

Thursday, March 24, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the March 24, 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 17, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
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
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.	



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 and Engineering;
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)

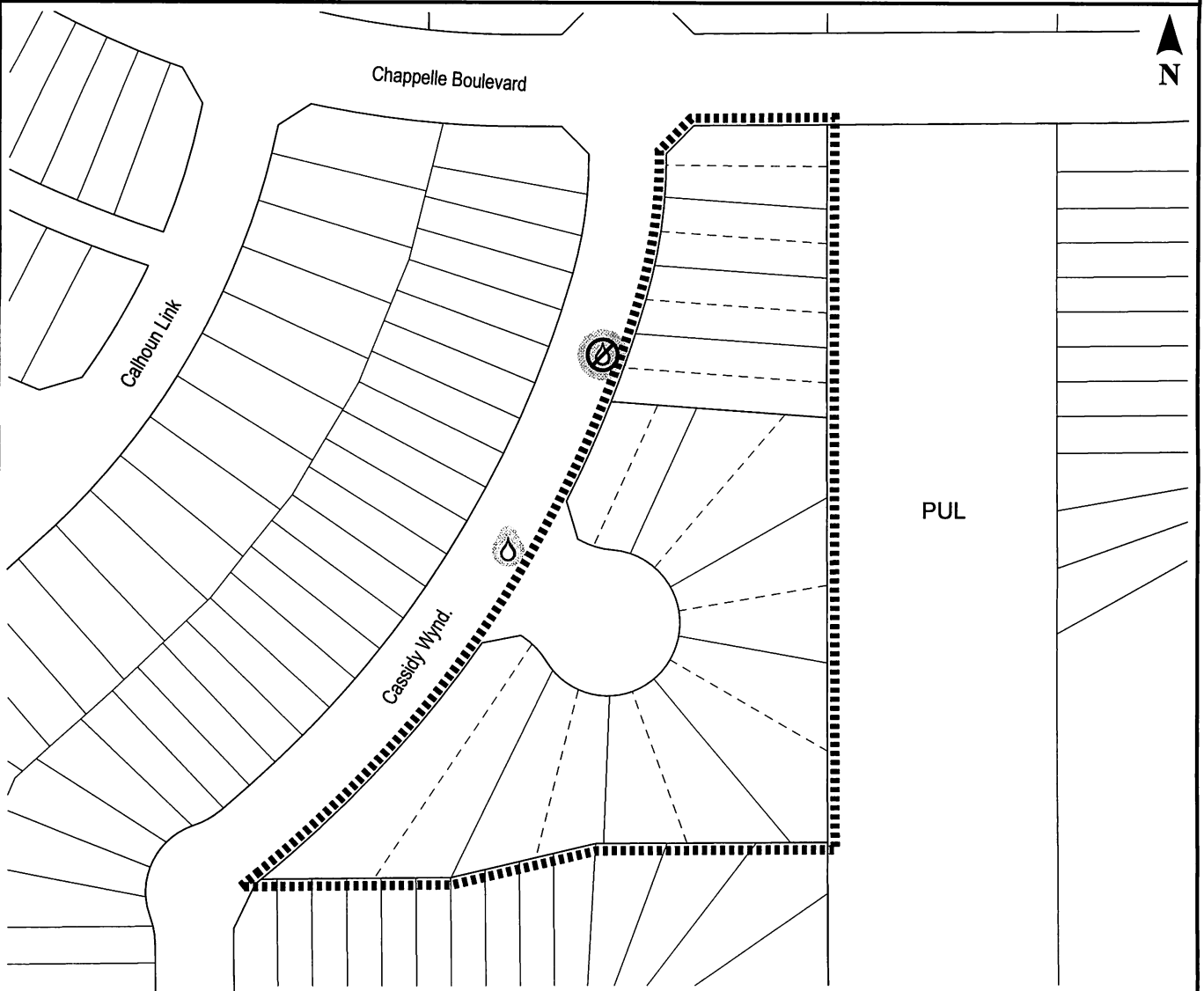
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2016

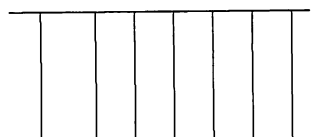
LDA15-0483

----- Limit of proposed subdivision
 ◊ Water connection

⊗ Abandon existing water connection
 [Hatched Box] Include in engineering drawings



Cassidy Way.



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

[Hatched Box] Titled area to be subdivided
 ----- Subdivision area

