

Thursday, October 8, 2009
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 40

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 8, 2009 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 24, 2009 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
	1. LDA08-0250 Posse 70662517-001	Tentative plan of subdivision to create one (1) medium density residential parcel from a portion of Lot 2, Plan 852 2000, located west of James Mowatt Trail SW and north of 30 Avenue SW; RUTHERFORD
5.	OTHER BUSINESS	



Subdivision Authority

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

October 8, 2009

File No. LDA08-0250

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create one (1) medium density residential parcel from a portion of Lot 2, Plan 852 2000, located west of James Mowatt Trail SW and north of 30 Avenue SW; **RUTHERFORD**

I The Subdivision by Plan is APPROVED on October 8, 2009 subject to the following conditions:

1. that the owner enter into a deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan, the City of Edmonton shall register against the proposed parcel a claim of interest by caveat of the Deferred Servicing Agreement;
3. 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 and 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;
4. that Bylaw 15297 to amend the Zoning Bylaw from AG to RA7 (LDA09-0112) be approved prior to registration of this subdivision;
5. that the owner dedicate road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department;
6. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for James Mowatt Trail SW (111 Street SW) as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level James Mowatt Trail SW (111 Street SW), subject to condition 4, as required for road right of way dedication to the satisfaction of the Transportation Department; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II that the deferred Servicing Agreement required in Clause I (1) require that upon the further subdivision or upon the issuance of a development permit, which ever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to, amongst other things, do the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
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 the first 2 lanes of James Mowatt Trail SW (111 Street SW) from Callaghan Drive SW to the intersection of James Mowatt Trail SW as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct the collector roadway (22 Avenue SW) as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner construct a 1 m berm and 1.8 m double board/no gap solid uniform screen fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves have been previously addressed with LDA06-0156 through the registration of a Deferred Reserve Caveat (DRC). The DRC shall be carried forward on the remainder of Lot 2, Plan 852 2000.

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. Tammy Niina at 780-496-1650 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority







SM/tn/Posse # 070662517

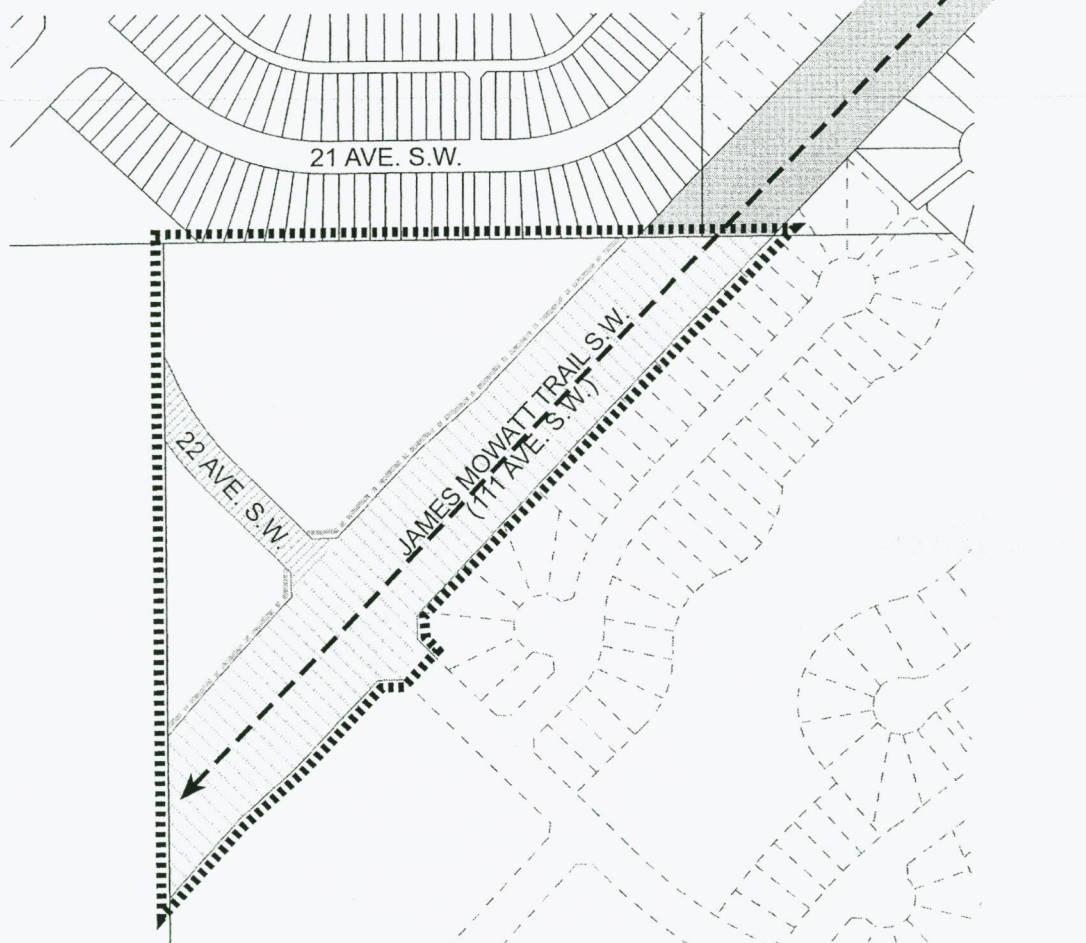
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

