

Thursday, October 2, 2008

10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 40

#### PRESENT

Peter Ohm, Acting Manager for Subdivision Authority,  
Planning and Policy Services Branch  
Blair McDowell, Senior Subdivision Officer

#### 1. ADOPTION OF AGENDA

MOVED

Peter Ohm, Blair McDowell

That the Subdivision Authority Agenda for the October 2, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Peter Ohm

**CARRIED**

#### 2. ADOPTION OF MINUTES

MOVED

Peter Ohm, Blair McDowell

That the Subdivision Authority Minutes for the September 25, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Peter Ohm

**CARRIED**

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

1.

LDA08-0037  
Posse 74518728-001

Tentative plan of subdivision to create 8 residential units from Plan 8422077 Block 39 Lot 13 and a portion of Plan 8422077 Block 39 Lot 14, located south of 148 Ave and east of 127 Street; **BARANOW**

MOVED

Peter Ohm, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Peter Ohm

**CARRIED**

2.

LDA08-0149  
Posse 76988826-001

Tentative plan of subdivision to create four single-detached residential lots, one remnant parcel and one municipal reserve parcel from portions of Plan 9622131, Lot 1; located west of 156 Street; **PATRICIA HEIGHTS**

MOVED

Peter Ohm, Blair McDowell

That the application for subdivision be Approved as Amended

FOR THE MOTION

Blair McDowell, Peter Ohm

**CARRIED**

3.	LDA08-0187 Posse 77932050-001	Tentative plan of subdivision to create 27 single detached residential lots, 30 semi-detached residential lots, 1 public utility lot and 2 municipal reserve parcels from a portion of NE-14-51-25-4, located south of 25 Avenue SW and west of Chappelle Boulevard; <b>CHAPPELLE</b>	
MOVED		Peter Ohm, Blair McDowell  That the application for subdivision be Approved as Amended	
FOR THE MOTION		Blair McDowell, Peter Ohm	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:30 a.m.		





**Subdivision Authority**

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

October 2, 2008

File No: LDA08-0037

Scheffer Consultants Ltd  
Planners & Engineers  
14505 - 123 Avenue  
Edmonton AB T5L 2Y6

ATTENTION: Tomoko Hagio

Dear Ms. Hagio

RE: Tentative plan of subdivision to create 9 residential bare land condominium units from Plan 8422077 Block 39 Lot 13 and a portion of Plan 8422077 Block 39 Lot 14, located south of 148 Ave and east of 127 Street; **BARANOW**

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**I The Subdivision by Bare Land Condominium be APPROVED on October 2, 2008 subject to the following conditions:**

1. that tentative plan submitted by the applicant, included as enclosure I, be modified as shown in enclosure II as prepared by the City of Edmonton Planning and Development Department;
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 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
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 (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 Standards, and inspection costs to the satisfaction of the City Departments and affected utility agencies;
2. 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;
3. 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;

4. that the owner construct an emergency/access walkway from the existing 125 Street turnaround to the north limit of the Islamic School parking lot that ties into the existing walkway constructed along the east side of the parking lot, as shown on the "Conditions of Approval" map, Enclosure II. No curb ramp is to be constructed from the emergency access/walkway to the parking lot;
5. that the owner construct a commercial crossing, with a minimum width of 7.5m, to 125 Street that will function as the site access, as shown on the "Conditions of Approval" map, Enclosure II;
6. 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
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 II.

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

All Municipal Reserves entitlements for Plan 8422077 Block 39 Lot 13 and 14 were paid with the registration of previous subdivision.

Please be advised that Local Improvement Assessments for road construction were put on the taxroll of the parcels on January 1 2008, and additional Local Improvement Assessments for water, sewer and roads will be added to the taxroll on January 1 2009. The assessments will carry forward to the bare land units that are created by 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, 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,



Peter Ohm  
Subdivision Authority

ML/CY/Posse #074518728\


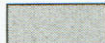

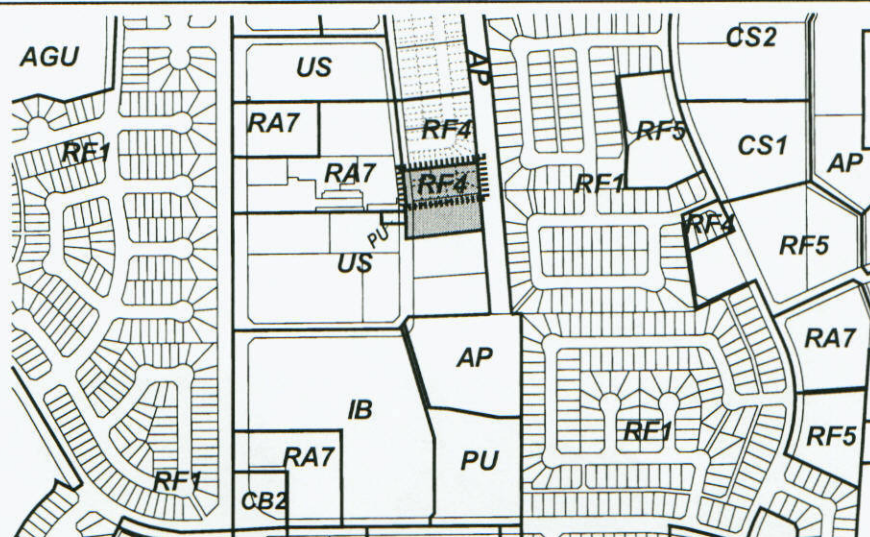
Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 2, 2008

LDA08-0037

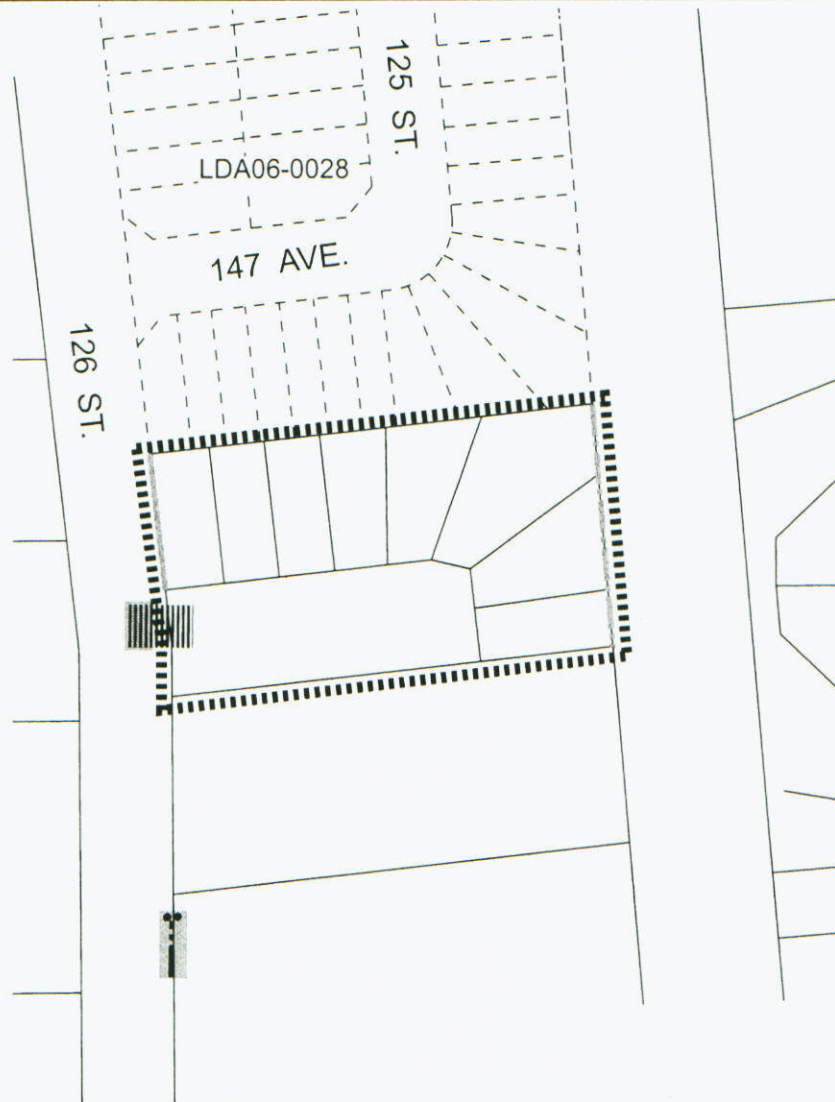
 Limit of proposed subdivision Titled area to be subdivided  
 Subdivision area

## SUBDIVISION CONDITIONS OF APPROVAL MAP

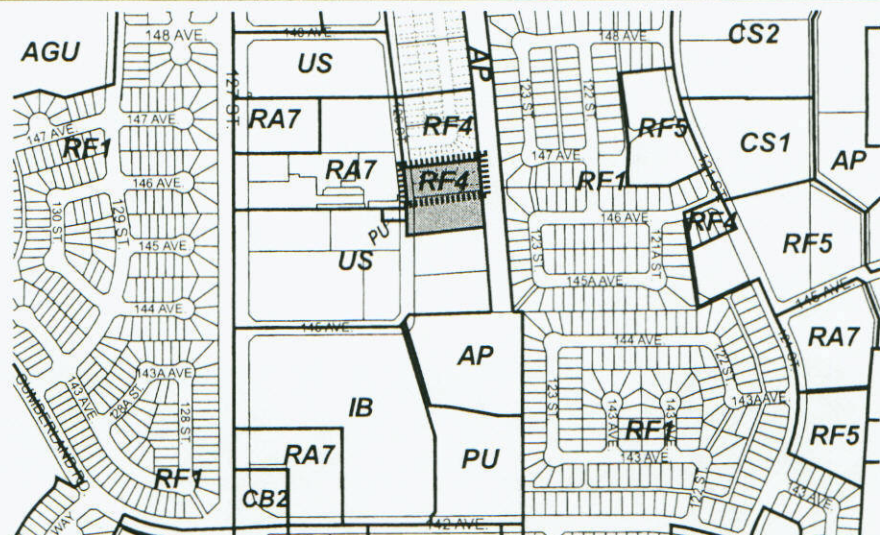
October 2, 2008

LDA08-0037

- |                                      |  |
|--------------------------------------|--|
| ■■■■■■ Limit of proposed subdivision | ▨ Construct 7.5m commercial crossing             |
| ▨ Include in Engineering drawings    | — · — Construct 3m wide emergency access/walkway |
| ▨ 1.8m Solid uniform fence           | • • T-bollards                                   |
| ▨ 1.2m Demarcation fence             |  |



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







**Subdivision Authority**

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

October 2, 2008

File No. LDA08-0149

John M. Byrne  
IBI Group  
Standard Life Building  
1050, 10405 Jasper Avenue  
Edmonton, AB T5J 3N4

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create four single-detached residential lots, one remnant parcel and one municipal reserve parcel from portions of Plan 9622131, Lot 1; located west of 156 Street; **PATRICIA HEIGHTS**

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**I The Subdivision by Plan is APPROVED on October 2, 2008, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 0.39 ha pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 a restrictive covenant in favour of the City of Edmonton that will be placed on all lots created by this subdivision as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report and City recommendations (File No. LDA08-0149), as shown on Enclosure I;
4. that the owner dedicate road right-of-way along the top of bank, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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
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, 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 applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for the implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
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 construct a minimum 3.0 m wide asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, on the top-of-bank from 156 Street to 158 Street, located to the satisfaction of the Transportation Department and Asset Management and Public Works, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a 1.5 m sidewalk on the west side of 156 Street, as shown on Enclosure I;
7. that the owner construct a walkway (containing a 1.5 m concrete sidewalk with bollards, lighting and uniform fencing on the south side provided within residential property lines) within the existing east-west road right-of-way abutting the north boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner is responsible for the design, landscaping and construction within the walkways and Municipal Reserve parcels to the satisfaction of the Community Services, 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 City of Edmonton 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.

Lots created fronting onto 156 Street shall have a front yard setback of 6.0 m as agreed to by the applicant and that a Restrictive Covenant be placed on the title to this effect.

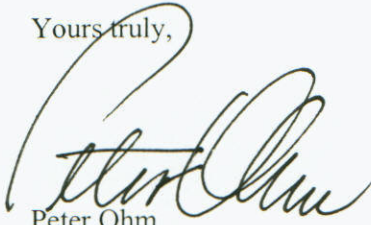
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.



