

Thursday, June 6, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 23

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Agenda for the May 30, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Minutes for the June 6, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA12-0198
123511933-001

Tentative plan of subdivision to create two (2) commercial lots and one (1) Public Utility lot from SE 26-53-25-4, located east of St Albert Trail and north of 137 Avenue; **RAMPART INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0205
120825335-001

Tentative plan of subdivision to create two (2) School Reserve lots, from Lot 72 SR, Block 53, Plan 8421364 located south of 97A Avenue NW and east of 189 Street NW; **LA PERLE**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA12-0305 128867168-002	Tentative plan of subdivision to create two (2) single detached residential lots, 108 semi-detached residential lots and one (1) multiple family residential lot from NW 14-51-25-4, located south of 28 Avenue SW and west of Chapman Way SW; CHAPPELLE	
MOVED		Blair McDowell That the application for subdivision be approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA12-0383 130949702-001	Tentative plan of subdivision to create five (5) commercial lots from Lot 2, Block A, Plan 1123580 located south of Ellerslie Road SW and west of 50 Street SW; WALKER	
MOVED		Blair McDowell That the application for subdivision be approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	ADJOURMENT The meeting adjourned at 9:50 a.m.		



Subdivision Authority

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

June 6, 2013

File No. LDA12-0205

City of Edmonton
Sustainable Development
19th Floor, 9803-102A Avenue
Edmonton, AB T5J 3A3

ATTENTION: Jennifer Van Popta

Dear Ms. Van Popta:

RE: Tentative plan of subdivision to create two (2) School Reserve lots, from Lot 72 SR, Block 53, Plan 8421364 located south of 97A Avenue NW and east of 189 Street NW; LA PERLE

I The Subdivision by Plan is APPROVED on June 6, 2013 subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

Enclosure I is the Subdivision Conditions of Approval Map.

This application will create two School Reserve (SR) lots. It is the intent to remove the SR designation on the 1.1 ha lot in order to facilitate future development.

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.

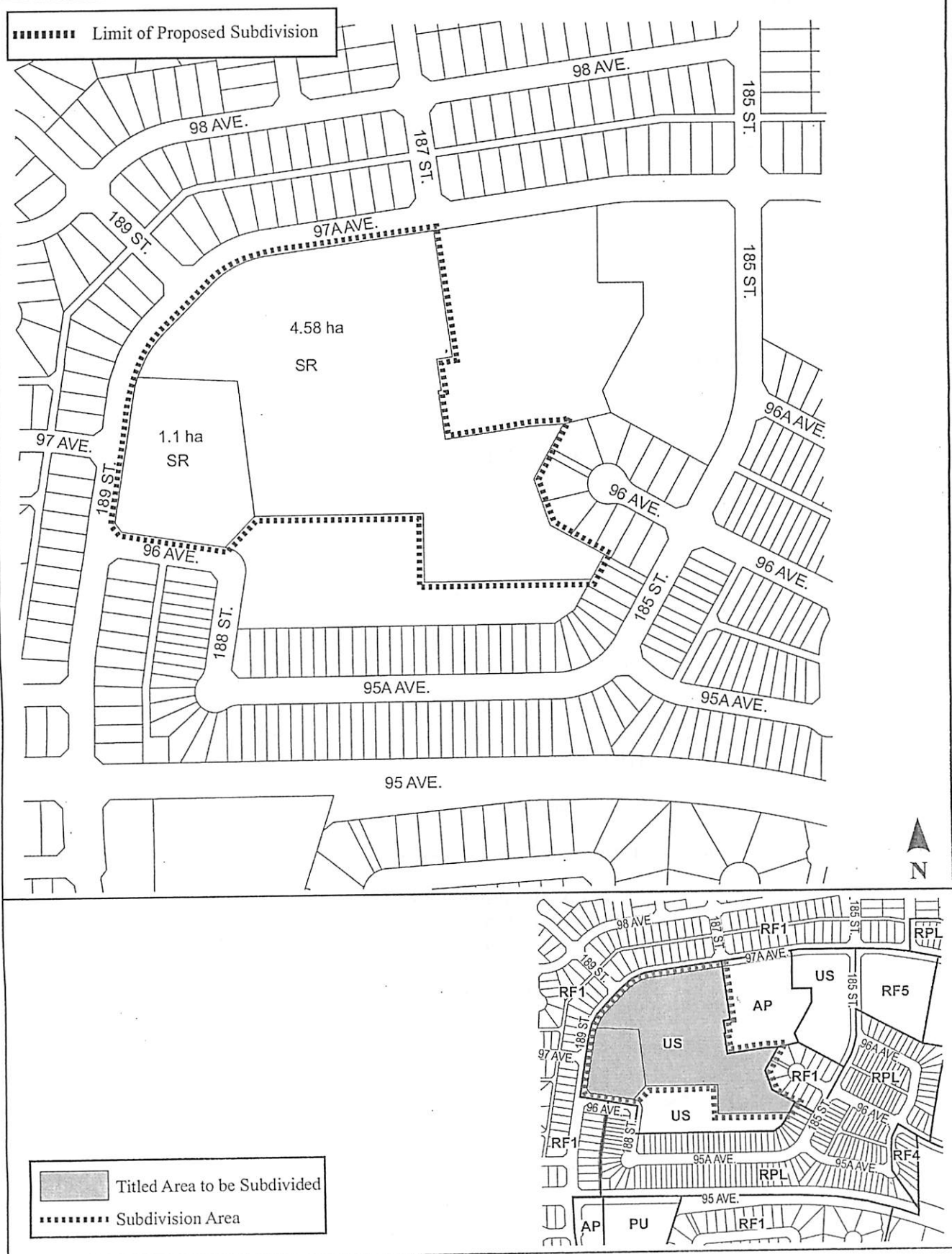
If you have further questions, please call Ms. Vivian Gamache at 780-944-0122 or write to:

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

Yours truly,

FOR
Scott Mackie
Subdivision Authority
SM/vg/Posse # 120825335-001

Enclosure





June 6, 2013

File No. LDA12-0305

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create two (2) single detached residential lots, 108 semi-detached residential lots and one (1) multiple family residential lot from NW 14-51-25-4, located south of 28 Avenue SW and west of Chapman Way SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on June 6, 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 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;
4. that the owner register the walkways as legal road rights of way, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 the Surface Drainage Bylaw 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 submit a driveway plan for the lots as shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve, to the satisfaction of Transportation Services;
8. that the engineering drawings include a 4.0 m wide gravel temporary emergency access to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I, and that the emergency access be required prior to CCC (or at the discretion and direction of Transportation Services);
9. that the engineering drawings include two 12.0 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I, and that the turnarounds be required prior to CCC (or at the discretion and direction of Transportation Services);
10. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of a connection from the walkways to the north-south shared use path along the PUL constructed under LDA07-0489, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned 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, and walkways, 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.

An existing Deferred Reserve Caveat (#102 276 200) for NW 14-51-25-4 will carry forward on Title.

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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/kr/Posse # 128867168-002

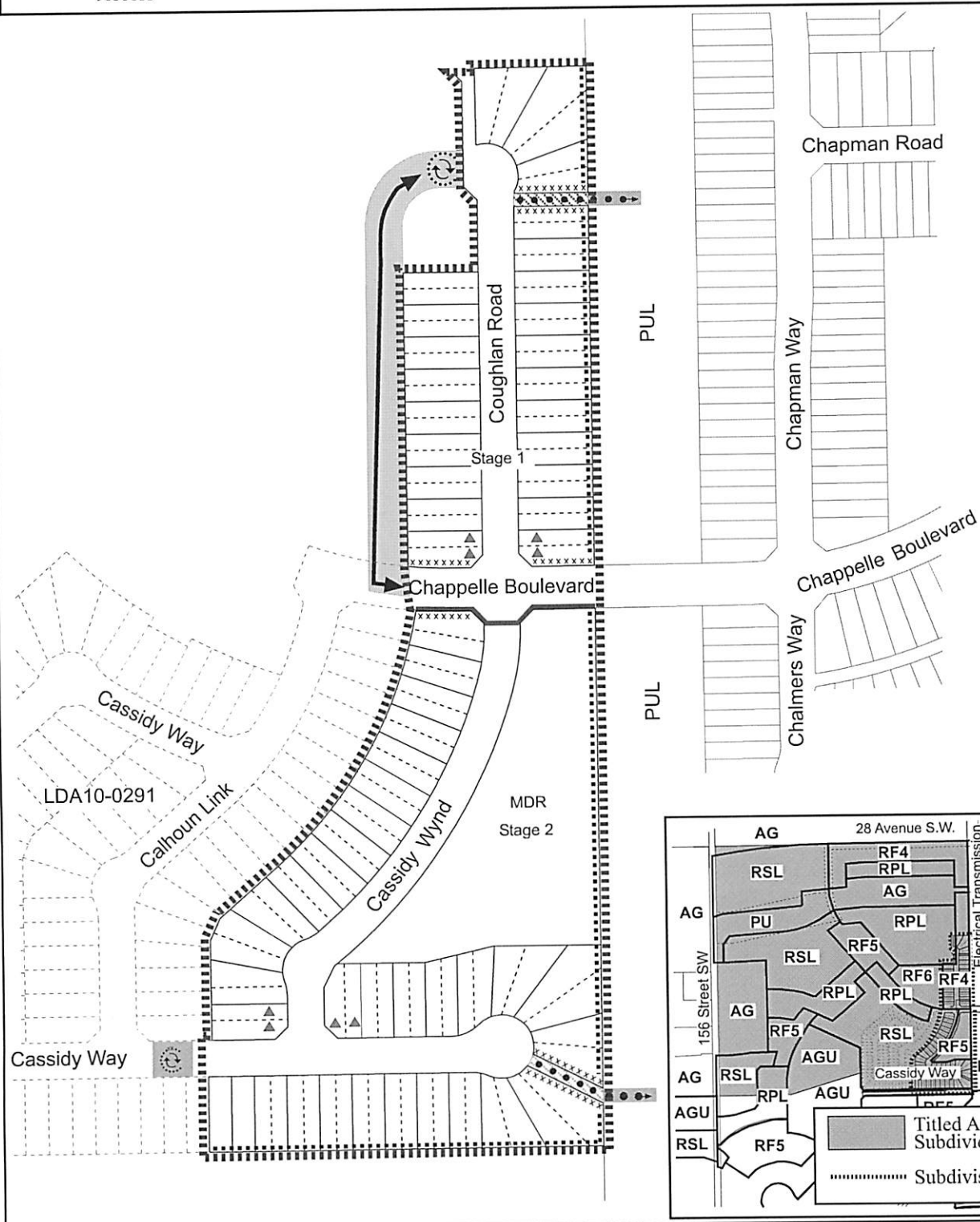
