

Thursday, November 13, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 46

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 13, 2014 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 6, 2014 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0351
158423701-001

Tentative plan of subdivision to create 21 single detached residential lots, two (2) semi-detached residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots from the SW 21-51-24-4, located east of 141 Street SW and north of 28 Avenue SW; **PAISLEY**

5. OTHER BUSINESS



Subdivision Authority

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

November 13, 2014

File No. LDA14-0351

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 21 single detached residential lots, two (2) semi-detached residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots from the SW 21-51-24-4, located east of 141 Street SW and north of 28 Avenue SW; **PAISLEY**

I The Subdivision by Plan is APPROVED on November 13, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.41 ha parcel 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 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 approved subdivision LDA14-0229 be registered prior to or concurrent with this application; 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 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 a temporary 12 m radius gravel turnaround with bollards or mini-barriers 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 (or when required by Transportation Services);
8. that the owner construct a "Key Pedestrian Crossing" to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path within the Public Utility lot and Municipal Reserve lot to the satisfaction of Sustainable Development and 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 Paisley Drive to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The cross section of this road right-of-way must include sufficient width to accommodate the shared use path;
11. that the owner construct a 1.5 m concrete sidewalk 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 all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, 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, road islands, boulevards, medians, walkways and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat shall be reduced accordingly, with the remainder carrying 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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #158423701-001

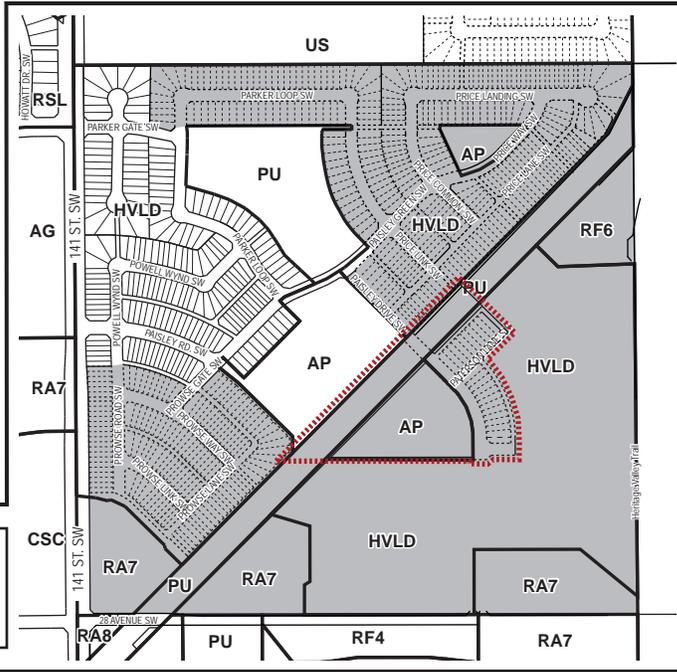
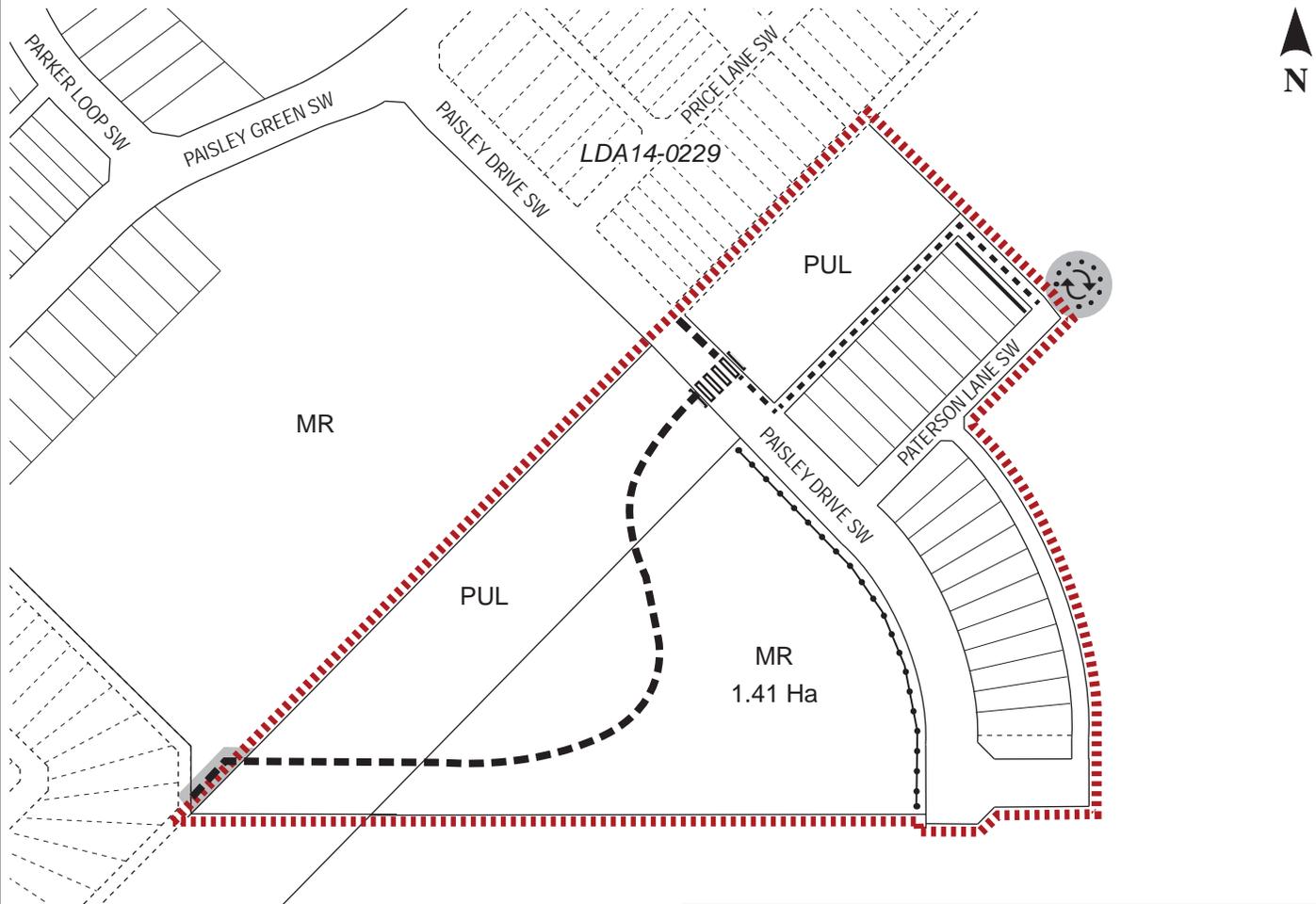
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 13, 2014

