

Thursday, May 12, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 19

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 12, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 5, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA10-0359
Posse 104102631-001

Tentative plan of subdivision to create 33 single detached residential lots, one (1) medium density residential lot, one (1) Municipal Reserve lot, and one (1) open space lot from portions of NE, SE and SW 36-51-25, located east of Rabbit Hill Road NW and south of 23 Avenue NW; **MAGRATH HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0381
Posse 103721375-001

Tentative plan of subdivision to create 69 single detached residential lots, 32 semi-detached residential lots, 27 row housing lots, two (2) Municipal Reserve lots, one (1) open space lot (no MR credit), and one (1) Public Utility lot, portions of SW and SE 28-51-25-4; **WINDERMERE**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

MOVED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 9:45 a.m.



Subdivision Authority

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

May 12, 2011

File No. LDA10-0359

IBI Group
1050 - Standard Life Building
10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 33 single detached residential lots, one (1) medium density residential lot, one (1) Municipal Reserve lot, and one (1) open space lot from portions of NE, SE and SW 36-51-25, located east of Rabbit Hill Road NW and south of 23 Avenue NW; **MAGRATH HEIGHTS**

I The Subdivision by Plan is APPROVED on May 12, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.43 ha lot pursuant to Section 666 of the Municipal Government Act, as shown on "Conditions of Approval" map, Enclosure I, and adjust the existing Deferred Reserve Caveat accordingly;
2. that the owner provide a 0.81 ha open space (no MR credit) lot to the City, to the satisfaction of Asset Management and Public Works Department, as shown on "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 of the Municipal Government Act;
4. 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;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the open space (no MR credit) lot as per the applicable development restrictions determined by Thurber Engineering's "Larch Lands Subdivision Geotechnical Investigation" report, as shown on "Conditions of Approval" map, Enclosure I;
6. that the owner register the public walkways as legal road right-of-way, in the locations shown on "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 (3) 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 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 the roadway connection and servicing connections to May Gate, to the satisfaction of Transportation and Asset Management and Public Works Departments, as shown on the "Conditions of Approval" map, Enclosure I;
8. the owner provide a temporary 12 m radius gravel turnaround with bollards, required prior to CCC, to the satisfaction of Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m asphalt shared use path with dividing yellow centreline and "shared use" signage to the satisfaction of Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide the walkways containing a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary shared use path connection, required prior to CCC, to the satisfaction of Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m public and emergency access concrete sidewalk with T-bollards and lighting to the satisfaction of Transportation Department, as shown on "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation and Asset Management and Public Works Departments, as shown on the "Condition of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-ways, road islands, boulevards, medians, pathways, walkways, "open space" parcel, and MR parcel to the satisfaction of Transportation Department, as shown on "Conditions of Approval" map, Enclosure 1.

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

The existing Deferred Reserve Caveat will be reduced accordingly and carried 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, 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,



For

Scott Mackie
Subdivision Authority

SM/kr/Posse # 104102631-001

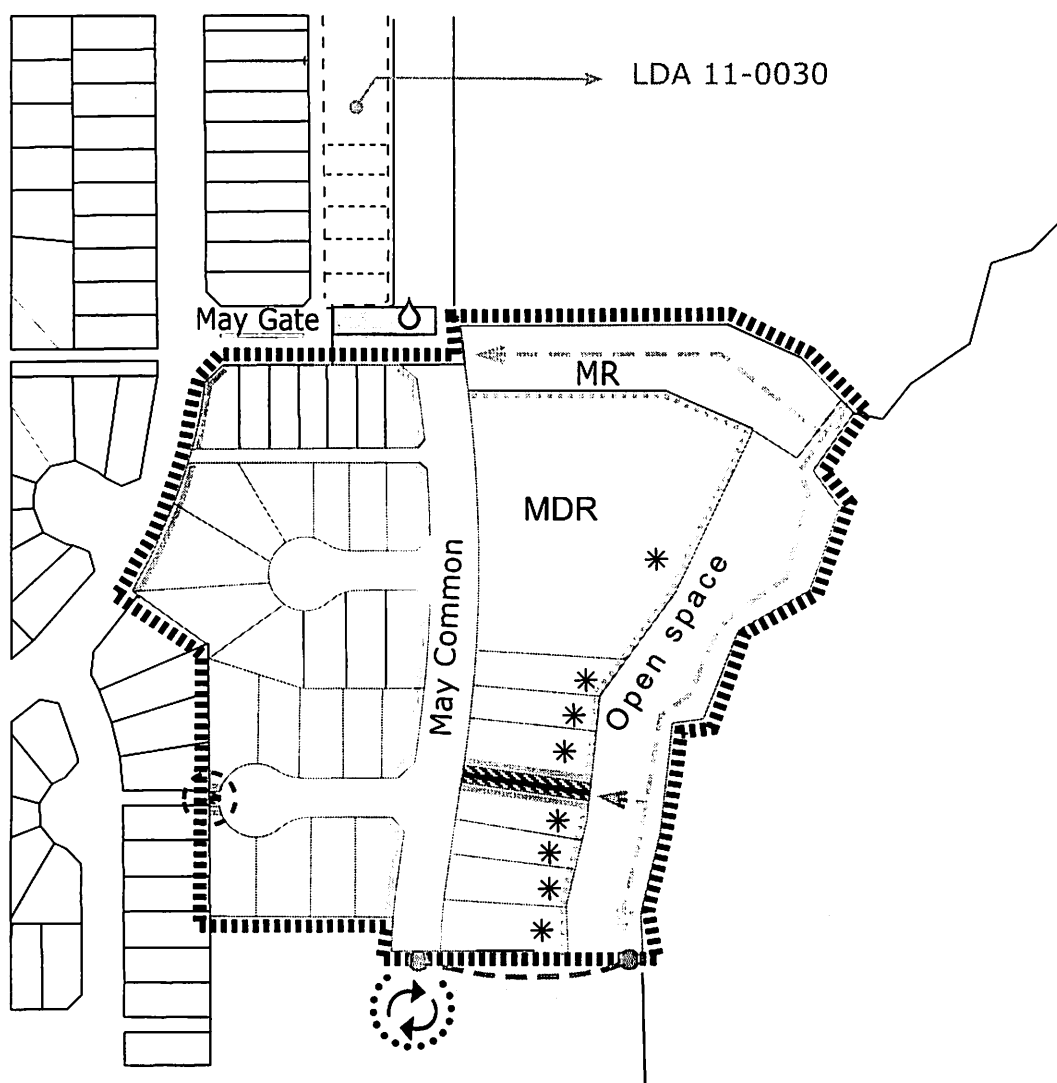
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

