

Thursday, January 01, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 01

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, January 8, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 02

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 08, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 18, 2014, December 25, 2014 and January 2, 2015 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA12-0362
130081789-001 | Tentative plan of subdivision to create four (4) semi-detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block A, Plan 112 5801 located west of Windermere Road NW and northwest of Terwillegar Drive NW; WINDERMERE |
| 2. | LDA13-0281
139990320-001 | Tentative plan of subdivision to create one (1) multiple family residential lot from the SE 31-52-25-W4M, located north of 97 Avenue NW and west of 199 Street NW ; WEBBER GREENS |
| 3. | LDA14-0327
157457282-001 | Tentative plan of subdivision to create 11 single detached residential lots from the of SE 31-52-25-W4M located south of 97 Avenue NW and west of 199 Street NW; WEBBER GREENS |
| 4. | LDA14-0269
155805779-001 | Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; AMBLESIDE |

5. OTHER BUSINESS



January 8, 2015

File No. LDA12-0362

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create four (4) semi-detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block A, Plan 112 5801 located west of Windermere Road NW and northwest of Terwillegar Drive NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on January 8, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.403 ha parcel, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure II;
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 subdivision boundary be amended to include the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure II;
5. 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, Enclosures I and II;
6. that the approved subdivision LDA06-0362 be registered prior to or concurrent with this application;
7. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Terwillegar Drive NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 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 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;
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 construct a 9 m wide commercial crossing access for the future multiple family lot to the north, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto Terwillegar Drive NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve is being dedicated with this subdivision.

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,

Scott Mackie
Subdivision Authority

SM/kr/Posse #130081789-001

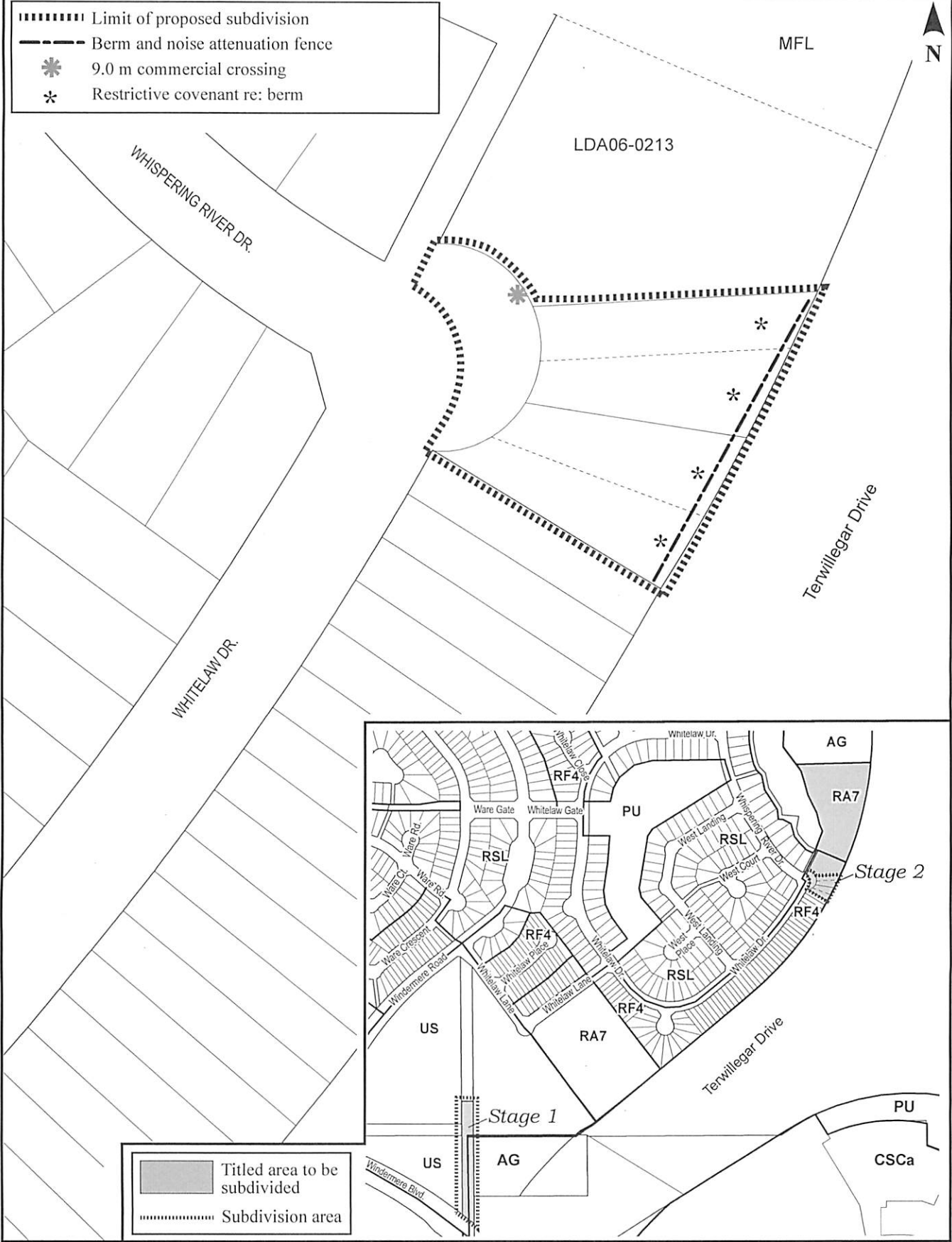
Enclosure(s)

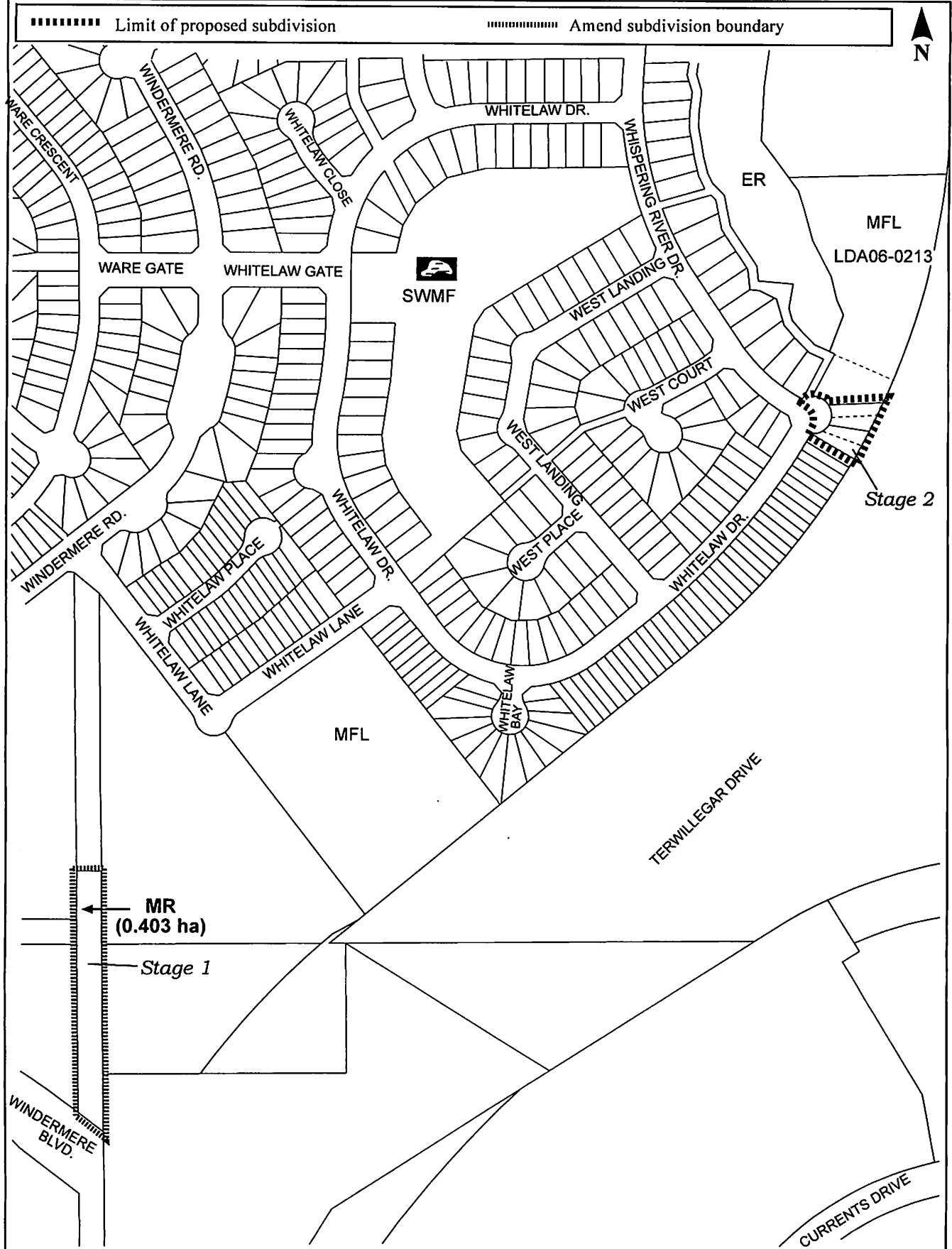
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 8, 2014

LDA12-0362

- Limit of proposed subdivision
- Berm and noise attenuation fence
- 9.0 m commercial crossing
- Restrictive covenant re: berm







Subdivision Authority

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

January 8, 2015

File No. LDA13-0281

Select Engineering Consulting Ltd.
201, 17720 Stony Plain Road NW
Edmonton, AB T5S 1K6

ATTENTION: Mark Puczko

Dear: Mr. Puczko:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot from the SE 31-52-25-W4M, located north of 97 Avenue NW and west of 199 Street NW ; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on January 8, 2015, 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 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, 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 the 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 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

8. that the owner is responsible for the landscape design and construction within the road islands, boulevards, and medians, 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 for the titled area has been dedicated through previous subdivisions.

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 Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #139990320-001

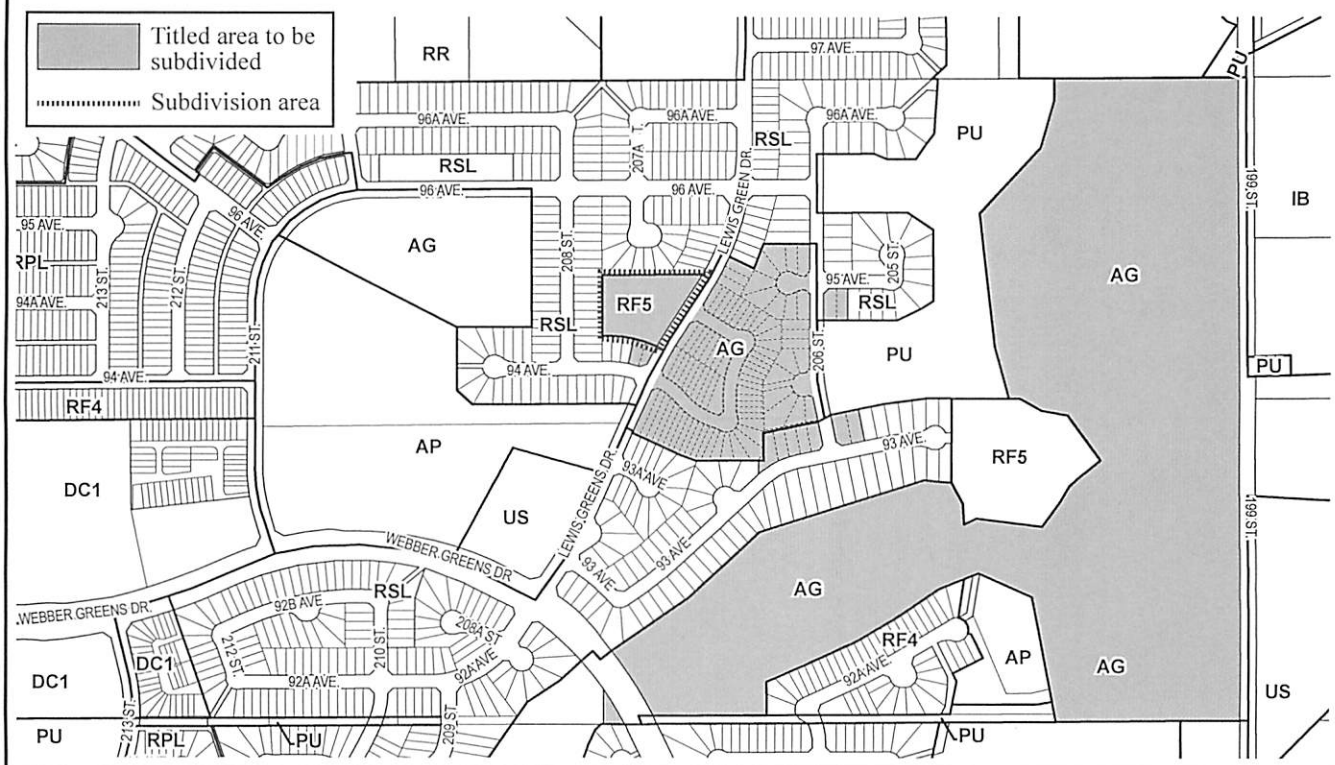
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 8, 2015

LDA13-0281

■■■■■■■■ Limit of proposed subdivision





Subdivision Authority

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

January 8, 2015

File NO. LDA14-0327

Select Engineering Consulting Ltd.
201, 17720 Stony Plain Road NW
Edmonton, AB T5S 1K6

ATTENTION: Mark Puczko

Dear Mr. Puczko:

RE: Tentative plan of subdivision to create 11 single detached residential lots from the of SE 31-52-25-W4M located south of 97 Avenue NW and west of 199 Street NW; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on January 8, 2015, 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;
3. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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, 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 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
8. that the owner is responsible for the landscape design and construction within road islands, boulevards, and medians, 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 for the titled area has been dedicated through previous subdivisions.

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.

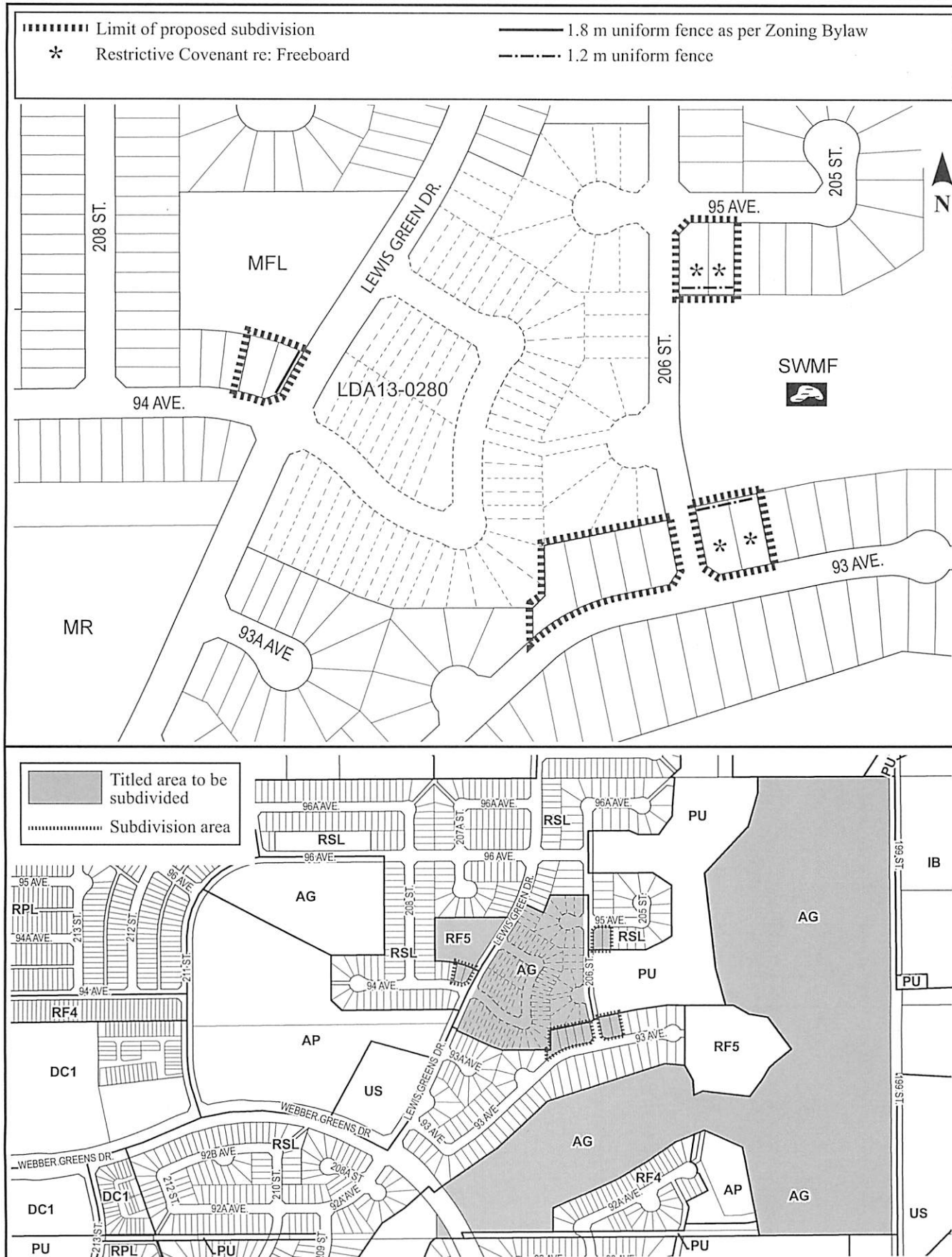
If you have further questions, please contact Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #157457282-001

Enclosure(s)





Subdivision Authority

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

January 8, 2015

File NO. LDA14-0269

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on January 8, 2015, 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;
3. that LDA14-0231 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. 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, 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;

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

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 construct permanent storm and sanitary services connecting from the future road west of this subdivision;
8. that the owner construct a 3 m hard surface shared use path within the walkway, 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;
9. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, 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 for Lot 1, Plan 2296 RS was addressed under LDA13-0015. Municipal Reserve for Lot 2, Plan 2269 RS was addressed under LDA11-0405 and LDA11-0426. Municipal Reserve for Lot A, Plan 1368 NY was addressed under LDA11-0426.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #155805779-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

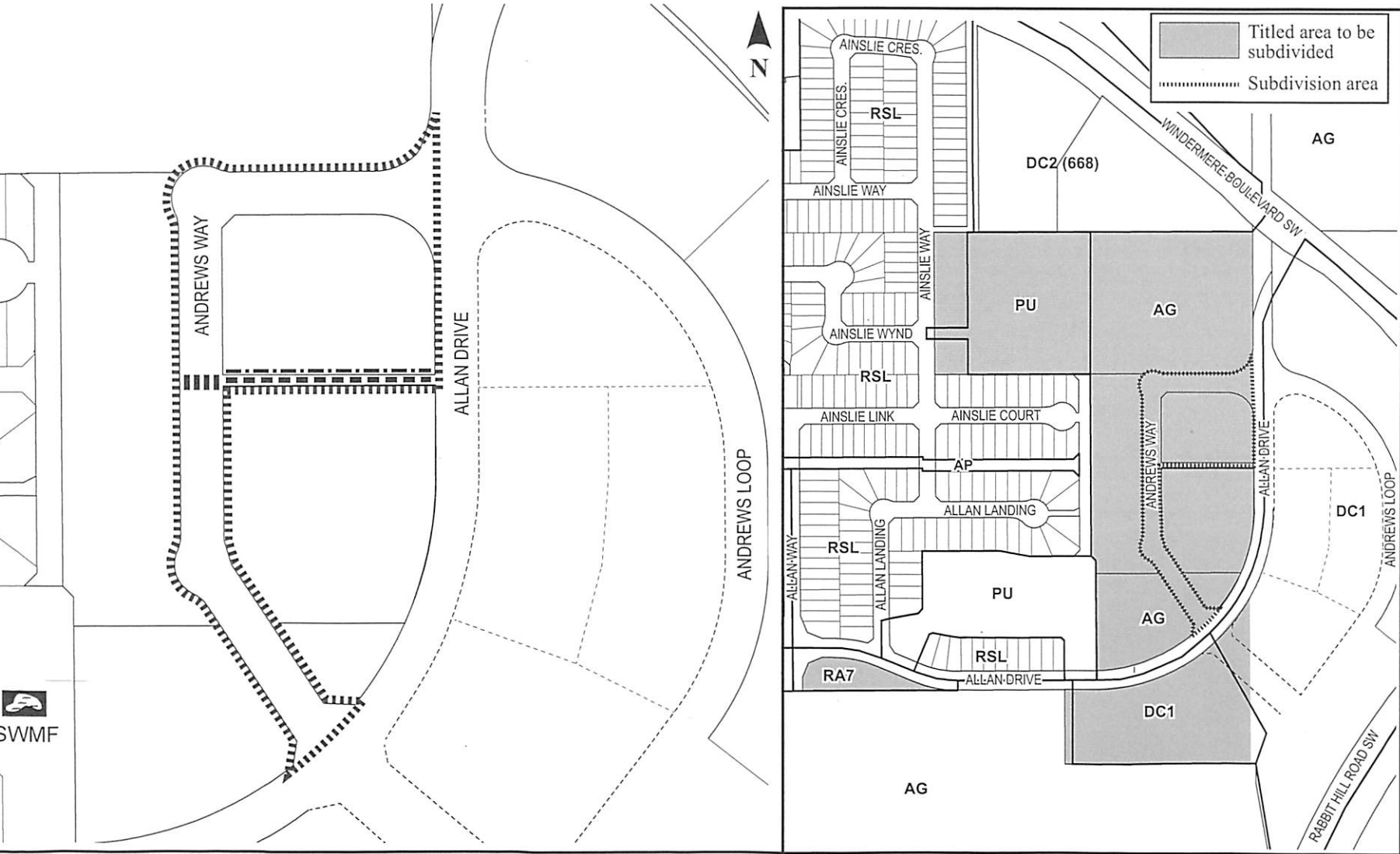
January 8, 2015

LDA14-0269

- Limit of proposed subdivision
- 1.2 m uniform fence
- 3 m hard surface shared use path

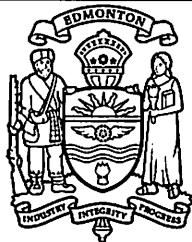
Zebra marked crosswalk

- Titled area to be subdivided
- Subdivision area



Thursday, December 18, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 51

PRESENT

Scott Mackie, Manager, Current Planning Branch

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Agenda for the December 18, 2014 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Minutes for the December 11, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0078
147250687-001

Tentative plan of subdivision to create 179 single detached residential lots, 146 semi-detached residential lots, one (1) multiple family lot (MFL), two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lots 2 and 3, Block 1, Plan 122 4640, and Lot 5, Block 9, Plan 142 1418, located north of 167 Avenue NW and east of 66 Street NW; **McCONACHIE**

MOVED

Blair McDowell, Scott Mackie

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. LDA14-0102
150120083-001

Tentative plan of subdivision to create 63 single detached residential lots and 52 semi-detached residential lots from the NE 25-52-26-W4M, located north of Rosenthal Boulevard NW and west of Winterburn Road NW; **ROSENTHAL**

MOVED

Blair McDowell, Scott Mackie

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3.	LDA14-0109 150333039-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 1, Plan 962 3226 located south of Maple Ridge Drive and east of 17 Street NW; MAPLE RIDGE INDUSTRIAL
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
4.	LDA14-0179 151324524-001	Tentative plan of subdivision to create two (2) multiple family lots, one (1) commercial lot and one (1) Municipal Reserve lot from Block D, Plan 892 2649, located west of 156 Street SW and south of 11 Avenue SW; GLENRIDDING HEIGHTS
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
5.	LDA14-0245 154598331-001	Tentative plan of subdivision to create 81 single detached residential lots, two (2) Municipal Reserve lots and one (1) Public Utility lot, from the SE 7-52-25-W4M and Area A, Plan 142 5380, located north of 35 Avenue NW and west of 199 Street NW; EDGEMONT
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
6.	LDA14-0246 155127258-001	Tentative plan of subdivision to create 141 single detached residential lots from the SE 28-51-25-W4M located north of Ellerslie Road SW and west of 170 Street SW; WINDERMERE
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
7.	LDA14-0412 160375007-001	Tentative plan of subdivision to create 25 single detached residential lots and two (2) semi-detached residential lots from the NE 25-53-24-W4M located south of 153 Avenue NW and East of Manning Drive NW; EBBERS
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	

Thursday, December 25, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 52

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, January 1, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 01

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, January 15, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 03

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 15, 2015 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 8, 2015 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA12-0459 132814552-001	Tentative plan of subdivision to create 101 single detached residential lots, two (2) multiple family lots (MFL), one (1) Municipal Reserve lot and two (2) private greenway lots, from Lot 1, Block C, Plan 082 0895 and the NE-31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW ; LAUREL
5.	OTHER BUSINESS	



January 15, 2015

File No. LDA12-0459

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 101 single detached residential lots, two (2) multiple family lots (MFL), one (1) Municipal Reserve lot and two (2) private greenway lots, from Lot 1, Block C, Plan 082 0895 and the NE-31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW ; **LAUREL**

I The Subdivision by Plan is APPROVED on January 15, 2015 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.29 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 provide money in place of Municipal Reserve in the amount of \$722,623.20 representing 1.272 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register public access easements on the private greenways, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to exclude that portion of the alleys that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;
9. that the approved subdivision LDA13-0122 be registered prior to or concurrent with this application; and

10. 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 (3) 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 the endorsement of the plan of subdivision;
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 pays for and provides the operation and maintenance for the temporary pumping of stormwater from the existing terminal storm manhole into Mill Creek until permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
8. that the owner construct the 9m alley with no parking signage to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct alley lighting within an easement on private property to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I,
10. that the owner construct a 3 m concrete sidewalk within the walkways and connections across the private greenway lots, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path within the walkways and connections across the greenway lots, the greenway and the Municipal Reserve lot, 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;
12. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct within each of the private greenway lots two 1.5 m concrete sidewalks, lighting and landscaping, in accordance with Bylaw 16963 to the satisfaction of City Departments, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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

15. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

The existing Deferred Reserve Caveat (DRC) for Lot 1, Block C, Plan 082 0895 will be reduced with the dedication of a Municipal Reserve lot and the balance paid out as money in place based on an approved value of \$568,100/ ha. The existing DRC on NE 31-51-23-4 will be carried forward on title.

Please be advised that the temporary storm management system and discharge into Mill Creek must be accepted by Alberta Environment and Sustainable Resource Development prior to engineering drawing approval, to the satisfaction of Financial Services and Utilities.

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. Cyndie Prpich at (780) 944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority



SM/cp/Posse #132814552-001

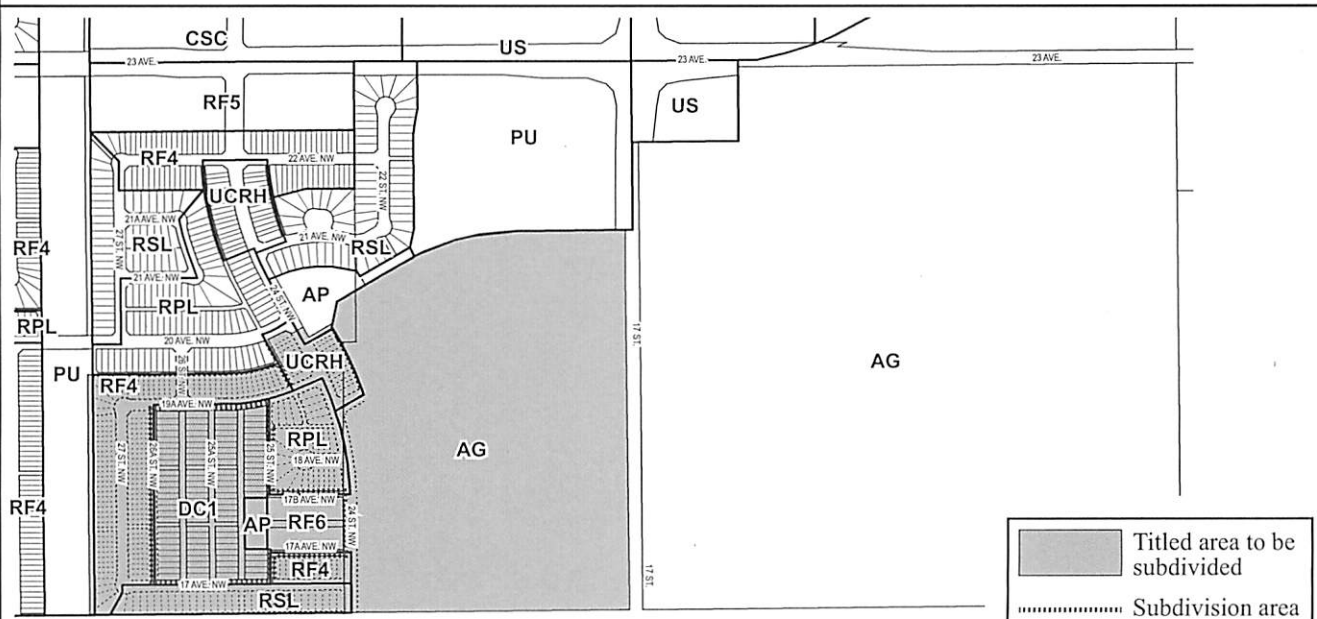
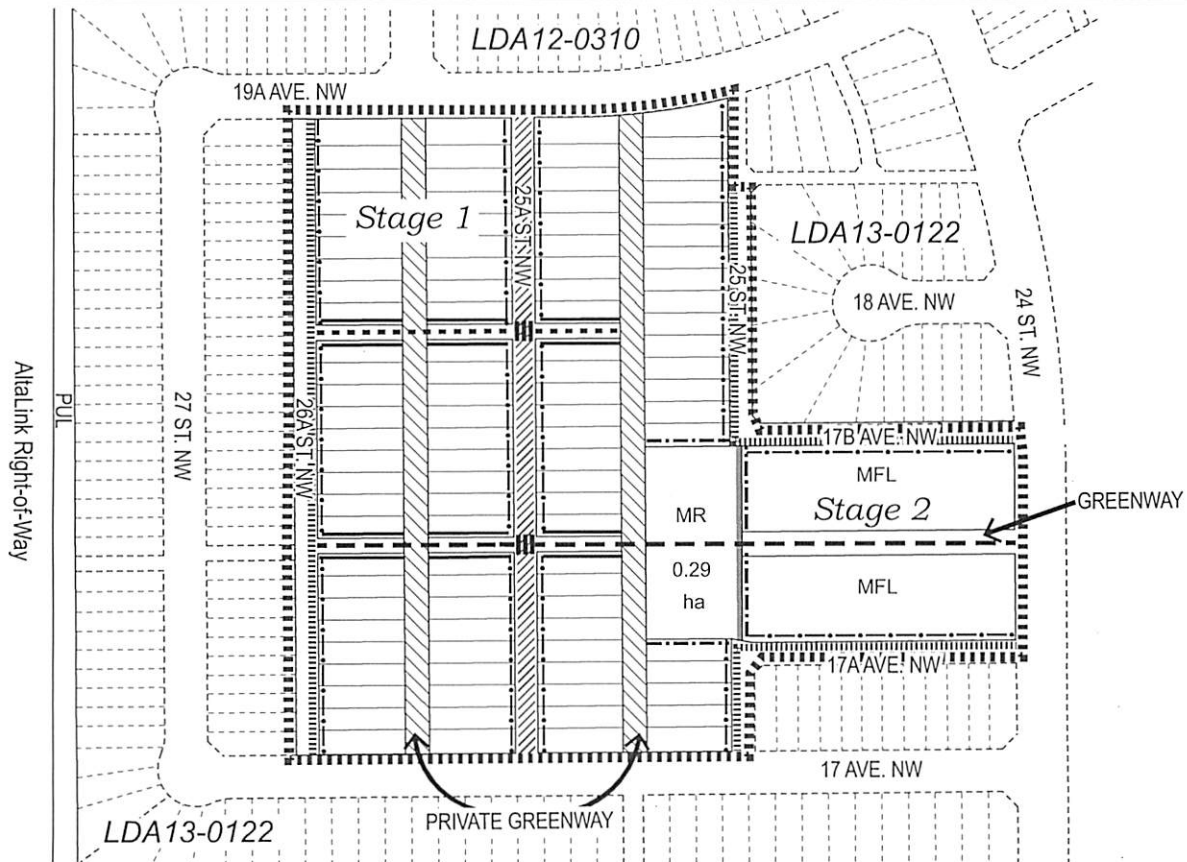
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 15, 2015

LDA12-0459

- | | |
|---|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- Amend subdivision boundary - - - - 3 m hard surface shared use path _____ 1.8 m uniform screen fence as per Zoning Bylaw Zebra marked crosswalk | <ul style="list-style-type: none">  Construct private greenways and register public access easement - - - - 3 m concrete sidewalk ----- Alley lighting and easement  Construct 9 m residential alley - - - - 1.2 m uniform fence |
|---|---|



Thursday, January 08, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 02

PRESENT	Scott Mackie, Manager, Current Planning Branch April Gallays, Acting Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	April Gallays, Scott Mackie That the Subdivision Authority Agenda for the January 08, 2015 meeting be adopted.
-------	---

FOR THE MOTION	April Gallays, Scott Mackie	CARRIED
----------------	-----------------------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	April Gallays, Scott Mackie That the Subdivision Authority Minutes for the December 18, 2014, December 25, 2014 and January 2, 2015 meetings be adopted.
-------	---

FOR THE MOTION	April Gallays, Scott Mackie	CARRIED
----------------	-----------------------------	----------------

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA12-0362 130081789-001	Tentative plan of subdivision to create four (4) semi-detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block A, Plan 112 5801 located west of Windermere Road NW and northwest of Terwillegar Drive NW; WINDERMERE
----	-----------------------------	--

MOVED	April Gallays, Scott Mackie That the application for subdivision be Approved.
-------	--

FOR THE MOTION	April Gallays, Scott Mackie	CARRIED
----------------	-----------------------------	----------------

2.	LDA13-0281 139990320-001	Tentative plan of subdivision to create one (1) multiple family residential lot from the SE 31-52-25-W4M, located north of 97 Avenue NW and west of 199 Street NW ; WEBBER GREENS
----	-----------------------------	--

MOVED	April Gallays, Scott Mackie That the application for subdivision be Approved.
-------	--

FOR THE MOTION	April Gallays, Scott Mackie	CARRIED
----------------	-----------------------------	----------------

3.	LDA14-0327 157457282-001	Tentative plan of subdivision to create 11 single detached residential lots from the of SE 31-52-25-W4M located south of 97 Avenue NW and west of 199 Street NW; WEBBER GREENS	
MOVED		April Gallays, Scott Mackie That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays, Scott Mackie	CARRIED
4.	LDA14-0269 155805779-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; AMBLESIDE	
MOVED		April Gallays, Scott Mackie That the application for subdivision be Tabled.	
FOR THE MOTION		April Gallays, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:50 a.m.		

Thursday, January 22, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 04

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 22, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 15, 2015 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0269
155805779-001 | Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; AMBLESIDE |
|----|-----------------------------|---|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0356
158093942-001 | Tentative plan of subdivision to create 163 single detached residential lots, 42 row housing residential lots, and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE |
| 2. | LDA14-0469
160878470-001 | Tentative plan of subdivision to create two (2) single detached residential lots, from Lot A, Block 52, Plan 862 0787, and Block 21A, Plan 7274 AH located south of Yellowhead Trail and west of 46 Street; BERGMAN |

5. OTHER BUSINESS



Subdivision Authority

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

January 22, 2015

File NO. LDA14-0269

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on January 22, 2015, 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;
3. that LDA14-0231 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. 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, 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;

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

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 construct permanent storm and sanitary services connecting from the future road west of this subdivision;
8. that the owner construct a 3 m hard surface shared use path within the walkway, 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;
9. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, 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 for Lot 1, Plan 2296 RS was addressed under LDA13-0015. Municipal Reserve for Lot 2, Plan 2269 RS was addressed under LDA11-0405 and LDA11-0426. Municipal Reserve for Lot A, Plan 1368 NY was addressed under LDA11-0426.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #155805779-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2015

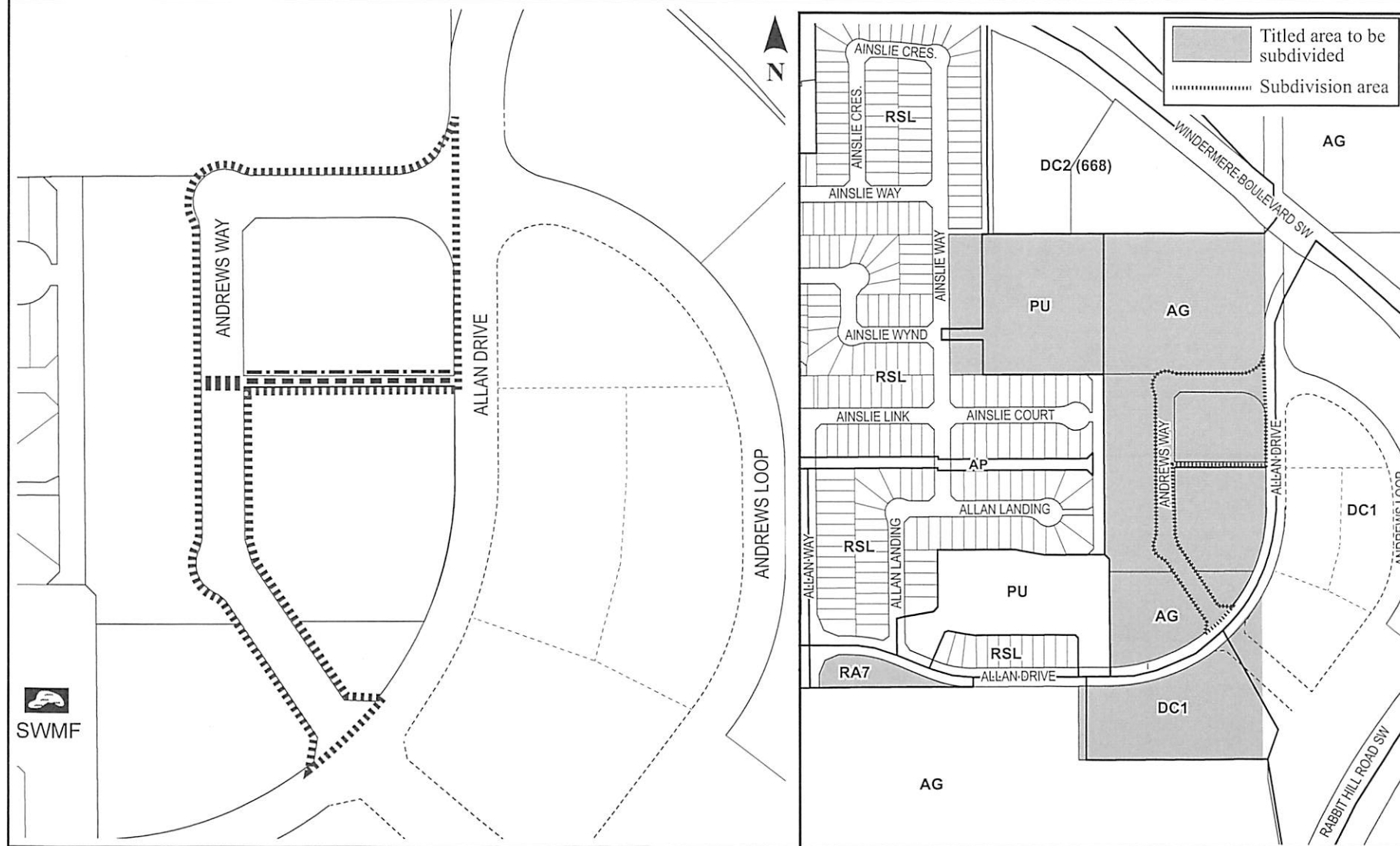
LDA14-0269

Limit of proposed subdivision

1.2 m uniform fence

3 m hard surface shared use path

Zebra marked crosswalk





January 22, 2015

File No. LDA14-0356

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 163 single detached residential lots, 42 row housing residential lots, and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on January 22, 2015, 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;
3. that the owner dedicate a 3 m x 3 m corner cut to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to exclude the portion of 28 Avenue SW, the portion of intersection, the portion of lane, and the portion of the proposed Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the corner cut, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that the approved subdivisions LDA10-0291 and LDA14-0153 be registered prior to or concurrent with this application;
8. that the owner register an easement for the construction of lighting in Challand Lane SW as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 28 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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) 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 two temporary 6 m gravel roadway connections to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include grading plans for 28 Avenue SW and lots backing onto 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a portion of the SWMF, to the satisfaction of Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of two temporary 12 m radius gravel turnarounds with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds will be required prior to CCC for roads (or when required by Transportation Services);

11. that the owner construct an 11.5 m enhanced local roadway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The details relative to this cross-section shall be approved by Transportation Services;
12. that the owner construct Challand Lane SW to a 8 m residential alley structure for the entire width of the right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct alley lighting within an easement on private property, to the satisfaction of the City Departments and EPCOR Distribution and Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner design and construct the ultimate SWMF, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m hard surface shared use path within the SWMF, as per City of Edmonton Design and Construction Standards, 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;
16. that the owner construct a 0.5 m berm centered on property line and 2.3 m noise attenuation fence contained wholly within private property for all lots backing onto 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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 is completed and operational to the satisfaction of Financial and Utility Services;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, 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 was addressed with LDA10-0097 and the existing Deferred Reserve Caveat shall carry 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 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,

Scott Mackie
Subdivision Authority

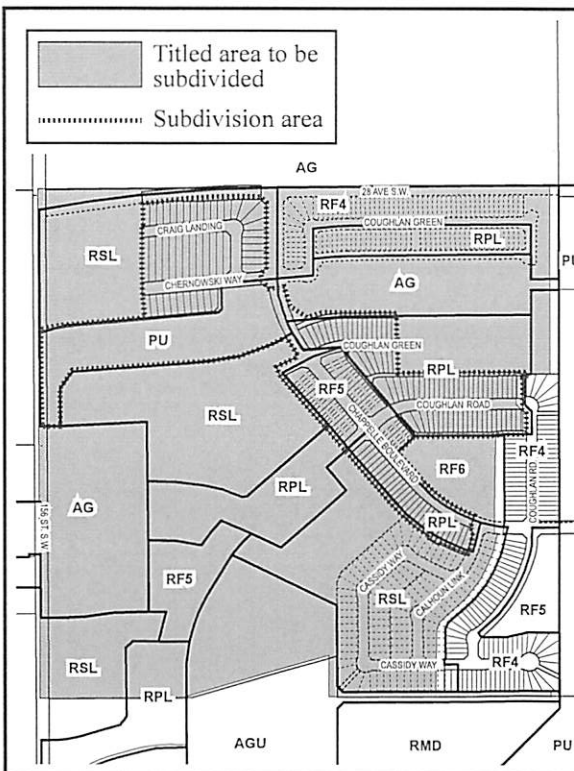
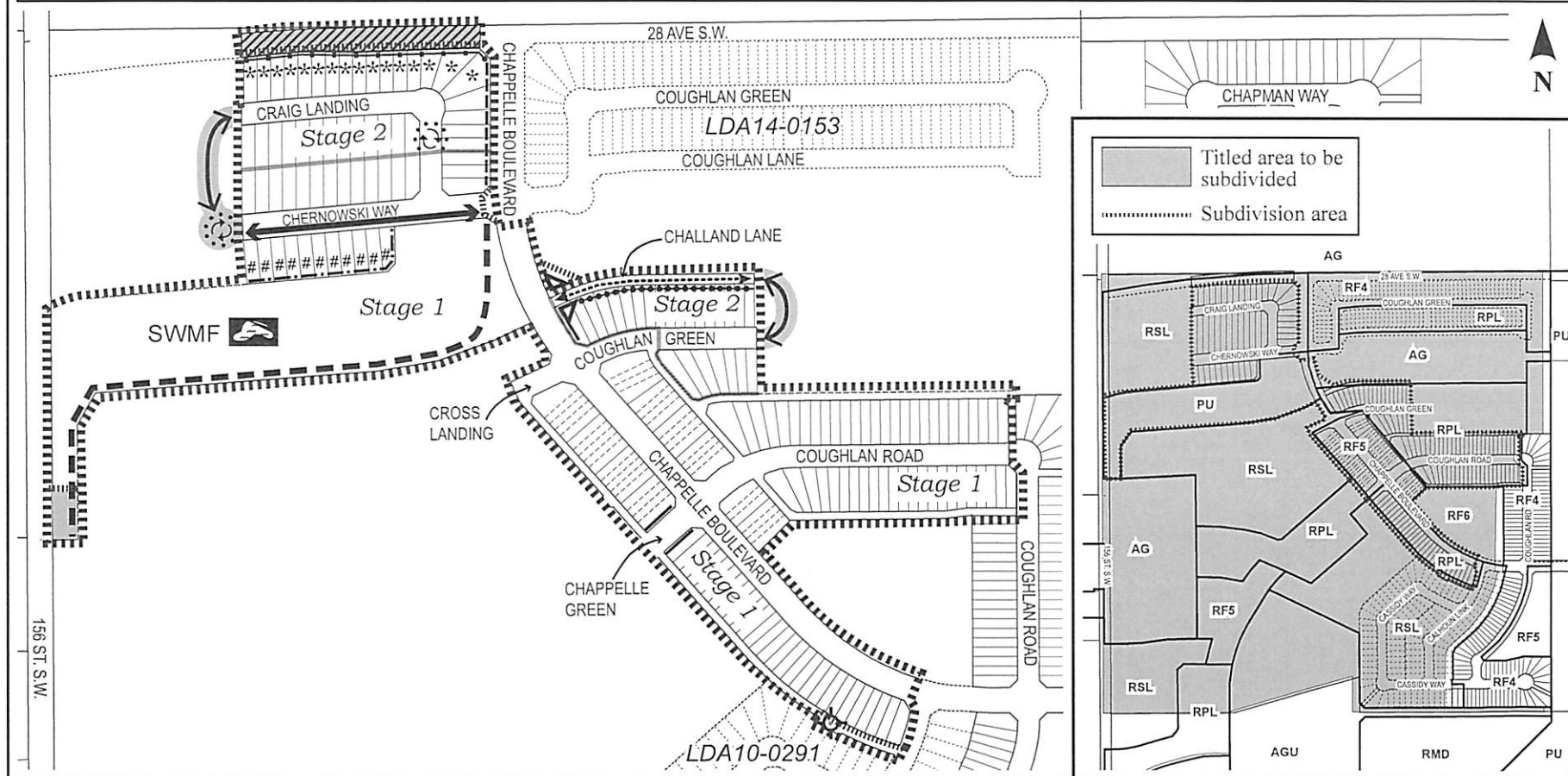
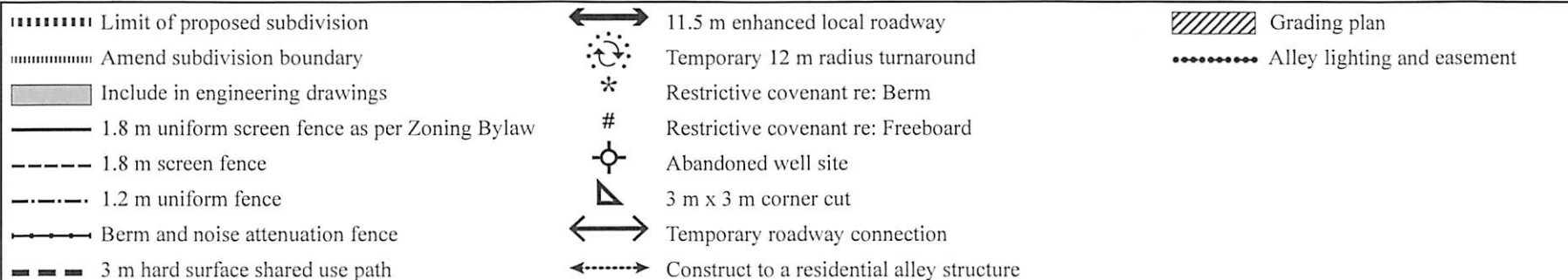
SM/kr/Posse #158093942-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2015

LDA14-0356





January 22, 2015

File NO. LDA14-0469

Milena Jusza
2325 Frezenberg Avenue NW
Edmonton, AB T5E 4Z1

ATTENTION: Milena Jusza

Dear Ms. Jusza:

RE: Tentative plan of subdivision to create two (2) single detached residential lots, from Lot A, Block 52, Plan 862 0787, and Block 21A, Plan 7274 AH located south of Yellowhead Trail and west of 46 Street; **BERGMAN**

I The Subdivision by Plan is APPROVED on January 22, 2015, 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 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, 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 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;

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 engineering drawings include the construction of the residential alleys, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
8. that the owner is responsible for the landscape design and construction within road islands, boulevards, and medians, 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 are not due as the area to be subdivided is less than 0.8 hectares in size.

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/kw/Posse #160878470-001

Enclosure(s)

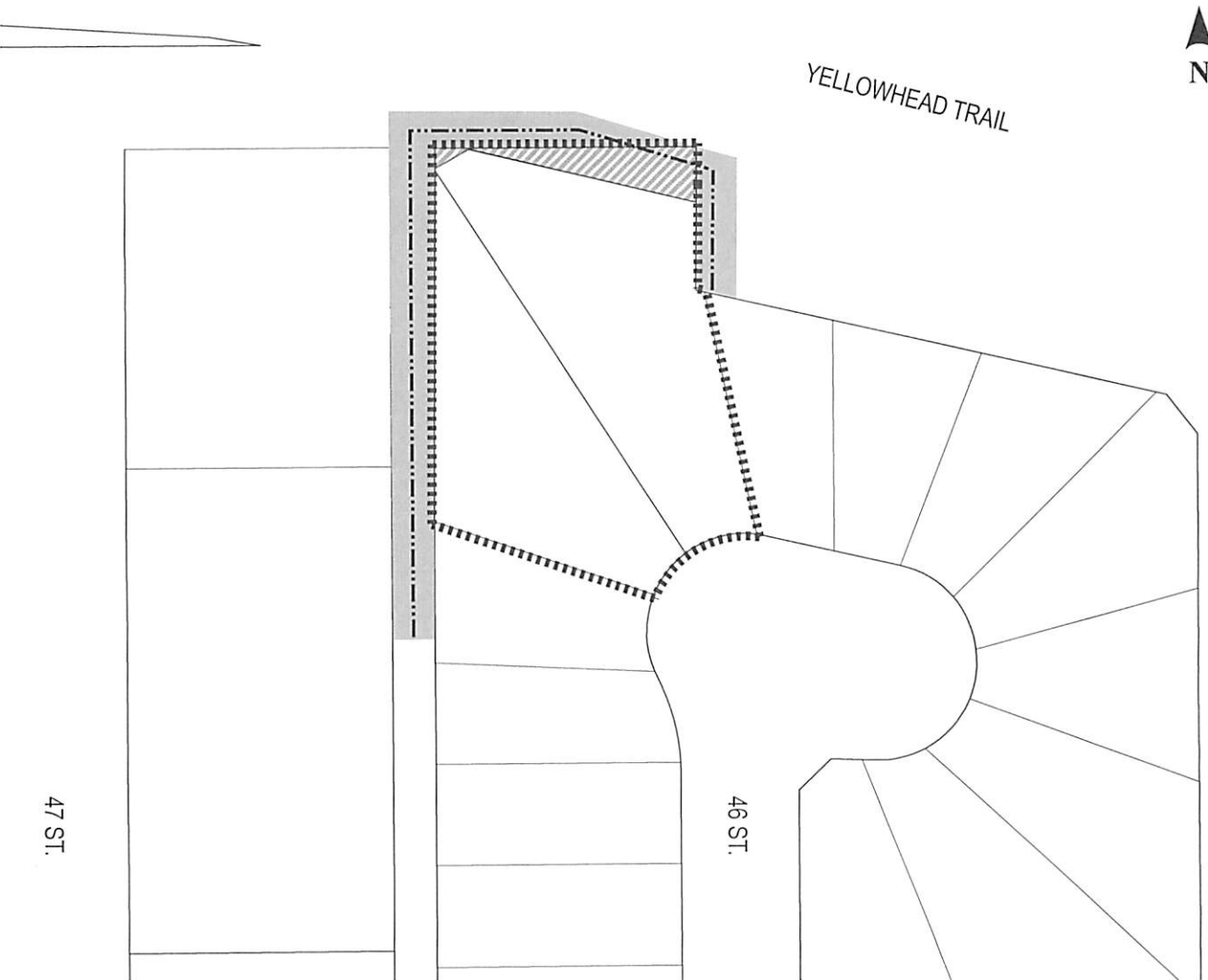
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2015

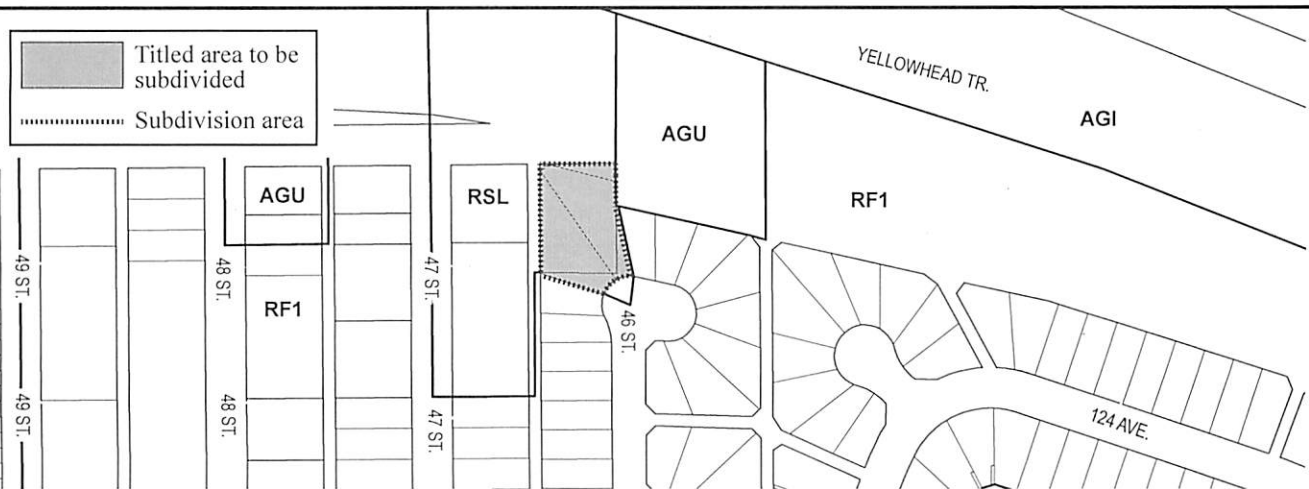
LDA14-0469

Limit of proposed subdivision
Construct residential alley

Dedicate as right-of-way
Include in engineering drawings



Titled area to be subdivided
Subdivision area



Thursday, January 15, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 03

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the January 15, 2015 meeting be adopted.
--------------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
-----------------------	------------------------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the January 8, 2015 meeting be adopted.
--------------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
-----------------------	------------------------------	----------------

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

- | | | |
|----|-----------------------------|--|
| 1. | LDA12-0459
132814552-001 | Tentative plan of subdivision to create 101 single detached residential lots, two (2) multiple family lots (MFL), one (1) Municipal Reserve lot and two (2) private greenway lots, from Lot 1, Block C, Plan 082 0895 and the NE-31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW ; LAUREL |
|----|-----------------------------|--|

MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.
--------------	---

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
-----------------------	------------------------------	----------------

5.	ADJOURNMENT
-----------	--------------------

The meeting adjourned at 9:45 a.m.	
------------------------------------	--

Thursday, January 29, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 05

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 29, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 22, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0370
157518384-001 | Tentative plan of subdivision to create 70 single detached residential lots and, 28 row housing residential lots, from Lot 1, Block 1, Plan 022 0944 located south of the Transportation and Utility Corridor and east of 50 Street; CY BECKER |
| 2. | LDA14-0499
162870093-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Public Utility lot and one (1) Other lot from the SE 25-53-24-W4M located south of 144 Avenue NW and west of 36 Street NW; CLAREVIEW TOWN CENTRE |
| 3. | LDA14-0438
160069817-001 | Tentative plan of subdivision to create one (1) multiple family lot and one (1) Public Utility lot from the SW 19-53-25-W4M, located east of Winterburn Road NW and south of Trumpeter Way NW; TRUMPETER |
| 4. | LDA14-0391
159686001-001 | Tentative plan of subdivision to create 45 single detached residential lots and 13 row housing lots, from the SE 7-52-25-W4M, located north of 35 Avenue NW and west of 199 Street NW; EDGEMONT |

5. OTHER BUSINESS



Subdivision Authority

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

January 29, 2015

File NO. LDA14-0370

Qualico Developments West Ltd.
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 70 single detached residential lots and, 28 row housing residential lots, from Lot 1, Block 1, Plan 022 0944 located south of the Transportation and Utility Corridor and east of 50 Street; **CY BECKER**

I The Subdivision by Plan is APPROVED on January 29, 2015 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;
3. that the owner register an easement for the temporary emergency access as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA14-0024 be registered prior to or concurrent with this application, to provide for logical roadway extension;
5. that Bylaw 17067 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 temporary 4 m gravel emergency access with T-bollards, 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);
8. that the engineering drawings include a temporary offset 17 m radius transit turnaround with bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
9. that grading and landscaping are completed in accordance with the approved Cy Becker Natural Area Management Plan to the satisfaction of Sustainable Development and Financial Services and Utilities;
10. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways, and the future Cy Becker woodlot 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 for Lot 1, Block, Plan 022 0944 was addressed with LDA11-0438 by registering a Deferred Reserve Caveat on title. The balance of the DRC shall be carried forward on title with this subdivision.

