

Thursday, October 9, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 41

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 9, 2008 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 2, 2008 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
	1. LDA07-0383 Posse 70291458-001	Tentative plan of subdivision to create 28 semi-detached residential lots, from portions of SW 31-53-23-4 and Lot 1, Block 1, Plan 0623025, and the closed portions of 151 Avenue, located north of 151 Avenue, west of 30 Street and east of the railway right-of-way alignment; KIRKNESS
5.	OTHER BUSINESS	



Subdivision Authority

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

October 9, 2008

File No. LDA07-0383

Scheffer Andrew Ltd.
12204 - 145 Street
Edmonton, AB T5L 4V7

Attention: Tomoko Hagio

Dear Ms. Hagio:

RE: Tentative plan of subdivision to create 28 semi-detached residential lots, from portions of SW 31-53-23-4 and Lot 1, Block 1, Plan 0623025, and the closed portions of 151 Avenue, located north of 151 Avenue, west of 30 Street and east of the railway right-of-way alignment; **KIRKNESS**

I The Subdivision by Plan is APPROVED on October 9, 2008, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$61,503 representing 0.083 ha, pursuant to Section 666 and Section 667 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 the approved subdivision within the Kirkness Neighbourhood (File No. LDA06-0098) be registered in its entirety prior to or concurrent with this application;
5. that the closure area be consolidated with the adjacent parcel, prior to the registration of this subdivision application; and
6. 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 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 Boundary Recovery Assessment for municipal improvements previously constructed within the 151 Avenue right-of-way;
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 submit an Erosion and Sediment Control (ESC) Plan specific for the development and implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner is responsible for the design, landscaping and construction within the road islands, boulevards and medians, and walkways to the satisfaction of the Community Services, Transportation, and Asset Management and Public Works Departments;
7. that the owner remove two existing accesses to 151 Avenue, construct the curb and gutter and restore the boulevard to grass, as shown on the "Conditions of Approval" map, Enclosure I; and

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

The Municipal Reserve for Lot 1, Block 1, Plan 0623025 has been provided through the approval of SUB/05-0111.

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 Sara Lundy at 780-496-6171 or write to:

**Mrs. Sara Lundy, 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/sl/Posse #70291458-001

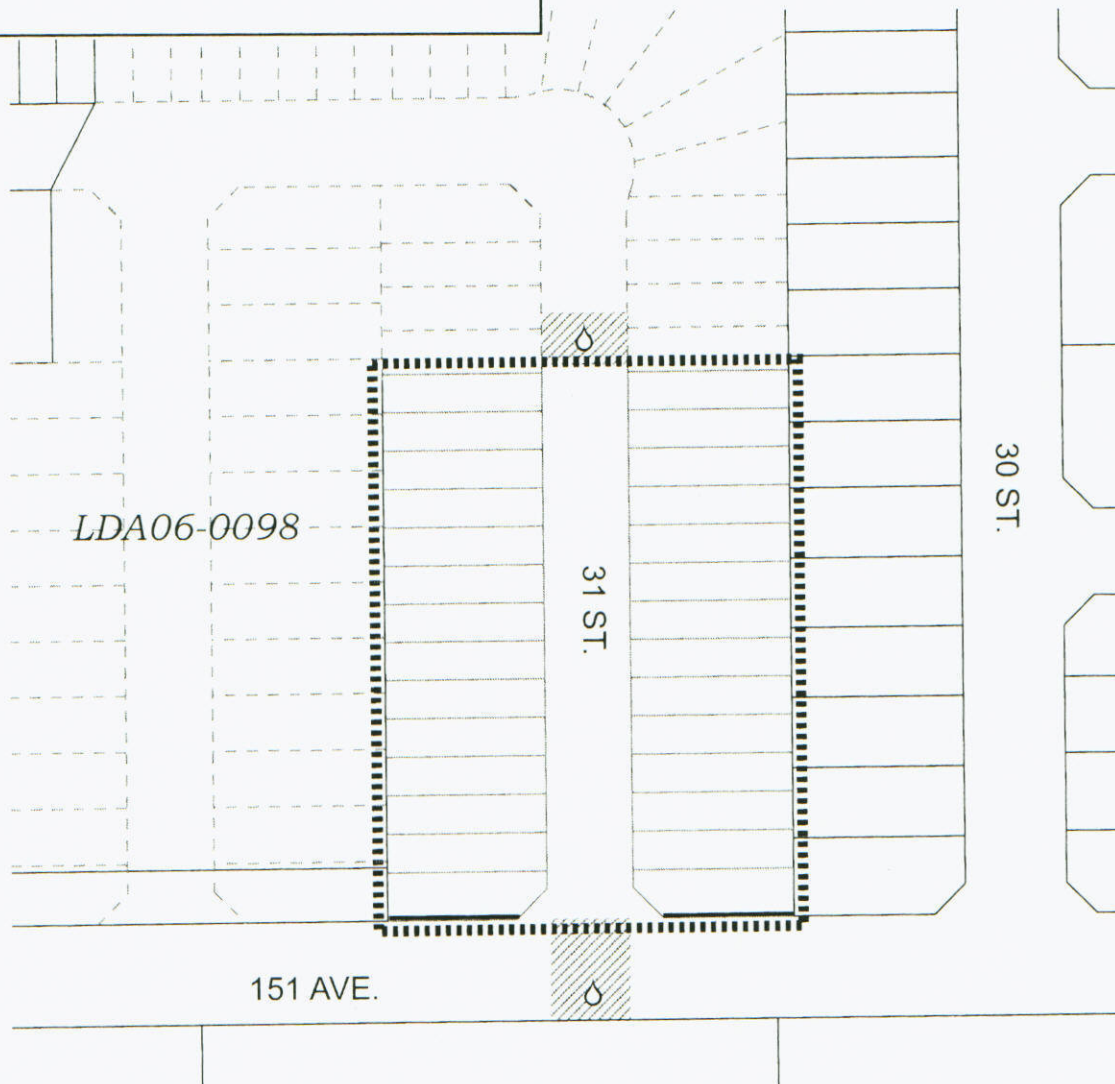
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