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 6, 2013

LDA 12-0305

■■■■■■■■	Limit of Proposed Subdivision	■■■■■■■■	Register as Road Right-Of-Way
■	Include in Engineering Drawings	1.5m Concrete Sidewalk With Bollards and Lighting (Tie into Existing Shared Use Path)
xxxxxxxx	1.8m Uniform Fence as per Zoning Bylaw	⊙	12 m Temporary Turnaround with Bollards or Mini-Barriers
.....	1.2m Uniform Fence	▲	Submit Driveway Plan
↔	4m Wide Temporary Gravel Emergency Access	—	Staging Line





June 6, 2013

File No. LDA12-0383

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create five (5) commercial lots from Lot 2, Block A, Plan 1123580 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on June 6, 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. LDA12-0040) be registered prior to or concurrent with this application;
4. that the owner dedicate road right-of-way as shown on the "Conditions of Approval" map, Enclosure I, to conform to an approved Concept Plan or to the satisfaction of Transportation Services; and
5. 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 and 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 other assessments applicable to the subdivision area 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 completion of the stormwater management facility to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

All Municipal Reserves have been provided with LDA11-0123.

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 Ms. Madeleine Baldwin at (780) 496-5672 or write to:

**Ms. Madeleine Baldwin, Planner
Current Planning Branch
Sustainable Development
7th Floor, 10250 - 101 Street NW
Edmonton AB, T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/mb/Posse #130949702-001

Enclosure

LDA12-0383

June 6, 2013

SUBDIVISION CONDITIONS OF APPROVAL MAP

- Limit of Proposed Subdivision
- Dedicate as Road Right-of-way
- Construct Stormwater Management Facility
- Include in Engineering Drawings



ELLERSLIE RD. (9 AVE. S.W.)

50 ST. S.W.

WATT COMMON S.W.

53 ST. S.W.

12 AVE. S.W.

LDA12-0040

53 ST. S.W.

