

Thursday, March 10, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 10

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 10, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 3, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 2. | LDA10-0297
POSSE 102741974-001 | Tentative plan of subdivision to create sixteen single detached residential lots from Plan 062 5042, Lot 2, Block 6; CAMERON HEIGHTS |
| 4. | LDA10-0346
POSSE 104109720-001 | Tentative plan of subdivision to create twenty-nine (29) single detached residential lots and twelve (12) semi-detached lots from a portion of Lot 1, Block A, Plan 102 7151; located west of Orchards Gate and south of 25 Avenue SW; THE ORCHARDS AT ELLERSLIE |

5. OTHER BUSINESS



Subdivision Authority

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

March 10, 2011

File No. LDA10-0297

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create sixteen single detached residential lots from Plan 062 5042, Lot 2, Block 6; **CAMERON HEIGHTS**

I The Subdivision by Plan is APPROVED, on March 10, 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 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 prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all lots being created as per the applicable development restrictions shown by the Omni-McCann Consultants Ltd. geotechnical report dated May 7, 2001 (File no. 5-28-1); 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 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision 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 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 the connection to the existing water main on Cameron Ravine Way and that the owner abandon the existing water main on Cameron Heights Drive to the satisfaction of Epcor Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-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 Department.

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

No municipal reserve is required on this subdivision as a DRC was provided under LDA07-0402 for the assembly of the school/park site.

This subdivision approval replaces previous approvals granted under SUB/06-0048 and LDA07-0402.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #102 741974-001

