

Thursday, September 6, 2012

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 36

1. **ADOPTION OF AGENDA**

RECOMMENDATION

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

2. **ADOPTION OF MINUTES**

RECOMMENDATION

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

3. **OLD BUSINESS**

4. **NEW BUSINESS**

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA12-0113<br>Posse 122075249-001 | Tentative plan of subdivision to create 81 single detached residential lots from N ½ SW 36-52-26-4, located west of Secord Drive and north of Secord Promenade; <b>SECORD</b> |
| 2. | LDA12-0173<br>Posse 124612785-001 | Tentative plan of subdivision to create 43 row housing lots from SE and SW 19-53-25-4, located east of 207 Street NW and south of 130 Avenue NW; <b>TRUMPETER</b>             |
| 3. | LDA11-0347<br>Posse 115789092-001 | Tentative plan of subdivision to create two (2) commercial lots from the NW 19-52-25-4, located east of Winterburn Road NW and south of Whitemud Drive; <b>GRANVILLE</b>      |

5. **OTHER BUSINESS**



Subdivision Authority

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

September 6, 2012

File No. LDA12-0113

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 81 single detached residential lots from N ½ SW 36-52-26-4, located west of Secord Drive and north of Secord Promenade; **SECORD**

---

**I The Subdivision by Plan is APPROVED on September 6, 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 subdivision boundary be amended to exclude the park, 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, 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 owner is responsible for the disposal of storm flows until the permanent downstream system is operational, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include a 6 m wide temporary gravel roadway connection including the removal of the temporary turnaround. The temporary roadway will be required prior to CCC (or at the discretion and direction of Transportation Services), as shown on the "Conditions of Approval" map Enclosure I;
9. that the driveways must not encroach into the corner radius, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
10. that the engineering drawings include offsite water main connections to provide water main looping, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map Enclosure I;
11. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

The existing Deferred Reserve Caveat (#122 032 980) shall be carried forward onto the N ½ SW-36-52-26-4.

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. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

