

Thursday, January 24, 2008
11:00 a.m.



PLACE: Room 602

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 4

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 January 24, 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 January 17, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA06-0279
Posse 63336543-001

Tentative plan of subdivision to create one municipal reserve lot and one public utility lot from a portion of Lot 2, Plan 782 2211, located south of 3 Avenue SW and east of 58 Street SW; **CHARLESWORTH**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2. LDA07-0294
Posse 68576582-001

Tentative plan of subdivision to create 2 residential lots from portions of Plan 7274 AH, Block 21A and Plan 8620787, Block 52, Lot A, located south of Yellowhead Trail at 46 Street, **BERGMAN**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 11:15 a.m.



Subdivision Authority

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

January 24, 2008

File No. LDA06-0279

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create one municipal reserve lot and one public utility lot from a portion of Lot 2, Plan 782 2211, located south of 3 Avenue SW and east of 58 Street SW; **CHARLESWORTH**

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

1. that the owner dedicate Municipal Reserve as a 1.91 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 provide money-in-place of Municipal Reserve, in the amount of \$ 582,860 representing 1.7 ha pursuant to Section 666 and Section 667 of the Municipal Government Act; and
3. 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.

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 Ms. Kim Agar at 496-2939 or write to:

**Ms. Kim Agar, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in black ink, appearing to read 'P. Arendt', with a stylized flourish at the end.

Phil Arendt
Subdivision Authority



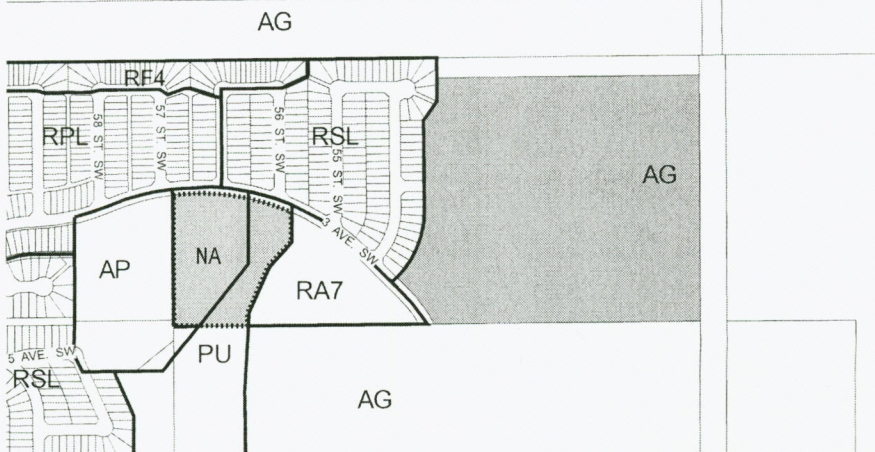
PA/ka/Posse #63336543-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 24, 2008

LDA06-0279

 Limit of proposed subdivision Titled area to be subdivided
 Subdivision area



Subdivision Authority

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

January 24, 2008

File No. LDA07-0294

Scheffer Andrews Ltd.
12204 - 145 Street NW
Edmonton AB T5L 4V7

ATTENTION: Tomoko Hagio

Dear Ms. Hagio:

RE: Tentative plan of subdivision to create 2 residential lots from portions of Plan 7274 AH, Block 21A and Plan 8620787, Block 52, Lot A, located south of Yellowhead Trail at 46 Street, **BERGMAN**

I The Subdivision by Plan is APPROVED on January 24, 2008 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 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;
3. that the owner register the northern portion of Block 21A adjacent to the Yellowhead Trail berm, as road right-of-way for construction of the alley, as shown in the Enclosure I;
4. that the sales agreements for the purchase of Lot A be signed prior to registration of the 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 costs identified in the 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 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;

4. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for the this development and for the implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner construct the alley along the west and north sides of the proposed lots, as shown on "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
6. 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 Streets, and Asset Management and Public Works Departments; and
7. that the Engineering Drawings include construction of the alley on the west side of the proposed lots, as shown on "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department.

