

Thursday, February 21, 2008
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 8

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 21, 2008 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 14, 2008 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | | Subdivision Authority Directive: Subdivision Design Guidelines." Re: Compact Lot Action Plan |
| 2. | LDA07-0256
Posse 67667305-001 | Tentative plan of subdivision to create 95 single detached residential lots and one Municipal Reserve lot from a portion of Lot 1, Block B, Plan 052 2614, and Lots 1 and 2, Plan 962 1346; located south of 45 Avenue and west of 199 Street; THE HAMPTONS |

5. OTHER BUSINESS



SUBDIVISION AUTHORITY DIRECTIVE

	Subdivision Authority Bylaw No. 11135	<i>EFFECTIVE DATE</i>	February 21, 2008
<i>TITLE</i>	SUBDIVISION DESIGN GUIDELINES		

PURPOSE: The purpose of the subdivision design guidelines is to improve the quality and liveability of new neighbourhood design by minimizing and/or improving on-street parking, improving traffic movement and the delivery of municipal services in residential subdivisions.

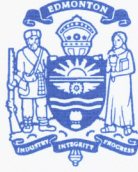
HISTORY: The subdivision design guidelines implement the recommendations of the Compact Lot Action Plan approved by Executive Committee on October 11, 2006.

APPLICATION:

The Subdivision Authority shall have regard to the following guidelines in the design of a residential subdivision:

1. a) The maximum length of a cul-de-sac in a residential subdivision shall be 120 m.
b) Notwithstanding 1 (a), in exceptional circumstances, the Senior Subdivision Officer may allow a longer cul-de-sac, in which case in an emergency access is required to be provided.
2. The minimum radius for the road right-of-way portion of a cul-de-sac bulb in a residential subdivision shall be 15 m and the minimum radius of the carriageway portion of a cul-de-sac bulb in a residential subdivision shall be 11 m.
3. The minimum site width for lots fronting onto a cul-de-sac in a residential subdivision shall be 10.4 m.
4. For all residential lots in a subdivision plan having a site width of less than 10.4 m, a minimum of 80% of the lots shall have a minimum depth of 33 m.
5. Where lanes (alleys) provide access to lots within a residential subdivision, the lanes shall be accessible to a local or collector road at a distance no greater than 120 m.

6. On a neighbourhood-wide basis, the proportion of lot frontage of lots zoned for ground-oriented residential subdivisions fronting onto and having direct access to collector roads shall be no more than 30% of the total length of frontage available along the collector roadways.
7. Where front yards are less than 4.5 m in residential subdivisions, a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot as per the City of Edmonton Design and Construction Standards is required.



Subdivision Authority

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

February 21, 2008

File No. LDA07-0256

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

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create 95 single detached residential lots and one Municipal Reserve lot from a portion of Lot 1, Block B, Plan 052 2614, and Lots 1 and 2, Plan 962 1346; located south of 45 Avenue and west of 199 Street; **THE HAMPTONS**

I The Subdivision by Plan is APPROVED on February 21, 2008 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.28 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 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 the property line and road right-of-way dedication conform to the approved Concept Plan for 215 Street (Winterburn Road), to the satisfaction of the Transportation Department;
5. that the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of the Transportation Department;
6. that the owner provide a temporary roadway access as part of Stage 1 and in the location shown on the "Conditions of Approval" map, Enclosure I. Said access is to remain in place until the construction of roadways connecting 204 Street to 199 Street is complete;
7. 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 Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services. Specifically, Stage 2 shall not be registered until such time as the construction of roadways connecting 204 Street to 199 Street is complete and the temporary roadway access is no longer required;
8. that the owner provide a temporary turnaround as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide walkways, in the form of road rights-of-way, in the locations shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater lake as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility; and
11. 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 the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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;
5. 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;
6. that the owner construct a temporary turnaround with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a temporary roadway access to the satisfaction of the Transportation Department in the location shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 1.5m wide concrete sidewalks with bollards and lighting within the walkways, in the locations shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department, and Transportation Department;
9. 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; and
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.

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

Municipal Reserve dedication is being provided in the form of a 0.28 ha park lot. This amount will be deducted from the existing Deferred Reserve Caveats registered against the titled properties (DRC #962091497, 962091498 and 962091499).

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 Mr. Rod Heinrichs at 496-6211 or write to:

**Mr. Rod Heinrichs, 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/rh/Posse #67667305-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2008

