

Thursday, February 13, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 7

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 13, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 6, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. NEW BUSINESS

1. LDA12-0260
126822061-001
Tentative plan of subdivision to create 93 single detached residential lots, and one (1) Public Utility lot from Lot 1, Block B, Plan 122 1655, located north of Windermere Boulevard NW, and east of Windermere Wynd NW; **WINDERMERE**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA12-0439
132387579-001
Tentative plan of subdivision to create 180 single detached residential lots, 36 semi-detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, one (1) Public Utility lot, and four (4) parcels for the purpose of future designation as Municipal Reserve from Lot 1, Block 1, Plan 1124680, located south of 35 Avenue and west of 199 Street; **EDGEMONT**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

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|----------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 3. | LDA13-0230 138990892-001 | Tentative plan of subdivision to create 33 single detached residential lots and one (1) Municipal Reserve lot from Blocks C & D, Plan 2887AQ, located north of 167 Avenue NW and west of 66 Street NW; SCHONSEE | |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 4. | LDA13-0374 141736505-001 | Tentative Plan of subdivision to create two (2) industrial lots from Lot 7, Block 1, Plan 8222594, located north of 125 Avenue NW and east of 62 Street NW; INDUSTRIAL HEIGHTS | |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 4. | ADJOURNMENT The meeting adjourned at 10:05 a.m. | | |



Subdivision Authority

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

February 13, 2014

File No. LDA13-0230

Scheffer Andrew Limited
12204 - 145 Street NW
Edmonton, Alberta T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 33 single detached residential lots and one (1) Municipal Reserve lot from Blocks C & D, Plan 2887AQ, located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

I The Subdivision by Plan is APPROVED on February 13, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.06 ha parcel 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the approved subdivision LDA12-0334 be registered prior to or concurrent with this application;
6. that the owner register the walkway as road right-of-way as shown on the "Conditions of Approval" map to the satisfaction of Transportation Services, Enclosure I; and
7. 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 (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 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 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 pay the proportionate share of the Boundary Improvement Assessment for the 167 Avenue lateral Sanitary Sewer;
6. 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;
7. 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;
8. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;
9. that the owner construct 68 Street to its ultimate standard with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
11. that the walkway contain a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct 1.5 m concrete sidewalk with bollards within the Municipal Reserve (MR) parcel to connect the walkway to Schonsee Drive, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
13. that the owner construct a 1.5 m granular trail within the MR from the concrete sidewalk to tie in to the existing granular trail to the east constructed as a part of LDA08-0136, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
14. that the owner construct all fences, positioned wholly on privately owned land, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development; and
15. that the owner be responsible for the design, landscaping and construction within the public utility lots, utility rights of way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels to the satisfaction of Transportation Services and Sustainable Development.

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

Municipal Reserve for Block C, Plan 2887AQ was previously addressed with LDA08-0136 by dedicating 1.60 ha of land. Municipal Reserves for Block D, Plan 2887AQ were addressed by registering a Deferred Reserve Caveat on title. The DRC will dedicate 0.06 ha of land with this subdivision and the balance to be provided as money-in-place with LDA12-0334.

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 AB T5J 0G9, 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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



