

Thursday, October 29, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 29, 2015 meeting be adopted as amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the October 8, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA14-0156 152604473-001	Tentative plan of subdivision to create three (3) multiple family residential lot (MFL) and one (1) commercial lot from Lot 1, Block 99, Plan 102 5202, the west half of the SE 15-51-25 W4M and the east half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 141 Street SW; CHAPPELLE
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA14-0316 157144797-001	Tentative plan of subdivision to create 27 single detached residential lots, one (1) Environmental Reserve lot and one (1) Public Utility lot from the east half of the SE 15-51-25 W4M and the west half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA15-0013 165720928-001	Tentative plan of subdivision to create 45 row housing lots from a portion of SE 15-51-25-W4M, located west of 156 Street SW and north of 41 Avenue SW; CHAPPELLE
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MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA13-0350 141452804-001	Tentative plan of subdivision to create two (2) urban service lots and one (1) Public Utility Lot, from Block OT, Plan 5780 NY, located north of Anthony Henday Drive and west of 127 Street NW; GOODRIDGE CORNERS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:15 a.m.		



October 29, 2015

File No. LDA14-0156

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create three (3) multiple family residential lots (MFL) and one (1) commercial lot from Lot 1, Block 99, Plan 102 5202, the west half of the SE 15-51-25 W4M and the east half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 141 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 29, 2015, 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 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, as shown on the "Conditions of Approval" map, Enclosure II;
4. that, subject to Condition I (3) above, the owner clear and level 41 Avenue SW as required for road right-of-way dedication;
5. 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;
6. that the approved subdivision LDA14-0470 be registered prior to or concurrent with Stage 2 of this application, for essential water main feeds;
7. that the owner register an easement with Stage 2 of this application for construction of offsite water main connections, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the owner register an easement with Stage 2 of this application for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
9. 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 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 300 mm offsite water main connections with Stage 2 of this application, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings incorporate the existing easterly access to 41 Avenue SW into the road design, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary offset 17 m radius transit turnaround, with Stage 1, 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);
10. that the engineering drawings include and the owner construct the first two (2) lanes of 41 Avenue SW to an arterial roadway standard, with Stage 2, with channelization, accesses, intersections, shared use path, sidewalk, lighting 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 arterial and subdivision, to the satisfaction of Transportation Services;
11. 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);

12. that the owner construct Carson Way SW to transition from a 11.5 m carriageway to a 9 m carriageway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct Chappelle Way SW to include carriageway transitioning, with Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path within Chappelle Way SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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 sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial and Utility Services;
16. 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
17. that the owner is responsible for the landscape design and construction within the road rights of way, 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.

Deferred Reserve Caveats have been registered against each of the titled lots and they shall carry forward.

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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kbr/Posse #152604473-001

