

Thursday, February 12, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Blair McDowell, Chief Subdivision Officer</b>
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**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell, Scott Mackie  That the Subdivision Authority Agenda for the February 12, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
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**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell, Scott Mackie  That the Subdivision Authority Minutes for the February 5, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	<b>CARRIED</b>
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**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA14-0362 158572275-001	Tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; <b>CHAPPELLE</b>
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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	<b>CARRIED</b>
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2.	LDA14-0470 161627055-001	Tentative plan of subdivision to create 53 single detached residential lots, 28 semi-detached residential lots, and 62 row housing residential lots from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of 156 Street SW; <b>CHAPPELLE</b>
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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	<b>CARRIED</b>
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**5. ADJOURNMENT**

The meeting adjourned at 9:45 a.m.



Subdivision Authority

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

February 12, 2015

File No. LDA14-0362

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on February 12, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.64 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 & 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 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;
5. that the approved subdivisions LDA14-0153 and LDA14-0356 (Stage 2) be registered prior to or concurrent with this application for the extension of logical roadways, water main feeds and sanitary servicing;
6. that the subdivision boundary be amended to exclude the corner cut as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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 6 m gravel roadway connection 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);
8. that the engineering drawings include a zebra marked crosswalk within Coughlan Lane SW with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a zebra marked crosswalk within Challand Lane SW with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct Challand Lane SW to an 8 m residential alley structure for the entire width of the right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct alley lighting within an easement on private property, to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path within the greenway and Municipal Reserve lot, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 1.5 m concrete sidewalk within the Municipal Reserve lot, with lighting and bollards, 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 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
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, greenway 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.

Municipal Reserve is dedicated with this subdivision and the existing Deferred Reserve Caveat 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](mailto:kristen.rutherford@edmonton.ca).