A portion of the temporary emergency access will be constructed within the Transportation and Utility Corridor (TUC). Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer.

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 Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.






Yours truly,





Scott Mackie
Subdivision Authority

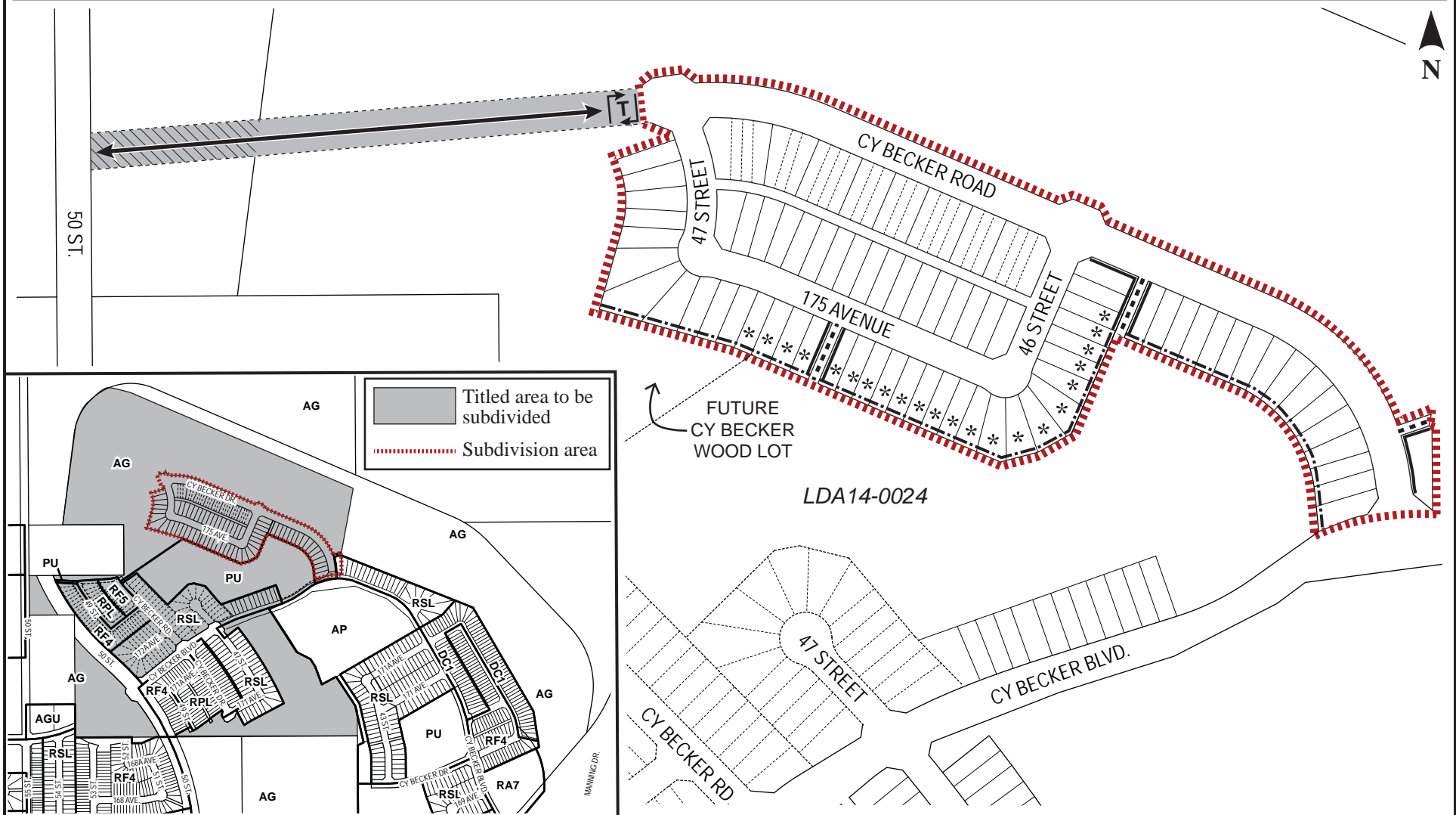
SM/lis/Posse # 157518384-001

Enclosure

January 29, 2015

 Limit of proposed subdivision
 1.8 m uniform screen fence as per Zoning Bylaw
 1.2 m uniform fence
 1.5 m concrete sidewalk
 4 m gravel temporary emergency access

	Include in engineering drawings
	Register easement
	Restrictive Covenant re: freeboard
	Temporary 17 m radius transit turnaround





Subdivision Authority

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

January 29, 2015

File NO. LDA14-0499

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Public Utility lot and one (1) Other lot from the SE 25-53-24-W4M located south of 144 Avenue NW and west of 36 Street NW; **CLAREVIEW TOWN CENTRE**

I The Subdivision by Plan is APPROVED on January 29, 2015 subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner register the Deferred Servicing Agreement by caveat on the Other lot;
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; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or development application, whichever occurs first, the owner or its successor in title will be required to enter into another agreement to, amongst other things, do 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 Boundary Assessments for municipal improvements constructed within 36 Street right-of-way and 139 Avenue right-of-way;

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 submit a Drainage Brief Storm to analyse the stormwater requirements for the neighbourhood prior to any development on the future Stormwater Management Facility lot, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the removal of the existing 1.5 m sidewalk on the west side of 36 Street and the construction of a 3 m hard surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path within the Public Utility lot, with a dividing yellow centerline, "Shared Use" signage and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians and walkways, 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 for SE 25-53-24-4 was provided with subdivision file 90-X-038-S.

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 Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.

Yours truly,

Scott Mackie

Subdivision Authority
SM/Is/Posse #162870093-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2015

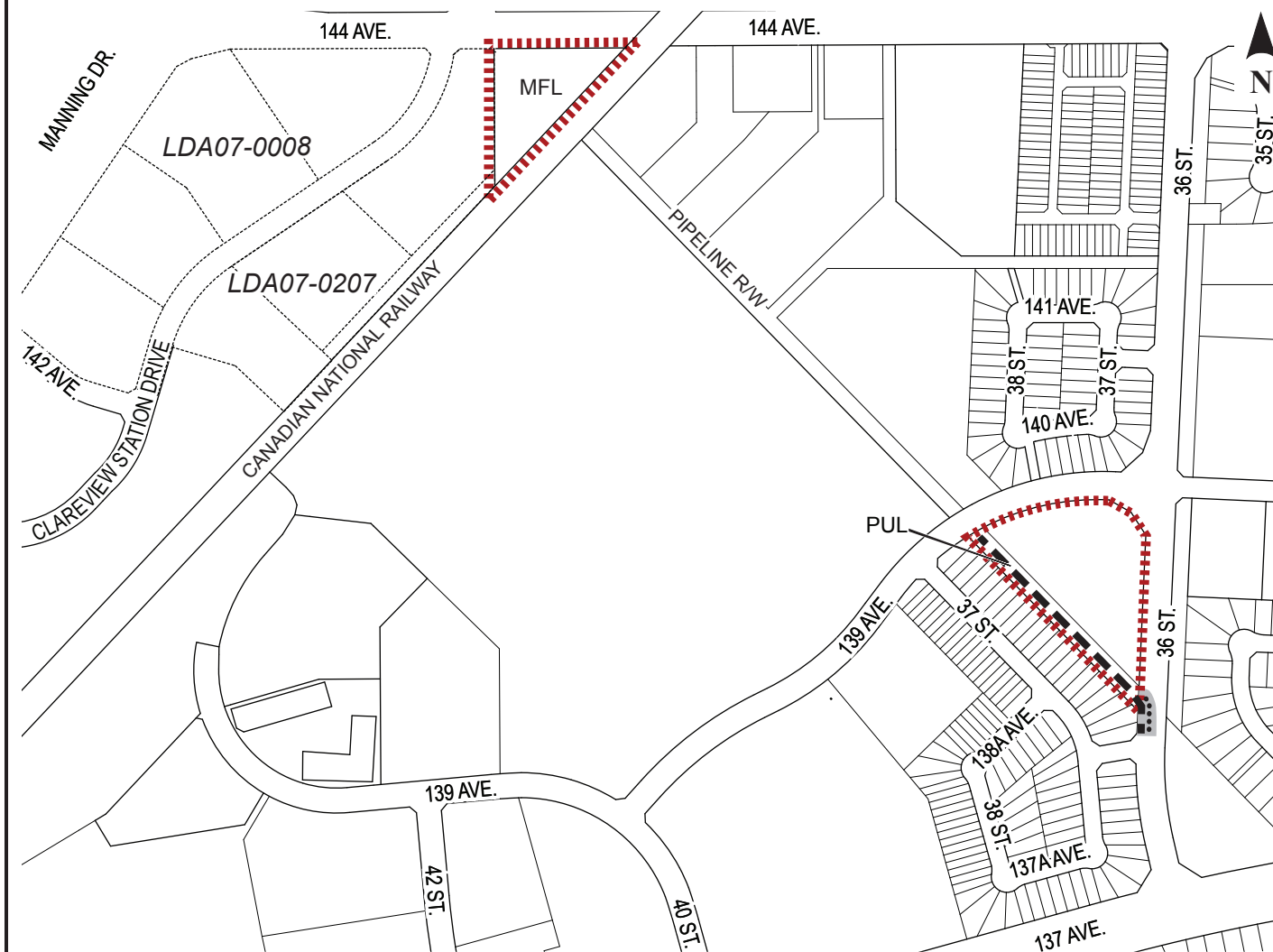
LDA14-0499

----- Limit of proposed subdivision

..... Remove 1.5 m sidewalk

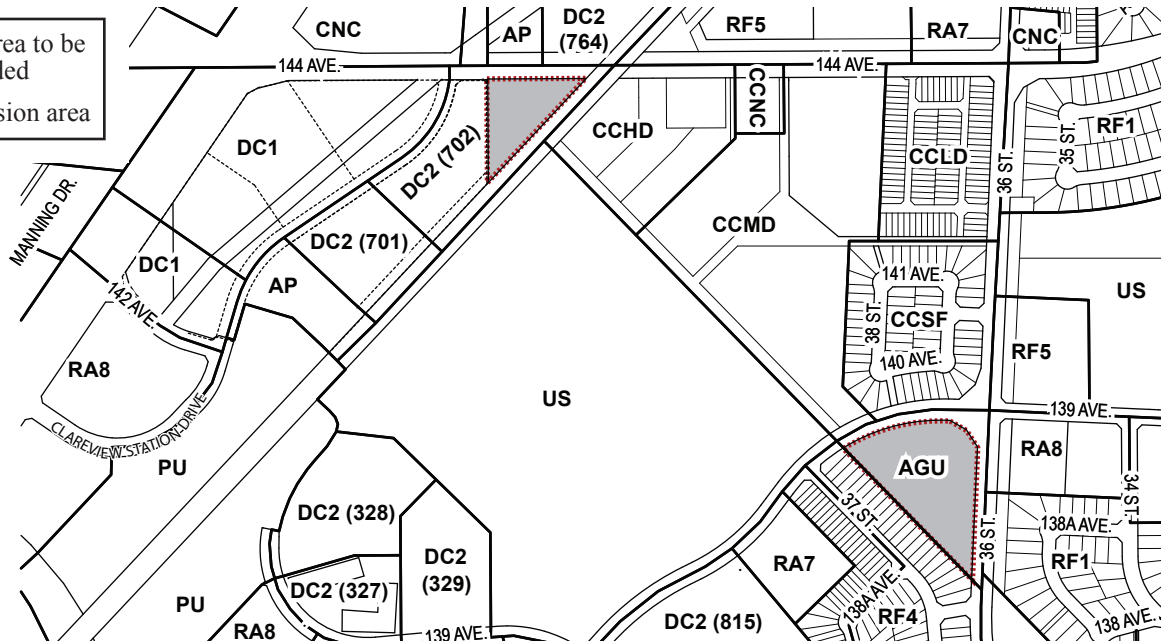
--- 3 m hard surface shared used path

■ Include in engineering drawings



■ Titled area to be subdivided

----- Subdivision area





Subdivision Authority

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

January 29, 2015

File. No. LDA14-0438

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

ATTENTION: Keith Davies

Dear: Mr. Davies:

RE: Tentative plan of subdivision to create one (1) multiple family lot and one (1) Public Utility lot from the SW 19-53-25-W4M, located east of Winterburn Road NW and south of Trumpeter Way NW; **TRUMPETER**

I The Subdivision by Plan is APPROVED on January 29, 2015 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;
3. that the approved subdivision File LDA12-0323 be registered prior to or concurrent with this application; and
4. 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, 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 construct a 3 m hard-surfaced shared use path within the power line right to way, with a dividing yellow centreline and "Shared Use" signage, and bollards, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
8. that the owner construct a 2 m hard-surfaced shared use path within the public utility lot, with a dividing yellow centreline and "Shared Use" signage, lighting, and bollards, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. 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
10. that the owner is responsible for the landscape design and construction within the road islands, public utility lots, boulevards, and medians, 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 the SW 19-53-25-W4M were previously addressed with LDA12-0173 and will be carried forward on the 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 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 Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/dr/Posse #160069817-001

Enclosure(s)

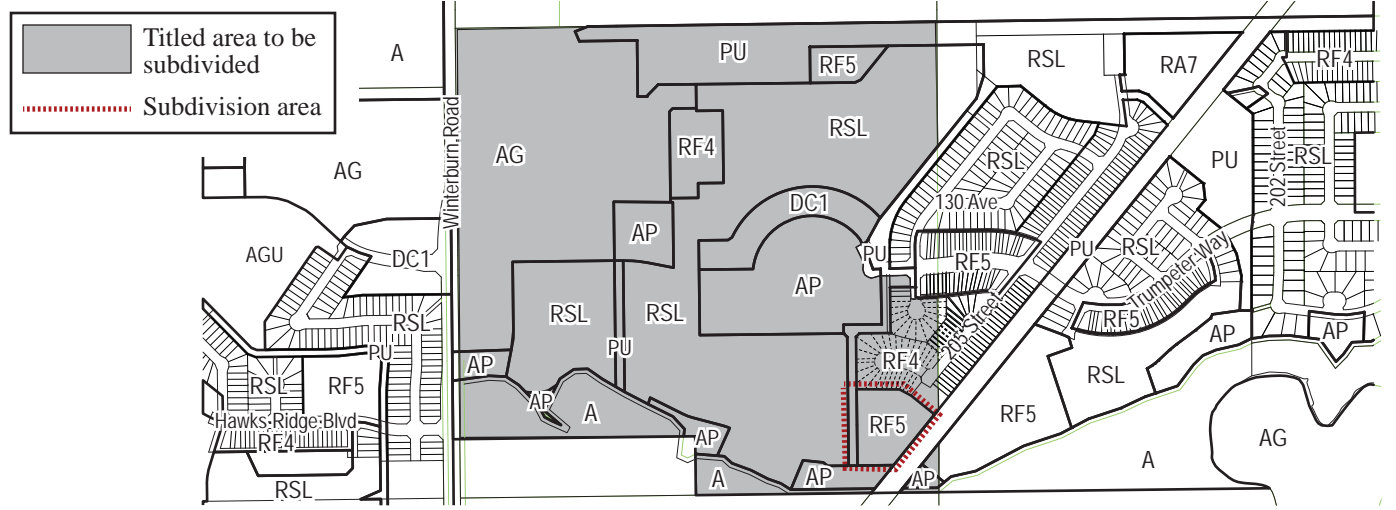
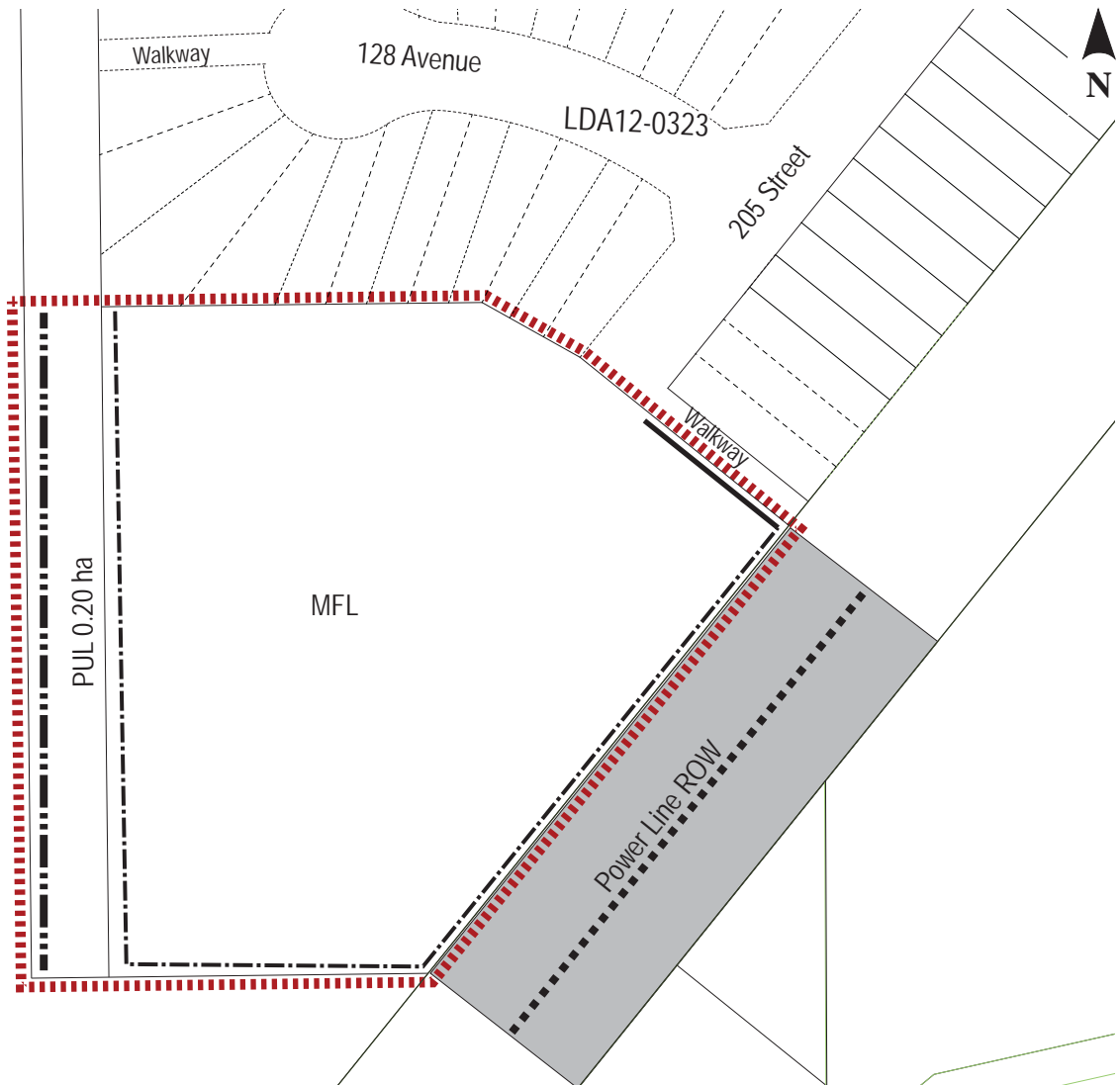
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2015

LDA14-0438

- Limit of proposed subdivision
 ■■■■■ 3.0 m hard surface shared use path
 ■■■■■ 2.0 m shared use path
 - - - - 1.2 m uniform fence
 ——— 1.8 m uniform screen fence as per zoning bylaw

■ Include in Engineering drawings





Subdivision Authority

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

January 29, 2015

File NO. LDA14-0391

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 45 single detached residential lots and 13 row housing lots, from the SE 7-52-25-W4M, located north of 35 Avenue NW and west of 199 Street NW;
EDGEMONT

I The Subdivision by Plan is APPROVED on January 29, 2015, 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., 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;
3. that the approved subdivision LDA14-0245 be registered prior to or concurrent with this application;
4. that the subdivision boundary be amended to include dedication of Edgemont Way NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for Edgemont Way NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 the construction of Edgemont Way NW to an urban collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
8. that the engineering drawings include the realignment of the temporary roadway connection, to the satisfaction of Transportation Services, 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 SWMF, as per City of Edmonton of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within Public Utility lost, road islands, boulevards, and medians, 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 the SE 7-52-25-W4M was provided with subdivision file LDA14-0245 and the existing Deferred Reserve Caveat on title will carry to the parent 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 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 Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority












SM/vg/Posse # 159686001-001

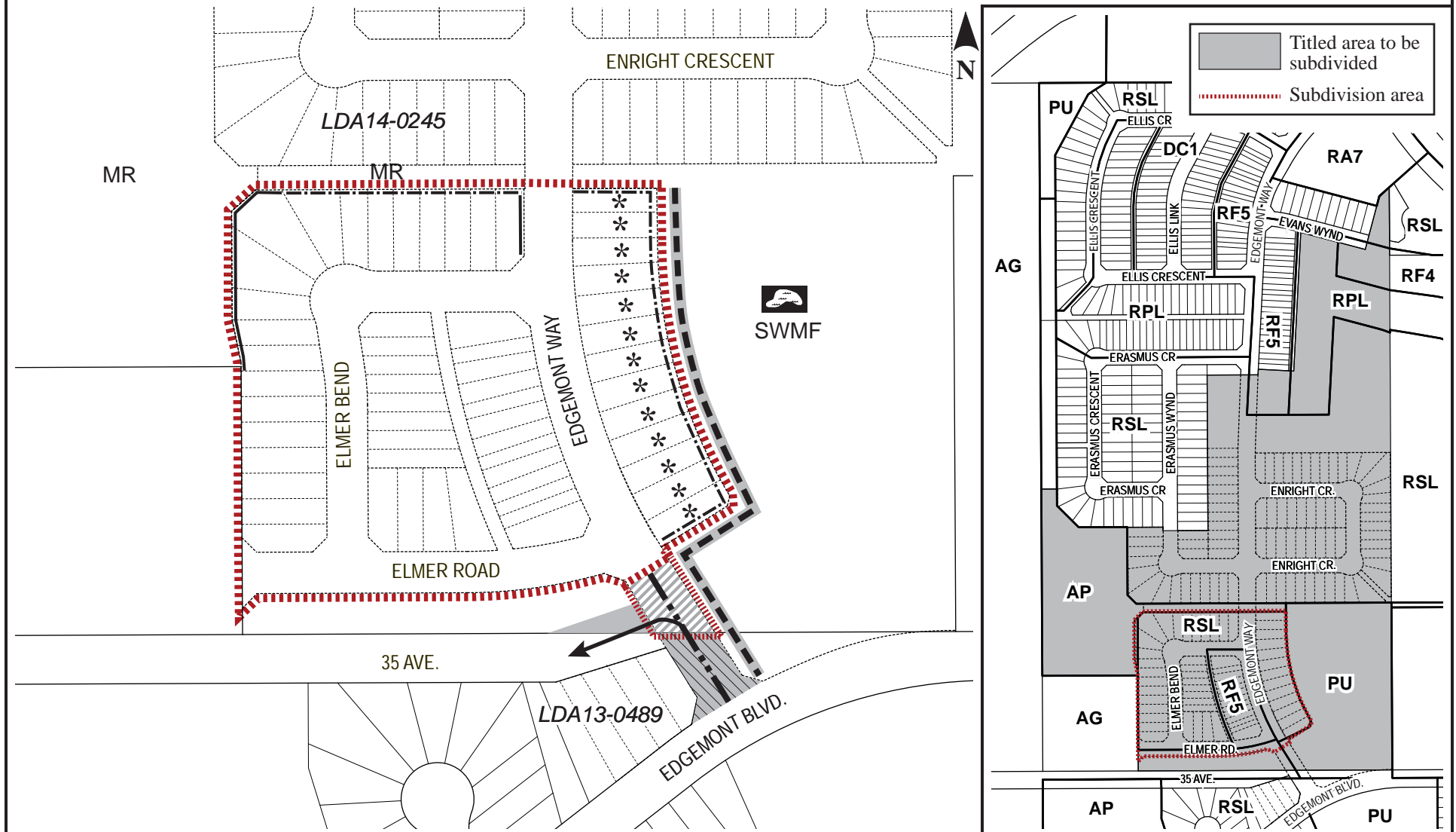
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2015

LDA14-0391

	Limit of proposed subdivision		1.8 m uniform screen fence as per Zoning Bylaw		Dedicate as right-of-way
	Amend subdivision boundary		1.2 m uniform fence		3 m hard surface shared use pathway
	Realign temporary roadway connection		Restrictive Covenant re: freeboard		Construct collector roadway
	Register easement		Include in engineering drawings		



Thursday, January 22, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 04

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the January 22, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the January 15, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3.	OLD BUSINESS
-----------	---------------------

1.	LDA14-0269 155805779-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1 and 2, Plan 2296 RS, and Lot A, Plan 1368 NY located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; AMBLESIDE
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0356 158093942-001	Tentative plan of subdivision to create 163 single detached residential lots, 42 row housing residential lots, and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

2.	LDA14-0469 160878470-001	Tentative plan of subdivision to create two (2) single detached residential lots, from Lot A, Block 52, Plan 862 0787, and Block 21A, Plan 7274 AH located south of Yellowhead Trail and west of 46 Street; BERGMAN	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:55 a.m.		

