

Thursday, March 22, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 12

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 22, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 15, 2012 meeting be adopted.

3. OLD BUSINESS

1.	LDA11-0322 Posse 115255162-001	Tentative plan of subdivision to create 63 single detached residential lots and two (2) Municipal Reserve lots from Lot 41, Block 2, Plan 052 6294, Lot A, Plan 5069 NY and NE 28-51-25-4, located east of Windermere Drive SW and south of Watson Green SW; WINDERMERE
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4. NEW BUSINESS

1.	LDA11-0407 Posse 117658797-001	Tentative plan of subdivision to create one (1) medium density residential lot and, one (1) Public Utility Lot, from portions of the West Half of N1/2 15-51-24-4 and Lot A, Plan 3422TR; THE ORCHARDS AT ELLERSLIE
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5. OTHER BUSINESS



Subdivision Authority

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

March 22, 2012

File No. LDA11-0322

IBI Group
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 63 single detached residential lots and two (2) Municipal Reserve lots from Lot 41, Block 2, Plan 052 6294, Lot A, Plan 5069 NY and NE 28-51-25-4, located east of Windermere Drive SW and south of Watson Green SW;
WINDERMERE

I The Subdivision by Plan is APPROVED on March 22, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve in the amount of 0.46 ha resulting in a 0.31 ha parcel and a 0.15 ha parcel 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 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register the walkway as road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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 Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that LDA12-0024 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision; 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway, roadway modification costs (including but not limited to sidewalk, shared use path and/or

transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
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 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 and affected utility agencies;
6. 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;
7. that the owner construct 12 m radius gravel temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services in Stages 1, 2, and 4, as shown on the “Conditions of Approval” map, Enclosure I. These turnarounds will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centreline and “Shared Use” signage, lighting, bollards, and landscaping, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a 3 m hard-surface emergency access shared use path, with a dividing yellow centreline and “Shared Use” signage, lighting, bollards, and landscaping, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
12. 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

The registration of a 1.184 ha DRC on Lot A, Plan 5069 NY was a condition of SUB/05-0095. There was an error in the registration of the DRC (#052 533 017) on Lot A, Plan 5069 NY and a DRC for 0.710 ha was registered. This will be corrected through the endorsement of this subdivision. The DRC will be reduced to account for the dedication of 0.46 ha of MR with this subdivision and the balance will carry forward to title.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

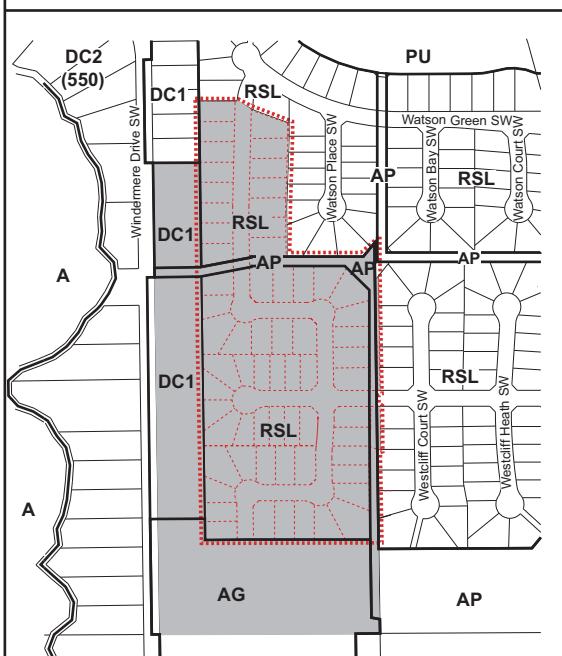
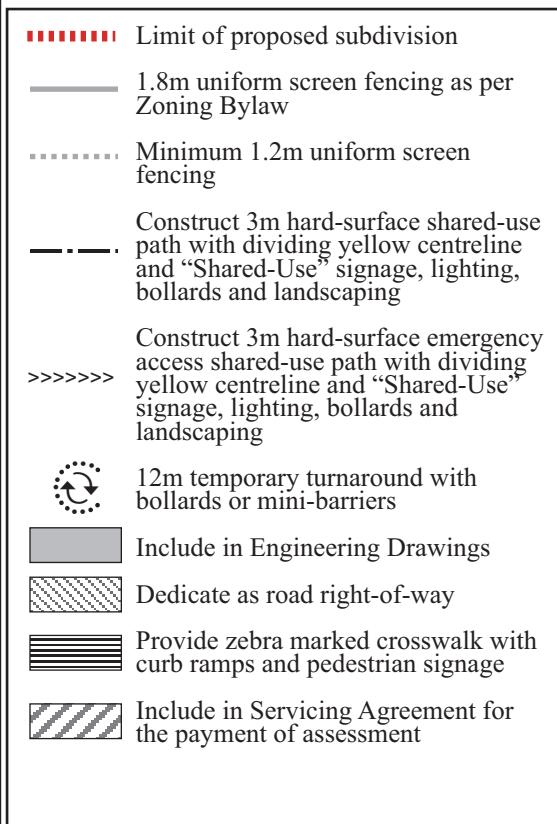
SM/ww/Posse #115255162-001

