

Thursday, July 23, 2009

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 29

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 23, 2009 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 2, 2009 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
	1. LDA07-0253 Posse 62118639-001	Tentative plan of subdivision to create 242 single-detached residential lots from portions of SE 31-52-25-4, SW 31-52-25-4, and Block 1 Plan 822 1534, located north of Webber Greens Drive and west of 199 Street; WEBBER GREENS
	2. LDA08-0123 Posse 76552972-001	Subdivision application to create one (1) high density residential lot from a portion of Lot 271, Block 2, Plan 072 9263, located north of 105 Avenue and east of 103 Street, CENTRAL MCDOUGALL
5.	OTHER BUSINESS	



Subdivision Authority

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

July 23, 2009

File No. LDA07-0253

Select Engineering Consultants Ltd.
Suite 220, 9303 - 34 Avenue
Edmonton AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 242 single-detached residential lots from portions of SE 31-52-25-4, SW 31-52-25-4, and Block 1 Plan 822 1534, located north of Webber Greens Drive and west of 199 Street; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on July 23, 2009, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 6.47 ha by agreement and caveat to the remainder of SE 31-52-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 3.24 ha by agreement and caveat to the remainder of Block 1 Plan 822 1534, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the proposed amendment to the City of Edmonton Zoning Bylaw, File no. LDA07-0253, receive third reading prior to the endorsement of this plan of subdivision;
6. 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;
7. that the owner provide emergency access/walkway rights-of-way in the locations shown on the "Conditions of Approval" map, Enclosure I; 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 (3) 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 lateral Sewer Oversizing Charges 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 1.5 m concrete sidewalk with bollards and lighting in all walkways, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the commercial crossings to be constructed on Lewis Greens Drive and "Private Road" signage to be installed on private property for the Advantage Access Road, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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 Community Services, Transportation and Asset Management and Public Works Departments;
10. that the owner construct a temporary turnaround and bollards with Stage 2A to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary emergency access connecting to 215 Street with Stage 2A to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 96 Avenue to its ultimate collector standard from the western limit of the subdivision to Winterburn Road (215 Street) with Stage 2B, as shown on the "Conditions of Approval" map, Enclosure I, if the construction of 96 Avenue is not included in a signed Servicing Agreement for another adjacent subdivision;
13. that the owner construct temporary walkways with Stage 2B to the satisfaction of the Transportation Department, in the locations shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 300mm offsite water distribution main from the existing 300mm water main stub located on Winterburn Road (215 Street) and 96 Avenue to the satisfaction of EPCOR Water Services Inc, with Stage 2B, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation and Asset Management and Public Works

Departments in the locations shown on the "Conditions of Approval" map,
Enclosure I.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat for SW 31-52-25-4 is registered on title (Registration number 042 374 126). This was registered as a result of SUB/03-0104.

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 Mr. Tom Young at 780-944-0122 or write to:

