

Thursday, October 21, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 42

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 21, 2010 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 13, 2010 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA10-0035
Posse 092610063-003 | Tentative plan of subdivision to create eight (8) semi-detached residential lots from a portion of SE-28-51-25-4; WINDERMERE |
| 2. | LDA10-0249
Posse 101123772-002 | Tentative plan of subdivision to create a residential block shell from the W ½ of the SE 14-51-24-4, a portion of the SW 14-51-25-4 and Lot 1, Block 99, Plan 102 5202, located west of 141 Street SW and North of 41 Avenue SW; HERITAGE VALLEY/CHAPPELLE |

5. OTHER BUSINESS



Subdivision Authority

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

October 21, 2010

File No. LDA10-0035

Pals Survey and Associates Ltd.
10704 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create eight (8) semi-detached residential lots from a portion of SE-28-51-25-4; **WINDERMERE**

I The Subdivision by Plan is APPROVED on October 21, 2010 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 proposed Bylaw 15592 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed 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 costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this 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 submits 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; and
7. 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.

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

Please note, Municipal Reserve dedication was addressed through LDA06-0198.

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. Holly Bichai at 780-944-0112 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/hb/Posse # 092610063-003

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 21, 2010

LDA10-0035

Limit of proposed subdivision
1.2m Uniform fence



174 ST. SW

8A AVE. SW

Titled area to be subdivided
Subdivision area

DG2
(550)

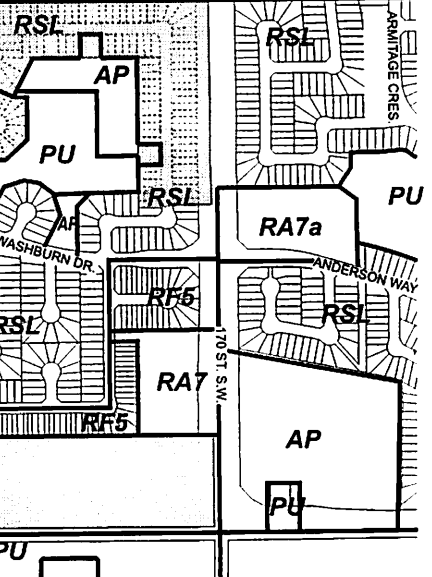
AG

AG

ELLERSLIE RD. (9 AVE. S.W.)

RF4

PU





Subdivision Authority

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

October 21, 2010

File No. LDA10-0249

IBI Group
Suite 1020, Standard Life Building
10405 Jasper Avenue
Edmonton, AB T5J 3N4

ATTENTION: John Byrne

Dear Mr. John Byrne:

RE: Tentative plan of subdivision to create a residential block shell from the W ½ of the SE 14-51-24-4, a portion of the SW 14-51-25-4 and Lot 1, Block 99, Plan 102 5202, located west of 141 Street SW and North of 41 Avenue SW; **HERITAGE VALLEY/CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 21, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 1.687 ha by a Deferred Reserve Caveat registered against the newly created parcel, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 1.553 ha by a Deferred Reserve Caveat registered against the W½ of the SE 14-51-25-4, pursuant to Section 669 of the Municipal Government Act;
3. that the subdivision boundary be amended to include the area for a future Municipal Reserve parcel, to the satisfaction of the Asset Management Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I;
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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

The existing Deferred Reserve Caveat registered against the W½ of the SE 14-51-25-4 will be discharged and two new Deferred Reserve Caveats will be registered through this subdivision.

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 this decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 – 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/vs/Posse # 101123772-002

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 21, 2010

LDA10-0249

- Limit of proposed subdivision
- Amend subdivision boundary



Lot 1, Block 99,
Plan 1025202

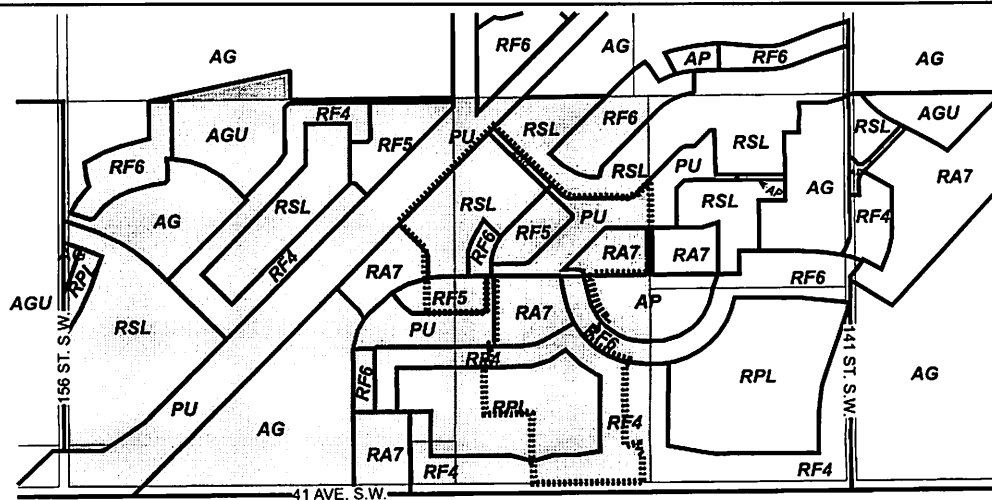
West 1/2 of SE 14-51-25-4

Future
park site
1.41

SW 14-51-25-4

41 AVE.

- Titled area to be subdivided
- Subdivision area



Wednesday, October 13, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 41

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell That the Subdivision Authority Agenda for the October 13, 2010 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 October 7, 2010 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA09-0159 Posse 87408995-001	Tentative plan of subdivision to create five (5) commercial lots from Lot 24, Block 1, Plan 032 4518, Lot 14A, Block 1, Plan 762 0049 and Lots 15-21, Block 1, Plan 938 MC located west of Mayfield Road Street and north of 107 Avenue; Youngstown Industrial	
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 10:30 a.m.		