

Thursday, May 29, 2008

10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 22

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 29, 2008 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 22 2008 meeting be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
	1. LDA07-0328 Posse 69107111-001	Tentative plan of subdivision to create 1 industrial parcel from Lot 9, Blk 1, Plan 062 6825 located west of 184 St and south of 105 Ave; <b>SUNWAPTA INDUSTRIAL</b>
	2. LDA07-0413 Posse 69875467-001	Tentative plan of subdivision to create 41 Single Detached Residential lots and one commercial lot on land East of Cameron Heights Drive and south of Cameron Ravine Way; Plan 0024559, Lot A and Plan 8722313 Block 2; <b>CAMERON HEIGHTS</b>
5.	<b>OTHER BUSINESS</b>	



**Subdivision Authority**

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

May 29, 2008

File No. LDA07-0328

Focus Corporation Ltd.,  
1000, 9925 - 109 Street  
Edmonton, Alberta T5K 2J8

ATTENTION: Ms. Zimmerman

Dear Ms. Zimmerman :

RE: Tentative plan of subdivision to create 1 industrial parcel from Lot 9, Blk 1, Plan 062 6825 located west of 184 St and south of 105 Ave; **SUNWAPTA INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on May 29, 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 proposed Bylaw 14774 to amend the Zoning Bylaw from IM to IB be approved prior to the endorsement of the plan of subdivision;
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 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 servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. that the servicing agreement boundary be amended to include the construction of a multi use trail on 184 St. and a sidewalk on 104 and 105 Ave as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, in the ultimate alignment on 184 Street, as shown on Enclosure I;
8. that a 1.5 m sidewalk be constructed on 105 Avenue, as shown on "Conditions of Approval" map, Enclosure I; 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 Streets, and Asset Management and Public Works Departments.

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

No reserves are owing as they were previously provided under ....

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. Don Read at 496-3633 or write to:

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

Yours truly,

Phillip Ardent  
Subdivision Authority

PA/dr/Posse # 069107111-003  
Enclosures

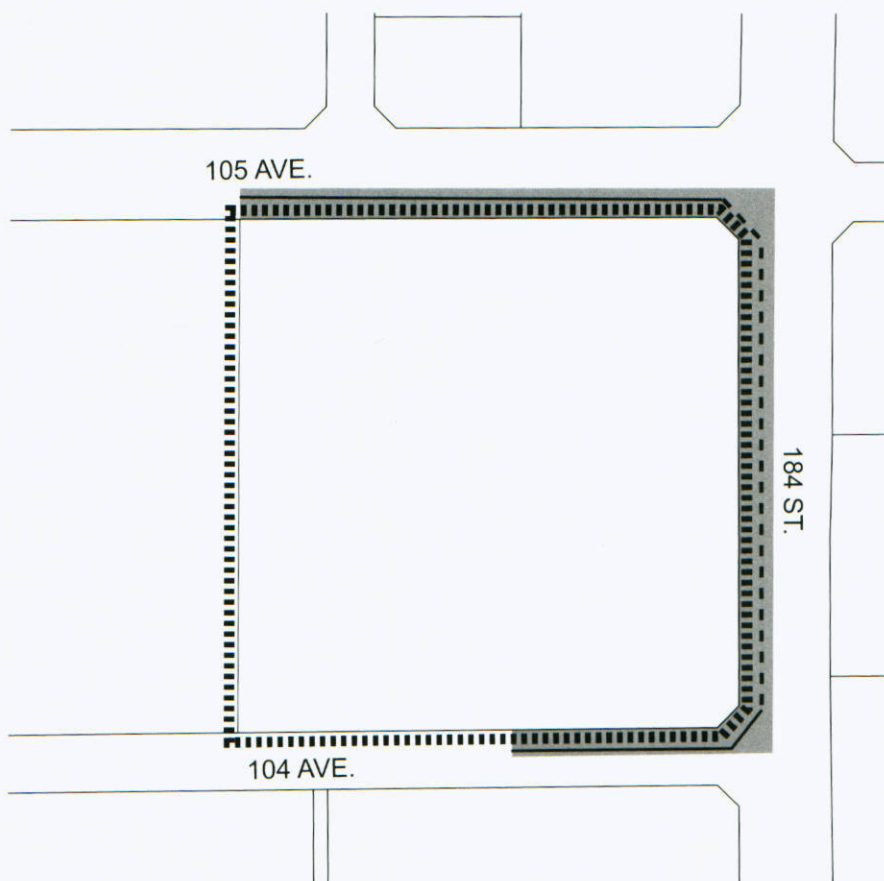


## SUBDIVISION CONDITIONS OF APPROVAL MAP

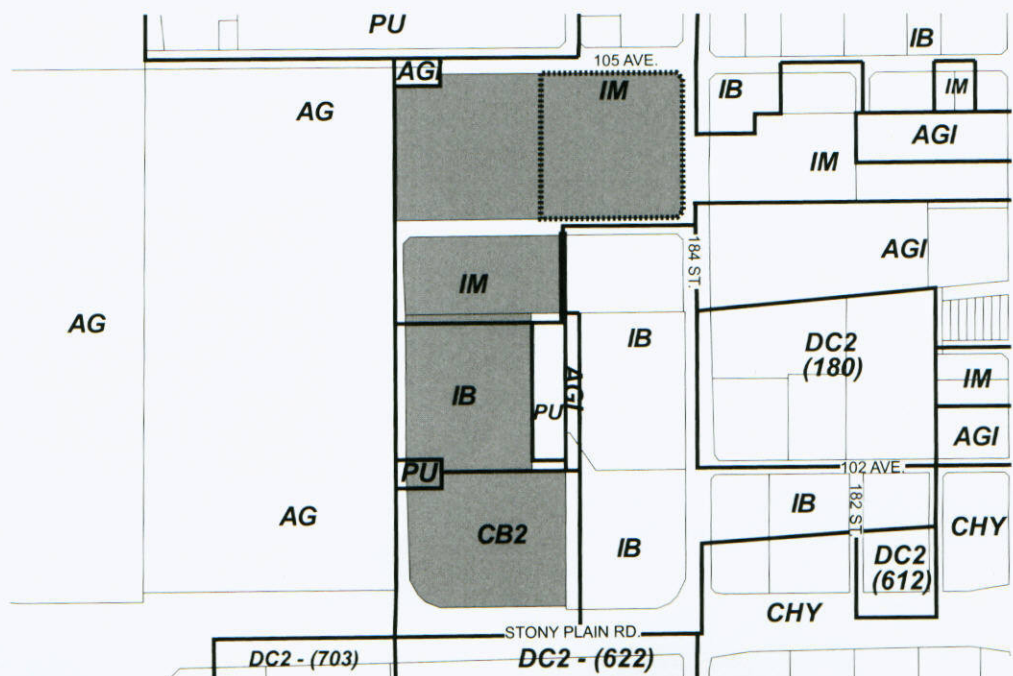
May 29, 2008

LDA07-0328

- Limit of proposed subdivision  
■ Include in Engineering Drawings  
- - - - 3.0m Multi Use trail  
— 1.5m Walk



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





**Subdivision Authority**

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

May 29, 2008

File No. LDA07-0413

Stantec Consulting  
10160-112 Street  
Edmonton AB T5K 2L6

ATTENTION: Simon O'Byrne

Dear Mr. O'Byrne:

RE: Tentative plan of subdivision to create 41 Single Detached Residential lots and one commercial lot on land East of Cameron Heights Drive and south of Cameron Ravine Way; Plan 0024559, Lot A and Plan 8722313 Block 2; **CAMERON HEIGHTS**

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**I The Subdivision by Plan is APPROVED on May 29, 2008 subject to the following conditions:**

1. that DRC # 062576494 registered against Plan 8722313, Block 2 be transferred by agreement and caveat to Plan 0526241, Block X, Lot D pursuant to Section 669 of the Municipal Government Act;
2. that LDA07-0413 be approved by Council prior to registration of this subdivision;
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 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 owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all lots being created as per the applicable development restrictions shown by the Omni-McCann Consultants LTD. geotechnical report (File No. 5-28-1);
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility; 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 (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 the subdivision prior to the endorsement of the plan of subdivision;

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 the City Departments and affected Utility agencies;
3. 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;
4. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner construct a 1.0 m berm in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Department;
6. that the owner construct an emergency access/walkway right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve for Plan 0024559, Lot A was previously provided under File Sub/02-0063.