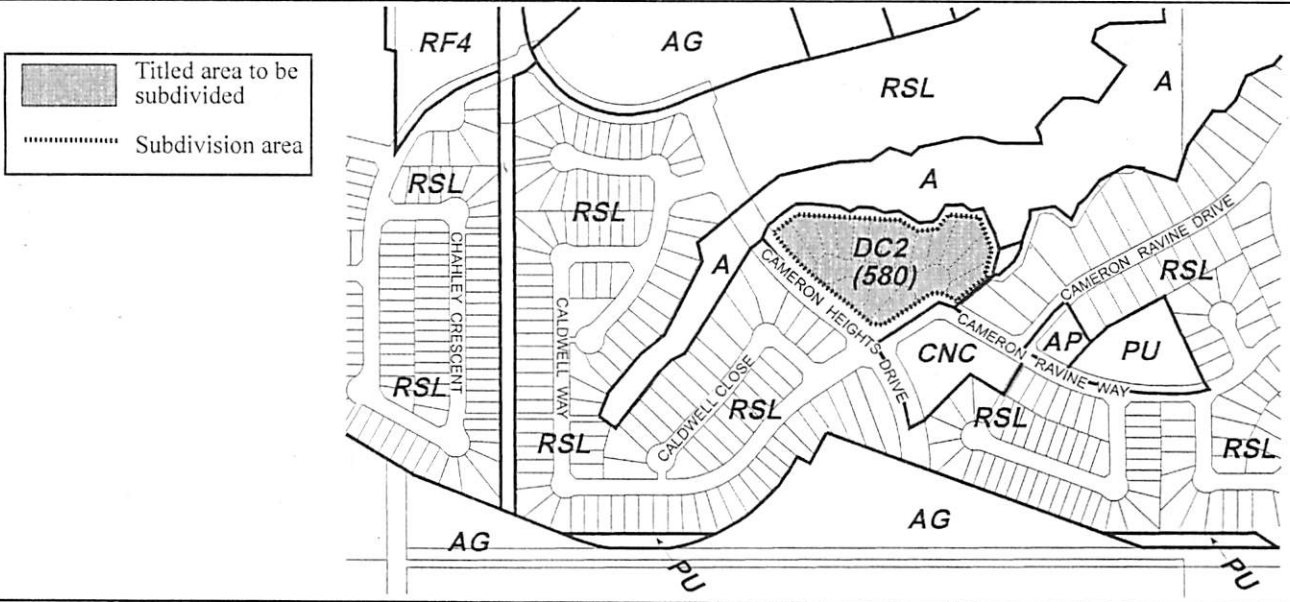
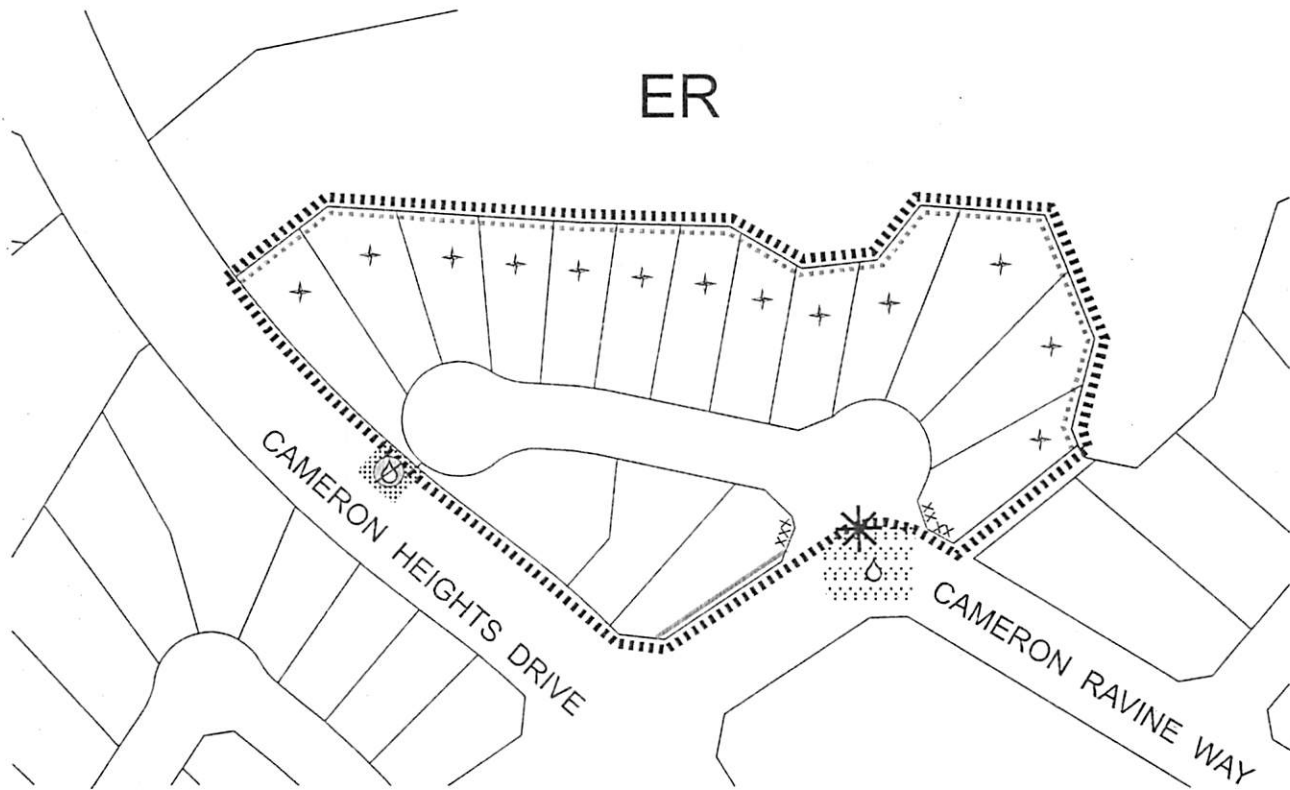
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 10, 2011

LDA10-0297

- | | | | |
|---------------|---|----|--|
| | Limit of proposed subdivision | * | Trees / utilities will be relocated or removed |
| + | Restrictive Covenant re: Geotechnical Study | xx | No access will be permitted |
| [Hatched Box] | Include in Engineering Drawings | ⊗ | Abandon existing water main |
| — | 1.8m Uniform screen fence | ⊖ | Existing water main connection |
| | 1.2m Uniform demarcation fence | | |