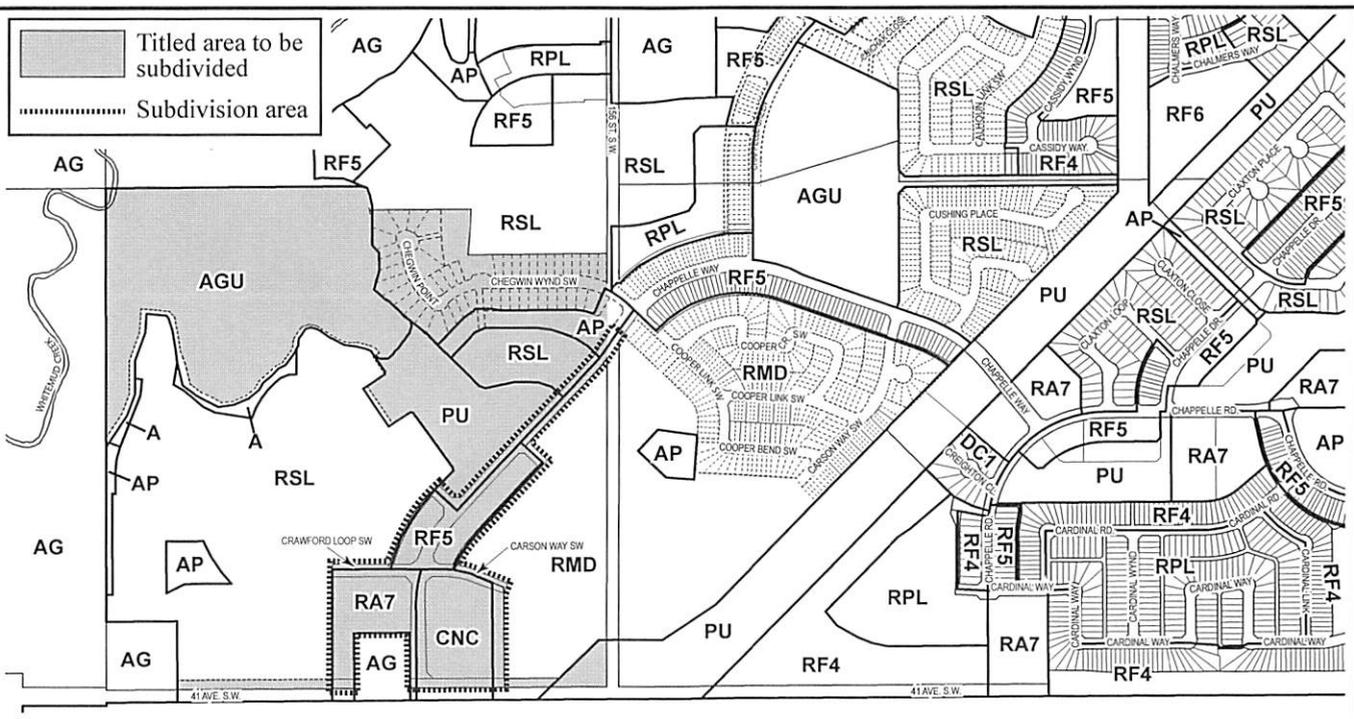
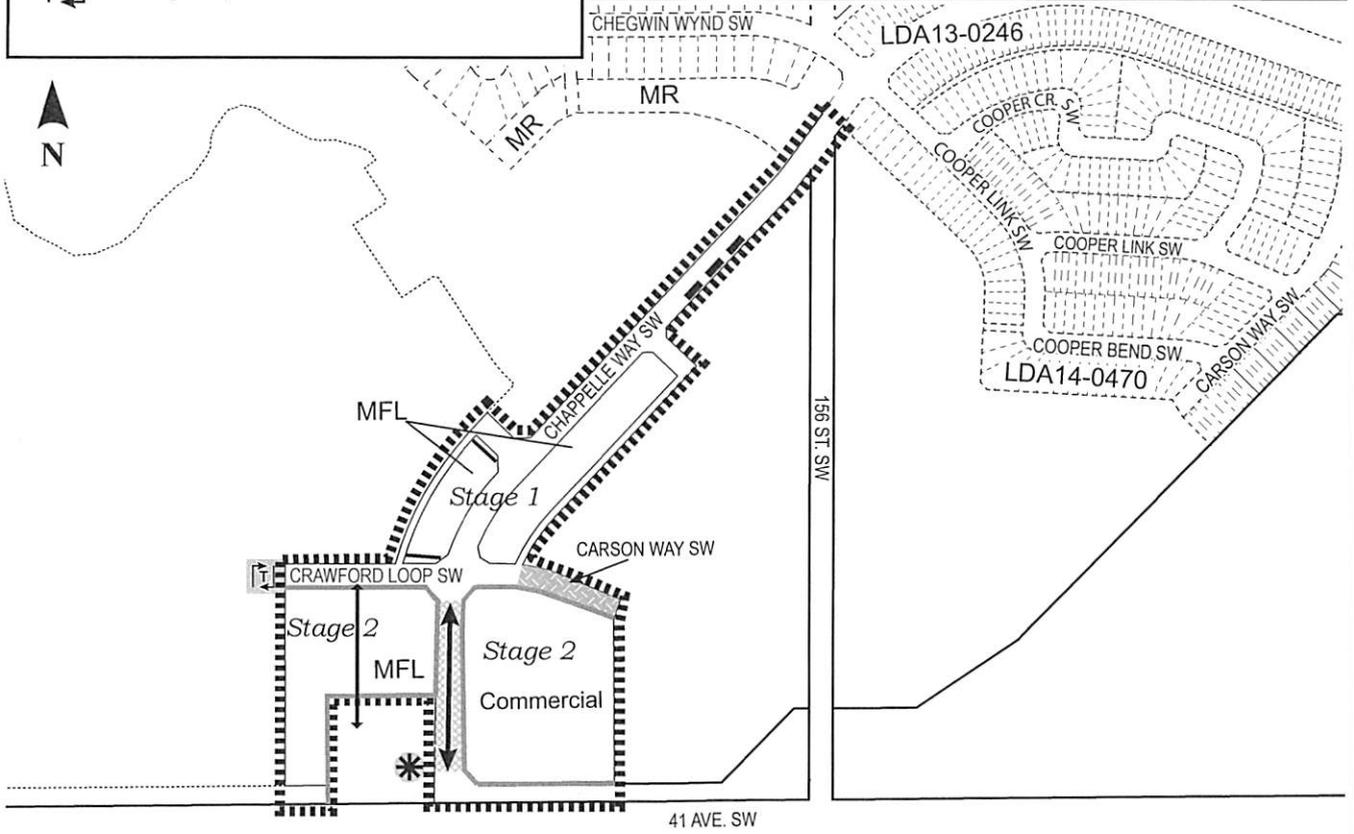
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 29, 2015

LDA14-0156

- Limit of proposed subdivision
- Include in engineering drawings
- 1.8 m uniform screen fence as per Zoning Bylaw
- 3 m hard surface shared use path
- Temporary 4 m emergency access
- Temporary 17 m radius transit turnaround
- Cross lot access easement
- Transition local roadway from 11.5 m to 9 m
- Transition Chappelle Boulevard SW carriageway
- Existing access to be incorporated into roadway design



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



Subdivision Authority

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

October 29, 2015

File No. LDA14-0316

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 27 single detached residential lots, one (1) Environmental Reserve lot and one (1) Public Utility lot from the east half of the SE 15-51-25 W4M and the west half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 156 Street SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on October 29, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 12.34 ha lot pursuant to Section 664 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 LDA15-0018 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the approved subdivisions LDA13-0408 and LDA14-0156 (Stage 1) be registered prior to or concurrent with this application for the logical extensions of roadways, water main feeds and sanitary servicing;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 grading plans for the portion of future Crawford Loop SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner design and construct the ultimate Stormwater Management Facilities (SWMF and Constructed Wetland), to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, within the ER lot, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path to a residential alley standard roadway, within the SWMF, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a 3 m concrete emergency access with lighting and T-bollards, within the walkway, 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, Environmental Reserve lot, road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Separate Deferred Reserve Caveats (DRCs) have been registered against the west and east halves of the SE 15-51-25 W4M. Following dedication of the 12.34 Ha ER parcel, the DRCs will be adjusted accordingly, and the remaining balance will carry forward to the east half of the SE 15-51-25 W4M.

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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kr/Posse #157144797-001

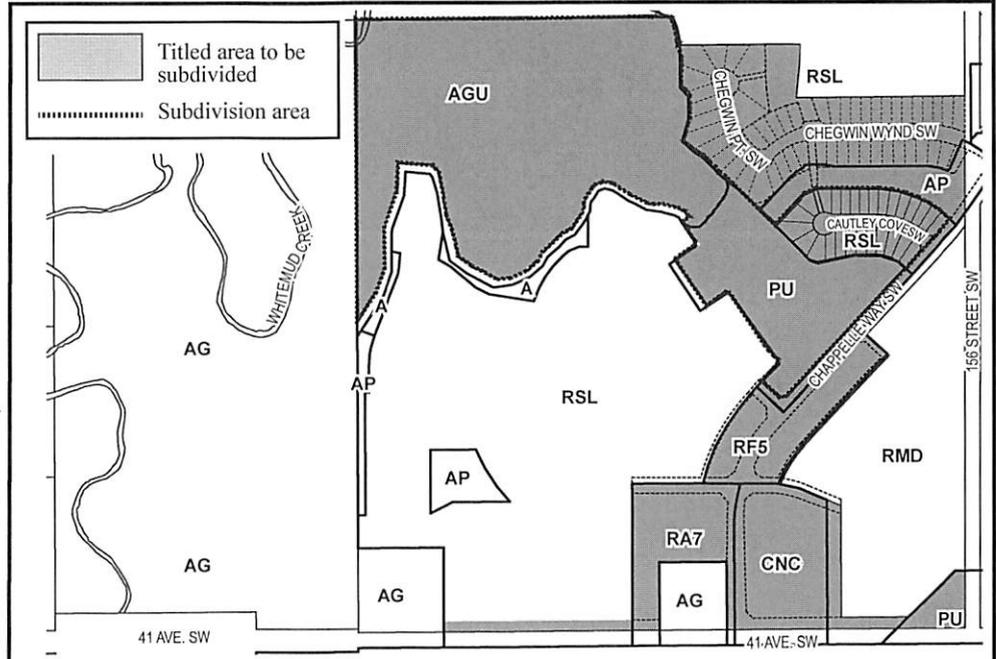
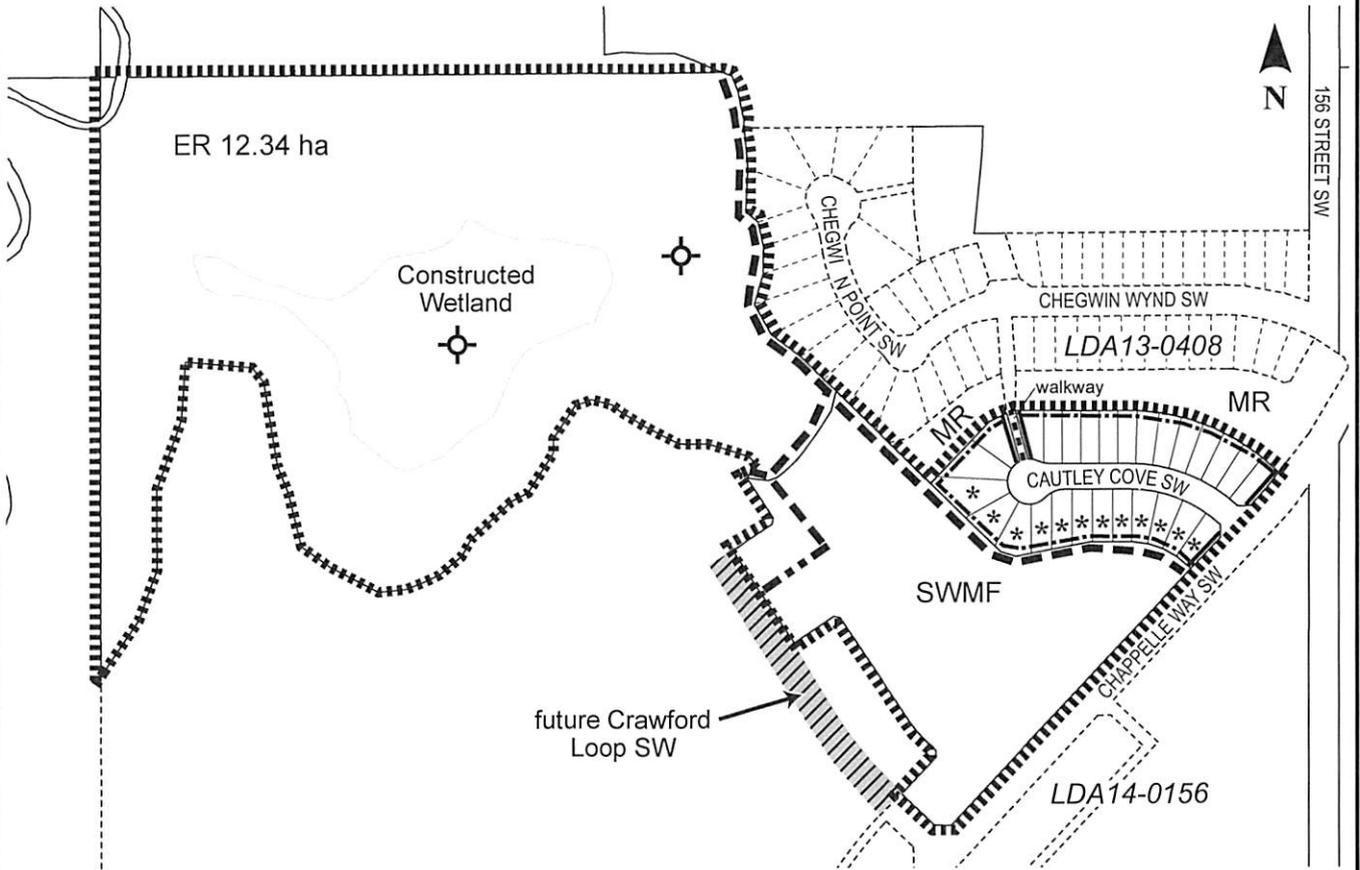
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 29, 2015

LDA14-0316

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ⋯⋯⋯⋯⋯ 3 m concrete emergency access
- ▬▬▬▬▬▬▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ 3 m hard surface shared use path to a residential alley standard
- * Restrictive covenant re: Freeboard
- ⊕ Abandoned well site
- ▨ Grading plans
- ▭ Include in engineering drawings





Subdivision Authority

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

October 29, 2015

File NO. LDA15-0013

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

ATTENTION: Scott Cole

Dear Mr. Cole

RE: Tentative plan of subdivision to create 45 row housing lots from the SE 15-51-25-W4M, located west of 156 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 29, 2015 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 & 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;
2. that the approved subdivision LDA14-0156 be registered prior to or concurrent with this application, for the logical extension of roadway connections; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

A Deferred Reserve Caveat (DRC) had been previously registered and shall be carried forward on title.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', is written over a faint blue circular stamp.

FOR
Scott Mackie
Subdivision Authority

SM/db/Posse #165720928-001

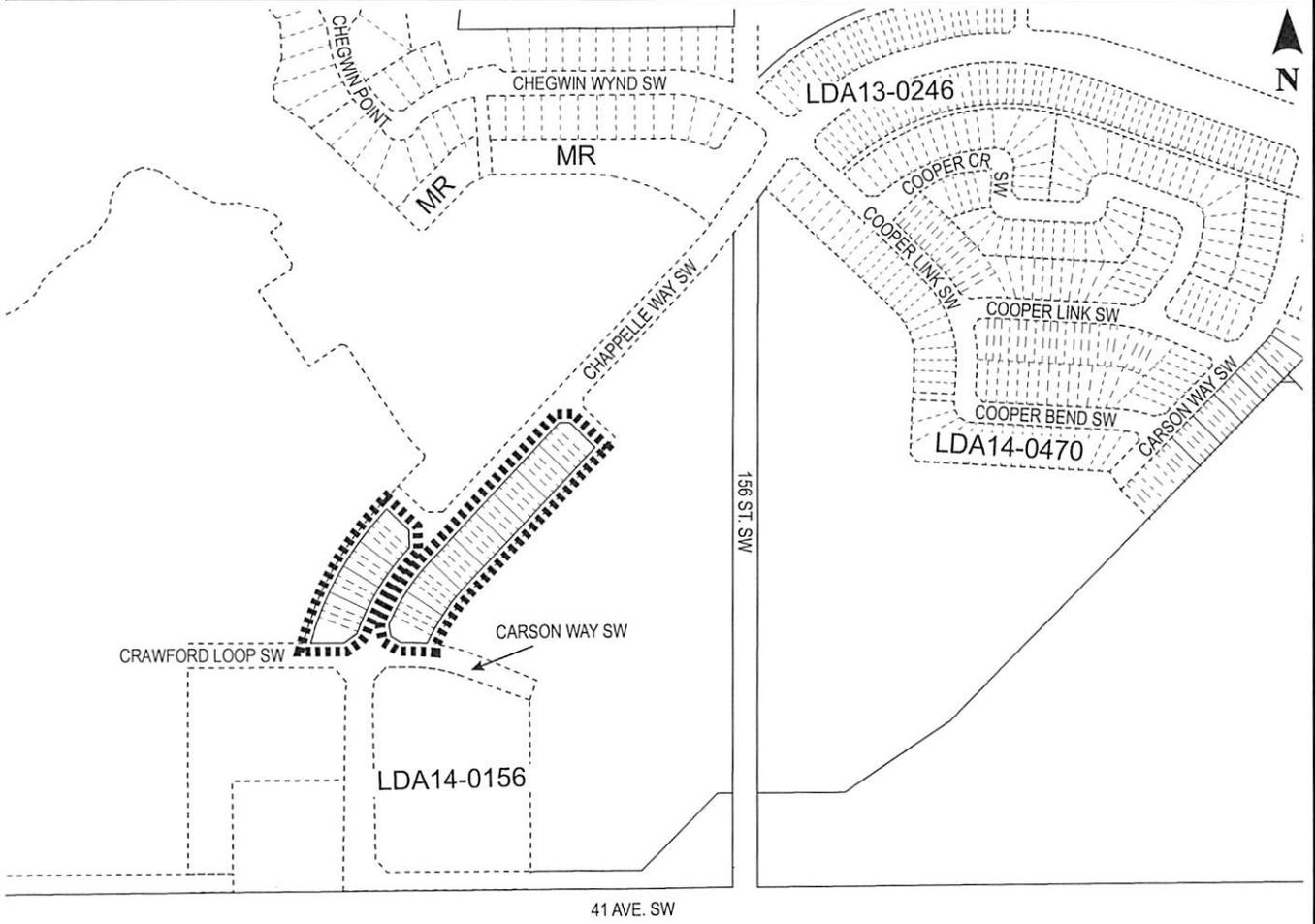
Enclosure(s) Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

