

Thursday, April 8, 2010

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 14

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell	
		That the Subdivision Authority Agenda for the April 8, 2010 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell	
		That the Subdivision Authority Minutes for the March 18, 2010 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA09-0194 Posse 89084733-001	Tentative plan of subdivision to create 16 (RSL) Residential Small Lots from Plan 5392AE, Lots 36 to 40 inclusive, located south of 162 Avenue and east of 139 Street; CARLTON	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA10-0017 Posse 80677038-001	Tentative plan of subdivision to create 7 single detached residential lots, 32 semi-detached residential lots, one (1) multi-family lot from Plan 0740022, Block 5, Lot 33, located southeast of Windermere Road and west of 170 Street; WINDERMERE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURNMENT		
The meeting adjourned at 10:20 a.m.			



Subdivision Authority

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

April 8, 2010

File No.: LDA09-0194

Urban Systems
10104 - 103 Avenue
Edmonton AB T5J 0H8

ATTENTION: Jane Purvis

Dear Ms. Purvis:

RE: Tentative plan of subdivision to create 16 (RSL) Residential Small Lots from Plan 5392AE, Lots 36 to 40 inclusive, located south of 162 Avenue and east of 139 Street;
CARLTON

I The Subdivision by Plan is APPROVED on April 8, 2010, 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, rights-of-way 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;
3. that the engineering drawings for 139 Street (160 to 162 Avenue), required as part of SUB/06-0083 and signed Servicing Agreement DS-1330, be approved prior to the registration of this subdivision; 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 costs identified in the Servicing Agreement, among other things, assessments and roadway modification costs, construction costs, and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
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 affect utility agencies;

5. 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;
6. 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 Parkland Services, Transportation and Asset Management and Public Works Departments; and
7. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

The Municipal Reserve for the subdivision area has been dealt with through a previous subdivision application, SUB/06-0083, by means of money in place of land.

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

If you have further questions, please call Ms. Iris Li at (780) 496-6092 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/il/Posse #89084733-001

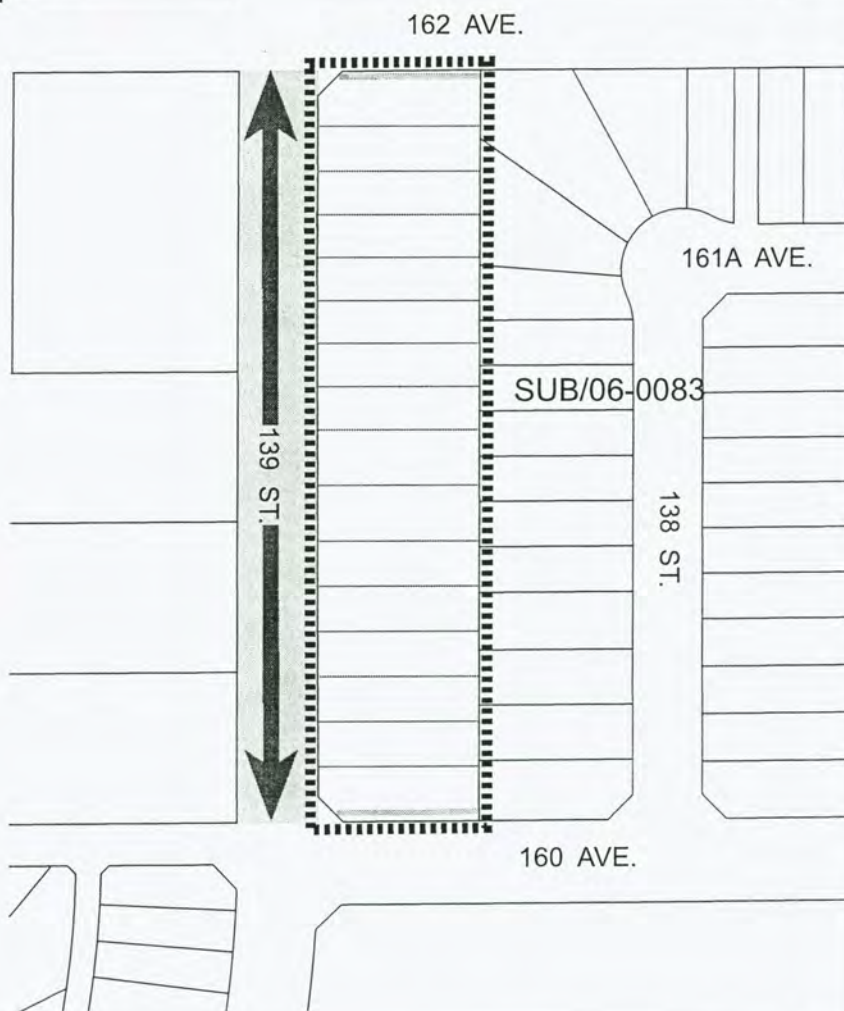
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

