

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.		



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

Municipal Reserve (MR) for Lot 7, Block 1, Plan 082 2710 has been addressed through File 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,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', with a stylized flourish at the end.Handwritten initials 'FAR' in blue ink.

Scott Mackie
Subdivision Authority

SM/hd/Posse # 099872431

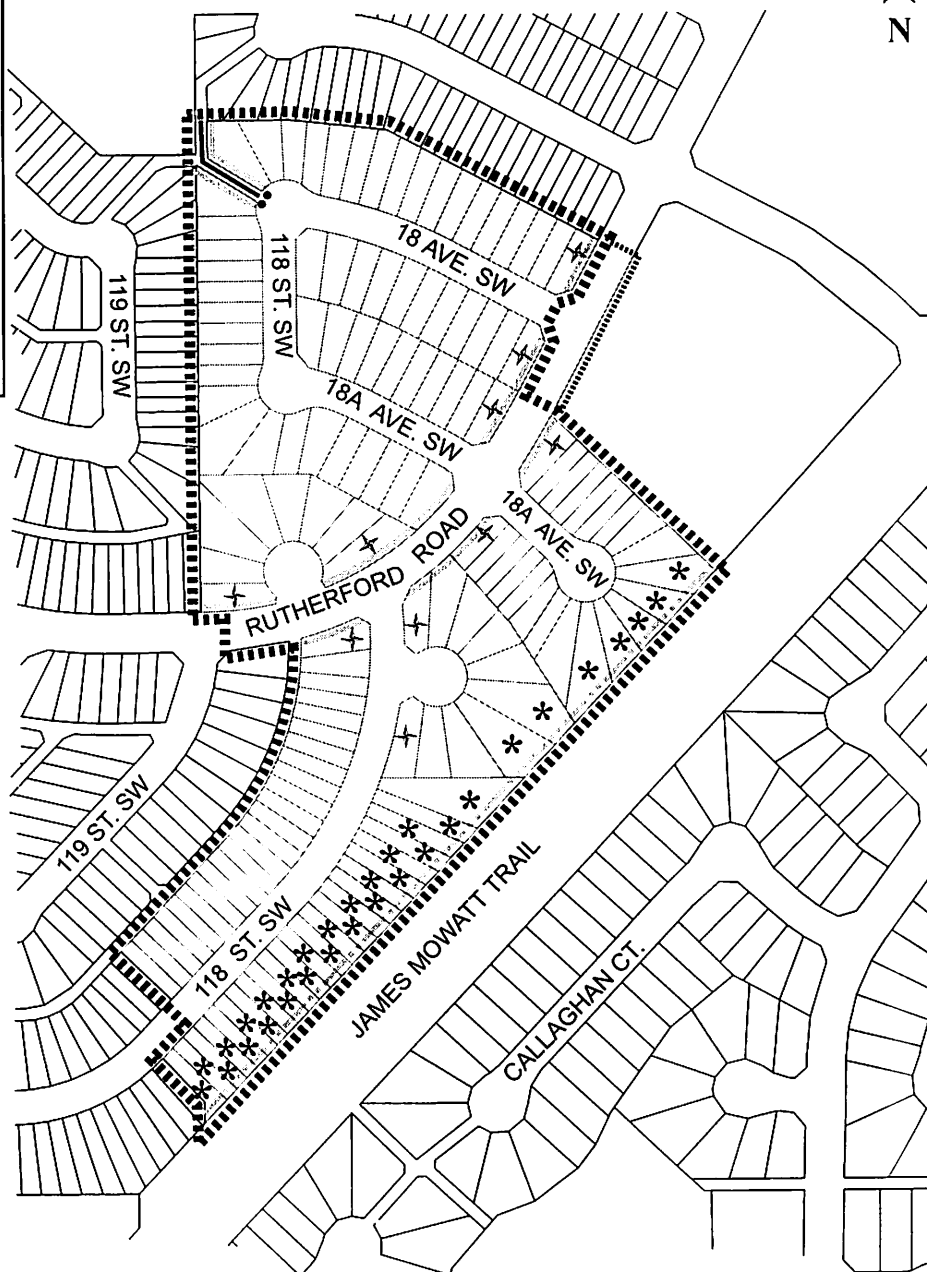
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

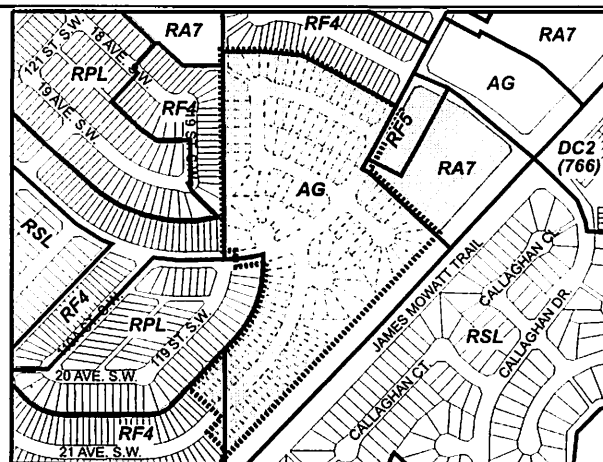
February 24, 2011

LDA10-0324

- Limit of proposed subdivision
- Amend subdivision boundary
- * Restrictive Covenant re: 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 Servicing 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.

