

Thursday, October 1, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 1, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the September 24, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0176 169064524-001	Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW; CHAPPELLE
MOVED	Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA12-0209 125308167-001	Tentative plan of subdivision to create 83 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from the SW 13-15-25 W4M, Lot S, Block 99, Plan 122 5024 and a closed portion of roadway, located north of 41 Avenue SW and east of Charles Link SW; CHAPPELLE
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA14-0581 165992971-001	Tentative plan of subdivision to create 49 single detached residential lots, 18 semi-detached residential lots, 21 row housing lots and one (1) Municipal Reserve lot, from the SW 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS

MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

October 1, 2015

File No. LDA12-0209

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 83 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from the SW 13-15-25 W4M, Lot S, Block 99, Plan 122 5024 and a closed portion of roadway, located north of 41 Avenue SW and east of Charles Link SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 1, 2015 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.12 ha, 0.25 ha, and 1.72 ha parcels 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 an additional 1.5 m road right of way for 141 Street SW to accommodate a 3 m concrete sidewalk, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5) above, the owner clear and level Heritage Valley Trail SW as required for road right-of-way dedication;
7. that the lot identified be withheld from registration until the temporary 4 m emergency access is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

8. 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, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the approved subdivision LDA11-0370 be registered prior to or concurrent with this application for the logical extension of roadway connections and construction of a berm and fence adjacent to Heritage Valley Trail SW;
10. that the approved subdivision LDA13-0115 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
11. that the approved subdivision LDA14-0581 be registered prior to or concurrent with this application for underground utilities;
12. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (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 associated 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 engineering drawings include full site servicing for the 1.72 ha MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected departments and agencies;
8. that the engineering drawings include a 450 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;

9. that the engineering drawings include a 3 m concrete sidewalk, within the boulevard of 141 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the MR lots, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include and 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);
12. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
14. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto or flanking 141 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, greenways and MR lots, 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 has been addressed for Lot S, Block 99, Plan 122 5024. The last Deferred Reserve Caveat (DRC) on title (132 025 860) for 2.183 ha was discharged following the dedication of two MR parcels (1.35 ha and 0.04 ha). The balance was transferred to Lot 1, Block 99, Plan 102 5202 with the approval of LDA12-0027. This DRC has subsequently been discharged in full.

MR was addressed for the SW 13-51-25 W4M with LDA14-0581 in the amount of 6.408 ha. This amount was reduced with the dedication of the school/park site and the remaining 2.518 ha was to be addressed by a DRC to be registered on the balance of the titled area. This subdivision (LDA12-0209) will reduce

the DRC by 1.72 ha and the remaining 0.798 ha is to be carried forward on title. This DRC will be adjusted in accordance with the approved road closure (LDA10-0298) and arterial roadway dedication.

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 AB 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 days from the date the decision is mailed.

If you have further questions, please call Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kw/Posse #125308167-001

Enclosure(s)



Subdivision Authority

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

October 1, 2015

File No. LDA14-0581

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 49 single detached residential lots, 18 semi-detached residential lots, 21 row housing lots and one (1) Municipal Reserve lot, from the SW 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

I The Subdivision by Plan is APPROVED on October 1, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.89 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 provide MR in the amount of 2.518 ha by a Deferred Reserve Caveat (DRC) registered against the SW 13-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register an easement for the post and rail fence as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for Desrochers Boulevard SW, with Stage 1, until such time that it is dedicated as road right-of-way with Stage 2;
7. that the subdivision boundary be amended to include the dedication of 41 Avenue SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
8. that subject to Condition I (7) above, the owner clear and level 41 Avenue SW as required for road right of way dedication;

9. 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, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the approved subdivision LDA14-0201 be registered prior to or concurrent with this application for the logical extension of roadway connections and for underground utilities;
11. that the approved subdivisions LDA14-0230, LDA14-0384 and LDA14-0468 be registered prior to or concurrent with this application for underground utilities;
12. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (3) 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 the offsite water connection and 450 mm offsite water main connection to the satisfaction of EPCOR Water Services Inc. as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include offsite storm sewers connections, with Stage 1, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II. Temporary or interim stormwater servicing for Stage 1 shall be to the satisfaction of Financial Services and Utilities;
9. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected departments and agencies;

10. 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 for roads, and a paved surface prior to FAC for roads (or when required by Transportation Services);
11. that the owner construct Desrochers Boulevard SW to an urban collector standard, with Stage 1, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct the first two (2) lanes of 41 Avenue SW, with Stage 2, to an arterial roadway standard including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for the arterial roadway and subdivision, to the satisfaction of Transportation Services;
13. that the owner construct a 2.5 m hard surface shared use path with a “Shared Use” signage, within the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
14. 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;
15. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
16. that with Stage 2, the owner designs and constructs an acceptable means for temporary major drainage to be accommodated from the subdivision to the future SWMF 9A, to the satisfaction of Financial Services and Utilities. All required downstream storm and sanitary sewer connections will be required prior to CCC for drainage facilities, to the satisfaction of Financial Services and Utilities;
17. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 41 Avenue SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the MR lot, road rights of way and the walkway to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

MR is to be dedicated with this subdivision. Additional MR owing will be addressed by a DRC to be registered on the balance of the titled area for the SW 13-51-25 W4M and will be reduced in accordance with arterial roadway dedication.

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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kw/Posse #165992971-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 1, 2015

LDA14-0581

- | | |
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| <ul style="list-style-type: none"> ■■■■■■■ Limit of proposed subdivision ———— 1.8 m uniform screen fence as per Zoning Bylaw - - - - - 1.8 m uniform screen fence ●-●-●-● Post and rail fence — — — — — Berm and noise attenuation fence · · · · · 1.5 m concrete sidewalk — — — — — 2 m monowalk — — — — — 2.5 m hard surface shared use path | <ul style="list-style-type: none">  Register easement * Restrictive covenant re: berm  Temporary 17 m radius transit turnaround — — — — — Construct collector roadway ← - - - - - → 450 mm water main connection ⦿ Water connection  Include in engineering drawings |
|--|--|