MR for Plan 8722313 Block 2 shall be provided (DRC#062 576 494) and shall be deferred to the remainder of Lot D, Block X, Plan 0526241 in SW9-52-25-4 for assembly of the future School/Park Site

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. Jeremy Schiff at 944-0110 or write to:

**Mr. Jeremy Schiff, 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/js/Posse #69875467-001

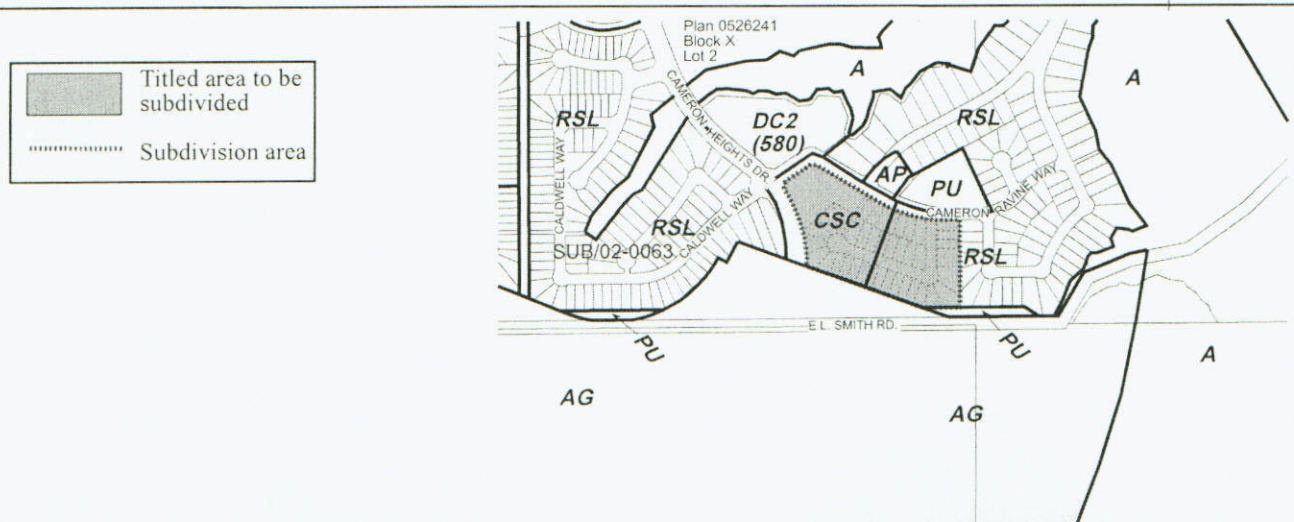
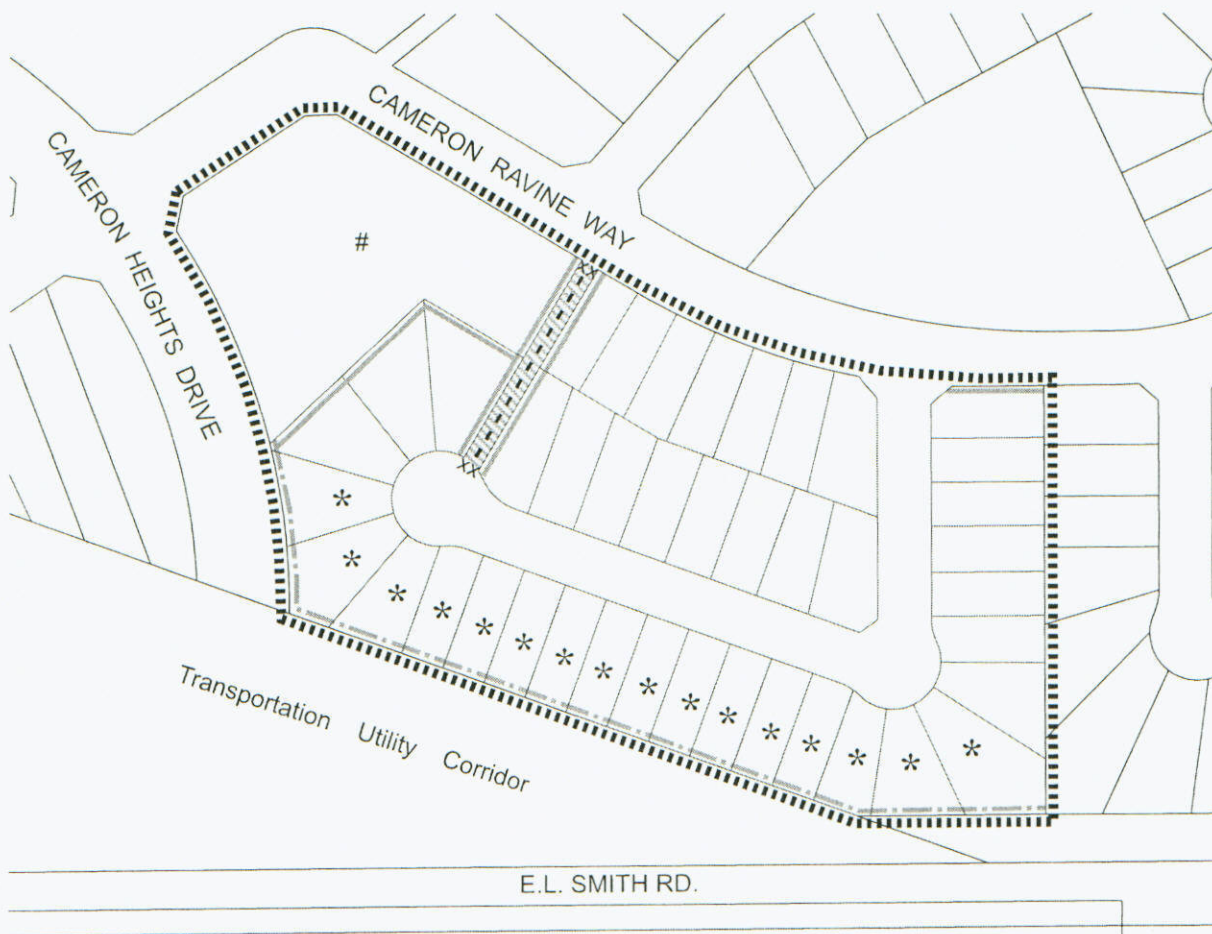
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 29, 2008

LDA07-0413

- |         |  |           |   |
|---------|--|-----------|---|
| ■■■■■■■ | Limit of proposed subdivision                | -----     | 1.0m Berm with a 1.8m double board/no gap fence |
| *       | Restrictive Covenant re: Integrity of berm   | -----     | 1.8m Uniform screen fence                       |
| #       | Restrictive Covenant re: Geotechnical Report | - - - - - | 3.0m Emergency access walkway                   |
| ▨       | Register as road right-of-way                | xx        | T-Bollards                                      |





Thursday, May 22, 2008  
10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 21

#### 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 22, 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 15, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

1. LDA06-0254  
Posse 62077900-001

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**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

2. LDA07-0467  
Posse 72040350-001

Tentative plan of subdivision to create 59 single detached residential lots, 1 municipal reserve lot, 1 environmental reserve lot, and 1 public utility lot 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**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell, Phillip Arendt

**CARRIED**

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 , <b>RICHFORD</b>	
MOVED		Phillip Arendt, Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Phillip Arendt	<b>CARRIED</b>
4.	LDA08-0090 Posse 75159137-001	Tentative plan of subdivision to create 26 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; <b>MACTAGGART</b>	
MOVED		Phillip Arendt, Blair McDowell  That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell, Phillip Arendt	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:30 a.m.		