

Thursday, August 14, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 33

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the August 14, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the August 7, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0079
148826438-001 Tentative plan of subdivision to create 40 single detached residential lots, 96 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 1, Block 99, Plan 102 5202, located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA12-0272
127489428-001 Tentative plan of subdivision to create 15 industrial lots, from Lot 1, Block 1, Plan 1025610, NW-16-51-24-4, and OT-16-51-24-4, south of 25 Avenue SW and east of 101 Street SW; **ELLERSLIE INDUSTRIAL**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 09:45 a.m.



Subdivision Authority

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

August 14, 2014

File No. LDA14-0079

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 40 single detached residential lots, 96 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 1, Block 99, Plan 102 5202, located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on August 14, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.30 ha lot 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., 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 LDA13-0247 and LDA14-0160 be registered prior to or concurrent with this application;
6. that the lot identified be withheld from registration until the temporary roadway connection is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register an easement to facilitate construction of the water main connection and shared use path within the greenway and the walkway, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate the walkway as road right-of-way, 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 1(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 owner provide interim provision for sanitary sewage, to the satisfaction of Drainage Services, until such time that the offsite Chappelle Sanitary Lift Station is constructed, to the satisfaction of Drainage Services;
8. that the engineering drawings include the water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure I;
9. that the engineering drawings include a 3 m hard surface shared use path within the greenway with a dividing yellow centerline, “Shared Use” signage, lighting, and bollards, and connect with the existing shared use path, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path within the walkways with 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 minimum 6 m wide paved driving surface, within the right-of-way, including alley crossings at the local roadways, shared-use path connectivity with the adjacent utility corridor, bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. A Swept Path Analysis must be included in the submission of engineering drawings to ensure appropriate design for emergency access;

12. that the owner construct a 6 m wide gravel temporary roadway connection with Stage 1, 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);
13. 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
14. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, and Municipal Reserve parcel, 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 (#102 276 199) for Lot 1, Block 99, Plan 102 5202 shall be reduced accordingly, with the remainder carrying forward on title.

Sufficient roadway shall be dedicated for the paved driving surface, in order to accommodate emergency access requirements.

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.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/kr/Posse #148826438-001

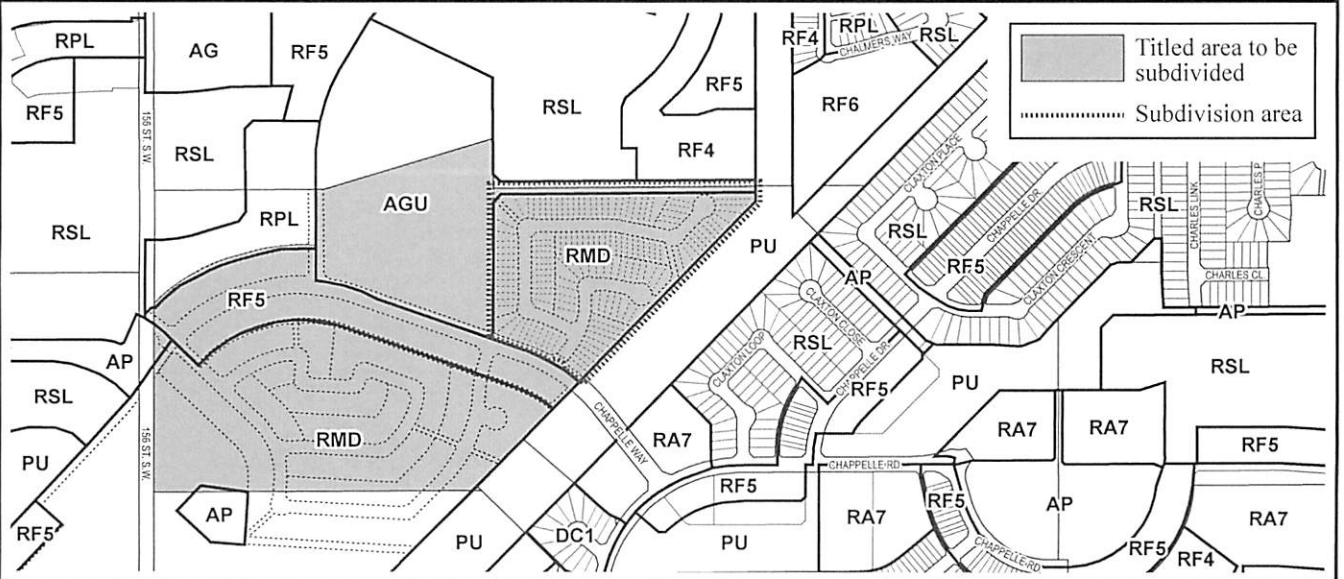
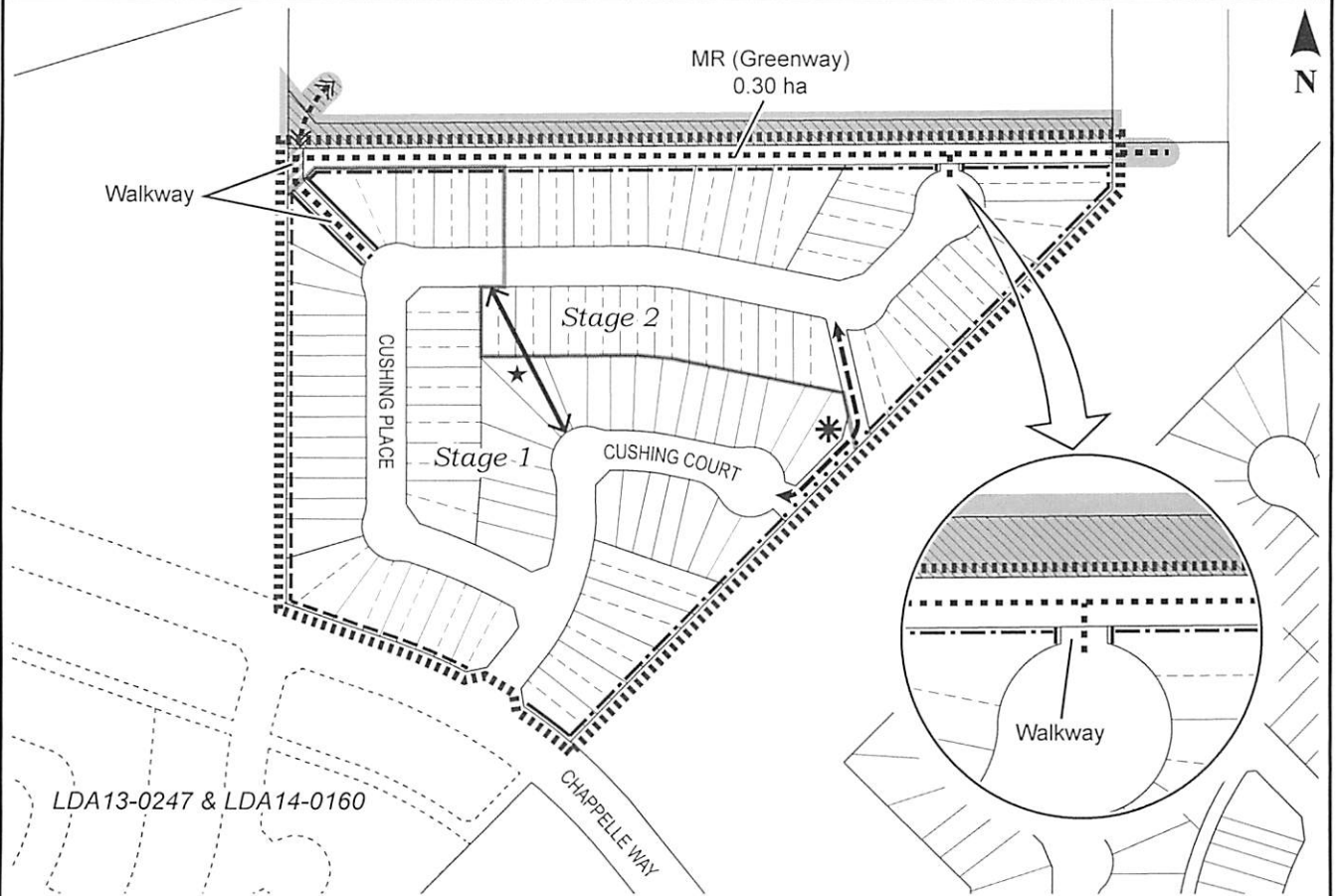
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 14, 2014

LDA14-0079

-----	Limit of proposed subdivision		Register easement
————	1.8 m uniform screen fence as per Zoning Bylaw		Dedicate as right-of-way
- - - - -	1.8 m uniform fence		Temporary roadway connection
- · - · -	1.2 m uniform fence		Alley access only
· · · · ·	3 m hard surface shared use path		Withhold lot from registration
	Minimum 6 m wide non-standard carriageway		Watermain connection
· · · · ·	Bollards		Include in engineering drawings





Subdivision Authority

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

August 14, 2014

File No. LDA12-0272

City of Edmonton
9803 – 102A Avenue
Edmonton, AB T5J 3A3

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative plan of subdivision to create 15 industrial lots, from Lot 1, Block 1, Plan 102 5610, the NW-16-51-24-4, and OT-16-51-24-4, south of 25 Avenue SW and east of 101 Street SW;
ELLERSLIE INDUSTRIAL

I The Subdivision by Plan is APPROVED on August 14, 2014, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.42 ha by a Deferred Reserve Caveat to the remainder of the NW-16-51-24-4 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 owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate walkways as rights of way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the lot identified be withheld from registration until the temporary turnaround is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA08-0193 be registered prior to or concurrent with this application; 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 1(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 450 mm water main, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 12 m 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);
10. 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, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct two 1.5 m concrete sidewalks, with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of a traffic signal, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

13. 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
14. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways and greenways, 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 Lot 1, Block 1, Plan 102 5610 have been addressed through LDA06-0266. Municipal Reserves for the NW-16-51-24-4 and OT-16-51-24-4 will be addressed through a Deferred Reserve Caveat (DRC) in the amount of 3.42 ha. The DRC shall be registered against the NW-16-51-24-4.

Ministerial Consent is required for construction of the water main within the provincial lands and the application for consent shall be 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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/mb/Posse #127489428-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 14, 2014

LDA12-0272

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|--|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision - - - - - 1.8 m uniform fence - · - · - 1.2 m uniform fence · · · · · 1.5 m concrete sidewalk - - - - - 3 m hard surface shared use path ▨ Dedicate as right-of-way ★ Withhold lot from registration | <ul style="list-style-type: none"> ⦿ Traffic signal ↶ Left turn bay ↷ Right turn bay ⊙ Temporary 12 m turnaround ↔ Water main connection ▭ Include in engineering drawings |
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