

Thursday, August 06, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 32

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 06, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 30, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA14-0553
165231167-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the SE-23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; WALKER |
| 2. | LDA15-0174
169714343-001 | Tentative plan of subdivision to create 38 semi-detached residential lots from the south half of the NE-20-51-25-W4M, located west of 184 Street SW and south of Keswick Boulevard SW; KESWICK |

5. OTHER BUSINESS



Subdivision Authority

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

August 6, 2015

File NO. LDA14-0553

IBI Group Inc.
300, 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the SE-23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on August 6, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 5.26 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 & 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;
4. that the owner dedicate sufficient right of way for a 2 m mono-walk to be constructed within the collector roadway to the satisfaction of Transportation Services, as shown on Enclosure I;
5. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision LDA14-0488 be registered prior to or concurrent with this application, to provide the logical roadway extension and required water main connection; and
7. 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 temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
8. that the owner construct a 300 mm water main and connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The location of the shared use path will be determined with further discussion with the School Board and Sustainable Development;
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 all fences wholly on privately-owned lands, and post and rail fence on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road rights of way and Reserve lot to the satisfaction of City Departments and affected utility agencies.

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

MR in the amount of 3.2 ha was taken as Deferred Reserve Caveat (not yet registered) for the south half of SE-23-51-24-4 through LDA12-0240. This is to be used to assemble the district park site and the remaining 2.06 ha is to be taken from the north half of SE-23-51-24-4.

The north half of SE-23-51-24-4 currently has 2.43 ha of MR to be registered against it. 2.06 ha of this is to be used to assemble the district park site and the remaining 0.37 ha is to transfer on the Deferred Reserve Caveat (not yet registered) for the south half of SE-23-51-24-4 through LDA12-0240.

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 #165231167-001

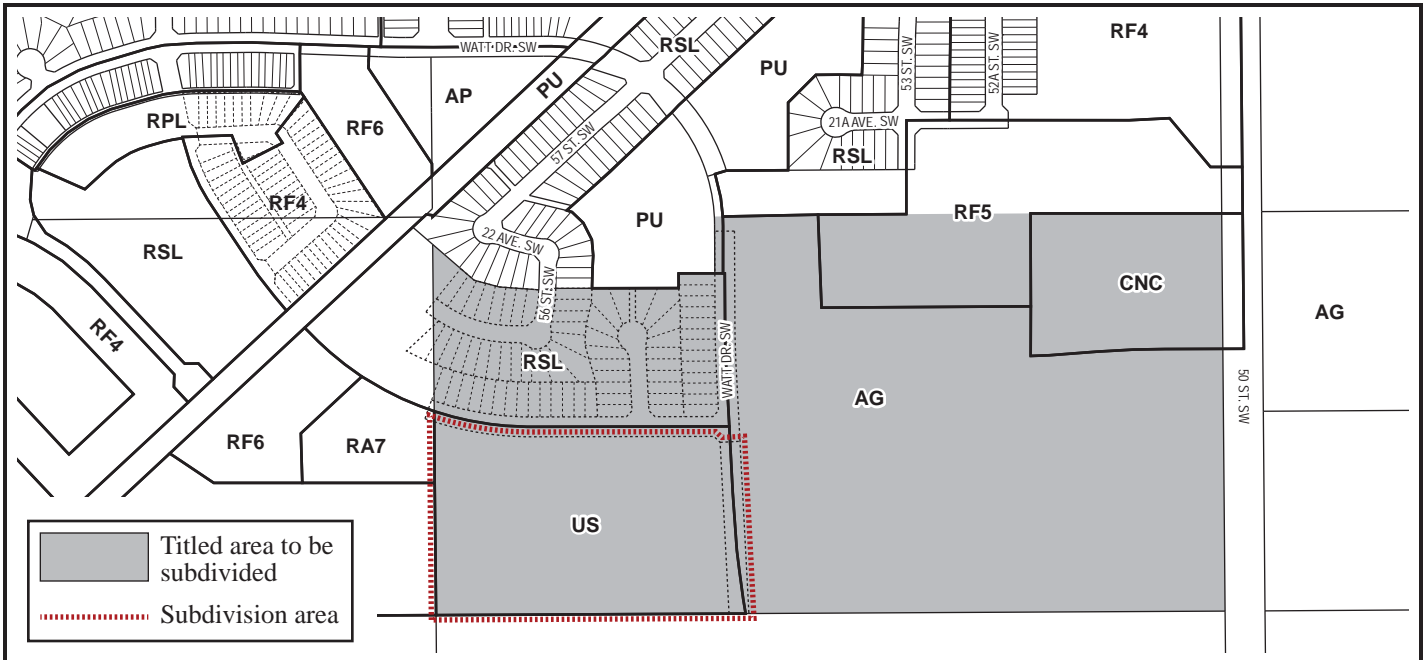
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 6, 2015

