

Thursday, March 3, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 9

1. ADOPTION OF AGENDA

RECOMMENDATION

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

2. ADOPTION OF MINUTES

RECOMMENDATION

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

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 |
| 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 |
| 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 |

5. OTHER BUSINESS



Subdivision Authority

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

March 3, 2011

File No. LDA10-0048

MMM Group Limited
#200, 10576 - 113 Street
Edmonton AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: 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**

I The Subdivision by Plan is APPROVED on March 3, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.20 ha by agreement, and caveat to the remainder of Lot 1, Block 1, Plan 092 7350 pursuant to section 669 of the Municipal Government Act;
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 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;
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 LDA10-0269 to close a portion of 30 Avenue SW be approved and registered prior to or concurrent to the registration of Stage 2 of this proposed subdivision;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against all lots, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
7. that a joint access easement be registered for all properties affected by the all directional access to the site, as 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 (2) 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 Permanent Area Contributions and/or other assessments applicable 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 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 owner construct the joint access in the location shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences and berms positioned wholly on privately-owned lands in accordance with the City's Design and Construction Standards 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; and
9. that the owner is responsible for the design, landscaping and construction within the public utility lots, road rights-of-way, boulevards, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Please note, subject to the approval of LDA10-0269 those portions of 30th Avenue that will be closed and consolidated with the adjacent parcels will create an additional 0.114 ha which will owe an additional 0.014 ha of Municipal Reserve. Deferred Reserve Caveat #072675216 in the amount of 2.66 ha will increase to 2.674 ha and be used to assemble a 0.20 ha Municipal Reserve parcel, leaving a DRC of 2.474 ha on the remainder of the 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, 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. Heather Dybvig at (780) 442-5386 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority


SM/hd/Posse #94318990-001


Enclosure

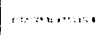
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 3, 2011