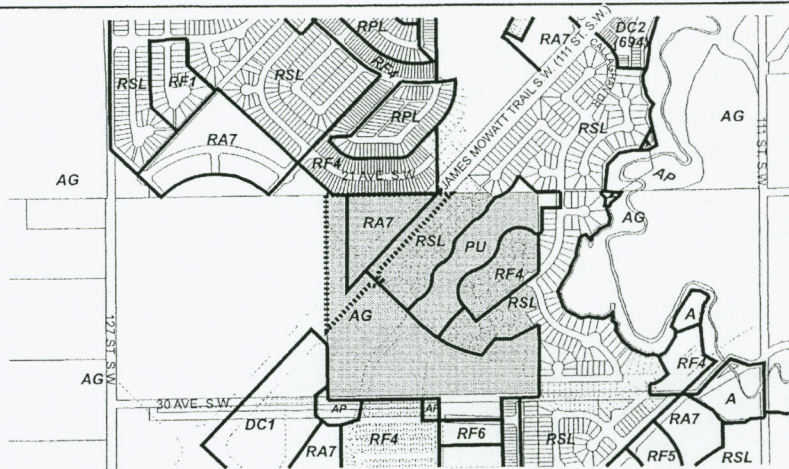
October 8, 2009

LDA08-0250

-  Limit of proposed subdivision
 Include in Engineering Drawings
 1.0m Berm with a 1.8m double board/no gap solid uniform screen fence
 Dedicate and construct collector roadway (22 AVE. S.W.)
 Property line and roadway dedication must conform to an approved Concept Plan
 Construct the first two lanes of JAMES MOWATT TRAIL S.W. (111 AVE. S.W.)



