

Thursday, May 5, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 18

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 5, 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 April 28, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW 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 Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0363
Posse 104459993-001

Tentative plan of subdivision to create seventeen (17) single detached residential lots from a portion of SE 29-53-24-4, located north of 137 Avenue and west of 97 Street; **GRIESBACH**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA10-0364
Posse 103720304-001

Tentative plan of subdivision to create eight single detached residential lots, two semi-detached residential lots and 16 row house residential lots from a portion of SW-31-51-23-4 located east of 34 Street and south of 16A Avenue; **LAUREL**

MOVED

Blair McDowell

		That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	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 Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 10:40 a.m.	



Subdivision Authority

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

May 5, 2011

File No: LDA10-0363

Scheffer Andrew Ltd.
14505 - 123 Avenue
Edmonton AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create seventeen (17) single detached residential lots from a portion of SE 29-53-24-4, located north of 137 Avenue and west of 97 Street;
GRIESBACH

I The Subdivision by Plan is APPROVED on May 5, 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 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 dedicate additional road right-of-way to accommodate a 7 m alley right-of-way from Decoteau Way to Ortona Way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that an easement be registered on Lots 1 through 7 for the provision of alley lighting, as shown on the "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.

I 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 identified 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 Department and affected utility agencies;
4. 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;
5. that the owner construct the north/south alley to a 6 m paved residential alley from Decoteau Way to Ortona Way, including reconstruction of the alley crossings at both ends, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner install street lighting for the north/south alley from Decoteau Way to Ortona Way within the easement area on the private property, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the walkway contain a 1.5 m concrete sidewalk with bollards, lighting and a 1.8 m uniform screen fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I. The east portion of the walkway must be constructed closer to the south boundary of the walkway right-of-way to enable the crosswalk between the two walkways to be at 90 degrees to the alley;
8. that the owner extend the existing sidewalk within the walkway east of the alley from its existing terminous to the alley, parallel to the southwest property line of Lot 37, and that bollards be required on the south side of the extended walkway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block alley crossing, and that it be as close to 90 degrees as possible across the alley, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m sidewalk along the south side of the cul-de-sac to connect the walkway to the existing sidewalk on Ortona Way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a hard surfaced pedestrian connection from each of Lots 1 to 6 to the walkway to the east, which requires the provisions of gates along the existing fence, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 sub division identifying major conditions of this approval.

Municipal Reserve was addressed with the previous subdivision (LDA06-0239).

Arterial Roadway Assessments and Permanent Area Contributions do not apply.

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 the 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. Carla Semeniuk at (780) 496-1582 or write to:

