

Thursday, September 24, 2009  
10:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 38

**PRESENT** Scott Mackie, Manager, Current Planning Branch  
Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the September 24, 2009 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Minutes for the September 17, 2009 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA08-0026  
Posse 73828113-001

Tentative plan of subdivision to create 42 single detached residential lots, 14 semi-detached residential lots, 1 municipal reserve parcel, and 1 public park lot from a portion of NW 1-54-24-4, located north of 167 Avenue NW and east of 55 Street NW, **McCONACHIE**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

2. LDA08-0260  
Posse 79503705-001

Tentative plan of subdivision to create four (4) commercial lots from Lot R, Plan 922 1245 and a portion of NW-24-53-24-4, located southeast of Manning Drive, southwest of 50 Street, and northwest of the CNR;  
**CLAREVIEW BUSINESS PARK**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

3.	LDA09-0009 Posse 83208871-001	Tentative plan of subdivision to create one multi family residential lot from a portion of NW 1-54-24-4; located north of 167 Avenue NW and east of 55 Street NW; <b>McConachie</b>	
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:35 a.m.		

3.	LDA09-0009 Posse 83208871-001	Tentative plan of subdivision to create one multi family residential lot from a portion of NW 1-54-24-4; located north of 167 Avenue NW and east of 55 Street NW; <b>McCONACHIE</b>	
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:35 a.m.		



**Subdivision Authority**

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

September 24, 2009

File No. LDA08-0026

Scheffer Andrew Ltd.  
12204 - 145 Street NW  
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 42 single detached residential lots, 14 semi-detached residential lots, 1 municipal reserve parcel, and 1 public park lot from a portion of NW 1-54-24-4, located north of 167 Avenue NW and east of 55 Street NW, **McCONACHIE**

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**I The Subdivision by Plan is APPROVED on September 24, 2009, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.405 ha parcel 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 property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to Condition 3, the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department;
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 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;
7. that the owner dedicate the land identified as public utility lot as a walkway right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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. 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;
6. 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;
7. That the owner pay the proportionate share of the collector road construction of 55 Street as a boundary assessment;
8. that the owner submit preliminary plans for 167 Avenue prior to submission of engineering drawings to the satisfaction of the Transportation Department;
9. that the owner construct a 12 m temporary turnaround with bollards at the south end of Stage 1 to the satisfaction of the Transportation Department in the location as shown on the "Condition of Approval" map, Enclosure I,
10. that the owner construct a mono-walk with straight faced curb and gutter along the east/west collector adjacent to the school/park area to accommodate pick-up/drop-off activity in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m sidewalk along the east side of 55 Street as shown on the "Condition of Approval" map, Enclosure I;
12. that the driveway access for the illustrated lots shown on the "Conditions of Approval" map, Enclosure I, must not encroach into any portion of the corner cut radius of the curve;
13. that the owner construct all fences positioned wholly on privately owned land as 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, walkways, ad Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Through this subdivision (LDA08-0026) all MR owing for the title property are being taken including the portion owing for LDA09-0009. This MR dedication must include the construction of a portion of McConachie Drive with all services including 3-phase power.

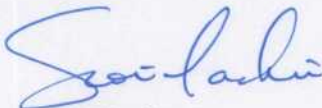
Please be advised that the 0.3 ha park lot located at the northeast corner of the subdivision is to be purchased by the Parks Branch, Asset Management and Public Works Department.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/CY/Posse #73828113-001

