

Thursday, November 6, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 45

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 6, 2008 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 23, 2008 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA08-0063
Posse 75209170-001 | Tentative plan of subdivision to create 1 stormwater management facility and 3 urban services parcels from a portion of SW-2-52-25-4 and Lot 51, Block 163, Plan 0524501; located east of Terwillegar Drive and north of 23 Avenue NW; LEGER |
| 2. | LDA08-0233
Posse 79072732-001 | Tentative plan of subdivision to create 4 single detached residential lots from a portion of NE-35-53-24-4 located south of 167 Avenue and west of 50 Street (Government Road Allowance); HOLLICK KENYON |

5. OTHER BUSINESS



Subdivision Authority

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

November 6, 2008

File No. LDA08-0063

Asset Management and Public Works
City of Edmonton
19th Floor, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Margaret Yip

Dear Ms. Yip:

RE: Tentative plan of subdivision to create 1 stormwater management facility and 3 urban services parcels from a portion of SW-2-52-25-4 and Lot 51, Block 163, Plan 0524501; located east of Terwillegar Drive and north of 23 Avenue NW; **LEGER**

I The Subdivision by Plan is APPROVED on November 6, 2008, subject to the following conditions:

1. that the owner enter into a Memorandum of Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the subdivision boundary be amended to include the dedication of Leger Road as shown on the "Conditions of Approval" map, Enclosure I;
3. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for Leger Road from 23 Avenue to 65 m west of Leger Way as well as for the Leger Transit Centre, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner consolidate Lot 52 with Lot 51 created under File SUB/04-0127;
5. that the owner prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with the Memorandum of Agreement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Memorandum of Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all costs identified in Memorandum of 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 engineering drawings include the left turn bay, the right turn bay and the traffic signal along 23 Avenue at Leger Road, as shown on the "Conditions of Approval" map, Enclosure I;
6. that all school and/or park sites will be fully serviced in the entire roadway frontage including 3 phase power;
7. that the owner submit 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;
8. that the owner submit preliminary plans for 23 Avenue prior to the submission of engineering drawings, to be approved by Roadways Design Section; and
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.

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

Please note that Municipal Reserve was originally dedicated as a DRC (982 023 603) in the amount of 5.126 hectares registered against SW2-52-25-4 with a previous subdivision SUB/94-0045. The DRC will be carried forward on the title.

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. Michelle Ouellette at 780-496-6295 or write to:

**Ms. Michelle Ouellette, Principal 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

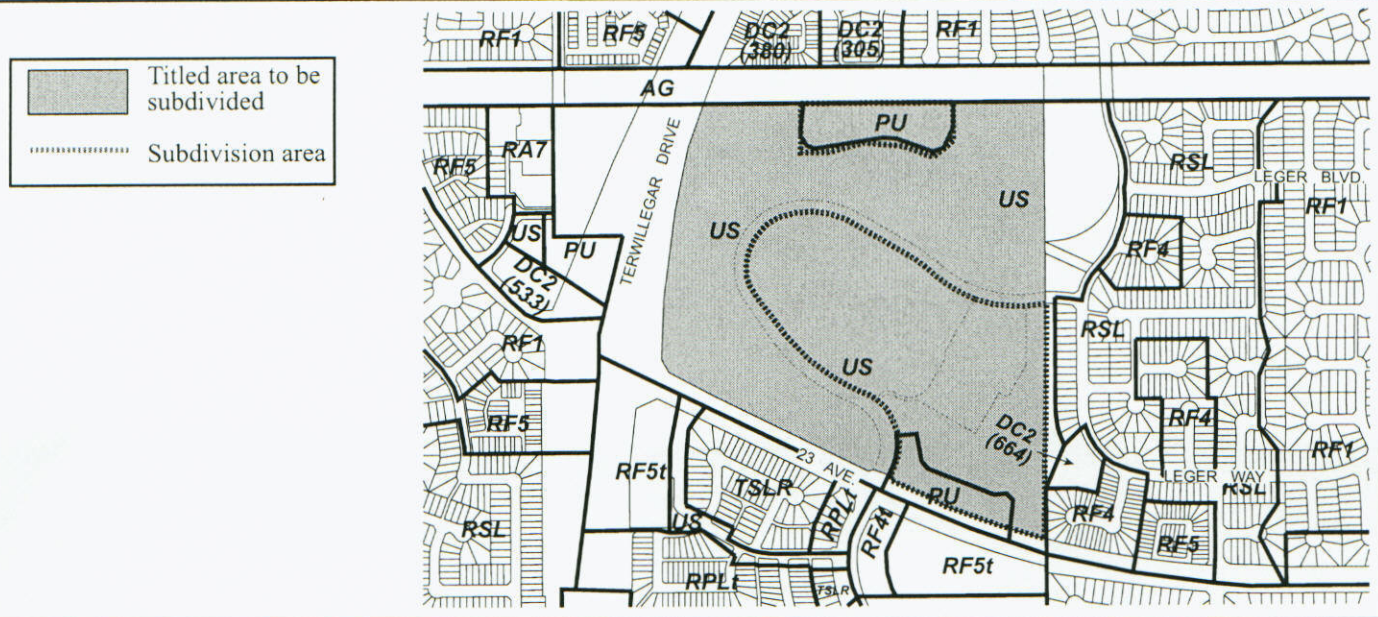
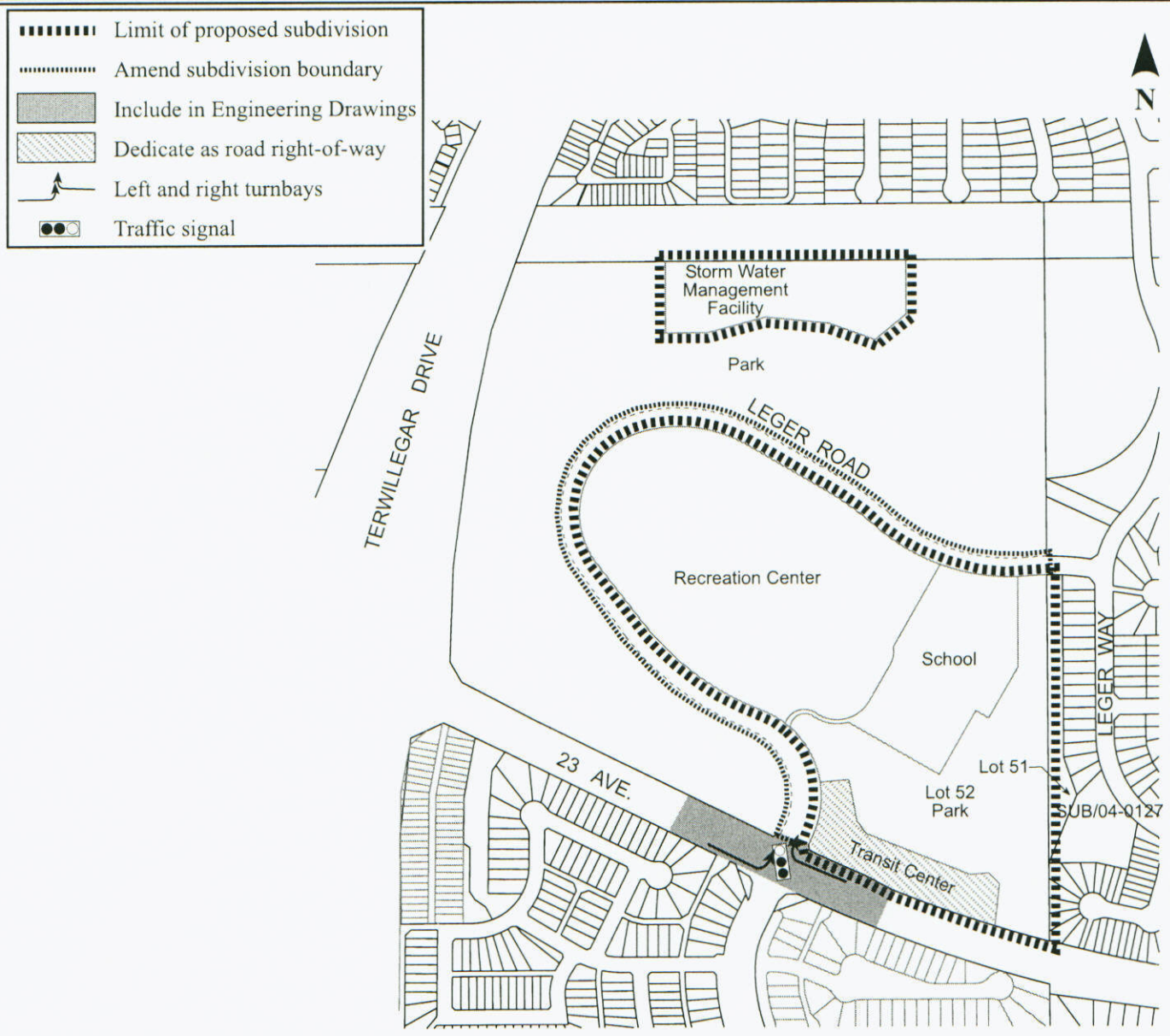
PO/mo/Posse # 075209170-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 6, 2008

LDA08-0063





Subdivision Authority

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

November 6, 2008

File No. LDA08-0233

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 4 single detached residential lots from a portion of NE-35-53-24-4 located south of 167 Avenue and west of 50 Street (Government Road Allowance); **HOLLIICK KENYON**

I The Subdivision by Plan is APPROVED on November 6, 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; and
3. 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. 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;
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 complete construction of existing 55 Street from 165 Avenue to 167 Avenue, including the asphalt overlay, street lighting, landscaping and any

shallow utilities. The asphalt overlay must be deferred until such time that an FAC has been issued for the existing 55 Street constructed under servicing agreement DDC-1357 for Hollick Kenyon – 55 Street (165 Avenue to 167 Avenue). A CCC, but not a FAC, will be required, to the satisfaction of the Transportation Department, as shown on the “Conditions of Approval” map, Enclosure I;

7. that the owner pays the proportionate share of the boundary improvement condition for the previous construction of 55 Street under servicing agreement DC-1357 for Hollick Kenyon – 55 Street from 165 Avenue to 167 Avenue to the satisfaction of the Transportation Department;
8. that the driveway access for the illustrated lot must not encroach into any portion of the corner radius of the curve, as shown on the “Conditions of Approval” map, Enclosure I; and
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.

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

Municipal Reserve was provided as land and cash-in-lieu through the previously approved subdivisions: SUB/03-0073, SUB/04-0014, SUB/04-0088 and SUB/05-0207.

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. Carla Semeniuk at 496-1582 or write to:

**Ms. Carla Semeniuk, 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/cs/Posse # 079072732-001

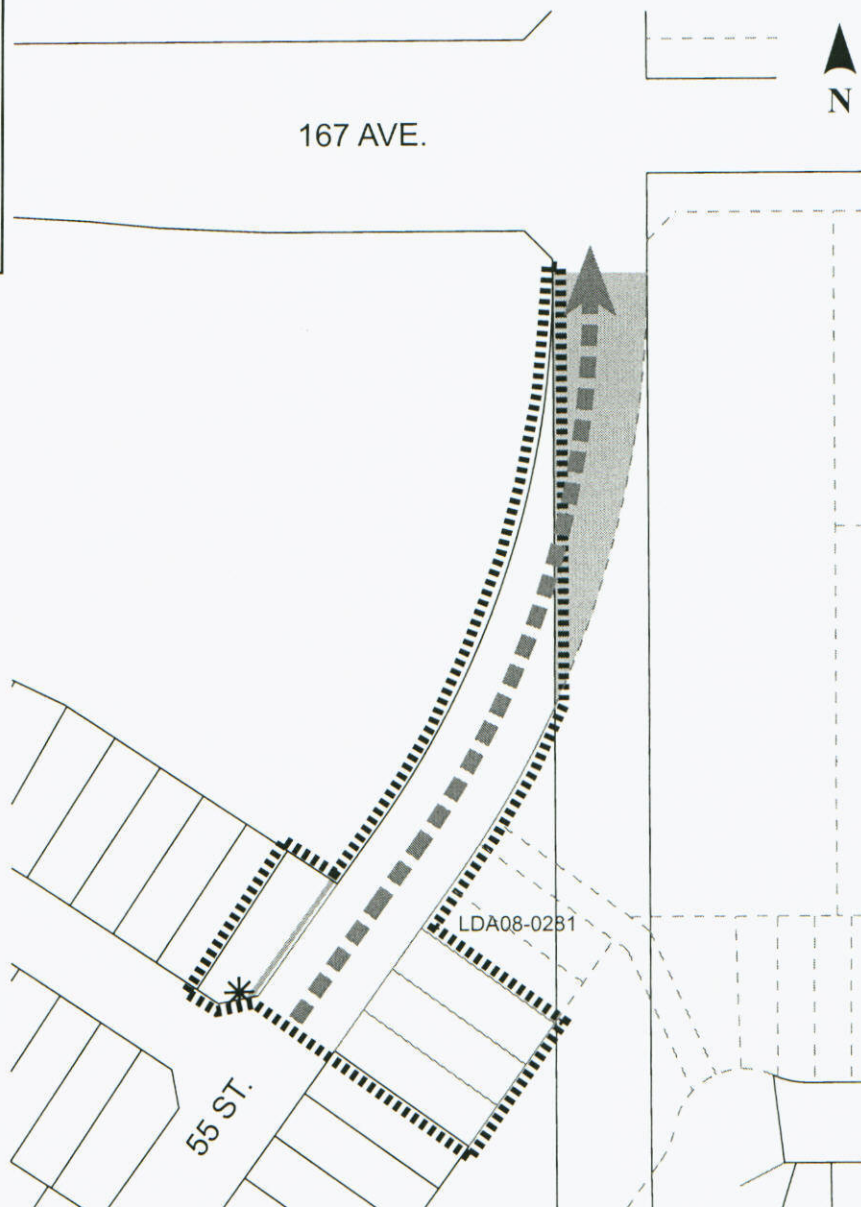
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

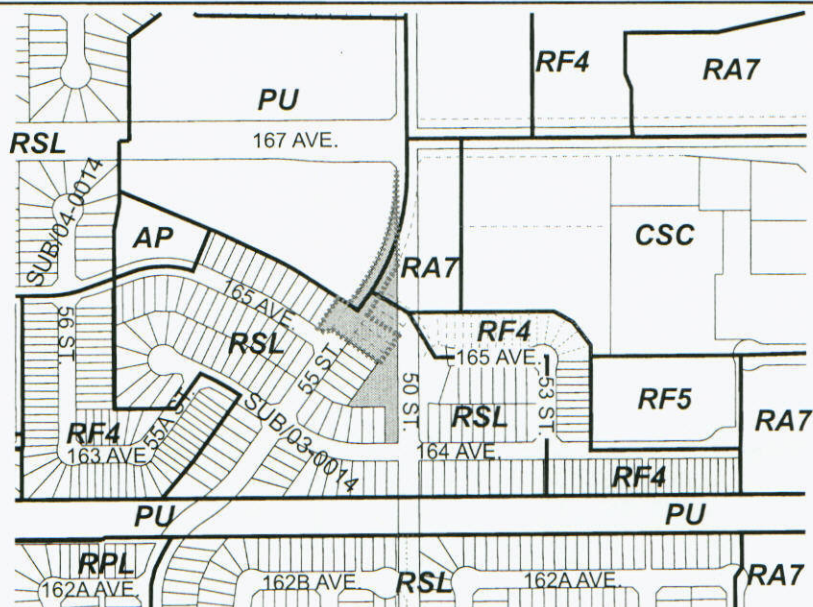
November 6, 2008

LDA08-0233

- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.8m Uniform screen fence
- ■ ■ 55 Street roadway to be constructed
- * No encroachment onto corner radius



- Titled area to be subdivided
- Subdivision area



Thursday, October 23, 2008
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 43

PRESENT

Peter Ohm, Acting Manager for Subdivision Authority,
Planning and Policy Services Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Peter Ohm, Blair McDowell

That the Subdivision Authority Agenda for the October 23, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

2. ADOPTION OF MINUTES

MOVED

Peter Ohm, Blair McDowell

That the Subdivision Authority Minutes for the October 9, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA08-0039
Posse 74807258-001

Tentative plan of subdivision to create 182 Single Detached Residential lots, 1 Medium Density Residential lot, 1 Commercial lot, and 1 Municipal Reserve lot from portions of SW-19-52-25-4 and NW-18-52-25-4, located north of 62 Avenue NW, and east of 215 Street; **GRANVILLE**

MOVED

Peter Ohm, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 10:20 a.m.