


Thursday, July 30, 2009				PLACE: Room 701	
10:00 a.m.					
<div>SUBDIVISION AUTHORITY AGENDA</div> <div>MEETING NO. 30</div>					
1.		ADOPTION OF AGENDA			
		RECOMMENDATION			
		That the Subdivision Authority Agenda for the July 30, 2009 meeting be adopted.			
2.		ADOPTION OF MINUTES			
		RECOMMENDATION			
		That the Subdivision Authority Minutes for the July 23, 2009 meeting be adopted.			
3.		OLD 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		
4.		NEW BUSINESS			
5.		OTHER BUSINESS			



Subdivision Authority

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

July 30, 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 30, 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

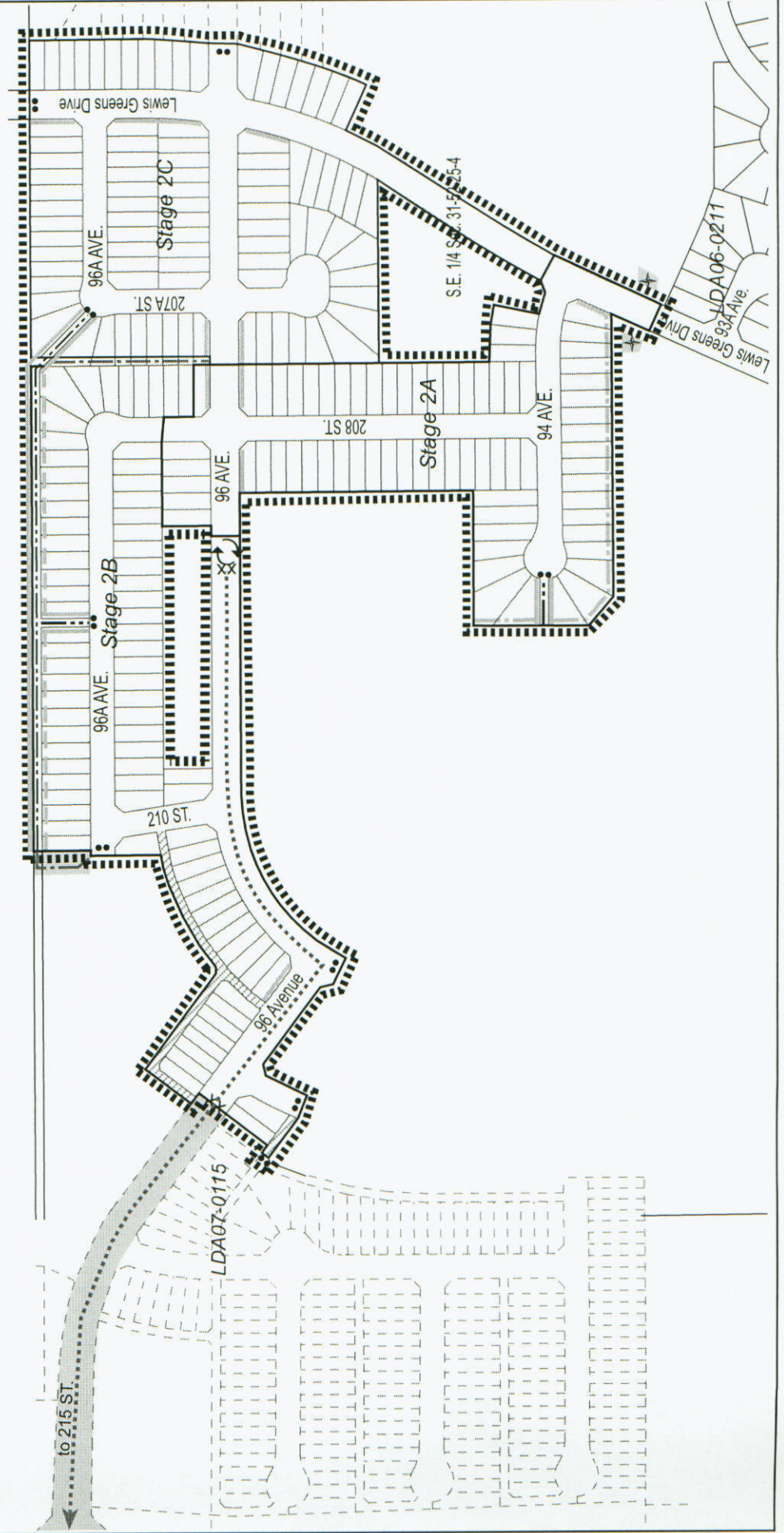
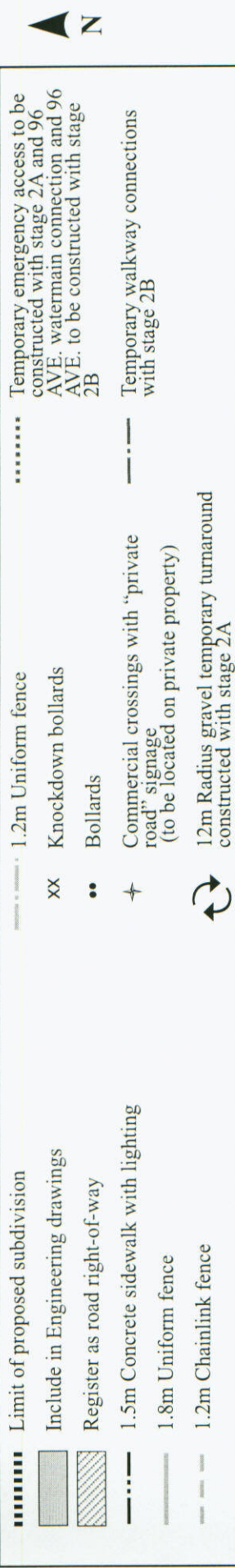
SM/ty/Posse # 62118639-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

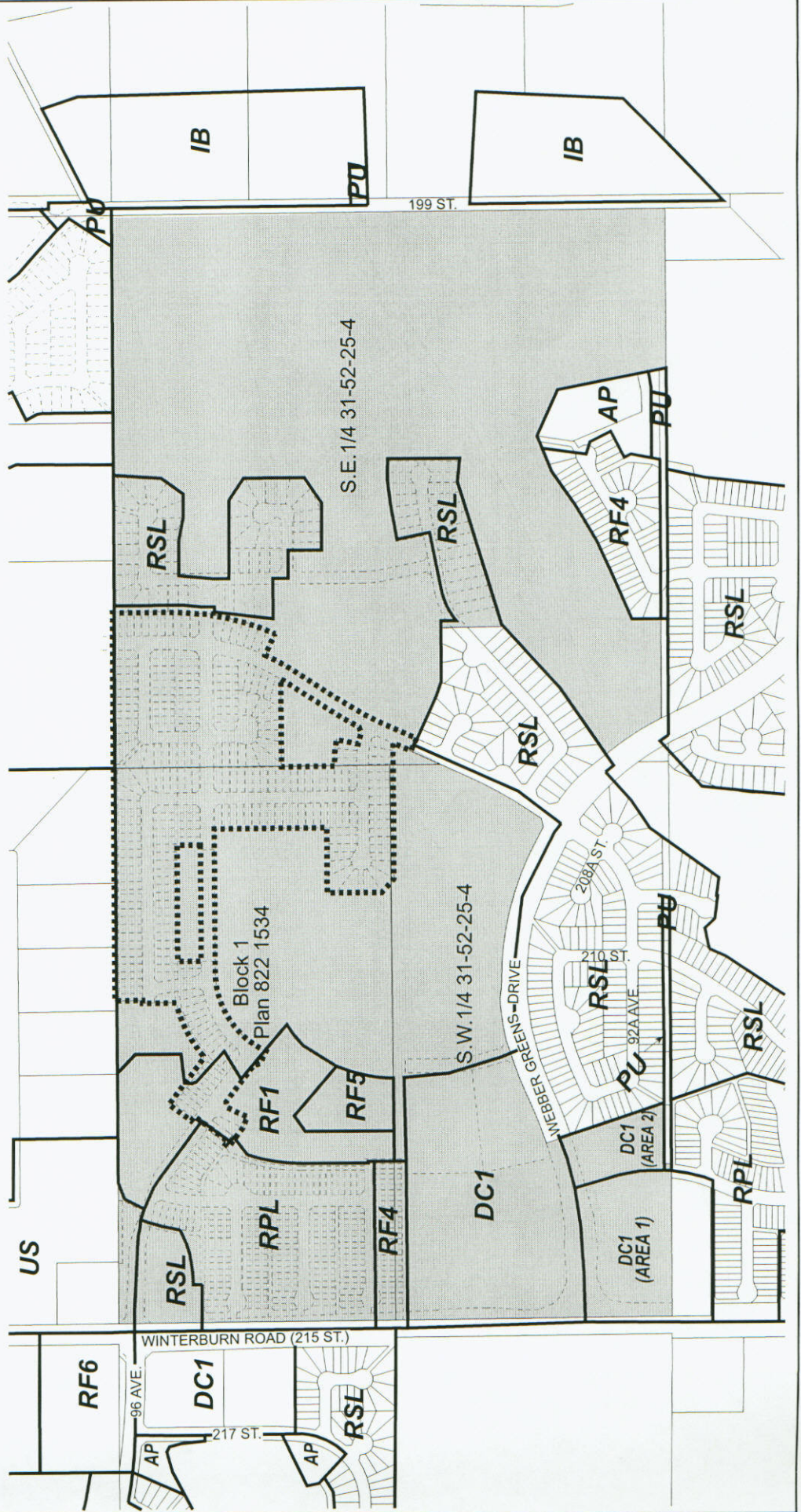
July 30, 2009

LDA07-0253



SUBDIVISION CONDITIONS OF APPROVAL MAP

 Titled area to be subdivided
 Subdivision area



Thursday, July 23, 2009

10:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 29

PRESENT

Willard Hughes, Acting Manager, Current Planning Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Willard Hughes, Blair McDowell

That the Subdivision Authority Agenda for the July 23, 2009 meeting be adopted.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

2. ADOPTION OF MINUTES

MOVED

Willard Hughes, Blair McDowell

That the Subdivision Authority Minutes for the July 2, 2009 meeting be adopted.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

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**

MOVED

Willard Hughes, Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

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**

MOVED

Willard Hughes, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 10:40 a.m.