**Mr. Tom Young, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

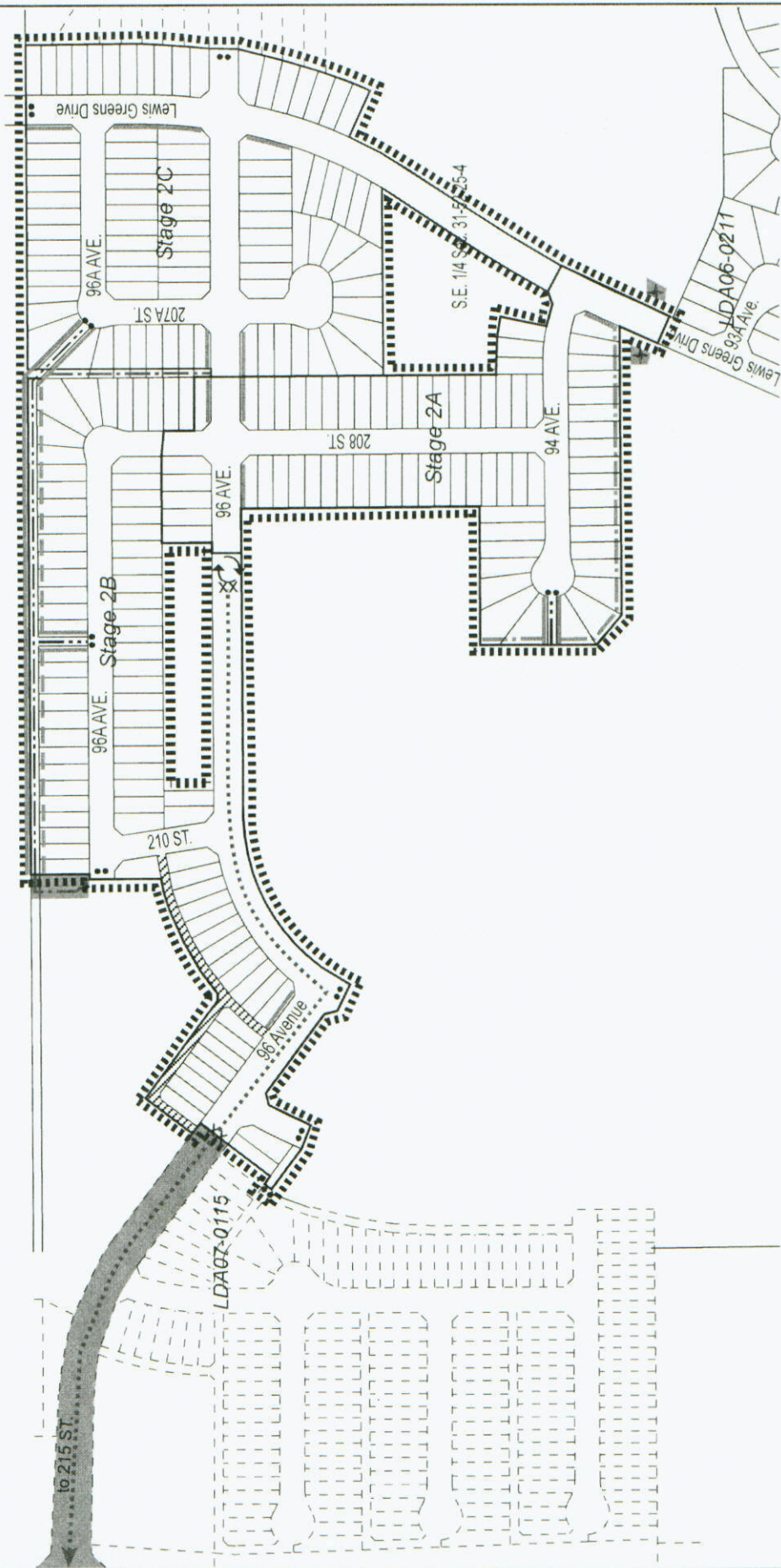
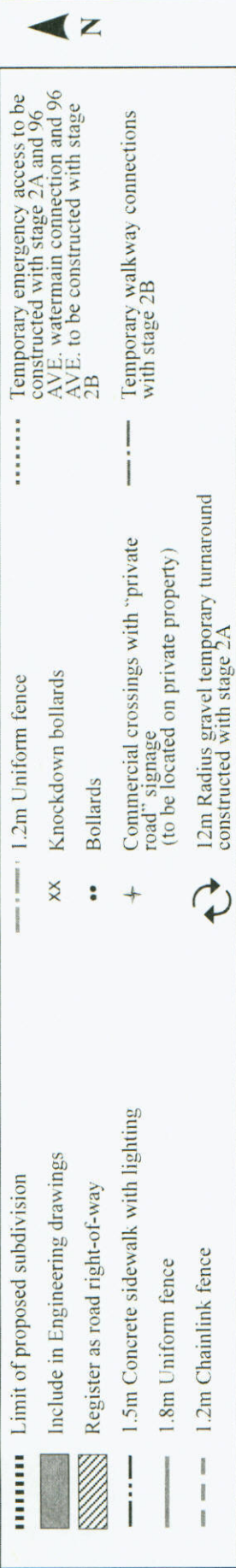
SM/ty/Posse # 62118639-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 23, 2009