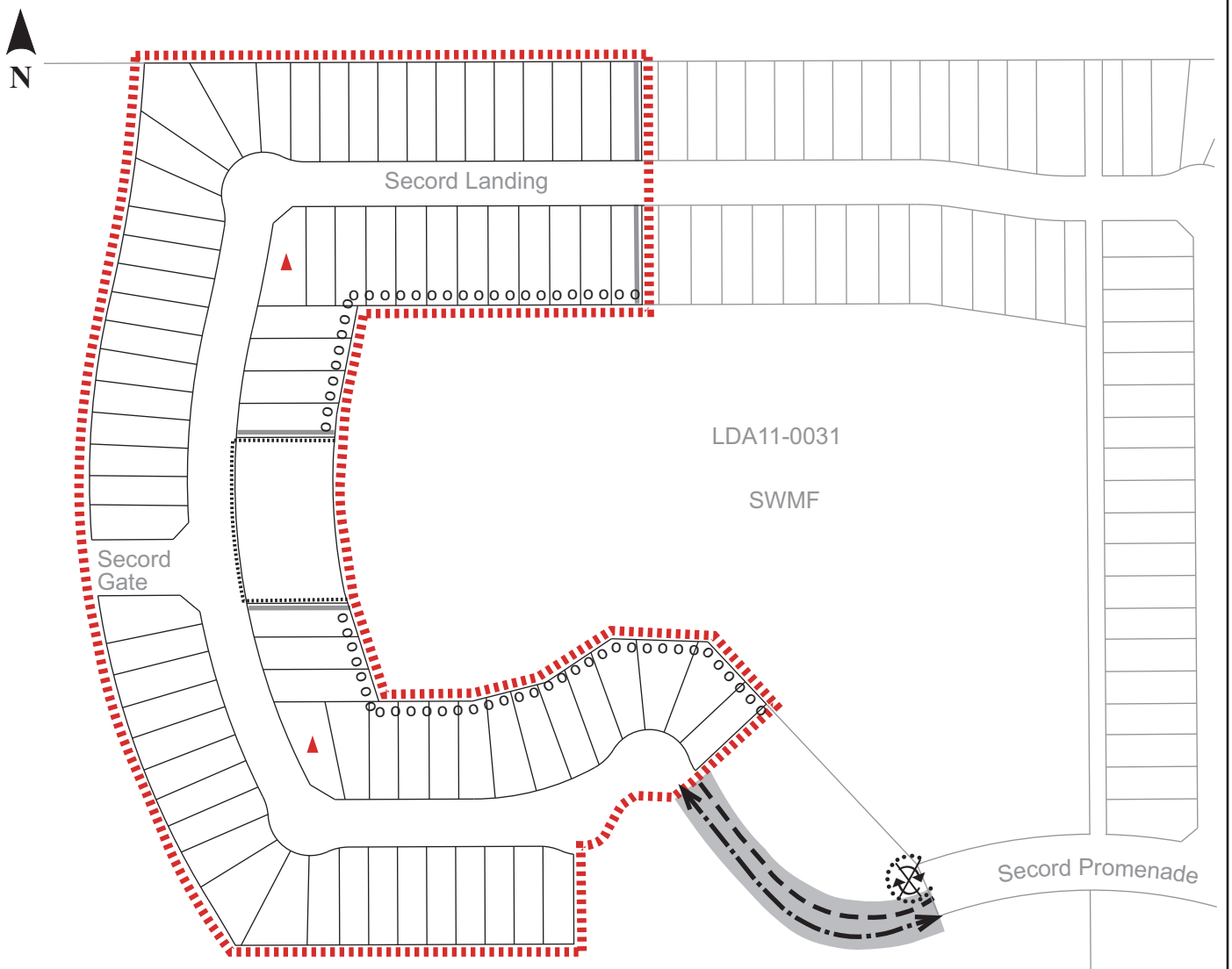
SM/vs/Posse # 122075249-001



Enclosure










## SUBDIVISION CONDITIONS OF APPROVAL MAP

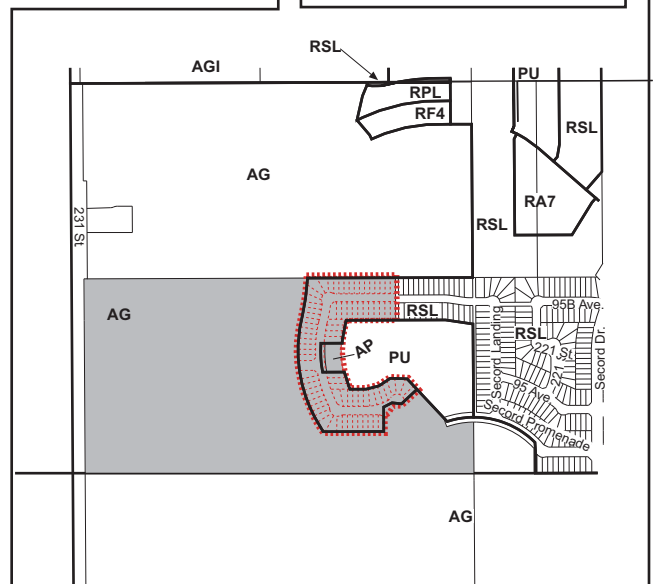
September 6, 2012

LDA12-0113



 Titled area to be subdivided  
 Subdivision area

-  Limit of proposed subdivision
-  Amend subdivision boundary to exclude
-  1.8m uniform fence, as per Zoning Bylaw
-  1.2m uniform fencing
-  Construct a 6m wide gravel temporary roadway connection
-  Offsite water main connection
-  Remove temporary turnaround required with LDA11-0031
-  Driveways must not encroach on the corner radius
-  Include in Engineering Drawings







September 6, 2012

File No. LDA12-0173

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 43 row housing lots from SE and SW 19-53-25-4, located east of 207 Street NW and south of 130 Avenue NW; **TRUMPETER**

---

**I The Subdivision by Plan is APPROVED, on September 6, 2012 subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 6.012 ha by a Deferred Reserve Caveat to the remainder of SW 19-53-25-4, 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 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 prepare an easement for public access of the private secondary access road into the neighbourhood, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction on Transportation Services; 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 (2) 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;

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 design and construction of the entire or a suitable stage of the ultimate central Stormwater Management Facility (SWMF), to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include the construction of a realigned section of the 9 m paved temporary secondary access road, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the construction of a temporary 4 m wide gravel emergency access with T-bollards to provide a connection for Trumpeter Stage 7 (LDA11-0014) to 207 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" maps, Enclosures I and II;
10. that the engineering drawings include an offset 17 m radius asphalt surface temporary transit turn around with bollards or mini-barriers. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of Transportation Services, 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 right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval. Municipal Reserve for SW 19-53-25-4 will be provided through a Deferred Reserve Caveat with this application. No Municipal Reserve is due at this time for SE 19-53-25-4 as an existing DRC (# 092 460 496) will be carried forward to the remainder of the titled area.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

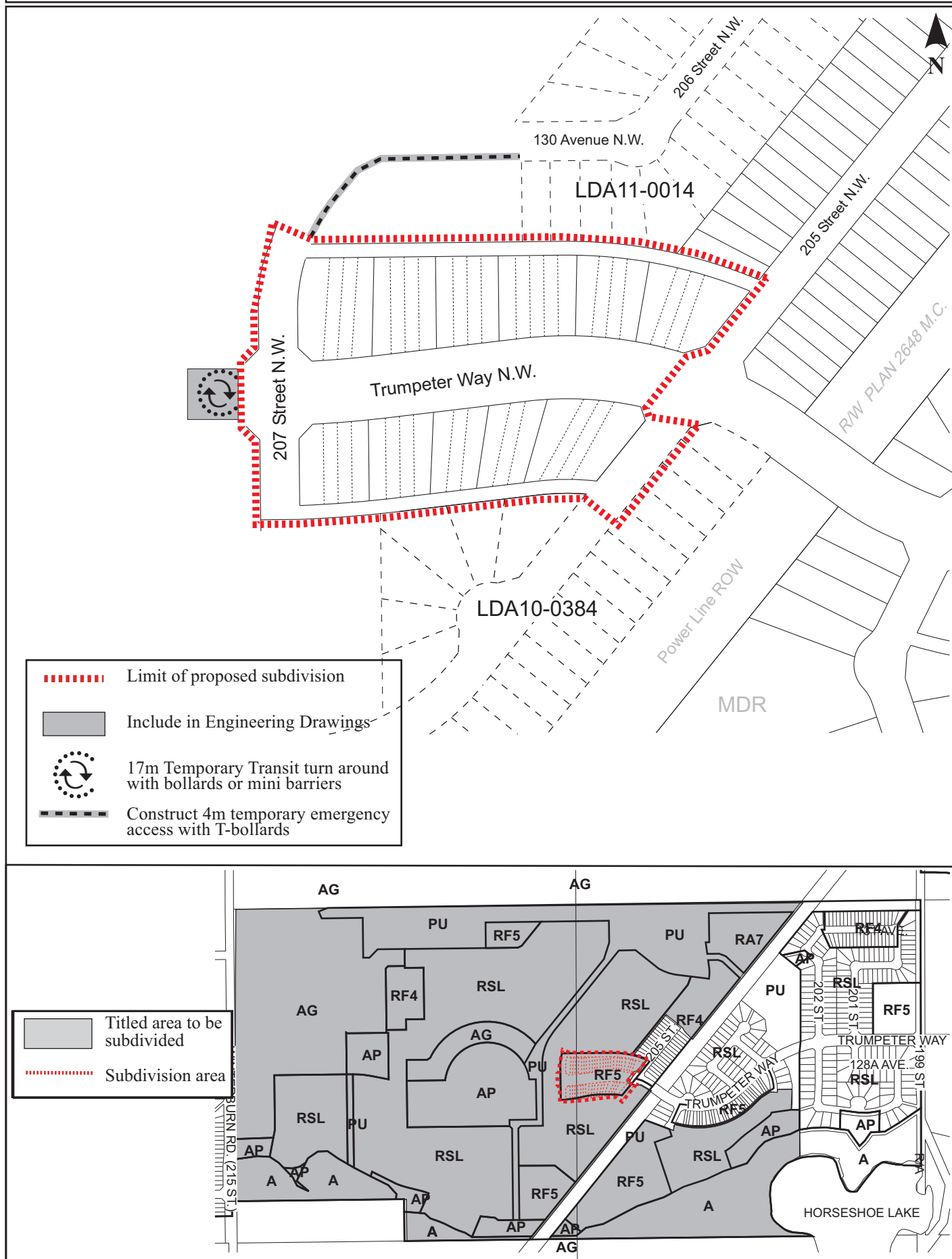
Yours truly,

Scott Mackie  
Subdivision Authority

SM/cw/Posse #124612785-001

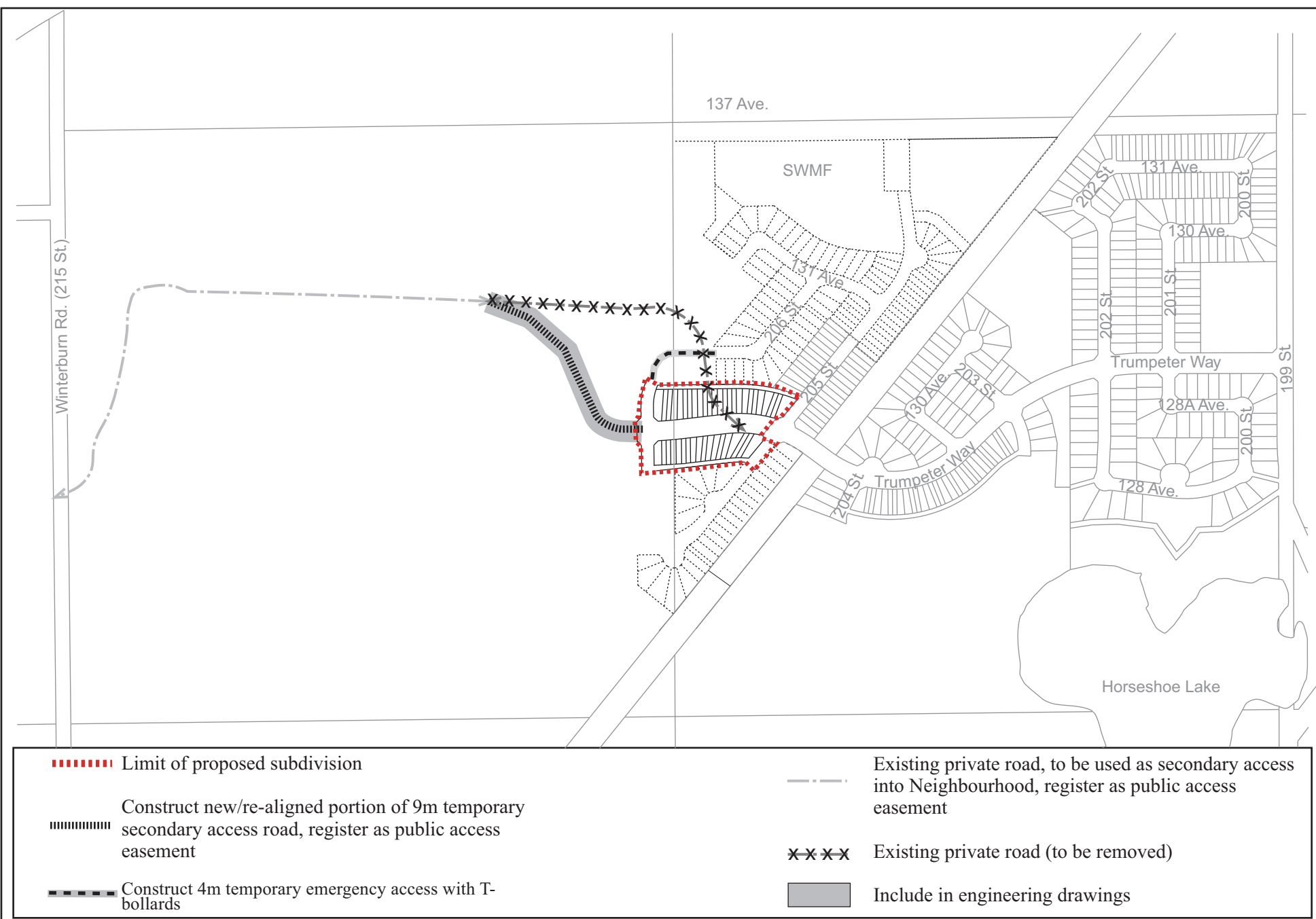
Enclosure

## September 6, 2012





## LDA12-0173





Subdivision Authority

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

September 6, 2012

File No. LDA11-0347

**IBI Group**

Suite 300 - 10830 Jasper Avenue  
Edmonton AB T5J 2B3

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create two (2) commercial lots from the NW 19-52-25-4, located east of Winterburn Road NW and south of Whitemud Drive; **GRANVILLE**

