

Thursday, July 24, 2008
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 30

PRESENT		Peter Ohm, Acting Manager for Subdivision Authority, Planning and Policy Services Branch Shane Gerein, Acting Senior Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Peter Ohm, Shane Gerein That the Subdivision Authority Agenda for the July 24, 2008 meeting be adopted.	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Peter Ohm, Shane Gerein That the Subdivision Authority Minutes for the July 10, 2008 meeting be adopted.	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA07-0498 Posse 72864233-001	Tentative plan of subdivision to create one institutional lot and one medium density residential lot from portions of Plan 9323281, Block 19, Lot 1C located north of 129 Avenue NW and east of 68 Street NW, BALWIN	
MOVED		Peter Ohm, Shane Gerein That the application for subdivision be Approved.	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED
2.	LDA07-0509 Posse 73308963-001	Tentative plan of subdivision to create 1 municipal reserve parcel from a portion of Block 1, Plan 2301MC, located north of Windermere Boulevard SW and west of 170 Street SW, WINDERMERE	
MOVED		Peter Ohm, Shane Gerein That the application for subdivision be Approved.	
FOR THE MOTION		Shane Gerein, Peter Ohm	CARRIED

3.	LDA08-0059 Posse 72722537-001	Tentative plan of subdivision to create 143 single detached residential lots, 3 medium density residential parcels, 1 public utility lot and 1 municipal reserve parcel from a portion of NE-14-51-25-4, SE-14-51-25-4, Lot B, Plan1009TR and Lot 2, Block 1, Plan 0326012, located south of 25 Avenue SW and west of 141 Street SW, CHAPPELLE
MOVED		Peter Ohm, Shane Gerein That the application for subdivision be Tabled.
FOR THE MOTION		Shane Gerein, Peter Ohm
4.	LDA08-0104 Posse 72722537-001	Tentative plan of subdivision to create 5 single detached residential lots, 1 medium density residential parcel and 1 municipal reserve parcel from a portion of Lot B, Plan1009TR and Lot 2, Block 1, Plan 0326012, located south of 25 Avenue SW and west of 141 Street SW, CHAPPELLE
MOVED		Peter Ohm, Shane Gerein That the application for subdivision be Tabled.
FOR THE MOTION		Shane Gerein, Peter Ohm
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 10:19 a.m.	



Subdivision Authority

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

July 24, 2008

File No. LDA07-0498

John Bosco Child and Family Services Foundation
6770 -129 Avenue
Edmonton AB T5C 1V7

ATTENTION: Don Moffat

Dear Mr. Moffat:

RE: Tentative plan of subdivision to create one institutional lot and one medium density residential lot from portions of Plan 9323281, Block 19, Lot 1C located north of 129 Avenue NW and east of 68 Street NW, **BALWIN**

I The Subdivision by Plan is APPROVED on July 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 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 an emergency access easement in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department; 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 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 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, including the Heritage Unit, and affected Utility Agencies;
3. that the Engineering Drawings include the construction of a water main extension as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Epcor Water;

4. that the owner construct a 1.8 m chain link fence as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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.

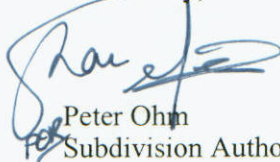
Municipal Reserves are not owing for this subdivision, as they were provided in 1969 through approval of SUB69-X-1, Plan 1774 RS.

