

Thursday, September 25, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 39

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the September 25, 2008 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 11, 2008 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
	1. LDA08-0119 Posse 76297156-001	Tentative plan of subdivision to create two (2) commercial lot from Lot 22, Block 3, Plan 062 3041; located south of Stony Plain Road and west of 160 Street; GLENWOOD
	2. LDA08-0155 Posse 77054825-001	Tentative plan of subdivision to create 53 single-detached residential lots and one multi-family block shell from a portion of SE-19-53-25-4, located north of Yellowhead Trail and west of 199 Street; BIG LAKE NEIGHBOURHOOD ONE
5.	OTHER BUSINESS	



Subdivision Authority

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

September 25, 2008

File No. LDA08-0119

FOCUS Corporation Ltd.
#1000, 9925 - 109 Street
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan of subdivision to create two (2) commercial lot from Lot 22, Block 3, Plan 062 3041; located south of Stony Plain Road and west of 160 Street; **GLENWOOD**

I The Subdivision by Plan is APPROVED on September 25, 2008, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$206,579.00 (representing 1.2 ha at \$1,721,490/ha) pursuant to Section 666 and 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 register a joint access easement against both properties, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a cross-lot easement against the westernmost property, as shown on the "Conditions of Approval" map, Enclosure I;
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 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 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;
3. that the engineering drawings include(s) the extension of a storm sewer main along 100A Avenue, and the provision of an additional fire hydrant on Stony Plain Road, as shown on the "Conditions of Approval" map, Enclosure I; and

4. 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 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 780-496-6211 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,

Peter Ohm
Subdivision Authority

PO/rh/Posse #76297156-001

Enclosure

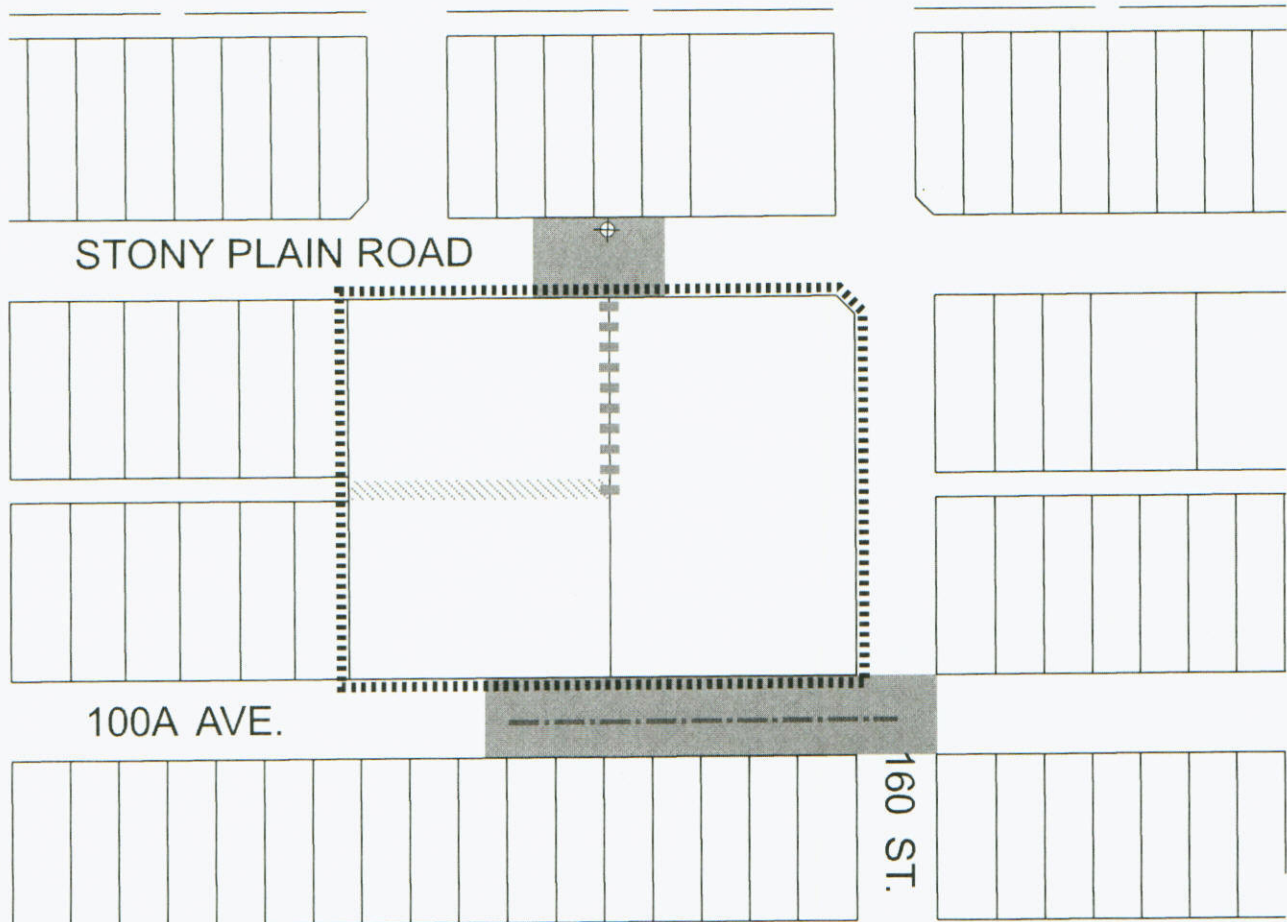
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 25, 2008

