

Thursday, December 4, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 49

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

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the December 4, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the November 27, 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.	LDA13-0408 142953647-001	Tentative plan of subdivision to create 50 single detached residential lots and two (2) Municipal Reserve lots from Lot 1, Block 99, Plan 102 5202 and the SE-15-51-25-4, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE
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MOVED	Blair McDowell, Scott Mackie 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.	LDA14-0123 150462554-001	Tentative plan of subdivision to create 12 single detached residential lots and 12 semi-detached residential lots from Lot F, Block 1, Plan 142 5015, Lot B, Plan 6704 MC, and the SE-7-52-25-W4M, located south of Lessard Road NW and west of 199 Street NW; EDGEMONT
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MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:55 a.m.	



December 4, 2014

File No. LDA13-0408

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 50 single detached residential lots and two (2) Municipal Reserve lots from Lot 1, Block 99, Plan 102 5202 and 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 December 4, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as 0.23 ha and 0.79 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 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 owner dedicate the emergency access walkway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude a portion of 156 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivisions LDA13-0246 and LDA14-0079 be registered prior to or concurrent with this application to provide the extension of logical roadways, water main feeds, and sanitary servicing;
7. 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;
8. that the owner register a Top-of-Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top-of-Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-596.02), 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 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 grading plans for Chappelle Way SW, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include interim access to existing 156 Street SW, until no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include 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);
10. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lots with a dividing yellow centerline, "Shared Use" signage, lighting and T-bollards to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m concrete sidewalk within the emergency access walkways with lighting and T-bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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 Services and Utilities;

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 road islands, boulevards, medians, walkways and Municipal Reserve 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.

The existing Deferred Reserve Caveat for Lot 1, Block 99, Plan 102 5202 shall be reduced accordingly, with the remainder carrying forward on title. The existing Deferred Reserve Caveat for the SE-15-51-25-W4M shall carry 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,



FOR Scott Mackie
Subdivision Authority

SM/kr/Posse #142953647-001

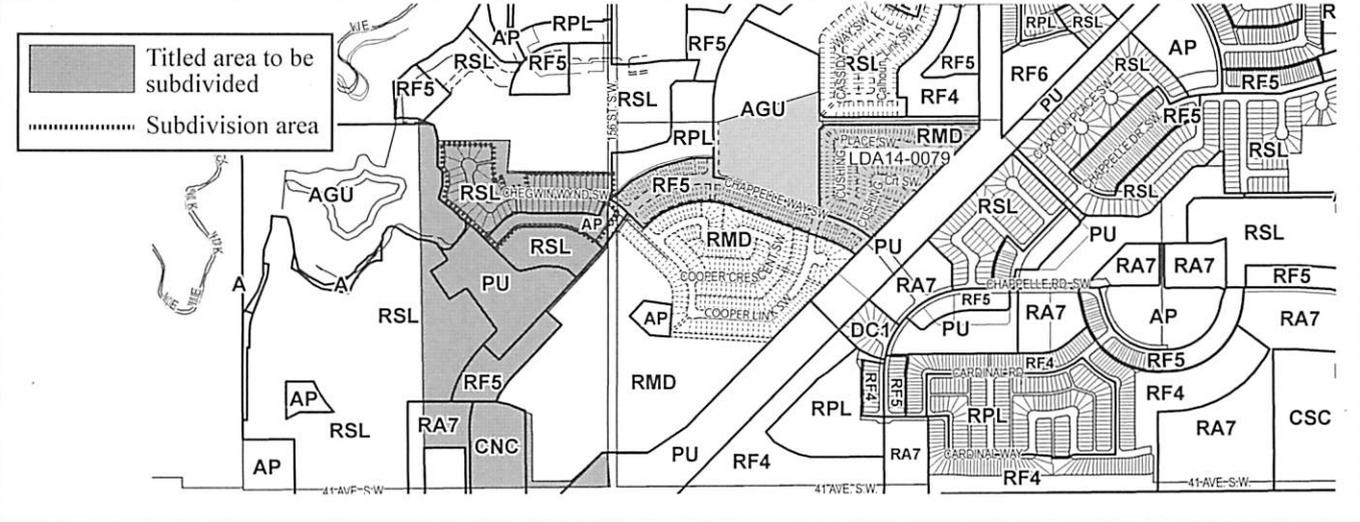
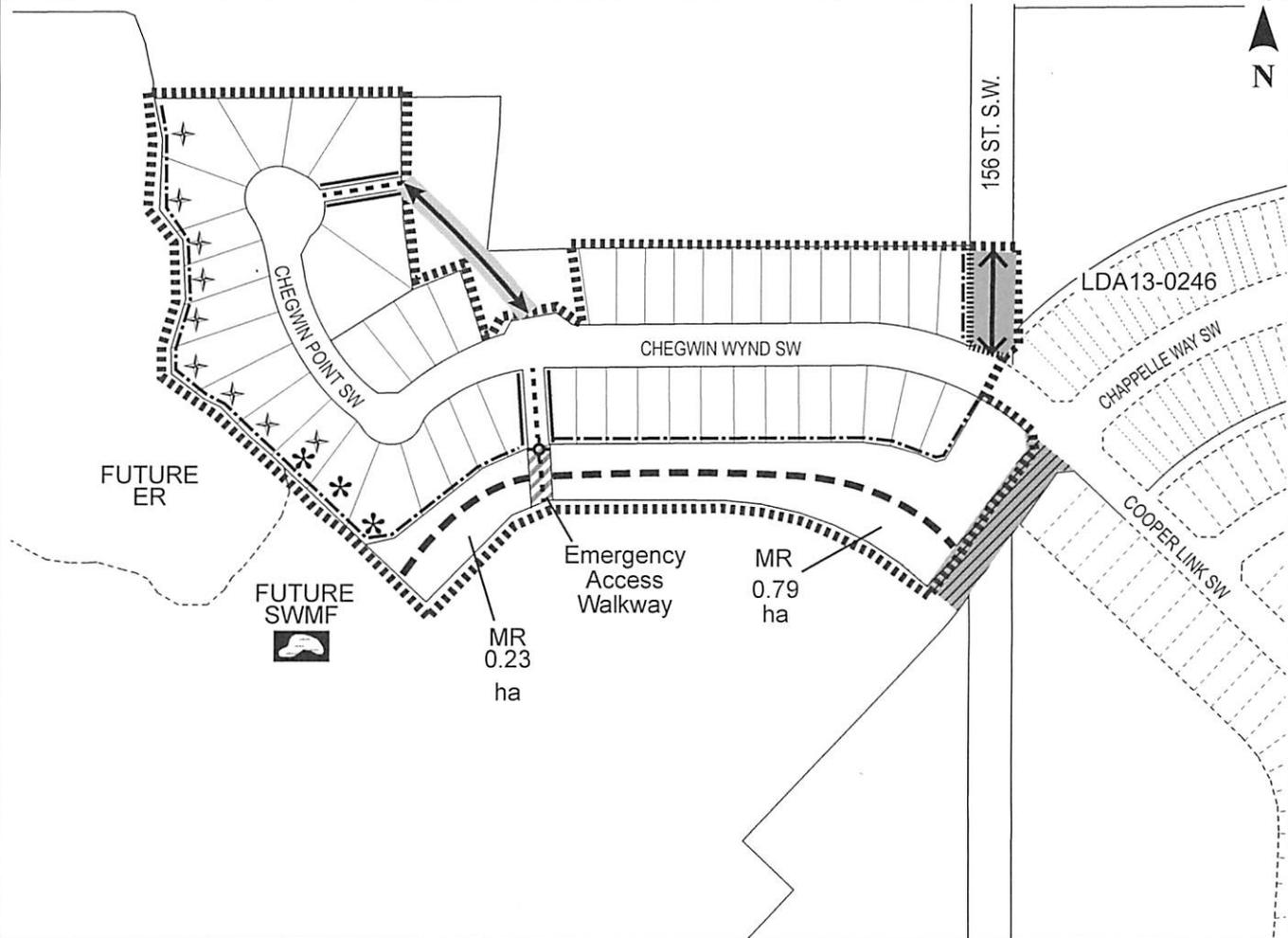
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 4, 2014

LDA13-0408

	Limit of proposed subdivision		Restrictive covenant re: Top-of-bank
	Amend subdivision boundary		Interim access
	1.8 m uniform screen fence as per Zoning Bylaw		Dedicate as road right-of-way
	1.2 m uniform fence		Include in engineering drawings
	3.0 m concrete sidewalk		Temporary 4 m emergency access
	3.0 hard surface shared use path		Abandoned well site
	Restrictive covenant re: freeboard		Grading plan





Subdivision Authority

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

December 4, 2014

File NO. LDA14-0123

MMM Group Planning
200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Colton Kirsop

Dear Mr. Kirsop:

RE: Tentative plan of subdivision to create 12 single detached residential lots and 12 semi-detached residential lots from Lot F, Block 1, Plan 142 5015, Lot B, Plan 6704 MC, and the SE-7-52-25-W4M, located south of Lessard Road NW and west of 199 Street NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on December 4, 2014, 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 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;
3. that the plan of subdivision will not be endorsed until 199 Street NW is constructed (CCC issued) from Lessard Road NW to Elston Gate NW, to the satisfaction of Transportation Services;
4. that the approved subdivisions LDA13-0043, and LDA13-0515, be registered prior to or concurrent with this application, to provide the logical roadway extension, and essential water main feeds; 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 (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 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 owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 199 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within, road islands, boulevards, medians, 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 for the SE 7-52-25-W4M will be carried forward to the parent title. Municipal Reserve for the east half of SE 7-52-25-W4M was approved under the applications LDA12-0231 and LDA13-0043. Municipal Reserve for Lot B, Plan 6704 MC was approved under the application LDA13-0168.

