

Thursday, March 24, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 12

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 24, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 17, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0483
180662994-001

Tentative plan of subdivision to create 22 semi-detached residential lots from, Lot 1, Block 10, Plan 142 3654, located south of Chappelle Boulevard SW and east of Cassidy Wynd SW; **CHAPPELLE**

5. OTHER BUSINESS



March 24, 2016

File NO. LDA15-0483

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 22 semi-detached residential lots from, Lot 1, Block 10, Plan 142 3654, located south of Chappelle Boulevard SW and east of Cassidy Wynd SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on March 24, 2016, 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 submits 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;
4. that the owner submits 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;

5. 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 Drainage Planning;
6. that the engineering drawings include offsite underground utilities including a 250 mm water main connection and the abandonment of the existing 200 mm water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within road rights of way 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 (MR) for Lot 1, Block 10, Plan 142 3654 was addressed by previous subdivisions on the parent parcel.

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 NW, 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 Marco Beraldo at 780-496-6092 or marco.beraldo@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/mb/Posse #180662994-001

Enclosure(s)

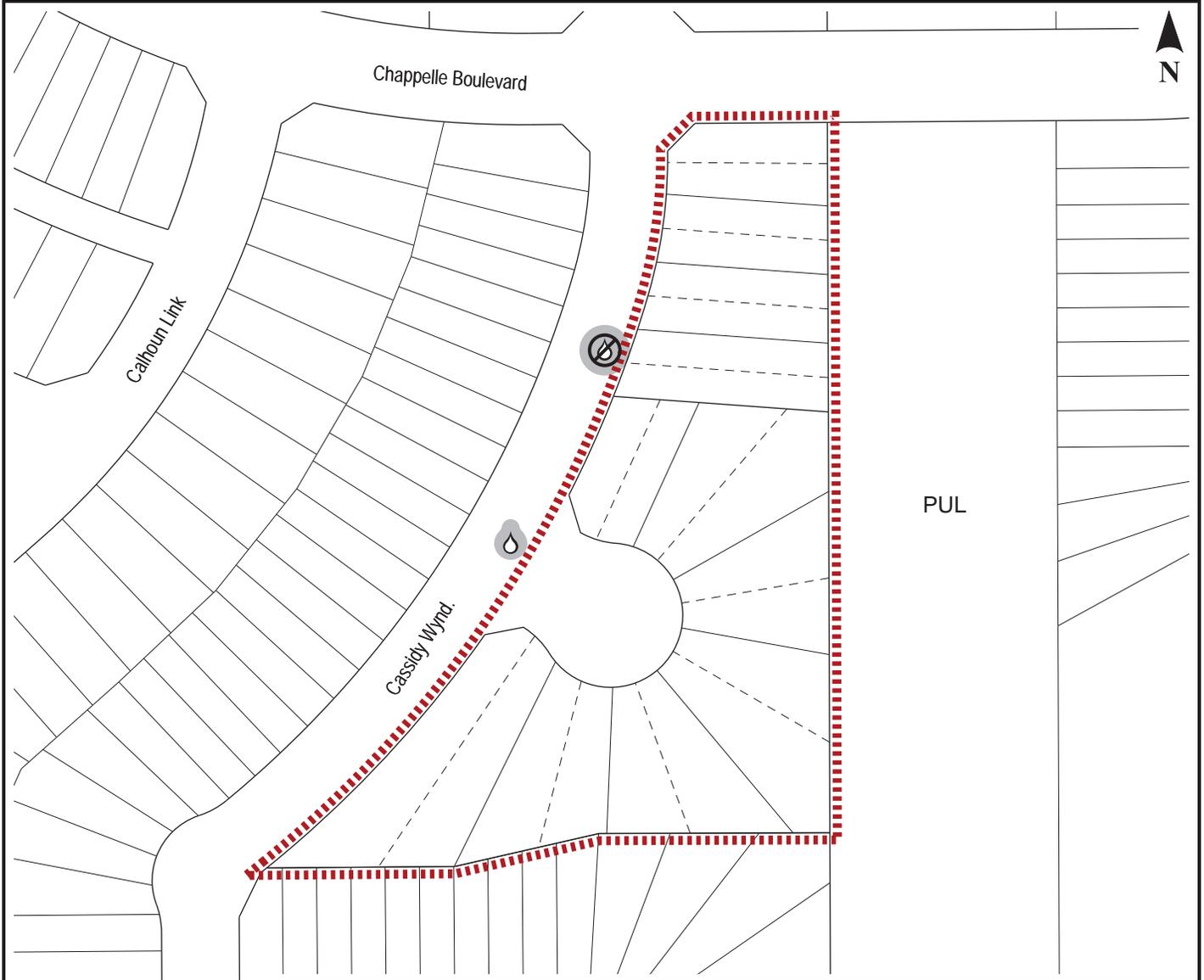
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2016

LDA15-0483

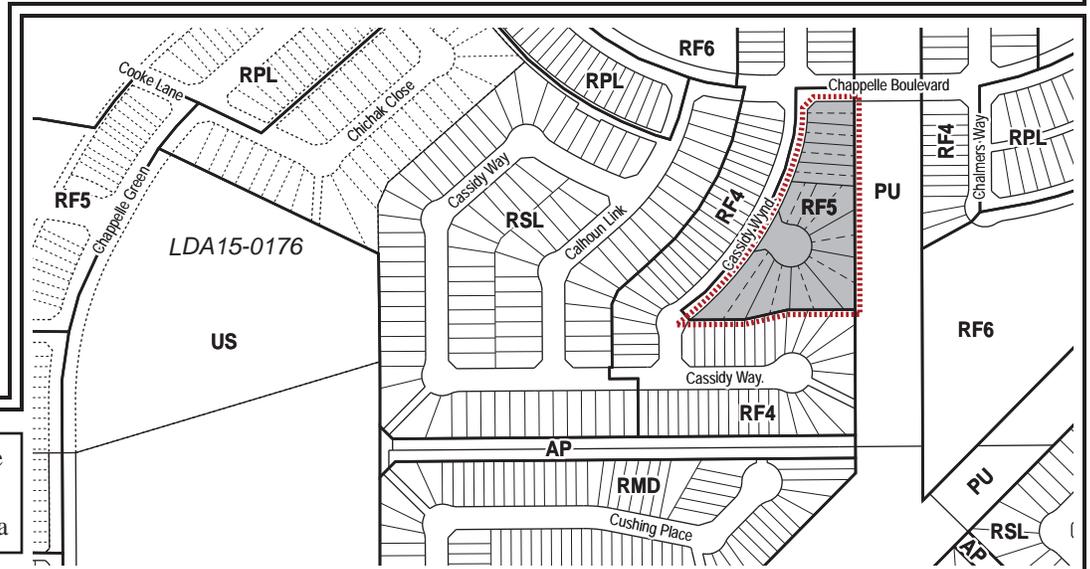
Limit of proposed subdivision
Water connection

Abandon existing water connection
Include in engineering drawings



Cassidy Way.

NOTE: All roads shown on this map are within the SW quadrant



Titled area to be subdivided
Subdivision area

Thursday, March 17, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 17, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the March 10, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0144
169345110-001
Tentative plan of subdivision to create 26 row housing lots, two (2) Municipal Reserve lots, two (2) future Municipal Reserve lots and one (1) Public Utility lot, from the SW 13-51-25 W4M and the SE 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS and HERITAGE VALLEY TOWN CENTRE

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 09:40 a.m.