

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



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 30, 2015 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 23, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA10-0350 104313506-001	Tentative plan of subdivision to create 16 single-detached residential lots from Block 1, Plan 822 1534, located north of Webber Greens Drive, west of 208 Street NW; WEBBER GREENS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 9:35 a.m.	



Subdivision Authority

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

July 30, 2015

File NO. LDA10-0350

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road NW
Edmonton AB T5S 1K6

ATTENTION: Mark Puzko

Dear Mr. Puzko:

RE: Tentative plan of subdivision to create 16 single-detached residential lots from Block 1, Plan 822 1534, located north of Webber Greens Drive, west of 208 Street NW;
WEBBER GREENS

I The Subdivision by Plan is APPROVED on July 30, 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; and
7. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the titled area has been addressed through dedication and transfer to other titles.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kg/Posse #104313506-001

Enclosure