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 Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

SM/cw/Posse #150462554-001

Enclosure(s)

FOR

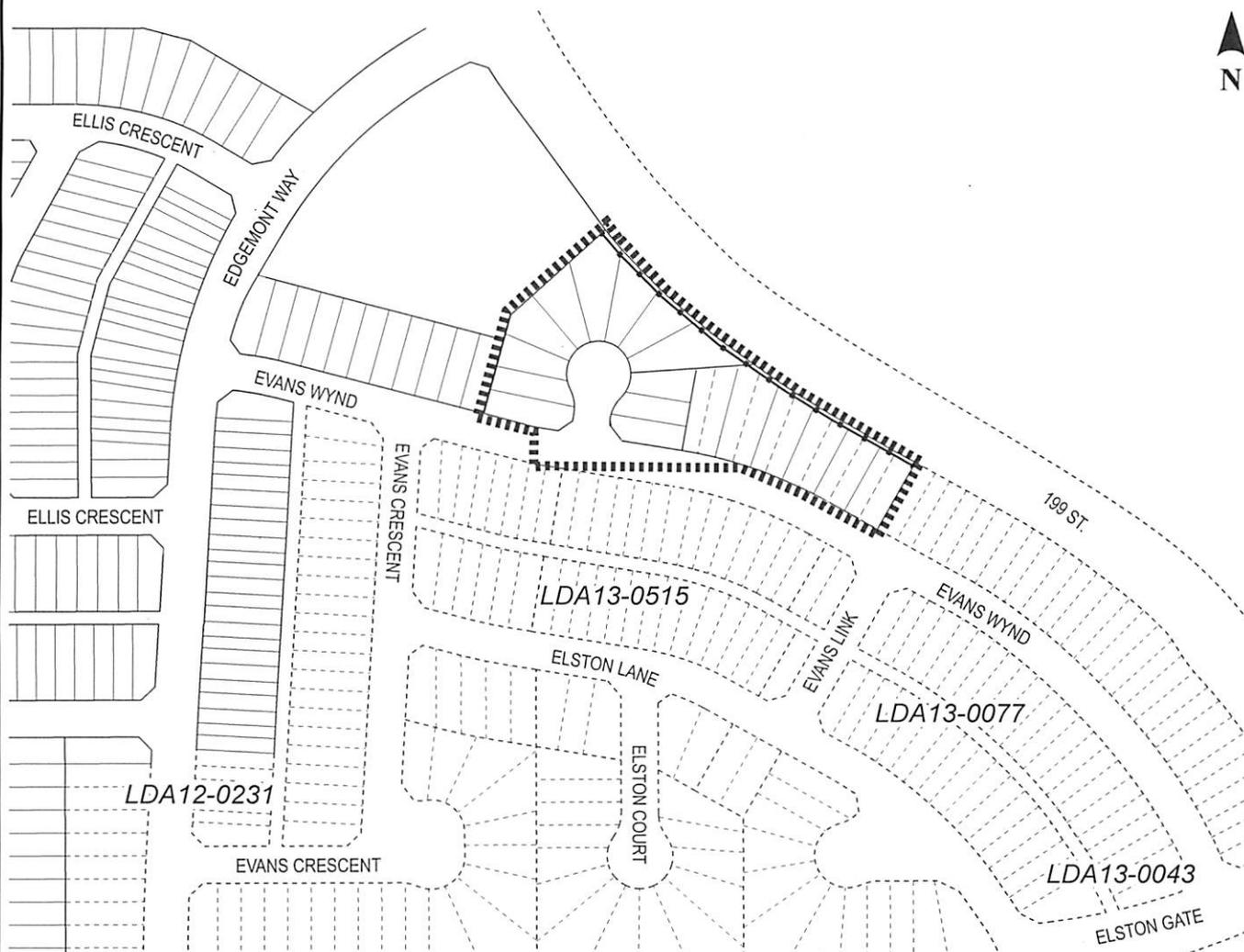
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 4, 2014

LDA14-0123

Limit of proposed subdivision

Noise attenuation fence



Titled area to be subdivided
Subdivision area

AG

AG

