

Thursday, May 22, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 21

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 22, 2008 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 15, 2008 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA07-0400 Posse 70800648-001	Tentative plan of subdivision to create 9 low density residential lots from portions of SW 19-51-24, SE 19-51-24 and Lot 4, Block 1, Plan 0320993, located west of James Mowatt Trail and south of Rutherford Road; RUTHERFORD
2.	LDA07-0467 Posse 72040350-001	Tentative plan of subdivision to create Fifty-nine Single Detached Residential Lots, One Municipal Reserve Site, One Environmental Reserve Site, and One Public Utilities Lot Site from Plans 0626678, 0728327 and 0728399, a portion of SW 36-51-25-4 , located at 4075 MacTaggart Drive NW, east of Rabbit Hill Road; MACTAGGART
3.	LDA08-0016 Posse 74544272-001	Tentative plan of subdivision to create 1 high density residential parcel and 2 public utility lots from a portion of Lot 22, Block 2, Plan 2146TR, located east of 111 Street SW and north of Ellerslie Road , RICHFORD
4.	LDA08-0090 Posse 75159137-001	Tentative plan of subdivision to create Twenty-six Semi-Detached Residential Lots from Plans 0626678, 0728327 and 0728399, a portion of SW 36-51-25-4, located at 4075 MacTaggart Drive NW, east of Rabbit Hill Road; MACTAGGART
5.	OTHER BUSINESS	



Subdivision Authority

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

May 22, 2008

File No. LDA07-0400

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 9 low density residential lots from portions of SW 19-51-24, SE 19-51-24 and Lot 4, Block 1, Plan 0320993, located west of James Mowatt Trail and south of Rutherford Road; **RUTHERFORD**

I The Subdivision by Plan is APPROVED on May 22, 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 subdivision boundary be amended to remove 119 Street, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner register a public access easement on the Certificate of Title, to accommodate the temporary access connection as shown on the "Conditions of Approval" map, Enclosure I;
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; 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 (1) 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 a temporary access connection, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a temporary hard surface connection from the alley to the intersection of Rutherford Road and 119 Street, 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 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, Municipal Reserves for SE-19-51-24-W4M have been previously addressed with LDA07-0131, Municipal Reserves for SW-19-51-24-W4M have been previously addressed with SUB/05-0072, SUB/05-0081 and SUB/05-0093 and Municipal Reserves for Lot 4, Block 1, Plan 0320993 have been previously addressed with LDA06-0139. No additional reserves are owing for SE-19-51-24-W4M, SW-19-51-24-W4M and Lot 4, Block 1, Plan 0320993.

Please note, the permanent extension of Rutherford Road west of 119 Street will be deferred until the lands east of 119 Street are developed. The adjacent landowner has signed an agreement to take full responsibility for development and payment of the permanent connection. A 17 m wide radius temporary turnaround has been constructed at the east end of Rutherford Road. The development of the lot flanking Rutherford Road and the 1.8 m uniform screen fence is to be deferred until the construction of Rutherford Road, adjacent to the lot is complete.