If you have further questions, please call Ms. Claudia Wong-Rusnak at 944-0120 or write to:

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Peter Ohm', written over a horizontal line.

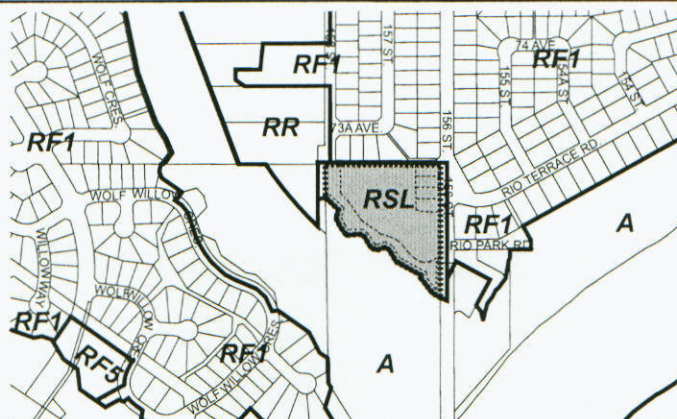
Peter Ohm  
Subdivision Authority

WH/cw/Posse #76988826-001

Enclosure

October 2, 2008

LDA08-0149







**Subdivision Authority**

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

October 2, 2008

File No. LDA08-0187

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 27 single detached residential lots, 30 semi-detached residential lots, 1 public utility lot and 2 municipal reserve parcels from a portion of NE-14-51-25-4, located south of 25 Avenue SW and west of Chappelle Boulevard; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on October 2, 2008 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.06 ha parcel and a 0.12 ha parcel, for a total of 0.18 ha, pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
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 Stage 1 of approved subdivision LDA07-0489 be registered prior to or concurrent with this application;
4. 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;
5. that the property line and road right of way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 25 Avenue SW adjacent to the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition 5, the owner clear and level 25 Avenue SW as required for road right of way dedication to the satisfaction of the Transportation Department;
7. that the owner register Stage 3, as shown on the "Conditions of Approval" map, Enclosure I, with Stage 4 of LDA07-0489;
8. 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 wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;
9. 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

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 (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 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;
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 no Construction Completion Certificates (CCCs) shall be issued until the offsite sanitary and storm systems are complete and operational;
7. that the servicing agreement boundary be amended to include a zebra marked crosswalk, curb ramps and signage as shown on the "Conditions of Approval" map, Enclosure I;
8. That the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage within the electrical transmission right of way and the greenways, as shown on the "Conditions of Approval" map, Enclosure I. The construction of the multi-use trail within the electrical transmission right of way (Stage 3 of LDA08-0187) must be constructed prior to the issuance of a FAC for the multi-use trail in Stage 4 of LDA07-0489. Should a servicing agreement for stage 4 of LDA07-0489 not be executed by the end of 2009, the completion date for the 3.0 m asphalt multi-use trail may be extended to a date mutually acceptable to the owner and City taking into consideration the status of further development in the immediate area;
9. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings, as shown on the "Conditions of Approval" map, Enclosure I;



11. that the owner construct a 1.0 m berm and a 1.8 m double board no gap solid uniform screen fence within residential property lines for all lots backing onto 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I; 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 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 NE-14-51-25-4 in Deferred Reserve Caveat (DRC 032476156) for the amount of 6.065 ha has been reduced to 4.077 ha to account for the municipal reserve and arterial roadway dedication created under LDA07-0489. The DRC is further reduced to 3.892 ha to account for the municipal reserve and arterial roadway dedication created under this application (LDA08-0187).

