

Thursday, March 3, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 09

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 3, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 25, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA15-0285
170832425-001

Tentative plan of subdivision to create 20 single detached residential lots from Lots 12-16, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH, located north of 124 Avenue NW and east of 48 Street NW;
BERGMAN

5. OTHER BUSINESS



March 3, 2016

File NO. LDA15-0285

Urban Systems
200, 10345 – 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Anne Huizinga

Dear Ms. Huizinga:

RE: Tentative plan of subdivision to create 20 single detached residential lots from Lots 12-16, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH, located north of 124 Avenue NW and east of 48 Street NW; **BERGMAN**

I The Subdivision by Plan is APPROVED on March 3, 2016, 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., 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;
3. that the owner register an easement for the temporary Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lot flanking the temporary SWMF, 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 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 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;
5. 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;
6. that the engineering drawings include 47 Street NW to a 9 m urban local roadway standard, including sidewalks and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
7. that the engineering drawings include the upgrade of 47 Street NW and 124A Avenue NW to City standards for secondary emergency access purposes, to the satisfaction of Transportation Services and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I. This construction will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include residential alleys, to the satisfaction of Transportation Services and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the engineering drawings include offsite underground utilities including a 200 mm water main connection and sanitary and storm sewer connection, to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner design and construct the temporary SWMF, outlet control structure and storm outfall, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road rights of way and temporary SWMF, to the satisfaction of City Departments and affected utility agencies.

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

Pursuant to Section 663 of the Municipal Government Act, there is no Municipal Reserve (MR) entitlement for Lots 12-16, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH because the area to be subdivided is less than 0.8 ha.

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/mn/Posse #170832425-001

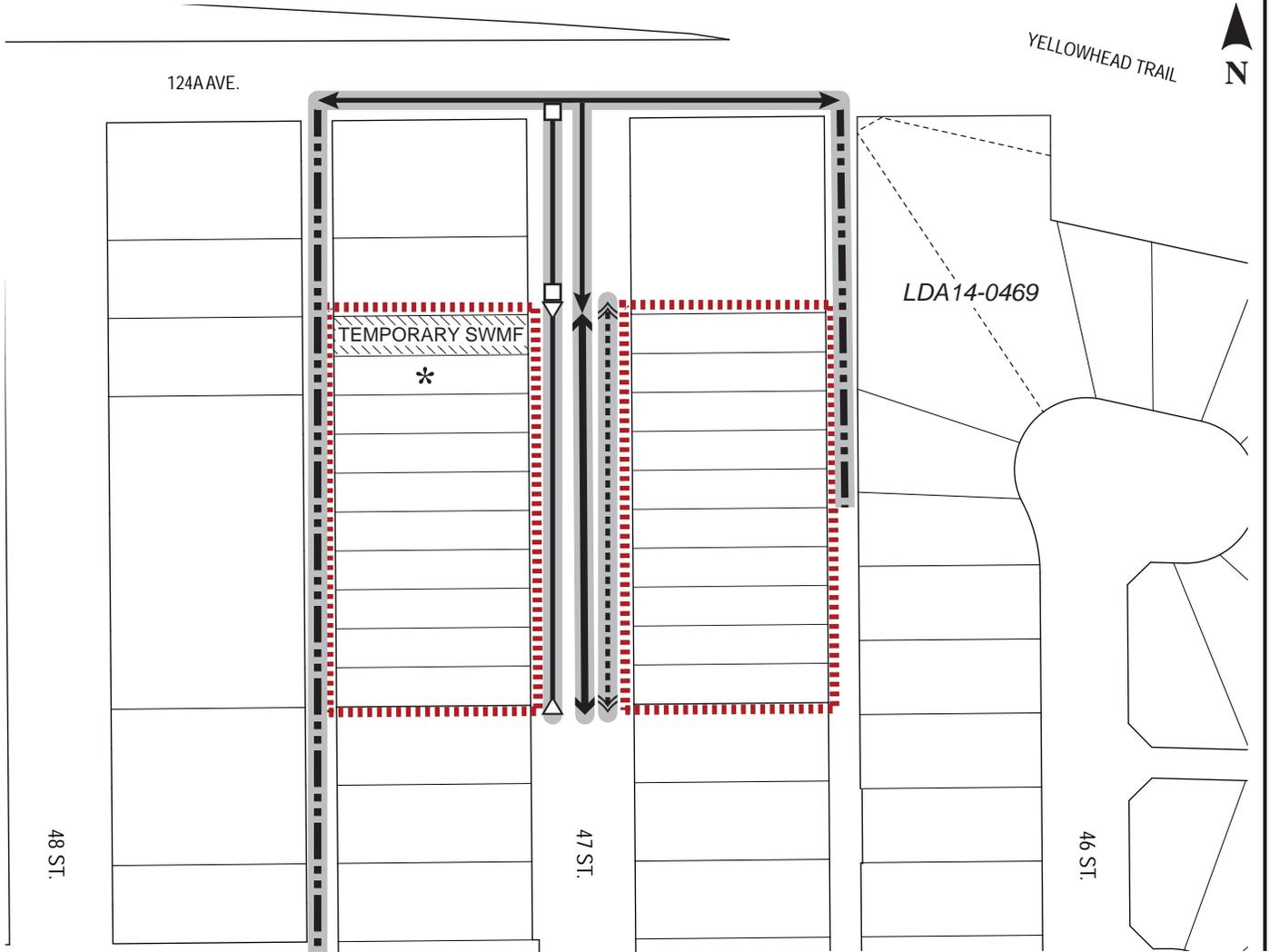
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

