

Thursday, September 29, 2011  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 39

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Blair McDowell, Senior Subdivision Officer</b>
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#### 1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the September 29, 2011 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 22, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

1. LDA11-0040  
Posse 106863406-001

Tentative plan of subdivision to create 243 single detached residential lots from portions of NE 2-54-24-4 and Block 1, Plan 772 2209, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

2. LDA11-0145  
Posse 109859060-001

Tentative plan of subdivision to create one (1) commercial lot and two (2) multiple family lots from a portion of SE 29-53-24-4, located south of Valour Way, north of 137 Avenue and west of 97 Street; **GRIESBACH**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

3. LDA11-0218  
Posse 111704183-001

Tentative plan of subdivision to create 86 single detached residential lots and 72 semi-detached residential lots from portions of Lot 1, Block A, Plan 102 7151 and NE 16-51-24-4, located west of Orchards Gate and south of 23 Avenue SW; **THE ORCHARDS AT ELLERSLIE**

MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
4.	LDA11-0219 Posse 112001004-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot, 27 single detached residential lots and 118 semi-detached residential lots from a portion of Lot 1, Block A, Plan 102 7151 and a portion of NE 16-51-24-4, located west of Orchards Gate and south of Orchards Drive; <b>THE ORCHARDS AT ELLERSLIE</b>	
MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Tabled.	
		Blair McDowell, Scott Mackie	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>		
	The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

September 29, 2011

File No. LDA11-0040

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 243 single detached residential lots from portions of NE 2-54-24-4 and Block 1, Plan 772 2209, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

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**I The Subdivision by Plan is APPROVED on September 29, 2011, 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 proposed Public Utility Lots be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 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, the Expansion Assessment, and/or lateral Sewer Oversizing Charges 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 pay for the future development of a formal wood chip trail, as shown on the "Conditions of Approval" map, Enclosure I;
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 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 engineering drawings include the design and construction of the North Cy Becker Storm Water Management Facility in its entirety, or to a stage suitable to service this subdivision, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of the permanent storm outlet system from the Cy Becker Neighbourhood, to be located along 34 Street and connected to the Clareview Storm Trunk at 153 Avenue. The portion of this outlet pipe from the Vriend Lake outlet to the Clareview Storm Trunk was identified as a requirement of the Brintnell Stage 17B subdivision (LDA11-0057); however, should the Servicing Agreement for Stage 17B not be signed prior to the Servicing Agreement for this subdivision, the design and construction of this portion of the outlet pipe will be the responsibility of this subdivision;
10. that the engineering drawings include the construction of an offsite sanitary sewer main along the future 50 Street alignment connecting to the existing sanitary sewer stub at 167 Avenue, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the construction of an offsite 450mm water main along the future 50 Street, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 1 m berm and 1.8 m noise attenuation fence or a combination thereof to the satisfaction of Transportation Services, within residential property lines for all lots backing onto the Transportation Utility Corridor (TUC). The berm and fence shall wrap around the walkway prior to tapering down, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the construction of two 17 m radius temporary asphalt turnarounds with bollards as shown on the "Conditions of Approval" map Enclosure I, to the satisfaction of Transportation Services. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion or direction of Transportation Services;
14. that the engineering drawings include the construction of a temporary alley connection as shown on the "Conditions of Approval" map Enclosure I;
15. that the owner construct minimum 1.5 m concrete sidewalks with bollards and lighting within the walkways as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner submit a driveway plan for the lot shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
17. that the owner construct all fences wholly on privately-owned land to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
18. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

The full 10% Municipal Reserve requirement for this subdivision was provided for NE 2-54-24-4 under subdivision LDA10-0308 and for Block 1, Plan 772 2209 under subdivisions LDA08-0071 and SUB/06-0010.

