

Thursday, September 17, 2009

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 37

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the September 17, 2009 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 10, 2009 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
	1. LDA08-0337 Posse 82003433-001	Tentative plan of subdivision to create 175 single family residential lots from portions of NW-31-51-23-4 located east of 34 Street and south of 23 Avenue; LAUREL
	2.. LDA08-0350 Posse 82192625-001	Tentative plan of subdivision to create 37 single detached residential lots, one (1) medium density residential parcel, one (1) public utility lot, one (1) municipal reserve parcel and one (1) public open space parcel from portions of NE-36-51-25-4, SE-36-51-25-4 and NW-36-51-25-4, located south of 23 Avenue and east of Rabbit Hill Road, MAGRATH HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

September 17, 2009

File No. LDA08-0337

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas

RE: Tentative plan of subdivision to create 175 single family residential lots from portions of NW-31-51-23-4 located east of 34 Street and south of 23 Avenue; **LAUREL**

I The Subdivision by Plan is APPROVED on September 17, 2009, 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., ATCO Gas, and Telus 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; 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, 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/or other assessments applicable 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 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 with Stage 2 an offset 17 m radius asphalt temporary transit turnaround with bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct with Stage 3 an offset 12 m radius temporary turnaround with bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow center line and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the owner construct a mono-walk with straight faced curb and gutter along the local roadway adjacent to the school/park area to accommodate pick-up/drop-off activity; 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 subdivision identifying major conditions of this approval.

All Municipal Reserves entitlements were addressed with LDA07-0043 where DRCs of 2.68 ha and 2.29 ha were required. Municipal Reserve dedication will be requested with the next 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 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,

Scott Mackie
Subdivision Authority

SM/cp/Posse 82003433-001

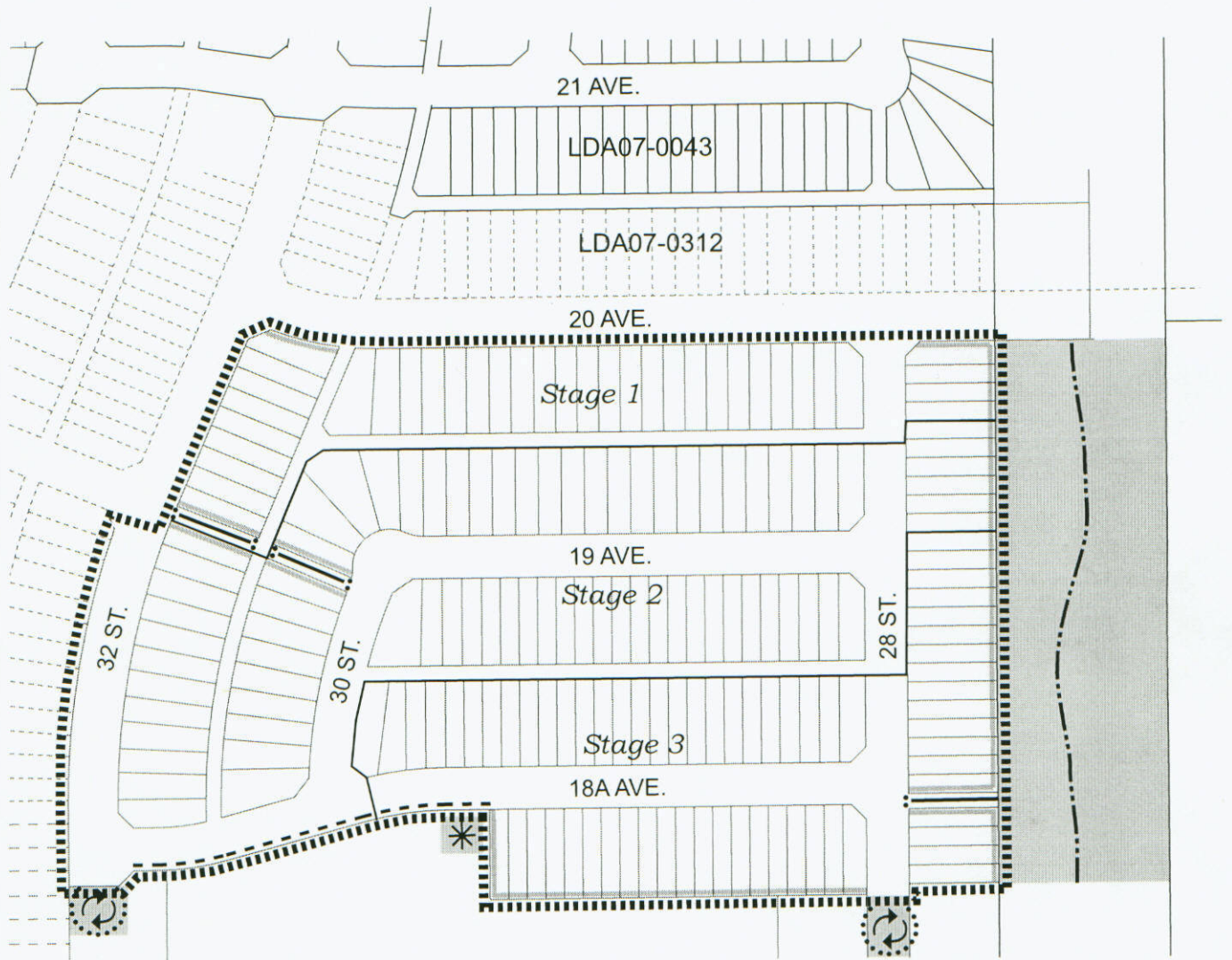
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

