

Thursday, July 16, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 29

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 16, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 2, 2015 and July 9, 2015 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0188
147551165-001

Tentative plan of subdivision to create three (3) industrial lots, from the NE-35-53-25-W4M located west of 141 Street NW and north of 162 Avenue NW;
RAMPART INDUSTRIAL

2. LDA14-0574
165772682-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 8, Block 8, Plan 902 2833 located north of 41 Avenue NW and east of 30 Street NW;
LARKSPUR

5. OTHER BUSINESS



Subdivision Authority

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

July 16, 2015

File NO. LDA14-0188

Real Estate, Housing and Economic Sustainability
City of Edmonton
19th Floor, 9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create three (3) industrial lots, from the NE-35-53-25-W4M located west of 141 Street NW and north of 162 Avenue NW; **RAMPART INDUSTRIAL**

I The Subdivision by Plan is APPROVED on July 16, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$798,084.00 representing 1.09 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Memorandum of 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 & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Memorandum of Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Memorandum of Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Memorandum of Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

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; and
6. that the owner submits 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.

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

The Deferred Reserve Caveat registered against the NE-35-53-25-W4M will be provided as money in place and subsequently discharged with this subdivision.

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, 10019 – 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse #147551165-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

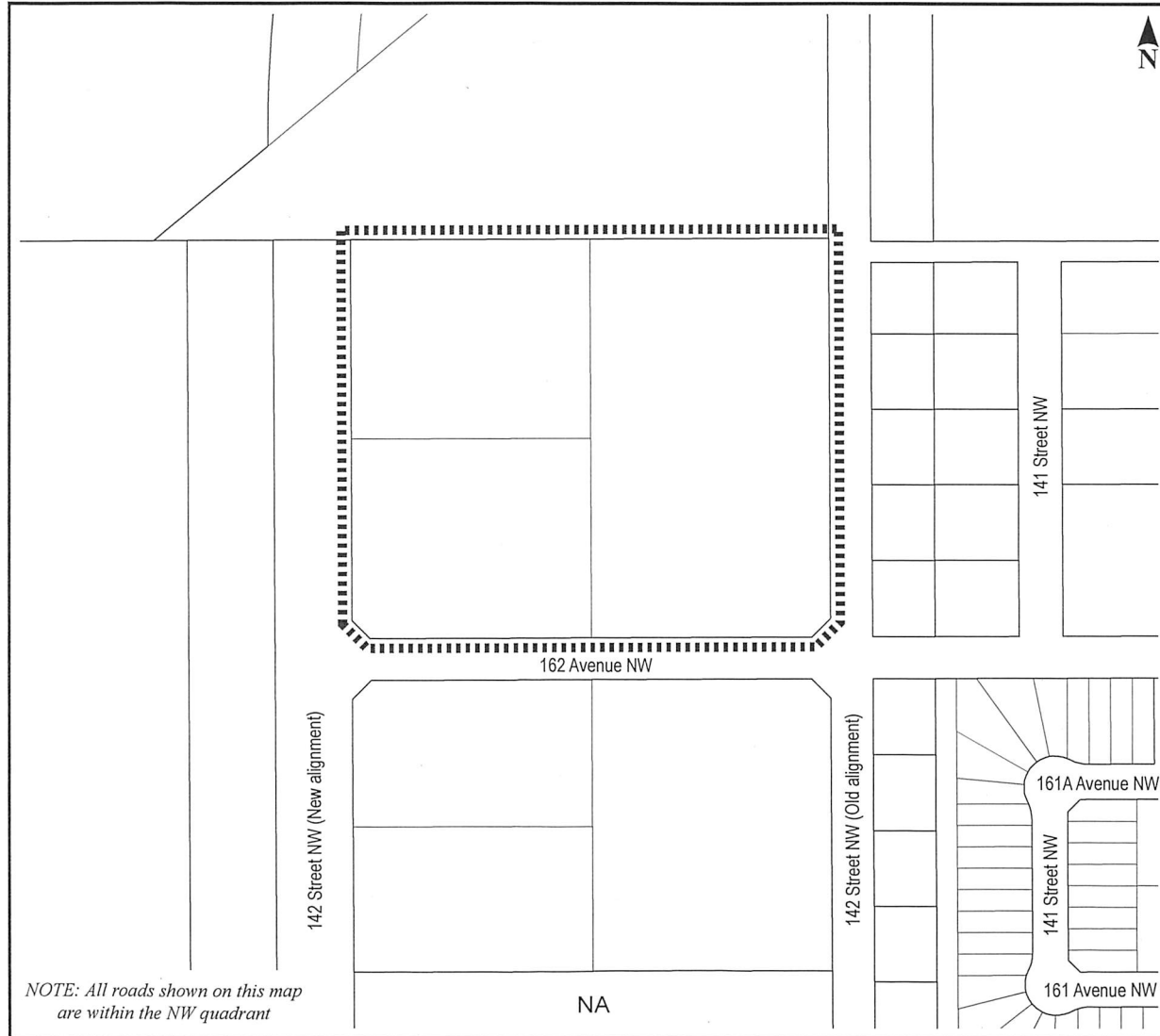
July 16, 2015

LDA14-0188

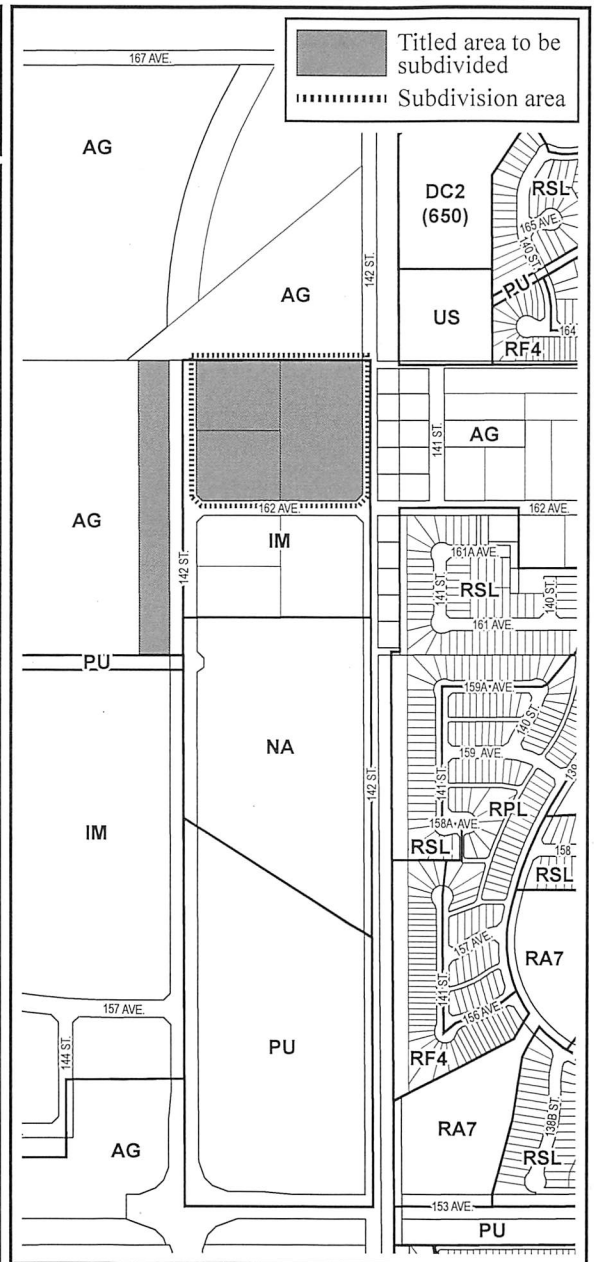