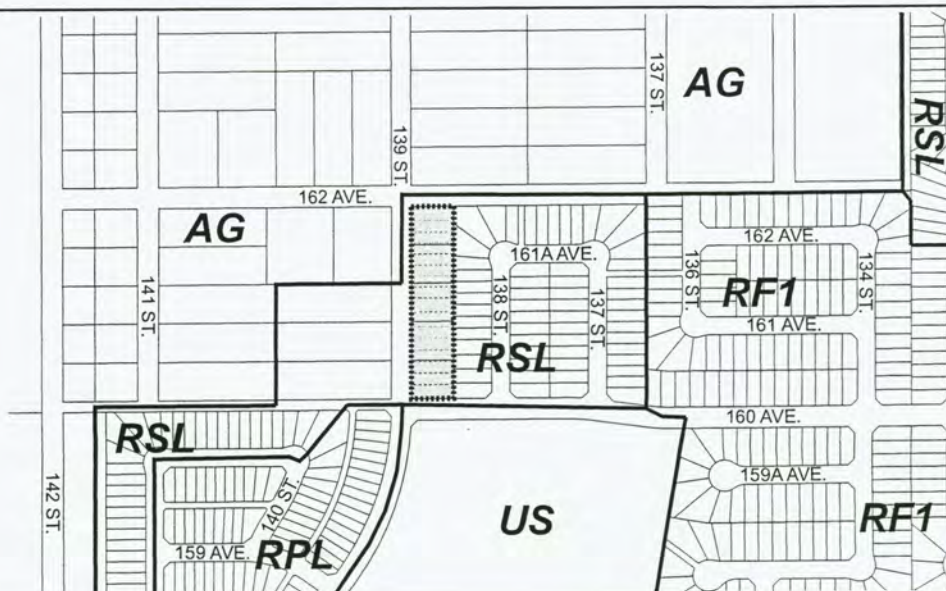
April 8, 2009

LDA09-0194

- Limit of proposed subdivision
- Include in Engineering drawings
- 1.8m Uniform screen fence
- ← 139 Street to be constructed as per SUB/06-0083



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 8, 2010

File No. LDA10-0017

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

ATTENTION: Scott Cole

Dear Mr. Scott Cole:

RE: Tentative plan of subdivision to create 7 single detached residential lots, 32 semi-detached residential lots, one (1) multi-family lot from Plan 0740022, Block 5, Lot 33, located southeast of Windermere Road and north of Whitelaw Lane; **WINDERMERE**

I The Subdivision by Plan is APPROVED on April 8, 2010 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 Bylaw 15399 (LDA09-0235) to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (RSL) Residential Small Lot Zone and (RF4) Semi-Detached Residential Zone be approved prior to registration of this subdivision; 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, 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 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 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;

5. that the owner construct fencing within residential property lines as shown on the "conditions of approval" map, Enclosure I; and
6. that the owner submit a driveway plan for lots as shown on the "conditions of approval" map, Enclosure I.

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

Municipal reserves owing for SW-34-51-25-4 were previously addressed by LDA06-0166, by means of dedicating a 3.18 ha parcel and a 0.98 ha DRC registered against the balance 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. Tammy Niina at (780) 496-1650 or write to:

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

Yours truly,



For Scott Mackie
Subdivision Authority

SM/tn/Posse #80677038-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 8, 2010

LDA10-0017

- Limit of proposed subdivision
- 1.8m Uniform fence
- - - 2.0m Easement for drainage

- ||||||| 4.5m Easement for sanitary and storm servicing
- 3.0m Easement for storm servicing
- * Lots require driveway plan



- Titled area to be subdivided
- Subdivision area