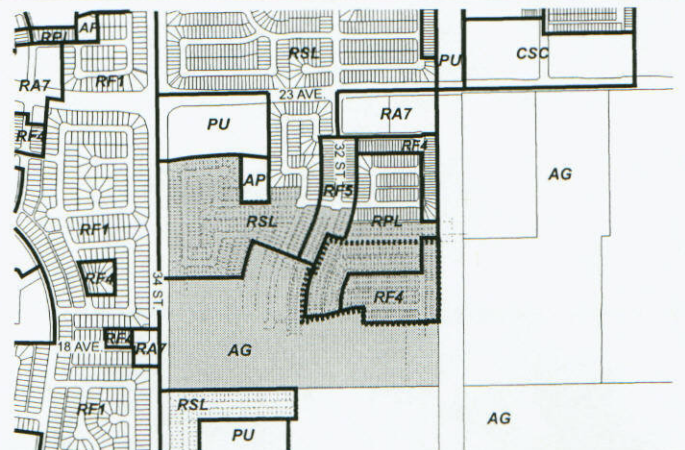
September 17, 2009

LDA08-0337

■■■■■	Limit of proposed subdivision	---	3.0m Asphalt multi-use trail with dividing yellow center line and shared use signage
■	Include in Engineering Drawings	↻	Temporary turnaround
—	1.8m Uniform Fence	..	Bollards
—	1.5m Concrete sidewalk and lighting	*	Telus Easement
- - -	Mono walk with straight face curb and gutter		



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





Subdivision Authority

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

September 17, 2009

File No. LDA08-0350

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 37 single detached residential lots, one (1) medium density residential parcel, one (1) public utility lot, one (1) municipal reserve parcel and one (1) public open space parcel from portions of NE-36-51-25-4, SE-36-51-25-4 and NW-36-51-25-4, located south of 23 Avenue and east of Rabbit Hill Road, **MAGRATH HEIGHTS**