Subdivision Authority

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

March 10, 2011

File No. LDA10-0346

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create twenty-nine (29) single detached residential lots and twelve (12) semi-detached lots from a portion of Lot 1, Block A, Plan 102 7151; located west of Orchards Gate and south of 25 Avenue SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on Thursday, March 10, 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 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 proposed Bylaw #15686 to amend the Zoning Bylaw be approved prior to the endorsement of the plan of subdivision; 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 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 his 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 owner construct all fences, sidewalks, lighting and bollards to the satisfaction of the Transportation and Asset Management and Public Works Department in the locations 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 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 Reserve requirements for Lot 1, Block A, Plan 102 7151 were addressed by LDA07-0438 through the dedication of 1.12 ha of land and the registration of a DRC (#092 023 920) for 2.79 ha.

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. Nicholas Dyjach at 780-496-2939 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/nd/Posse #104109720-001

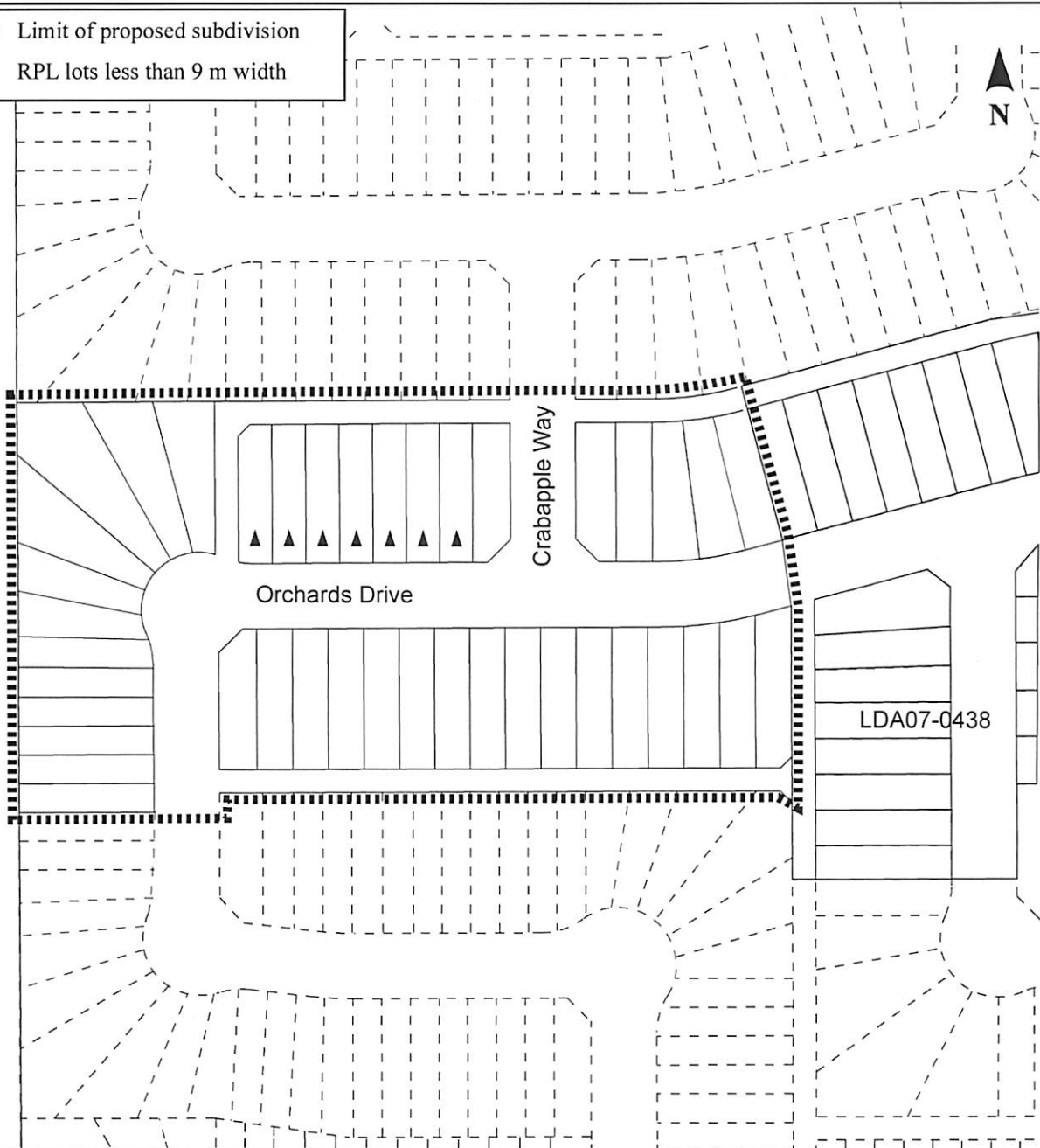
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

