

Thursday, August 7, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 7, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 31, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0570
147342855-001

Tentative plan of subdivision to create 126 single detached residential lots, 138 semi-detached residential lots and one (1) Public Utility lot, from SW-22-51-24-4, Lot 3, Block X, Plan 1027150, and Lot 1, Plan 7920978, located north of 25 Avenue SW and east of 90 Street SW;
SUMMERSIDE

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 09:40 a.m.



August 7, 2014

File NO. LDA13-0570

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 126 single detached residential lots, 138 semi-detached residential lots and one (1) Public Utility lot, from the SW 22-51-24-4, Lot 3, Block X, Plan 102 7150, and Lot 1, Plan 792 0978, located north of 25 Avenue SW and east of 90 Street SW;
SUMMERSIDE

I The Subdivision by Plan is APPROVED on August 7, 2014, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$2,468,270.00 representing 3.331 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
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., 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 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 and the logical extension of services, as shown on the “Conditions of Approval” map, Enclosure I; and
5. 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 1(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 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 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;
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 construct a temporary 4 m gravel emergency access with T-Bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the owner remove the existing roadway connection for 85 Street SW, construct curb and gutter and sidewalk along Savaryn Drive, and construct a 1.5 m concrete sidewalk connection from the sidewalk around the cul-de-sac on 85 Street SW to the existing sidewalk on Savaryn Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m concrete emergency access with T-Bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The emergency access will be required prior to CCC for roads (or when required by Transportation Services);
10. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct two 1.5 m concrete sidewalks within the walkways, with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 25 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, walkways, and greenways, 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 Lot 1, Plan 792 0978 and Lot 3, Block X, Plan 102 7150 have been addressed by previous subdivisions. The SW 22-51-24-4 has a Deferred Reserve Caveat (DRC) registered on title in the amount of 3.331 hectares. That DRC will be paid out with this subdivision.

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca

Yours truly,



FdP

Scott Mackie
Subdivision Authority











SM/mb/Posse #147342855-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 7, 2014

LDA13-0570

- | | |
|--|---|
|  Limit of proposed subdivision |  1.5 m concrete sidewalk |
|  1.8 m uniform screen fence as per Zoning Bylaw |  3 m hard surface shared use path |
|  1.8 m uniform fence |  4 m gravel emergency access |
|  Noise attenuation fence |  T-bollards |
|  1.2 m uniform fence |  3 m concrete emergency access and 1.5 m sidewalk connection |