SUBDIVISION CONDITIONS OF APPROVAL MAP

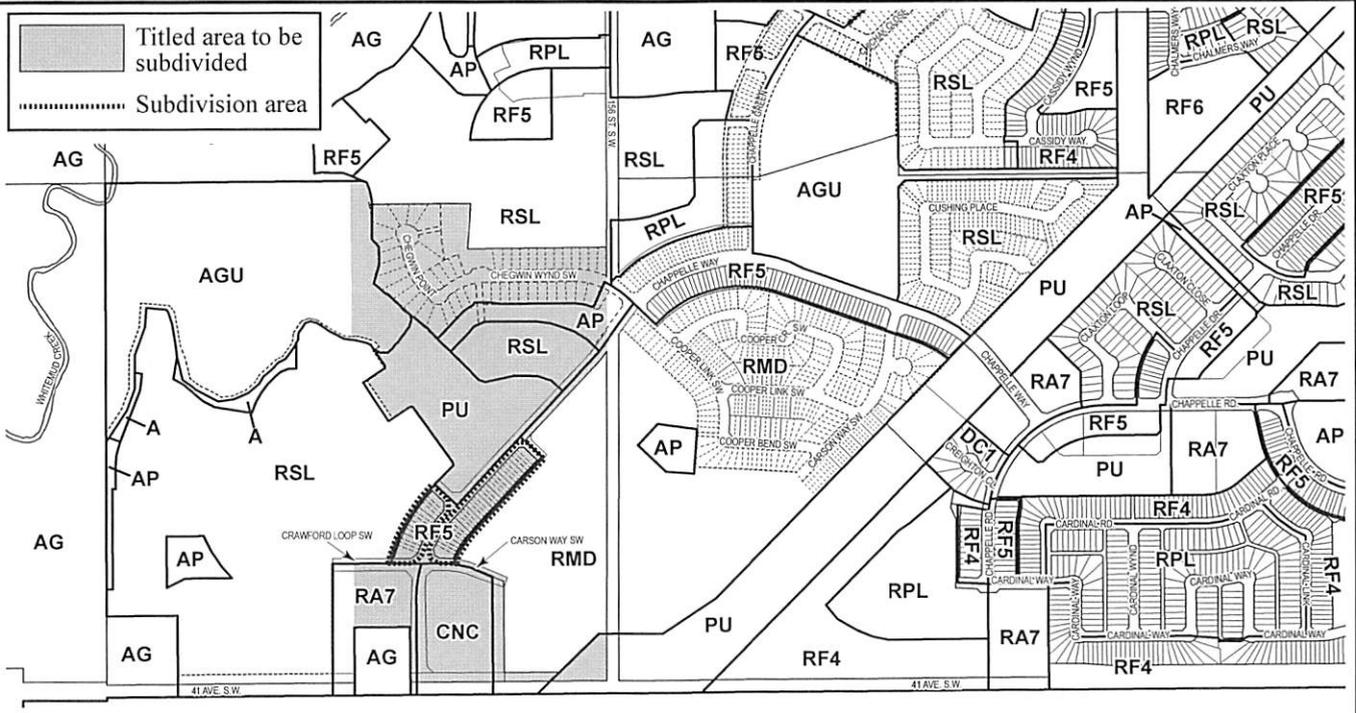
October 29, 2015

LDA15-0013

Limit of proposed subdivision



41 AVE. SW





Subdivision Authority

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

October 29, 2015

File NO. LDA13-0350

Real Estate, Housing and Economic Sustainability
City of Edmonton
19th Floor, 9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create two (2) urban service lots and one (1) Public Utility Lot, from Block OT, Plan 5780 NY, located north of Anthony Henday Drive and west of 127 Street NW; **GOODRIDGE CORNERS**

I The Subdivision by Plan is APPROVED on October 29, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.94 ha by a Deferred Reserve Caveat (DRC) to the remainder of Block OT, Plan 5780 NY pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Memorandum of 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 Memorandum of Agreement;
4. that the owner dedicate additional road rights of way for the 17 m radius transit turnaround and 1.5 m concrete sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of the remainder of the Goodridge Boulevard NW intersection to conform to an approved concept plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level Goodridge Boulevard NW as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;

8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Memorandum of 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 Memorandum of 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 a minimum 11.5 m upgraded rural roadway cross-section, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include and the owner construct an offset 17 m radius hard surface transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads;
9. that the engineering drawings include access to Lot A from the 17 m radius transit turnaround, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the closure of the east-west road connection in the Transportation/Utility Corridor (TUC) with the opening of Goodridge Boulevard NW and 180 Avenue NW, to the satisfaction of Transportation Services, Alberta Infrastructure and Alberta Transportation as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include and the owner design and construct the ultimate SWMF and associated permanent outfall to the existing ditch within the TUC, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct the first two (2) lanes of Goodridge Boulevard NW to an arterial roadway standard including lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. Preliminary plans are required to be approved for Goodridge Boulevard NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
13. that the owner construct a 3 m hard surface shared use path on the east side of Goodridge Boulevard NW, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path within the SWMF, including lighting and bollards, as per City of Edmonton Design and Construction Standards, 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, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
16. 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 Memorandum of 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;
17. that the owner submit a Bird Hazard Mitigation Report at least three (3) weeks prior to engineering drawing submission, to the satisfaction of Financial Services and Utilities;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lot 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.

Ministerial Consent is required for all work within the TUC. The application for Ministerial Consent is to be made by the owner.

MR for Block OT, Plan 5780 NY in the amount of 6.94 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/mn/Posse #141452804-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 29, 2015

LDA13-0350

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|---|--|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬▬ Amend subdivision boundary - - - - - 1.2 m uniform fence ⋯⋯⋯ 1.5 m concrete sidewalk - - - - - 3.0 m hard surface shared use path - - - - - Construct first two lanes to an arterial roadway standard ⤵⤴ 17 m radius transit turnaround | <ul style="list-style-type: none"> * Restrictive covenant re: freeboard ●●○ Traffic signals ⤵⤴ 11.5 m upgraded rural roadway cross-section ↔ Maintain access to Lot A □ Close road ▨ Dedicate as road right of way ▩ Register easement ■ Include in engineering drawings |
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