

Thursday, March 29, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 13

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 29, 2012 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 22, 2012 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA11-0238 Posse 109764999-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 5, Block 1, Plan 102 1102, located west of 127 Street and north of 167 Avenue; ALBANY
2.	LDA11-0392 Posse 117428665-001	Tentative plan of subdivision to create 20 semi-detached residential lots from the SW 23-51-24-4, located south of 18 Avenue SW and east of 66 Street SW; WALKER
3.	LDA11-0429 Posse 118344528-001	Tentative plan of subdivision to create 67 single detached residential lots and one (1) Municipal Reserve parcel from Block 1, Plan 2301 MC; Lot 1, Block A, Plan 1125801; and Blocks C, D, F, and G, Plan 1125408 located west of Windermere Road NW and north of Windermere Boulevard NW; WINDERMERE
5.	OTHER BUSINESS	



Subdivision Authority

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

March 29, 2012

File No: LDA11-0238

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

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 5, Block 1, Plan 102 1102, located west of 127 Street and north of 167 Avenue; **ALBANY**

I The Subdivision by Plan is APPROVED on March 29, 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., ATCO Gas Ltd., ATCO Pipelines Ltd., and Telus Corporation, 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 dedicate a 6.0 m undivided utility right-of-way to accommodate the new water main feed as shown on the "Conditions of Approval" map, Enclosure 1;
4. that subdivisions LDA09-0259 and LDA10-0025 are registered prior to or concurrent with the proposed subdivision; 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 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;
4. 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;
5. that the owner submit all engineering drawings that include ATCO Pipelines' utility right-of-way for review and to the satisfaction of ATCO Pipelines; and
6. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve dedication was a condition of LDA10-0025. Municipal Reserves of 1.49 ha were transferred "land for land" value to Plan 414ET, Block D, in Gorman Industrial West.

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. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/sr/Posse #109764999

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 29, 2012

LDA11-0238

Limit of proposed subdivision

6m water utility right-of-way



Rapperswill Drive



LDA10-0025

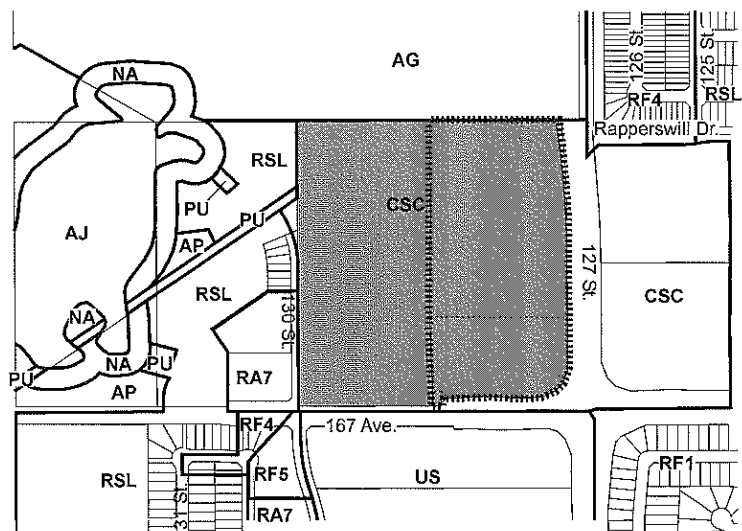
127 Street

167 Avenue
Road Widening

167 Avenue

LDA09-0259

 Titled area to be subdivided
 Subdivision area





Subdivision Authority

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

March 29, 2012

File No. LDA11-0392

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 20 semi-detached residential lots from the SW 23-51-24-4, located south of 18 Avenue SW and east of 66 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on March 29, 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 subdivision LDA11-0053 be registered prior to or concurrent with this application; 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 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 (wholly within private property lines) to the satisfaction of the Transportation Services and Sustainable Development 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-ways, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Infrastructure Services, Transportation Services and Sustainable Development.

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

A Deferred Reserve Caveat (#112 372 948) was registered on title through LDA09-0187 in the amount for 3.23 ha. This DRC will be carried forward.