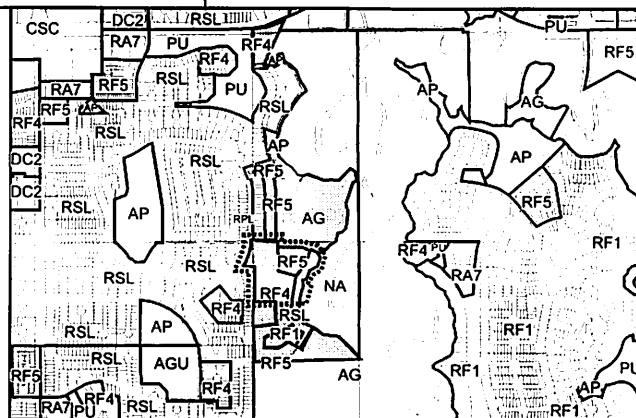
May 12, 2011

LDA10-0359

■■■■■■■	Limit of proposed subdivision	■	Include in Engineering drawings
.....	1.2m Uniform screen fence	○	1.5m concrete sidewalk with T-Bollards & lighting
—————	1.8m Uniform solid screen fence in accordance with zoning bylaw	—	3m Emergency access concrete sidewalk with T-Bollards & lighting
○	12m radius temporary gravel turnaround with bollards	*	Restrictive covenant to protect top of bank
////	Walkways to be registered as road right-of-way	○	Watermain connection
○ — — — ○	Temporary shared use path	—	3m asphalt shared use path & dividing yellow center-line & "Shared Use Signage"



■	Titled area to be subdivided
■■■■■■■	Subdivision area





Subdivision Authority

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

May 12, 2011

File No. LDA10-0381

Pals Surveys and Associates Ltd.
10704 - 178 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 69 single detached residential lots, 32 semi-detached residential lots, 27 row housing lots, two (2) Municipal Reserve lots, one (1) MR (non-credit) parcel, and one (1) Public Utility lot, portions of SW and SE 28-51-25-4; **WINDERMERE**

I The Subdivision by Plan is APPROVED on May 12, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserves as a 0.56 ha lot and a 1.36 ha lot and existing Deferred Reserve Caveats be adjusted accordingly pursuant to Sections 666 and 669 of the Municipal Government Act, as shown on "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate a 0.26 ha MR (non-credit) parcel to the satisfaction of Asset Management and Public Works, as shown on "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 of the Municipal Government Act;
4. 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;
5. that the owner register the walkway as road right-of-way, as shown on "Conditions of Approval" map, Enclosure I; and
6. 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 (3) 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 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 the abandonment of the 300 mm water main stub to the satisfaction of EPCOR Water as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner submits a detailed Hydraulic Network Analysis to the satisfaction of EPCOR Water Services;
9. that the owner construct a 6 m wide gravel temporary roadway, prior to CCC, to the satisfaction of the Transportation Department and Emergency Response Department as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with T-bollards and lighting in the location shown on "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m shared use path including a yellow centre line and "Shared Use Signage" as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m temporary asphalt shared use path as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct temporary fencing along the southern edge of the southern Municipal Reserve lot as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences on privately owned land, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, 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 Reserve (MR) for SW 28-51-25-4 and SE 28-51-25-4 is being partially addressed in this subdivision through dedication of 1.92 ha. The existing Deferred Reserve Caveat owing on the titled parcel will be reduced accordingly and carried 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, 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. Beatrice McMillan at (780) 496-6177 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/bm/Posse #103721375-001