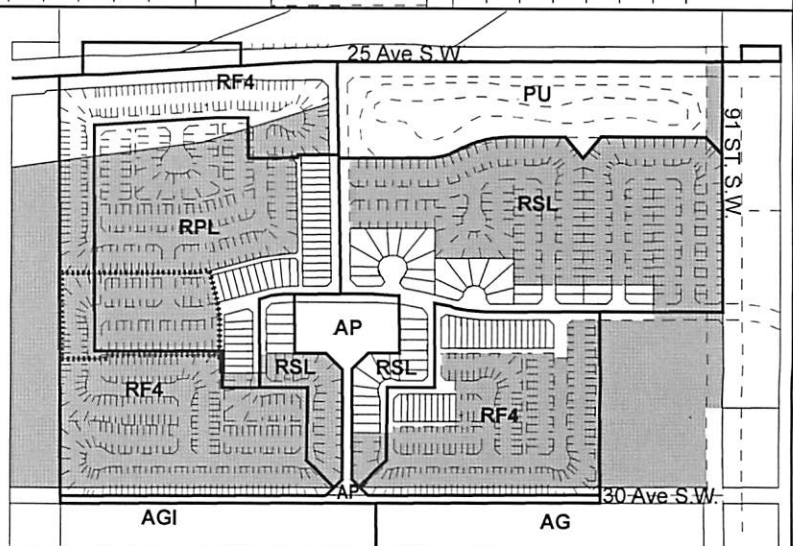
March 10, 2011

LDA10-0346

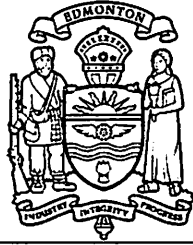
- Limit of proposed subdivision
▲ RPL lots less than 9 m width



- Titled area to be subdivided
..... Subdivision area



Thursday, March 3, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 9

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 3, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 24, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA10-0048
POSSE 94318990-001

Tentative plan of subdivision to create three (3) Medium Density Residential lots and one (1) Municipal Reserve parcel from a portion of Lot 1, Block 1, Plan 092 7530, located south of Cunningham Drive SW and east of James Mowatt Trail; **CALLAGHAN**

MOVED

Blair McDowell

That the application for subdivision be tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0324
POSSE 99872431-001

Tentative plan of subdivision to create 75 single detached residential lots and 70 semi-detached residential lots from a portion of Lot 7, Block 1, Plan 082 2710 and Lot 100, Block 16, Plan 082 8480 located south of 17 Avenue SW and west of James Mowatt Trail; **RUTHERFORD**

MOVED

Blair McDowell

That the application for subdivision be approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA10-0355 POSSE 102420371-001	Tentative plan of subdivision to create 41 single detached residential lots from a portion of SE 28-51-25-4 located north of Ellerslie Road NW and east of 170 Street SW; WINDERMERE	
MOVED		Blair McDowell That the application for subdivision be approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 10:15 a.m.		