Enclosure

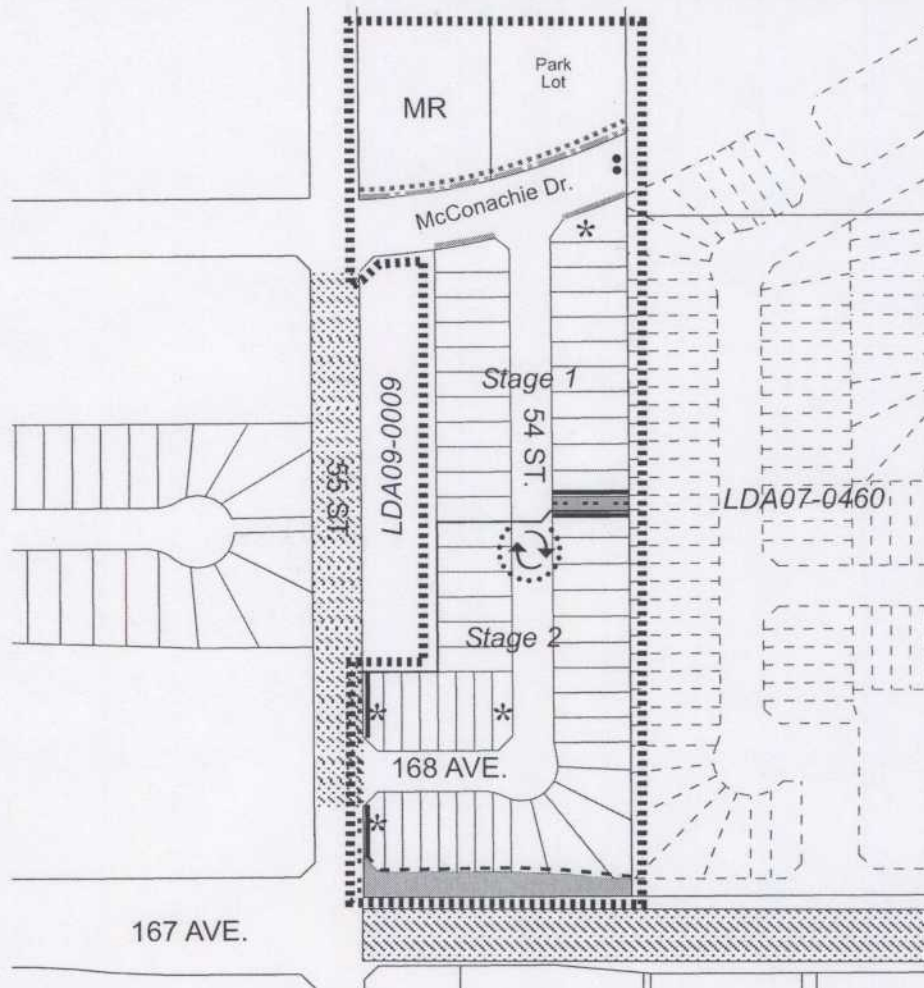


## SUBDIVISION CONDITIONS OF APPROVAL MAP

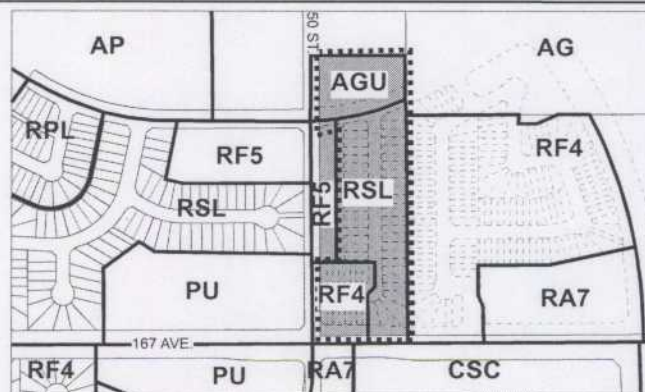
September 24, 2009

LDA08-0026

- |   |   |
|---|---|
| ■■■■■ Limit of proposed subdivision           | — · — · Mono walk required adjacent to school/park site   |
| ▨ Include in Engineering drawings             | — 1.8m Uniform fence                                      |
| ■ Road right-of-way dedication                | - - - 1.8m double board/no gap solid uniform screen fence |
| 1.5m Concrete sidewalk                        | ····· Post and rail fencing                               |
| * No driveway encroachment into corner radius | - · - · 1.5m Concrete sidewalk with lighting              |
| ●● Bollards                                   | ↻ Temporary turnaround                                    |



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





**Subdivision Authority**

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

September 24, 2009

File No. LDA08-0260

Urban Revision Consulting Inc.  
13904 - 85 Avenue  
Edmonton AB T5R 3Y8

ATTENTION: Don Hussey

Dear Mr. Hussey:

RE: Tentative plan of subdivision to create four (4) commercial lots from Lot R, Plan 922 1245 and a portion of NW-24-53-24-4, located southeast of Manning Drive, southwest of 50 Street, and northwest of the CNR; **CLAREVIEW BUSINESS PARK**