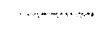
LDA10-0048


 Limit of proposed subdivision


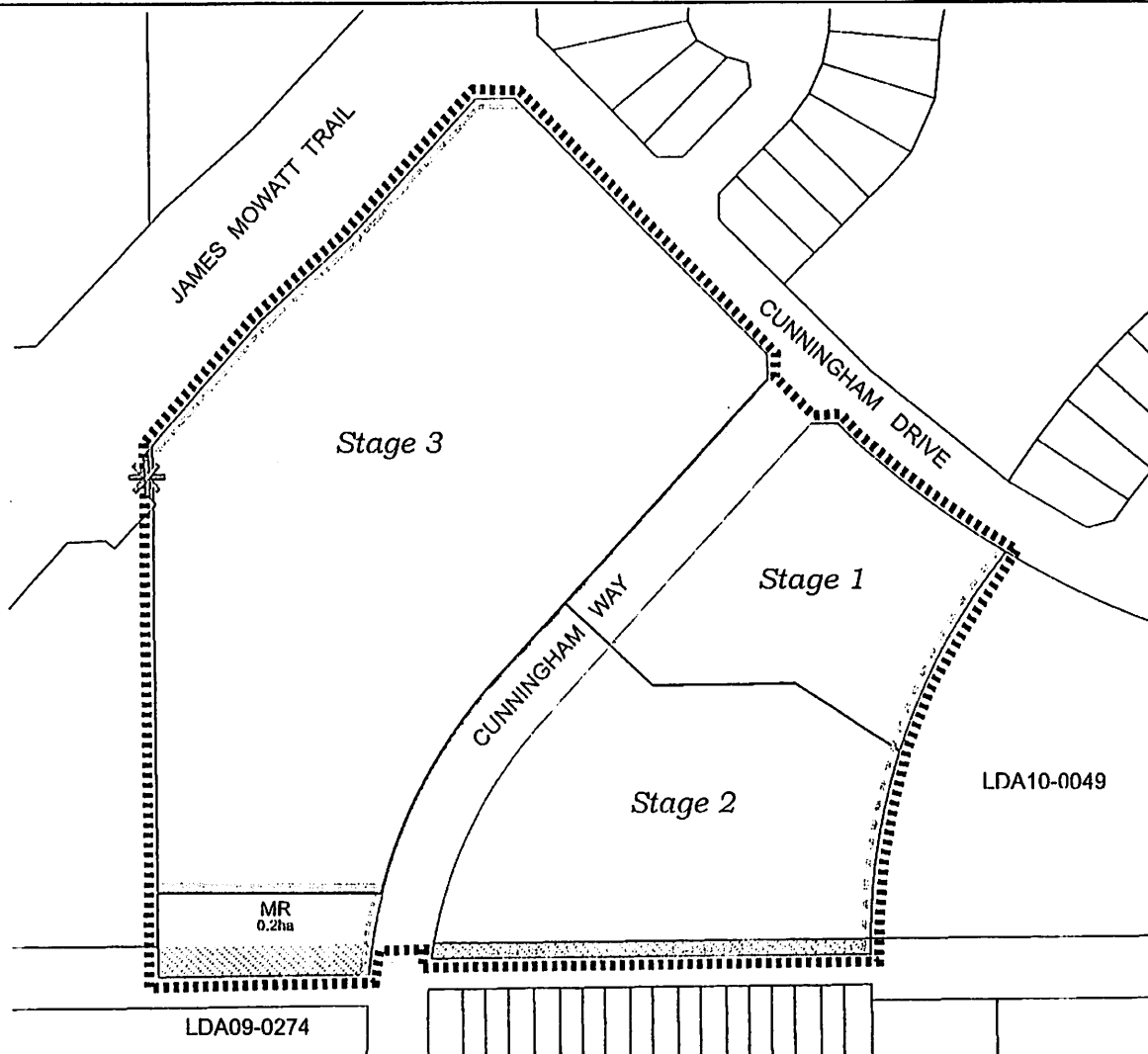

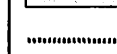
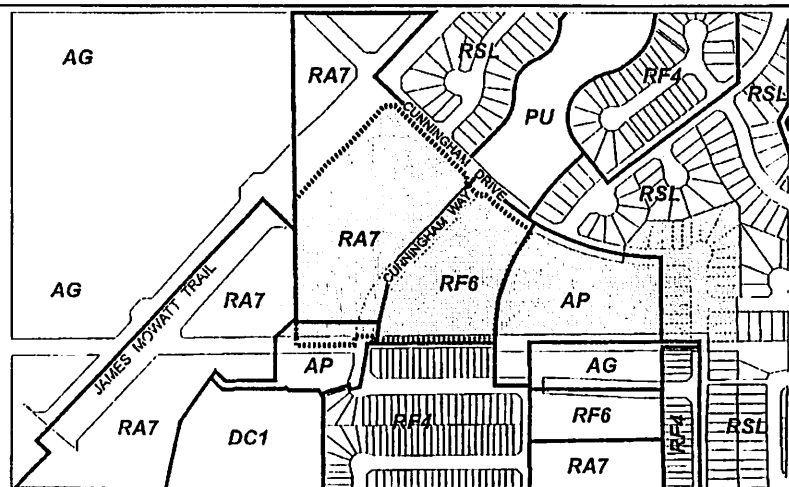
 Proposed road closure area (LDA10-0269)

 1.0m Berm with a 1.8m double board no gap solid uniform screen fence

 1.2m Uniform screen fence

 Demarcation fence

 Post and rail fence

 Construct all-directional joint access within easement

 Titled area to be subdivided
 Subdivision area




Subdivision Authority

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

March 3, 2011

File No. LDA10-0324

Pals Surveys & Associates Ltd.
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: 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**

I The Subdivision by Plan is APPROVED on March 3, 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 Bylaw 15692 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision;
4. that the subdivision boundary be amended to include a portion of Rutherford Road, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
6. that the owner dedicate the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (I) 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 Permanent Area Contributions and/or other assessments applicable 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 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 owner construct a walkway containing a 1.5 m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform noise attenuation screen fence (density 20 kg/m³) or combination thereof, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
9. that the owner construct a 1.8 m uniform fence for all lots backing or flanking onto Rutherford Road, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands in accordance with the City's Design and Construction Standards to the satisfaction of the Transportation and Asset Management and Public Works Departments, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the road rights-of-way, boulevards and walkways, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Municipal Reserves (MR) for Lot 100, Block 16, Plan 082 8480 has been addressed through SUB/05-0072, SUB/05-0081 and SUB/05-0093.

Municipal Reserves (MR) for Lot 7, Block 1, Plan 082 2710 has been addressed through SUB/07-0131.