Enclosure

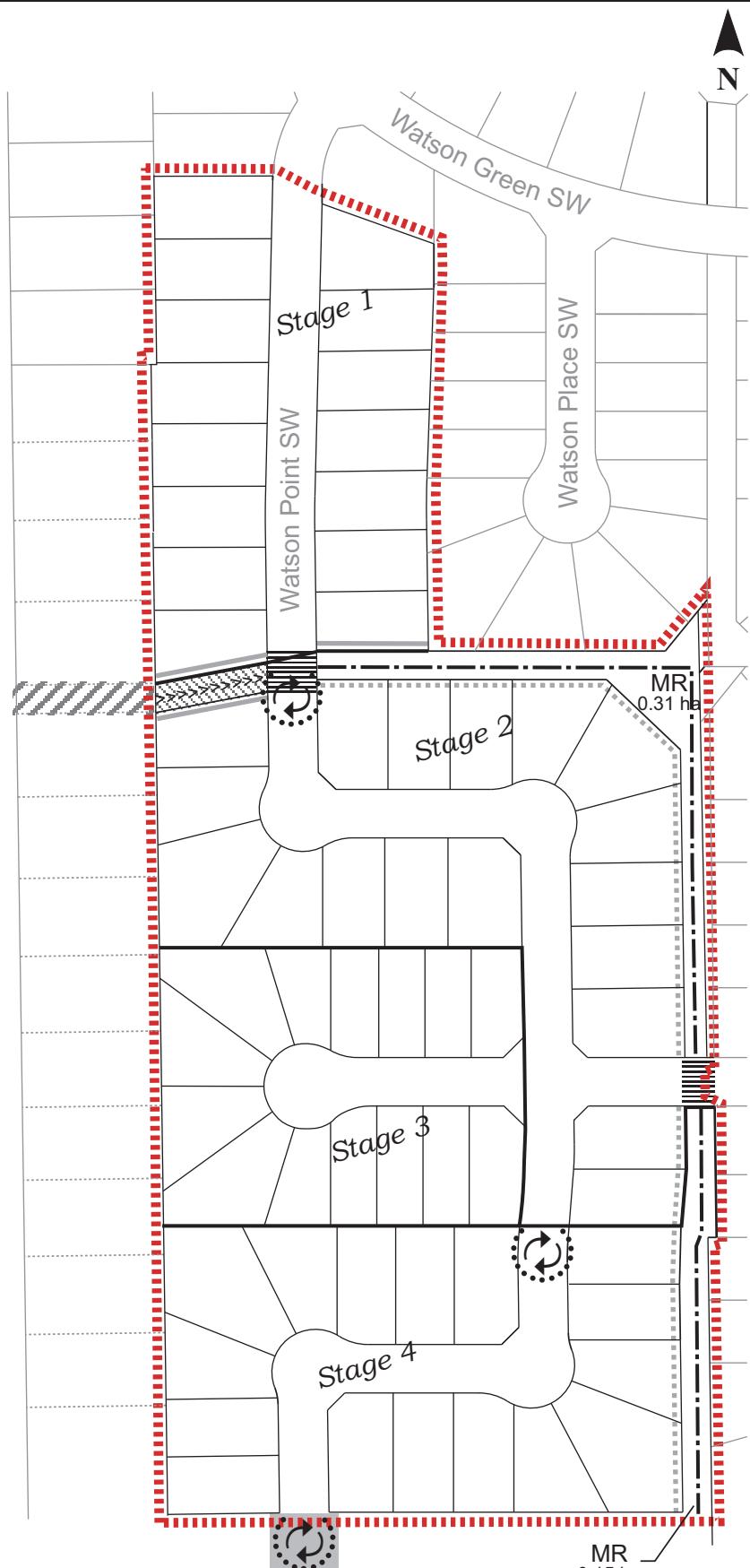
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 29, 2012