LDA07-0253

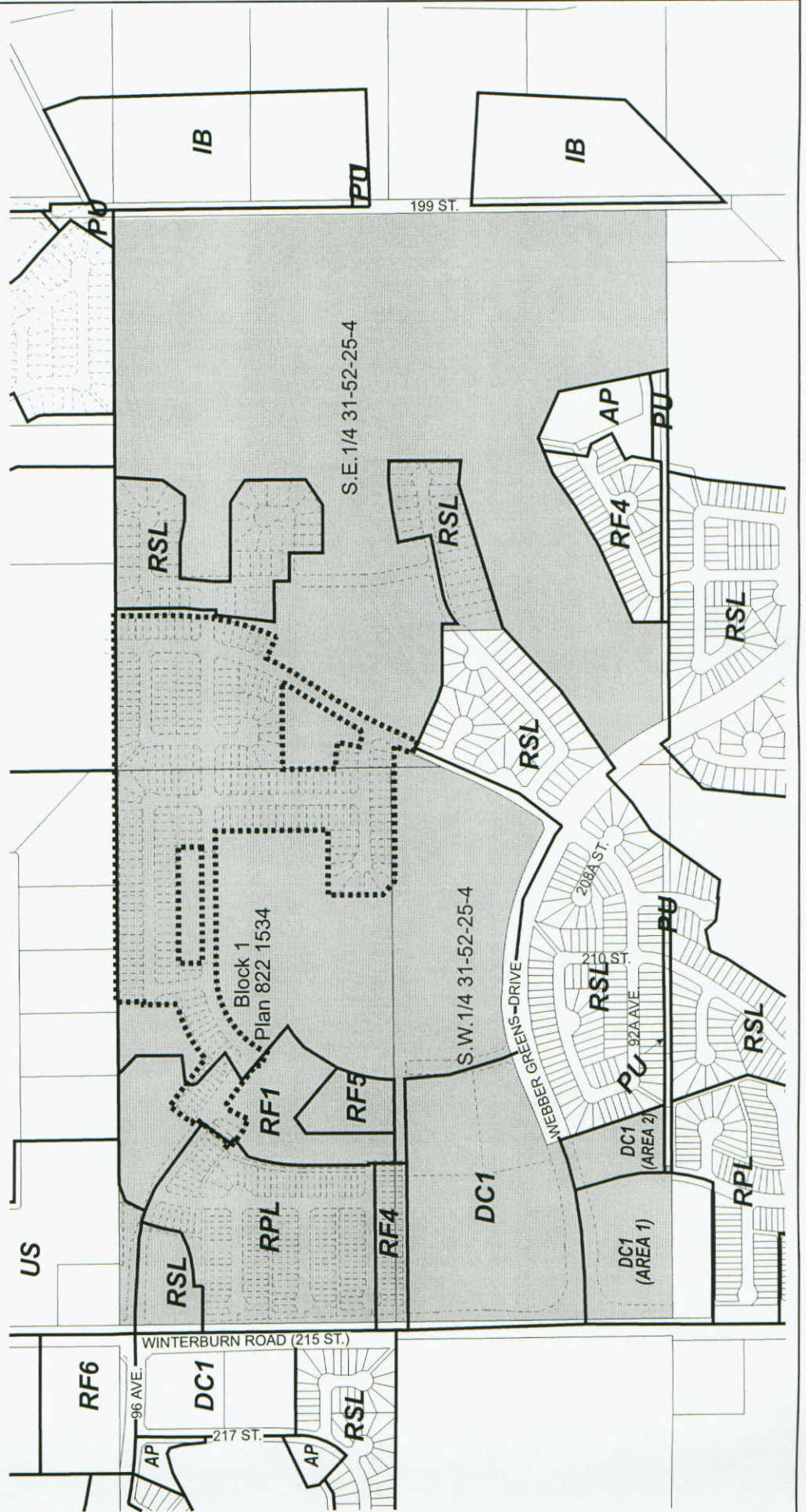


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 23, 2008

LDA07-0253

Titled area to be subdivided
Subdivision area





Subdivision Authority

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

July 23, 2009

File No. LDA08-0123

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

Attention: Mark Lawrence

Dear Mr. Lawrence:

RE: Subdivision application to create one (1) high density residential lot from a portion of Lot 271, Block 2, Plan 072 9263, located north of 105 Avenue and east of 103 Street,
CENTRAL MCDOUGALL

I The Subdivision by Plan is APPROVED on July 23, 2009, subject to the following conditions:

1. 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 (Instrument #072 9264), EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc. (Instrument #072 633 373 and 072 717 412), and ATCO Gas, as required by the aforementioned agencies;
2. that the owner register a utility right-of-way in favour of EPCOR Distribution and Transmission Inc. as shown on the "Conditions of Approval" map, Enclosure I;
3. that prior to the endorsement of the plan of subdivision the owner shall enter into an agreement with the City of Edmonton which shall include among other things:
 - a) an undertaking by the owner to provide a Phase III Environmental Site Assessment to remediate the site to the satisfaction of the City of Edmonton (Planning and Development and Transportation Department) and the recognized environmental regulatory authority (Alberta Environment and Alberta Health Services);
 - b) an undertaking by the owner to provide a Letter(s) of Credit to secure the remediation of the site to the satisfaction of the City of Edmonton;
 - c) a clear definition of the commencement of remediation, monitoring and time lines for completion of the remediation of the site to the satisfaction of the City of Edmonton and the recognized environmental regulatory authority; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

Municipal Reserves will be dealt with under the redevelopment levy required by the Downtown North Edge (Central McDougall Queen Mary Park Area Redevelopment Plan).

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 was mailed.

If you have further questions, please call Ms. Kim Agar at 780-496-2939 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/ka/Posse #76552972-001

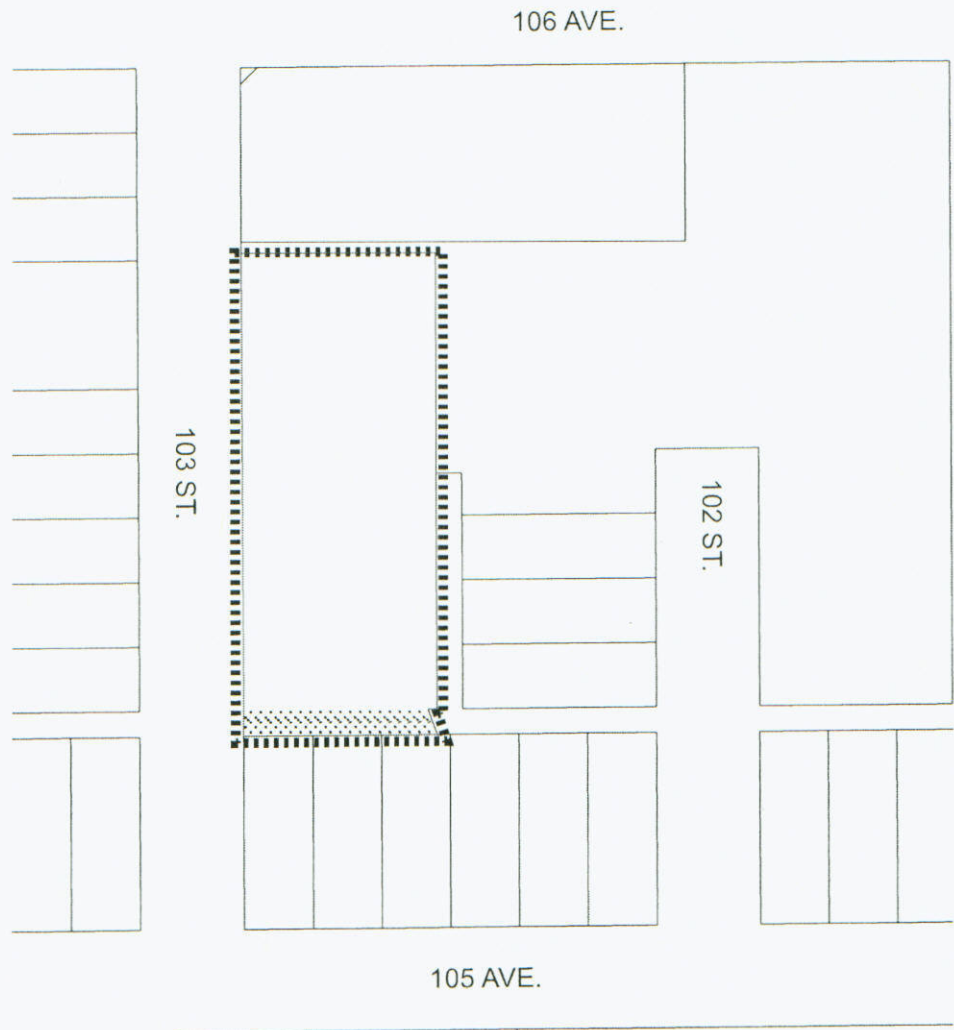
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