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,



Peter Ohm
Subdivision Authority

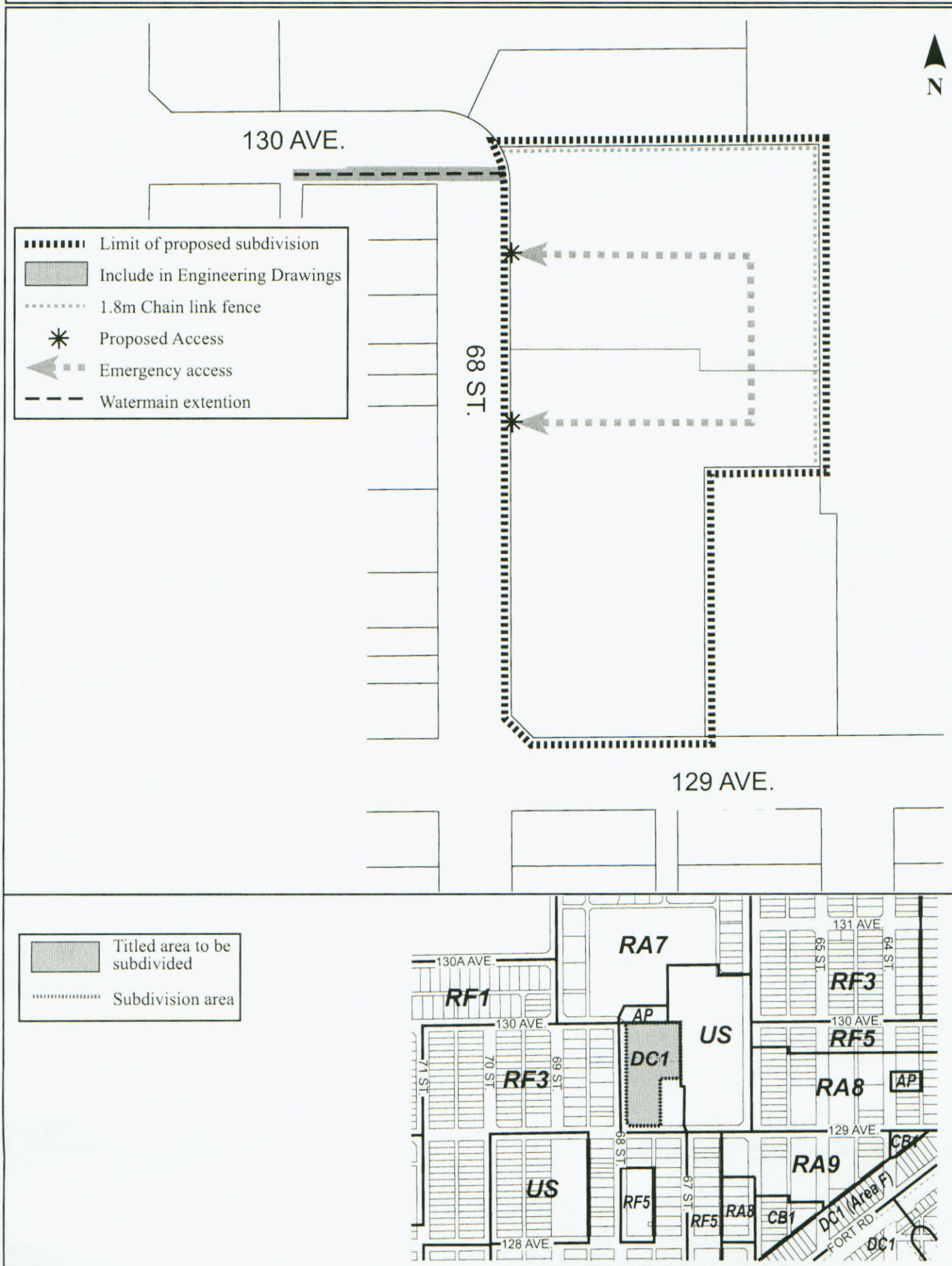
PO/cw/Posse #72864233-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2008

LDA07-0498





Subdivision Authority

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

July 24, 2008

File No. LDA07-0509

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

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create 1 municipal reserve parcel from a portion of Block 1, Plan 2301MC, located north of Windermere Boulevard SW and west of 170 Street SW,
WINDERMERE

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

1. that the owner dedicate Municipal Reserve as a 3.88 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.513 ha by registering a Deferred Reserve Caveat against the remainder of Block 1, Plan 2301MC for reserves owing pursuant to Section 669 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; and
4. 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.

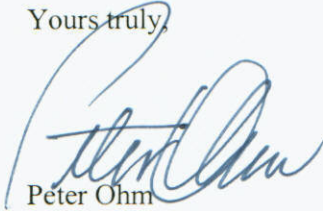
Please note that the school and park site must remain in a condition suitable for its intended use. There shall be no stock piling, grading, dumping, construction staging or soil removal. Full servicing to the school/park site has been provided with the construction of Windermere Road, Windermere Boulevard and Whitelaw Lane.

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. Yolanda Lew at 944-0112 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Peter Ohm", is written over a large, stylized blue circular mark.

Peter Ohm
Subdivision Authority

PO/yl/Posse #73308963-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2008

LDA07-0509

Limit of proposed subdivision



Titled area to be subdivided
Subdivision area

