

Thursday, January 13, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 2

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 13, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 6, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA10-0175
Posse 098938897-001 | Tentative plan of subdivision to create one low density residential lot and one Environmental Reserve lot from portions of the NE & SE 1/4 36-51-25-4, located south of 23 Avenue NW and north of May Common NW;
MAGRATH HEIGHTS |
| 2. | LDA10-0189
Posse 099360659-001 | Tentative plan of subdivision to create 149 single detached lots and two (2) medium density residential lots from the western half of NW 31-51-23-4 located east of 34 Street and south of 23 Avenue; LAUREL |

5. OTHER BUSINESS



Subdivision Authority

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

January 13, 2011

File No. LDA10-0175

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Mike Pankiw

Dear Mr.Pankiw:

RE: Tentative plan of subdivision to create one low density residential lot and one Environmental Reserve lot from portions of the NE & SE 1/4 36-51-25-4, located south of 23 Avenue NW and north of May Common NW; **MAGRATH HEIGHTS**

I The Subdivision by Plan is APPROVED on January 13, 2011 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.08 ha parcel pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
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 owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank as per the applicable development restrictions shown by the Thurber Engineering Ltd. Geotechnical Investigation Report No. 19-423-46, February 17, 2006 and the addendum letter (19-5334-0) dated April 29, 2008, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking on the noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility; 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 (2) 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 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 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 engineering drawings include an emergency access with knock down bollards, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface multi-use trail within the Top of Bank walkway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 2.0 m concrete walk, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.2 m uniform fence, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct noise attenuation in the form of a 1 m berm and a 1.8 m double board/no gap solid uniform screen fence (density of 20 kg/m³), for all lots backing or flanking onto 23 Avenue to the satisfaction of the Transportation Department. The fence must be within residential property lines. The noise attenuation will be required along the north side of the property flanking 23 Avenue and along the west side of the property south of 23 avenue to the location where the emergency access route is proposed to enter the site, as shown on the "Conditions of Approval" map, Enclosure I. A differential of 2.8 m must be maintained between the elevation of the roadway and up to the top of the fence. If grading conditions exist such that the differential of 2.8 m is maintained with only the 1.8 m fence, then a 1 m berm will not be required; and
12. 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 Departments.

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

Municipal Reserve (MR) dedication was dealt with through LDA08-0062, by way of a Deferred Reserve Caveat (DRC). The Environmental Reserve (ER) dedication will be deducted from the gross titled area and the DRC adjusted accordingly.

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. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/vs/Posse #098938897

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 13, 2011

LDA10-0175

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>■■■■■■ Limit of proposed subdivision</p> <p>***** Restrictive Covenant re: noise attenuation</p> <p>* Restrictive covenant re: Geotechnical reports-Thurber Engineering Ltd.</p> <p>—— 1m Berm and 1.8m double board no gap uniform fence</p> <p>— · — · — 1.2m Uniform fence</p> | <p>■ Include in engineering drawings</p> <p>····· Access easement re: emergency access</p> <p>— — — 3.0m asphalt multi use trail</p> <p>— — — 2m Concrete walkway</p> <p>xx Knockdown bollards</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



23rd Avenue

STORM WATER
MANAGEMENT

LDR

WALKWAY

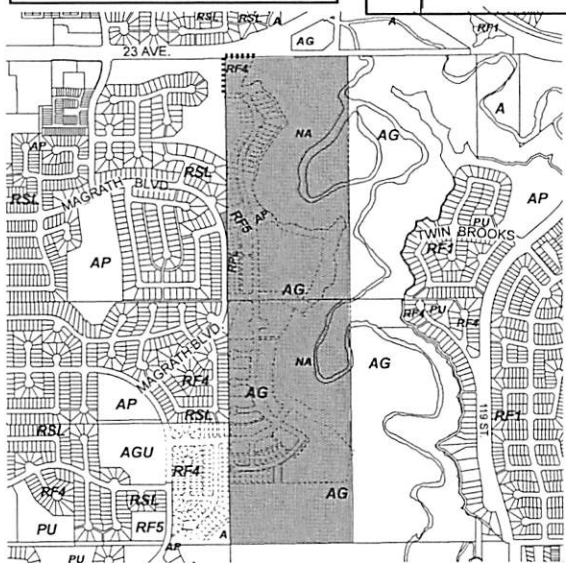
LOT 25 M.R.

ROAD

LDA08-0350

■ Titled area to be subdivided

····· Subdivision area



May Common



Subdivision Authority

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

January 13, 2011

File No. LDA10-0189

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 149 single detached lots and two (2) medium density residential lots from the western half of NW 31-51-23-4 located east of 34 Street and south of 23 Avenue; **LAUREL**

I The Subdivision by Plan is APPROVED on January 13, 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, 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I; at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; 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 specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 owner construct a 12 m radius gravel surface temporary turnaround with bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m sidewalk with lighting and bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 2.0 m mono-walk with straight faced curb and gutter, including 3 Phase power, along the collector roadway adjacent to the school/ park site to the satisfaction of the Transportation and Asset Management and Public Works (Parks Branch) Departments, in the location as shown on the "Conditions of Approval" map, Enclosure I;
10. 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; and
11. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves entitlements for W ½ NW-31-51-23-4 were addressed with LDA07-0043 with the dedication of a 0.91 ha MR parcel and registration of a 2.29 ha DRC on title. The DRC will remain on the remnant parcel and Municipal Reserve dedication for a school/park site is requested under LDA10-0190.

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. Cyndie Prpich at 780-944-0115 or write to:

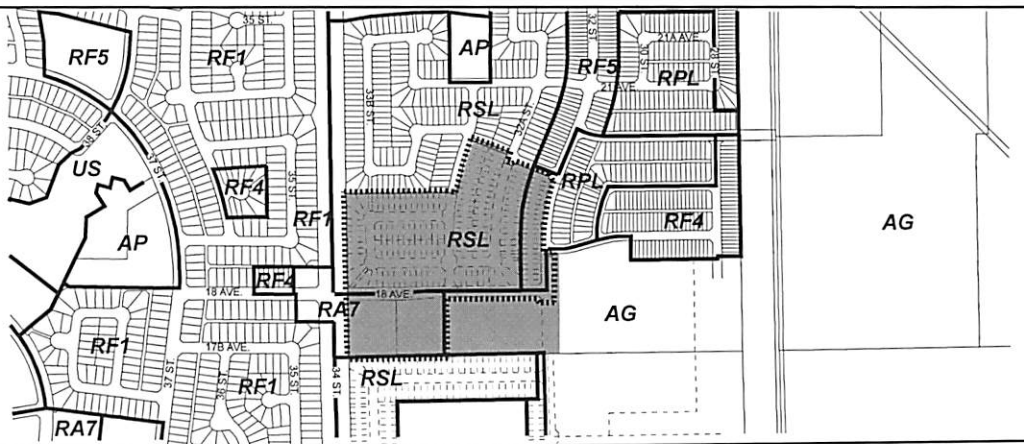
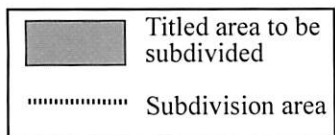
**Ms. Cyndie Prpich, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #099360659

Enclosure



Thursday, January 6, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 1

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT