

Thursday, September 1, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 35

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 1, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 25, 2011 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA11-0041
Posse 106525470-001 | Tentative plan of subdivision to create one (1) natural area lot from a portion of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; McCONACHIE |
| 2. | LDA11-0119
Posse 108881769-001 | Tentative plan of subdivision to create 13 single detached residential lots from portions of Lot 41, Block 2, Plan 0526294, Lot A, Plan 5069 NY, and NE 28-51-25-4 located east of Windermere Drive and South of Watson Green SW; WINDERMERE |

5. OTHER BUSINESS



Subdivision Authority

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

September 1, 2011

File No: LDA11-0041

Scheffer Andrew
12204 - 145 Street
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create one (1) natural area lot from a portion of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**

I The Subdivision by Plan is APPROVED on September 1, 2011, subject to the following conditions:

1. 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;
2. that an access easement be registered to provide temporary access to the natural area, as shown on the "Condition of Approval" map, Enclosure 1;
3. that the natural area parcel be provided at original grades with native topsoil in place. The site must be free of debris and free of any hazards, and in a condition suitable for its intended use;
4. that the owner provide temporary fencing outside the southern edge of the subdivision boundary, where the abutting property is designated for future residential uses, as shown on the "Condition of Approval" map, Enclosure 1, to prevent dumping, storage or other intrusions into the natural area until it is replaced by permanent fencing provided by an abutting subdivision; 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.

A Deferred Reserve Caveat was registered on the title through LDA08-0071. This DRC (102 373 997) will be carried forward.

The intention is to consolidate this natural area parcel with the natural area parcel to the west, LDA11-0042. After consolidation the access easement from LDA08-0071 will no longer be necessary.

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. Sarah Ramey at 780-496-6214 or write to:

**Ms. Sarah Ramey, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/sr/Posse #106525470-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 1, 2011

