

Thursday, October 15, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the October 15, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the October 8, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

LDA14-0219
154518785-001
Tentative plan of subdivision to create 32 single detached residential lots, 14 semi-detached residential lots, 15 row housing lots, one (1) multiple family lot (MFL) and two (2) Public Utility lots from the NE 15-51-24-W4M, NW 15-51-24-W4M located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 9:40 a.m.



October 15, 2015

File NO. LDA14-0219

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 32 single detached residential lots, 14 semi-detached residential lots, 15 row housing lots, one (1) multiple family lot (MFL) and two (2) Public Utility lots from the NE 15-51-24-W4M, NW 15-51-24-W4M located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on October 15, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.83 ha by a Deferred Reserve Caveat (DRC) to the remainder of the NE 15-51-24-W4M, NW 15-51-24-W4M pursuant to Section 669 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 & 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 subdivision boundary be amended to include that portion of the power line right-of-way that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
5. that Bylaw 17416 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
6. 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 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 two temporary 6 m gravel surface roadway connections 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 engineering drawings include and the owner construct an asphalt tie-in from the terminus of Orchards Green SW to the existing 91 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with "Shared Use" signage and bollards, within the Public Utility lots and Greenway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the Public Utility lots, and road rights of way 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 for NE 15-51-24-W4M, NW 15-51-24-W4M in the amount of 2.83 ha is being provided by a DRC 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 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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.
Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/cp/Posse #154518785-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 15, 2015

LDA14-0219

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ▬▬▬▬▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ Zebra marked crosswalk
- ↔ Temporary 6 m roadway
- ↔ Tie-in
- Bollards
- ▬▬▬▬▬▬▬ Include in engineering drawings