I The Subdivision by Plan is APPROVED on September 17, 2009, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.085 ha parcel, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank as per the applicable development restrictions shown by the Thurber Engineering Ltd. Geotechnical Investigation Report No. 19-423-46, February 17, 2006 and the addendum letter (19-5334-0) dated April 29, 2008, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register the emergency access and walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude a 1.5 m wide portion of land along the western boundary of the MR parcel (0.085 ha), as shown on the "Conditions of Approval" map, Enclosure I;
6. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; 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 (2) contain, among other things, 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 Engineering Drawings include the design of the stormwater management facility expansion, to its ultimate size and location as shown in the latest edition of the Magrath Heights Neighbourhood Design Report;
8. that the Engineering Drawings include construction of the required offsite or onsite water distribution mains, to the satisfaction of EPCOR Water;
9. that the Engineering Drawings include the required upgrade to the existing 200mm water main stub at Magrath Boulevard and May Link to 250 mm, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct an emergency access walkway containing a hard surface trail, 3.0 m wide or greater, with a 12 m centerline turning radius, including t-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage within the top of bank setback area, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m concrete sidewalk or 3.0 m asphalt multi-use trail connection, to provide a link into the existing trail system, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences positioned wholly on privately owned lands 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 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.

Please note, municipal reserves owing against NW-36-51-25-4 were transferred through a Deferred Reserve Caveat (DRC 062490935) in the amount of 3.92 ha to SW-36-51-25-4 with SUB/05-0226. DRC 062490935 was provided as land and money in lieu under LDA07-0467. Municipal reserves for NE-36-51-25-4 and SE-36-51-25-4 were addressed with LDA08-0062. Registration of a Deferred Reserve Caveat was required in the amount of 3.308 ha. The DRC is to be reduced by 0.085 ha to account for the municipal reserve dedication created under this application (LDA08-0350) and carried forward on title.

Please note, the details of the decorative component of the 1.2 m permanent decorative fence will be reviewed and approved at the Engineering Drawing stage.

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. Yolanda Lew at 780-442-4528 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/yl/Posse 82192625-001

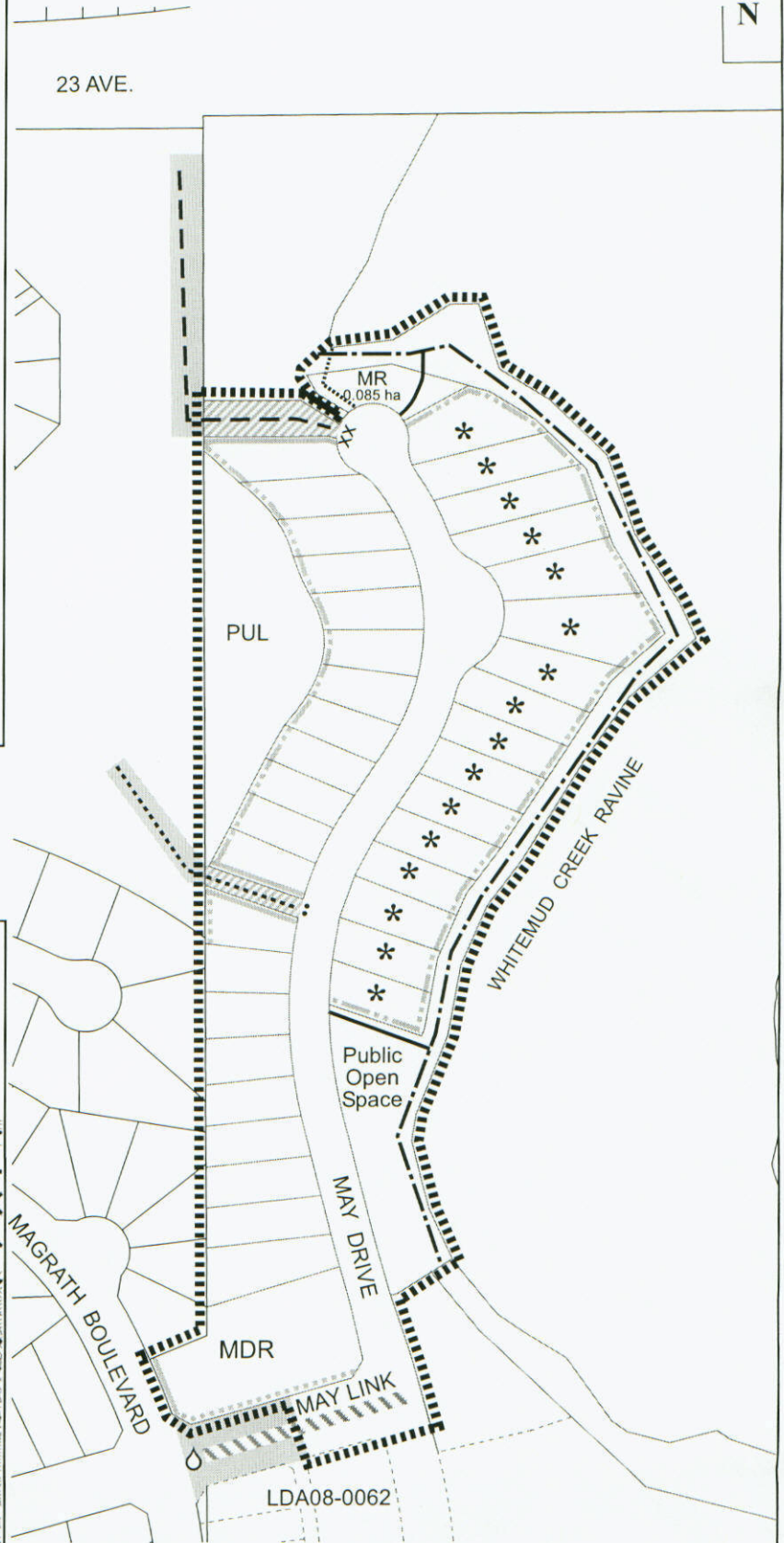
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