**Ms. Carla Semeniuk, 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/cs/Posse #104459993-001

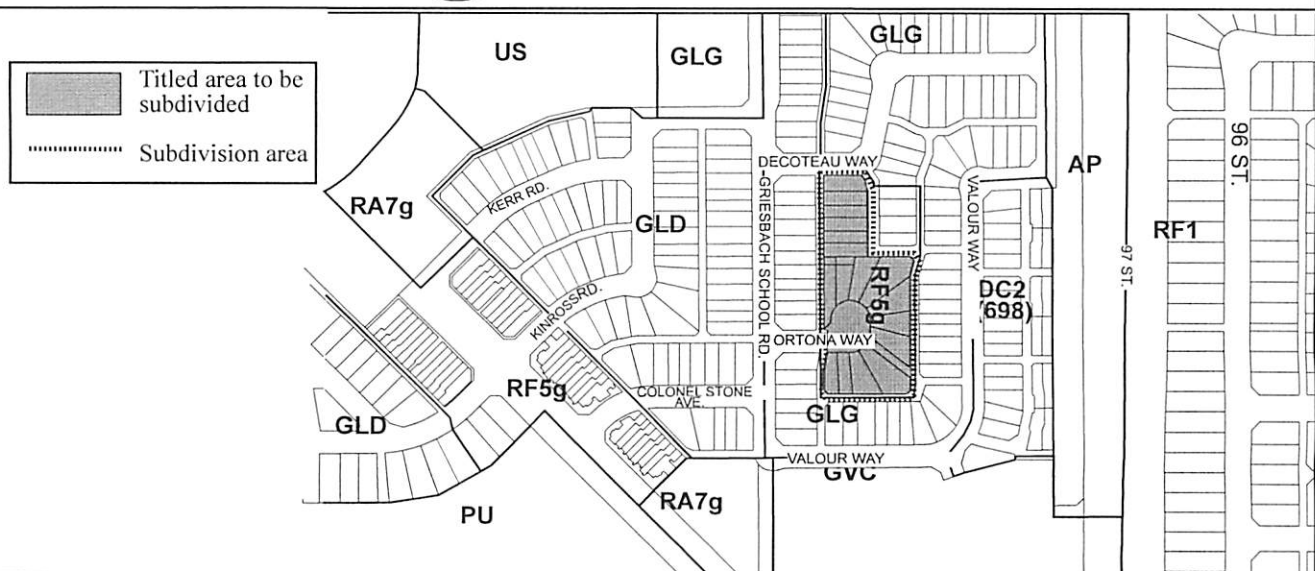
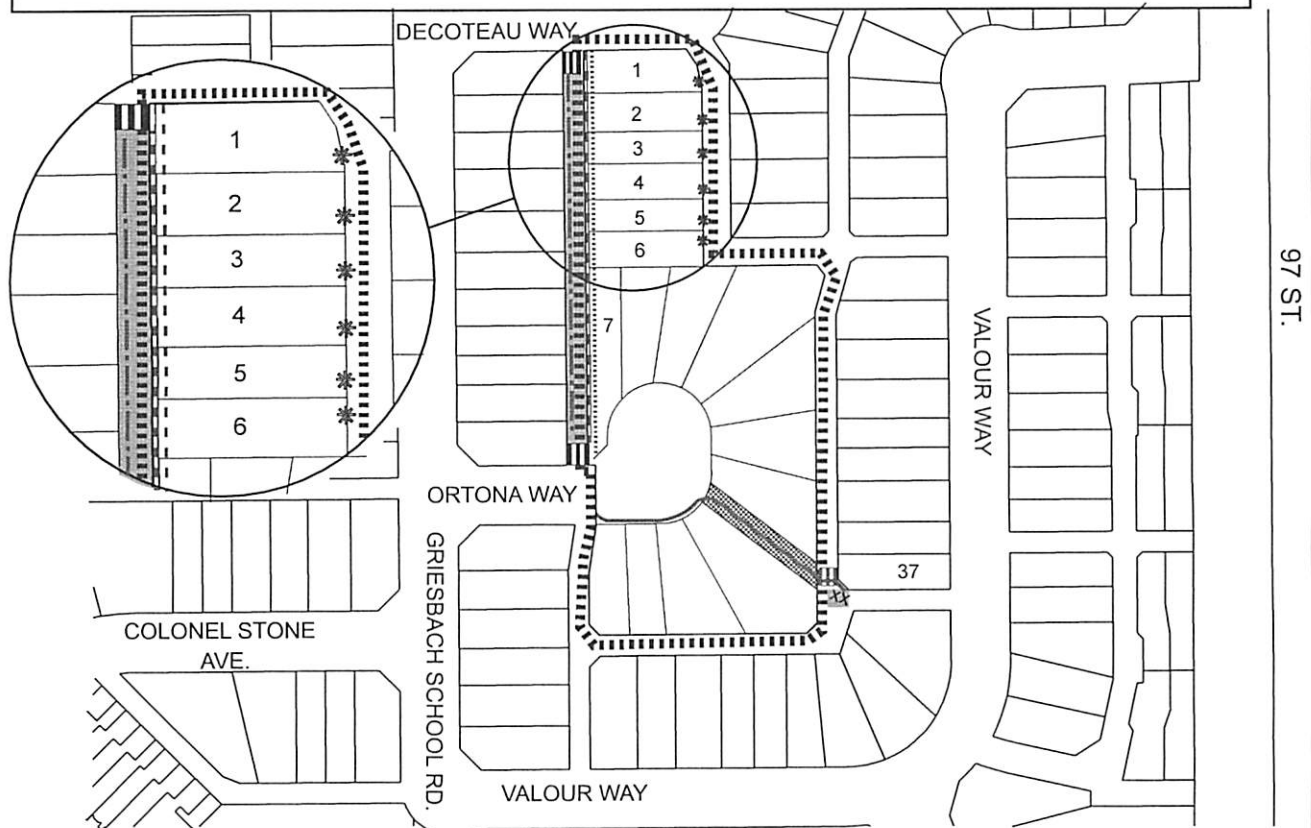
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 5, 2011

LDA10-0363

- | | |
|--|---|
| ■■■■■ Limit of proposed subdivision | — Construct 1.5m sidewalk |
| - - - - Road dedication for a 7m alley right-of-way | xx Bollards |
| — — — Reconstruct alley to a 6m paved residential alley standard | III Zebra marked crosswalk with curb ramps and pedestrian signage |
| Alley lighting provided within an easement on private property | III Reconstruct alley crossing |
| ■ Walkway right-of-way containing 1.5m concrete sidewalk with bollards, lighting and 1.8m uniform fencing to be provided within residential property lines | * Hard surfaced pedestrian connection required |
| | ■ Include in Engineering drawings |





Subdivision Authority

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

May 5, 2011

File No. LDA10-0364

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

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create eight single detached residential lots, two semi-detached residential lots and 16 row house residential lots from a portion of SW-31-51-23-4, located east of 34 Street and south of 16A Avenue; **LAUREL**

I The Subdivision by Plan is APPROVED on May 5, 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 #15734 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this 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 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 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 engineering drawings include, and that the owner construct, a 6.0 m wide gravel temporary roadway connection, required prior to CCC, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation Department in the location 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 rights-of-way, road islands, boulevards, medians, walkways, 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 major conditions of this approval.