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**I The Subdivision by Plan is APPROVED on September 24, 2009 subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$598,453 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 prepare a cross lot access easement in favour of the City of Edmonton that will be registered on Lots 3 and 4 to provide access for Lots 2, 3, and 4 to the access to Manning Drive, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way for the realignment of the existing access to Manning Drive, if deemed required by the Transportation Department, 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; 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 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 Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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;
6. that the engineering drawings include construction of an off-site water main extension, to the satisfaction of EPCOR, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include construction of a right-in/right-out curb return access to Manning Drive and reconstruction of the portion of the existing roadway at the south-west end of the site, which has not been upgraded, to an urban collector standard, including curb, gutter and lighting, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include roadway realignment with Manning Drive, requested by the owner for easier flow in and out of the site, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of a sidewalk connection from the site to the existing sidewalk for access to the bus stop, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include construction of sewer main extensions to provide servicing for Lot 5, to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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.

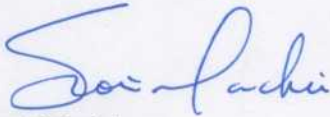
Enclosure I is a map of the subdivision identifying major conditions of this approval.

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. The date of the receipt of decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Roderick Sanchez at 496-5626 or write to:

**Mr. Roderick Sanchez, Planning Technician  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

Scott Mackie  
Subdivision Authority



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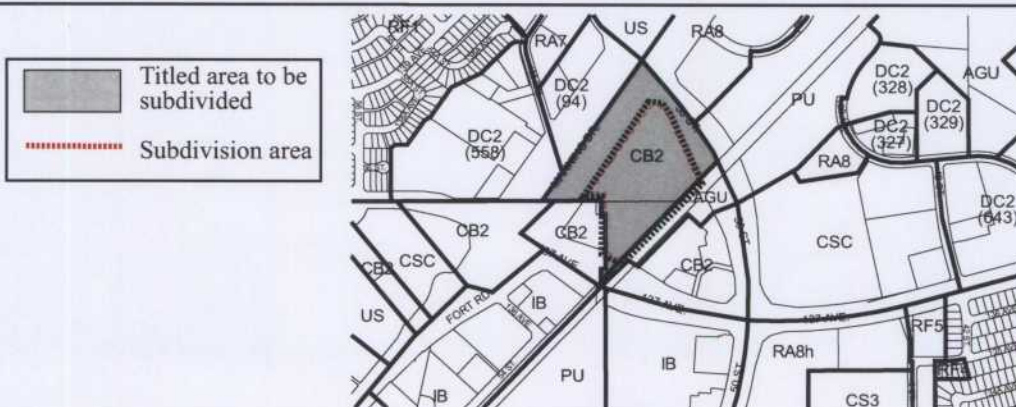
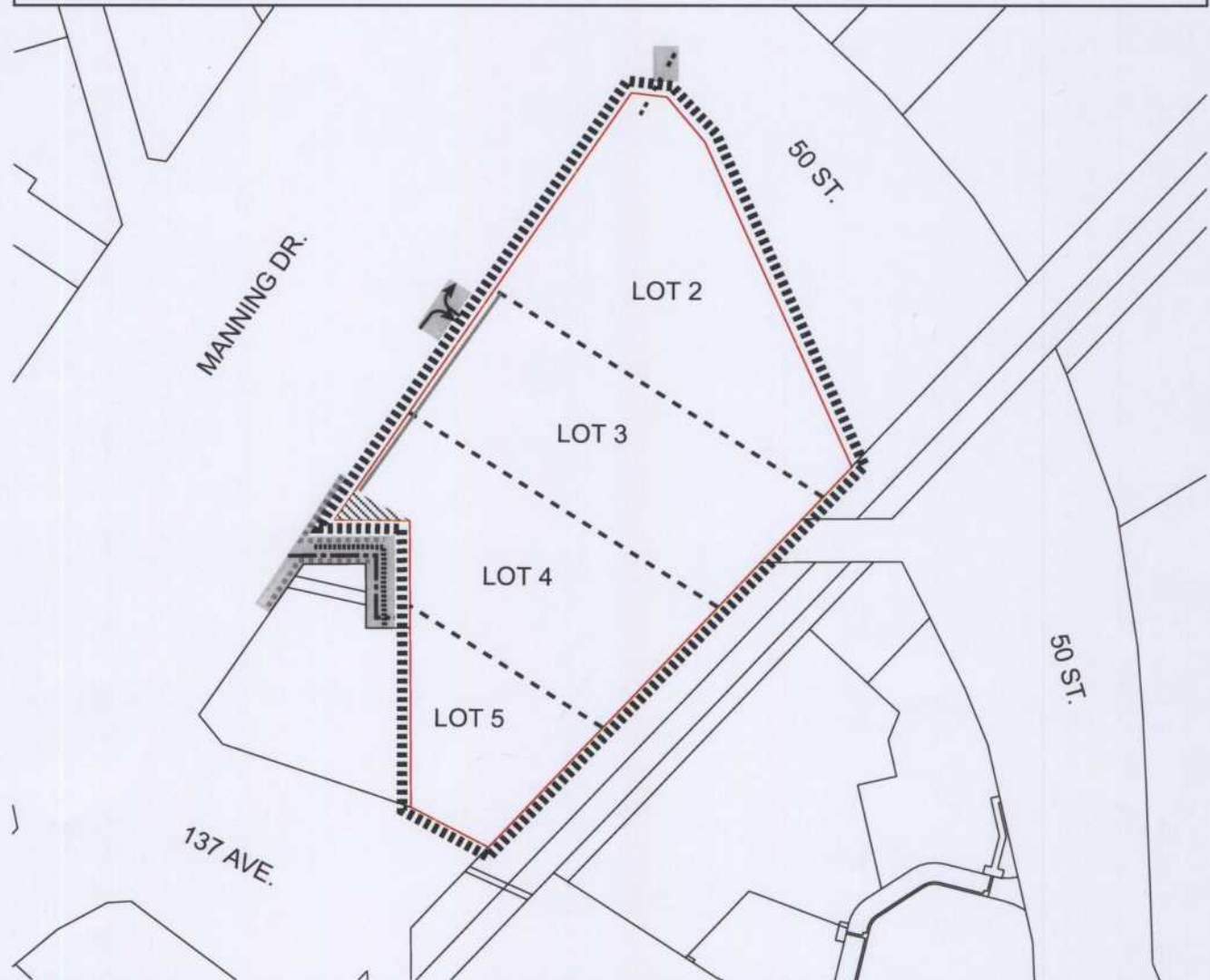
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 24, 2009