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. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,

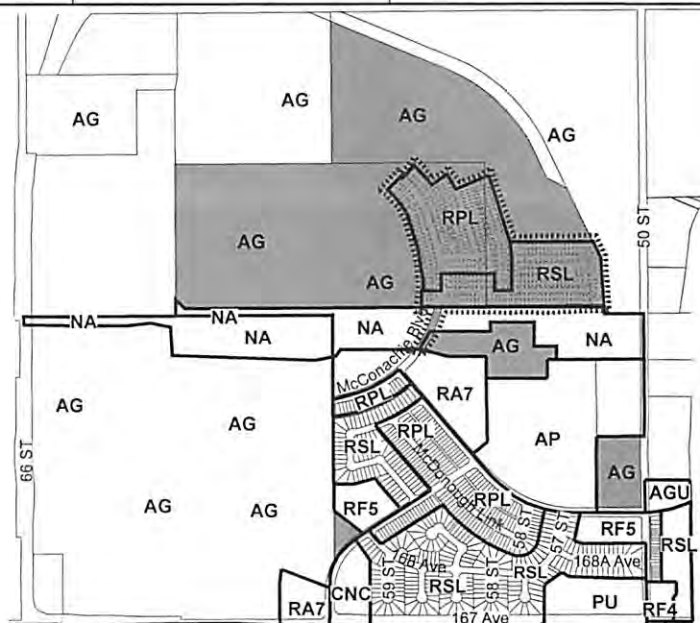


Scott Mackie  
Subdivision Authority

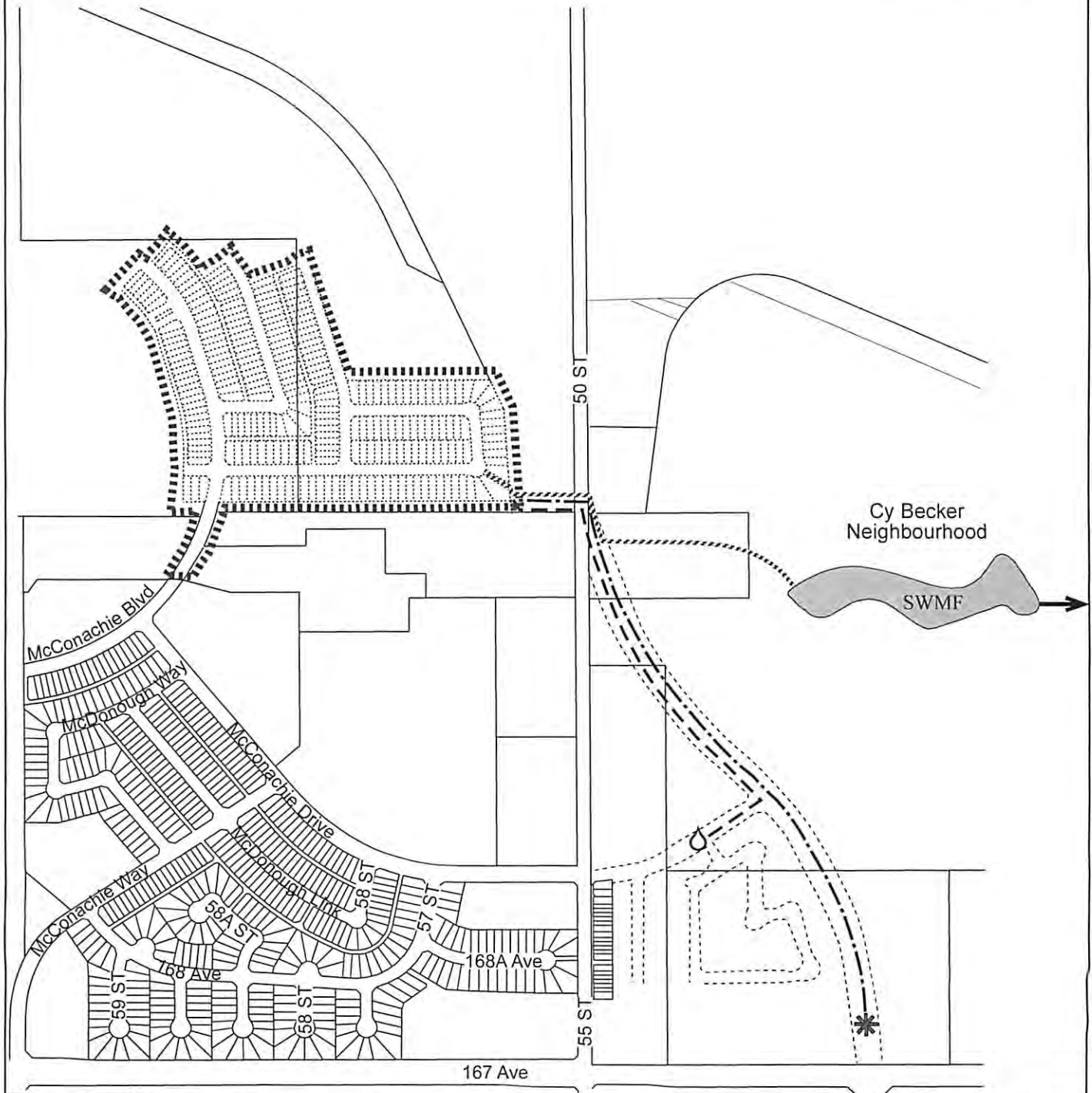
SM/sr/Posse #106863406-001

Enclosure





- ..... Limit of proposed subdivision  
 --- 450mm Water Main within a temporary 7.5m utility right-of-way  
 --- Sanitary Sewer Main  
 - - - Storm Sewer Main  
 \* Sanitary Sewer Stub  
 Water Main Feed  
 → Storm outlet pipe to the Clareview storm trunk at (153 Avenue and 34 Street)  
 Stormwater Management Facility





Subdivision Authority

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

September 29, 2011

File No. LDA11-0145

Stantec Consulting Ltd.  
1100 - 111 Dunsmuir Street  
Vancouver BC V6B 6A3

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create one (1) commercial lot and two (2) multiple family lots from a portion of SE 29-53-24-4, located south of Valour Way, north of 137 Avenue and west of 97 Street; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on September 29, 2011, 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 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 approved subdivision (LDA10-0254) be registered prior to or concurrent with this application;
4. that a public access easement be registered on the Certificate of Title to allow for public use of the north/south walkway between Griesbach Parade and the Private Road (Village Road), as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a cross lot access easement, as shown on the "Conditions of Approval" map, Enclosure I. The cross lot access easements must state that neither owner can discharge the easement without the express written consent of the City of Edmonton;
6. that the owner provide a walkway to be registered as road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**I 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 (which may include but is not limited to sidewalk, shared 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 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 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;
5. that the owner pay for the installation of traffic signals at the intersection of 97 Street and Griesbach Parade, as shown on the "Conditions of Approval" map, Enclosure I. The traffic signal installation is to be coordinated with the construction of the Griesbach Parade and 97 Street intersection, and must be installed and operational when this intersection is opened to traffic;
6. that the owner construct all necessary roadway modifications at the intersection Griesbach Parade and 97 Street, including a northbound left turn bay on 97 Street and a southbound right turn bay on 97 Street, to the satisfaction of Transportation Services and as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct all necessary roadway modifications along 97 Street associated with the right-in/right-out intersection at the Private Road (Village Road). The construction is to include a southbound auxiliary lane on 97 Street from Griesbach Parade to the existing southbound right turn bay on 97 Street at the 137 Avenue intersection, to the satisfaction of Transportation Services and as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m sidewalk with lighting from the north side of the Private Road (Village Road) to the existing sidewalk at the north edge of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a bus stop/shelter pad and connector sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development; 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 Sustainable Development, Transportation Services and Infrastructure Services.

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

There is no Municipal Reserve being taken with this subdivision. The existing Deferred Reserve Caveat (#072 132 220) in the amount of 5.769 ha will be carried forward on 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,

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. 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. Carla Semeniuk at 780-496-1582 or write to:

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

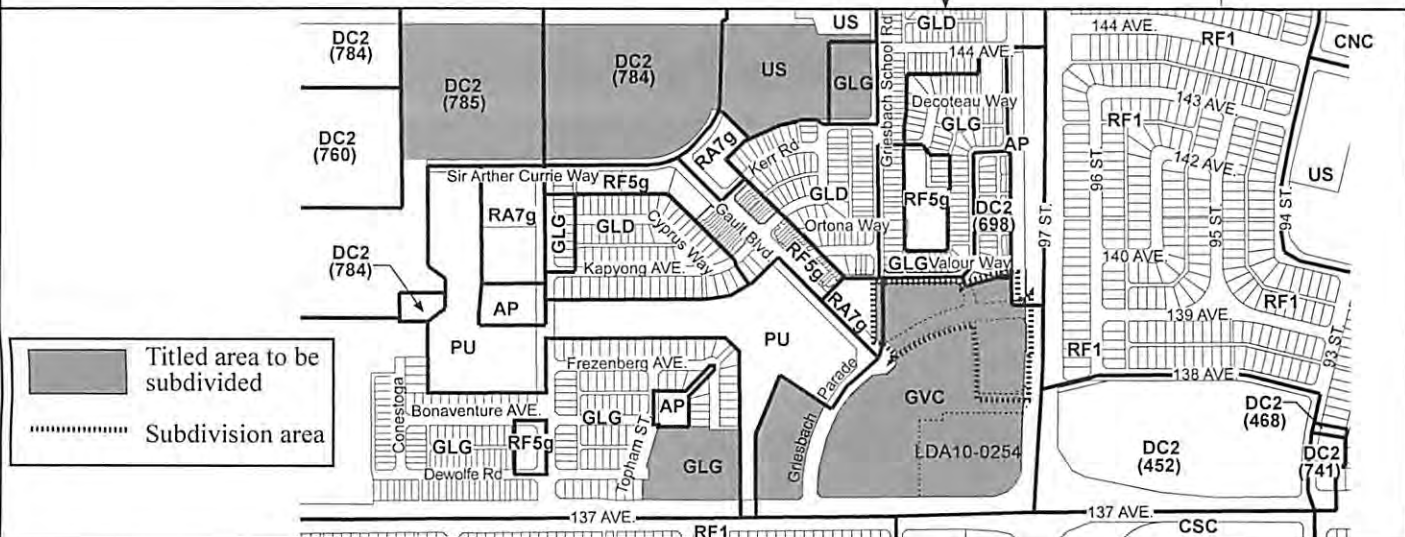
Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", is written over a light blue circular stamp that is partially visible behind the signature.

Scott Mackie  
Subdivision Authority

SM/cs/Posse # 109859060-001

Enclosure





Subdivision Authority

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

September 29, 2011

File No. LDA11-0218

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 86 single detached residential lots and 72 semi-detached residential lots from portions of Lot 1, Block A, Plan 102 7151 and NE 16-51-24-4, located west of Orchards Gate and south of 23 Avenue SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on September 29, 2011, 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 approved subdivision within the Orchards at Ellerslie Neighbourhood (File No. LDA10-0346) be registered prior to or concurrent with this application;
4. that the owner modify the corner cut of the residential lot and dedicate as road right-of-way to accommodate a 12m turning radius, as shown on the "Conditions of Approval" map, Enclosure I, (Option A);
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 and register a disturbed soil restrictive covenant in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register the walkway as legal road right-of-way, 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 (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 specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pays his 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 the owner construct a 1.5 m concrete sidewalk with bollards and lighting with the walkway. If the owner chooses not to fulfill Condition I(4), then the emergency access walkway must contain a 3m concrete sidewalk with T-bollards and lighting (Option B);
8. that the owner construct a noise attenuation fence within residential property lines for all lots backing onto 25 Avenue SW, as shown on the "Conditions of Approval" map;
9. that the owner construct all fences (wholly within private property lines), sidewalks, lighting and bollards to the satisfaction of the Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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, Sustainable Development and Infrastructure Services.

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

Municipal Reserve for Lot 1, Block 24, Plan 072 9093 were addressed by LDA06-0266 through the registration of a DRC (#072 620 379) for 0.4666 ha. This DRC was then transferred to NW 15-51-24-4 as a condition of LDA07-0438.

Municipal Reserve requirements for Lot 1, Block A, Plan 102 7151 were addressed by LDA07-0438 through the dedication of 1.12 ha of land and the registration of a DRC (#092 023 920) for 2.79 ha. LDA10-0334 reduced this DRC by 0.25 ha, leaving 2.54 ha remaining.

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. Nicholas Dyjach at 780-496-1758 or write to:

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

Yours truly,



Scott Mackie  
Subdivision Authority



SM/nd/Posse #111704183-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 29, 2011

LDA11-0218

..... Limit of proposed subdivision	 4.5m Utility easment
—— 1.8m Uniform fence, as per Zoning Bylaw	 Register as road right-of-way
..... 1.5m Concrete walkway with lighting (or 3m, Option B)	▲ RPL lots, Lots under 9.0m width
--- Noise attenuation fence	* Caveat re: Disturbed soil
	TT Bollards or T-Bollards (Option B)
	▲ Corner cut re: 12m turning radius (Option A)

