
| - - - 3.0m Granular multi-use trail                       |  |



- |                                |
|--------------------------------|
| ■ Titled area to be subdivided |
| ■■■■■■■ Subdivision area       |