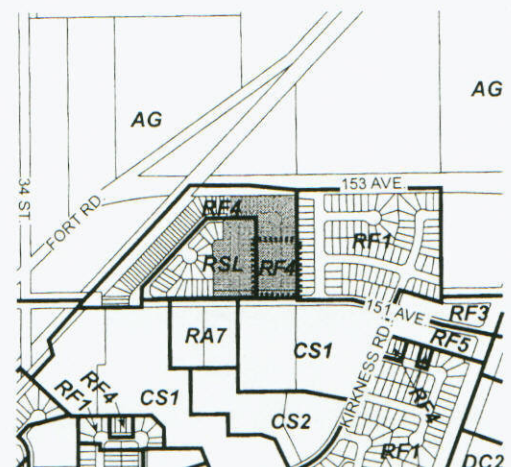
October 9, 2008

LDA07-0383

-  Limit of proposed subdivision
 Include in Engineering Drawings
 Existing access to be removed and curb and gutter constructed and boulevard restored
 Uniform screen fence



-  Titled area to be subdivided
 Subdivision area



Thursday, October 2, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 40

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 2, 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 September 25, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA08-0037
Posse 74518728-001

Tentative plan of subdivision to create 8 residential units from Plan 8422077 Block 39 Lot 13 and a portion of Plan 8422077 Block 39 Lot 14, located south of 148 Ave and east of 127 Street; **BARANOW**

MOVED

Peter Ohm, Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

2. LDA08-0149
Posse 76988826-001

Tentative plan of subdivision to create four single-detached residential lots, one remnant parcel and one municipal reserve parcel from portions of Plan 9622131, Lot 1; located west of 156 Street; **PATRICIA HEIGHTS**

MOVED

Peter Ohm, Blair McDowell

That the application for subdivision be Approved as Amended

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

3.	LDA08-0187 Posse 77932050-001	Tentative plan of subdivision to create 27 single detached residential lots, 30 semi-detached residential lots, 1 public utility lot and 2 municipal reserve parcels from a portion of NE-14-51-25-4, located south of 25 Avenue SW and west of Chappelle Boulevard; CHAPPELLE	
MOVED		Peter Ohm, Blair McDowell That the application for subdivision be Approved as Amended	
FOR THE MOTION		Blair McDowell, Peter Ohm	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 10:30 a.m.		