

Thursday, September 20, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 38

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 6, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 16, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1.

LDA11-0436
Posse 118206977-001

Tentative plan of subdivision to create one (1) commercial lot from the SE 1-54-24-4; Lot A, Plan 2452MC; and Block 1, Plan 822 2795 located north of 167 Avenue and west of Manning Drive; **CY BECKER**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA12-0040
Posse 114655821-001

Tentative plan of subdivision to create 50 single detached lots, 12 semi-detached lots, 53 rowhousing lots, one (1) multi-family lot, and two (2) Public Utility lots from NE-23-51-24-4, and Lots 1 and 2, Block A, Plan 112 3580 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be approved

FOR THE MOTION

Blair McDowell

CARRIED

4. ADJOURNMENT

The meeting adjourned at 9:55 a.m.



Subdivision Authority

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

September 20, 2012

File No. LDA11-0436

Qualico Developments West Ltd.
Suite 280 – 3203 93 Street NW
Edmonton, AB, T8N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create one (1) commercial lot from the SE 1-54-24-4; Lot A, Plan 2452MC; and Block 1, Plan 822 2795 located north of 167 Avenue and west of Manning Drive; **CY BECKER**

I The Subdivision by Plan is APPROVED on September 20, 2012, 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 exclude the western portion of 44 Street and the walkway in the south-east portion of the subdivision area (to 167 Avenue), as shown on the “Conditions of Approval” map, Enclosure 1;
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 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 approved subdivisions files LDA11-0438 and LDA11-0057 be registered prior to or concurrent with this subdivision; 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 I (1) 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 identified 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 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 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 owner shall pay for a boundary assessment for municipal improvements to be installed by others within the 44 Street right-of-way and the Cy Becker Drive right-of-way; 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

The Municipal Reserve for SE 1-54-24-4 will be addressed through the prior to or concurrent registration of file No. LDA11-0438. Reserves owing on the road closure areas were addressed in LDA11-0438. Reserves for Plan 822 2795 were provided by way of cash-in-lieu through File No. LDA11-0057.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 Carla Semeniuk at 780-496-1582 or write to:

**Carla Semeniuk, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

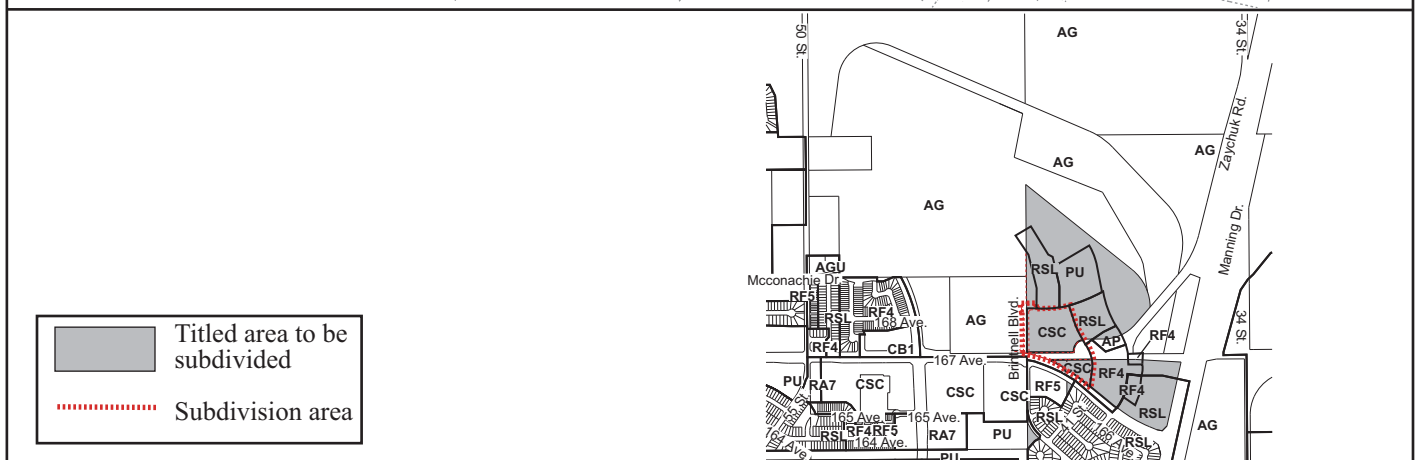
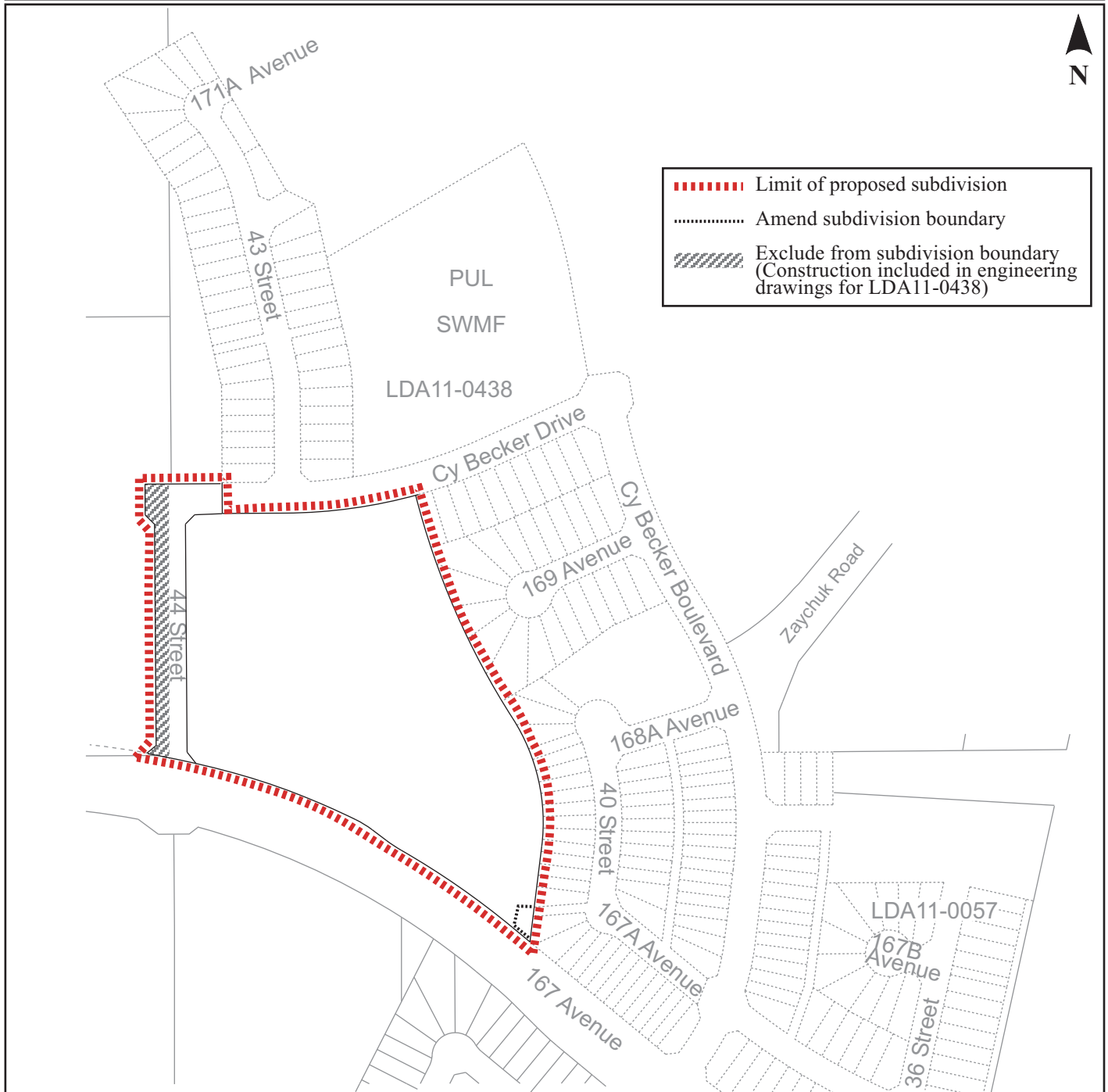
Scott Mackie
Subdivision Authority
SM/cs/Posse # 118206977-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 20, 2012

LDA11-0436





Subdivision Authority

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

September 20, 2012

File No. LDA12-0040

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 50 single detached lots, 12 semi-detached lots, 53 row housing lots, one (1) multi-family lot, and two (2) Public Utility lots from NE-23-51-24-4, and Lots 1 and 2, Block A, Plan 112 3580 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on September 20, 2012, 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 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;
3. 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;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan for 50 Street SW from Watt Common SW to the south side of the pipeline right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to clause I(4), the owner clear and level 50 Street SW as required for road right-of-way dedication, to the satisfaction of Transportation Services;
6. that the approved subdivision within the Walker Neighbourhood (File No. LDA11-0123) be registered prior to or concurrent with this application (water, roadway and municipal reserve); 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and 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 other assessments applicable to the subdivision area 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 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 access at Watt Common SW to 50 Street SW will not be permitted until 50 Street is fully upgraded to a 4 lane roadway and construction is complete including signalization. The engineering drawings with Stage 2 must include the construction of 2 additional urban lanes of 50 Street SW from Ellerslie Road to Watt Common SW, including channelization, accesses, intersections, shared use path, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I.. Stage 2 must also include channelization, lighting and landscaping modifications to existing 50 Street SW from Ellerslie Road to Watt Common SW. Preliminary plans are required to be submitted for 50 Street SW prior to the approval of engineering drawings for arterial and subdivision of stage 2, to the satisfaction of Transportation Services;
8. that the owner construct the Watt Common SW connection to 50 Street SW with a double left turn bay, a through lane, and a through shared right turn bay, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for the installation of traffic signals at the intersection of 50 Street SW and Watt Common SW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services;
10. that the owner construct zebra marked crosswalks with pedestrian signage at the shared-use path mid-block crossings, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 12 m radius, gravel surface, temporary turnaround with bollards or mini barriers with Stage 1, to the satisfaction of the Transportation

Services in the location as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 3 m hard-surface shared use path with dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation in the locations shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, and walkways to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves entitlements for NE 23-51-24-4 were addressed under LDA11-0123.

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 Ms. Cyndie Prpich at (780) 944-0115 or write to:

**Ms. Cyndie Prpich, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/cp/Posse #114655821-001

Enclosure(s)