For Scott Mackie
Subdivision Authority




SM/lS/Posse # 138990892-001

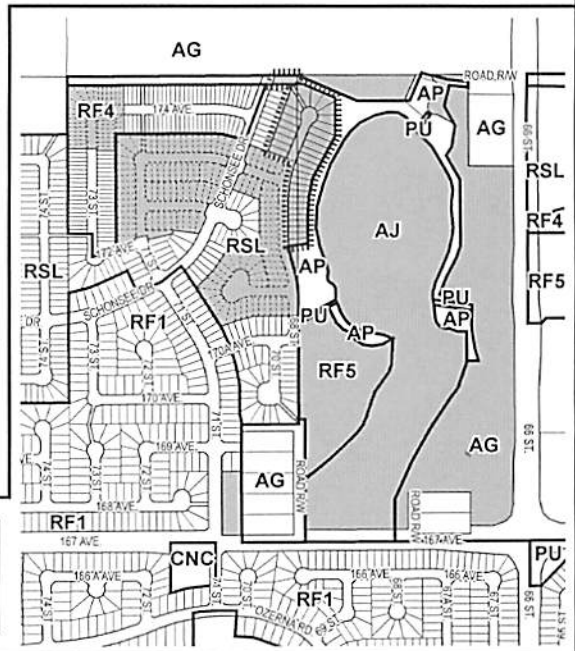
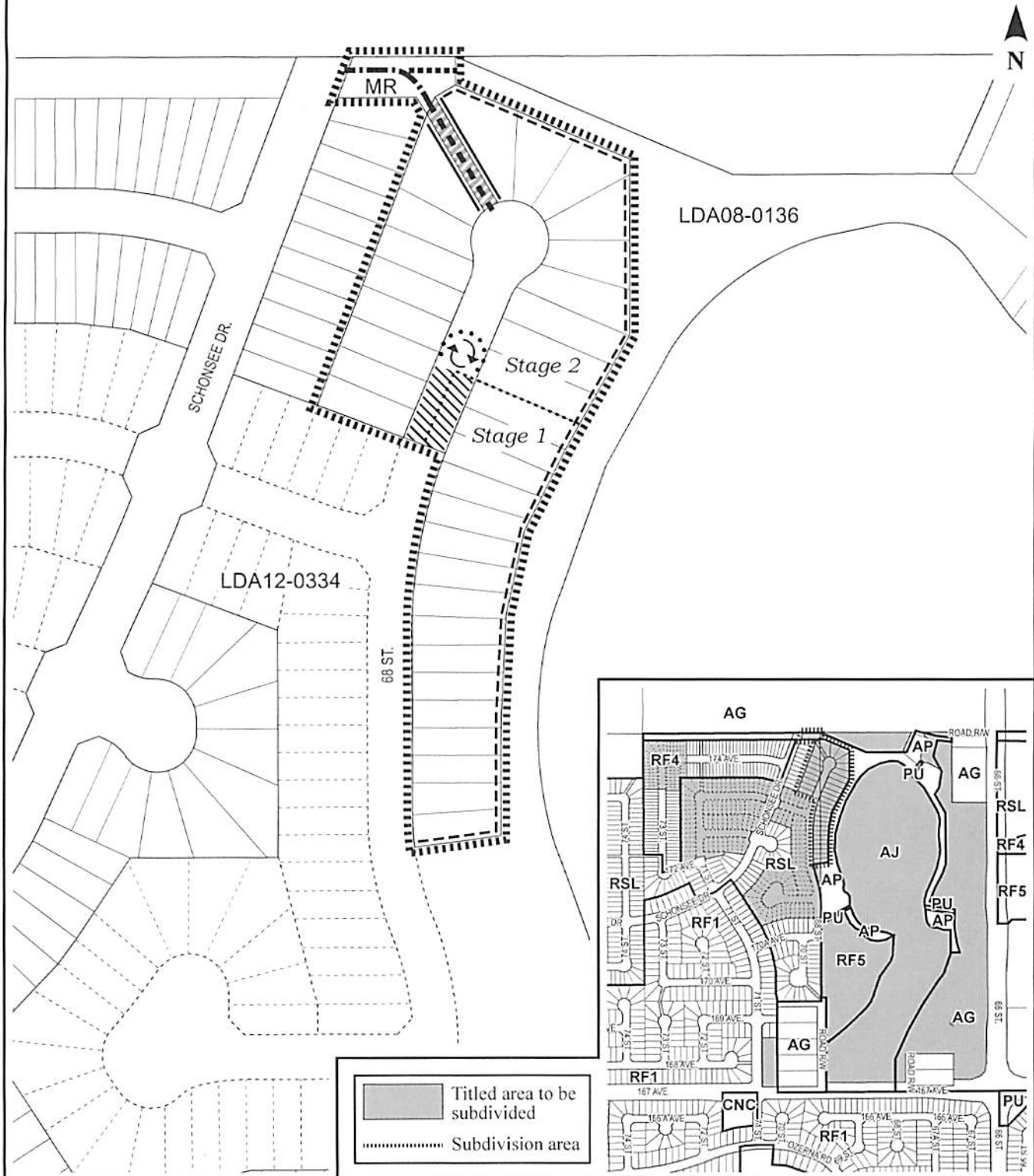
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 13, 2014

LDA13-0230

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| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ———— 1.8m uniform fence as per Zoning Bylaw ----- 1.2m uniform screen fence ----- Construct 1.5 m concrete sidewalk with bollards and lighting ----- Construct 1.5 m concrete sidewalk with bollards | <ul style="list-style-type: none">  Register walkway as legal road right-of-way  Construct temporary turnaround with bollards or mini-barriers  Construct local roadway with Stage 1 ----- Construct 1.5 m granular trail to tie into LDA08-0136 |
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 Titled area to be subdivided
 Subdivision area



Subdivision Authority

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

February 13, 2014

File No. LDA13-0374

Corporate Properties City Of Edmonton
19 Floor., 9803 - 102A Ave
Edmonton, Alberta T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative Plan of subdivision to create two (2) industrial lots from Lot 7, Block 1, Plan 8222594, located north of 125 Avenue NW and east of 62 Street NW; **INDUSTRIAL HEIGHTS**

I The Subdivision by Plan is **APPROVED** on February 13, 2014 subject to the following conditions:

1. 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
2. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 61 Street as shown on the "Conditions of Approval" map, Enclosure I;
3. that Lot "A" be consolidated with Lot 18, Block 1, 0726727 as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

Enclosure I is a map of the subdivision identifying major conditions of this approval. There is no municipal reserve owing from the titled area.

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 AB T5J 0G9, 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. Lisa Stern at 780-442-5387.

Yours truly,

FOR
Scott Mackie
Subdivision Authority
SM/Is/Posse # 141736505
Enclosure(s)