Municipal Reserves were provided as a 5.917 ha Deferred Reserve Caveat under subdivision LDA07-0113. A 3.34 ha MR school/park site was dedicated with subdivision LDA10-0309 approved March 24, 2011 which will reduce the DRC to be 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. Cyndie Prpich at (780) 944-0115 or write to:

**Ms. Cyndie Prpich, 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/cp/Posse #103720304-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 5, 2011

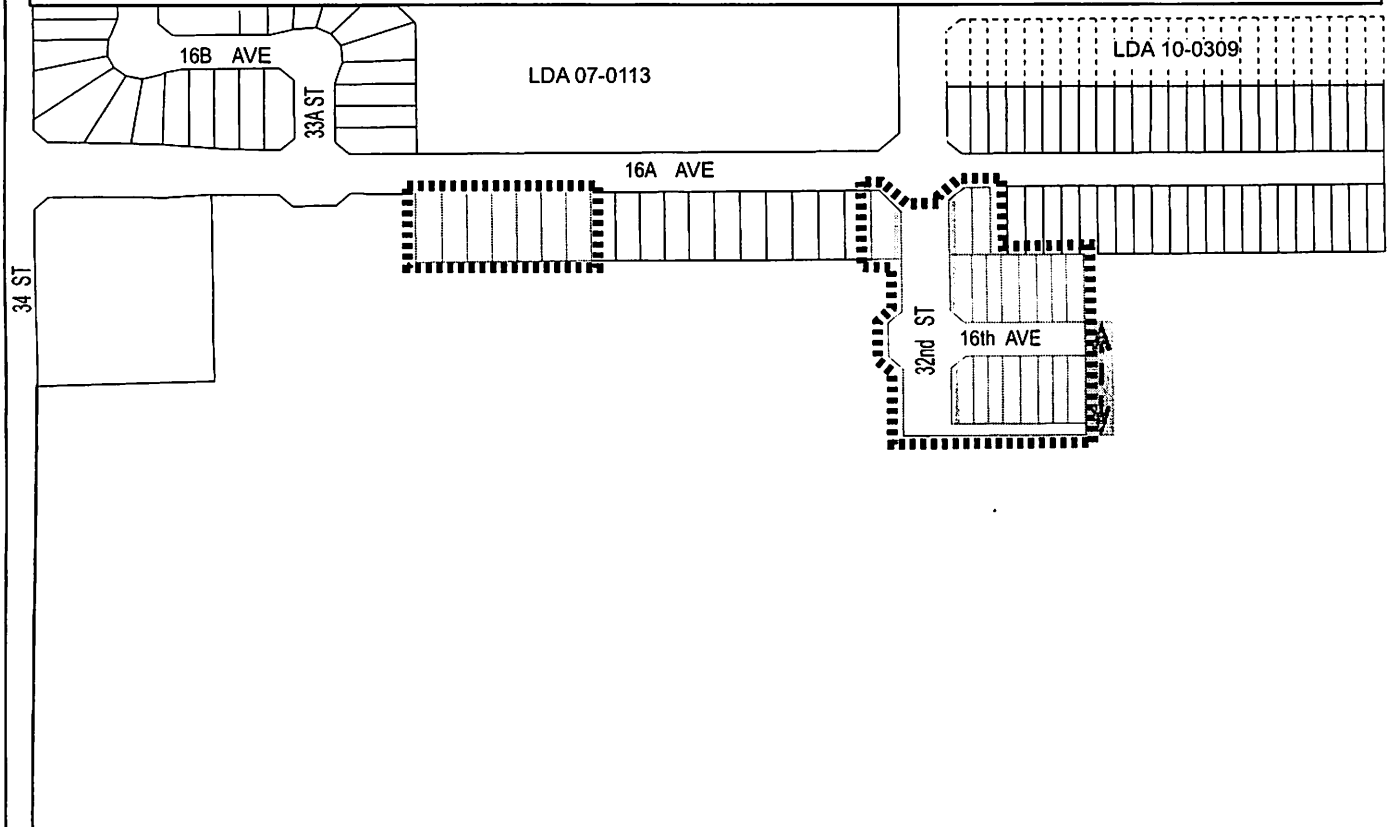
LDA10-0364

..... Limit of proposed subdivision

..... 1.8m Uniform screen fence

..... Include in Engineering drawings

A - A 6 m wide temporary gravel roadway connection



..... Titled area to be subdivided

..... Subdivision area