Yours truly,



*FOR* Scott Mackie  
Subdivision Authority

SM/kr/Posse #158572275-001

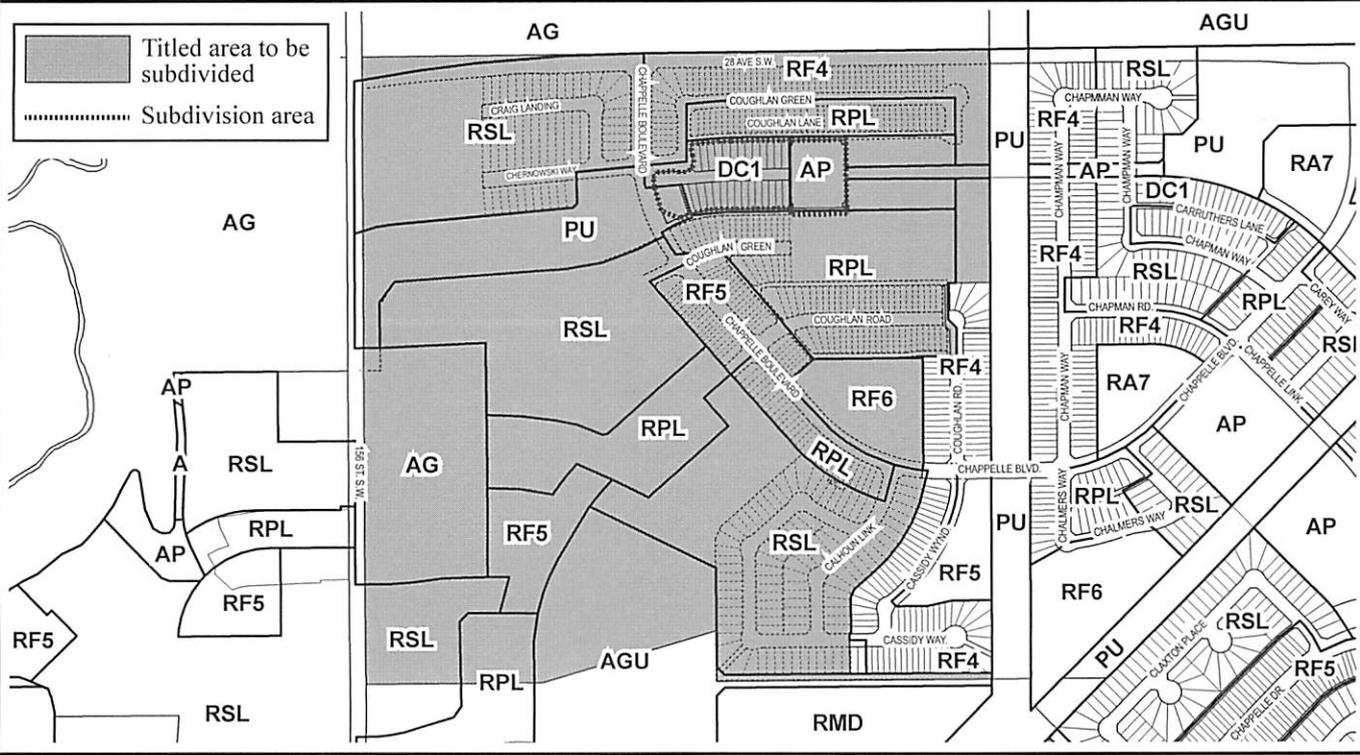
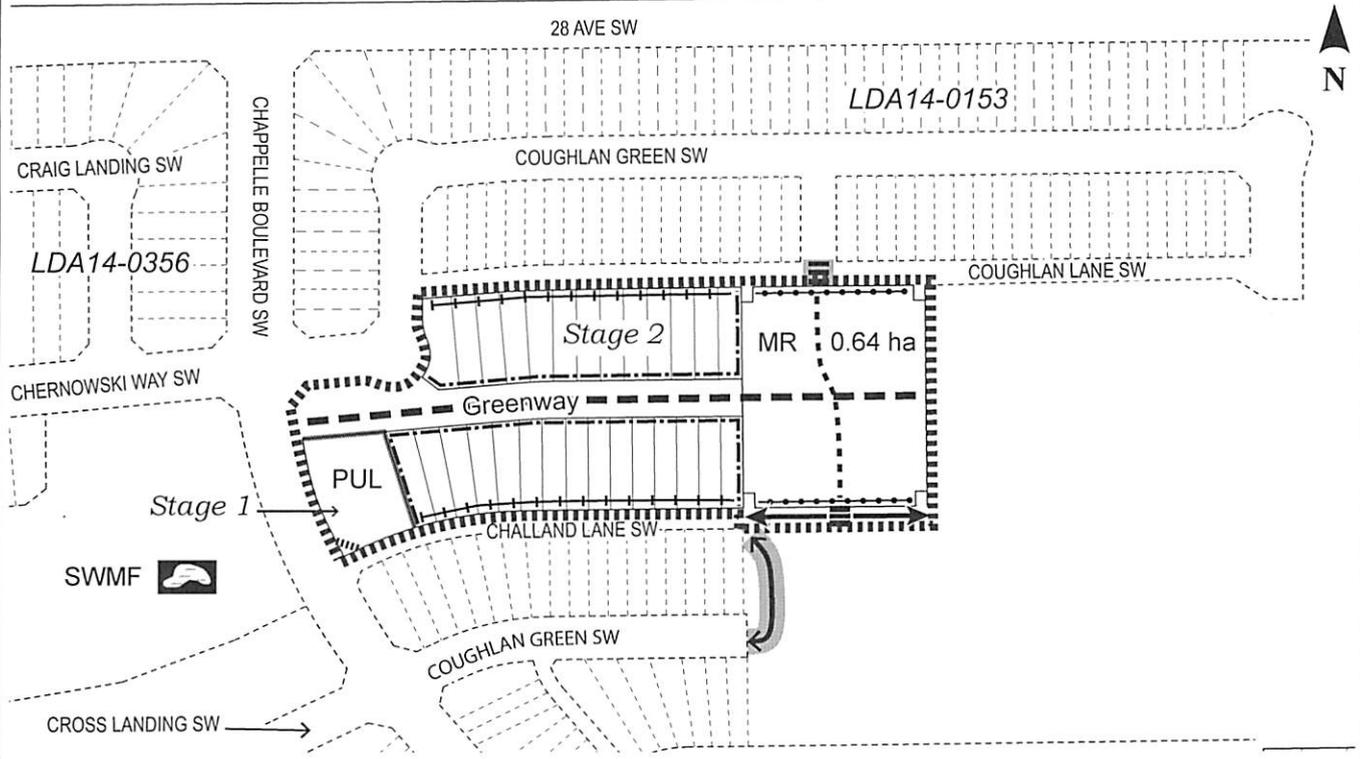
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2015

LDA14-0362

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| <ul style="list-style-type: none"> <li>▬▬▬▬▬▬▬ Limit of proposed subdivision</li> <li>▬▬▬▬▬▬▬ Amend subdivision boundary</li> <li>— · — · — · 1.2 m uniform fence</li> <li>— — — — — Post and rail fence</li> <li>· · · · · 1.5 m concrete sidewalk</li> <li>▬▬▬▬▬▬▬ 3 m hard surface shared use path</li> </ul> | <ul style="list-style-type: none"> <li>▬▬▬▬▬▬▬ Zebra marked crosswalk</li> <li>↔ Temporary 6 m roadway</li> <li>— + — + — + Alley lighting and easement</li> <li>↔ Construct to a residential alley structure</li> <li>▬▬▬▬▬▬▬ Include in engineering drawings</li> </ul> |
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Subdivision Authority

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

February 12, 2015

File No. LDA14-0470

Qualico Communities  
280, 3203 - 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

Dear Mr. Gerein:

RE: Tentative plan of subdivision to create 53 single detached residential lots, 28 semi-detached residential lots, and 62 row housing residential lots from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on February 12, 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 approved subdivision LDA14-0205 be registered prior to or concurrent with this application for the extension of logical roadways and water main feeds; and
4. 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 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 1.5 m concrete sidewalk within the walkway with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians 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.

The existing Deferred Reserve Caveat 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](mailto:kristen.rutherford@edmonton.ca).

Yours truly,



FOR Scott Mackie  
Subdivision Authority

SM/kr/Posse #161627055-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2015

LDA14-0470

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform screen fence
- · - · - · 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk

- Include in engineering drawings
- ⊙ Temporary 12 m radius turnaround
- ⊙ Abandoned well site