Thursday, February 5, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 06

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 5, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 29, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0389
159195145-001

Tentative plan of subdivision to create 87 single detached residential lots, 38 semi-detached residential lots, one (1) future Municipal Reserve lot and two (2) Public Utility lots, from NW-6-54-24-W4M, and Lot A, Plan 772 0643 located north of Rapperswill Drive and east of 127 Street NW;
RAPPERSWILL

5. OTHER BUSINESS



February 5, 2015

File NO. LDA14-0389

Qualico Developments West Ltd.
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr Shanks:

RE: Tentative plan of subdivision to create 87 single detached residential lots, 38 semi-detached residential lots, one (1) future Municipal Reserve lot and two (2) Public Utility lots, from NW-6-54-24-W4M, and Lot A, Plan 772 0643 located north of Rapperswill Drive and east of 127 Street NW; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on February 5, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.549 ha by a Deferred Reserve Caveat to the remainder of Lot A, Plan 772 0643, 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 subdivision boundary be amended to include the dedication of 124 Street, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation and Utility Corridor (TUC), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a pipeline restrictive covenant in favour of the City of Edmonton against the lots flanking the pipeline right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 grading plans for the proposed future local roadway abutting the south boundary of this subdivision to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3 m temporary granular shared use path connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 3 m granular shared use path within the Transportation Utility Corridor, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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, in the locations as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m concrete sidewalk within the northeast walkway, with lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto the Transportation and Utility Corridor to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. 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
15. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways and future Municipal Reserve lot 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 NW6-54-24-4 were previously addressed with LDA13-0461, there are no reserves owing. The remaining 0.05 ha future Municipal Reserve parcel required to assemble the Rapperswill School/Park site will be purchased by the City of Edmonton.

A Deferred Reserve Caveat shall be registered on the remainder of Lot A, Plan 772 0643. This is also a condition of approved subdivision LDA13-0551 which is not registered at this time.

Ministerial Consent is required for the shared use path and berm within the Transportation and Utility Corridor and the application for Ministerial Consent is 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 Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/lS/Posse # 159195145-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 5, 2015

LDA 14-0389

Limit of proposed subdivision

Amend subdivision boundary

1.8 m uniform screen fence as per Zoning Bylaw

1.8 m uniform screen fence

1.8 m uniform fence

1.2 m uniform fence

Berm and noise attenuation fence

3 m concrete sidewalk

3 m hard surface shared use path

3 m granular shared use path

Temporary 3 m granular shared use path connection

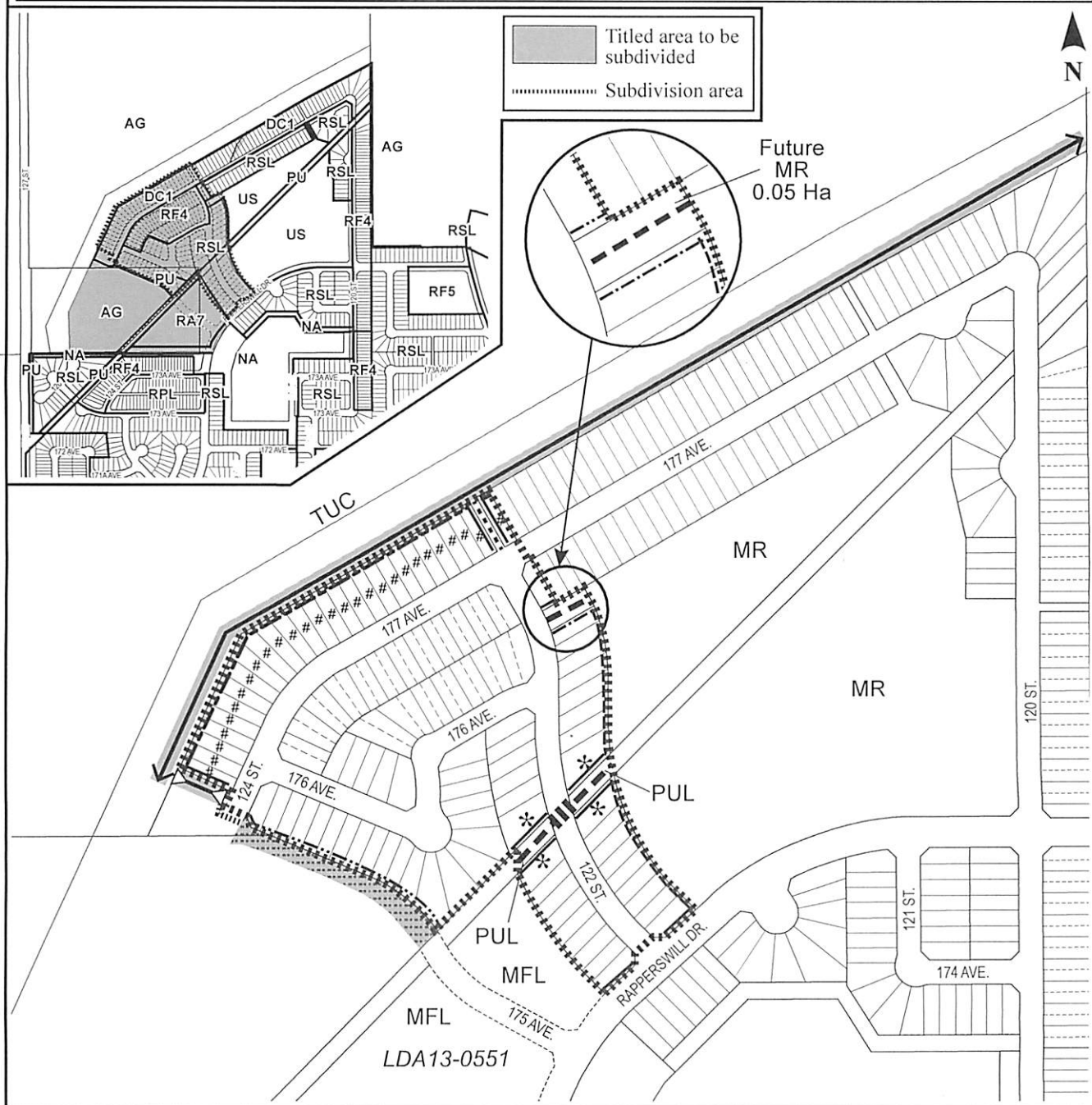
Zebra marked crosswalk

* Restrictive covenant re: pipeline

Restrictive covenant re: berm

Submit grading plans

Include in engineering drawings



Thursday, January 29, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 05

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Agenda for the January 29, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Minutes for the January 22, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0370 157518384-001
-----------	---

Tentative plan of subdivision to create 70 single detached residential lots and, 28 row housing residential lots, from Lot 1, Block 1, Plan 022 0944 located south of the Transportation and Utility Corridor and east of 50 Street; **CY BECKER**

MOVED

Blair McDowell, Scott Mackie

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2.	LDA14-0499 162870093-001
-----------	---

Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Public Utility lot and one (1) Other lot from the SE 25-53-24-W4M located south of 144 Avenue NW and west of 36 Street NW; **CLAREVIEW TOWN CENTRE**

MOVED

Blair McDowell, Scott Mackie

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3.	LDA14-0438 160069817-001	Tentative plan of subdivision to create one (1) multiple family lot and one (1) Public Utility lot from the SW 19-53-25-W4M, located east of Winterburn Road NW and south of Trumpeter Way NW; TRUMPETER	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	LDA14-0391 159686001-001	Tentative plan of subdivision to create 45 single detached residential lots and 13 row housing lots, from the SE 7-52-25-W4M, located north of 35 Avenue NW and west of 199 Street NW; EDGEMONT	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:55 a.m.		

Thursday, February 12, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 07

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 12, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 5, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0362
158572275-001 | Tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE |
| 2. | LDA14-0470
161627055-001 | Tentative plan of subdivision to create 53 single detached residential lots, 28 semi-detached residential lots, and 62 row housing residential lots from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE |

5. OTHER BUSINESS



Subdivision Authority

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

February 12, 2015

File No. LDA14-0362

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on February 12, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.64 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 & 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 approved subdivisions LDA14-0153 and LDA14-0356 (Stage 2) be registered prior to or concurrent with this application for the extension of logical roadways, water main feeds and sanitary serving;
5. that the subdivision boundary be amended to exclude the corner cut as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I; 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, 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 temporary 6 m gravel roadway connection 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);
8. that the engineering drawings include a zebra marked crosswalk within Coughlan Lane SW with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a zebra marked crosswalk within Challand Lane SW with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct Challand Lane SW to an 8 m residential alley structure for the entire width of the right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct alley lighting within an easement on private property, to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path within the greenway and Municipal Reserve lot, 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;
13. that the owner construct a 1.5 m concrete sidewalk within the Municipal Reserve lot, with lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and

15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, greenway and Municipal Reserve lot, 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 is dedicated with this subdivision and the existing Deferred Reserve Caveat shall carry 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 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,

Scott Mackie
Subdivision Authority

SM/kr/Posse #158572275-001

Enclosure(s)

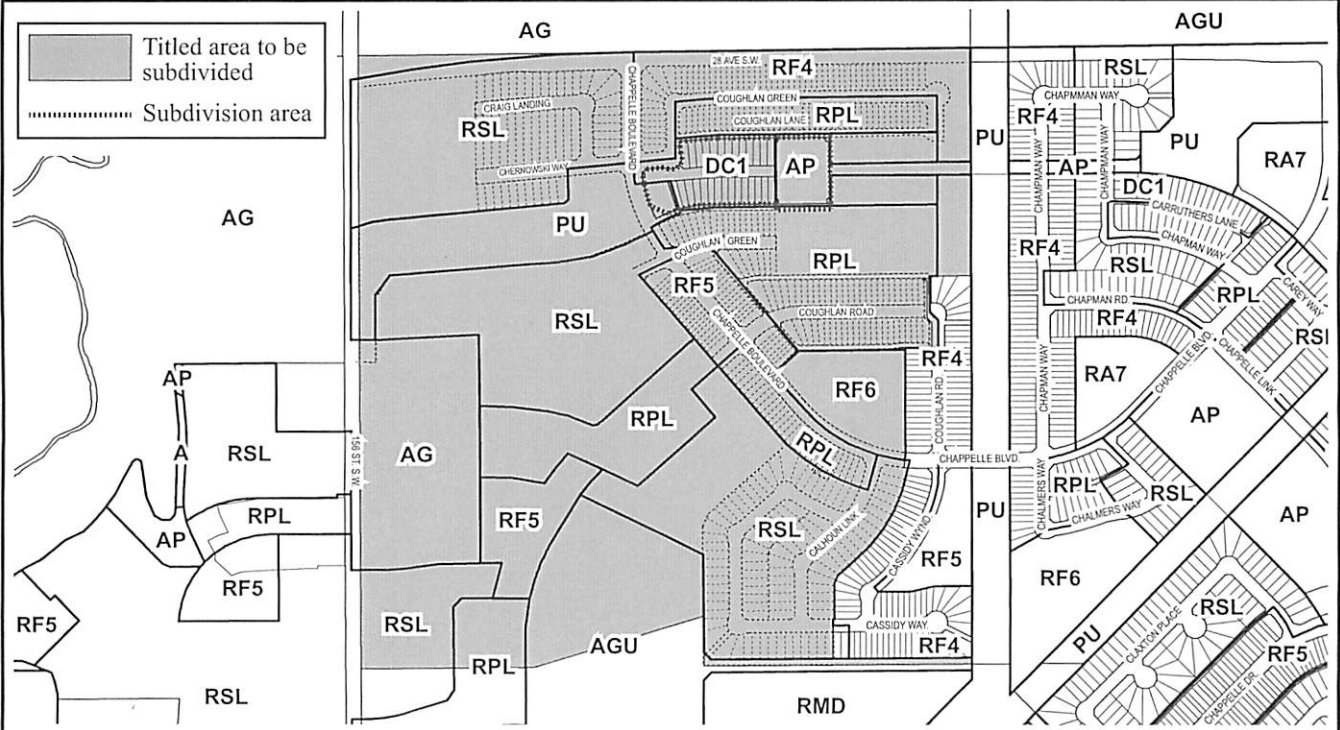
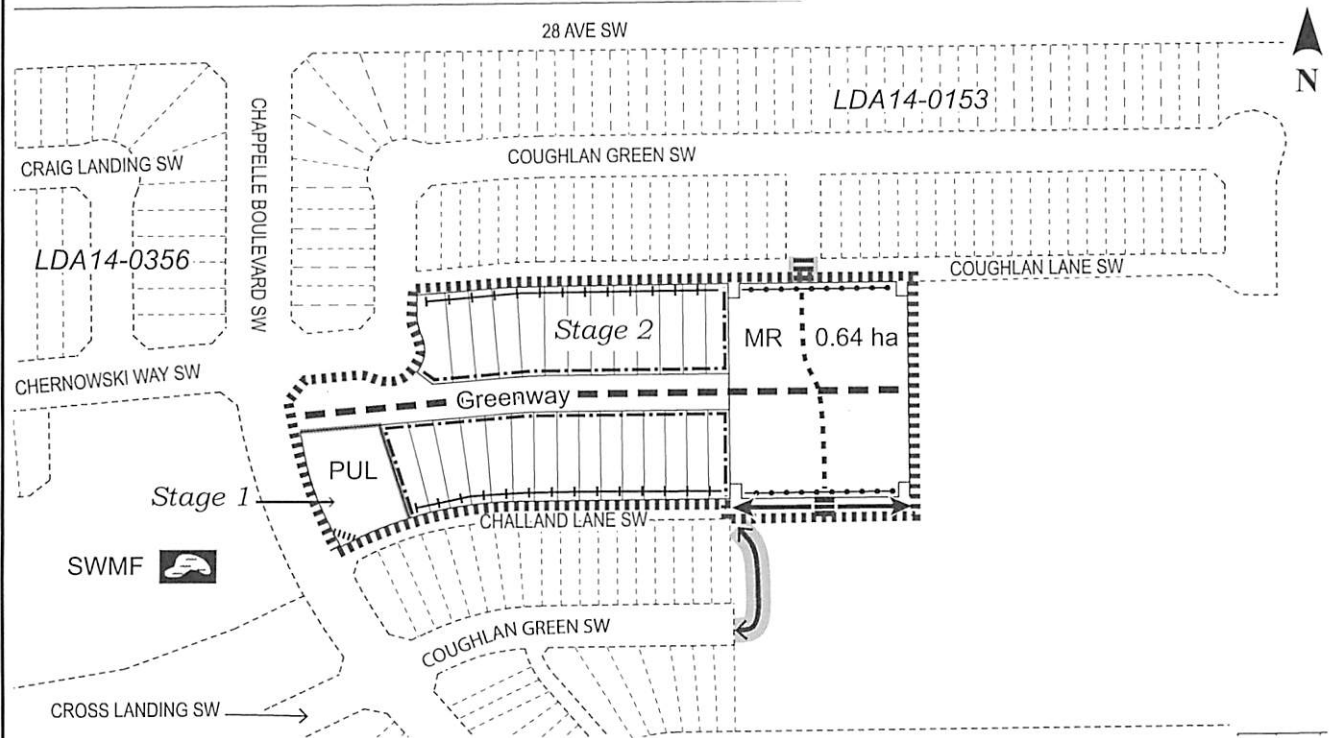
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2015

LDA14-0362

- Limit of proposed subdivision
- Amend subdivision boundary
- - - - - 1.2 m uniform fence
- Post and rail fence
- 1.5 m concrete sidewalk
- ■ ■ ■ ■ 3 m hard surface shared use path

- ||||| Zebra marked crosswalk
- ↔ Temporary 6 m roadway
- Alley lighting and easement
- ↔ Construct to a residential alley structure
- Include in engineering drawings





February 12, 2015

File No. LDA14-0470

Qualico Communities
280, 3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

Dear Mr. Gerein:

RE: Tentative plan of subdivision to create 53 single detached residential lots, 28 semi-detached residential lots, and 62 row housing residential lots from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on February 12, 2015, 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;
3. that the approved subdivision LDA14-0205 be registered prior to or concurrent with this application for the extension of logical roadways and water main feeds; and
4. 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, 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 temporary 12 m radius 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);
8. that the owner construct a 1.5 m concrete sidewalk within the walkway with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians and walkway, 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 shall carry 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 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,

Scott Mackie
Subdivision Authority

SM/kr/Posse #161627055-001

Enclosure(s)

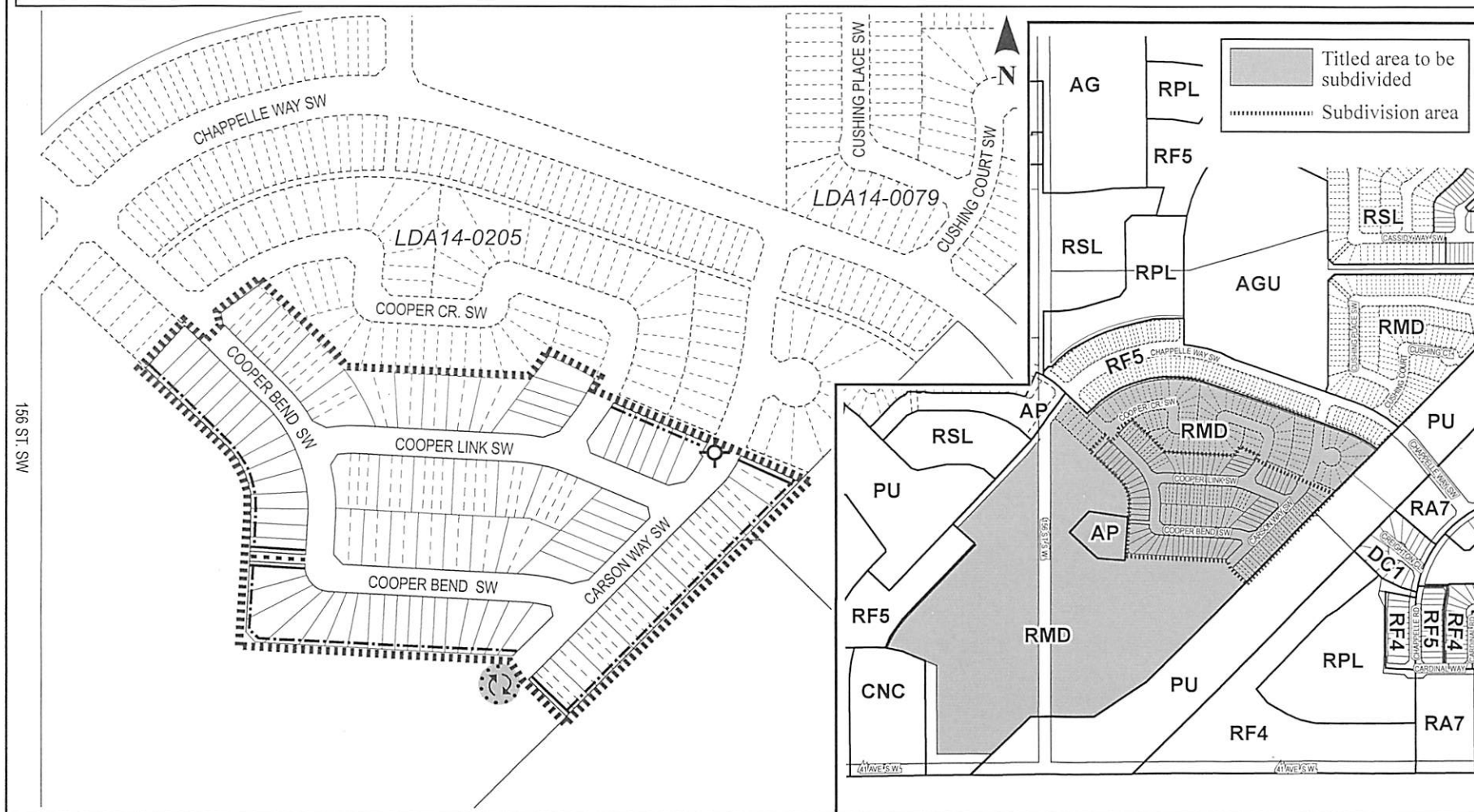
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2015

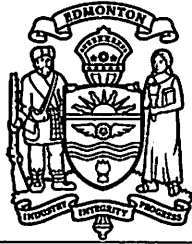
LDA14-0470

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.8 m uniform screen fence
- · - · 1.2 m uniform fence
- · · · 1.5 m concrete sidewalk

- Include in engineering drawings
- Temporary 12 m radius turnaround
- Abandoned well site



Thursday, February 5, 2014
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 06

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the February 5, 2015 meeting be adopted.
-------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the January 29, 2015 meeting be adopted.
-------	---

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0389 159195145-001	Tentative plan of subdivision to create 87 single detached residential lots, 38 semi-detached residential lots, one (1) future Municipal Reserve lot and two (2) Public Utility lots, from NW-6-54-24-W4M, and Lot A, Plan 772 0643 located north of Rapperswill Drive and east of 127 Street NW; RAPPERSWILL
----	-----------------------------	---

MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
-------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

5.	ADJOURMENT
-----------	-------------------

The meeting adjourned at 10:15 a.m.

Thursday, February 19, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 08

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 19, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 12, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA13-0510
144900121-001 | Tentative plan of subdivision to create 281 single detached residential lots, two (2) Municipal Reserve lots, one (1) Public Utility lot, and one (1) future Municipal Reserve lot from the SW and SE 10-54-24-W4M, located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST & CRYSTALLINA NERA WEST |
| 2. | LDA13-0517
146028060-001 | Tentative plan of subdivision to create 15 single detached residential lots, 72 row housing lots and one (1) commercial lot from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; WALKER |
| 3. | LDA14-0445
161436357-001 | Tentative plan of subdivision to create 44 semi-detached residential lots and 38 row housing lots, from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; WALKER |

5. OTHER BUSINESS



February 19, 2015

File NO. LDA13-0510

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 281 single detached residential lots, two (2) Municipal Reserve lots, one (1) Public Utility lot, and one (1) future Municipal Reserve lot from the SW and SE 10-54-24-W4M, located south of Anthony Henday Drive and west of 66 Street NW;
CRYSTALLINA NERA EAST & CRYSTALLINA NERA WEST

I The Subdivision by Plan is APPROVED on February 19, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.291 ha parcel and a 0.12 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 & 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 register easements for the construction of the collector roadway, the 450 mm offsite water main, and the 6 m temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosures I & II;
5. 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;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 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 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 connection, with Stage 1 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include the construction of the collector roadway to an urban collector standard, and turn bays, with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the construction of a 2.5 m hard surface shared use path, with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include full site servicing for the 3.291 ha Municipal Reserve lot and future Municipal Reserve lot including, among other things, 3 phase power, storm, sanitary, water and gas services, to the satisfaction of Sustainable Development, Financial Services and Utilities, and EPCOR Water Services Inc.;
11. that the engineering drawings include a 3 m granular shared use path within the Transportation Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include a temporary 6 m gravel roadway connection with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The roadway will be required prior to CCC for roads (or when required by Transportation Services);

13. that the owner construct a temporary 6 m gravel roadway connection with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The roadway will be required prior to CCC for roads (or when required by Transportation Services);
14. that the owner design and construct the ultimate or suitable stages of the SWMF, including the outlet control structure and pipe required to service the proposed development area, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. 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;
16. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, future Municipal Reserve lot, walkway, and SWMF, as per City of Edmonton Design and Construction Standards, including bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 3 m concrete sidewalk within the walkway, with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. that a Noise Study be provided to confirm the noise attenuation required adjacent to the Transportation Utility Corridor, in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Services, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing on the Transportation Utility Corridor, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lots and future Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and

22. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, walkways, Municipal Reserve lots, and future Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

The 3.411 ha Deferred Reserve Caveat #132 240 197 registered against SE and SW 10-54-24-W4M will be discharged and provided as 3.291 ha and 0.12 ha Municipal Reserve parcels with this subdivision. The remaining 0.329 ha parcel will be purchased by the City of Edmonton and dedicated as Municipal Reserve in the future.

Ministerial Consent is required for the shared use path and for the portion of berm located within the Transportation Utility Corridor and the application for Ministerial Consent is 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.