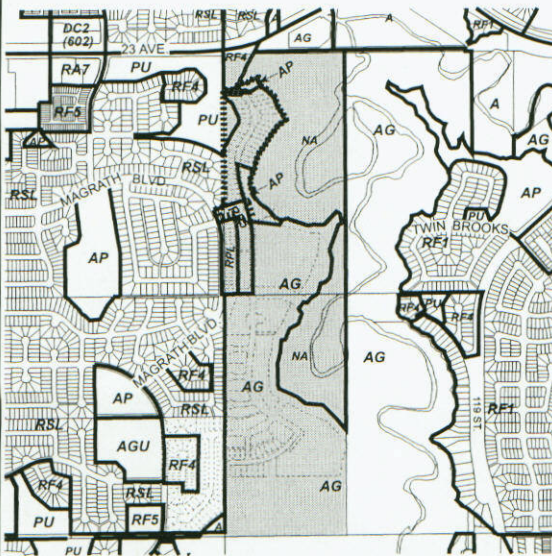
September 17, 2008

LDA08-0350

- Limit of proposed subdivision
- Amend Subdivision boundary
- Include in Engineering Drawings
- * Restrictive Covenant re: Geotechnical reports- Thurber Engineering Ltd.
- 1.2m Permanent decorative fence
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- 3.0m Hard surface trail with lighting for emergency access
- 3.0m Asphalt Multi-Use trail with a dividing yellow centerline & shared use signage
- 1.5m concrete sidewalk or 3.0m asphalt Multi-Use trail connection
- 1.5m concrete sidewalk with lighting
- /// Construct 11.5m carriageway within 20.0m right-of-way
- Register as road right-of-way
- ⬮ Upgrade water main stub
- xx T Bollards
- .. Bollards



- Titled area to be subdivided
- Subdivision area



Thursday, September 10, 2009
10:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 36

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell	
		That the Subdivision Authority Agenda for the September 10, 2009 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell	
		That the Subdivision Authority Minutes for the August 20, 2009 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA09-0130 Posse 87643989-001	Tentative plan of subdivision to create 47 single detached residential lots, 22 semi-detached residential lots, one (1) municipal reserve lot and one (1) public utility lot from Lot 2, Plan 782 2211, located west of 50 Street SW and south of Anthony Henday Drive; CHARLESWORTH	
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 11:35 a.m.			