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

Municipal Reserves are not due as the area to be subdivided is less than 0.81 ha in size.

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 Ms. Claudia Wong at 944-0120 or write to:

**Ms. Claudia Wong, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phil Arendt
Subdivision Authority

PA/cw/Posse # 68576582-001

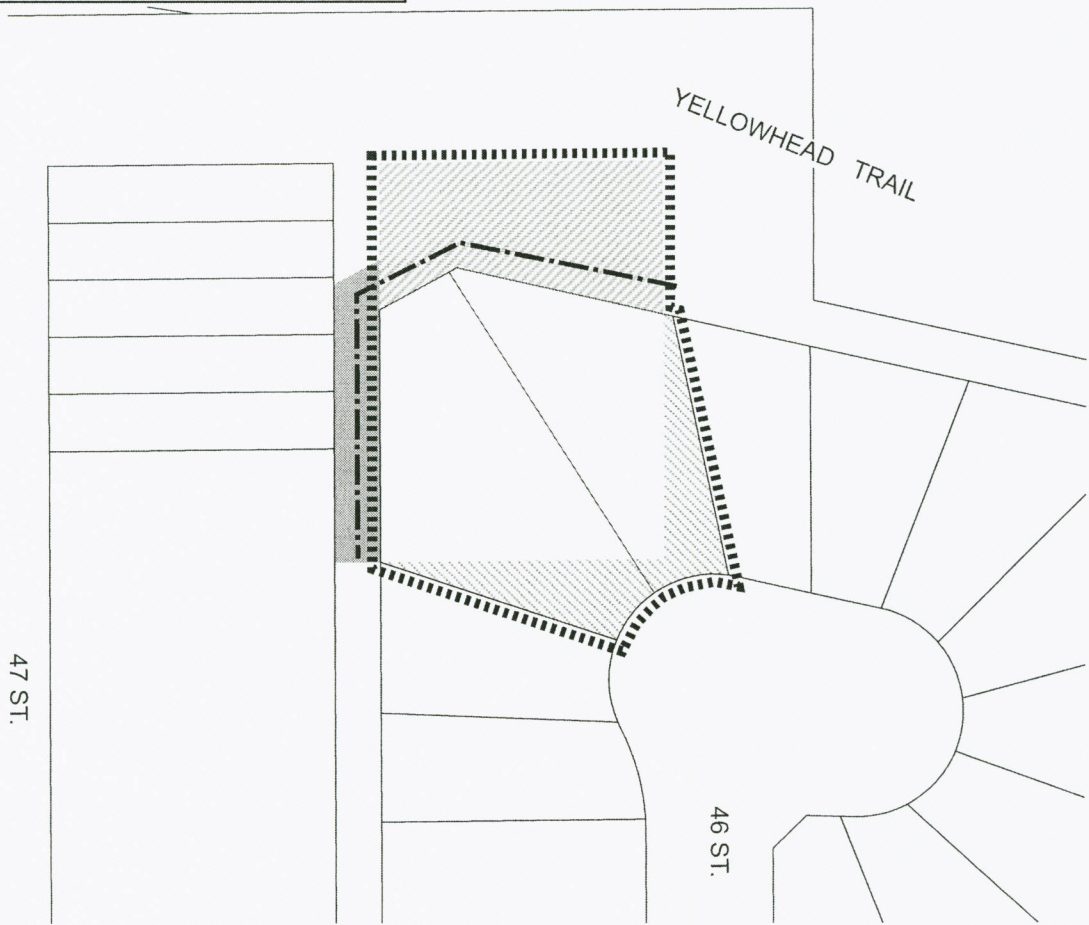
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 24, 2008

LDA07-0294

- Limit of proposed subdivision
- Include in Engineering Drawings
- Construct residential alley to tie into existing alleys
- Register as road right-of-way
- City owned Lot A



- Titled area to be subdivided
- Subdivision area

