

Thursday, October 11, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 41

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 11, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 4, 2012 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA11-0247
Posse 11963009-001

Tentative plan of subdivision to create one (1) residential lot from Block C, Plan 892 2649, located west of 156 Street SW and south of Ellerslie Road SW; **WINDERMERE AREA**

5. OTHER BUSINESS



October 11, 2012

File No. LDA11-0247

Qualico Developments West Ltd.
280, 3203 - 93 Street NW
Edmonton, AB T8N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create one (1) residential lot from Block C, Plan 892 2649, located west of 156 Street SW and south of Ellerslie Road SW; **WINDERMERE AREA**

I The Subdivision by Plan is APPROVED on October 11, 2012, subject to the following conditions:

1. that the owner provide Municipal Reserves in the amount of 1.56 ha by a Deferred Reserve Caveat registered against the remainder of Block C, Plan 8922649, pursuant to Section 669 of the Municipal Government Act;
2. that the owner register an Environmental Reserve Easement against the proposed parcel as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that the owner cannot discharge the easement without the express written consent of the City of Edmonton. The lands must remain in their natural state and may be inspected by the City. The owner will be responsible for correcting any deficiency;
3. that the owner enter into an agreement with the City of Edmonton acknowledging that upon future subdivision and/or redevelopment of the proposed residential lot and the remainder of Block C, Plan 8922649, that additional Environmental Reserve is to be dedicated, in accordance with City Policy C542 (Development Setbacks from the River Valley/Ravine Crests), to the satisfaction of Sustainable Development;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that pursuant to City Policy C542, the subdivision boundary for the proposed lot provide for a minimum 10m Public Upland Setback from the Top of Bank, referred to as the Setback Reference Line within the Geotechnical Slope Stability Evaluation Report No. 6065-42, dated April 2011, as shown on the "Conditions of Approval" map, Enclosures I, to protect the integrity of the slope;

7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lot as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. Geotechnical Slope Stability Evaluation Report No. 6065-42, dated April 2011, as shown on the "Conditions of Approval" map, Enclosures I, to protect the integrity of the slope;
8. that the owner register a cross-lot easement against the proposed lot and remnant parcel 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 (4) 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; and
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

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

Municipal Reserves will be addressed through a Deferred Reserve Caveat (1.56 ha) with this subdivision.

An Environmental Reserve Easement will be registered for 0.599 ha with this subdivision. Environmental Reserve for the proposed lot and the remainder of Block C, Plan 8922649 have been deferred via a signed Deferred Reserve Dedication Acknowledgement and Undertaking agreement, in the amount of a minimum of 2.2 hectares.

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 Mr. Nicholas Dyjach at 780-496-1758 or write to:

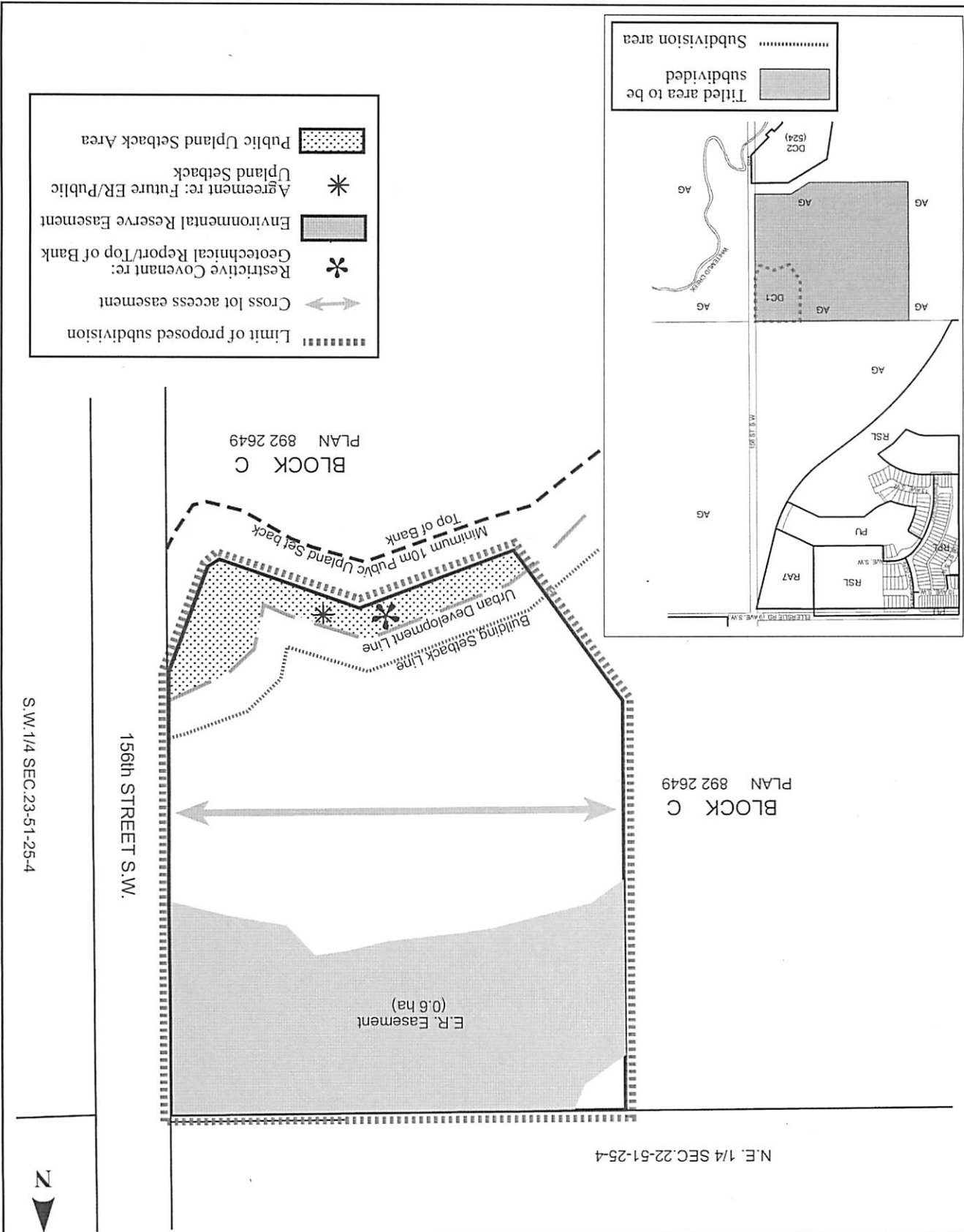
**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/nd/Posse #11963009-001

Enclosure



N.E. 1/4 SEC. 22-51-25-4

BLOCK C
PLAN 892 2649

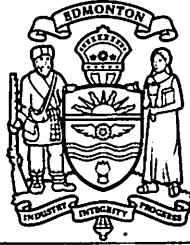
BLOCK C
PLAN 892 2649

156th STREET S.W.

S.W. 1/4 SEC. 23-51-25-4



Thursday, October 4, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 40

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the October 4, 2012 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the September 27, 2012 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. NEW BUSINESS

1. LDA11-0434
Posse 118382718-001
Tentative plan of subdivision to create 44 semi-detached residential lots and one (1) Public Utility lot from Lot 1, Block B, Plan 122 1655 located west of Windermere Road NW and north of Windermere Boulevard NW;
WINDERMERE

MOVED Blair McDowell
That the application for subdivision be approved as amended.

FOR THE MOTION Blair McDowell **CARRIED**

4. ADJOURNMENT

The meeting adjourned at 9:40 a.m.