

Thursday, August 22, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 34

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 22, 2013 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 8, 2013 and the August 15, 2013 meetings be adopted.

3. NEW BUSINESS

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|----|-----------------------------|---|
| 1. | LDA13-0111
135708580-001 | Tentative plan of subdivision to create three (3) commercial lots from Lot 1, Block 1, Plan 062 8081 and consolidate Lot A, Block 1, Plan 082 8844 with proposed Lot 5, Block 1, Plan 062 8081, located south of Windermere Boulevard SW and east of Windermere Way SW; WINDERMERE |
| 2. | LDA13-0168
126471235-001 | Tentative plan of subdivision to create one (1) medium density residential lot from a portion of Lot B, Plan 6704MC, located south of Lessard Road and west of 199 Street NW; EDGEMONT |

4. OTHER BUSINESS



August 22, 2013

File No. LDA13-0111

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create three (3) commercial lots from Lot 1, Block 1, Plan 062 8081 and consolidate Lot A, Block 1, Plan 082 8844 with proposed Lot 5, Block 1, Plan 062 8081, located south of Windermere Boulevard SW and east of Windermere Way SW;
WINDERMERE

I The Subdivision by Plan is APPROVED on August 22, 2013, 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 include Lot A, Block 1, Plan 082 8844, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Lot A, Block 1, Plan 082 8844 be consolidated with the adjacent parcel prior to or concurrent with the registration of this subdivision;
5. that the owner dedicate and register all road rights-of-way necessary for the construction of a right turn bay on Windermere Boulevard SW, to conform to the approved Engineering Drawings for Windermere, Stage 40, and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register joint access easements on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a cross lot access easement on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map; 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, 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 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 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 and in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner pay for the installation of traffic signals at the intersection of Windermere Boulevard SW and Windermere Way SW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and 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 that time to fulfill this obligation; and
7. 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserves were provided with SUB/06-0052.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Natasha Reaney at 780-496-1758 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority



SM/nr/Posse# 135708580-001
Enclosure(s)