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/kr/Posse #102420371-001

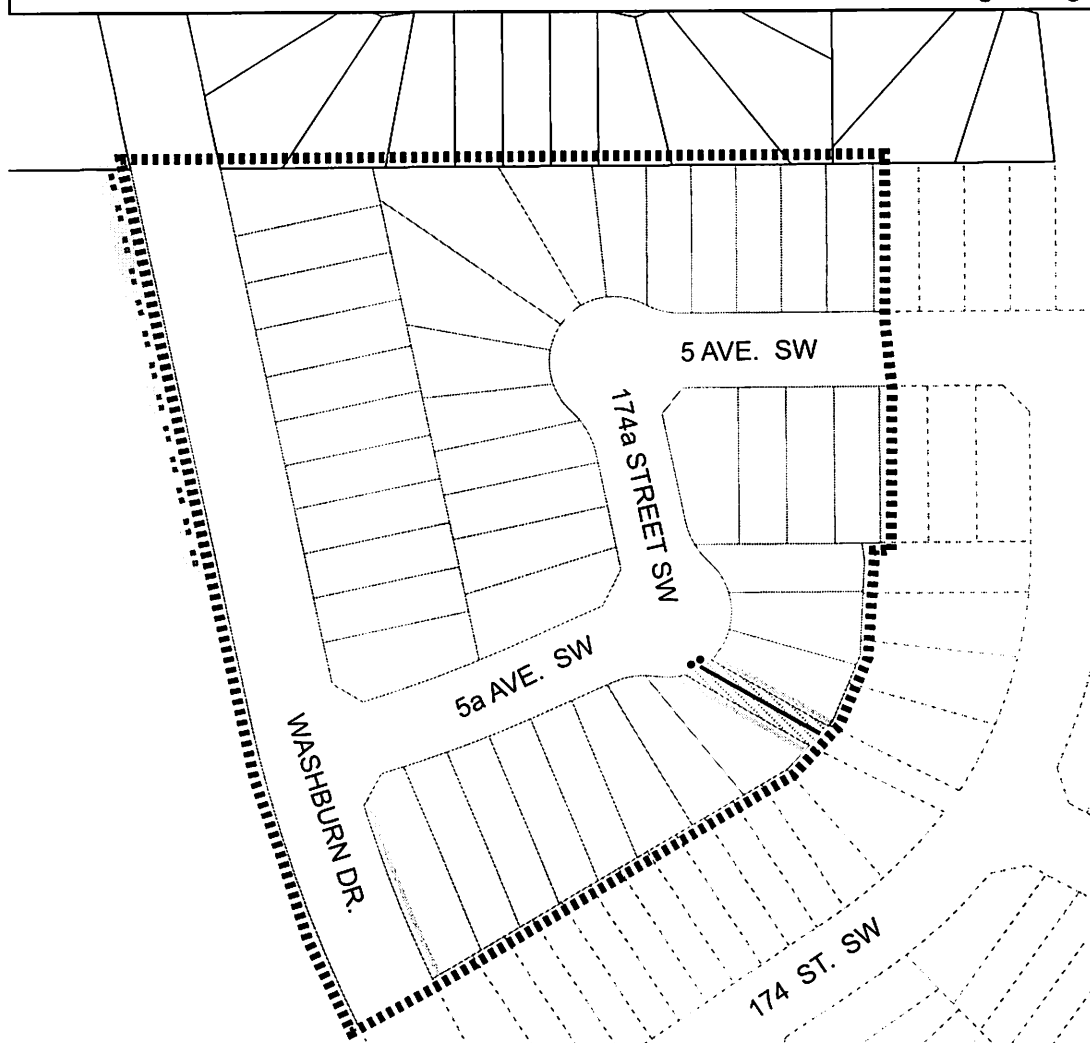
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 3, 2011

LDA10-0355

- | | |
|---|--|
| ■■■■■■■ Limit of proposed subdivision | Post and rail fence |
| ▨ Register walkway as road right-of-way | — 1.5m Concrete sidewalk with lighting |
| 1.8m Uniform fence | ●● Bollards |
| | Include in Engineering Drawings |



- | |
|--------------------------------|
| ▭ Titled area to be subdivided |
| Subdivision area |