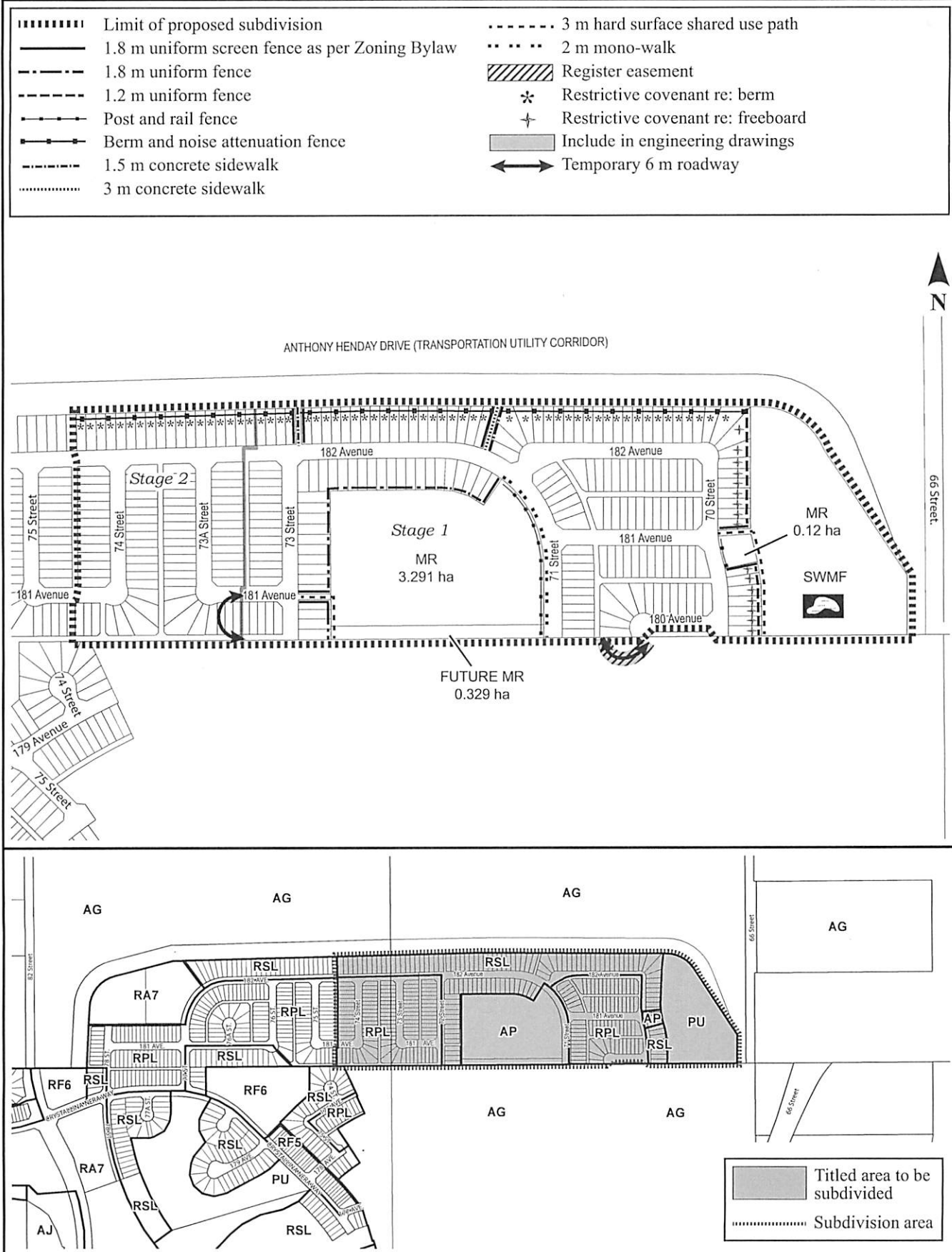
If you have further questions, please contact Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

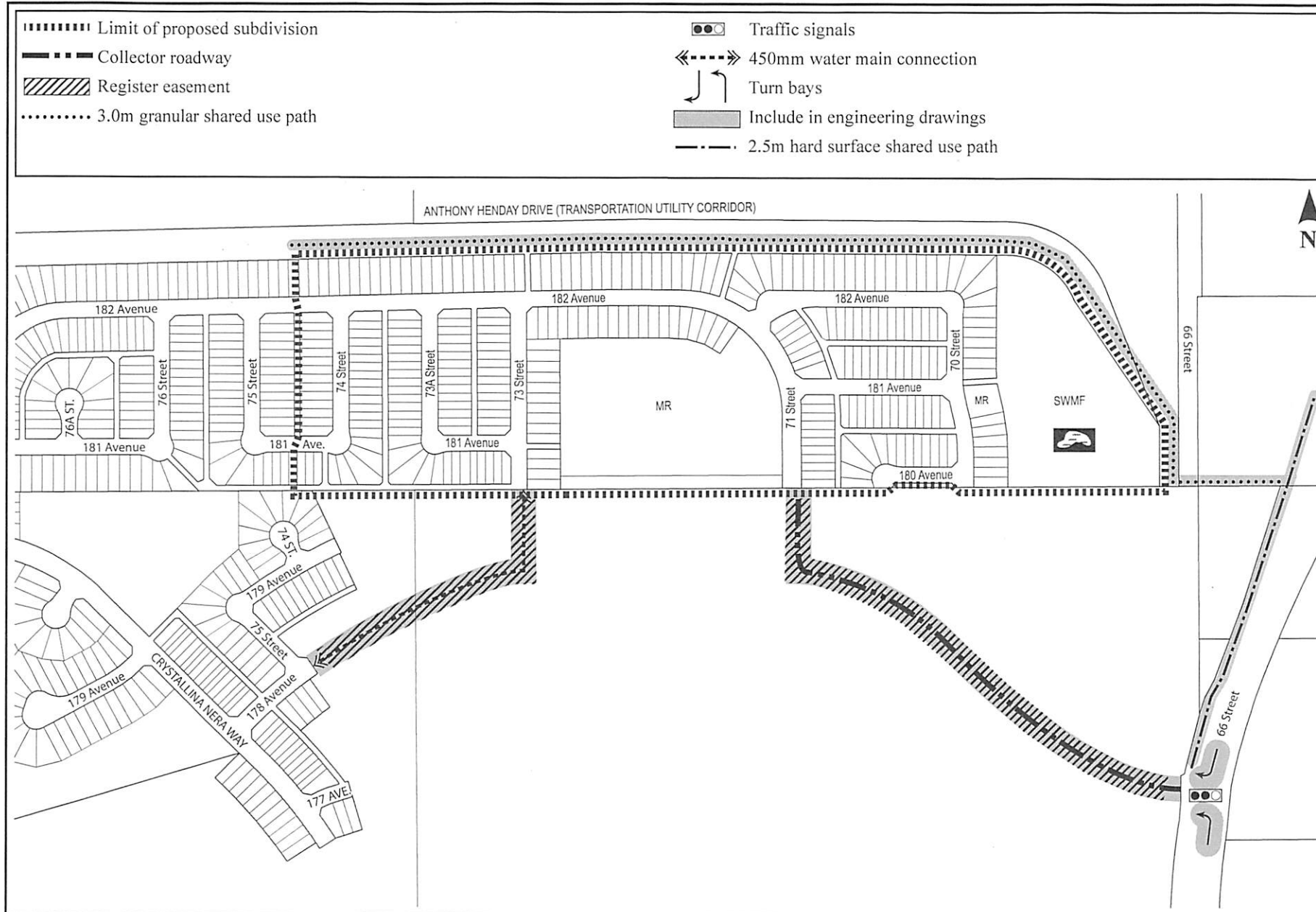
Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse# 144900121-001

Enclosure(s)







February 19, 2015

File NO. LDA13-0517

IBI Group Inc.
Suite #300 - 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 15 single detached residential lots, 72 row housing lots and one (1) commercial lot from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on February 19, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 2.43 ha by a Deferred Reserve Caveat to the remainder of the SE-23-51-24-W4M 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 & 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 register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register easements for the construction of 50 Street SW as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot flanking onto 50 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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, 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 the construction of the additional two (2) lanes of 50 Street SW to an arterial roadway standard with channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include a 450 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
9. 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 a traffic signal is 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 the traffic signal at that time to fulfill this obligation;
10. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, adjacent to 50 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct bollards and 1.8 m noise attenuation fence, as per the City of Edmonton Roadway Design Standards Drawing #5205, within the alley abutting 50 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The owner must pay a fee to Transportation Operations to cover future maintenance costs for the portion of the fence constructed on public land;
12. 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

13. that the owner is responsible for the landscape design and construction within road islands, boulevards, and medians to the satisfaction of City Departments and affected utility agencies.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat will be created as part of this subdivision registered on the south half of SE-23-51-24-W4M.

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,

Scott Mackie
Subdivision Authority

SM/mb/Posse #146028060-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2015

LDA13-0517

Limit of proposed subdivision

1.8 m uniform screen fence as per Zoning Bylaw

1.2 m uniform fence

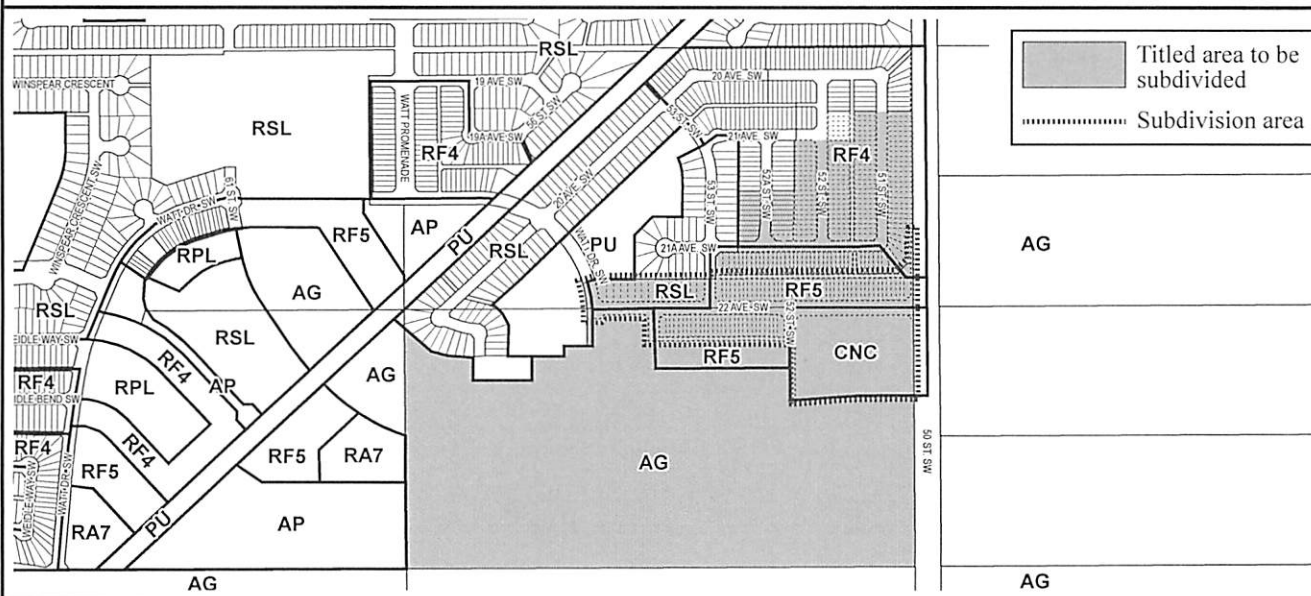
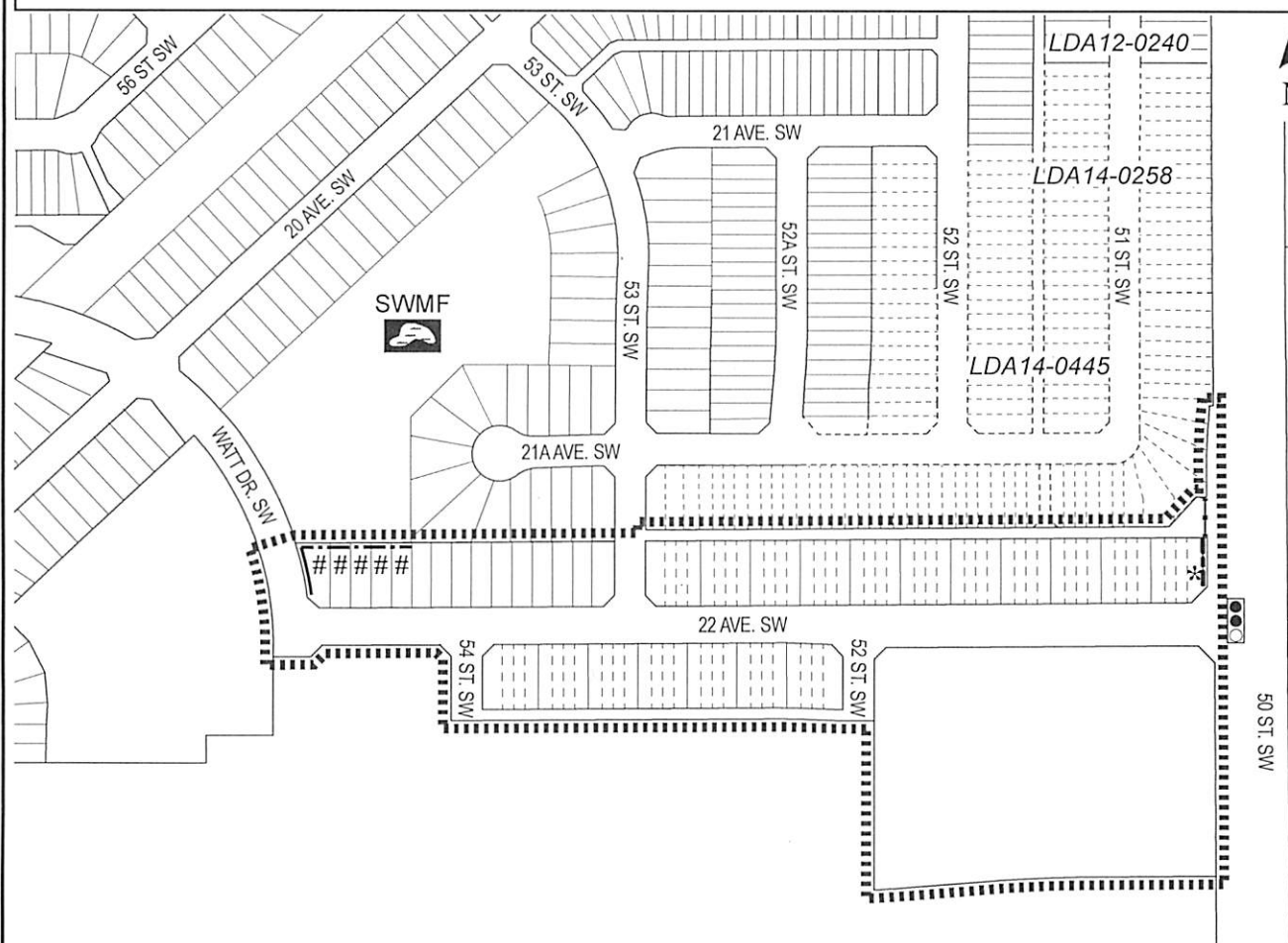
Berm and noise attenuation fence

Noise attenuation fence

* Restrictive covenant re: noise attenuation berm

Restrictive covenant re: freeboard

Traffic signal



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2015

LDA13-0517

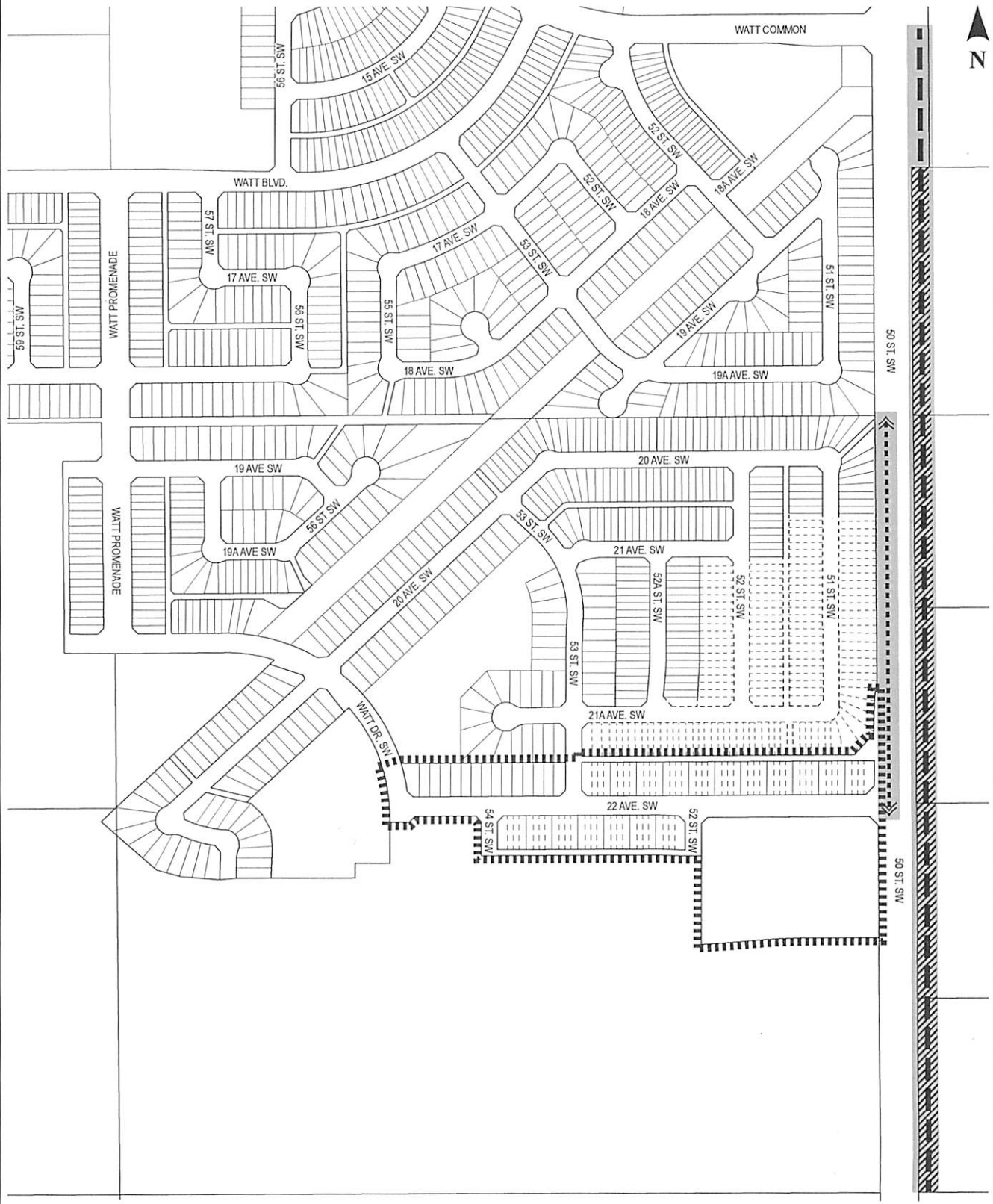
----- Limit of proposed subdivision

Register easement

Water main connection

Construct additional two lanes to an arterial roadway standard

Include in engineering drawings





Subdivision Authority

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

February 19, 2015

File NO. LDA14-0445

IBI Group Inc.
Suite #300 - 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 44 semi-detached residential lots and 38 row housing lots, from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW;
WALKER

I The Subdivision by Plan is APPROVED on February 19, 2015, 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;
3. that the approved subdivisions LDA14-0258 and LDA13-0517 be registered prior to or concurrent with this application for essential water main feeds and the logical extensions of roadway connections;
4. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 50 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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, 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 construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 50 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within road islands, boulevards, and medians 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 will be addressed through LDA13-0517 and the creation of a Deferred Reserve Caveat registered on the south half of SE-23-51-24-W4M.

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,

Scott Mackie
Subdivision Authority

SM/mb/Posse #161436357-001

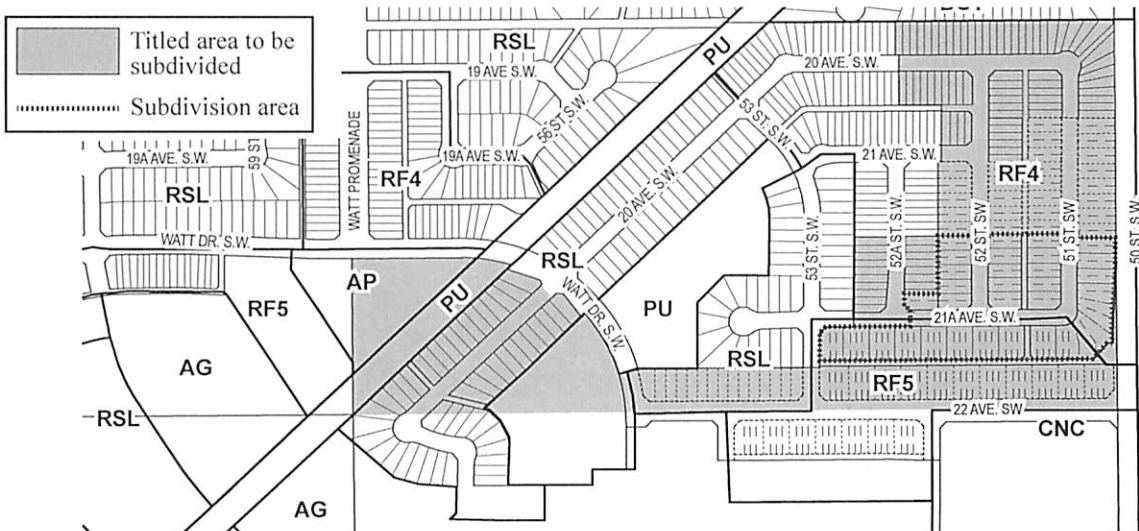
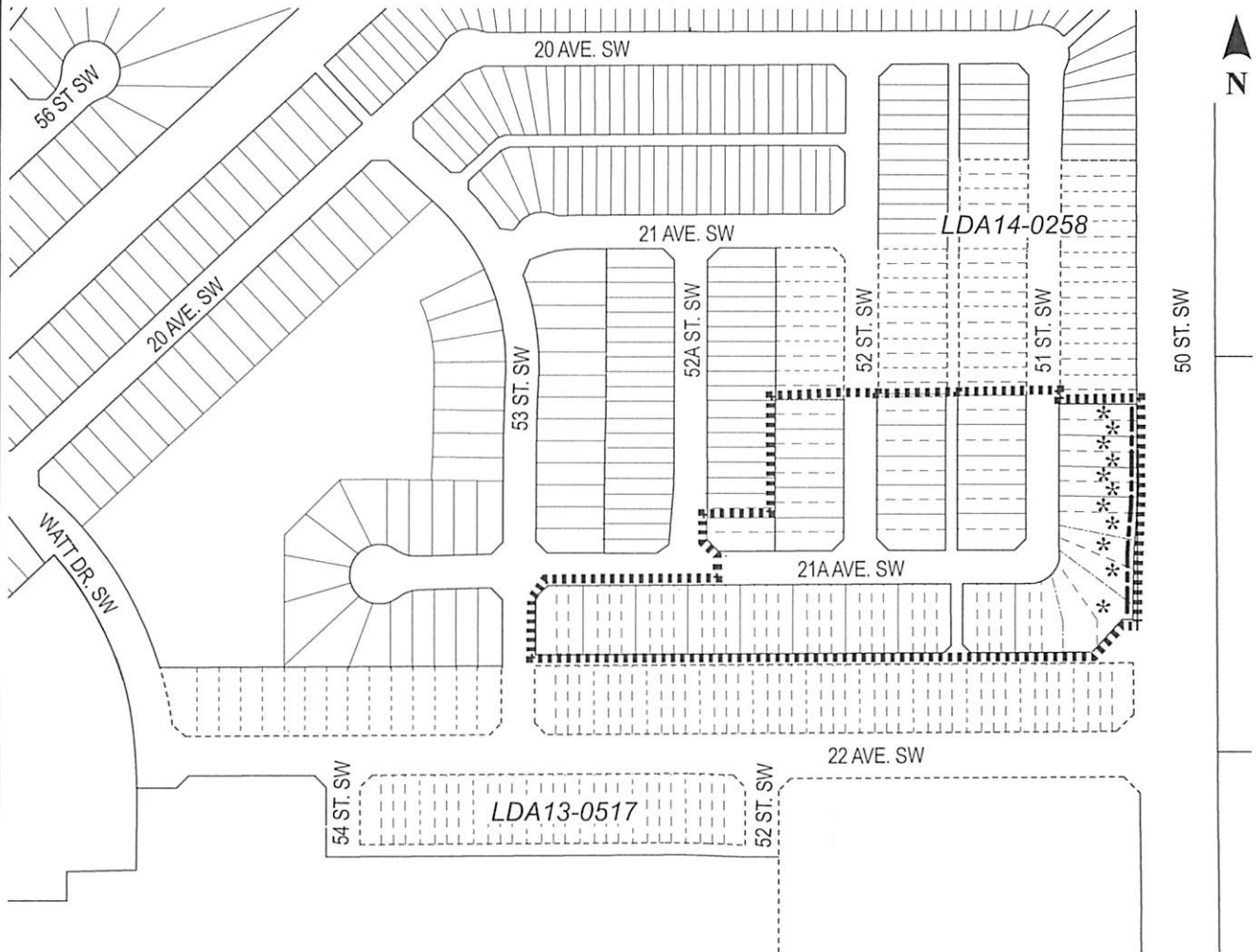
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2015

LDA14-0445

- Limit of proposed subdivision
 --- Berm and noise attenuation fence
 * Restrictive Covenant re: noise attenuation berm



Thursday, February 12, 2014
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 07

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the February 12, 2015 meeting be adopted.
--------------	---

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
-----------------------	------------------------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the February 5, 2015 meeting be adopted.
--------------	---

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
-----------------------	------------------------------	----------------

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0362 158572275-001	Tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot from the NW-14-51-25-W4M, located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE
----	-----------------------------	---

MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
--------------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
-----------------------	------------------------------	----------------

2.	LDA14-0470 161627055-001	Tentative plan of subdivision to create 53 single detached residential lots, 28 semi-detached residential lots, and 62 row housing residential lots from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE
----	-----------------------------	--

MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.
--------------	---

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
-----------------------	------------------------------	----------------

5.	ADJOURNMENT
-----------	--------------------

The meeting adjourned at 9:45 a.m.

Thursday, February 26, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 09

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 26, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 19, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0253
155147704-001 | Tentative plan of subdivision to create 27 single detached residential lots, 56 stacked row housing lots, and one (1) multiple family lot (MFL), from the SE 28-51-24-W4M located north of Ellerslie Road SW and west of 170 Street SW; WINDERMERE |
| 2. | LDA14-0284
156200989-001 | Tentative plan of subdivision to create 95 single detached residential lots, 66 semi-detached residential lots, 36 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Plan 992 1891, and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; LAUREL |
| 3. | LDA14-0471
160762717-001 | Tentative plan of subdivision to create 48 single detached residential lots from W ½ NE 31-52-25-W4M, located south of Stony Plain Road and west of 199 Street; STEWART GREENS |
| 4. | LDA14-0533
163702395-001 | Tentative plan of subdivision to create 46 single detached residential lots, from Block Y, Plan 7733 AM, located north of 151 Avenue NW and east of Kirkness Road NW; KIRKNESS |

5. OTHER BUSINESS



February 26, 2015

File NO. LDA14-0253

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 27 single detached residential lots, 56 stacked row housing lots, and one (1) multiple family lot (MFL), from the SE 28-51-24-W4M located north of Ellerslie Road SW and west of 170 Street SW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on February 26, 2015, 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;
3. that the owner provide a Memorandum of Understanding (MOU), signed by the area developers, for the conversion of the existing Ellerslie Road right-of-way, west of 170 Street SW, into a greenway to the satisfaction of Transportation Services prior to the endorsement of this subdivision;
4. that the owner register an emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5) above, the owner clear and level 170 Street SW as required for road right-of-way;
7. that the approved subdivision LDA14-0246 be registered prior to or concurrent with this application for the logical extension of roadway connections;
8. that Bylaw 17121 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;

9. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 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 the construction of 173 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include grading plans for 170 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m berm centered on property line and a 1.83 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots adjacent to 170 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within road islands, boulevards, and medians, 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 for SE-28-51-25-4 was addressed with LDA06-0198 by placing a Deferred Reserve Caveat on title in the amount of 4.147ha. The Deferred Reserve Caveat was discharged with LDA11-0348.

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.

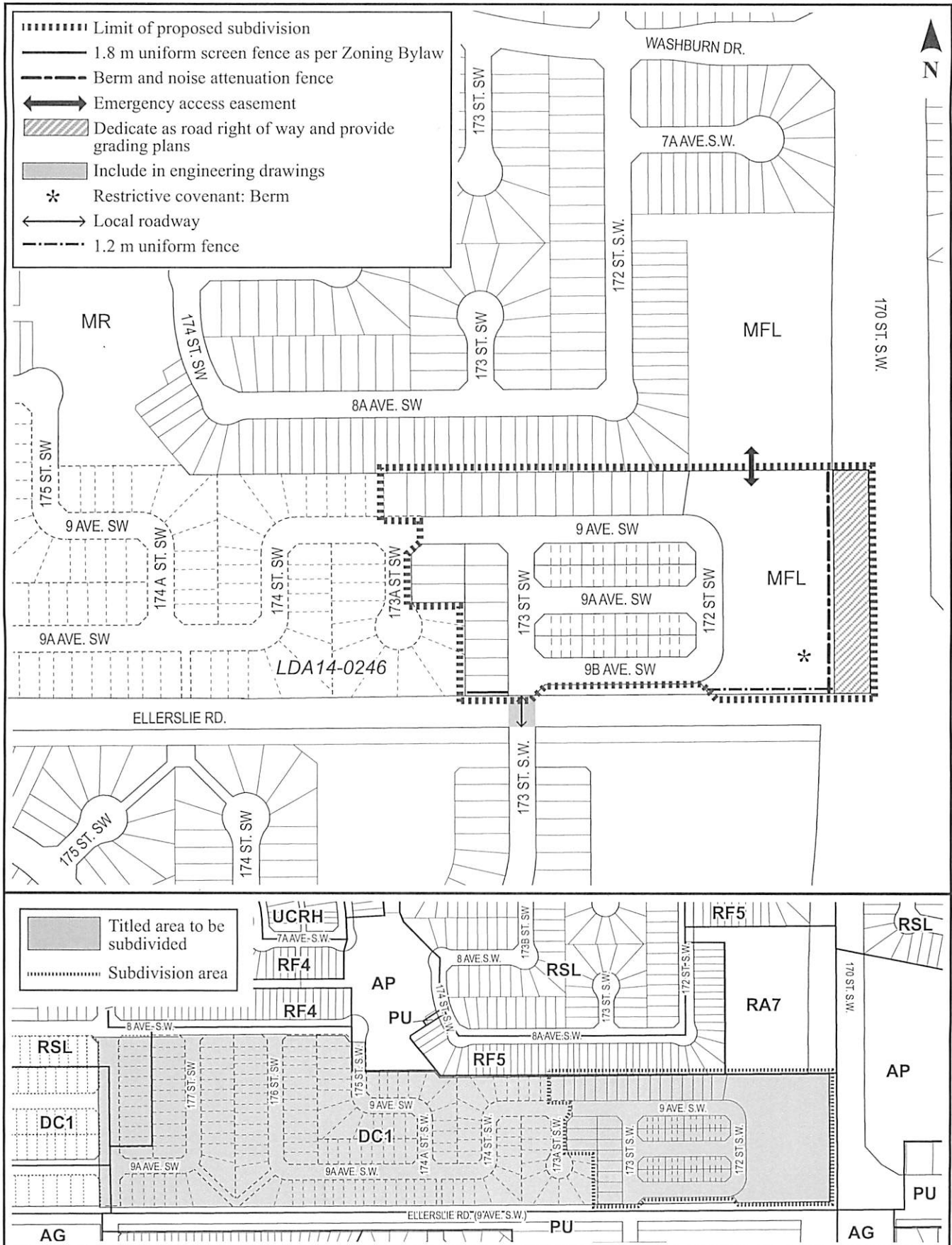
If you have further questions, please contact Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #155147704-001

Enclosure(s)





February 26, 2015

File NO. LDA14-0284

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 95 single detached residential lots, 66 semi-detached residential lots, 36 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Plan 992 1891, and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on February 26, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.87 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 provide Municipal Reserve in the amount of 1.98 ha by a Deferred Reserve Caveat to the remainder of the SE 31-51-23-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 17 Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right of way to conform to an approved Concept Plan, or to the satisfaction of Transportation Services for 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register easements for storm and water connections, temporary roadways and 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the approved subdivision LDA14-0165 be registered prior to or concurrent with this application for essential water main feeds;
9. that Bylaw 17124 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
10. 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 (3) 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 the construction of the first 3 lanes of 17 Street NW to an arterial roadway standard with lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include a temporary 6 m gravel roadway connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
9. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
10. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the stormwater management facility, to the satisfaction of Transportation Services;

11. that the engineering drawings include 450 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include the design of the ultimate stormwater management facility 608A, the interim construction of the stormwater management facility and construction of the storm sewers connecting to this subdivision, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner will not be issued the CCC for the subdivision sanitary drainage facilities until all required downstream sanitary sewer connections are completed to the satisfaction of Financial Services and Utilities;
14. that the engineering drawings include full site servicing for the Municipal Reserve lot including, but not limited to, 3 phase power, to the satisfaction of all affected Departments and agencies;
15. that the engineering drawings include a 3 m hard surface shared use path with "Shared Use" signage, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, with a dividing yellow centerline, "Shared Use" signage, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 9 m commercial crossing access to the MFL site, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the engineering drawings include full site servicing for the Municipal Reserve lot including, among other things, 3 phase power, storm, sanitary, water and gas services, to the satisfaction of the City Departments and affected utility agencies;
20. that the owner pays for and provides the developer agreement for the operation and maintenance of the temporary pumping of stormwater from the existing terminal storm manhole into Mill Creek until permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;

21. 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 a traffic signal at that time to fulfill this obligation;
22. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto or flanking 17 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways, and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) of 3.19 ha is owed for Lot 1, Plan 9921891. MR for SE 31-51-23-4 of 2.66 ha is owed. MR owing is being provided through dedication of a 3.87 ha MR lot with the balance placed on title (SE 31-51-23-4) title as a Deferred Reserve Caveat.

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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #156200989-001

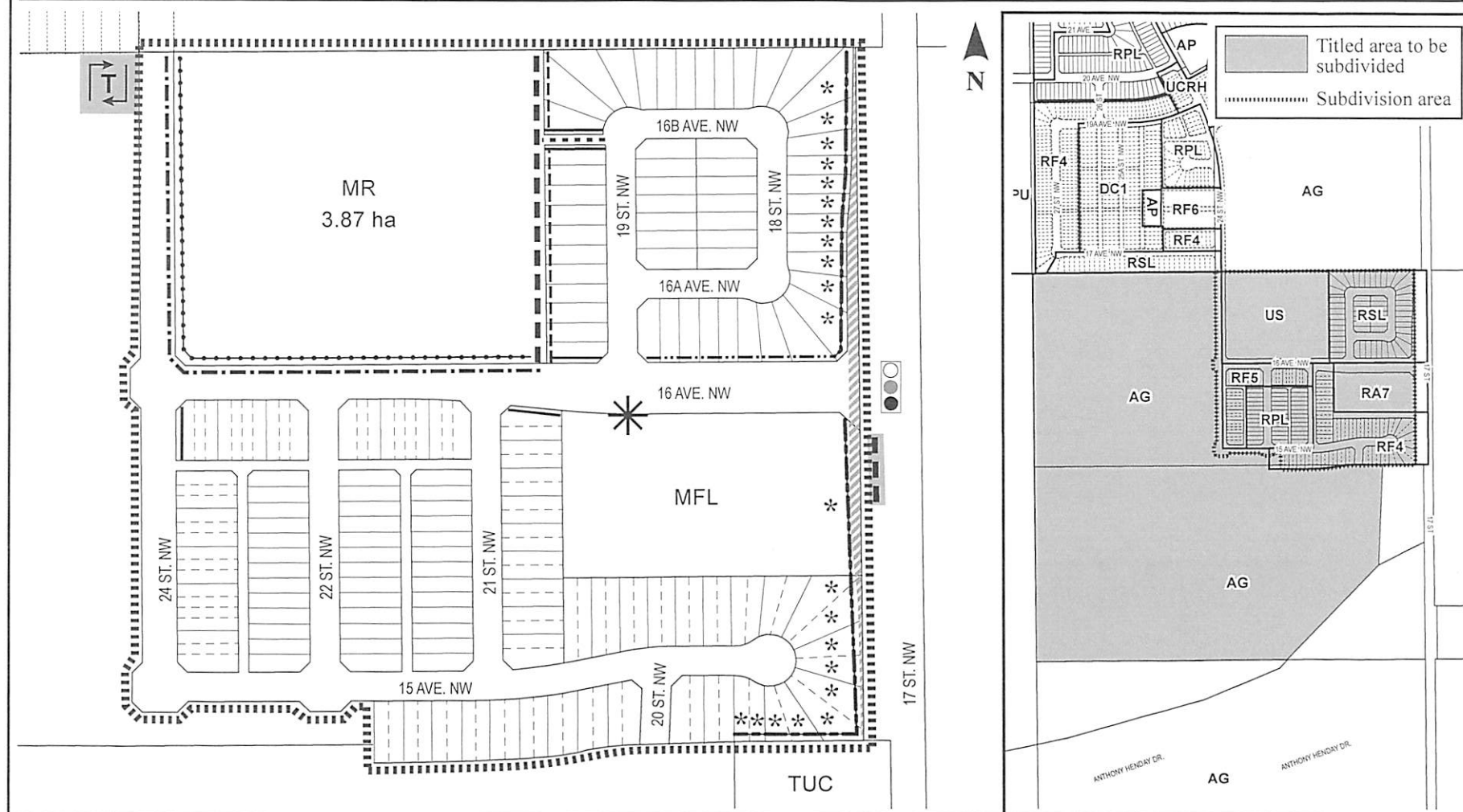
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0284

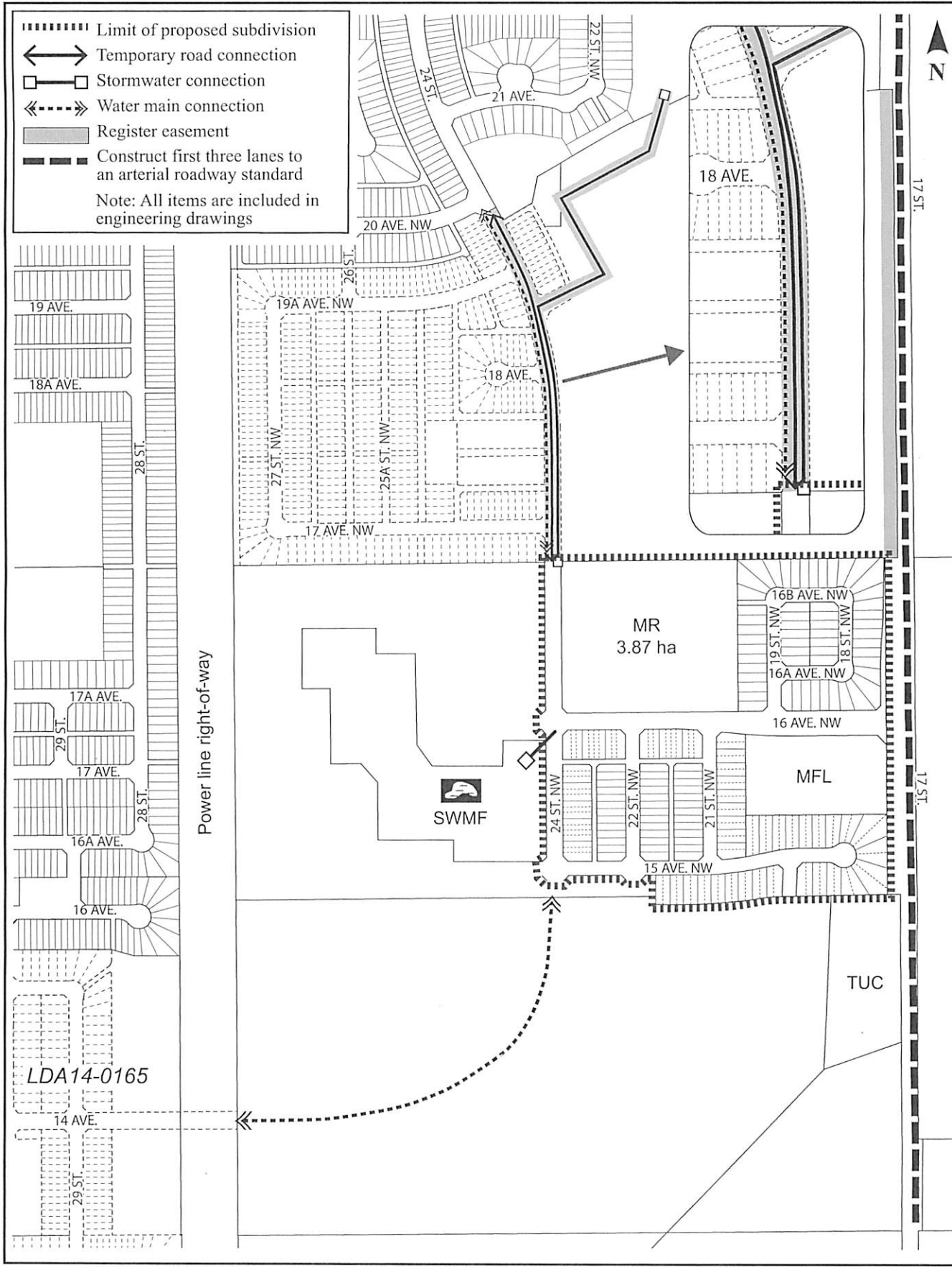
----- Limit of proposed subdivision	----- Berm and noise attenuation fence	●●● Traffic signal
----- 1.8 m uniform screen fence as per Zoning Bylaw	----- 1.5 m concrete sidewalk	* Restrictive covenant re: berm
----- 1.8 m uniform fence	----- 2 m mono-walk	* 9 m commercial crossing access
----- Post and rail fence	----- 3 m hard surface shared used path	▨ Dedicate as road right-of-way
----- 1.8 m uniform screen fence	⤵ Temporary 17 m radius transit turnaround	▨ Include in engineering drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0284





Subdivision Authority

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

February 26, 2015

File NO. LDA14-0471

MMM Group
Suite 200, 10576 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create 48 single detached residential lots from W ½ NE 31-52-25-W4M, located south of Stony Plain Road and west of 199 Street; **STEWART GREENS**

I The Subdivision by Plan is APPROVED on February 26, 2015, 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;
3. that the approved subdivision LDA14-0037 be registered prior to or concurrent with this application; and
4. 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, 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 the endorsement of the plan of subdivision;
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 the suitable interim or ultimate stage of the storm water management facility (SWMF 3B) and the outfall, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include a 1.5 m hard surface sidewalk, including lighting, through the Natural Area, 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, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways and Municipal Reserve lots, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves were dedicated with LDA14-0037 with a 2.49 ha 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, 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.

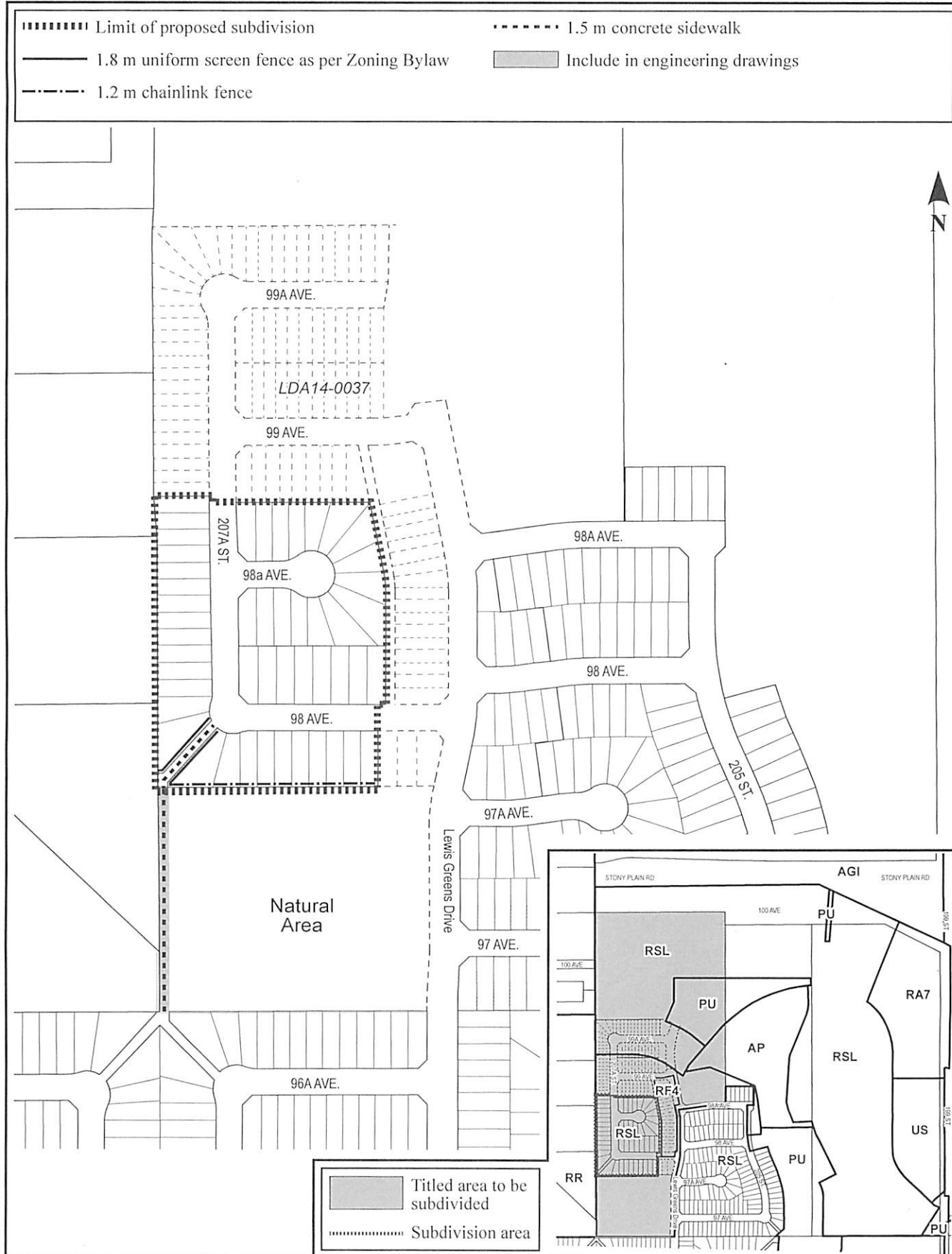
If you have further questions, please contact Ms. Nola Kilmartin at 780-944-0123 or nola.kilmartin@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/nk/Posse # 160762717-001

Enclosure(s)





Subdivision Authority

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

February 26, 2015

File NO. LDA14-0533

Scheffer Andrew Ltd.
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 46 single detached residential lots, from Block Y, Plan 7733 AM, located north of 151 Avenue NW and east of Kirkness Road NW; **KIRKNESS**

I The Subdivision by Plan is APPROVED on February 26, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 2.9 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM 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 & 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 LDA14-0533 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 153 Avenue and Victoria Trail, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 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;
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 engineering drawings include a 200 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines, for the lots backing onto Victoria Trail, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for the lots backing onto 153 Avenue and Victoria Trail, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat (DRC) is required to be registered for 2.9 ha for Block Y, Plan 7733 AM. LDA14-0532 also contains a condition for the registration of the DRC. The application that is endorsed first shall provide the registration of the DRC. The application registered second shall carry forward the DRC on the remainder of the 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 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse #163702395-001

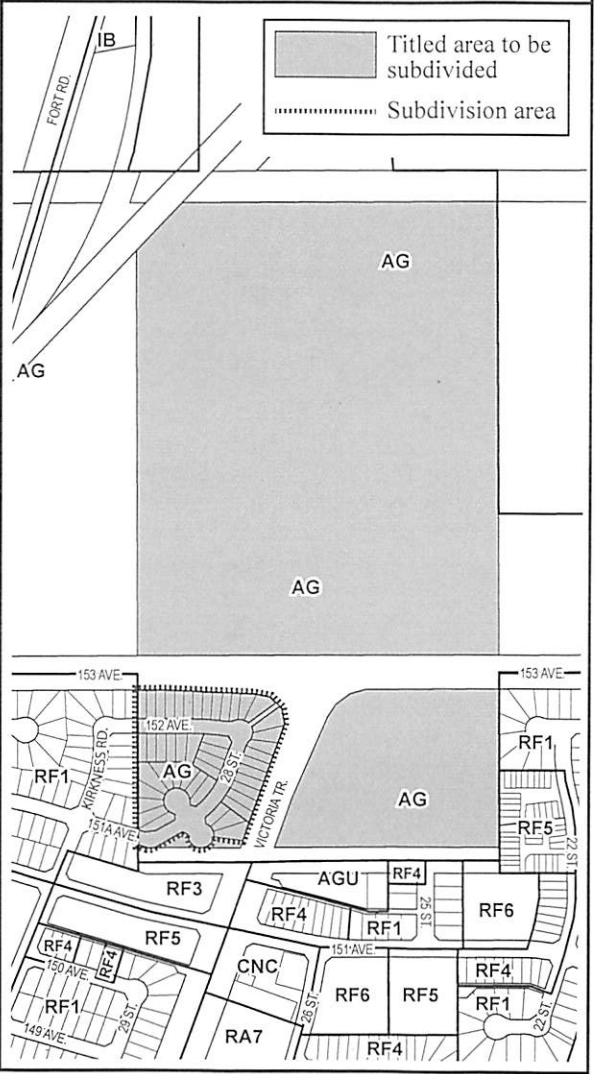
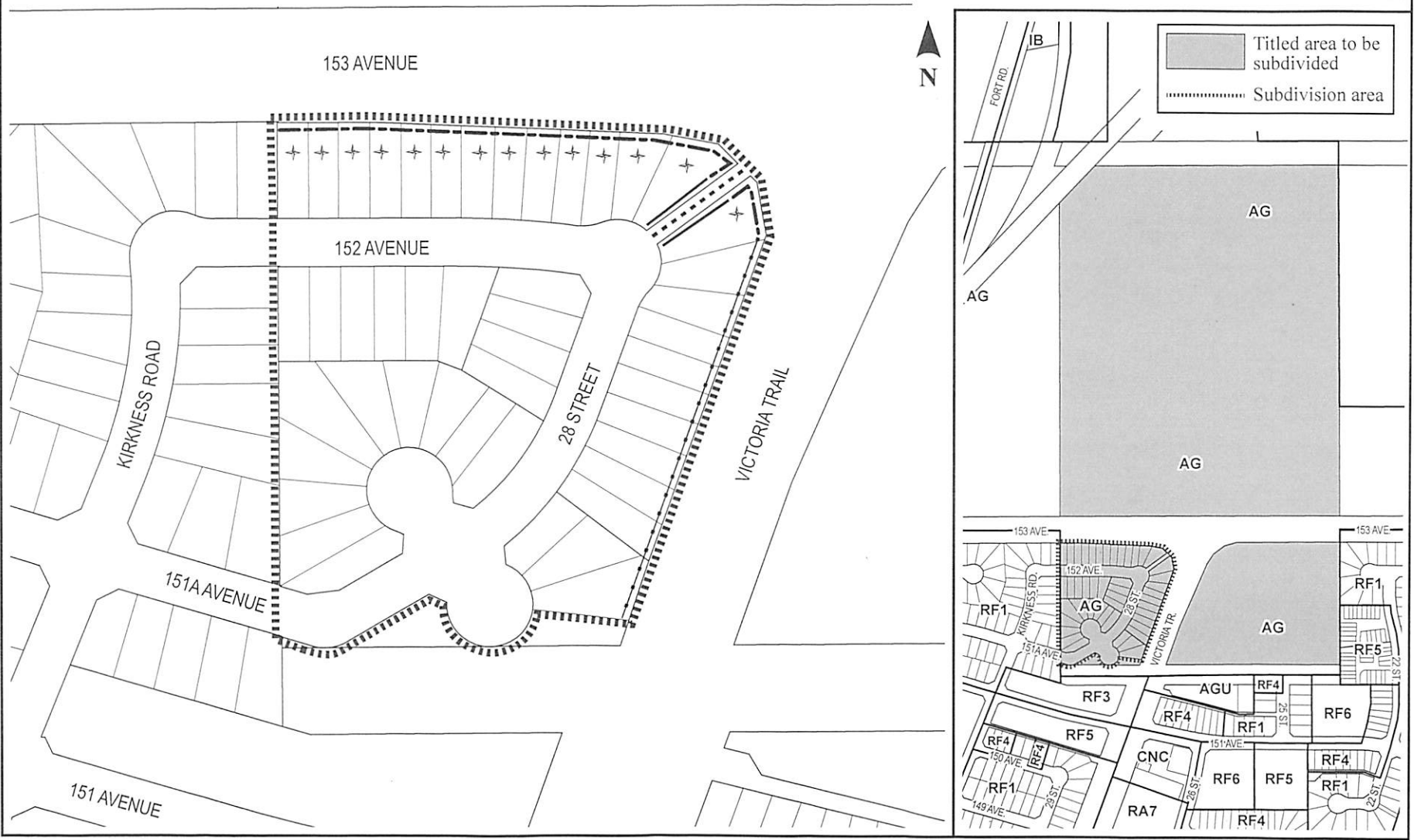
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0533

- | | |
|--|--------------------------------------|
| Limit of proposed subdivision | --- Berm and noise attenuation fence |
| — 1.8 m uniform screen fence as per Zoning Bylaw | 1.5 m concrete sidewalk |
| --- Noise attenuation fence | + Restrictive covenant re: berm |

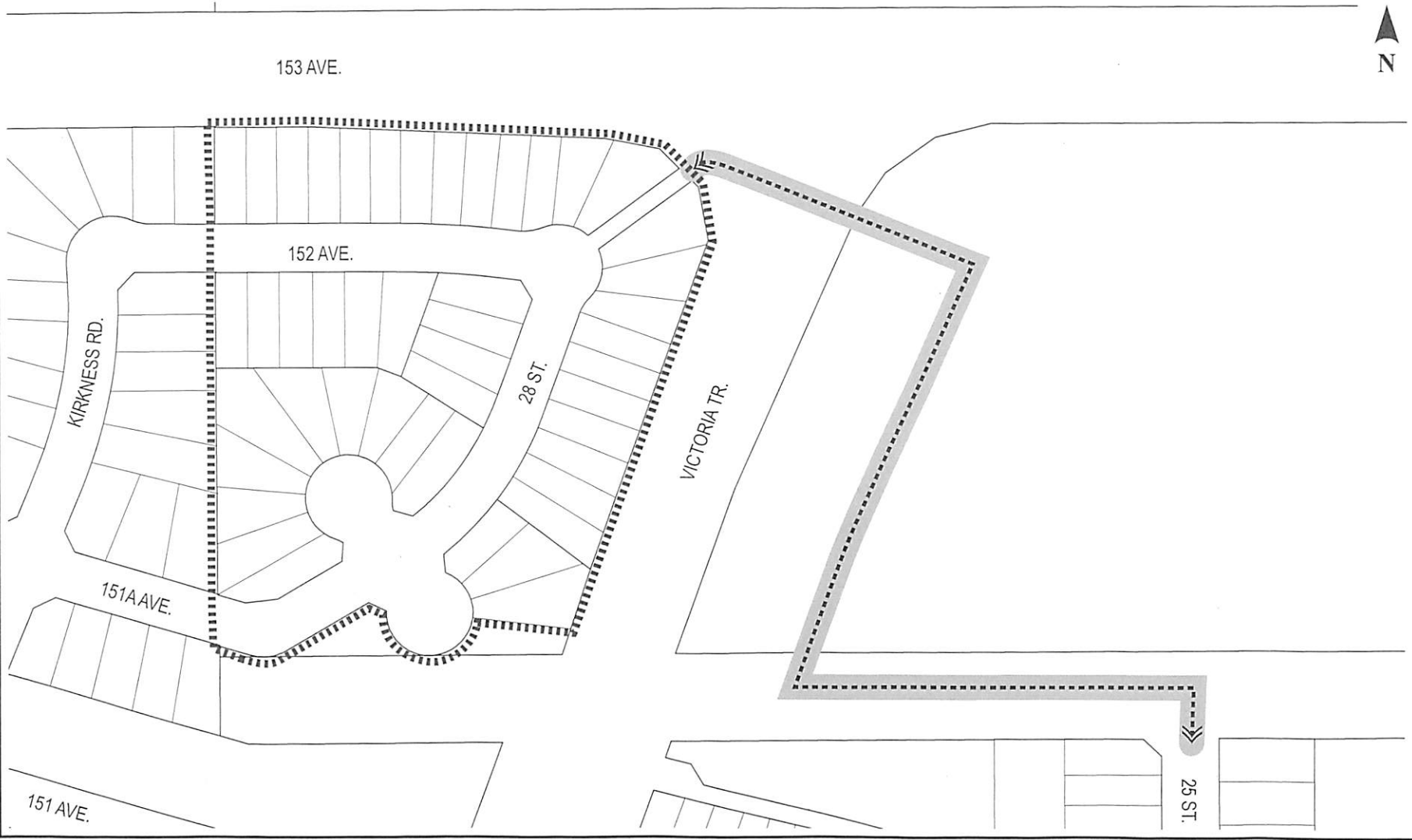


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0533

- Limit of proposed subdivision
- 200 mm water main connection
- Include in engineering drawings



Thursday, February 19, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 08

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 19, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 12, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0510
144900121-001

Tentative plan of subdivision to create 281 single detached residential lots, two (2) Municipal Reserve lots, one (1) Public Utility lot, and one (1) future Municipal Reserve lot from the SW and SE 10-54-24-W4M, located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST & CRYSTALLINA NERA WEST**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA13-0517
146028060-001

Tentative plan of subdivision to create 15 single detached residential lots, 72 row housing lots and one (1) commercial lot from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0445 161436357-001	Tentative plan of subdivision to create 44 semi-detached residential lots and 38 row housing lots, from the SE-23-51-24-W4M located south of 20 Avenue SW and west of 50 Street SW; WALKER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:50 a.m.		