LDA08-0260

- |  |   |   |
|--|---|---|
| ■■■■■■■ Limit of proposed subdivision      | ..... Realign roadway to 90 degrees with Manning Dr. North  |  |
| - - - - - Property line for lots 2,3,4 & 5 | — — — — — Required water/sewer main extensions  |   |
| — Access easement                          |  Construct 12m right-in/right-out curb return access |   |
| ■ Include in Engineering drawings          | ..... Reconstruct roadway including curb, gutter, and lighting to an urban collector standard   |   |
| ▨ Roadway dedication                       | - - - - - Sidewalk connection for bus stop access   |   |







**Subdivision Authority**

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

September 24, 2009

File No. LDA09-0009

Scheffer Andrew Ltd.  
12204 - 145 Street NW  
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create one multi family residential lot from a portion of NW 1-54-24-4; located north of 167 Avenue NW and east of 55 Street NW;  
**McCONACHIE**

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**I The Subdivision by Plan is APPROVED on September 24, 2009, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 0.405 ha for the entire title area by agreement and caveat to the remainder of NW 1-54-24-4, pursuant to section 669 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 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
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 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 pays the proportionate share of the collector road construction of 55 Street;



6. 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;
7. that a 1.5m sidewalk be constructed along the east side of 55 Street as shown on "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences positioned wholly on privately owned land as shown on the "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 Transportation and Asset Management and Public Works Department.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a table summarizing the detailed comments of the City Departments and affected agencies.

Please note, Municipal Reserves owing for this portion of NW 1-54-24-4 will be addressed with LDA08-0026, which will dedicate a Municipal Reserve parcel of 0.405 ha for the district 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. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/CY/Posse #74518728-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 24, 2009

LDA09-0009

Limit of proposed subdivision

Road right-of-way dedication

Access not permitted

1.8m Uniform fence

1.5m Concrete sidewalk



Titled area to be subdivided

Subdivision area