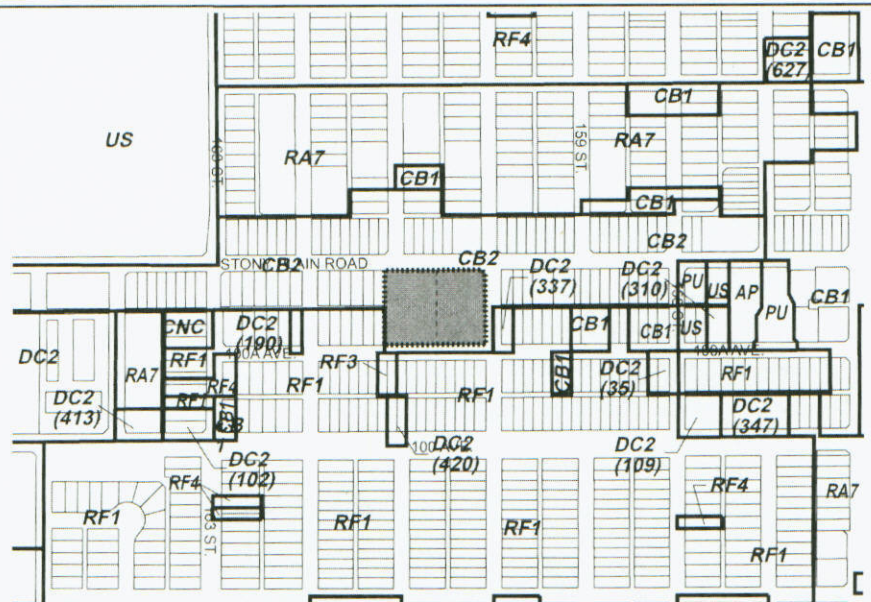
LDA08-0119

- Limit of proposed subdivision
- Include in Engineering Drawings
- - - Storm sewer Extension

- /// Cross lot access easement
- ||||| Joint access easement
- ⊕ Fire hydrant



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

September 25, 2008

File No. LDA08-0155

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 53 single-detached residential lots and one multi-family block shell from a portion of SE-19-53-25-4, located north of Yellowhead Trail and west of 199 Street; **BIG LAKE NEIGHBOURHOOD ONE**

I The Subdivision by Plan is APPROVED on September 25, 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. 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 approved subdivision LDA08-0141 be registered prior to or concurrent with this application; 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, including among other things, assessments 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 design and construct a suitable stage of the ultimate East Storm Water Management Facility required to service the proposed development area if not previously constructed under the required servicing agreement for the

proposed subdivision under LDA08-0141, to the satisfaction of Drainage Services;

