

Thursday, July 19, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 29

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 19, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 12, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA11-0387
Posse 117279768-001

Tentative plan of subdivision to create 43 single residential housing lots, and 42 semi-detached residential lots from SE 23-51-24-4; located east of 56 Street SW and northeast of Watt Drive SW, **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA11-0399
Posse 117346006-001

Tentative plan of subdivision to create 95 single detached residential lots, one (1) multiple family lot, one (1) Public Utility lot and one (1) Municipal Reserve lot from the NE and SE 25-52-26-4, located north of Rosenthal Boulevard NW and west of 215 Street NW; **ROSENTHAL**

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 9:50 a.m.



Subdivision Authority

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

July 19, 2012

File No. LDA11-0387

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 43 single residential housing lots, and 42 semi-detached residential lots from SE 23-51-24-4; located east of 56 Street SW and northeast of Watt Drive SW, **WALKER**

I The Subdivision by Plan is APPROVED on July 19, 2012, 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 a portion of 53 Street SW as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision within the Walker Neighbourhood (File No. LDA11-0053) be registered prior to or concurrent with this application;
5. that LDA11-0455 to amend the Walker Neighbourhood Structure Plan and South East Area Structure Plan receive third reading prior to registration of this subdivision;
6. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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(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 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 Draft Southeast Neighbourhood 2 (Walker) Neighbourhood Design Report Amendment No. 2 be approved prior to approval of any engineering drawings;
8. that the engineering drawings include the design and construction of the stormwater management facility to its ultimate size and location, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
10. that the engineering drawings include the construction of a temporary 6 m wide gravel roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The roadway connection will be required prior to CCC or at the discretion and direction of Transportation Services;
11. that the engineering drawings include construction of a 1.5 m concrete sidewalk with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I. This walkway shall tie into the 3 m shared use path to be constructed within the Public Utility Lot as part of approved subdivision LDA11-0053;
12. that the owner construct all fences wholly within private land, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval" map, Enclosure I; and
13. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves for SE 23-51-24-4 were addressed through a Deferred Reserve Caveat with application LDA11-0053 and will be carried forward with 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. Adryan Wahl at 780-944-7688 or write to:

Mr. Adryan Wahl, Principal Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/aw/Posse #117279768-001

Enclosure



Subdivision Authority

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

July 19, 2012

File No. LDA11-0399

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 95 single detached residential lots, one (1) multiple family lot, one (1) Public Utility lot and one (1) Municipal Reserve lot from the NE and SE 25-52-26-4, located north of Rosenthal Boulevard NW and west of 215 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on July 19, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.21 ha parcel pursuant to Section 666 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 subdivision boundary be amended to include the dedication of 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. subject to condition I (4), the owner clear and level 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that the approved subdivisions within the Rosenthal Neighbourhood LDA07-0451 be registered prior to or concurrent with Stage 1 of this application to provide logical extension of roadways and services;
8. that the approved subdivisions within the Rosenthal Neighbourhood LDA11-0021 be registered prior to or concurrent with Stage 2 and 3 of this application to provide logical extension of roadways and services;

9. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the 1.0 metre berm in order to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 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;
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 12.0 m radius gravel surface temporary turnaround with bollards or mini-barriers, prior to CCC (or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a 3.0 m hard-surface shared use path with a dividing yellow centreline, bollards, landscaping and shared use signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting in, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.0 m berm and noise attenuation fence, as per the City of Edmonton Roadway Design Standards Drawing # 5205, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a concrete sidewalk to connect to the bus stop, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves will be carried forward by a Deferred Reserve Caveat for the SE 25-52-26-4. Municipal Reserves will be carried forward by a Deferred Reserve Caveat for the NE 25-52-26-4 and will be reduced for the dedication 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, 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. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

















For Scott Mackie
Subdivision Authority

SM/vs/Posse # 117346006-001

Enclosure

July 19 2012

	Limit of proposed subdivision
	Dedicate, clear and level
	1.0m Berm and noise attenuation fence
	Construct 3.0m shared use path to connect to existing shared use path
	Stage boundaries
	Connector sidewalk to bus stop
	1.2m Uniform fence
	1.8m Uniform fence as per zoning Bylaw
	Amend subdivision boundary
	Post and rail fence
	Restrictive Covenant
	Construct 1.5m concrete sidewalk with bollards, lighting and fencing as per zoning bylaw and register as legal road right-of-way
	12.0m Radius temporary turnaround with mini-barriers or bollards
	Include in engineering drawings