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,

Phillip Arendt
Subdivision Authority

PA/yl/Posse # 70800648

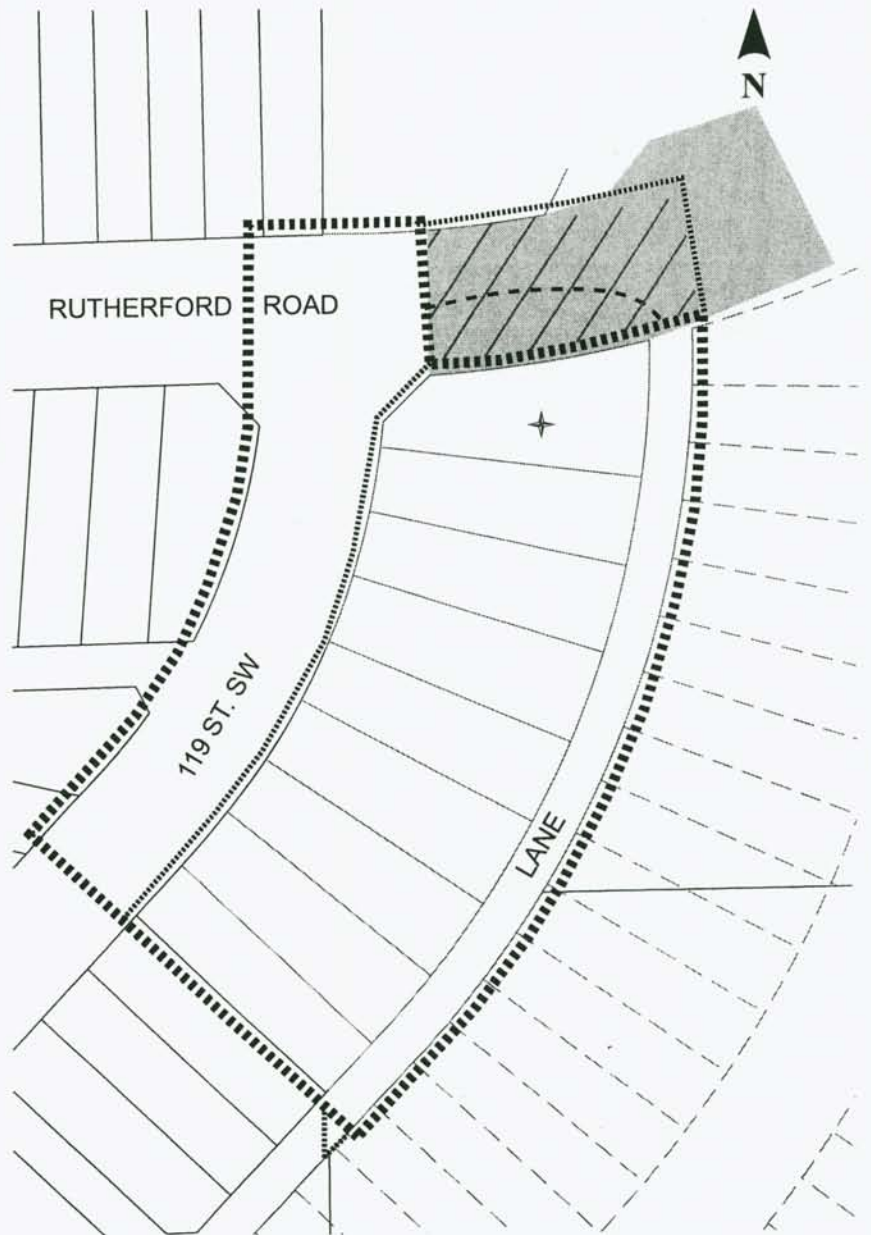
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

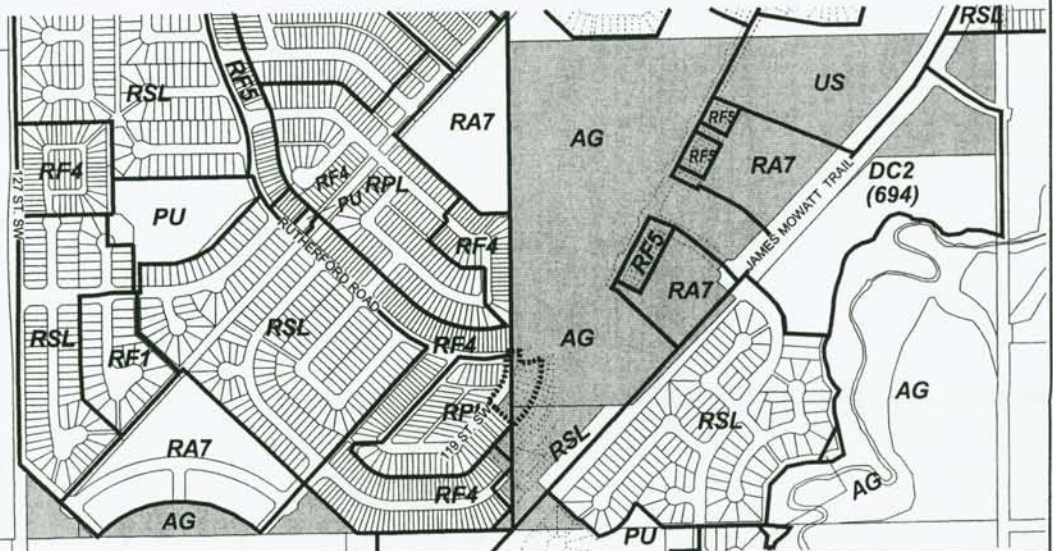
May 22, 2008

LDA07-0400

- Limit of proposed subdivision
- Amend subdivision boundary
- Include in Engineering Drawings
- ▨ Public access easement
- 1.8m Uniform screen fence
- - - - - Temporary hard surface lane connection
- ✦ Lot development and 1.8m uniform screen fence adjacent to Rutherford Road to be deferred until construction of Rutherford Road is complete



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

May 22, 2008

File No.LDA07-0467

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 Fifty-nine Single Detached Residential Lots, One Municipal Reserve Site, One Environmental Reserve Site, and One Public Utilities Lot Site from Plans 0626678, 0728327 and 0728399, a portion of SW 36-51-25-4 , located at 4075 MacTaggart Drive NW, east of Rabbit Hill Road; **MACTAGGART**

I The Subdivision by Plan is APPROVED on May 22, 2008, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.26 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 provide Municipal Reserve in the amount of 0.03 ha by a Deferred Reserve Caveat #062 490 935 (as a requirement of approval for SUB/05-0218) registered proportionately against the proposed parcel and the remainder of the original parcel pursuant to Section 669 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 these approved subdivisions within the MacTaggart neighbourhood (File No.LDA06-0131, LDA05-0194 and LDA05-0218) are registered prior to or concurrent with this application;
5. 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
6. 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 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 Organizing 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 3 m asphalt multi-use trail to be within the top-of-bank setback area and within the ATCO Gas Pipeline Right-of-Way. The multi-use trail must be designed at a 25 kph design speed as per TAC guidelines including appropriate offsets with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure 1;
 7. that the owner construct emergency access walkways containing a 3 m concrete sidewalk with T bollards, lighting and 1.8 m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure 1;
 8. that the owner constructs a 1.8 m uniform fence within residential property lines for all lots backing or flanking onto MacTaggart Drive, as shown on the "Conditions of Approval" map, Enclosure 1;
 9. that the owner construct the school/park site as fully serviced including 3-PHASE power; 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 access related to the school site will be reviewed upon submission of a detailed site plan or upon submission of a Development Permit application.

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 #072040350

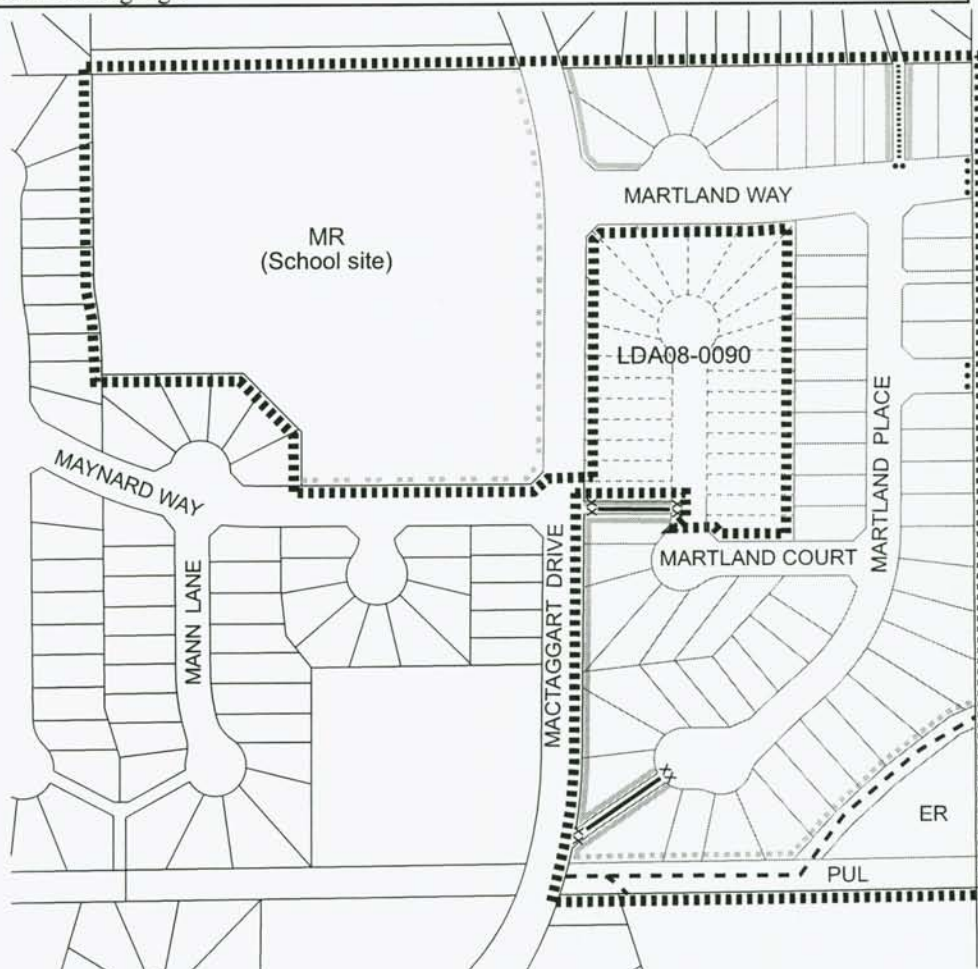
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

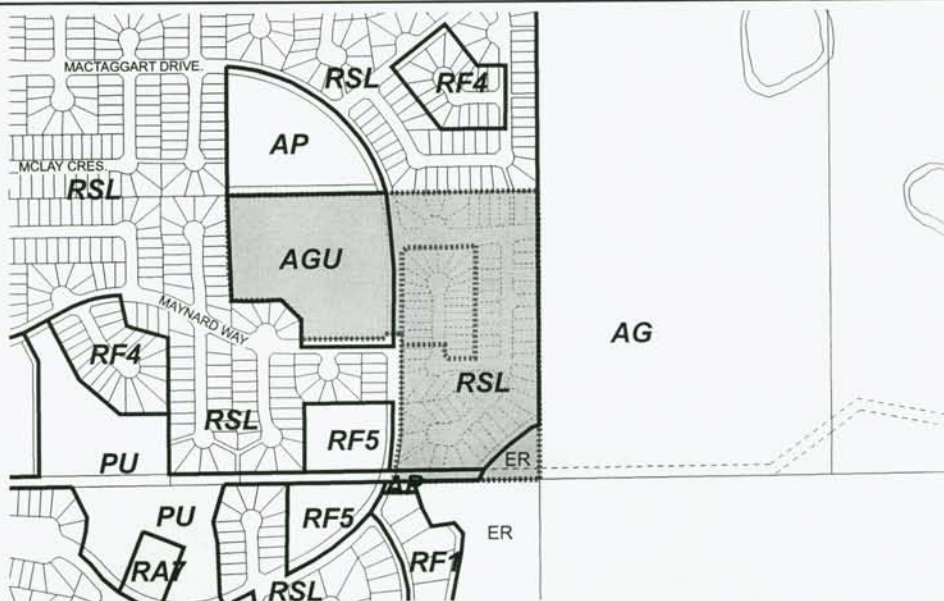
May 22, 2008

LDA07-0467

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|-----------|---|-------|--------------------------------------|
| ■■■■■■■ | Limit of proposed subdivision | ————— | 3.0m Concrete sidewalk with lighting |
| ————— | 1.8m Uniform fence | | 1.5m Concrete walk |
| | 1.2m Uniform fence | xx | T-bollards |
| | Post and rail fence | | Bollards |
| - - - - - | 3.0m Asphalt multi-use trail with dividing yellow line and 'shared use' signage | | |



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





Subdivision Authority

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

May 22, 2008

File No. LDA08-0016

Armin A. Preiksaitis and Associates
#605 Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9

ATTENTION: Marcelo Figueira

Dear : Mr. Figueira

RE: Tentative plan of subdivision to create 1 high density residential parcel and 2 public utility lots from a portion of Lot 22, Block 2, Plan 2146TR, located east of 111 Street SW and north of Ellerslie Road , **RICHFORD**

I The Subdivision by Plan is APPROVED on May 22, 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 property line and road right-of-way dedication conform to an approved Concept Plan for 111 Street SW and Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
3. that subject to Condition 3, the owner clear and level 111 Street SW and Ellerslie Road as required for road right of way dedication to the satisfaction of the Transportation Department;
4. that the subdivision boundary be amended to include the dedication of 111 Street SW and Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a cross lot access easement, in favour of the City of Edmonton, on the Certificate of Title for all properties affected by the all directional access to 111 Street SW and the all directional access to Ellerslie Road;
6. that the owner register a 20 m wide access easement for the ultimate width of the east-west collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
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 (2) 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 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. The submission must include Engineering Drawings for the internal roadway, identified as 8 Avenue SW, for review and approval;
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 be amended to include a southbound left turn slot bay on 111 Street SW, the all directional access to 111 Street and to Ellerslie Road, a right turn cut-off, a 1.5 m sidewalk and removal/relocation of the existing bus stop/shelter pad on 111 Street, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct an all directional access to 111 Street including a southbound left turn slot bay, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an all directional access to Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a right turn cut off on the northeast corner of 111 Street and Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk at the ultimate location along the north side of Ellerslie road and along the east side of 111 Street, 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 note, the amount of reserves owing against Lot 22, Block 2, Plan 2146TR in Caveat (1111TN) for the amount of 2.21 ha shall be carried forward on title. The caveat was registered in 1973 as part of the Edmonton Regional Planning Commission File 71-S-124.

Please note, noise attenuation requirements adjacent to 111 Street and Ellerslie Road will be required at the Development Permit stage, in consultation with the Transportation 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, 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
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Phillip Arendt
Subdivision Authority

PA/yl/Posse #74544272

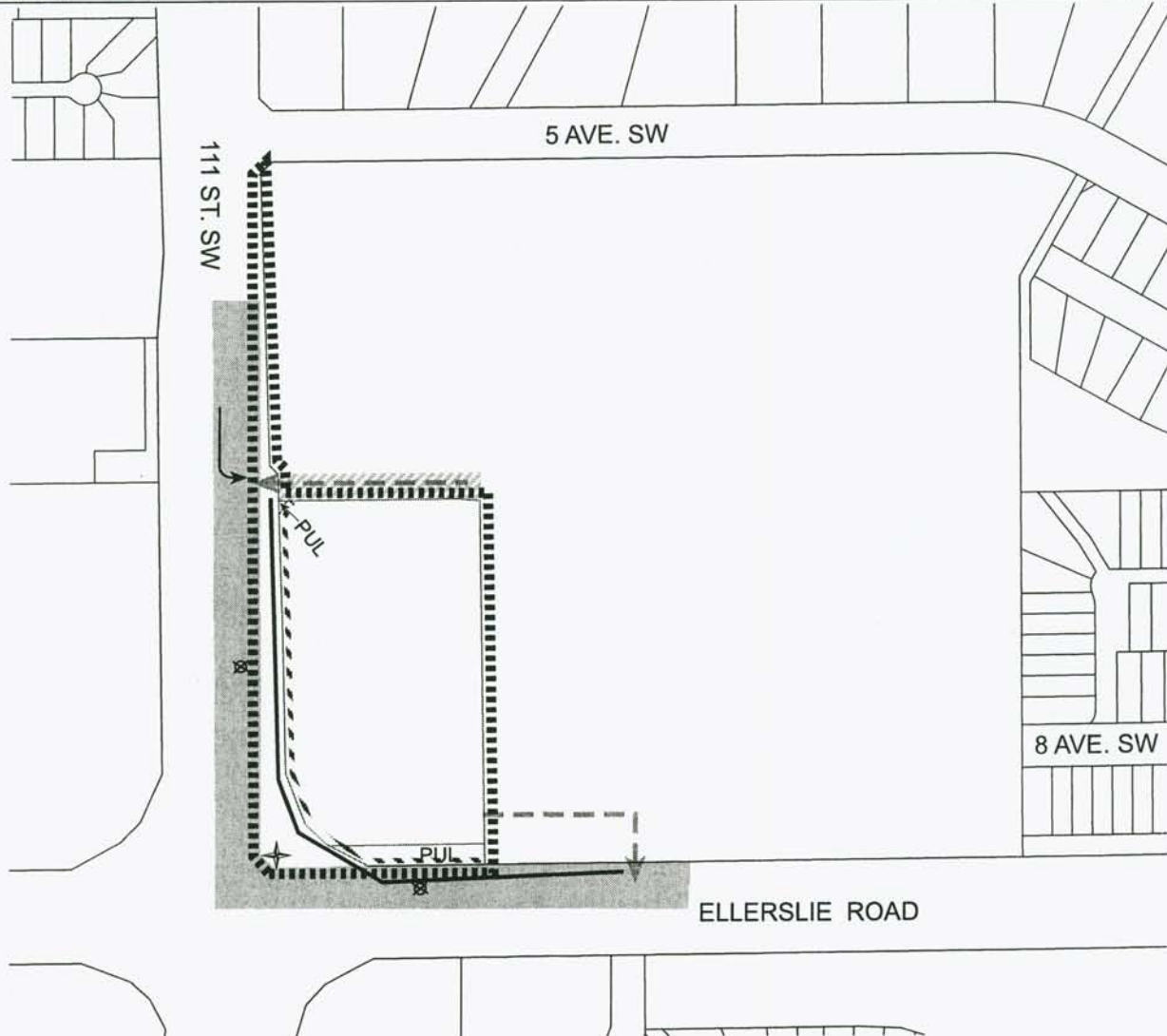
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

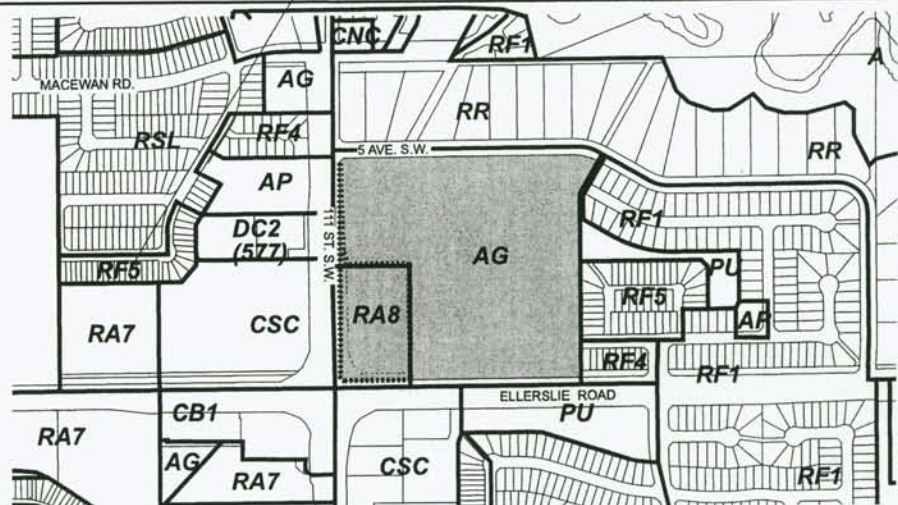
May 22, 2008

LDA08-0016

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| <ul style="list-style-type: none"> ■■■■■ Limit of proposed subdivision ■ Include in Engineering Drawings — 1.5m Concrete sidewalk - - - ➔ All directional access with access easement ▨ 20.0m Access easement | <ul style="list-style-type: none"> ✦ Construct Pork chop Island ↪ Southbound left turn slot bay ⊗ Fire hydrants - - - Property line and road right-of-way to conform to approved concept plan for 111 Street and Ellerslie Road |
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| ■ | Titled area to be subdivided |
| ■■■■■ | Subdivision area |





Subdivision Authority

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

May 22, 2008

File No.LDA08-0090

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 Twenty-six Semi-Detached Residential Lots from Plans 0626678, 0728327 and 0728399, a portion of SW 36-51-25-4, located at 4075 MacTaggart DriveNW, east of Rabbit Hill Road; **MACTAGGART**

I The Subdivision by Plan is APPROVED on May 22, 2008, subject to the following conditions:

1. that the owner provide money-in-lieu of Municipal Reserve in the amount of \$20,804 representing 0.03 ha pursuant to Section 669 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 approved subdivision within the MacTaggart neighbourhood (File No.LDA07-0467) is registered prior to or concurrent with this application;
4. that the proposed LDA07-0470 to amend the Zoning Bylaw from RSL to RF4 be approved by council prior to the endorsement of this plan of subdivision;
5. 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
6. 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 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 Organizing 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 constructs a 1.8 m uniform fence within residential property lines for all lots backing or flanking onto the collector roadways, as shown on the "Conditions of Approval" map, Enclosure 1; and
7. 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 access will not be permitted to MacTaggart Drive. Access will be limited to the local roadway only. As well, the emergency access located immediately south of the proposed subdivision will be constructed with subdivision LDA07-0467.

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 #075159137

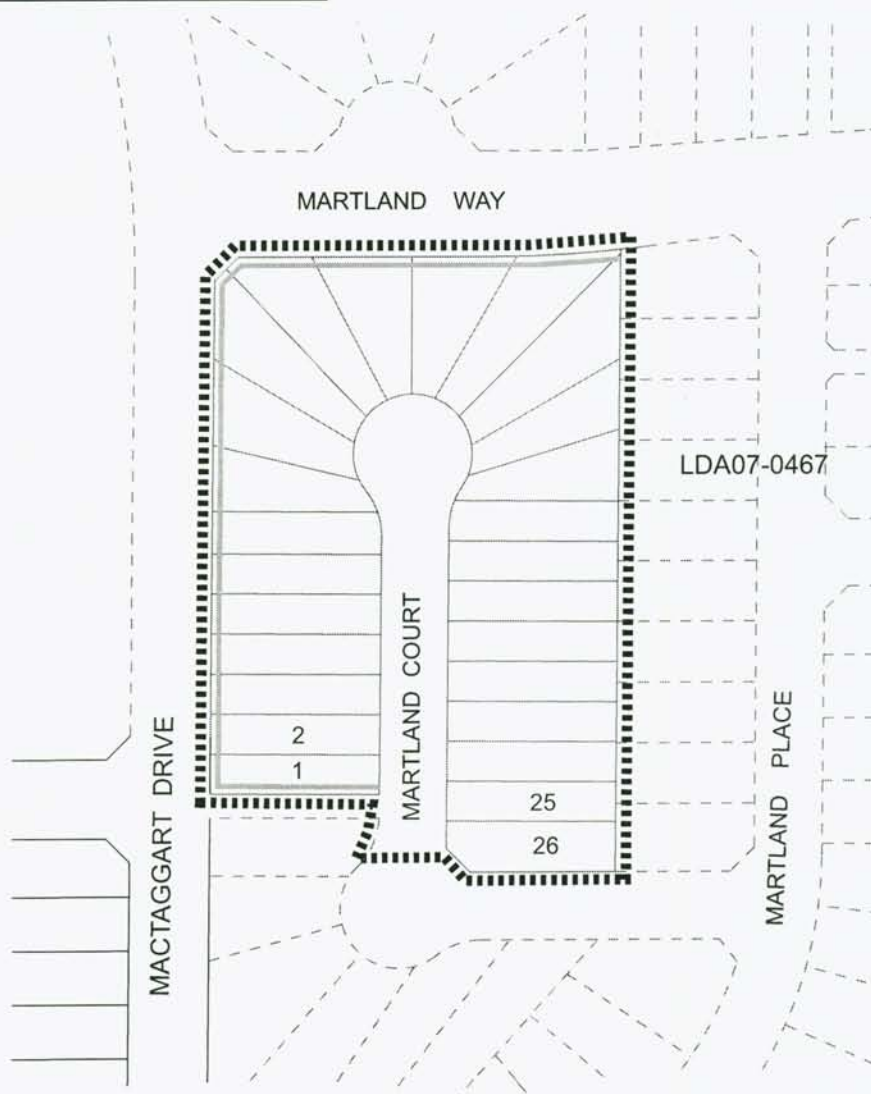
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

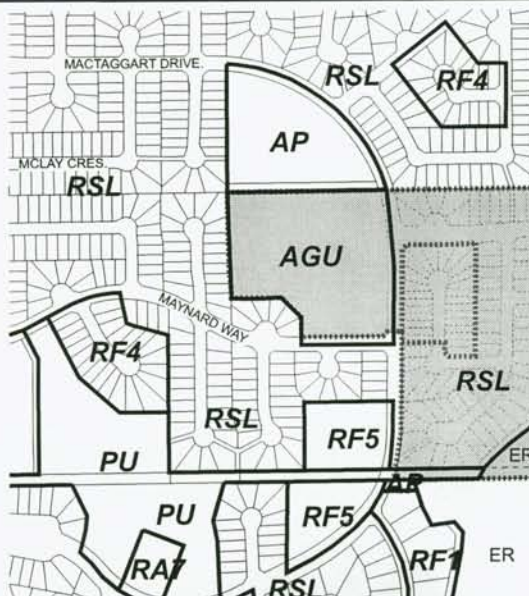
May 22, 2008

LDA08-0090

- Limit of proposed subdivision
1.8m Uniform fence



- Titled area to be subdivided
Subdivision area



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.