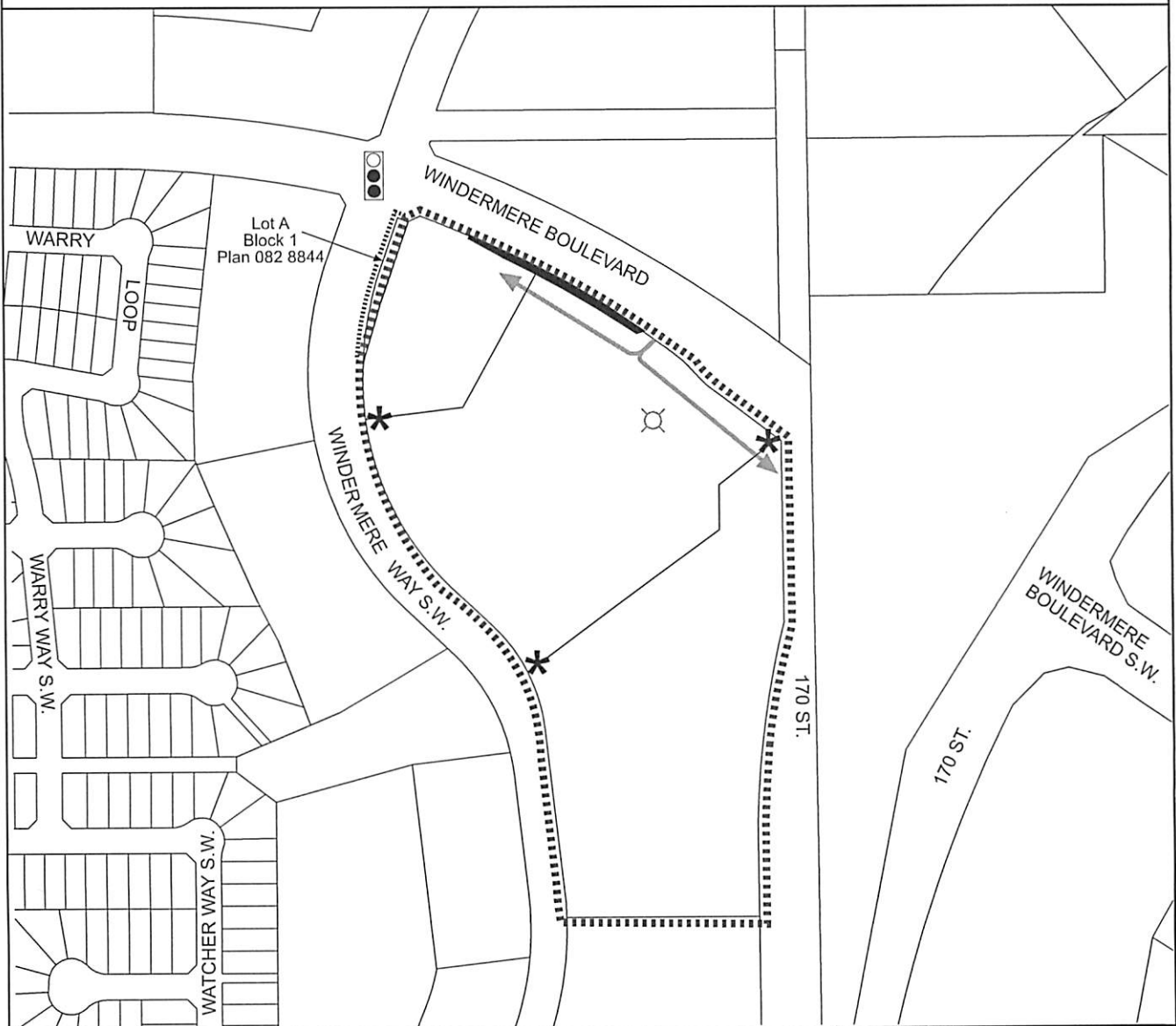
SUBDIVISION CONDITIONS OF APPROVAL MAP


August 22, 2013

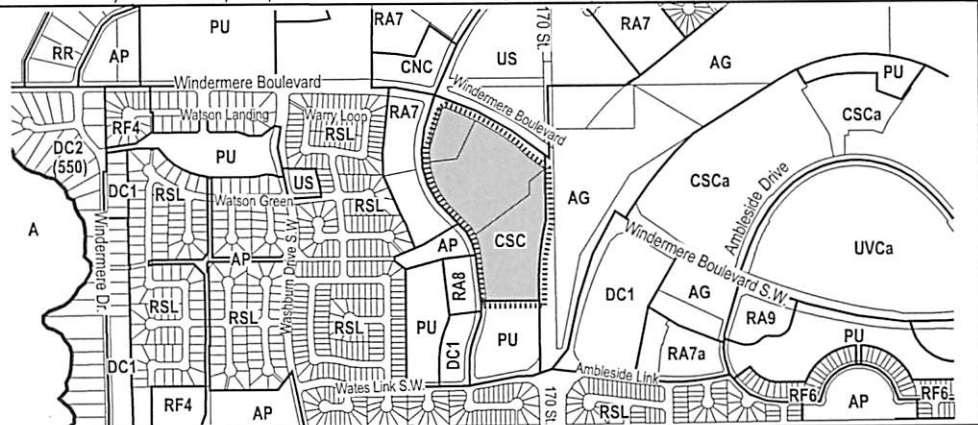
LDA 13-0111

- Limit of Proposed Subdivision
 ————— Dedicate as Road Right-of-Way
 * Joint Access Easement
 <—> Cross Lot Access Easement

-  Traffic Signal to be Installed
 Abandoned Well Site
 Amend Subdivision Boundary



-  Titled area to be subdivided
 Subdivision area





August 22, 2013

File No. LDA13-0168

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from a portion of Lot B, Plan 6704MC, located south of Lessard Road and west of 199 Street NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on August 22, 2013, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.80 ha by a Deferred Reserve Caveat to the remainder of Lot B, Plan 6704MC, 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 subdivision boundary be amended to include the dedication of 199 Street from the north property line to the south property line of the parent parcel, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 199 Street from Edgemont Way to the terminus of the quarter section as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner consolidate this parcel with the RA7 parcel, Lot 1, Block 4, Plan 132 0959; and
7. 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 and other assessments applicable to the subdivision area 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;

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 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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