LDA14-0553

- Limit of proposed subdivision
- Post and rail fence
- 2 m monowalk
- 3 m hard surface shared use path
- Water main connection
- Water connection
- Temporary 17 m radius transit turnaround
- Include in engineering drawings





Subdivision Authority

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

August 6, 2015

File No. LDA15-0174

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 38 semi-detached residential lots from the south half of the NE-20-51-25-W4M, located west of 184 Street SW and south of Keswick Boulevard SW;
KESWICK

I The Subdivision by Plan is APPROVED on August 6, 2015, subject to the following conditions:

1. that the approved subdivision LDA13-0533 be registered concurrent with this application, for the logical extension of roadway connections and underground utilities;
2. that Bylaw 17343 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #169714343-001

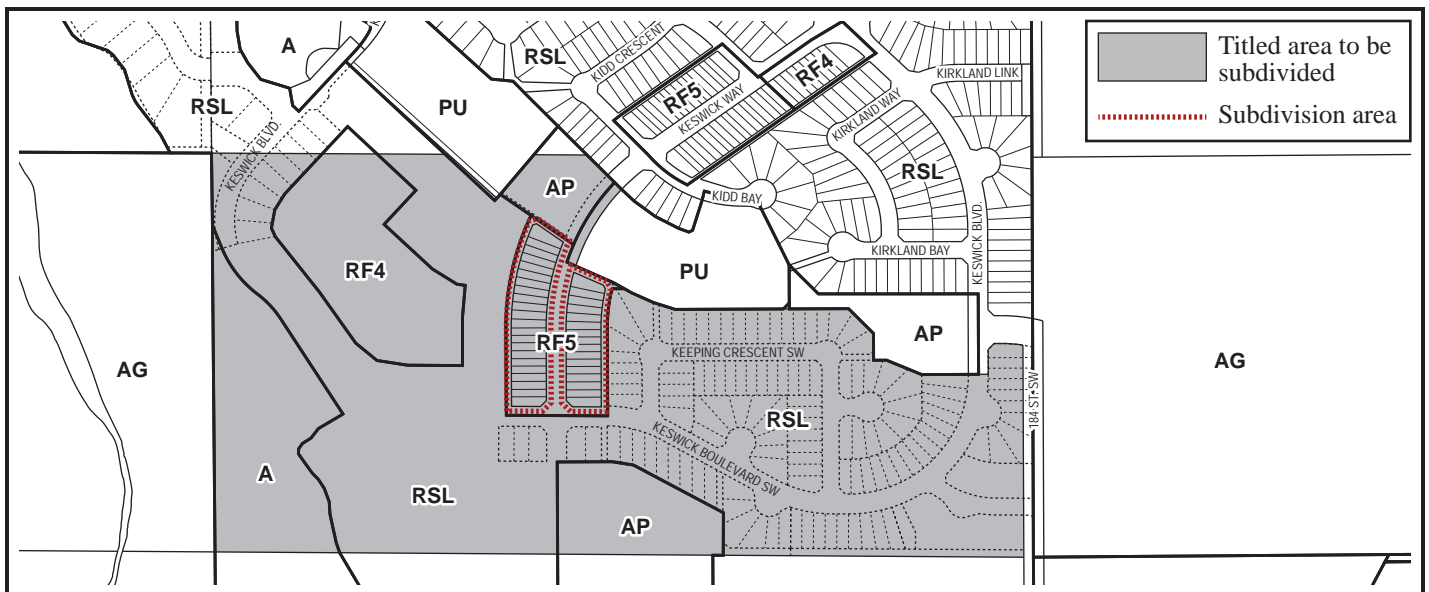
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 6, 2015

LDA15-0174

Limit of proposed subdivision



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.