

Thursday, April 24, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 17

1. **ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the April 24, 2008 meeting be adopted.

2. **ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the March 27, 2008 meeting be adopted.

3. **OLD BUSINESS**

4. **NEW BUSINESS**

1. LDA07-0514
Posse 73182024-001

Tentative plan of subdivision to create one 10.11 ha industrial lot from a portion of NE 22-53-23-4, located south of 137 Avenue, north of Yellowhead Trail at the easterly city limits (Range Road 232 in Strathcona County); **AURUM INDUSTRIAL**

5. **OTHER BUSINESS**



Subdivision Authority

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

April 24, 2008

File No. LDA07-0514

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

ATTENTION: Chris Dulaba

RE: Tentative plan of subdivision to create one 10.11 ha industrial lot from a portion of NE 22-53-23-4, located south of 137 Avenue, north of Yellowhead Trail at the easterly city limits (Range Road 232 in Strathcona County); **AURUM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 24, 2008 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 5.827 ha by agreement and caveat to the remainder of NE 22-53-23-4, pursuant to Section 669 of the Municipal Government Act;
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 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;
4. that a cross lot access easement be registered on the Title for all properties affected by the all directional access to the site, and include maintaining access to the parcel to the south (Block 3 PL 8920191; LDA07-0009), this lot and the remainder of NE 22-53-23-4; 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 (2) contain, among other things, the following:

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of Permanent Area Contributions and local improvements applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 engineering drawings include off-site watermain construction and on-street hydrants, and the road widening required by Strathcona County as shown on the "Conditions of Approval" map, Enclosure I;
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; and
7. 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. Enclosure II is a table summarizing the detailed comments of the City Departments and affected agencies.

The owner is advised that they are responsible for ensuring the County of Strathcona's requirements for the future road widening along the west side of Range Road 232 and the contribution in aid of construction for upgrades to Range Road 232 be satisfied.

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.

If you have further questions, please call Laurie Moulton at 496-5480 or write to:

**Laurie Moulton, Principal Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Phillip Arendt
Subdivision Authority

PA/lm/Posse #73182024-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

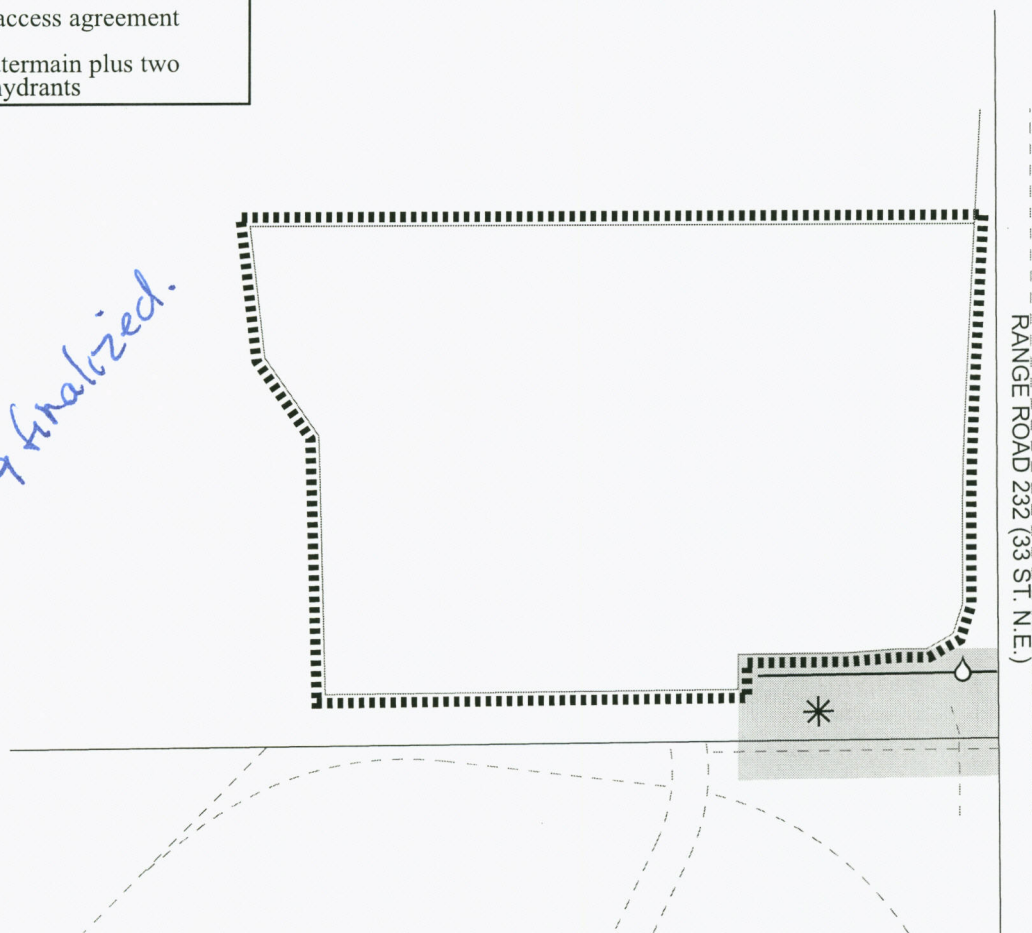
April 17, 2008

LDA07-0514

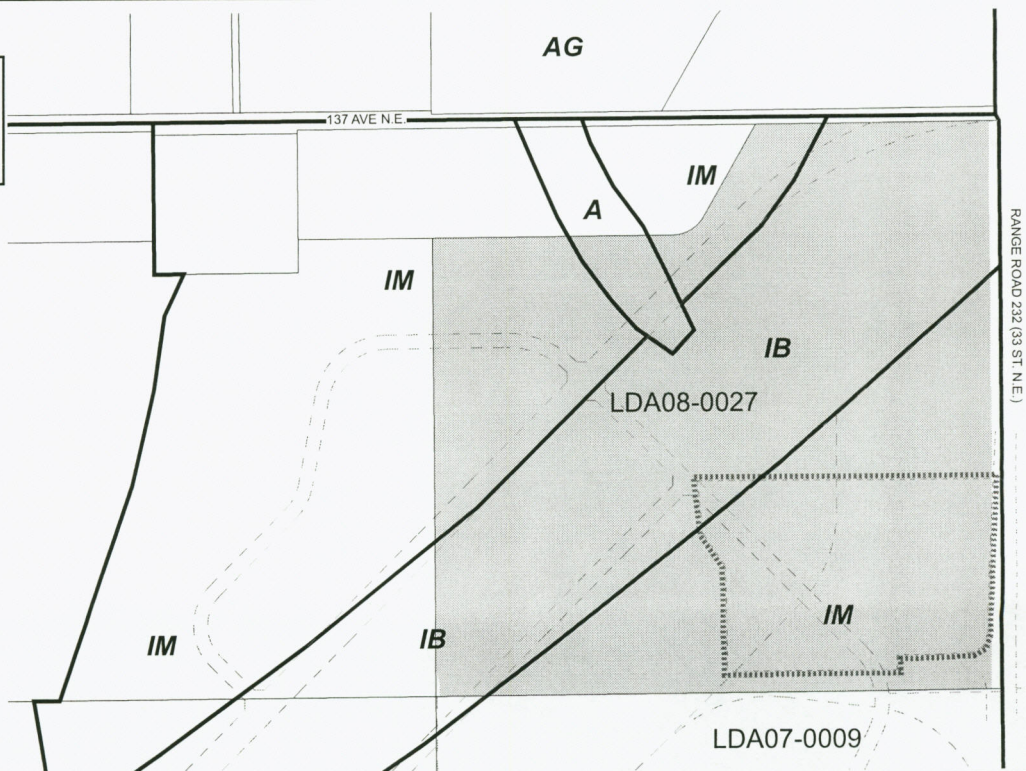
- Limit of proposed subdivision
- Include in Engineering Drawings
- * Cross-lot access agreement
- Offsite watermain plus two on-street hydrants



*Final Copy
still being finalized.*



- Titled area to be subdivided
- Subdivision area



Thursday, March 27, 2008

1:00 p.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 13

PRESENT

Phillip Arendt, Manager, Planning and Policy Services Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Agenda for the March 27, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2. ADOPTION OF MINUTES

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Minutes for the March 6, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. SUB/03-0124
Posse 36479455-001

Tentative plan of subdivision to subdivide a 0.30 ha portion of plan 4350R, consolidate it with the existing lot, Area A, Plan 972 1206, and create a new 0.57 ha lot, located west of 97 Street and north of Yellowhead Trail; **YELLOWHEAD CORRIDOR**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2. LDA06-0213
Posse 62536994-001

Tentative plan of subdivision to create 17 low density residential lots, 1 semi-detached block shell, 1 medium density residential site and 1 environmental reserve site from a portion of SW-34-51-25-4, located west of Anthony Henday Drive and south of 16 Avenue NW; **WINDERMERE**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3.	LDA07-0191 Posse 66755313-001	Tentative plan of subdivision to create five (DC1) Direct Control Provision lots, four Municipal Reserve parcels and three (PU) Public Utility lot on land south of 129 Avenue and east of Fort Road; BELVEDERE	
MOVED		Phillip Arendt, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Phillip Arendt	CARRIED
3.	LDA07-0286 Posse 68264433-001	Tentative plan of subdivision to create 788 single detached lots, 346 semi-detached lots, 131 row housing lots, 4 multi-family lots, 1 school site, 2 parks, 2 public utility lots and 4 greenways from Lot 3, Block 1, Plan 0226736, Lot 2, Block 1, Plan 8321482 and a portion of NE-18-51-24-4, Lot 1, Block 1, Plan 7521577 and SW-18-51-24-4; located south of 30 Avenue SW and east of 127 Street; ALLARD	
MOVED		Phillip Arendt, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Phillip Arendt	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURNMENT The meeting adjourned at 1:40 p.m.		