-  Titled area to be subdivided
 Subdivision area

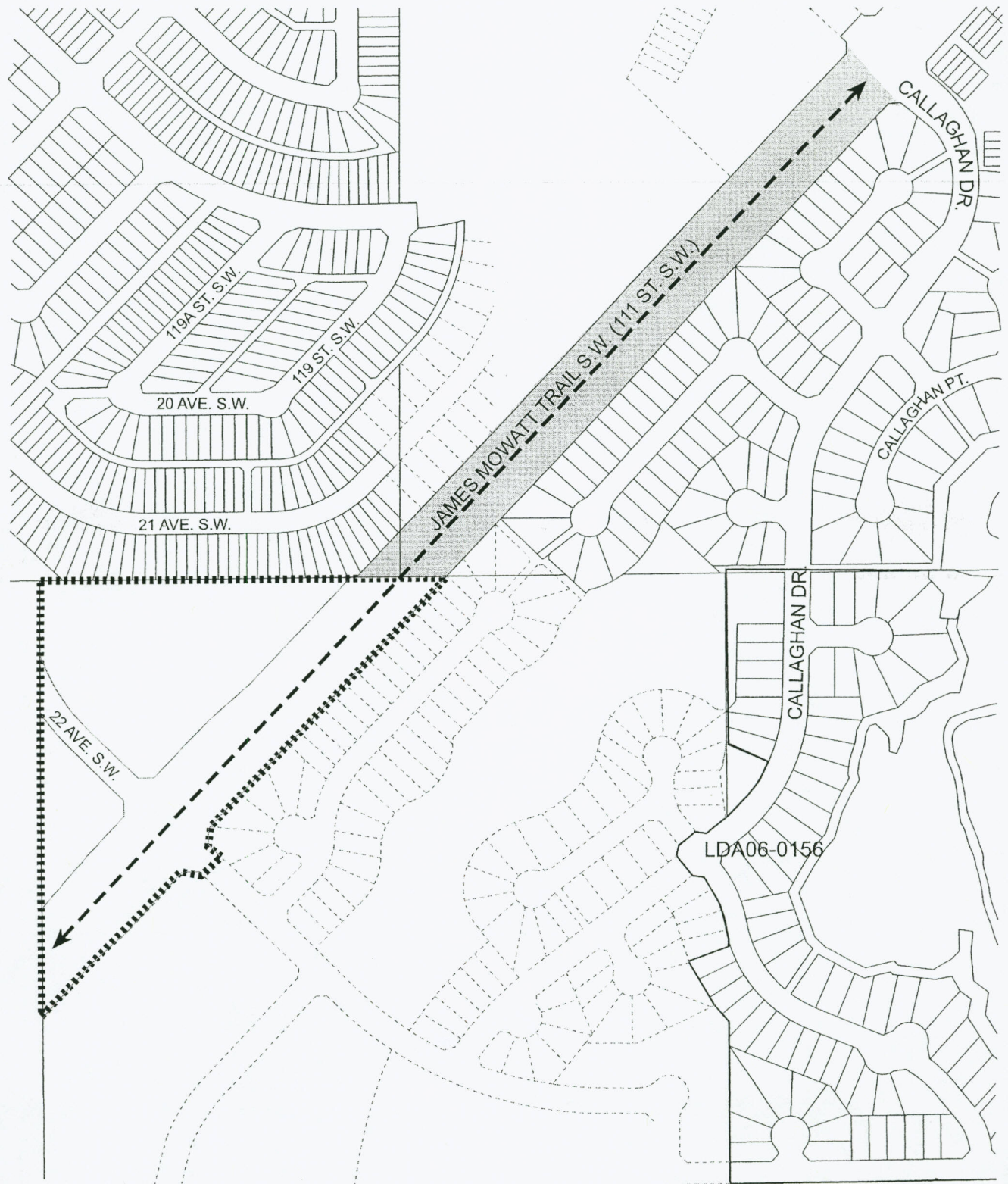


SUBDIVISION CONDITIONS OF APPROVAL MAP

October 8, 2009

LDA08-0250

- Limit of proposed subdivision
Include in Engineering Drawings
--> Construct the first two lanes of JAMES MOWATT TRAIL S.W. (111 AVE. S.W.)



Thursday, September 24, 2009
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 38

PRESENT

Scott Mackie, Manager, Current Planning Branch
Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the September 24, 2009, meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. ADOPTION OF MINUTES

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Minutes for the September 17, 2009, meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA08-0026
Posse 73828113-001

Tentative plan of subdivision to create 42 single detached residential lots, 14 semi-detached residential lots, 1 municipal reserve parcel, and 1 public park lot from a portion of NW 1-54-24-4, located north of 167 Avenue NW and east of 55 Street NW, **McCONACHIE**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. LDA08-0206
Posse 79503705-001

Tentative plan of subdivision to create four (4) commercial lots from Lot R, Plan 922 1245 and a portion of NW-24-53-24-4, located southeast of Manning Drive, southwest of 50 Street, and northwest of the CNR;
CLAREVIEW BUSINESS PARK

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3.	LDA09-0009 Posse 83208871-001	Tentative plan of subdivision to create one multi family residential lot from a portion of NW 1-54-24-4; located north of 167 Avenue NW and east of 55 Street NW; McCONACHIE	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 10:35 a.m.		