---

**I The Subdivision by Plan is APPROVED on September 6, 2012 subject to the following conditions:**

1. that the owner transfer the existing Deferred Reserve Caveat No. 032 122 553, from the East part of NW 19-52-24-4 to the SW 19-52-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve for the West part of NW 19-52-24-4 in the amount of 0.74 ha by a Deferred Reserve Caveat registered against the adjacent SW 19-52-25-4 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 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;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Condition of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Office, having regard to the provision of roadways and the logical extension of services;
6. that the owner register an access easement to facilitate construction of Glastonbury Boulevard, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate and register Glastonbury Boulevard, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to condition 5, the owner clear and level Glastonbury Boulevard, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 construction of Glastonbury Boulevard to a 11.5 m collector standard, with Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, with Stage 2, prior to CCC (or at the discretion and direction of Transportation Services), 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 future traffic signals along 215 Street in the general locations shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at this time to fulfill this obligation; 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for the East part of NW 19-52-24-4 were addressed through SUB/02-0102 where in a Deferred Reserve Caveat (DRC #032 122 553) in the amount of 5.42 ha was registered on title. This DRC #032 122 553 will be transferred to the adjacent SW 19-52-25-4 for the future assembly of a school/park site. A Deferred Reserve Caveat for the West part of NW 19-52-24-4 will be provided with this subdivision and be registered against the adjacent SW 19-52-25-4 for the future assembly of a school/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. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/vs/Posse # 115789092-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 6, 2012

LDA11-0347

Limit of proposed subdivision



Install traffic signals



Dedicate, clear and level with Stage 1

Construct Glastonbury Boulevard to a 11.5m collector standard with Stage 2



Construct a 12m radius temporary grave surface turnaround with bollard or mini barriers



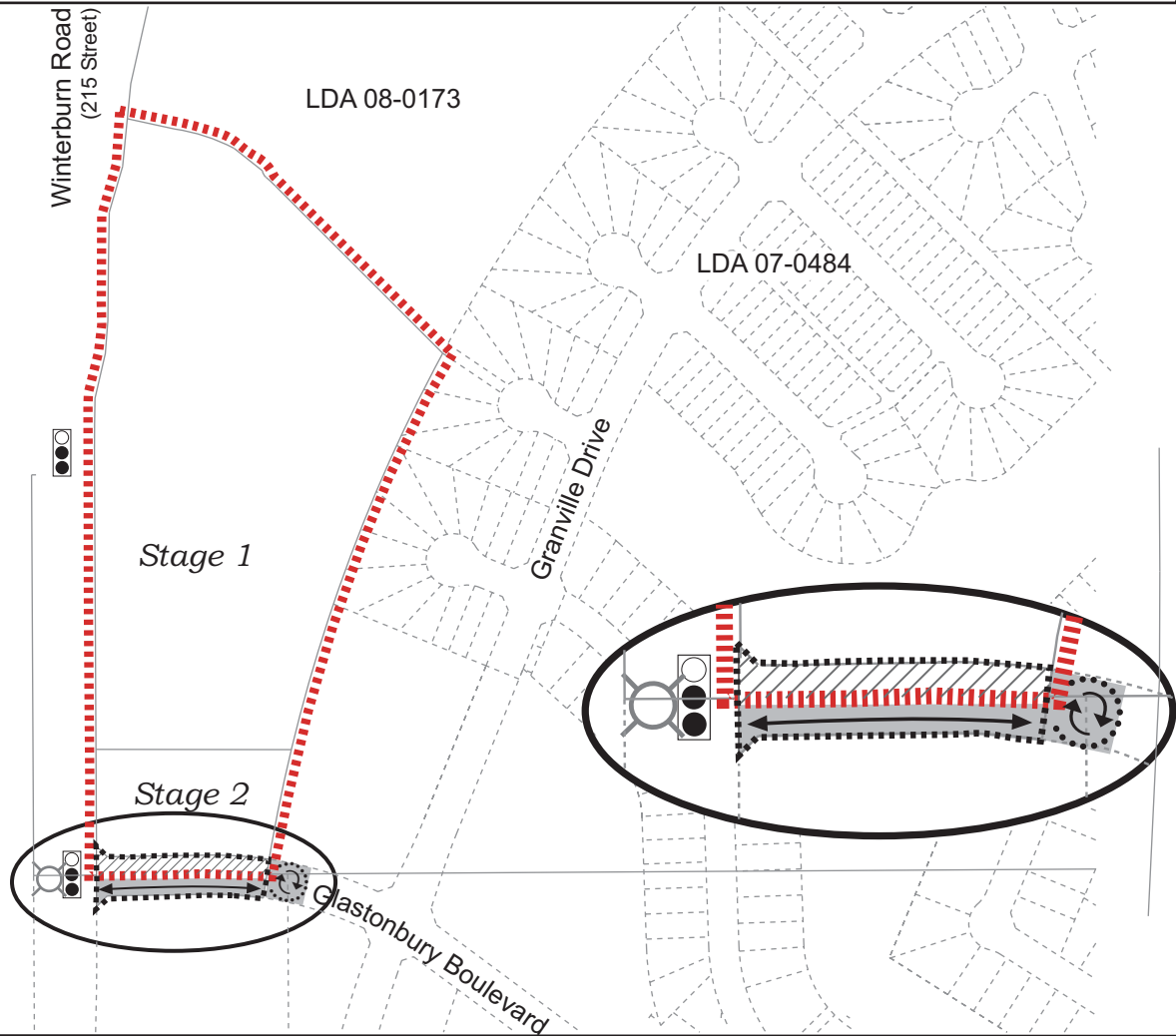
Abandoned well site



Access easement with Stage 2

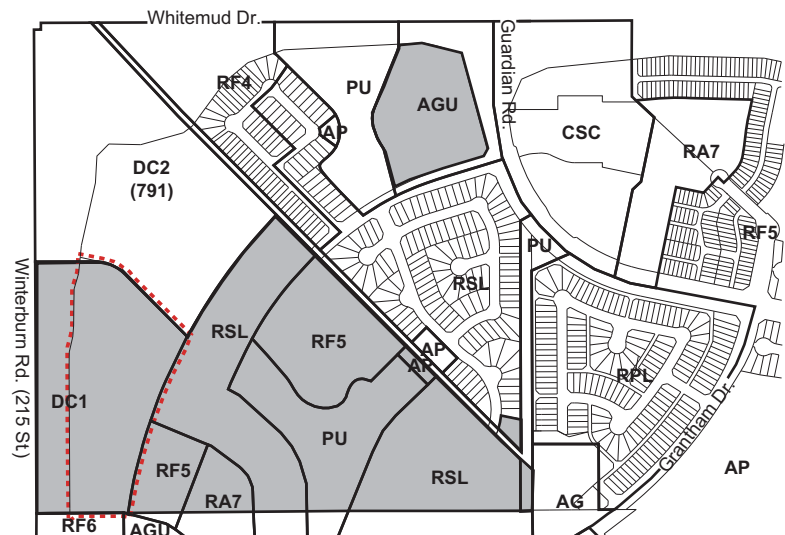


Include in engineering drawings



Titled area to be subdivided

Subdivision area





Thursday, August 16, 2012  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 33

**PRESENT** Shane Gerein, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Shane Gerein

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

FOR THE MOTION

Shane Gerein

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Shane Gerein

That the Subdivision Authority Minutes for the August 9, 2012 meeting be adopted.

FOR THE MOTION

Shane Gerein

**CARRIED**

**3. OLD BUSINESS**

1. LDA11-0108  
Posse 115220912-001

Tentative plan of subdivision to create 138 single detached residential lots, 14 semi-detached residential lots, one (1) multiple family lot, and one (1) Municipal Reserve lot from NW 13-51-25-4, located east of 141 Street SW and south of 28 Avenue SW; **CHAPPELLE**

MOVED

Shane Gerein

That the application for subdivision be Approved.

FOR THE MOTION

Shane Gerein

**CARRIED**

**4. NEW BUSINESS**

**5. OTHER BUSINESS**

**6. ADJOURNMENT**

The meeting adjourned at 9:40 a.m.