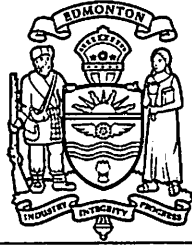


Thursday, April 28, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 17

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 28, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 21, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA10-0342
Posse 104167370-001

Tentative plan of subdivision to create one (1) urban services lot from a portion of Block 3, Plan 762 0329 located south of Harvey Crescent; **THE HAMPTONS**

5. OTHER BUSINESS



Subdivision Authority

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

April 28, 2011

File No. LDA10-0342

Pals Surveys and Associates
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create one (1) urban services lot from a portion of Block 3, Plan 762 0329 located south of Harvey Crescent; **THE HAMPTONS**

I The Subdivision by Plan is APPROVED on April 28, 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 LDA07-0258 be registered prior or concurrent with this application to provide access to the parcel being subdivided;

OR

that an easement be registered and that a temporary roadway be constructed to the satisfaction of the Transportation Department, from the subdivision to 44 Avenue or 199 Street to allow access to the roadway being constructed with this subdivision;

4. that the subdivision boundary be amended to include the road right-of-way for Hilton Drive as a 20 m wide right-of-way, from the south end of the subdivision to the proposed south access to the site, then the right-of-way is to transition from a 20 m right-of-way to a 17 m right-of-way between the proposed site accesses, and remains a 17 m right-of-way until the cul-de-sac at the north end of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I; 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 (I) 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 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 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 construct Hilton Drive as a 11.5 m roadway, from the south edge of the subdivision to the proposed south access to the parcel, the road must transition from an 11.5 m roadway to a 9 m roadway between the south and north accesses to the parcel, and then remain a 9 m roadway until the turn-around at the north terminus of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an access to Harvey Crescent and a 6 m wide temporary roadway connection along the Hilton Drive alignment if subdivision LDA07-0258 is registered and/or under construction, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This access and roadway are required prior to CCC (or at the discretion and direction of the Transportation Department);

OR

that the owner construct a temporary roadway from Hilton Drive to 44 Avenue or 199 Street if subdivision LDA07-0285 is not registered and/or under construction, to the satisfaction of the Transportation Department. This temporary roadway is required prior to CCC;

9. that the owner remove the temporary road and/or access (constructed as part of II.8 above), restore the right-of-way and construct a 3 m emergency access walkway, once Hilton Drive is extended north from Lessard Road to the south boundary of the proposed lot, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure II; 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 and Asset Management and Public Works Department.

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

Municipal Reserves in the amount of 2.43 ha will be addressed through an existing Deferred Reserve Caveat (DRC 762 033 237) that will be carried forward to the remainder of Block 3, Plan 762 0329.

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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #104167370-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 28, 2011