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. Heather Dybvig at (780) 442-5386 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/hd/Posse # 99872431-001

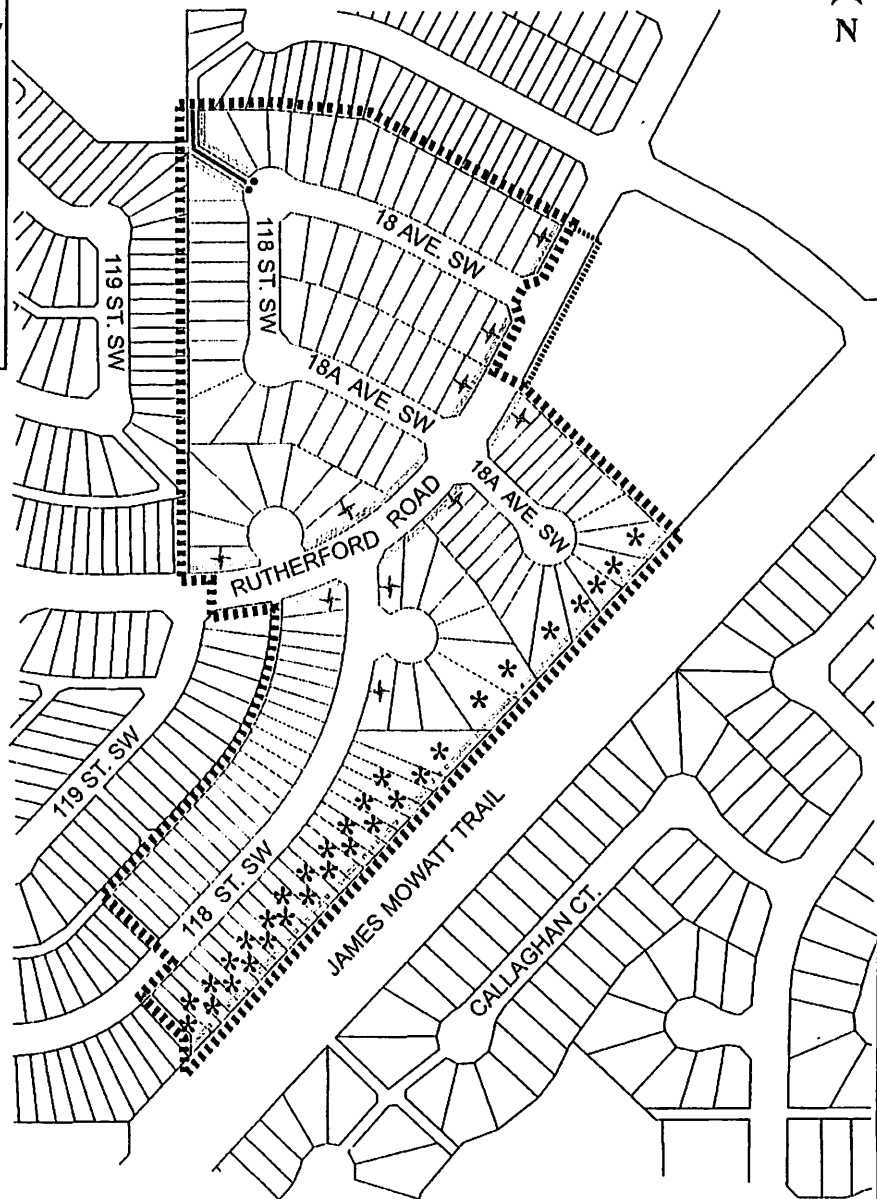
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

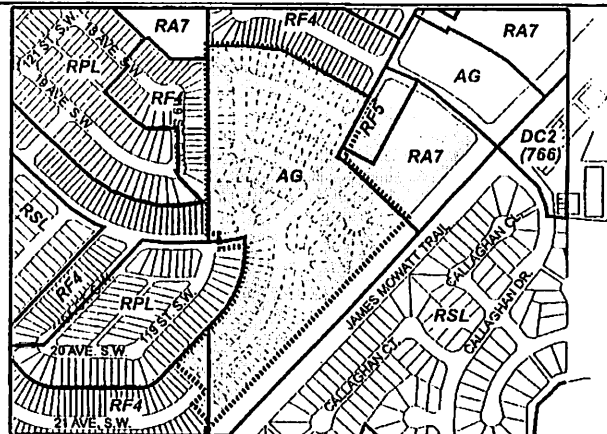
February 24, 2011

LDA10-0324

- Limit of proposed subdivision
- Amend subdivision boundary
- * Restrictive Covenant re: Integrity of the berm
- Dedicate walkway as road right-of-way
- 1.0m Berm and a 1.8m double board/no gap solid uniform fence
- 1.8m Uniform screen fence
- 1.5m Concrete sidewalk and lighting
- Bollards
- + Driveway plans to be submitted