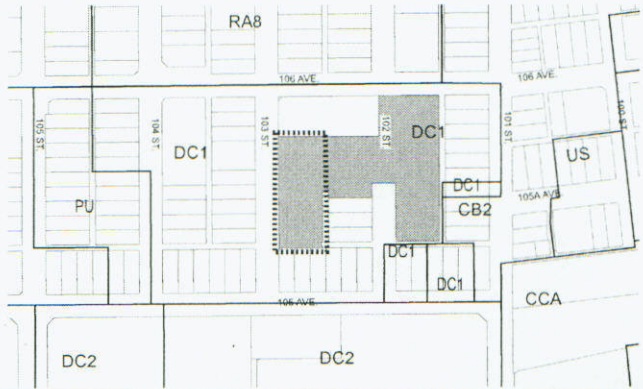
July 23, 2009

LDA08-0123

- Limit of proposed subdivision
- Utility right-of-way (EPCOR Distribution and Transmission Inc)



- Titled area to be subdivided
- Subdivision area



Thursday, July 2, 2009

10:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 26

PRESENT

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

1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the July 2, 2009 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 June 25, 2009 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. OLD BUSINESS

1. LDA07-0467
Posse 72040350-001

Tentative plan of subdivision to create 59 single detached residential lots, one (1) municipal reserve parcel, one (1) environmental reserve parcel, and one (1) public utilities lot from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive; **MACTAGGART**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. LDA08-0090
Posse 75159137-001

Tentative plan of subdivision to create 26 semi-detached residential lots from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive; **MACTAGGART**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

4.	NEW BUSINESS		
1.	LDA09-0051 Posse 84858670-001	Tentative plan of subdivision to create one (1) commercial lot from Lots 2 and 3, Block 2, Plan 6215V for the purpose of consolidation with the adjacent lot to the south, located south of 160 Avenue and east of 97 Street; EAUX CLAIRES	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
2.	LDA09-0019 Posse 83235248-001	Tentative plan of subdivision to create one (1) industrial parcel from a portion of SW-26-53-25-4, located east of 156 St and north of 137 Ave; MISTATIM INDUSTRIAL	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
3.	LDA09-0073 Posse 80097423-001	Tentative plan of subdivision to create 66 single detached residential lots, two (2) medium density residential lots, and one (1) commercial lot from NE 6-52-23-4, located north of Mill Creek Ravine and west of 17 Street, WILD ROSE	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURNMENT The meeting adjourned at 11:35 a.m.		