LDA10-0342

Limit of proposed subdivision

Amend subdivision boundary

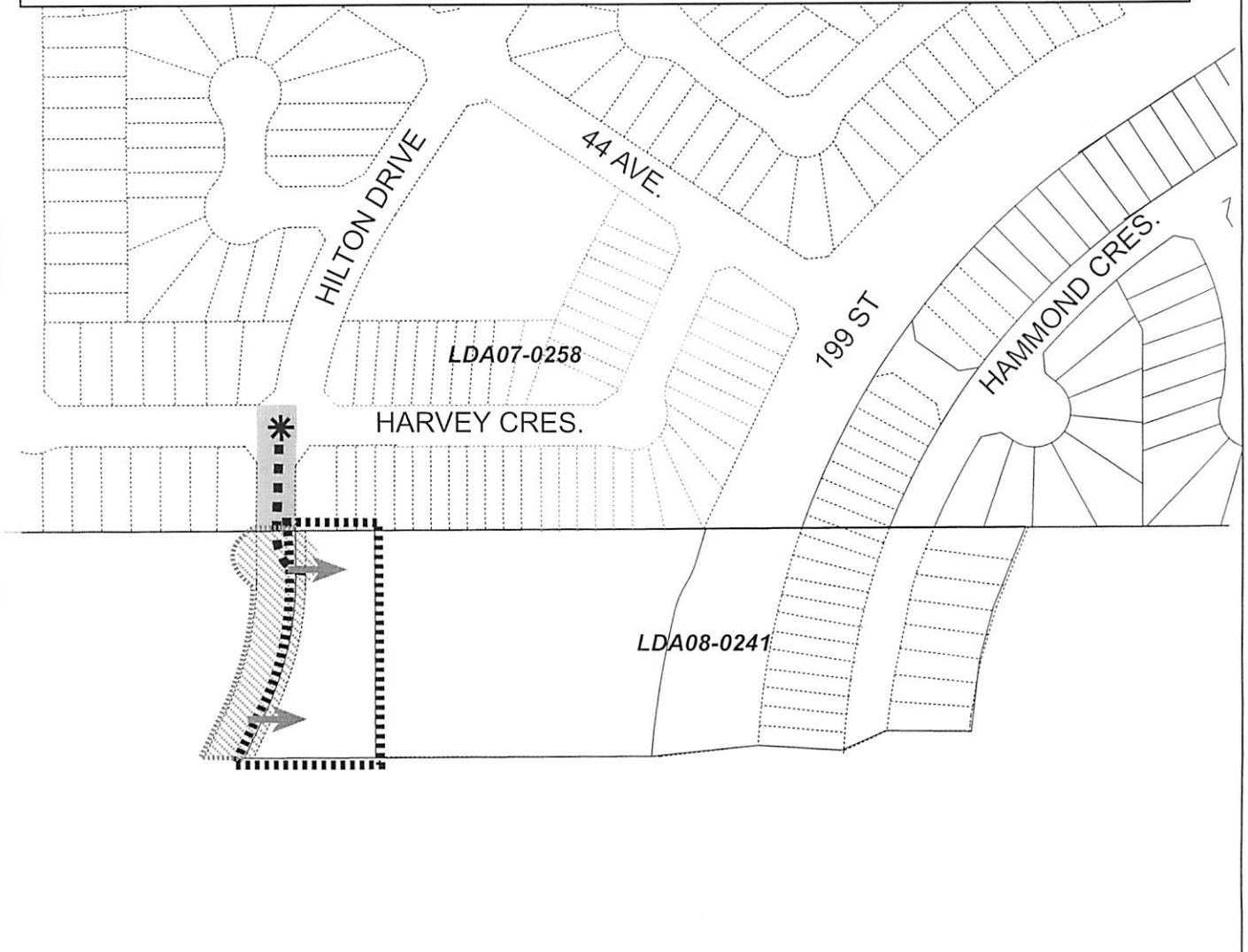
Include in Engineering drawings

Proposed access locations

Required 20m wide road right-of-way dedication transitioning to 17m wide road right-of-way at South access point, including the dedication for a 12m asphalt cul-de-sac and 1.5m boulevard walk

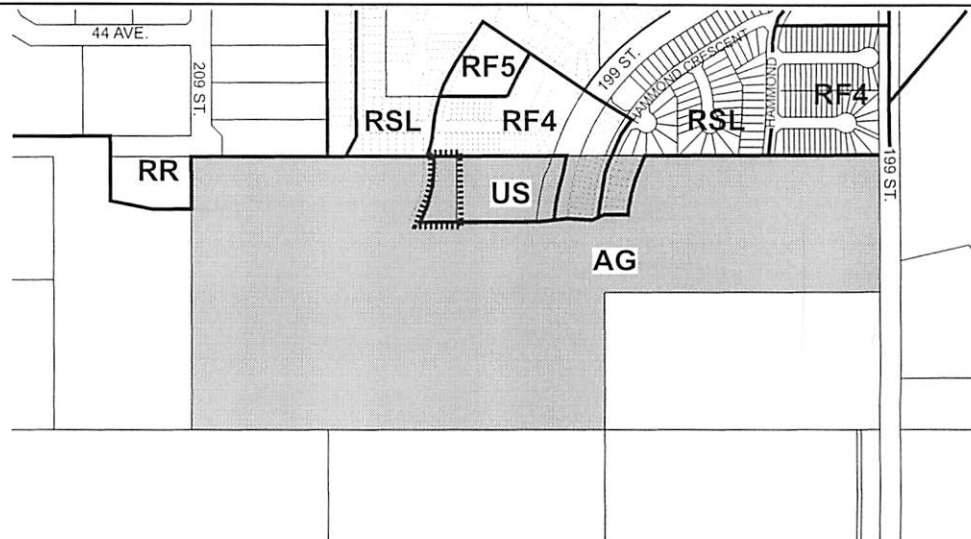
Construct temporary 6.0m wide connection

