

Thursday, March 17, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 11

1. ADOPTION OF AGENDA

RECOMMENDATION

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

2. ADOPTION OF MINUTES

RECOMMENDATION

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

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**

5. OTHER BUSINESS



Subdivision Authority

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

March 17, 2016

File NO. LDA15-0144

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: 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**

I The Subdivision by Plan is APPROVED on March 17, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 5.55 ha and 0.35 ha lots 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 subdivision boundary be amended to exclude the portion of Desrochers Drive SW as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA14-0201 and LDA14-0468 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities; and
6. 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 (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 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;
6. 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 City Departments and affected utility agencies;
7. that the engineering drawings include a “Key Pedestrian Crossing” to the satisfaction of Transportation and Development Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include full site servicing for the 5.55 ha MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected City Departments and agencies;
9. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, within the 5.55 ha MR lot and 0.89 ha future MR lot, to the satisfaction of Transportation and Development Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage and bollards, within the Public Utility lot and within the 4.91 ha future MR lot, to the satisfaction of Transportation and Development Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 3 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation and Development Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned land, MR lots and future MR lots, to the satisfaction of Transportation and Development Engineering and City Planning, as shown on the “Conditions of Approval” map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, the MR lots, future MR lots, and 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.

MR for the SE-13-51-25 W4M in the amount of 5.9 ha is being provided by dedication with this subdivision.

The existing Deferred Reserve Caveat (#152 094 665) for the SE-13-51-25 W4M will be discharged in full.

MR for the SW-13-51-25 W4M will be addressed with the registration of LDA12-0209 and LDA14-0581.

In those instances where there will be future dedication of MR, arterial road or pipeline PULs, the MR requirement will be reduced accordingly.

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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/kw/Posse #169345110-001

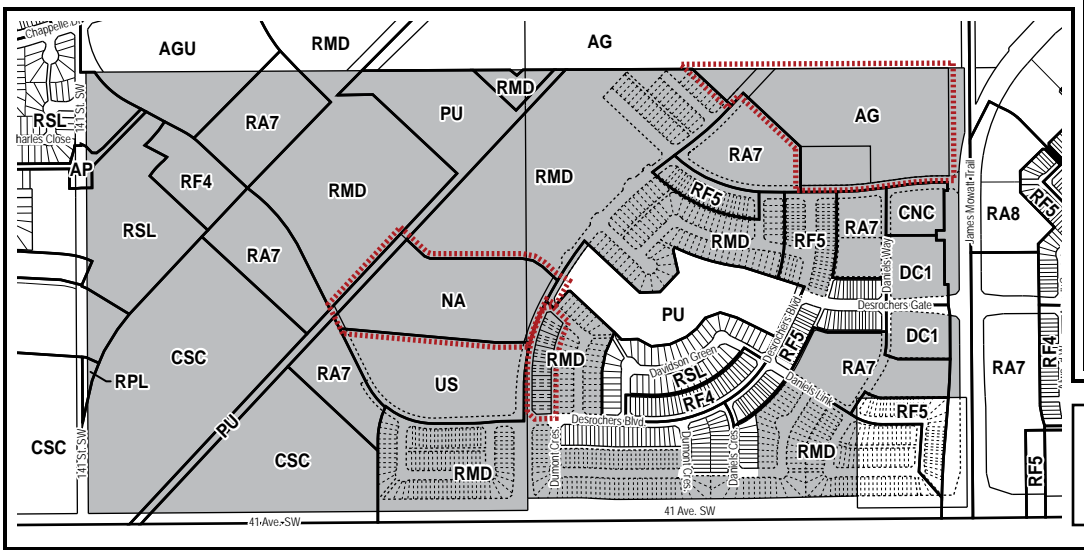
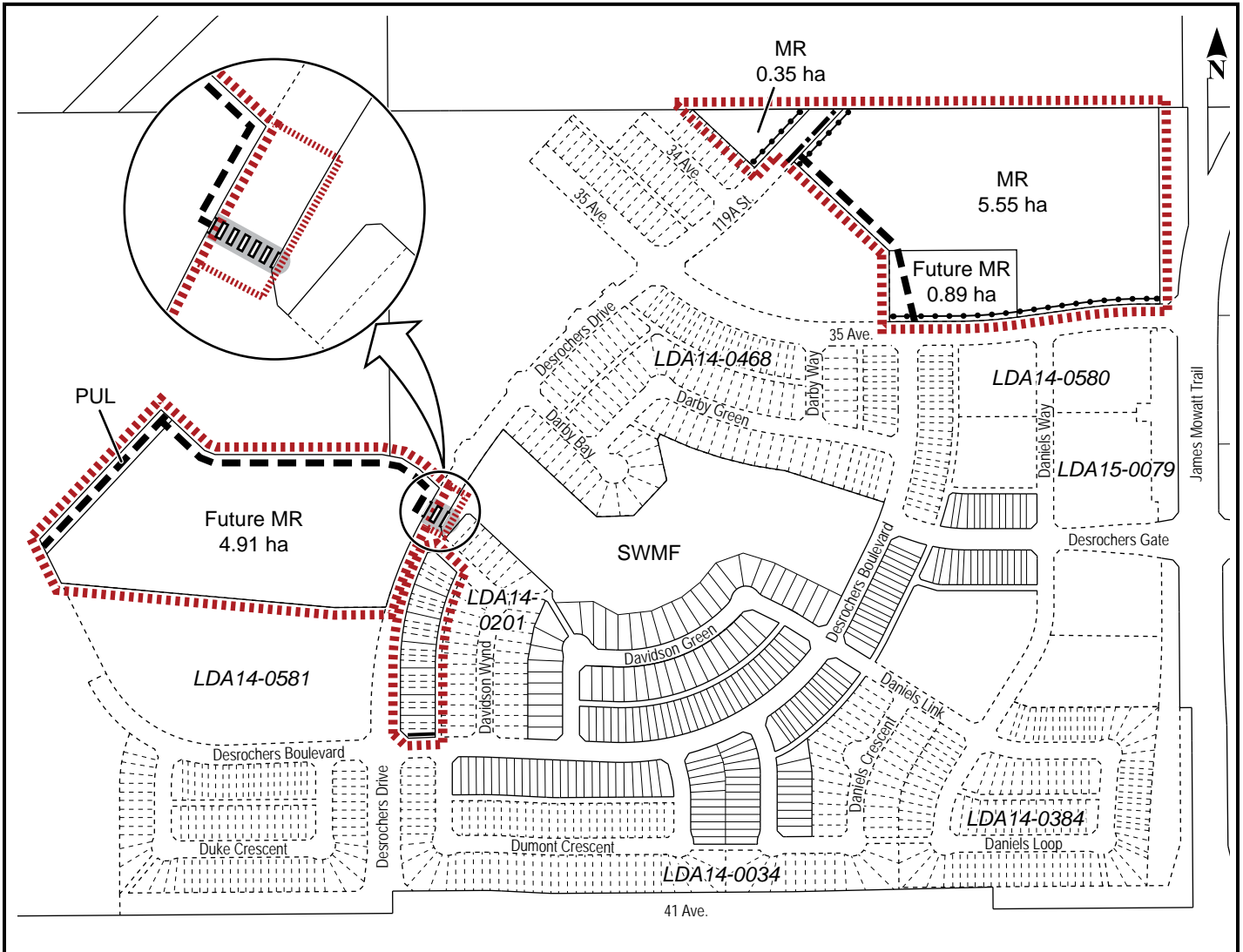
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 17, 2016

LDA15-0144

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Post and rail fence
- 3 m mono-walk
- 3 m hard surface shared use path
- Key pedestrian crossing
- Include in engineering drawings



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

- Titled area to be subdivided
- Subdivision area

Thursday, March 10, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 10

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 10, 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 3, 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 Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 09:35 a.m.