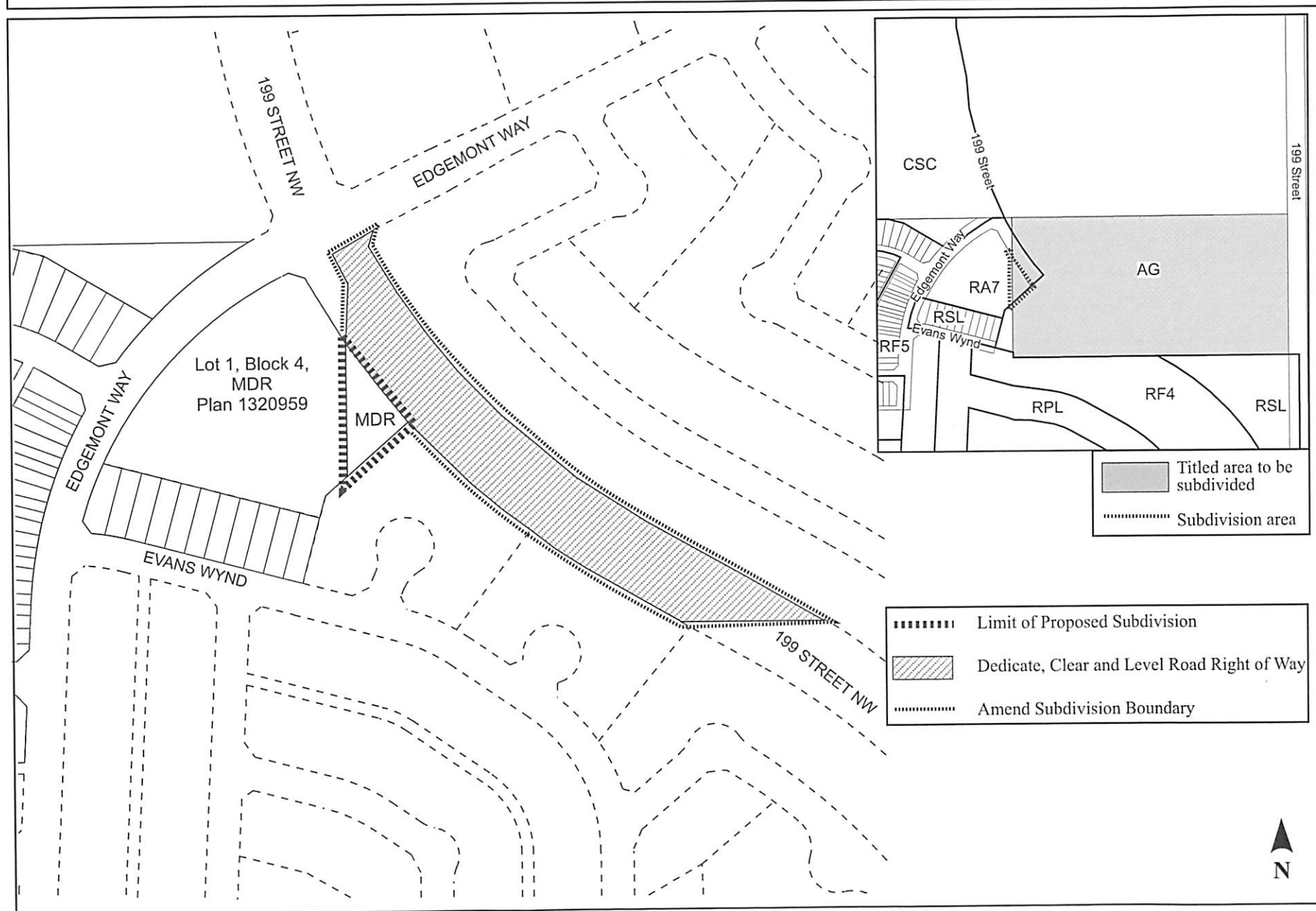
SM/nk/Posse # 126471235-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 22, 2013

LDA13-0168



Thursday, August 8, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

PRESENT	Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Blair McDowell That the Subdivision Authority Agenda for the August 8, 2013 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Blair McDowell That the Subdivision Authority Minutes for the August 1, 2013 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3.	NEW BUSINESS
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1.	LDA11-0082 107962497-001	Tentative plan of subdivision to create 23 industrial lots and three (3) Public Utility Lots from NW 7-53-25-4, located south of Yellowhead Trail and east of 215 Street NW; WINTERBURN INDUSTRIAL
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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4.	ADJOURNMENT
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The meeting adjourned at 09:45 a.m.	
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Thursday, August 15, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 33

Cancelled

PRESENT	Blair McDowell, Chief Subdivision Officer
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| 1. | ADOPTION OF AGENDA |
| 2. | ADOPTION OF MINUTES |
| 3. | OLD BUSINESS |
| 4. | NEW BUSINESS |
| 5. | OTHER BUSINESS |
| 6. | ADJOURNMENT |