Construct 6.0m wide commercial access



Titled area to be subdivided

Subdivision area



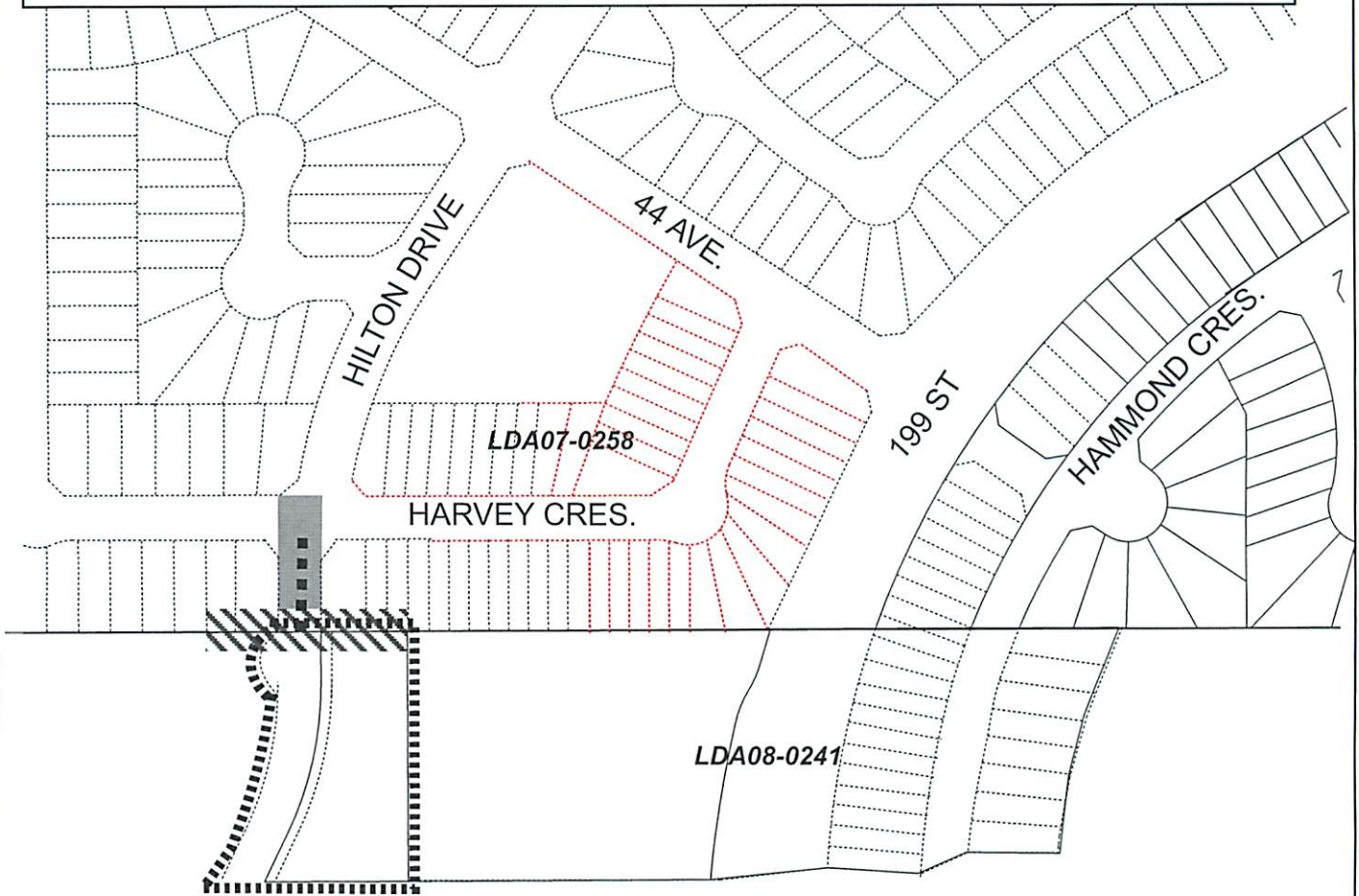
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 28, 2011