LDA11-0041

Limit of proposed subdivision



Access easement

Temporary fencing



LDA11-0042

natural area

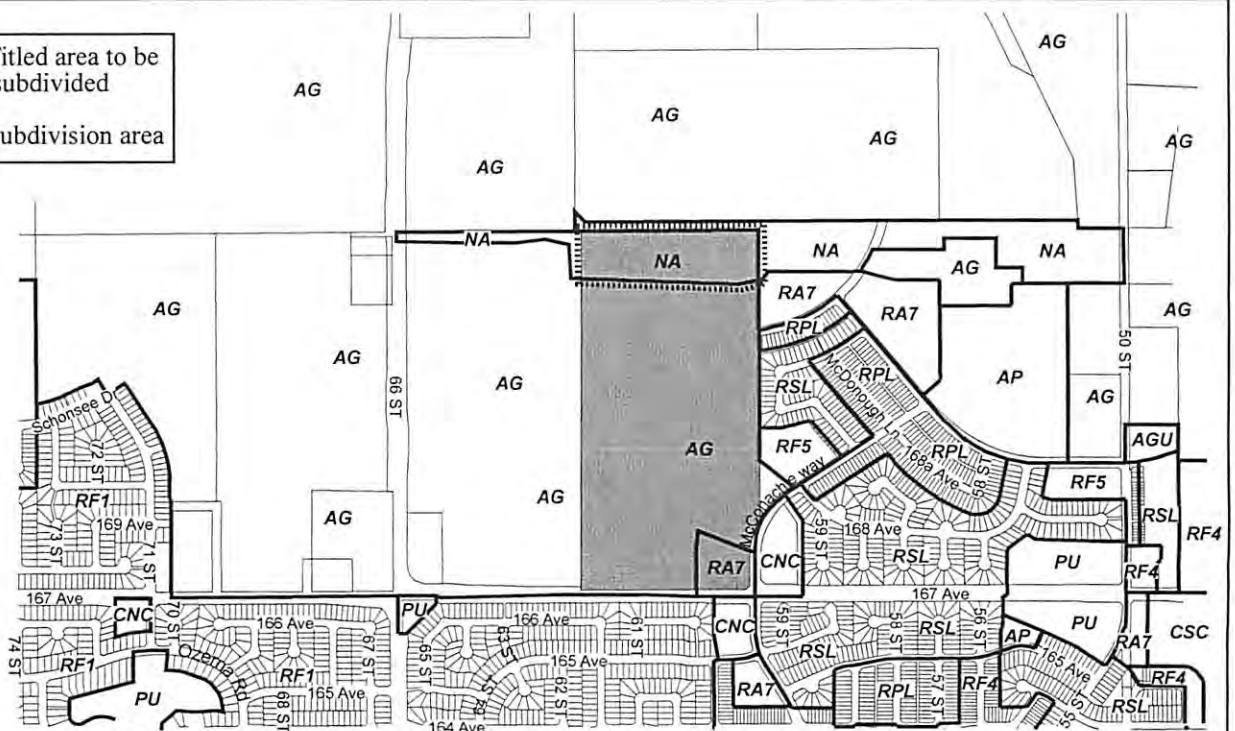
4.6 ha

LDA08-0071

McConachie Boulevard

Titled area to be subdivided

Subdivision area





Subdivision Authority

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

September 1, 2011

File No. LDA11-0119

IBI Group
1050, 10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 13 single detached residential lots from portions of Lot 41, Block 2, Plan 0526294, Lot A, Plan 5069 NY, and NE 28-51-25-4 located east of Windermere Drive and South of Watson Green SW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on September 1, 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 15879 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
4. that Municipal Reserve owed through LDA06-0263 be paid prior to the endorsement of the plan of subdivision; and
5. 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, 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/or lateral Sewer Oversizing Charges applicable for the construction of permanent storm and sanitary drainage facilities;

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 all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

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

The existing Deferred Reserve Caveat (052 533 017) on Lot A, Plan 5069 NY will be carried forward on title. Money in place of Municipal Reserve owing from LDA06-0263 shall be paid prior to registration of this subdivision, and the existing DRC (082 059 822) on NE 28-51-25-4 will be discharged accordingly.

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. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/ww/Posse # 108881769-001

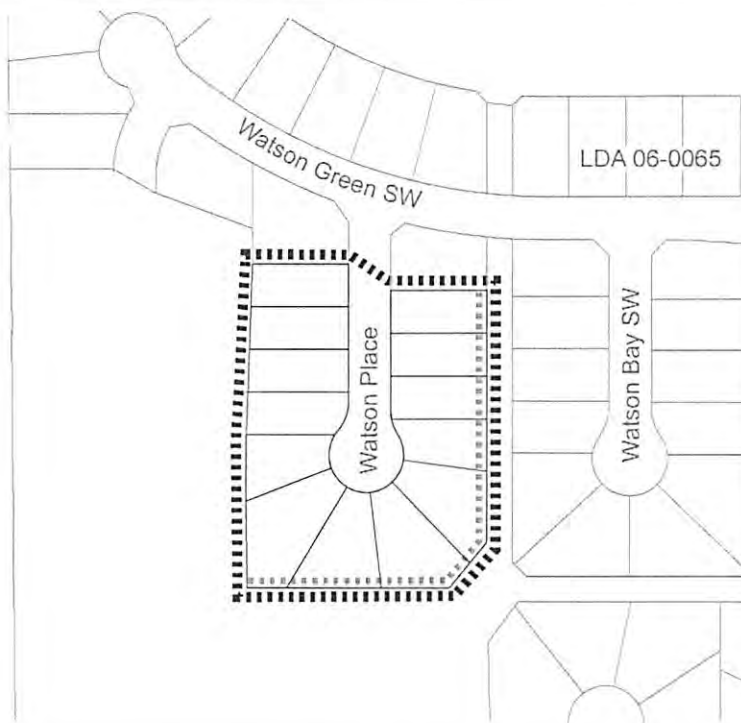
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

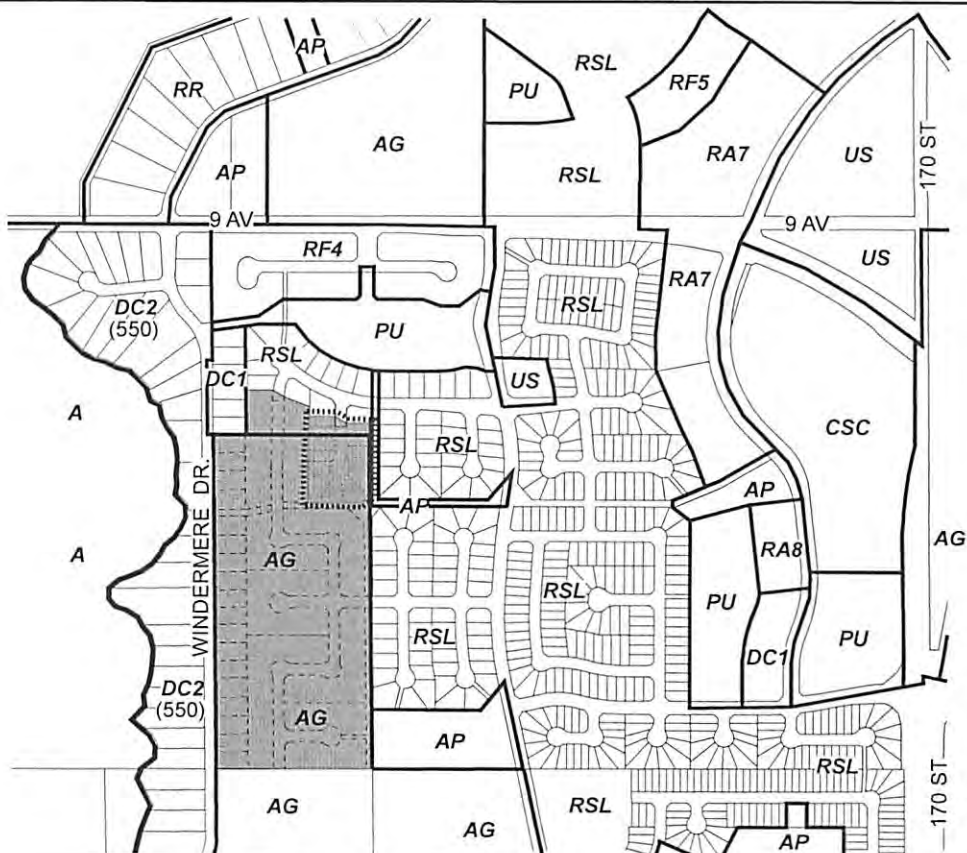
September 1, 2011

LDA11-0119

- Limit of proposed subdivision
■■■■■■■ 1.2m Uniform fence



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



Thursday, August 25, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 34

PRESENT	Scott Mackie, Manager, Current Planning Branch Shane Gerein, Acting Chief Subdivision Officer
----------------	--

1. ADOPTION OF AGENDA

MOVED	Scott Mackie, Shane Gerein That the Subdivision Authority Agenda for the August 25, 2011 meeting be adopted.	
FOR THE MOTION	Shane Gerein, Scott Mackie	CARRIED

2. ADOPTION OF MINUTES

MOVED	Scott Mackie, Shane Gerein That the Subdivision Authority Minutes for the August 18, 2011 meeting be adopted.	
FOR THE MOTION	Shane Gerein, Scott Mackie	CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA10-0049
Posse 094322904-001 | Tentative plan of subdivision to create 22 single detached residential lots and one (1) Municipal Reserve parcel from a portion of Lot 1, Block 1, Plan 092 7530, located south of Callaghan Drive SW and east of James Mowatt Trail SW; CALLAGHAN |
|----|-----------------------------------|---|

MOVED	Scott Mackie, Shane Gerein That the application for subdivision be Approved.	
FOR THE MOTION	Shane Gerein, Scott Mackie	CARRIED

- | | | |
|----|-----------------------------------|--|
| 2. | LDA11-0057
Posse 106485556-001 | Tentative Plan of subdivision to create 55 single detached residential lots and one (1) Public Utility Lot, from a portion of and Block 1, Plan 822 2795, located north of 167 Avenue NW and west of Manning Drive, BRINTNELL |
|----|-----------------------------------|--|

MOVED	Scott Mackie, Shane Gerein That the application for subdivision be Approved.	
FOR THE MOTION	Shane Gerein, Scott Mackie	CARRIED

5. OTHER BUSINESS

6.	ADJOURMENT The meeting adjourned at 10:05 a.m.
----	--