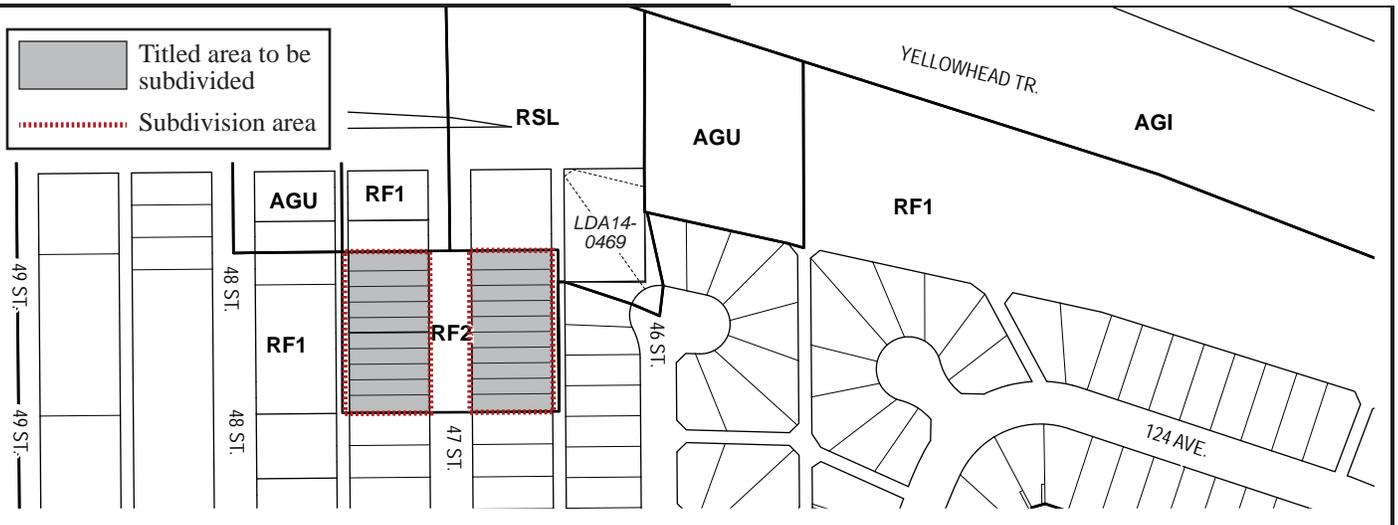
March 3, 2016

LDA15-0285

-  Limit of proposed subdivision
-  Restrictive covenant re: freeboard
-  200 mm water main connection
-  Local roadway
-  Residential alley
-  Upgrade roads for secondary emergency access
-  Sanitary and storm sewer connection
-  Storm outfall
-  Register easement
-  Include in engineering drawings



NOTE: All roads shown on this map are within the NW quadrant



Thursday, February 25, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY
MINUTES MEETING NO. 08

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT