

Thursday, February 28, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 09

PRESENT

Scott Mackie, Manager, Current Planning Branch
Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the February 28, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. ADOPTION OF MINUTES

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Minutes for the February 21, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. NEW BUSINESS

1. LDA11-0420
117907572-001

Tentative plan of subdivision to create 57 single detached residential lots, 118 semi-detached residential lots, one (1) Municipal Reserve parcel and two (2) Public Utility lots from the SW 25-52-26-4 and SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. LDA12-0244
126822005-001

Tentative plan of subdivision to create 2 medium density residential lots from Plan 8121646 Lot 1, located east of Watt Drive SW and north of 25 Avenue SW; **WALKER**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

4. ADJOURNMENT

The meeting adjourned at 9:45 a.m.



Subdivision Authority

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

February 28, 2013

File No. LDA12-0244

IBI Group
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 2 medium density residential lots from Plan 8121646 Lot 1, located east of Watt Drive SW and north of 25 Avenue SW; **WALKER**

I The Subdivision by Plan is APPROVED on February 28, 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 approved subdivision within the Walker Neighbourhood (File No. LDA11-0411) be registered prior to or concurrent with this application;
4. that the approved subdivision within the Walker Neighbourhood (File No. LDA11-0409) be registered prior to or concurrent with this application for the purpose of providing essential water main feeds plus adequate fire flows, unless offsite water main is constructed as required in Clause II (8);
5. that the owner dedicate, clear and level road right-of-way for 25th Avenue SW to conform to an approved Concept Plan or to the satisfaction of Transportation Service, as shown on "Conditions of Approval" map, Enclosure I; 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 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 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;
7. that the engineering drawings include construction of an offsite connection to a proposed 200 mm water main stub located within a walkway, south of Weidle Way as required in the approved conditions of Walker Stage 19 (LDA11-0411), as shown on the "Conditions of Approval Map", Enclosure I;
8. that the engineering drawings include construction of an offsite 300 mm connection to the existing water main stub located on Watt Drive and west of Watt Promenade, unless the approved subdivision within the Walker Neighbourhood (File No. LDA11-0409) is registered prior to or concurrent with this application), as shown on the "Conditions of Approval Map", Enclosure I;
9. that the engineering drawings include grading plans to conform with the 25 Avenue SW approved concept plans or to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval Map", Enclosure I;
10. that the engineering drawings include construction of an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval Map", Enclosure I. 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);
11. that the owner construct all fences wholly within private land, to the satisfaction of the Transportation Services and Sustainable Development in the locations shown on the "Conditions of Approval Map", Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of the Financial Services and Utilities, Transportation Services and Sustainable Development.

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

MR was provided for Lot 1, Plan 8120646 with LDA11-0411 by placing a DRC# 122411438 on title. The DRC is being carried forward on title.

Future connections will be required from the MDR lots to the future shared use path within the utility right-of-way east of this subdivision.

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. Travis Pawlyk at 780-496-5369 or write to:

**Mr. Travis Pawlyk, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority



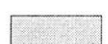
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



Enclosure (s)

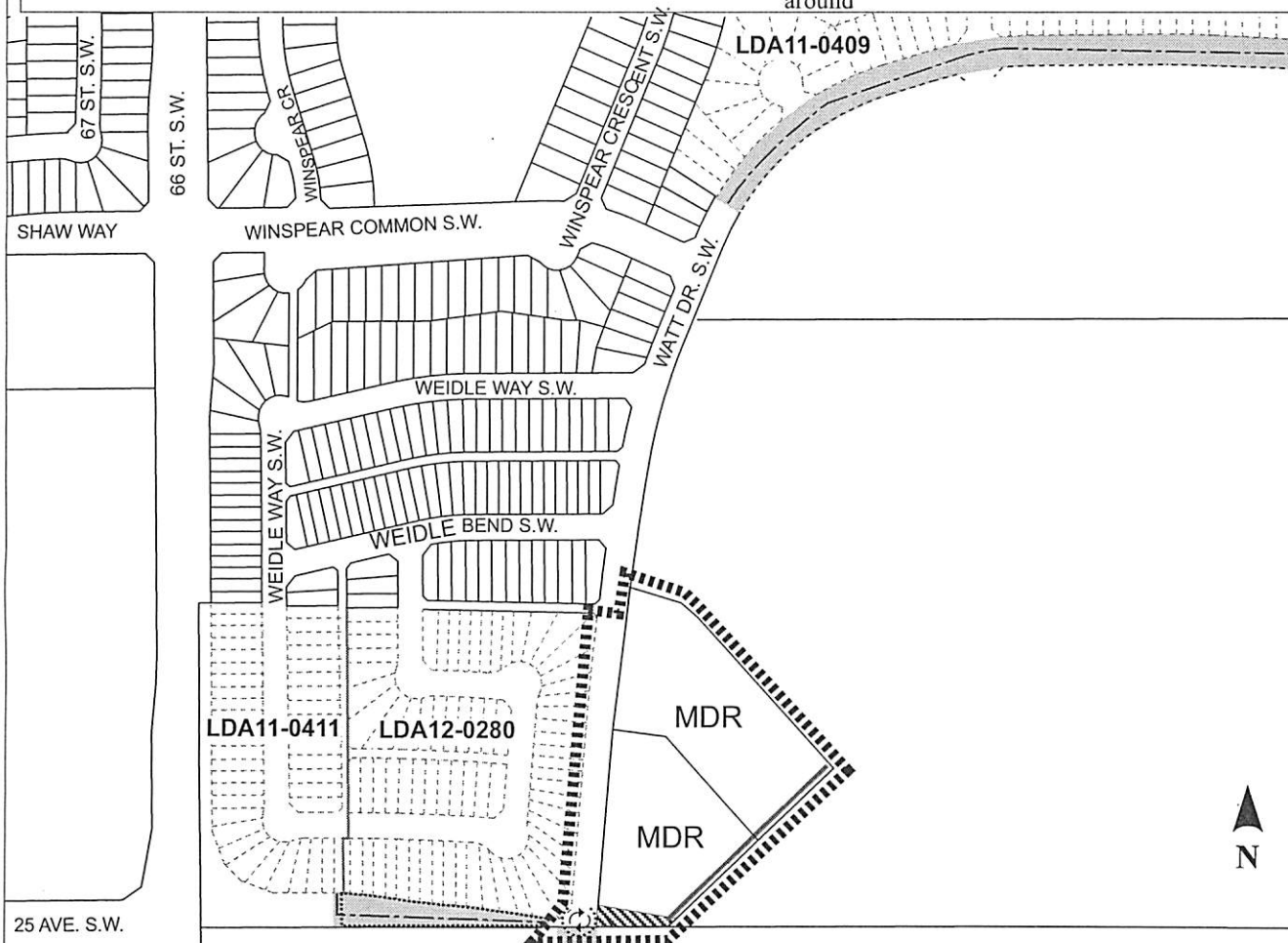
SUBDIVISION CONDITIONS OF APPROVAL MAP

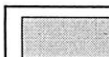

February 28 2013

LDA 12-0244

-  Limit of proposed subdivision
 Grading plans to conform to approved 25 Avenue SW concept plan
 Include in engineering drawings

-  Dedicate road right-of-way to an approved concept
 Off-site water main construction required
 1.2m Uniform fence
 Construct 17m radius temporary transit turn around



-  Titled area to be subdivided
 Subdivision area

