

Thursday, February 6, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 6

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 6, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 30, 2014 meeting be adopted.	
3.	NEW BUSINESS	
1.	LDA13-0352 141869995-001	Tentative plan of subdivision to create 33 single detached residential lots from NE 22-51-25-4, located south of Ellerslie Road SW and west of 156 Street SW; GLENRIDDING HEIGHTS
4.	OTHER BUSINESS	



Subdivision Authority

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

February 6, 2014

File No. LDA13-0352

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 33 single detached residential lots from NE 22-51-25-4, located south of Ellerslie Road SW and west of 156 Street SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on February 6, 2014 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 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;
3. that the subdivision boundary be amended to include the east/west laneway immediately south of the proposed subdivision as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA13-0176 within the Glenridding Heights Neighbourhoods be registered prior to or concurrent with this application to provide the laneway connection required to meet the regulations of the RPL Zone;
5. that the owner dedicate a 3 m x 3 m corner cut to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (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 occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to the 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 Departments 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; and
7. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-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 was addressed for NE-22-51-25-4 with LDA11-0122, by placing a DRC on title. The DRC 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 Ms. Sabrina Brar at 780-496-6092 or write to:

**Ms. Sabrina Brar, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/sb/Posse #141869995-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2014

LDA 13-0352

..... Limit of Proposed Subdivision

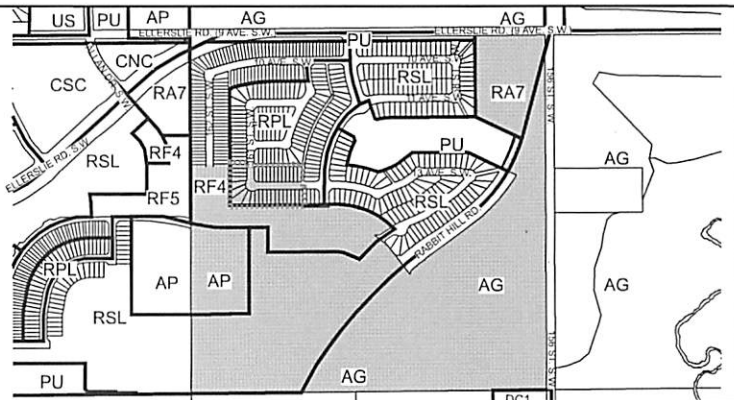
▲ Dedicate Corner Cut

..... Amend Subdivision Boundary to Include East/West Laneway

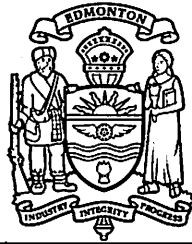


■ Titled area to be subdivided

..... Subdivision area



Thursday, January 30, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 5

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the January 30, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 23, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA13-0232
138526403-001 Tentative plan of subdivision to create 44 single detached residential lots and eight (8) row housing lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **GLENRIDGING HEIGHTS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA12-0286
127871201-001 Tentative plan of subdivision to create one (1) additional industrial lot from Lot 1, Plan 7822228, located north of Whitemud Drive NW, south of 66 Avenue NW, east of 17 Street NW, and west of Meridian Street NW; **MAPLE RIDGE INDUSTRIAL**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA13-0131 136605804-001	Tentative plan of subdivision to create one (1) commercial lot, one (1) high density residential lot, and one (1) Municipal Reserve parcel from Lot 3, Plan 9826342 and Lot 4, Block B, Plan 0126286; located east of 121 Street NW and north of 104 Avenue NW; OLIVER
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA13-0310 140876668-001	Tentative plan of subdivision to create 61 single detached residential lots from SW 31-51-23-4 located east of 32 Street NW and south of 16A Avenue NW; LAUREL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA13-0311 140872794-001	Tentative plan of subdivision to create 38 semi-detached residential lots from SW 31-51-23-4, located east of 32 Street NW and south of 16A Avenue NW; LAUREL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA13-0344 141725460-001	Tentative plan of subdivision to create 16 single detached residential lots lot from NW 19-52-25-4, located east of Granville Drive NW and north of 62 Avenue NW; GRANVILLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURMENT The meeting adjourned at 10:15 a.m.	