----- Limit of proposed subdivision

Titled area to be subdivided

 ----- Subdivision area



NOTE: All roads shown on this map are within the NW quadrant





Subdivision Authority

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

July 16, 2015

File NO. LDA14-0574

Civic Property Services
Real Estate, Housing and Economic Sustainability
The City of Edmonton
1900, Century Place, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Prabhat Dahal

Dear Mr. Dahal:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 8, Block 8, Plan 902 2833 located north of 41 Avenue NW and east of 30 Street NW; **LARKSPUR**

I The Subdivision by Plan is APPROVED on July 16, 2015, 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 & Transmission Inc., and EPCOR Water Services Inc., 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 survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 submits 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;
7. that the engineering drawings include a 1.5 m concrete surface sidewalk to connect to the established walkway system within the park site, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development; and
9. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Sean Lee at 780-496-6121 or sean.lee@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/sl/Posse #165772682-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 16, 2015

LDA14-0574

Limit of proposed subdivision
1.5 m concrete sidewalk

Include in engineering drawings

Titled area to be subdivided
Subdivision area



Thursday, July 2, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 2, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 25, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0580
164619382-001

Tentative plan of subdivision to create three (3) multiple family lots (MFL) and one (1) commercial lot, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0079
168069702-001

Tentative plan of subdivision to create three (3) multiple family lots (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:40 a.m.

Thursday, July 9, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 28

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURMENT