

Thursday, February 16, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 7

1. ADOPTION OF AGENDA

RECOMMENDATION

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

2. ADOPTION OF MINUTES

RECOMMENDATION

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

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA11-0443
Posse 118380703-001 | Tentative plan of subdivision to create one (1) lot from SE-28-51-25-W4M, located west of 170 Street SW and north of the existing Ellerslie Road (9 Avenue SW); WINDERMERE |
|----|-----------------------------------|---|

5. OTHER BUSINESS



Subdivision Authority

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

February 16, 2012

File No. LDA11-0443

Qualico Developments
#280, 3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create one (1) lot from SE-28-51-25-W4M, located west of 170 Street SW and north of the existing Ellerslie Road (9 Avenue SW);
WINDERMERE

I The Subdivision by Plan is APPROVED on February 16, 2012, pursuant to section 654 of the Municipal Government Act and 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 owner register a cross-lot access easement against the proposed parcel and the adjacent parcel to the north (Lot 29, Block 1, Plan 0740386), as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;

OR

- that the owner consolidate the proposed parcel with the adjacent parcel to the north (Lot 29, Block 1, Plan 0740386);
4. that the owner dedicate 170 Street NW in conformance with the approved Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to clause I(4), that the owner clear and level 170 Street NW as required for road right-of-way dedication, to the satisfaction of Transportation Services; and
6. 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 his proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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; 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserves for SE-28-51-25-W4M were addressed by LDA10-0381 through the registration of a DRC (#112412444) in the amount of 2.227 ha. This existing DRC is to be reduced by 0.032 ha for the arterial road dedication and will be carried forward on title for SE-28-51-25-W4M.

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 NW
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/nd/Posse #118380703-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