Enclosure

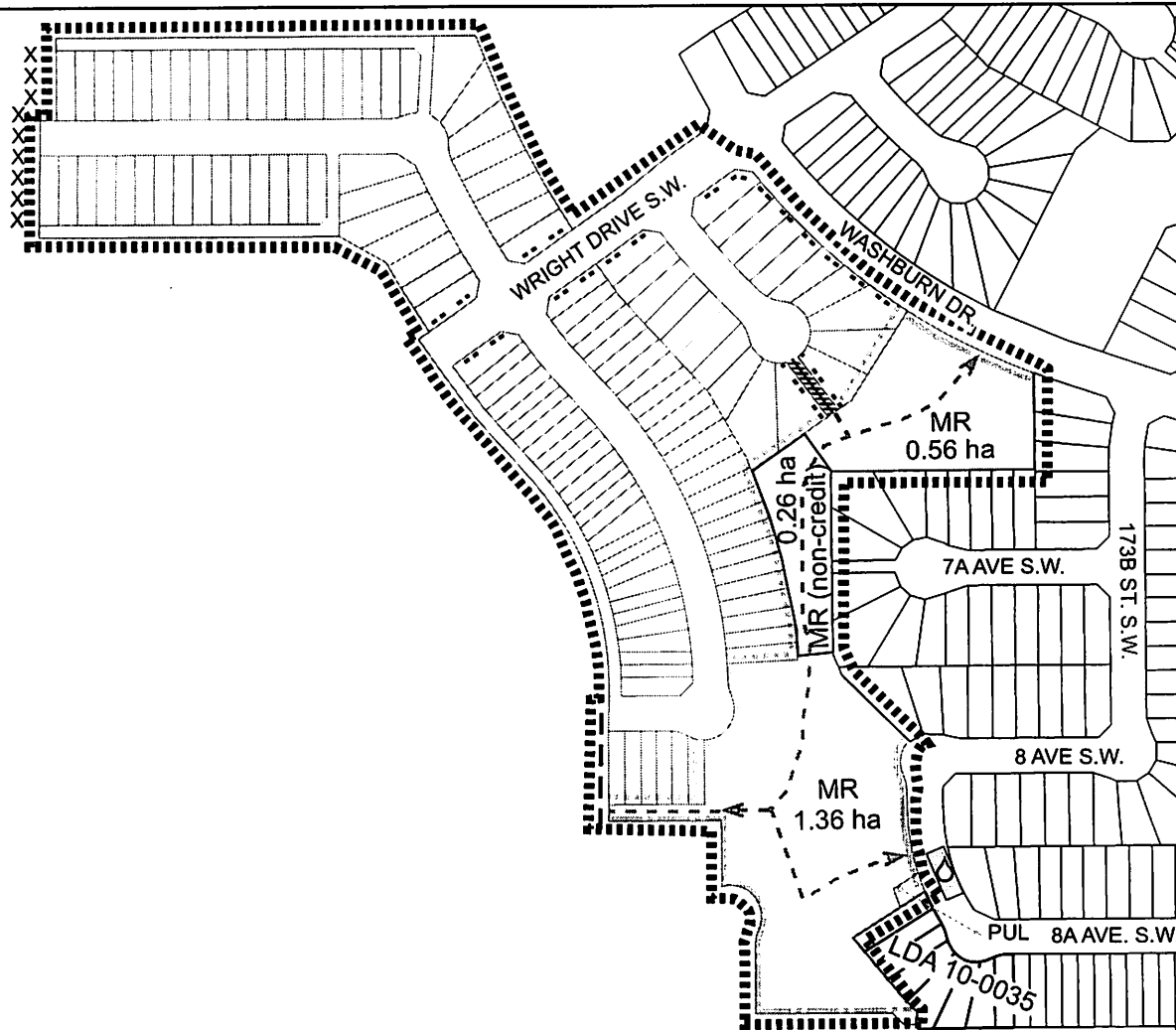
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 12, 2011

LDA10-0381



- | | |
|--|--|
| <ul style="list-style-type: none"> Limit of proposed subdivision - - - - 3m Shared Use Path - - - - Temporary 3m Shared Use Path xxxxx 6m wide gravel temporary roadway/
laneway connection Construct a 1.8m uniform fence in accordance
with zoning bylaw o Abandon existing watermain stub | <ul style="list-style-type: none"> 1.2m uniform fence Temporary fencing Post & rail fence with a break for Shared Use Path //// Register as road right-of-way Include in Engineering drawing 1.5m concrete walkway with T- bollards & lighting |
|--|--|



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