LDA11-0322



The diagram consists of two main parts. On the left, a gray rectangular box is positioned above the text "Titled area to be subdivided". On the right, a red dotted line is positioned above the text "Subdivision area".





Subdivision Authority

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

March 22, 2012

File No. LDA11-0407

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create one (1) medium density residential lot and, one (1) Public Utility Lot, from portions of the West Half of N1/2 15-51-24-4 and Lot A, Plan 3422TR; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on March 22, 2012, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.925 ha by a Deferred Reserve Caveat to the remainder of the West Half of N1/2 15-51-24-4 (Title Number 092 001 777) pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.405 ha by a Deferred Reserve Caveat to the remainder of Lot A, Plan 3422TR 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 the subdivision boundary be amended to exclude 30 Avenue SW, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the approved subdivisions within The Orchards at Ellerslie Neighbourhood (File No. LDA10-0397) be registered prior to or concurrent with this application to allow for the logical extension of roadways and services; 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 servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), 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 other assessments applicable 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 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;
7. that the engineering drawings include the ultimate design and interim construction of the stormwater management facility, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. A gravel turnaround will be required prior to CCC and an asphalt turnaround will be required prior to FAC, or earlier at the discretion and direction of Transportation Services;
9. that the engineering drawings include construction of a 3 m hard-surface shared use path, with a dividing yellow centerline, "Shared Use" signage, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly within private lands, bollards, lighting, shared use paths, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
12. 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserves are being carried forward through two (2) Deferred Reserve Caveats with 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, 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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/aw/Posse #117658797-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

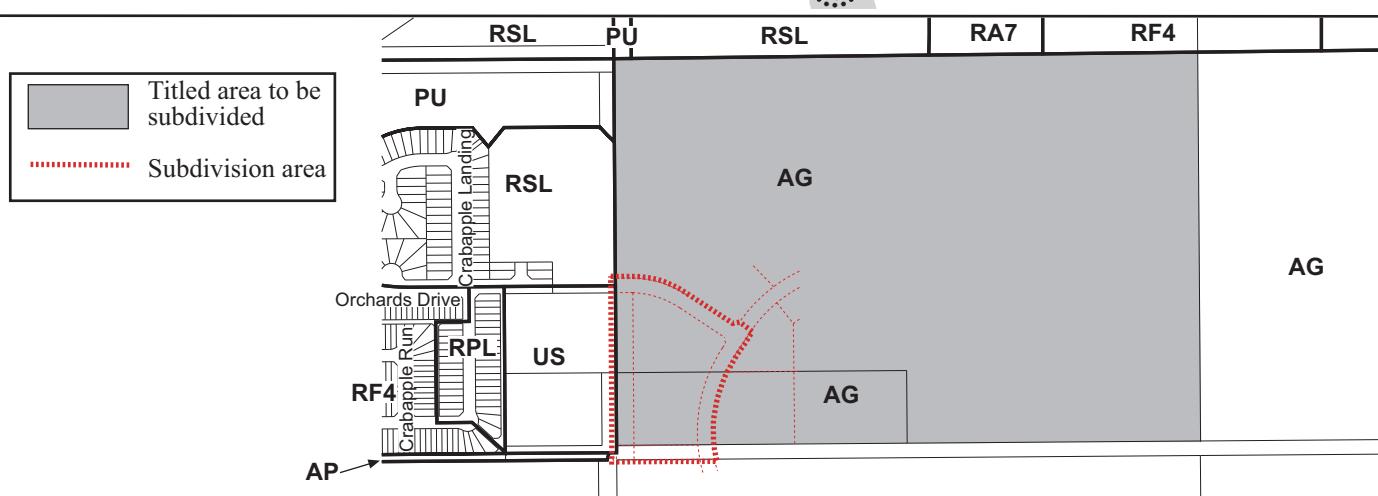
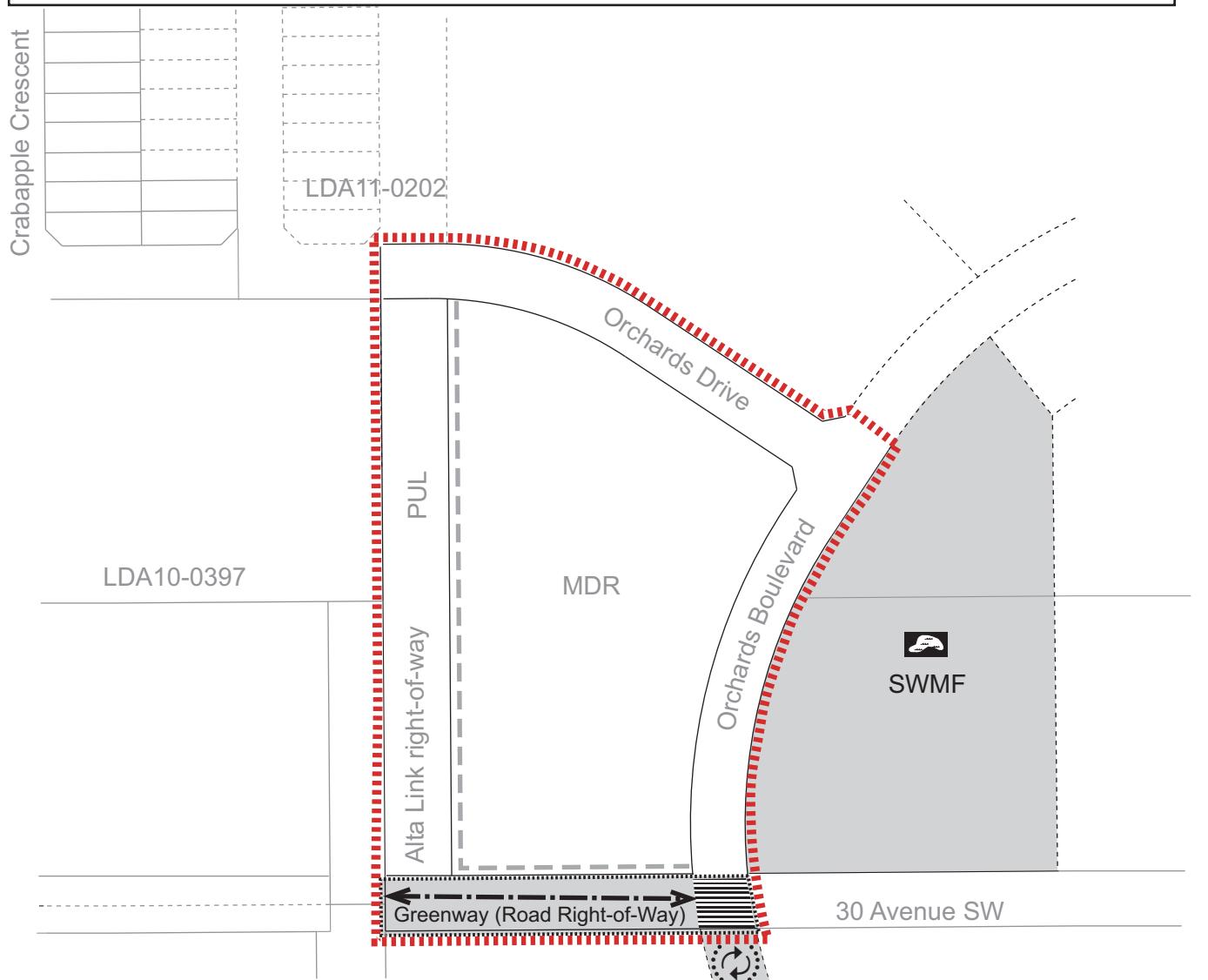
March 22, 2012

LDA11-0407

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.2m Uniform fence
- ← → 3m hard surface shared-use path with yellow dividing centre line and signage

-  Construct 17m temporary transit turnaround with bollards or mini-barriers
-  Ultimate design and interim construction of Stormwater Management Facility
-  Zebra marked crosswalk with curb ramps and signage
-  Include in Engineering Drawings

N
A



Thursday, March 15, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 11

PRESENT		Blair McDowell, Senior Subdivision Officer
1. ADOPTION OF AGENDA		
MOVED		Blair McDowell That the Subdivision Authority Agenda for the March 8, 2012 meeting be adopted.
FOR THE MOTION		Blair McDowell CARRIED
2. ADOPTION OF MINUTES		
MOVED		Blair McDowell That the Subdivision Authority Minutes for the March 15, 2012 meeting be adopted.
FOR THE MOTION		Blair McDowell CARRIED
4. OLD BUSINESS		
1.	LDA08-0136 Posse 099882370-001	Tentative Plan of subdivision to create one (1) Municipal Reserve Lot, three (3) Public Utility Lots and four (4) future park lots from Block C, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; SCHONSEE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5. NEW BUSINESS		
1.	LDA11-0322 Posse 115255162-001	Tentative plan of subdivision to create 63 single detached residential lots and two (2) Municipal Reserve lots from Lot 41, Block 2, Plan 052 6294, Lot A, Plan 5069 NY and NE 28-51-25-4, located east of Windermere Drive SW and south of Watson Green SW; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
2.	LDA11-0348 Posse 112600419-001	Tentative plan of subdivision to create 143 single detached residential lots, 54 semi-detached residential lots, 23 row housing lots, one (1) multiple family residential lot, one (1) Public Utility Lot, and two (2) Municipal Reserve lots from SE-28-51-25-4 and SW-28-51-25-4, located west of Washburn Drive SW and north of Ellerslie Road SW; WINDERMERE

MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA12-0004 Posse 118695245-001	Tentative plan of subdivision to create 61 single detached residential lots from NE-22-51-25-4, located west of 156 Street and south of Ellerslie Road; GLENRIDDING HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA12-0005 Posse 118693230-001	Tentative plan of subdivision to create 54 semi-detached residential lots from NE 22-51-25-4, located west of 156 Street and south of Ellerslie Road; GLENRIDDING HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA12-0014 Posse 105508006-001	Tentative plan of subdivision to create six (6) single detached residential lots from SW 5-52-23-4, located north of 23 Avenue NW and east of 17 Street NW; TAMARACK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	OTHER BUSINESS	
7.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	