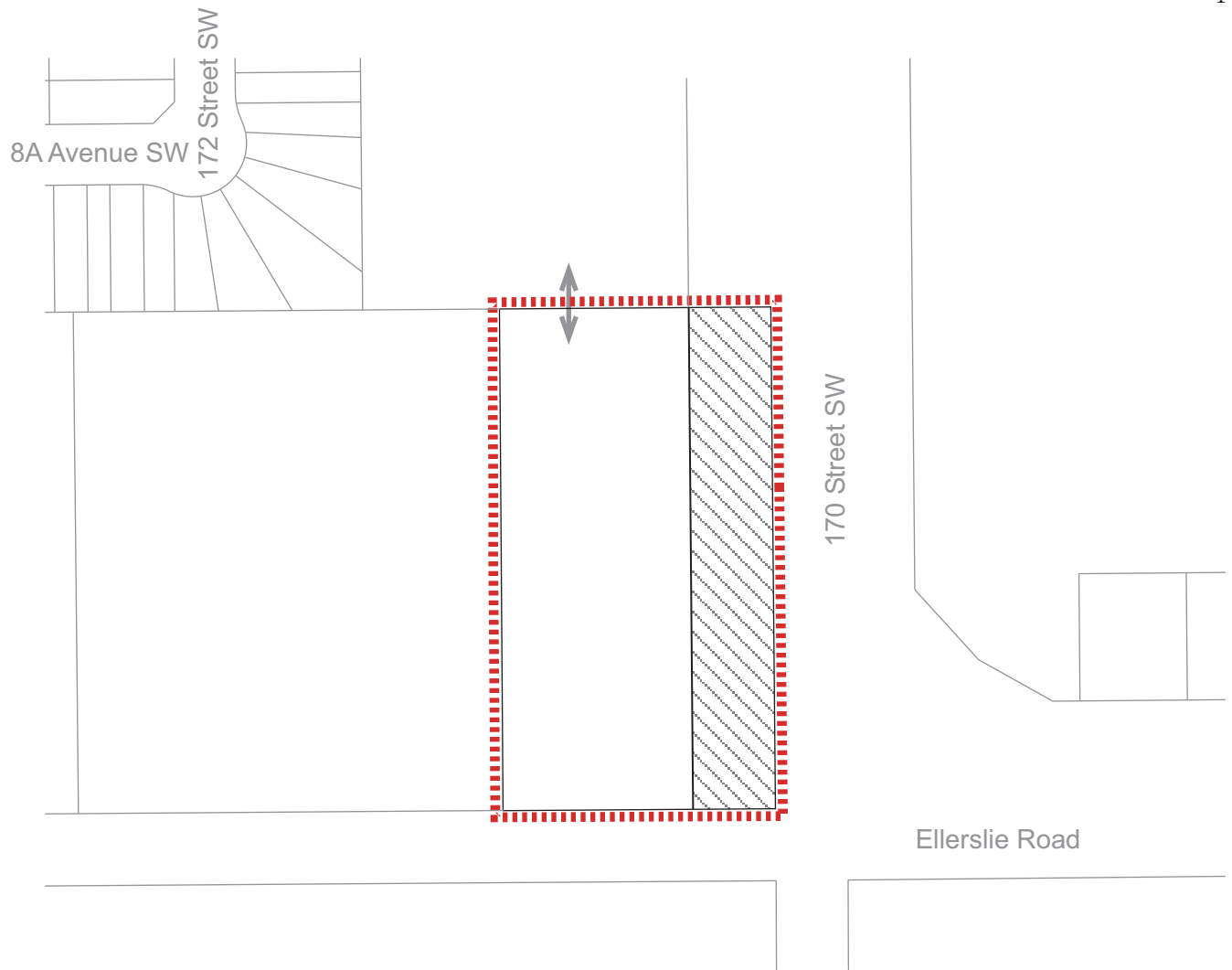
February 16, 2012

LDA11-0443

Limit of proposed subdivision

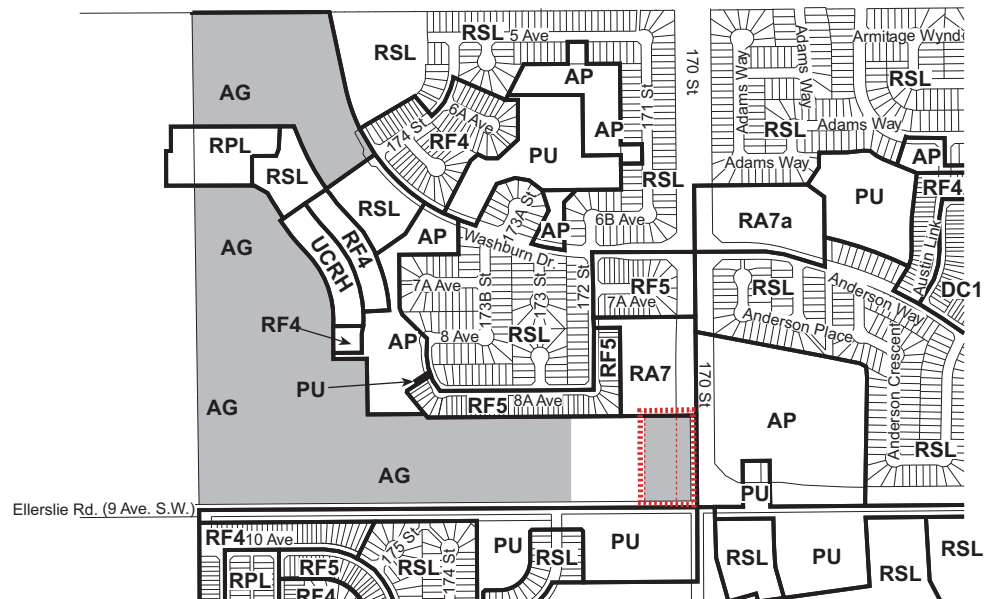
Dedicate road right-of-way, clear and level

Register cross-lot access easement or consolidate



Titled area to be subdivided

Subdivision area



Thursday, February 9, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 6

PRESENT Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 9, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 2, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA09-0018
Posse 082232530-001

Tentative plan of subdivision to create three (3) industrial lots and two (2) Public Utility Lots from SW-18-52-23-4; Lot 52, Block RW, Plan 1105 KS and road closure area (Bylaw #15543), located east of 34 Street NW and north of Whitemud Drive; **SOUTH EAST INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0227
Posse 100143814-001

Tentative plan of subdivision to create two (2) commercial lots from Block B and C, Plan 1494NY, located north of 167 Avenue and east of 127 Street; **RAPPERSWILL**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA11-0388
Posse 116938304-001

Tentative Plan of subdivision to create four (4) single detached residential lots from NW36-53-24-4 and N1/2 LSD 13 NW36-53-24-4; **HOLICK KENYON**

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 10:25 a.m.	