

Thursday, July 2, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 2, 2020 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, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA19-0290
324235764-001

Tentative plan of subdivision to create 73 single detached residential lots from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 10:05 a.m.



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 2, 2019

File No. LDA19-0290

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 73 single detached residential lots from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on July 2, 2020, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner modify the property lines of the residential lots backing onto the alley to alley intersection, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
4. that the approved subdivision LDA19-0426 be registered prior to or concurrent with this application for the logical extension of roadway connections and necessary underground utilities; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 detailed Swept Path Analysis for waste management vehicles at the alley to alley intersection;
8. that the owner constructs an offsite sanitary sewer extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 (MR) for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0394. The DRC will carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #324235764-001

Enclosure

- Limit of proposed subdivision
- Sanitary sewer extension
- Property lines may be modified



- Titled area to be subdivided
- Subdivision area