LDA07-0256

■■■■■■ Limit of proposed subdivision

■ Include in Engineering Drawings

* Restrictive Covenant re:
Stormwater Management Facility

— 1.8m Double board/no gap
Uniform screen fence

— 1.8m Uniform screen fence

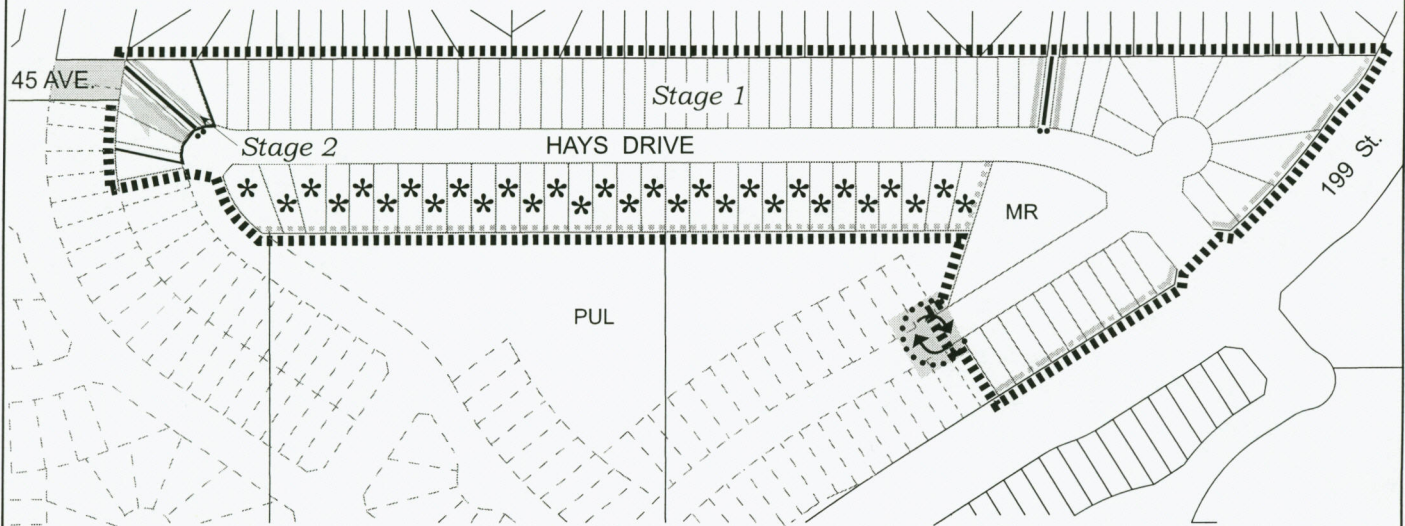
— 1.2m Uniform fence

— 1.5m Concrete sidewalk with
lighting

← Temporary roadway access

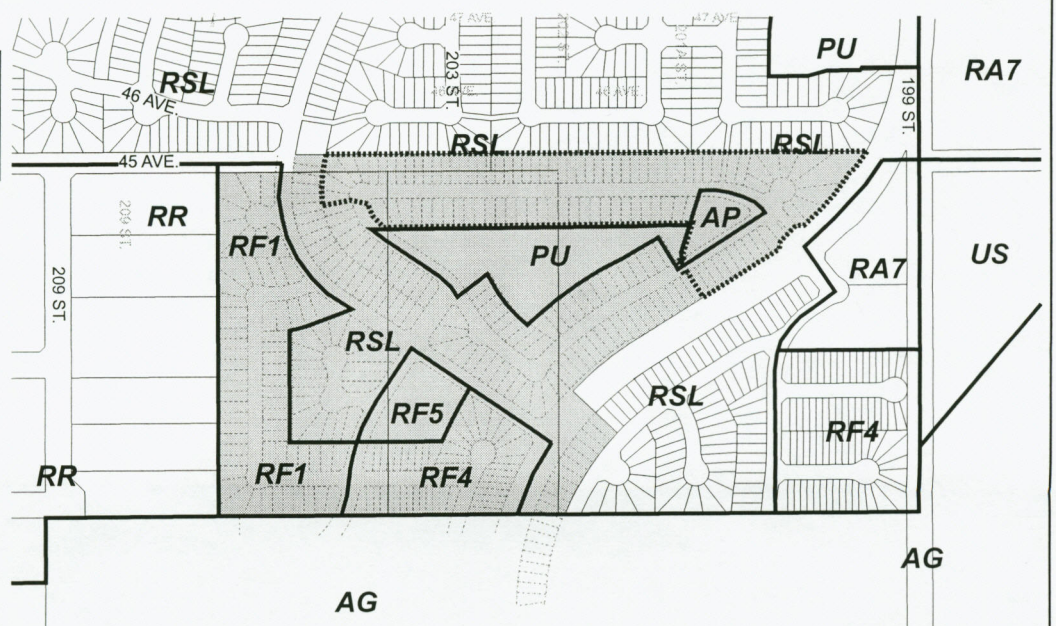
↻ Temporary turnaround

.. Bollards



■ Titled area to be
subdivided

■■■■■■ Subdivision area



Thursday, February 14, 2008
10:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 7

PRESENT

Willard Hughes, Acting Manager, Planning and Policy Services Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Willard Hughes, Blair McDowell

That the Subdivision Authority Agenda for the February 14, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

2. ADOPTION OF MINUTES

MOVED

Willard Hughes, Blair McDowell

That the Subdivision Authority Minutes for the February 7, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

3. OLD BUSINESS

1. LDA07-0135
Posse 65560985-001

Tentative plan of subdivision to create 10 low density residential lots and 1 public utility lot from NW-20-51-24-4 and a portion of NE-19-51-24-4; located east of James Mowatt Trail and north of Bowman Wynd; **BLACKMUD CREEK**

MOVED

Willard Hughes, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

4. NEW BUSINESS

1. LDA07-0340
Posse 69583656-001

Tentative plan of subdivision to create one public utility lot from a portion of SW 28-51-24-4, located north of Ellerslie Road SW and east of 101 Street SW; **ELLERSLIE INDUSTRIAL AREA**

MOVED

Willard Hughes, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Willard Hughes

CARRIED

2.	LDA07-0396 Posse 71126017-001	Tentative plan of subdivision to create seven single detached residential lots from SW-18-52-25-4, located on land North of Hope Road and east of Winterburn Road; THE HAMPTONS	
MOVED		Willard Hughes, Blair McDowell That the application for subdivision be Approved as Amended	
FOR THE MOTION		Blair McDowell, Willard Hughes	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 11:00 a.m.		