LDA 14-0351

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Post and rail fence
- 1.5 m concrete sidewalk
- 3 m hard surface shared use path
- Key pedestrian crossing
- Temporary 12 m radius turnaround
- Include in engineering drawings



- Titled area to be subdivided
- Subdivision area

Thursday, November , 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 45

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the November 6, 2014 meeting be adopted as amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the October 30, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA13-0481 145328882-001	Tentative plan of subdivision to create 81 single detached residential lots, 40 semi-detached residential lots, 24 row housing lots, and one (1) Public Utility lot from the SW 36-52-26-W4, located east of 231 Street NW and south of Secord Promenade NW; SECORD
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	LDA12-0095 121726168-001	Tentative plan of subdivision to create 230 single detached residential lots, 76 semi-detached residential lots, 28 row housing residential lots, one (1) multiple family lot, three (3) Public Utility lots, five (5) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lots 1 and 2, Block 1, Plan 122 3805 and Lots 1 and 2, Block 1, Plan 142 3401, located south of Lessard Road and east of 199 Street NW, EDGEMONT
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MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
3.	LDA14-0153 151462684-001	Tentative plan of subdivision to create 40 single detached residential lots and 56 semi-detached residential lots from the NW-14-51-24-4 located north of Chappelle Way SW and west of Chapman Way SW; CHAPPELLE
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 10:05 a.m.	