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

March 3, 2011

File No. LDA10-0355

Pals Surveys & Associates Ltd.
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: 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

I The Subdivision by Plan is APPROVED on March 3, 2011, subject to the following conditions:

1. that the owner enter into a Serving Agreement with the City of Edmonton pursuant to Section 665 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 Bylaw 15683 to amend the Edmonton Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone and (PU) Public Utility Zone receive third reading prior to the endorsement of this proposed subdivision;
4. that the owner register the proposed walkway as a road right-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 the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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 owner decommission services to the satisfaction of EPCOR Water Services Inc. and the Asset Management and Public Works Department.
8. that the school and/or park sites will be fully serviced along the west side frontage of Washburn Drive including 3-phase power with a cubicle;
9. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves for SE 28-51-25-4 have been previously addressed by means of a Deferred Reserve Caveat (DRC) being registered on title. DRC (072705308) in the amount of 4.147 shall be carried forward on the remaining titled area.

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

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #102420371-001


Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP


March 3, 2011


LDA10-0355

..... Limit of proposed subdivision

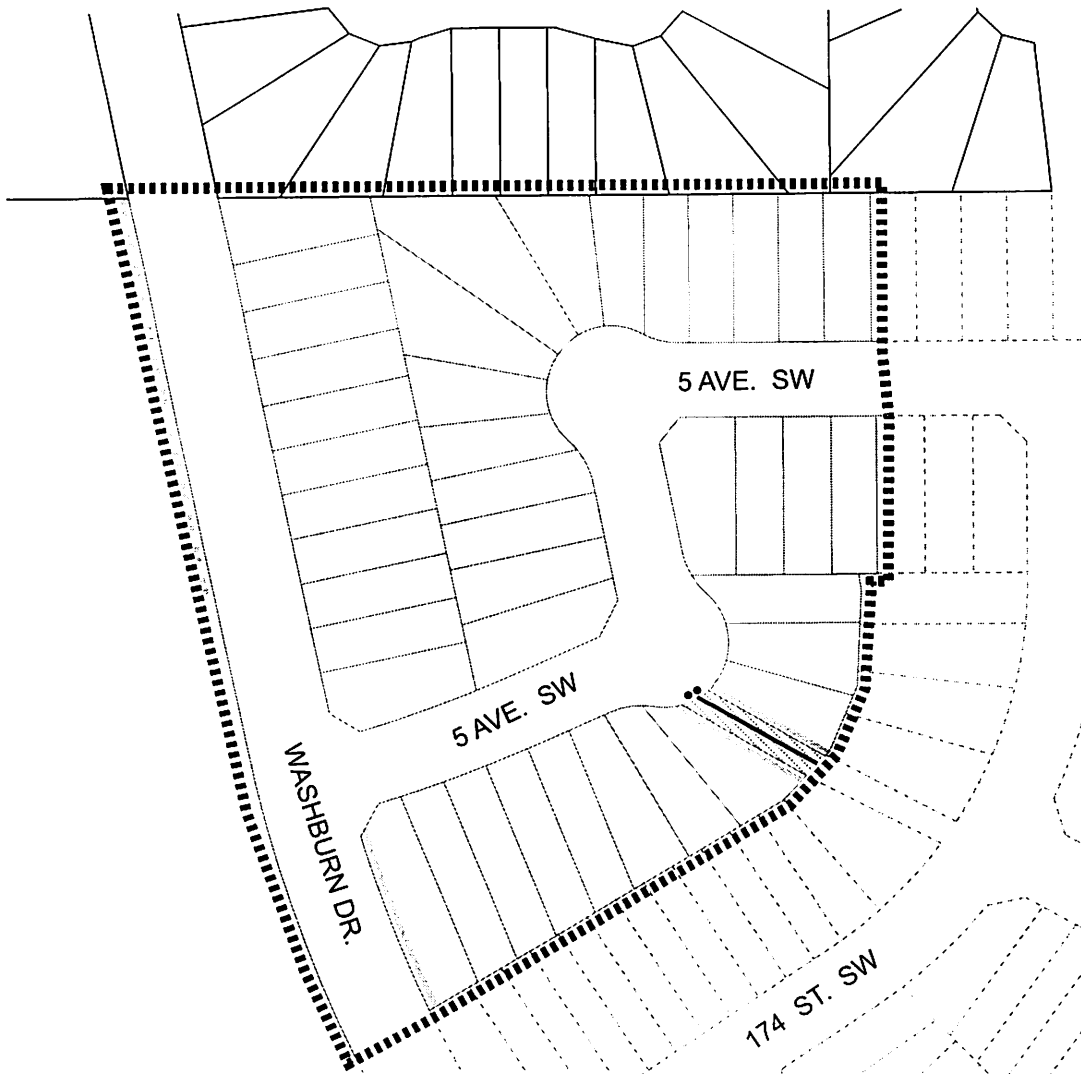
 Register walkway as road right-of-way


 1.8m Uniform fence

 Post and rail fence

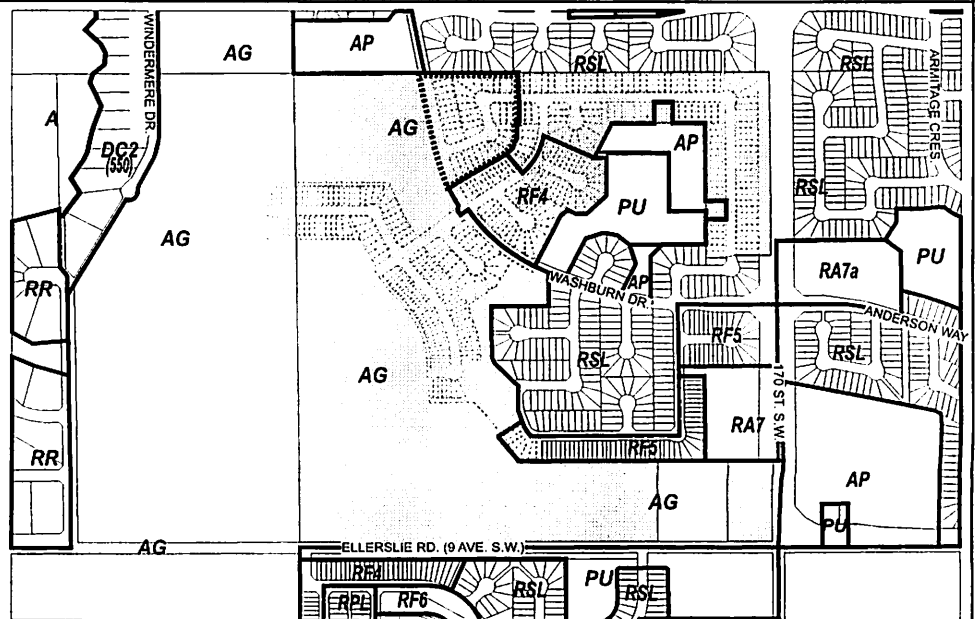
 1.5m Concrete sidewalk with lighting

 Bollards

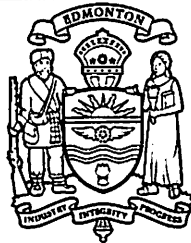


 Titled area to be subdivided

..... Subdivision area



Thursday, February 24, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 8

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 24, 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 17, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA10-0190
Posse 099542580-001

Tentative plan of subdivision to create 44 semi-detached lots, 2 medium density residential lots and 1 municipal reserve lot, from portions of east and west halves of NW 31-51-23-4 located east of 34 Street and south of 23 Avenue; **LAUREL**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0345
Posse 104109221-001

Tentative plan of subdivision to create seventy-two (72) single detached residential lots from a portion of Lot 1, Block A, Plan 102 7151; located east of Orchards Gate and north of Orchards Drive; **THE ORCHARDS AT ELLERSLIE**

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 9:45 a.m.