6. that the owner enter into an agreement for a 5 year maintenance period in the servicing agreement for the proposed bioswale systems and that a further condition be included in the servicing agreement that, should the bioswale systems not function to an acceptable level of service during the maintenance period to the satisfaction of Drainage Services, the developer will replace the bioswale systems with an alternate, more standard storm system;
7. 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;
8. that the owner develop a design and cross-section for 129 Avenue to the satisfaction of the Transportation Department. The east-west collector roadway will have a unique design and is anticipated to incorporate median bioswales, as shown on the "Conditions of Approval" map, Enclosure I. The Transportation Department advises that access to RF5 lots fronting 129 Avenue must be limited to the rear alley;
9. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage within the power line right-of-way from 129 Avenue to the southwest corner of the storm water management facility, as shown on Enclosure I;
10. that a temporary sidewalk connection to the 3 m asphalt multi-use trail be provided on the north side of 129 Avenue at the west end of the subdivision, as shown on Enclosure I;
11. that the owner submit a driveway plan for lots flanking onto 129 Avenue to ensure that the driveways do not encroach into any portion of the corner radius of the curve;
12. that the walkway in the north section of the subdivision contain a 1.5 m concrete sidewalk with bollards, lighting, and 1.8 m uniform fencing to be provided within residential property lines, as shown on Enclosure I. The sidewalk must be extended to tie into the granular trail along the public utility lot that will be constructed as part of LDA08-0141;
13. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians and walkways to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments; and
14. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations shown on Enclosure I.

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

Municipal Reserve for SE 19-53-25-4 was dealt with through LDA08-0141, which directed that the balance of MR requirements should be carried forward to the remainder of the quarter section.

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. Tom Young at 944-0122 or write to:

**Mr. Tom Young, 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/ty/Posse # 077054825-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 25, 2008

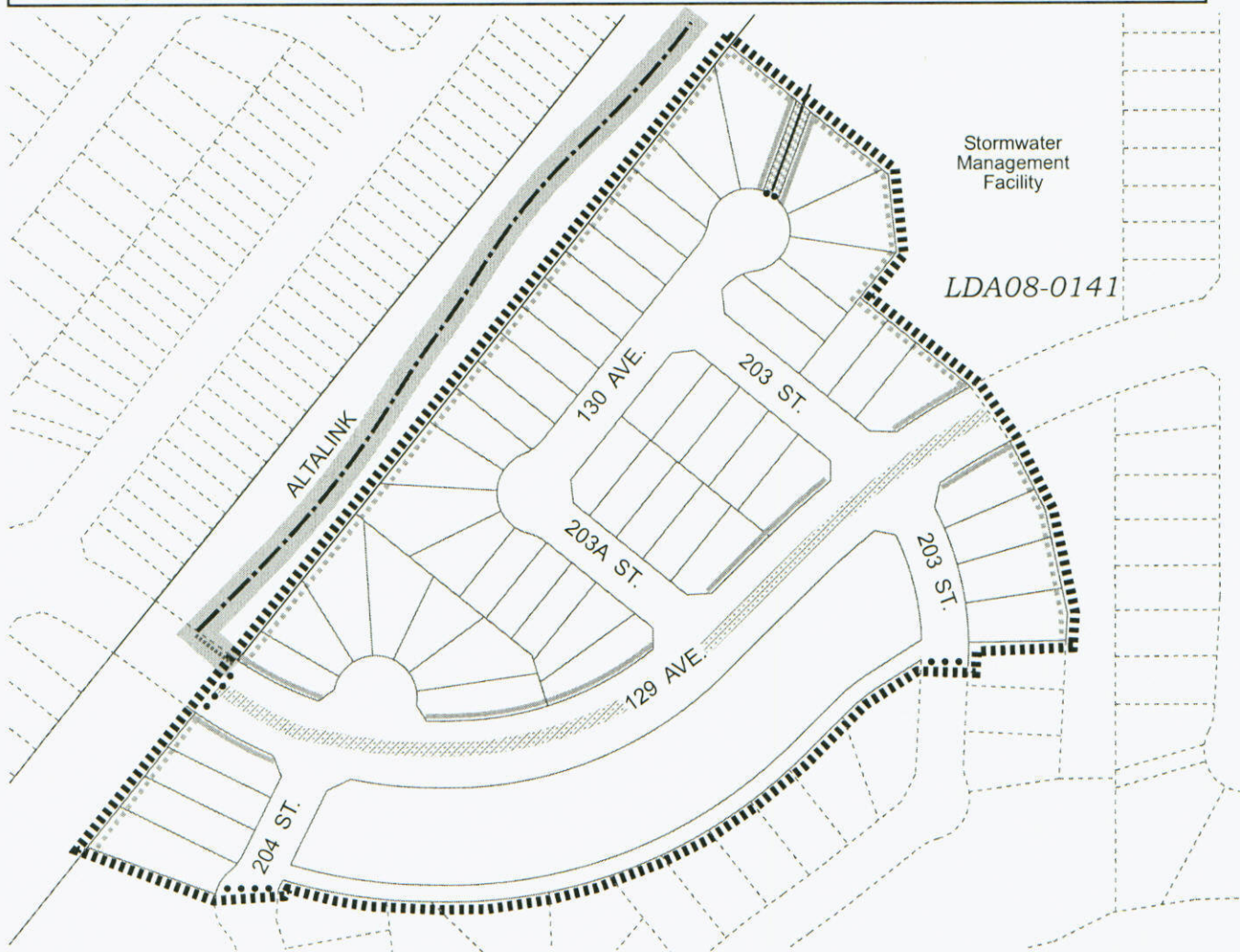
LDA08-0155

- | | | | |
|---------|--|-------|--|
| ■■■■■■■ | Limit of proposed subdivision | — | 1.5m Concrete walk connecting to trail |
| ■ | Include in Engineering Drawings | | Temporary sidewalk connection |
| ▨ | Register as road right-of-way | ●●● | Bollards |
| ▧ | Collector roadway with median bioswale | | |
| — | 1.8m Uniform screen fence | | |
| | 1.2m Uniform fence | | |
| - - - | 3.0m Multi-use trail | | |

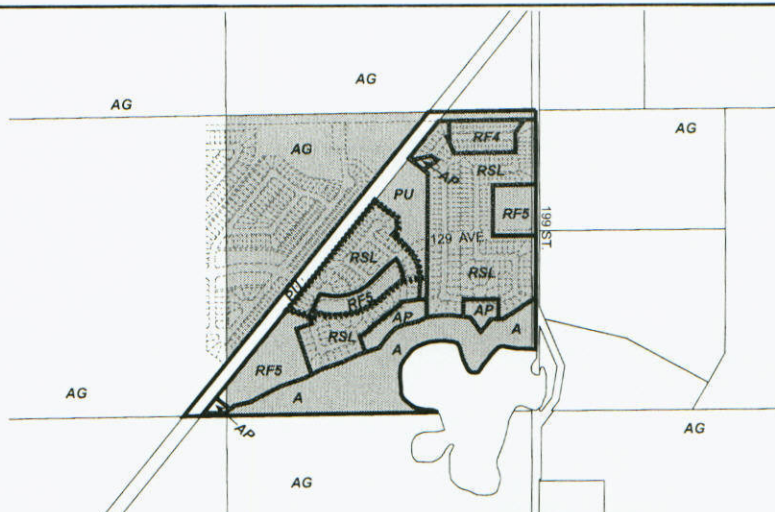


Stormwater
Management
Facility

LDA08-0141



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



Thursday, September 11, 2008
9:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 37

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 September 11, 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 4, 2008 meeting be adopted.	
FOR THE MOTION		Blair McDowell, Peter Ohm	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA08-0117 Posse 76010183-001	Tentative plan of subdivision to create 1 medium industrial business lot from a portion of NW-13-52-24-4, located west of 42 Street and north of 55 Avenue, PYLYPOW	
MOVED		Peter Ohm, Blair McDowell That the application for subdivision be Approved	
FOR THE MOTION		Blair McDowell, Peter Ohm	CARRIED
2.	LDA08-0144 Posse 76285789-001	Tentative Plan of Subdivision to create 186 single detached residential lots and 1 low-rise apartment lot from portions of the SE and SW 10-54-24-4, located east of 82 Street and south of the Transportation Utility Corridor; CRYSTALLINA NERA	
MOVED		Peter Ohm, Blair McDowell That the application for subdivision be Approved	
FOR THE MOTION		Blair McDowell, Peter Ohm	CARRIED
5.	OTHER BUSINESS		

6.

ADJOURMENT

The meeting adjourned at 9:25 a.m.