

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



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 2

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the January 9, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 2, 2014 meetings be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. NEW BUSINESS

1. LDA13-0016
134321904-001 Tentative plan of subdivision to create nine (9) single detached residential lots, three (3) multiple family residential lots, and two (2) Public Utility lots, from NW 13-51-25-4, located east of 141 Street SW and south of 28 Avenue SW; **CHAPPELLE**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0399
143051007-001 Tentative plan of subdivision to create 62 single detached residential lots from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; **HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. ADJOURMENT

The meeting adjourned at 10:05 a.m.



Subdivision Authority

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

January 9, 2014

File No. LDA13-0016

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create nine (9) single detached residential lots, three (3) multiple family residential lots, and two (2) Public Utility lots, from NW 13-51-25-4 and Area A, Plan 122 0308, located east of 141 Street SW and south of 28 Avenue SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on January 9, 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., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 dedication of 28 Avenue SW and Heritage Valley Trail SW in accordance with an approved concept plan, and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. subject to clause I (3), that the owner clear and level 28 Avenue SW and Heritage Valley Trail SW as required for road right of way dedication to the satisfaction of Transportation Services;
5. that the two high density residential parcels shall be registered as one lot in two parts, to the satisfaction of the Chief Subdivision Officer;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that the approved Stage 2 of the subdivision application (File: LDA11-0108) within the Chappelle Neighbourhood be registered prior to or concurrent with Stage 2 of this application;
8. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on and flanking the Stormwater Management Facility, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register the greenways and walkway as road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner register a cross lot access easement on the Certificates of Title for all affected parcels, as shown on the “Conditions of Approval” map, Enclosure I; and
11. 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, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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 and affected utility agencies;
6. 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;
7. that the engineering drawings include grading plans for 28 Avenue SW, adjacent to the Stormwater Management Facility to the satisfaction of Transportation Services;
8. that the owner construct the first two lanes of 28 Avenue SW to an arterial roadway standard with Stage 3, as shown on the “Conditions of Approval” map, Enclosure I. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
9. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers with Stage 3, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. This turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services);
10. that the owner construct a 4 m gravel surface temporary roadway with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. This temporary roadway will be required prior to CCC (or at the discretion and direction of Transportation Services);
11. that the owner construct a 3 m hard-surface shared use path to a residential alley standard, with a dividing yellow centreline, “Shared Use” signage, lighting, bollards, and landscaping to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;

12. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage, lighting, bollards, and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct an all-directional joint access to the MDR and HDR lots to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The access must align with access on the west side of 141 Street SW;
14. that the owner construct access to the HDR lot to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The access to 28 Avenue SW will be limited to right-in/right-out and westbound left-in;
15. that the owner construct all fences, positioned wholly within private property lines 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 design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat registered against the NW 13-51-25-W4M will 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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 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 Ms. Ania Schoof at 780-423-7495 or write to:

**Ms. Ania Schoof, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/as/Posse #133934296-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

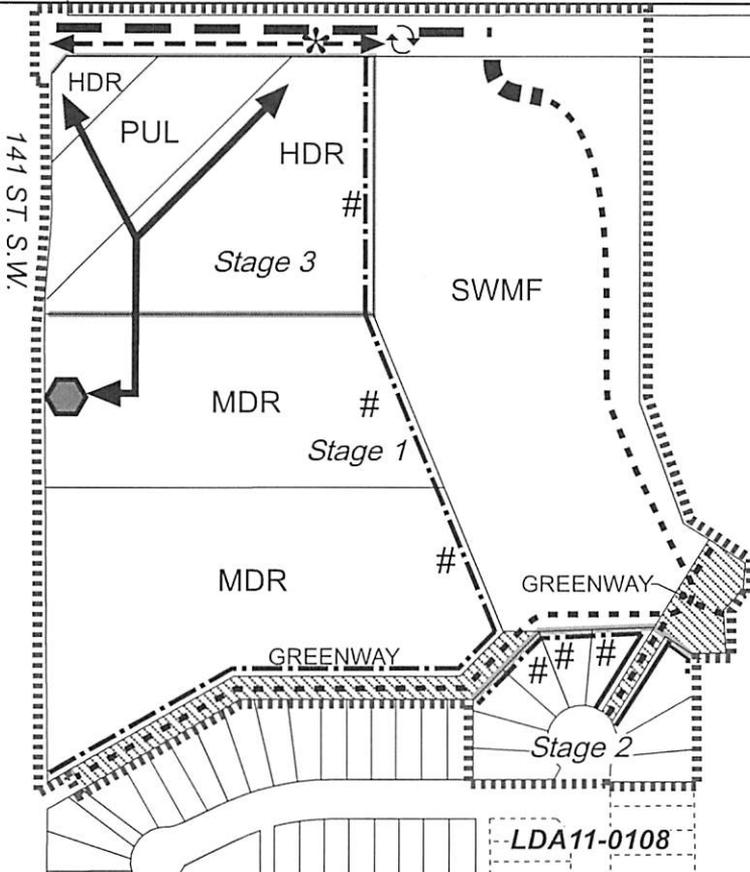
January 9, 2014

LDA 13-0016

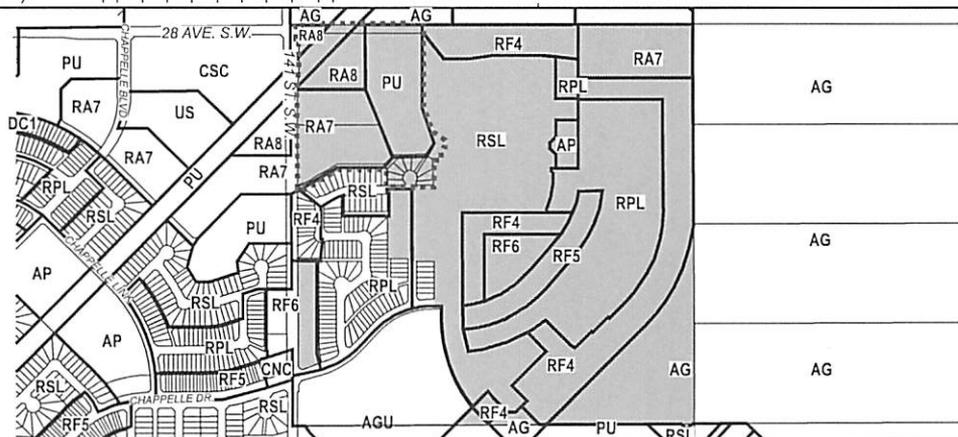
- Limit of Proposed Subdivision
- ↔ Cross Lot Access Easement
- # Restrictive Covenant re: Freeboard
- - - - - Construct 3m Hard-Surfaced Shared Use Path With Dividing Yellow Centerline, "Shared Use" Signage, Bollards, Lighting and Landscaping
- ■ ■ Construct 3m Hard-Surfaced Shared Use Path to a Residential Alley Standard with Dividing Yellow Centerline, "Shared Use" Signage, Bollards, Lighting and Landscaping
- Construct 1.8m Uniform Screen Fence as per Zoning Bylaw with Stage 2
- - - - - Construct a minimum 1.2m Uniform Screen Fence
- * Construct Access
- Construct 4m Temporary Gravel Access Roadway with Bollards
- ⬡ Construct All Directional Access to 141 Street SW
- ▨ Register Walkway and Greenway as Legal Road Right-of-Way
- ↻ Construct 12m Temporary Turnaround with Bollards with Stage 3
- ↔ Construct Two Lanes of 28 Avenue SW with Stage 3



28 AVE. S.W.



- Titled area to be subdivided
- Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

