

Thursday, September 27, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 39

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 27, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 20, 2012 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA12-0058
Posse 120677367-001

Tentative plan of subdivision to create 26 semi-detached residential lots, 131 row housing lots and five (5) multiple family lots from Lot A, Block A, Plan 112 4483, Lot 3, Block 1, Plan 022 6736, and SW 18-51-24-4 located east of 127 Street SW and south of 30 Avenue SW; **ALLARD**

5. OTHER BUSINESS



September 27, 2012

File No. LDA12-0058

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 26 semi-detached residential lots, 131 row housing lots and five (5) multiple family lots from Lot A, Block A, Plan 112 4483, Lot 3, Block 1, Plan 022 6736, and SW 18-51-24-4 located east of 127 Street SW and south of 30 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on September 27, 2012, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 2.856 ha by agreement and caveat to the remainder of SW 18-51-24-4, pursuant to Section 669 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to a City Council approved Concept Plan or to the satisfaction of Transportation Services for James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (6), the owner clear and level James Mowatt Trail SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
7. that the owner register public access easements on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register cross lot access easements for shared access between the HDR sites on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register joint access easements on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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

11. Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
12. 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 servicing costs, assessments, roadway, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
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 pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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 and affected utility agencies;
6. 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;
7. that the engineering drawings include the construction of the first two lanes of James Mowatt Trail SW to an arterial roadway standard, from 30 Avenue SW to Allard Boulevard SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for James Mowatt Trail SW prior to the approval of engineering drawings for arterial roadways and the subdivision, to the satisfaction of Transportation Services. Construction of James Mowatt Trail SW must occur as part of Stage 1;
8. that the owner pay for the installation of traffic signals at the intersections of James Mowatt Trail SW and 30 Avenue SW, and James Mowatt Trail SW and Allard Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
9. that the owner construct 3 m hard-surface shared use paths with dividing yellow centreline, "Shared Use" signage, lighting, bollards, and landscaping with Stage 1 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct joint lot access to the multi-family sites, to the satisfaction of Transportation Services; as shown on the "Conditions of Approval" map, Enclosure I;
12. that the minimum road right-of-way width along Allard Boulevard SW from James Mowatt Trail SW east to the first local roadway must not be less than 24 m to accommodate a minimum carriageway width of 14.5 m, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly within private property lines to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve for SW 18-51-24-4 are to be registered as a DRC in the amount of 2.856 ha. A DRC (#102 335 774) in the amount of 2.136 ha is registered on Lot A, Block A, Plan 112 4483 and will be carried forward on title. A DRC (#112 314 940) in the amount of 2.6 ha is registered on Lot 3, Block 1, Plan 022 6736 and will be carried forward on 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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

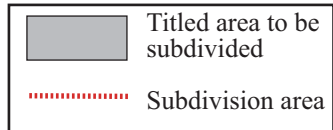
**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/ww/Posse #120677367-001

Enclosure(s)



Thursday, September 20, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 38

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 6, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 16, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA11-0436
Posse 118206977-001

Tentative plan of subdivision to create one (1) commercial lot from the SE 1-54-24-4; Lot A, Plan 2452MC; and Block 1, Plan 822 2795 located north of 167 Avenue and west of Manning Drive; **CY BECKER**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0040
Posse 114655821-001

Tentative plan of subdivision to create 50 single detached lots, 12 semi-detached lots, 53 rowhousing lots, one (1) multi-family lot, and two (2) Public Utility lots from NE-23-51-24-4, and Lots 1 and 2, Block A, Plan 112 3580 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be approved

FOR THE MOTION

Blair McDowell

CARRIED

4. ADJOURNMENT

The meeting adjourned at 9:55 a.m.