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,



Peter Ohm  
Subdivision Authority

PO/yl/Posse 77932050-001

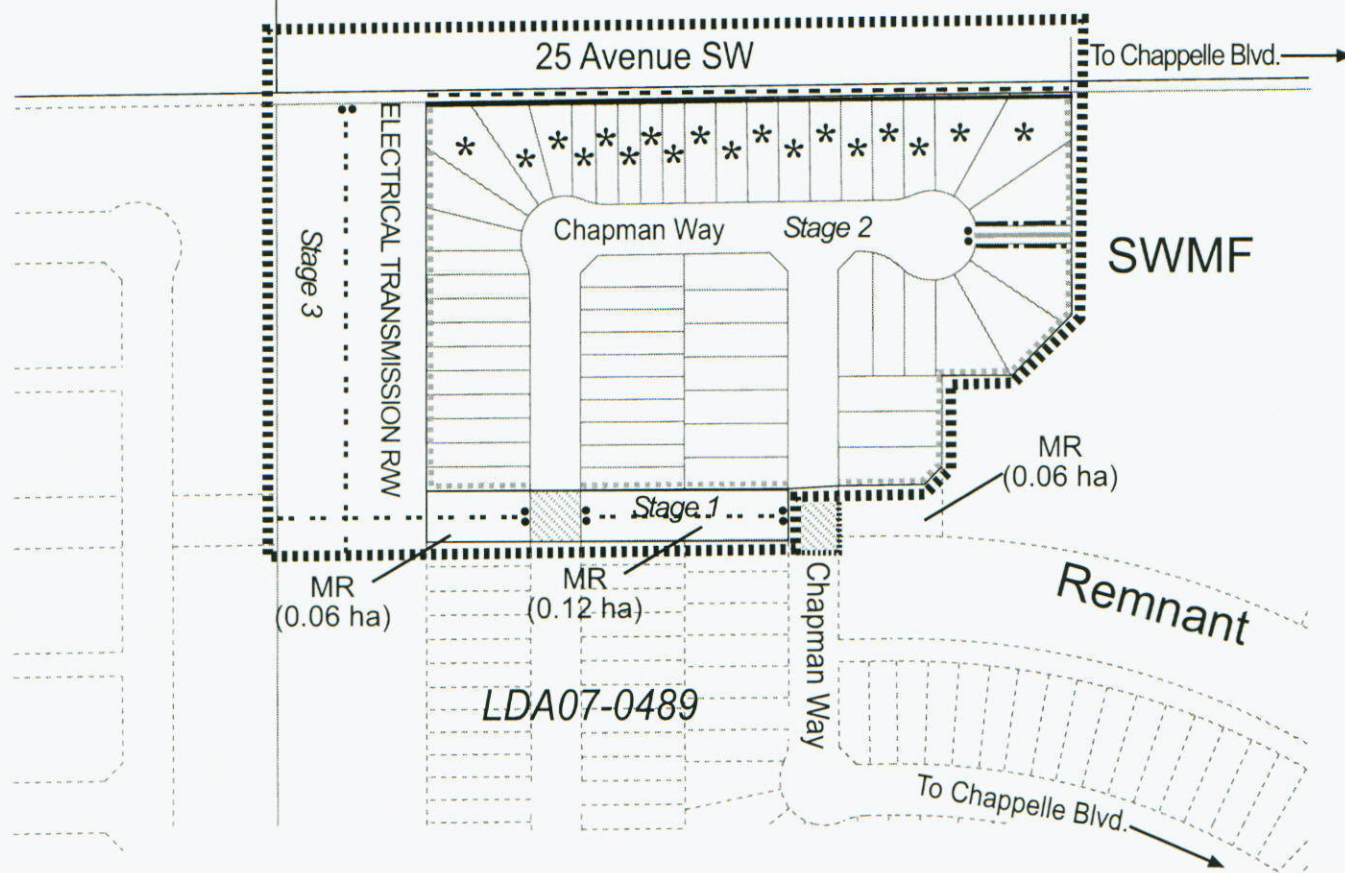
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 2, 2008

LDA08-0187

■■■■■■■	Limit of proposed subdivision	— — — — —	Walkway with 1.5m concrete sidewalks and lighting
.....	Servicing Boundary amendment	.. .. .	Construct 3.0m asphalt multi-use trail with dividing yellow centre line and signage
— — — — —	1.8m Uniform fence	— — — — —	Property line and road right-of-way dedication to conform to an approved concept plan or to the satisfaction of the Transportation Department
.....	1.2m Uniform fence	▨	Construct zebra marked crosswalk with signage & curb ramps
— — — — —	1.0m Berm with a 1.8m double board/no gap solid uniform fence	*	Restrictive covenant, RE: Noise Attenuation
● ●	Bollards		



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