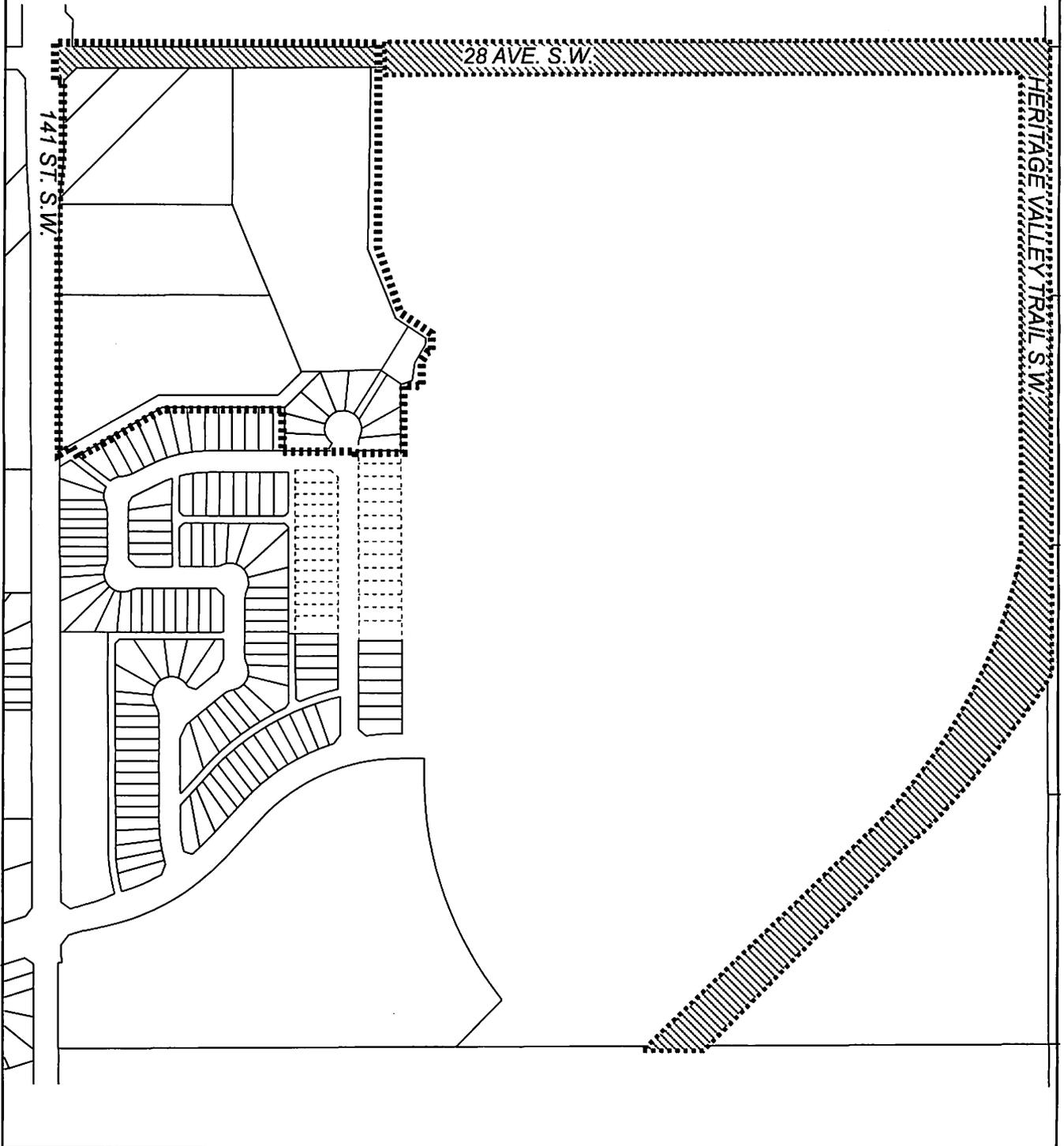
January 9, 2014

LDA 13-0016

----- Limit of Proposed Subdivision

..... Amend Subdivision Boundary

 Dedicate Road Right-of-Way, Clear and Level 28 Avenue SW and Heritage Valley Trail SW





Subdivision Authority

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

January 9, 2014

File No. LDA13-0399

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 62 single detached residential lots from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; **HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)**

I The Subdivision by Plan is APPROVED on January 9, 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., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on to the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. 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;
6. 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;
7. that carriageway widening, at a minimum of 11.5 m, be provided at the 141 Street SW entrance to the neighbourhood to accommodate traffic volumes at this location, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner construct, at a minimum, a 1.8 m noise attenuation fence, as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto 141 Street SW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned 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
11. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat for SW 24-51-25-4 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 AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 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 Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



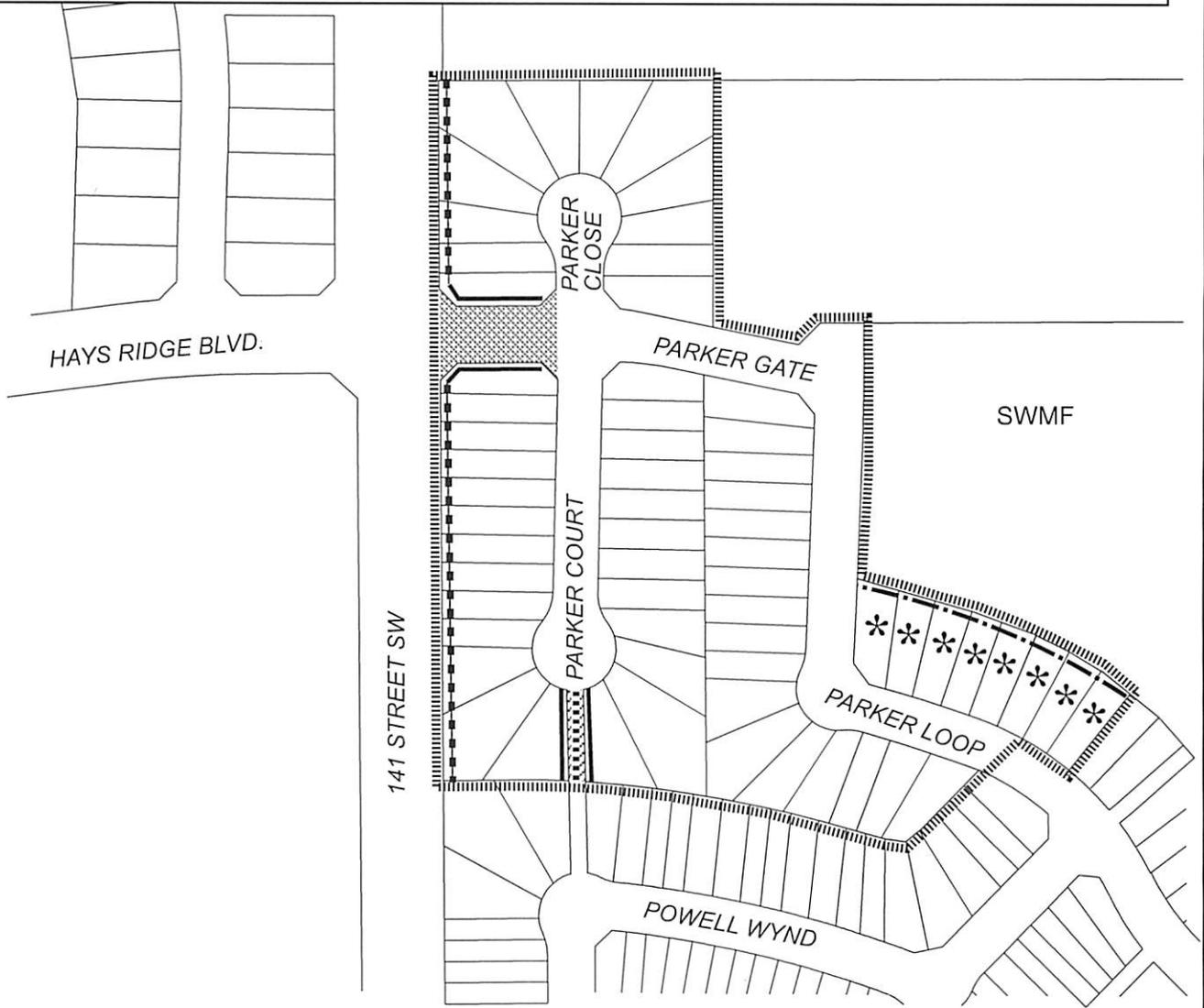
FOR
Scott Mackie
Subdivision Authority
SM/kr/Posse #143051007-001
Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 9, 2014

LDA 13-0399

- Limit of Proposed Subdivision
- ▨ Widen Carriageway to Accommodate Traffic Volumes
- ▨ Register as Road Right-of-Way
- Construct 1.5m Sidewalk with Bollards and Lighting
- 1.8m Noise Attenuation Fence
- 1.8m Uniform Screen Fence as per Zoning Bylaw
- - - 1.2m Uniform Fence
- * Restrictive Covenant re: Freeboard



- ▨ Titled area to be subdivided
- Subdivision area