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, Churchill Building, 10019-103 Avenue, Edmonton, Alberta, T5J 0G9 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. Teresa Tang at 780-496-2939 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/tt/Posse #117428665-001

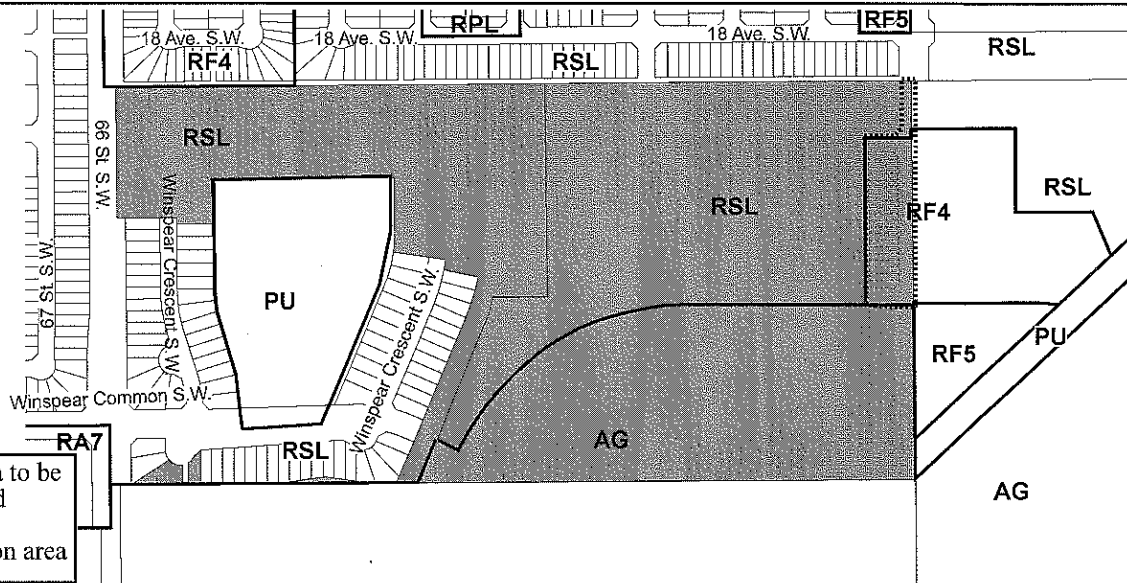
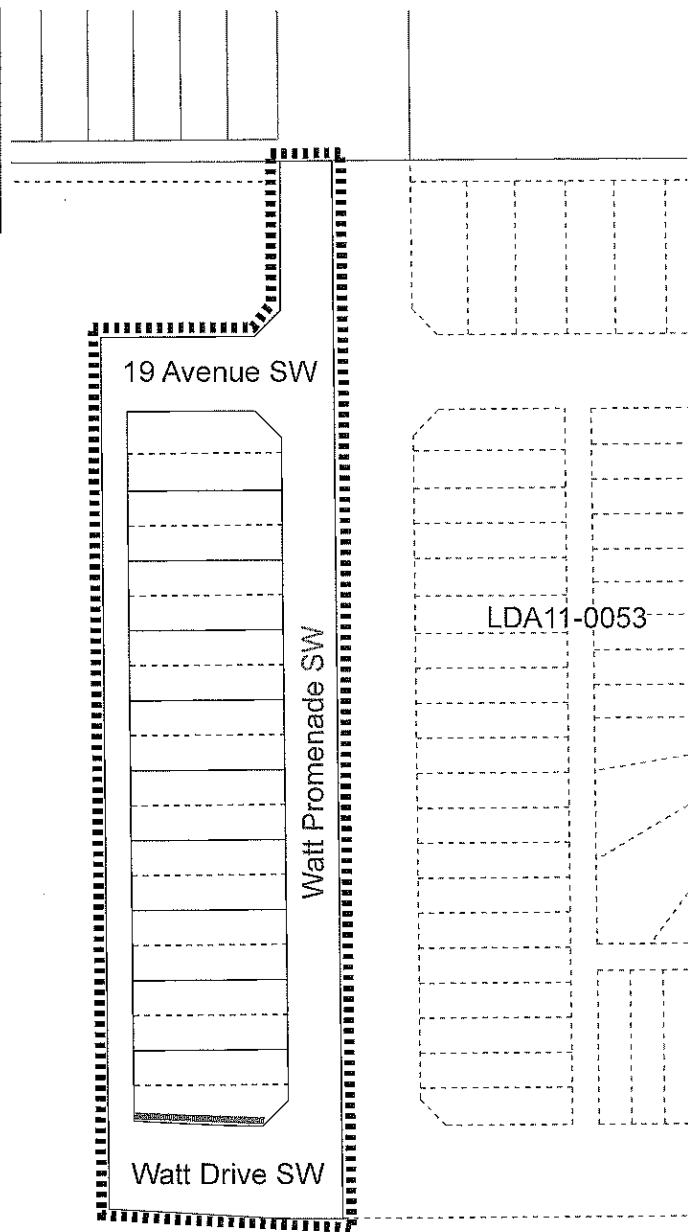
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 29, 2012

LDA11-0392

- Limit of proposed subdivision
- 1.8m fence as per Zoning Bylaw





Subdivision Authority

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

March 29, 2012

File No. LDA11-0429

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 67 single detached residential lots and one (1) Municipal Reserve parcel from Block 1, Plan 2301 MC; Lot 1, Block A, Plan 1125801; and Blocks C, D, F, and G, Plan 1125408 located west of Windermere Road NW and north of Windermere Boulevard NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on March 29, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.14 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 subdivision boundary be amended to exclude a portion of the intersection at Walkowski Way SW and Walkowski Gate SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions within the Windermere Neighbourhood (File Nos. LDA07-0509 and LDA11-0135) be registered prior to or concurrent with this application;
5. that Bylaw 16052 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this 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 Ltd., 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 register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the identified residential lot be withheld from registration until the temporary access connection is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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, 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, including Windermere Road SW, 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, including Windermere Road SW, 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 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 the construction of a 12 m radius gravel temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the engineering drawings include the construction of a temporary 4 m wide gravel emergency access with T-bollards to Windermere Road, as shown on the "Conditions of Approval" map, Enclosure I. This emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
9. that the owner submit a driveway plan for the identified lots to ensure that the driveway does not encroach into any portion of the corner radius of the curve, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path with dividing yellow centreline, lighting, bollards, landscaping, and "Shared Use" signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with bollards, lighting, and a fence to the satisfaction of Transportation Services, 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, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Infrastructure Services, and Sustainable Development.

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

A 4.7008ha Deferred Reserve Caveat (DRC) was a condition of LDA11-0135. The DRC will be reduced accordingly.

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. Wesley Woo at 780-496-7370 or write to:

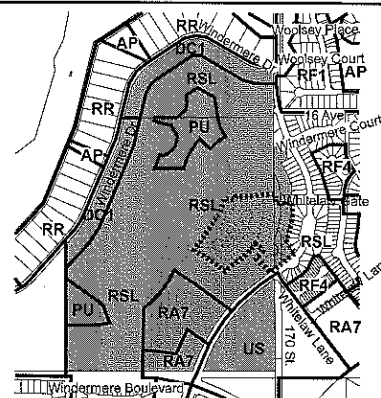
**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**


Yours truly,

Scott Mackie
Subdivision Authority

SM/ww/Posse #118344528-001

Enclosure



Thursday, March 22, 2012 9:30 a.m.				PLACE: Room 701	
SUBDIVISION AUTHORITY MINUTES					
MEETING NO. 12					
PRESENT		Blair McDowell, Senior Subdivision Officer			
1.	ADOPTION OF AGENDA				
MOVED		Blair McDowell That the Subdivision Authority Agenda for the March 22, 2012 meeting be adopted.			
FOR THE MOTION		Blair McDowell		CARRIED	
2.	ADOPTION OF MINUTES				
MOVED		Blair McDowell That the Subdivision Authority Minutes for the March 15, 2012 meeting be adopted.			
FOR THE MOTION		Blair McDowell		CARRIED	
4.	OLD BUSINESS				
1.	LDA11-0322 Posse 115255162-001	Tentative plan of subdivision to create 63 single detached residential lots and two (2) Municipal Reserve lots from Lot 41, Block 2, Plan 052 6294, Lot A, Plan 5069 NY and NE 28-51-25-4, located east of Windermere Drive SW and south of Watson Green SW; WINDERMERE			
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.			
FOR THE MOTION		Blair McDowell		CARRIED	
5.	NEW BUSINESS				
1.	LDA11-0407 Posse 117658797-001	Tentative plan of subdivision to create one (1) medium density residential lot and, one (1) Public Utility Lot, from portions of the West Half of N1/2 15-51-24-4 and Lot A, Plan 3422TR; THE ORCHARDS AT ELLERSLIE			
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.			
FOR THE MOTION		Blair McDowell		CARRIED	
6.	OTHER BUSINESS				
7.	ADJOURMENT				
The meeting adjourned at 9:50 a.m.					