

Thursday, February 5, 2015
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

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 February 5, 2015 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 January 29, 2015 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.	LDA14-0389 159195145-001	Tentative plan of subdivision to create 87 single detached residential lots, 38 semi-detached residential lots, one (1) future Municipal Reserve lot and two (2) Public Utility lots, from NW-6-54-24-W4M, and Lot A, Plan 772 0643 located north of Rapperswill Drive and east of 127 Street NW; RAPPERSWILL
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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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5. ADJOURNMENT

The meeting adjourned at 10:15 a.m.



Subdivision Authority

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

February 5, 2015

File NO. LDA14-0389

Qualico Developments West Ltd.
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr Shanks:

RE: Tentative plan of subdivision to create 87 single detached residential lots, 38 semi-detached residential lots, one (1) future Municipal Reserve lot and two (2) Public Utility lots, from NW-6-54-24-W4M, and Lot A, Plan 772 0643 located north of Rapperswill Drive and east of 127 Street NW; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on February 5, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.549 ha by a Deferred Reserve Caveat to the remainder of Lot A, Plan 772 0643, 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 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 subdivision boundary be amended to include the dedication of 124 Street, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation and Utility Corridor (TUC), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a pipeline restrictive covenant in favour of the City of Edmonton against the lots flanking the pipeline right-of-way, 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 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 engineering drawings include grading plans for the proposed future local roadway abutting the south boundary of this subdivision to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3 m temporary granular shared use path connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 3 m granular shared use path within the Transportation Utility Corridor, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage 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, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m concrete sidewalk within the northeast walkway, with lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto the Transportation and Utility Corridor to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. 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
15. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways and future 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.

Municipal Reserves for NW6-54-24-4 were previously addressed with LDA13-0461, there are no reserves owing. The remaining 0.05 ha future Municipal Reserve parcel required to assemble the Rapperswill School/Park site will be purchased by the City of Edmonton.

A Deferred Reserve Caveat shall be registered on the remainder of Lot A, Plan 772 0643. This is also a condition of approved subdivision LDA13-0551 which is not registered at this time.

Ministerial Consent is required for the shared use path and berm within the Transportation and Utility Corridor and the application for Ministerial Consent is made by the owner.

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 Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/lS/Posse # 159195145-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 5, 2015

LDA 14-0389

-----	Limit of proposed subdivision	↔	3 m granular shared use path
-----	Amend subdivision boundary	↔	Temporary 3 m granular shared use path connection
-----	1.8 m uniform screen fence as per Zoning Bylaw		Zebra marked crosswalk
-----	1.8 m uniform screen fence	*	Restrictive covenant re: pipeline
-----	1.8 m uniform fence	#	Restrictive covenant re: berm
-----	Berm and noise attenuation fence	Submit grading plans
-----	3 m concrete sidewalk	■	Include in engineering drawings
-----	3 m hard surface shared use path		

