

Thursday, December 12, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 50

PRESENT	Scott Mackie, Manager, Current Planning Branch Shane Gerein, Acting Chief Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Scott Mackie, Shane Gerein That the Subdivision Authority Agenda for the December 12, 2013 meeting be adopted.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Scott Mackie, Shane Gerein That the Subdivision Authority Minutes for the December 5, 2013 meetings be adopted.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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3.	NEW BUSINESS
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| 1. | LDA13-0246
139133606-001 | Tentative plan of subdivision to create three (3) residential blockshell parcels and one (1) Municipal Reserve parcel from Lot 1, Block 99, Plan 102 5202, and Lot E, Block 99, Plan 102 4614 and a portion of 156 Street SW road right-of-way, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE |
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MOVED	Scott Mackie, Shane Gerein That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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| 2. | LDA13-0247
139129989-001 | Tentative plan of subdivision to create 13 residential blockshell parcels and one (1) Public Utility lot from Lot 1, Block 99, Plan 102 5202 and SW 14-51-25-4 and a portion of 156 Street SW road right-of-way, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE |
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MOVED	Scott Mackie, Shane Gerein That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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4.

ADJOURMENT

The meeting adjourned at 10:02 a.m.



Subdivision Authority

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

December 12, 2013

File No. LDA13-0246

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create three (3) residential blockshell parcels and one (1) Municipal Reserve parcel from Lot 1, Block 99, Plan 102 5202, Lot E, Block 99, Plan 102 4614 and a portion of 156 Street SW road right-of-way, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on December 12, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.13 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 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;
4. 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;
5. that the approved subdivision LDA08-0308 within the Chappelle Neighbourhood be registered prior to or concurrent with this application;
6. that LDA13-0404 to close 156 Street SW receive Third Reading prior to the registration of Stage 2 of this subdivision; 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, and 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 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;
7. that the engineering drawings include an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services);
8. that the owner construct a 2 m mono-walk with straight faced curb and gutter, to the satisfaction of Transportation Services, along Chappelle Way adjacent to the future school site to accommodate pick-up/drop-off activity, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a post and rail fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
10. 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserves in the amount of 4.13 ha are to be provided with this subdivision. A transfer of 0.7 ha of Municipal Reserve from Lot A, Plan 1009TR and 0.543 ha of Municipal Reserve from the west half of SE 14-51-25-4, as well as 2.887 ha of the existing DRC (102 276 199) will be used to dedicate this site. The remainder of the DRC 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, 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. Natasha Reaney at 780-496-1758 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/nr/Posse# 139133606-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 12, 2013

LDA 13-0246

----- Limit of Proposed Subdivision

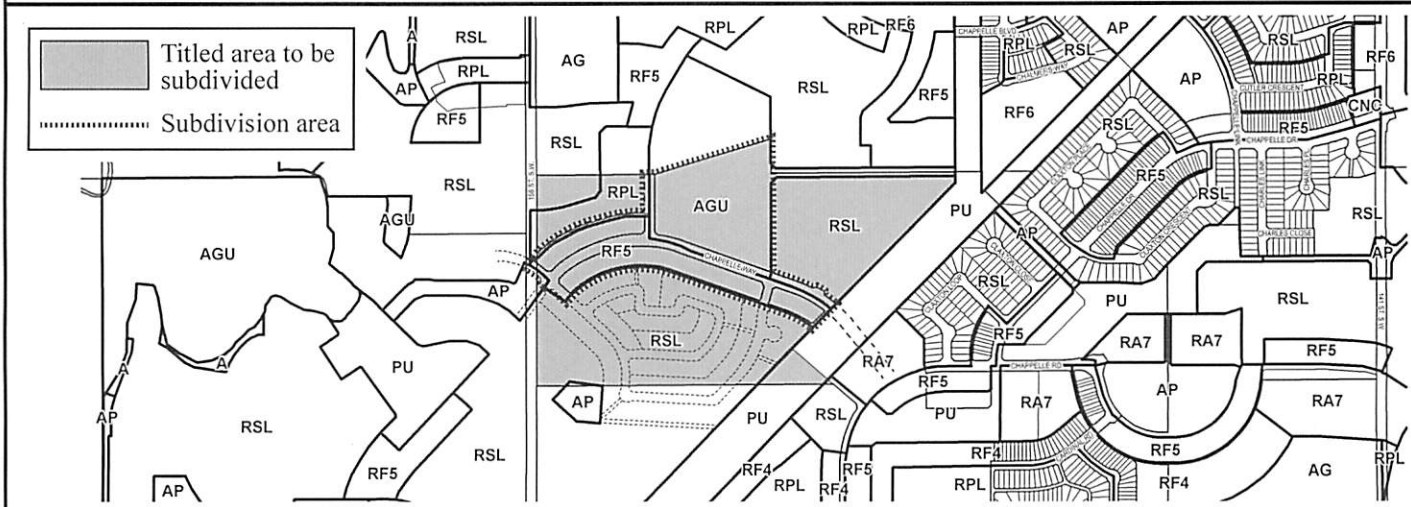
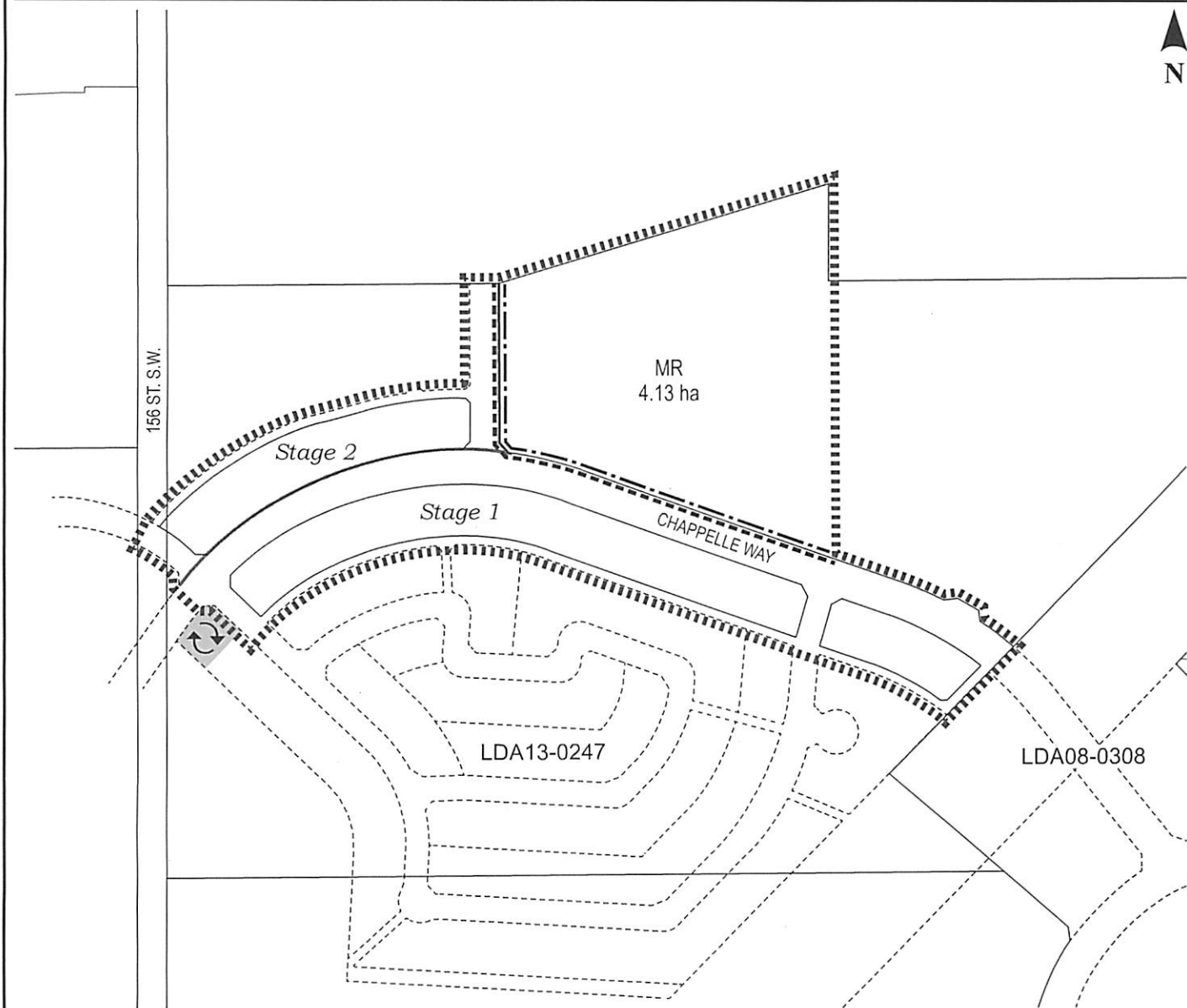
----- 2m Mono-walk



17m Temporary Transit Turnaround with Bollards or Mini-barriers

----- Post and Rail Fence

█ Include in Engineering Drawing





December 12, 2013

File No. LDA13-0247

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 13 residential blockshell parcels and one (1) Public Utility lot from Lot 1, Block 99, Plan 102 5202, SW 14-51-25-4 and a portion of 156 Street SW road right-of-way, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on December 12, 2013 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 that portion of the pipeline right-of-way that abuts this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the portion of pipeline right-of-way be registered as a Public Utility lot, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA13-0246 within the Chappelle Neighbourhood be registered prior to or concurrent with this application;
6. that the owner register the walkways and greenway as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner provide additional road right-of-way on the local road, adjacent to the abandoned well site, to accommodate the setback area within road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner register an access easement on the Certificates of Title for all affected parcels to access the stormwater management facility, 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, and 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 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;
7. that the engineering drawings include the construction of the stormwater management facility, completed to its ultimate size and design, and grading to allow for the construction of a permanent 3 m hard-surface shared use path, to the satisfaction of Financial Services and Utilities and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a 3 m hard-surface shared use path with "shared use" signage, bollards, lighting and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 3 m concrete sidewalks with T-bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage at the mid-block crossing, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserve was addressed with File No. LDA13-0246 for Lot 1, Block 99, Plan 102 5202. The existing Deferred Reserve Caveat (962 103 363) for SW 14-51-25-4 shall 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, 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. Natasha Reaney at 780-496-1758 or write to:

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Yours truly,



Scott Mackie
Subdivision Authority

SM/nr/Posse# 139129989-001
Enclosure(s)