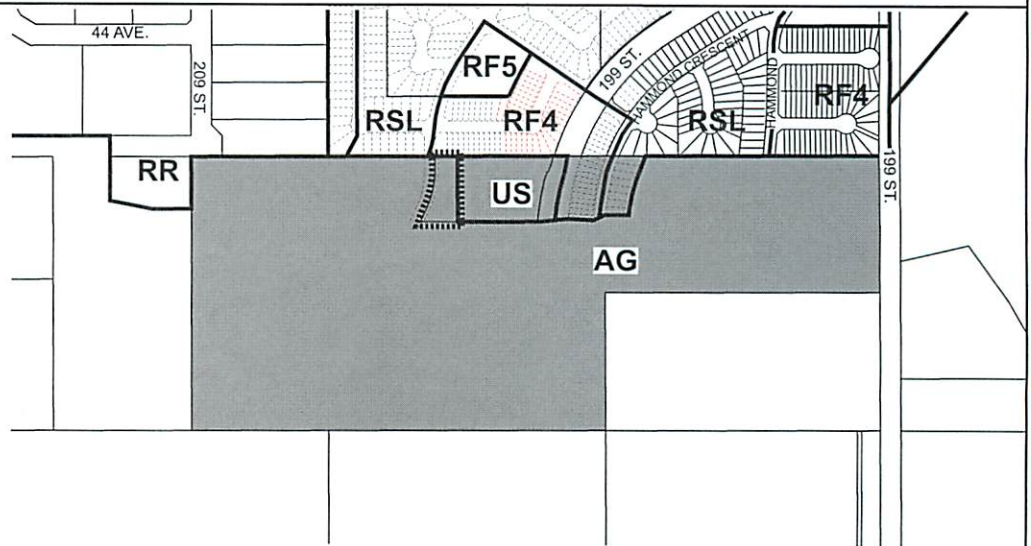
LDA10-0342

- Limit of proposed subdivision
■ ■ ■ ■ ■ Include in Engineering drawings

- ■ ■ ■ ■ Emergency access walkway
▨ No access to Harvey Crescent



- Titled area to be subdivided
..... Subdivision area



Thursday, April 21, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 16

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 21, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 7, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1.

LDA07-0246
Posse 67222170-001

Tentative plan of subdivision to create 58 single detached residential Lots and Lot A from Lot 56-65 Plan 5392 AE, located east of the existing 142 Street and south of 162 Avenue; **CARLTON**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1.

LDA10-0036
Posse 92868485-001

Tentative plan of subdivision to create 59 single detached residential lots, 42 semi-detached residential lots and three (3) environmental reserve lots from portions of Plan 1456 RS, lots B and C and NW¼ 20-53-25-W4M; **BIG LAKE NEIGHBOURHOOD TWO**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA10-0141
Posse 97676599-001

Tentative plan of subdivision to create 12 industrial lots from Lots 1-2, Block 30, Plan 082 5673 and Lot 6, Block 25, Plan 0825673 and roads closed by Bylaw 15679, located west of 34 Street NW and north of 56 Avenue NW, **PYLYPOW INDUSTRIAL**

MOVED

Blair McDowell

		That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA10-0323 Posse 103656294-001	Tentative plan of subdivision to create one block shell parcel from portions of NW 19-52-25-4, located east of Granville Road NW and South of Whitemud Drive, GRANVILLE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA10-0334 Posse 103713418-001	Tentative plan of subdivision to create 38 single detached residential lots, 72 semi-detached residential lots and one Municipal Reserve parcel from portions of Lot 1, Block A, Plan 102 7151 and OT-16-51-24-4, located south of Orchards Drive SW and east Parsons Road SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA10-0384 Posse 105560523-001	Tentative plan of subdivision to create thirty single detached residential lots from portions of SE and SW 19-53-25-4, located west of 199 Street; BIG LAKE NEIGHBOURHOOD ONE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA10-0385 Posse 105560933-001	Tentative plan of subdivision to create thirty single detached residential lots from a portion of SE 19-53-25-4, located west of 199 Street; BIG LAKE NEIGHBOURHOOD ONE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 10:40 a.m.	