Thursday, March 5, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA
MEETING NO. 10
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, March 12, 2015

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 12, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 26, 2015 and March 5, 2015 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0405
158789675-001 | Tentative plan of subdivision to create 24 single detached residential bare land condominium units, nine (9) single detached residential lots, and one (1) Environmental Reserve lot from Lot A, Plan 772 0388, the north half of the NE-20-51-25-W4M, and the south half of the NE-20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; KESWICK |
| 2. | LDA14-0415
160779405-001 | Tentative plan of subdivision to create seven (7) commercial lots from Lot 2, Plan 2296 RS and Lot A, Plan 1368 NY, located west of Andrews Loop SW and south of Windermere Boulevard SW; AMBLESIDE |
| 3. | LDA14-0431
160767717-001 | Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 8120646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW; WALKER |
| 4. | LDA14-0532
163701203-001 | Tentative plan of subdivision to create 43 single detached residential lots, 20 semi-detached residential lots and one (1) multiple family lot (MFL), from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 22 Street NW; FRASER |

5. OTHER BUSINESS



March 12, 2015

File No. LDA14-0405

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 24 single detached residential bare land condominium units, nine (9) single detached residential lots, and one (1) Environmental Reserve lot from Lot A, Plan 772 0388, the north half of the NE-20-51-25-W4M, and the south half of the NE-20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; **KESWICK**

I The Subdivision by Bare Land Condominium and by Plan is APPROVED on March 12, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 8.30 ha parcel pursuant to Section 664 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 cannot be registered until the area developers have provided the City with a signed copy of a Memorandum of Understanding, to the satisfaction of Transportation Services, for the conversion of the existing Ellerslie Road SW right-of-way, west of 170 Street SW, into a greenway;
5. that the owner register public and emergency access easements, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to exclude the portion of land adjacent to Keswick Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate the walkway and remnant land abutting Keswick Boulevard SW as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a Top-of-Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top-of-Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-651.02), 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 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 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 CCC will not be issued for storm and sanitary services until downstream systems are constructed to the satisfaction of Financial Services and Utilities;
8. that all municipal services enter the bare land condominium site through Common Property;
9. that the engineering drawings include a temporary 12 m radius 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 an 11.5 m carriageway to a local roadway standard, including a minimum 1.5 m hard surface sidewalk with lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m concrete sidewalk with lighting and T-bollards within the emergency access walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 3 m hard surface shared use path within the Environmental Reserve lot with a dividing yellow centerline, "Shared Use" signage and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The shared use path must be designed at a 30 kph design speed as per TAC guidelines including appropriate offsets;
13. that the owner construct a 3 m hard surface shared use path within the walkway with lighting and T-bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path within Keswick Boulevard SW with a dividing yellow centerline and "Shared Use" signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways and Environmental Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Environmental Reserve is dedicated with this subdivision. The existing Deferred Reserve Caveat (DRC) on title for Lot A, Plan 772 0388 will be reduced accordingly for the dedication of ER and transferred to the south half of the NE-20-51-25-W4M. The existing DRC on title for the north half of the NE-20-51-25-W4M will be discharged and transferred to the DRC on title for the south half of the NE-20-51-25-W4M.

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,

Scott Mackie
Subdivision Authority

SM/kr/Posse #158789675-001

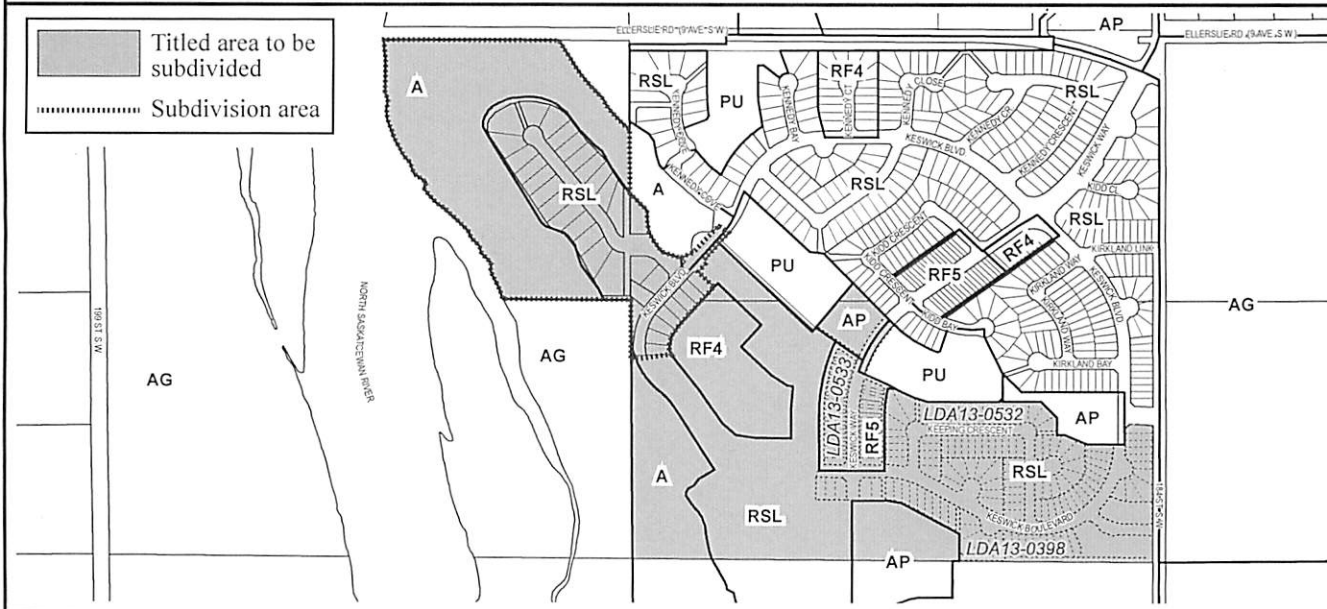
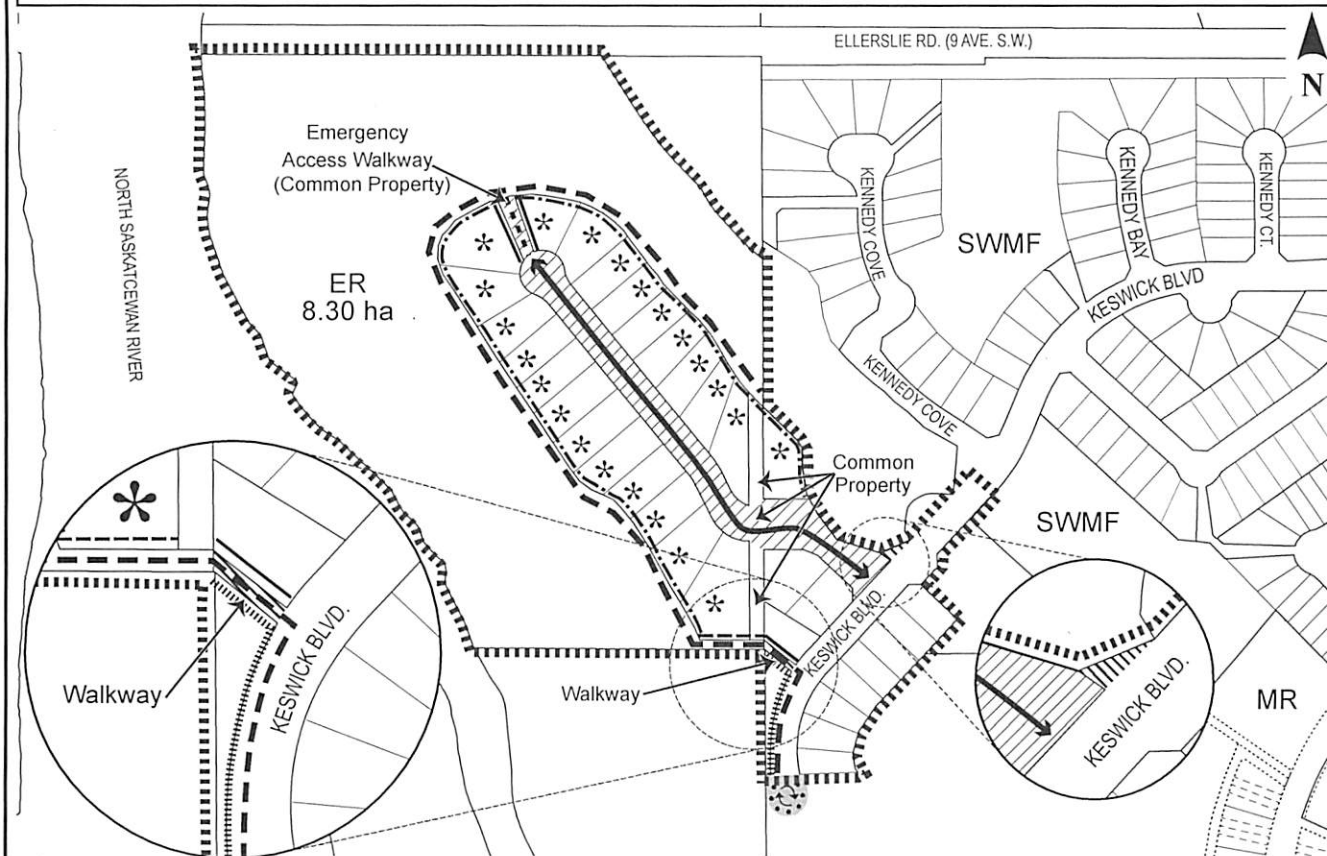
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2015

LDA14-0405

- | | |
|---|--|
| <ul style="list-style-type: none"> Limit of proposed subdivision Amend subdivision boundary Register easement Dedicate as road right-of-way Include in engineering drawings 1.8 m uniform screen fence as per Zoning Bylaw 1.8 m uniform fence | <ul style="list-style-type: none"> 1.2 m uniform fence 3 m concrete sidewalk 3 m hard surface shared use path Temporary 12 m radius turnaround Restrictive covenant re: Top-of-Bank Construct 11.5 m carriageway to a local roadway standard |
|---|--|





Subdivision Authority

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

March 12, 2015

File NO. LDA14-0415

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

ATTENTION: Scott Cole

Dear Mr.Cole:

RE: Tentative plan of subdivision to create seven (7) commercial lots from Lot 2, Plan 2296 RS and Lot A, Plan 1368 NY, located west of Andrews Loop SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on March 12, 2015, 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;
3. 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;
4. that the approved subdivisions LDA14-0269 and LDA13-0284 be registered prior to or concurrent with this application for the logical extension of roadway connections and the construction of a stormwater pond; and
5. 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 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 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
8. that the owner is responsible for the landscape design and construction within the road islands, boulevards, and medians 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 for Lot 2, Plan 2296 RS was addressed through dedication and money-in-place under LDA11-0405 and LDA11-0426. Municipal Reserve for Lot A, Plan 1368 NY was addressed through money-in-place under LDA11-0426.

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 planner at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority



SM/kg/Posse #160779405-001

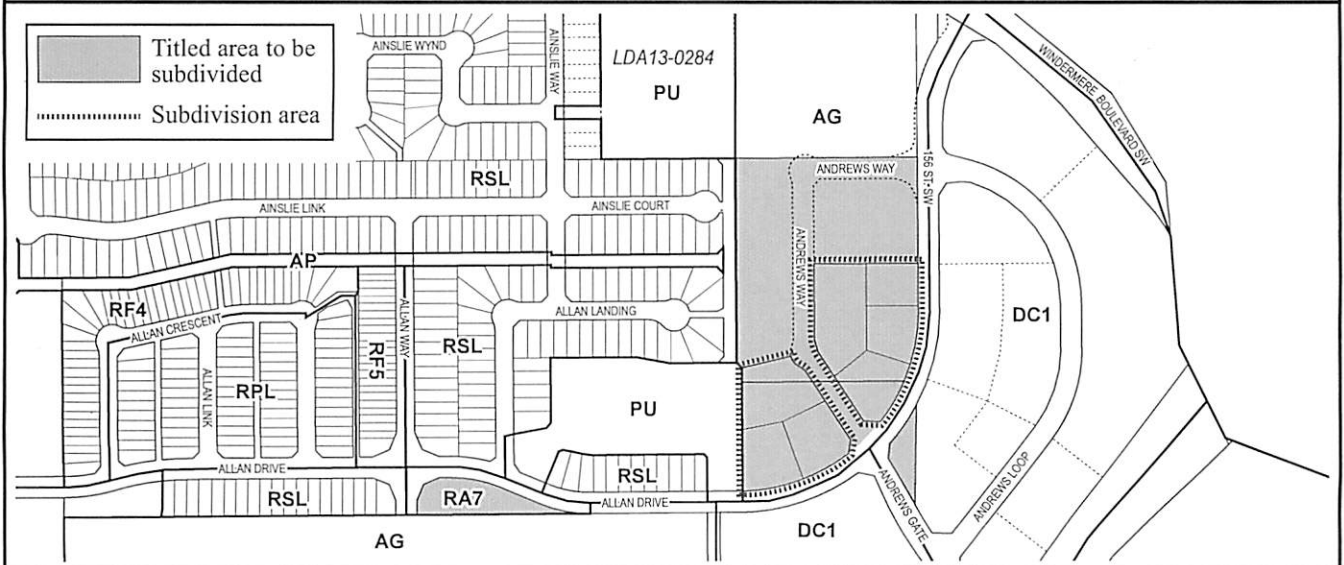
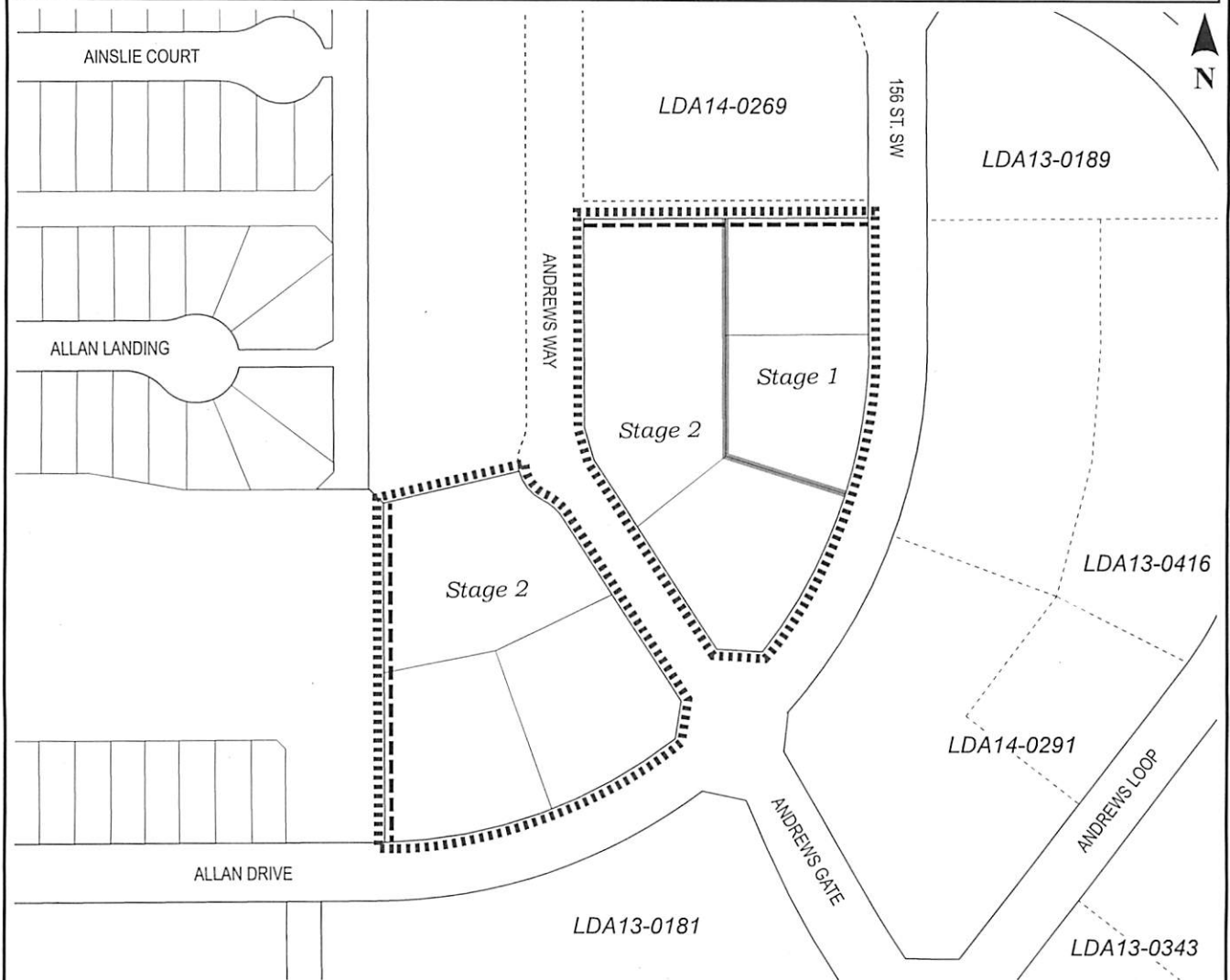
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2015

LDA14-0415

-  Limit of proposed subdivision
 1.2 m uniform fence





March 12, 2015

File NO. LDA14-0431

IBI Group Inc.
#300, 10830 – Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mr. Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 8120646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on March 12, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.37 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 & 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; and
5. 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, 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 for Stage 2 include a 3 m hard surface shared use path within the adjacent Municipal Reserve lot and public utility lot, with a dividing yellow centerline, "Shared Use" signage, lighting, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings for Stage 2 include the construction of Wonnacott Way SW, to the satisfaction of the City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings for Stage 2 include a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and Municipal Reserve lot, 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 (MR) for SW 23-51-24-4 were previously addressed. The Deferred Reserve Caveat (DRC) on SW 23-51-24-4 will be reduced by 0.37 ha for the dedication of a pocket park with this subdivision and the balance of the DRC is to be transferred to Lot 1, Plan 8120646 for assembly of the district park site.

MR for Lot 1, Plan 8120646 was previously addressed and the balance 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 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 Cyndie Prpich at 780-481-8752 or cyndie.prpich@edmonton.ca .

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #160767717-001

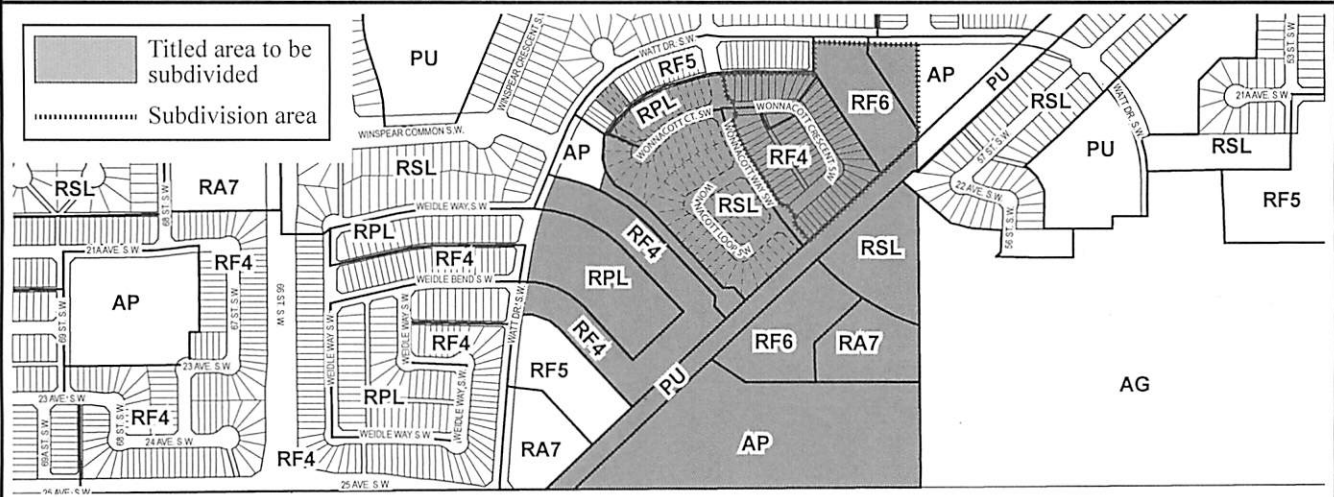
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2015

LDA14-0431

- | | |
|---|---|
| ----- Limit of proposed subdivision | --- 3 m hard surface shared use pathway |
| —— 1.8 m uniform screen fence as per Zoning Bylaw | ▨ Include in engineering drawings |
| - - - - 1.2 m uniform fence | Zebra marked crosswalk |
| ↔ Local roadway | |





March 12, 2015

File NO. LDA14-0532

Scheffer Andrew Ltd.
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 43 single detached residential lots, 20 semi-detached residential lots and one (1) multiple family lot (MFL), from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 22 Street NW; **FRASER**

I The Subdivision by Plan is APPROVED on March 12, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 2.9 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM 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 & 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 Bylaw 17140 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 153 Avenue, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 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;
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 engineering drawings include the construction of the local roadways to an urban local road standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include 200 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines, for all lots backing onto Victoria Trail, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 153 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat (DRC) is required to be registered for 2.9 ha for Block Y, Plan 7733 AM. LDA14-0533 also contains a condition for the registration of the DRC. The application that is endorsed first shall provide the registration of the DRC. The application registered second shall carry forward the DRC on the remainder of the 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 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

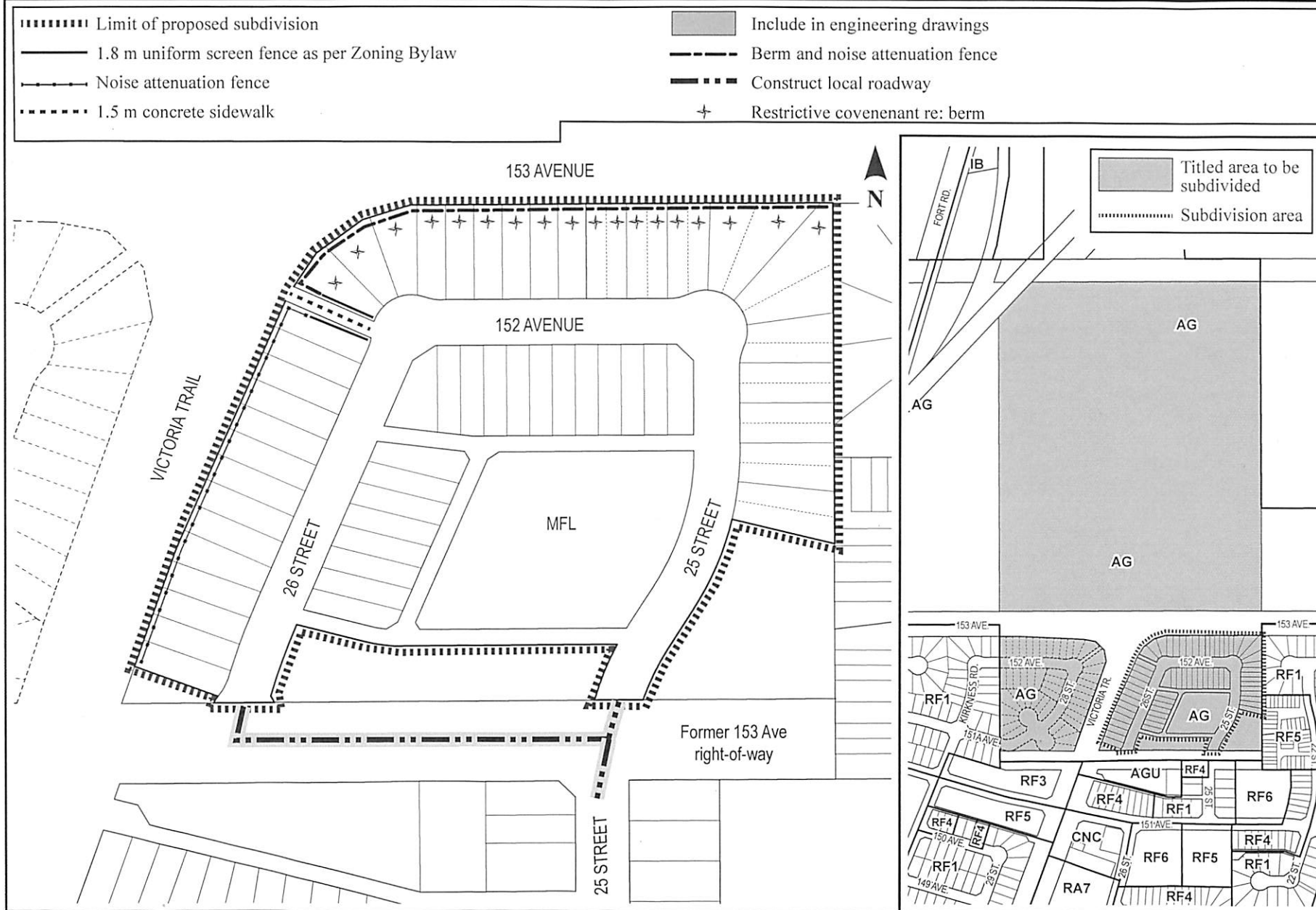
SM/mn/Posse #163701203-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2015

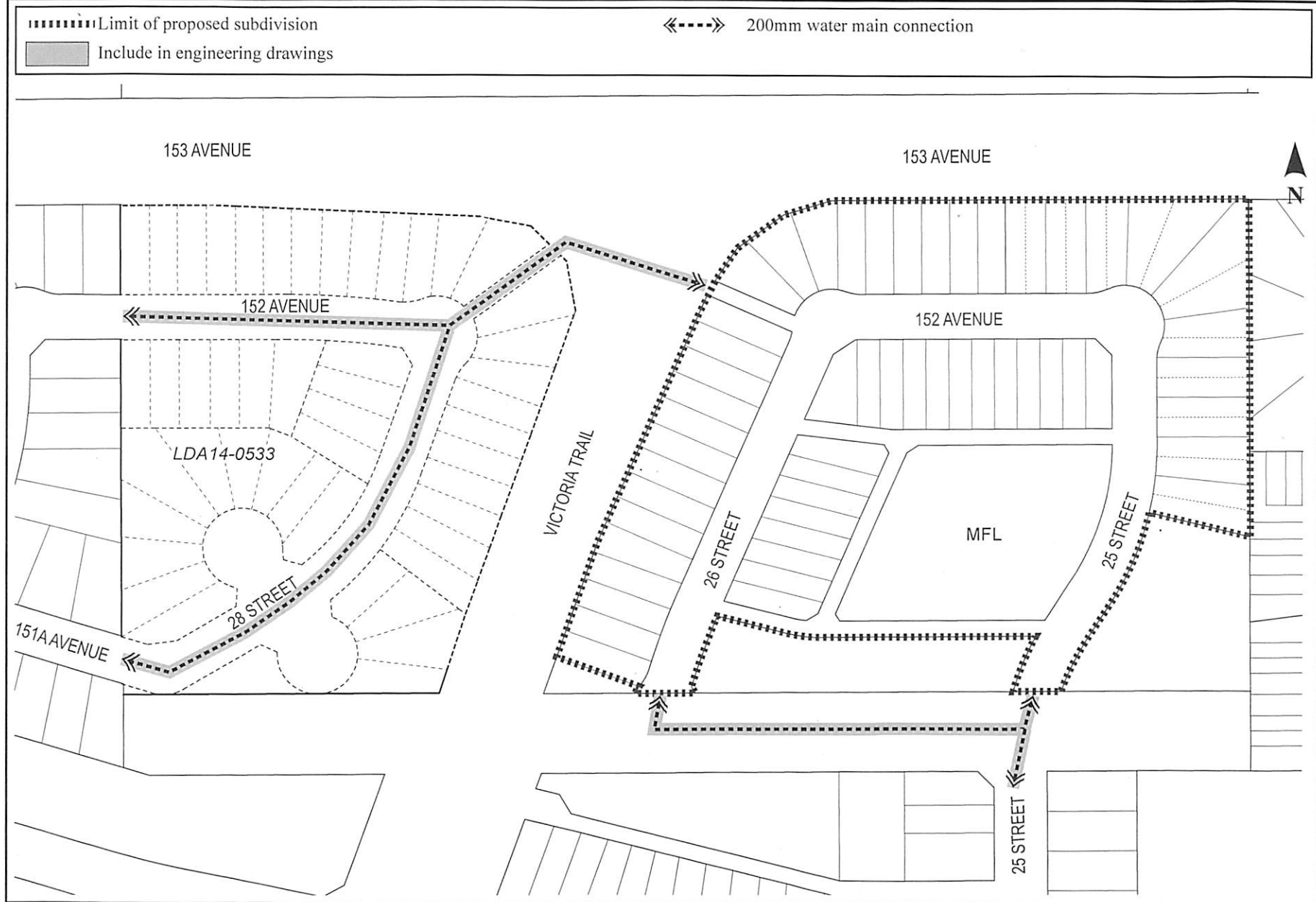
LDA14-0532



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2015

LDA14-0532



Thursday, February 26, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 26, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 19, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0253
155147704-001

Tentative plan of subdivision to create 27 single detached residential lots, 56 stacked row housing lots, and one (1) multiple family lot (MFL), from the SE 28-51-24-W4M located north of Ellerslie Road SW and west of 170 Street SW; **WINDERMERE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA14-0284
156200989-001

Tentative plan of subdivision to create 95 single detached residential lots, 66 semi-detached residential lots, 36 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Plan 992.1891, and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; **LAUREL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0471 160762717-001	Tentative plan of subdivision to create 48 single detached residential lots from W ½ NE 31-52-25-W4M, located south of Stony Plain Road and west of 199 Street; STEWART GREENS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA14-0533 163702395-001	Tentative plan of subdivision to create 46 single detached residential lots, from Block Y, Plan 7733 AM, located north of 151 Avenue NW and east of Kirkness Road NW; KIRKNESS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT		
	The meeting adjourned at 10:10 a.m.		

Thursday, March 5, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 10

Cancelled

- | | |
|-----------|----------------------------|
| 1. | ADOPTION OF AGENDA |
| 2. | ADOPTION OF MINUTES |
| 3. | OLD BUSINESS |
| 4. | NEW BUSINESS |
| 5. | OTHER BUSINESS |
| 6. | ADJOURNMENT |

Thursday, March 19, 2015

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 19, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 12, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0515
163126831-001 | Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of 156 Street SW and south of Windermere Boulevard SW; AMBLESIDE |
| 2. | LDA14-0525
163729749-001 | Tentative plan of subdivision to create 18 single detached residential lots, 37 row housing lots and one (1) Municipal Reserve lot, from the NE-15-51-24-W4M, and the NW-15-51-24-W4M located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE |

5. OTHER BUSINESS



Subdivision Authority

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

March 19, 2015

File NO. LDA14-0515

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of 156 Street SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on March 19, 2015, 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;
3. that the approved subdivision LDA14-0269 be registered prior to or concurrent with this application for logical extension of roadway and water connections;
4. that the subdivision boundary be amended to include the dedication of the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 construct a 3 m hard surface shared use path, lighting, and bollards within the walkway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkway, 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 for Lot 2, Plan 2296 RS was addressed under LDA11-0405 and LDA11-0426.

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. Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority



SM/kg/Posse #163126831-001

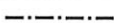

Enclosure(s)

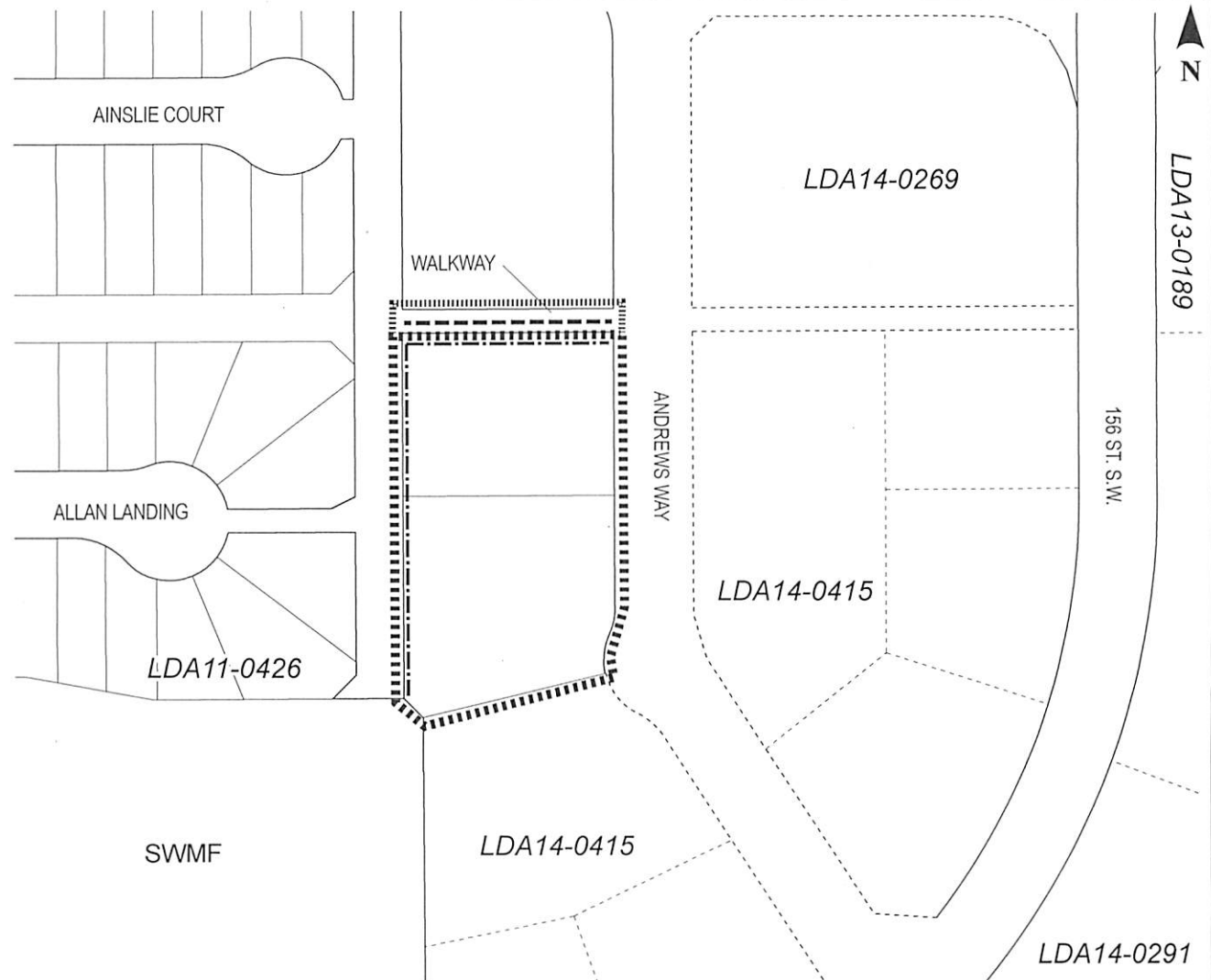
SUBDIVISION CONDITIONS OF APPROVAL MAP



March 19, 2015

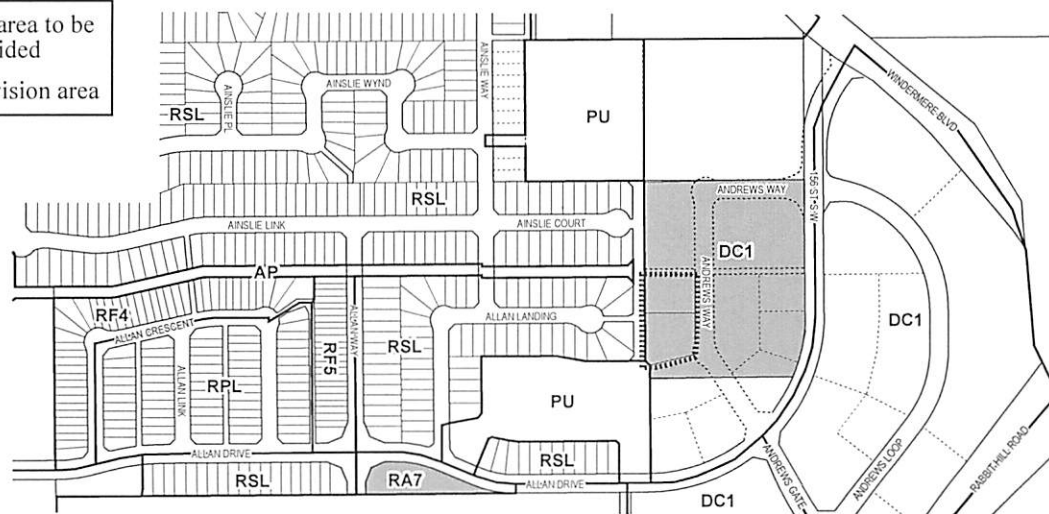
LDA14-0515

 Limit of proposed subdivision
 3 m Hard surface shared use path

 1.2 m uniform fence
 Amend subdivision boundary



 Titled area to be subdivided
 Subdivision area





Subdivision Authority

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

March 19, 2015

File NO. LDA14-0525

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 18 single detached residential lots, 37 row housing lots and one (1) Municipal Reserve lot, from the NE-15-51-24-W4M, and the NW-15-51-24-W4M located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on March 19, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 7.62 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 & 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 register an easement for the construction of the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure II;
5. that the approved subdivision LDA14-0199 be registered prior to or concurrent with this application;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the SWMF as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include the construction of the first two (2) lanes of 25 Avenue SW to an arterial roadway standard with channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 25 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the greenway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include a temporary 12 m radius 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 engineering drawings include a temporary 6 m gravel roadway connection 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);
11. that the engineering drawings include the design of the ultimate SWMFs and construction of the interm SWMFs, including inlets and outlets with control manholes, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;

12. that the engineering drawings include offsite storm water connections from the SWMFs to the subdivision boundary, to the satisfaction of Financial Services and Utilities;
13. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
14. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the MR lot, and curb ramps and extensions at Orchards Boulevard and 30 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, greenways and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve is being provided as a 7.62 ha parcel with this subdivision. The existing Deferred Reserve Caveat registered on the NE-15-51-24-W4M will be reduced in full. The existing Deferred Reserve Caveat registered on the NW-15-51-24-W4M will be reduced accordingly and 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 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,

Scott Mackie
Subdivision Authority

SM/mb/Posse #163729749-001

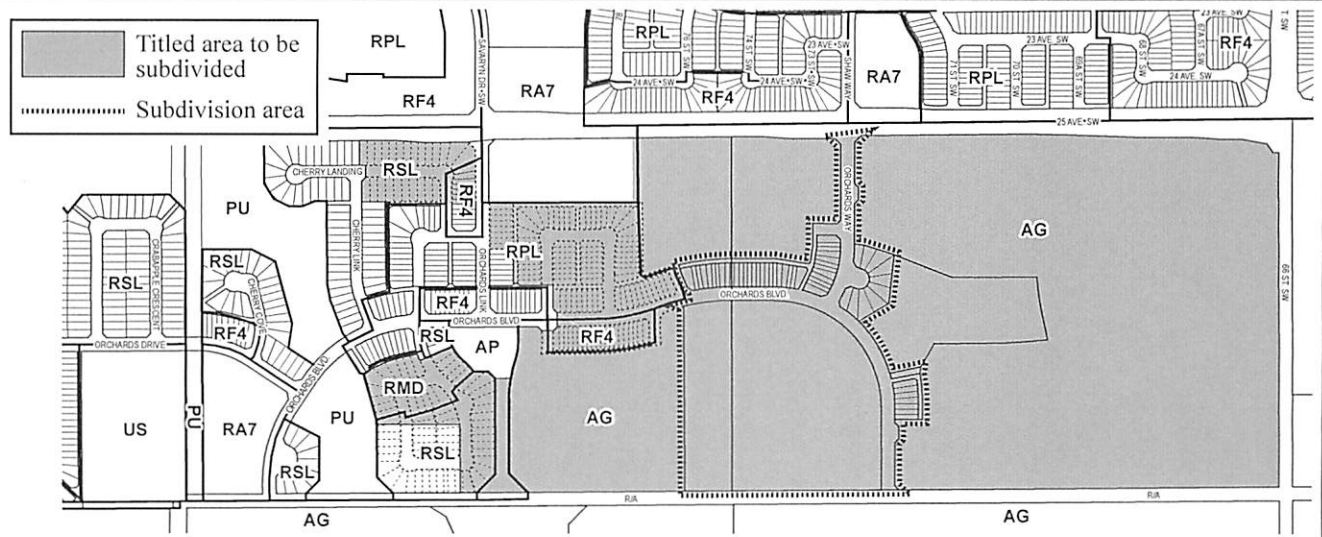
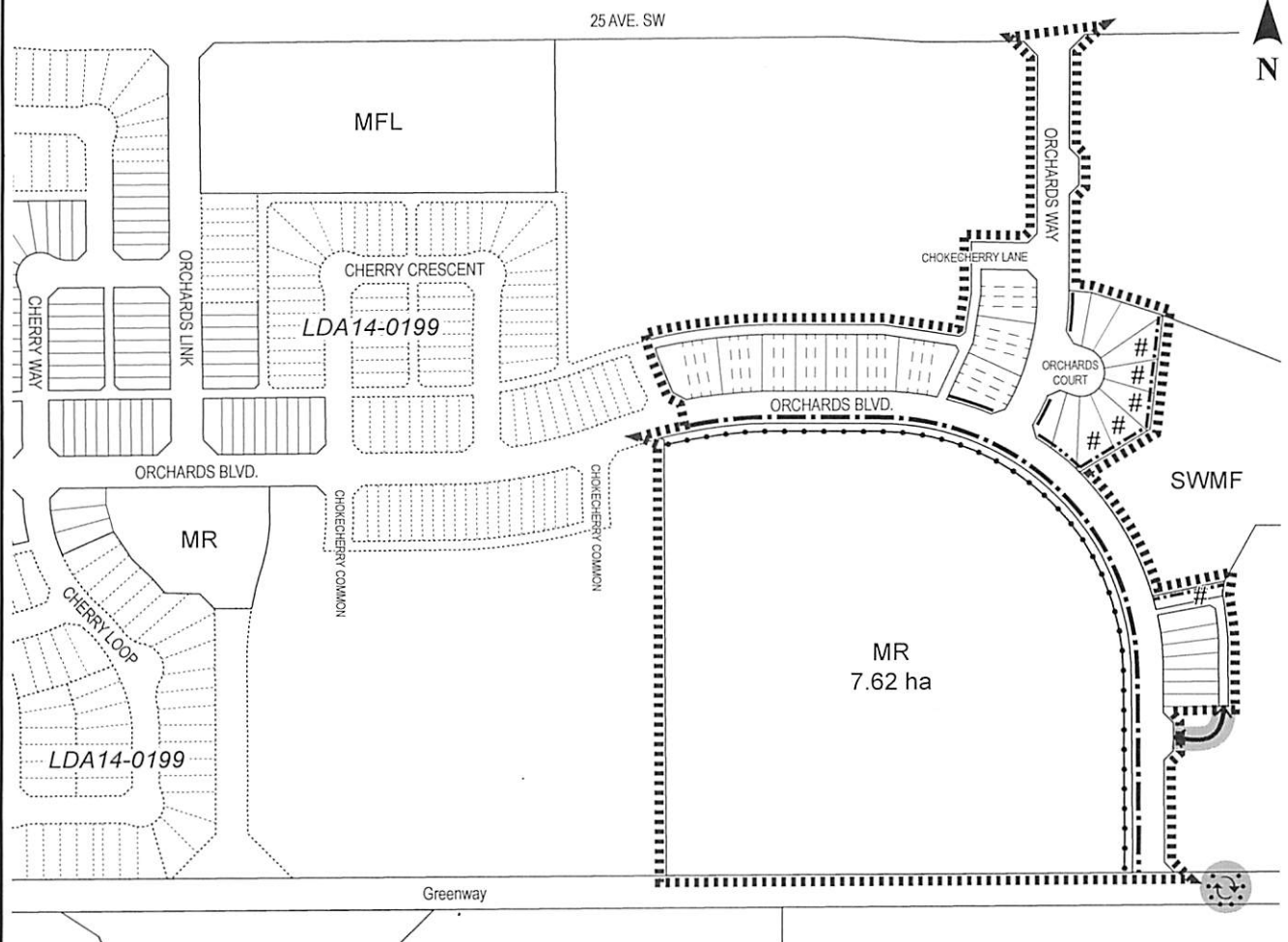
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 19, 2015



LDA14-0525

- | | |
|--|------------------------------------|
| ----- Limit of proposed subdivision | --- 2 m mono-walk |
| — 1.8 m uniform screen fence as per Zoning Bylaw | ↔ Temporary 6 m roadway |
| --- 1.8 m uniform screen fence | # Restrictive covenant: Freeboard |
| --- 1.2 m uniform fence | ⊙ Temporary 12 m radius turnaround |
| --- Post and rail fence | ■ Include in engineering drawings |




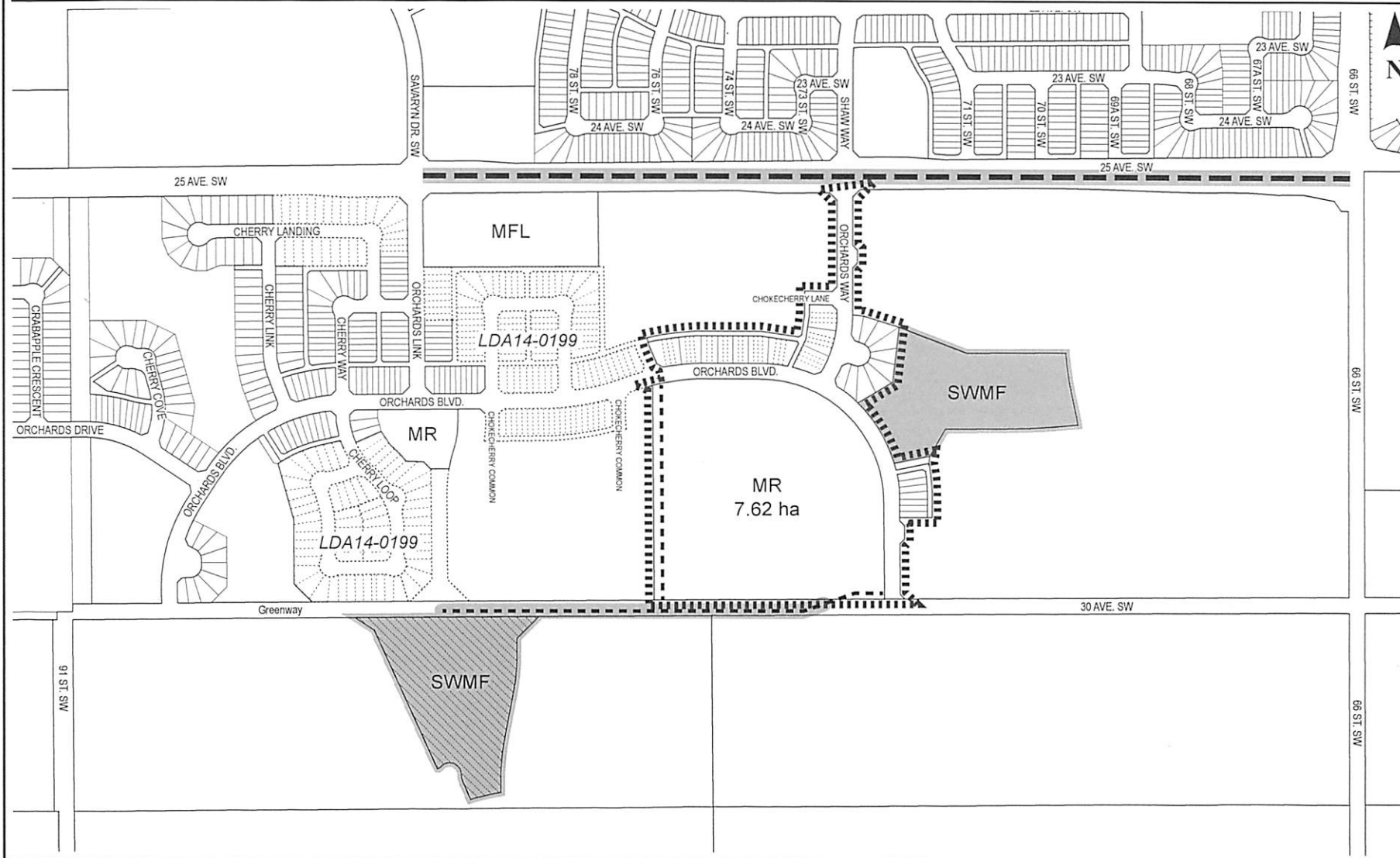
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 19, 2015

 Limit of proposed subdivision
 3 m hard surface shared use path
 Register easement

■ ■ ■ Construct first two lanes to an arterial roadway standard

 Include in engineering drawings



Thursday, March 12, 2015
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 12, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 26, 2015 and March 5, 2015 meetings be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0405
158789675-001 Tentative plan of subdivision to create 24 single detached residential bare land condominium units, nine (9) single detached residential lots, and one (1) Environmental Reserve lot from Lot A, Plan 772 0388, the north half of the NE-20-51-25-W4M, and the south half of the NE-20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; **KESWICK**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA14-0415
160779405-001 Tentative plan of subdivision to create seven (7) commercial lots from Lot 2, Plan 2296 RS and Lot A, Plan 1368 NY, located west of Andrews Loop SW and south of Windermere Boulevard SW; **AMBLESIDE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA14-0431 160767717-001	Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 8120646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW; WALKER	
MOVED		Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA14-0532 163701203-001	Tentative plan of subdivision to create 43 single detached residential lots, 20 semi-detached residential lots and one (1) multiple family lot (MFL), from Block Y, Plan 7733 AM, located north of 151 Avenue NW and west of 22 Street NW; FRASER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.		

Thursday, March 26, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 13

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, April 2, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 14

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 2, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 19, 2015 and March 26, 2015 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0168
148664137-001 | Tentative plan of subdivision to create 11 single detached residential lots, from Lot 2, Block 1, Plan 022 1098, and for closed portion of roadway, located south of Anthony Henday Drive and east of 14 Street; FRASER |
| 2. | LDA14-0384
159253875-001 | Tentative plan of subdivision to create 31 single detached residential lots, 46 semi-detached residential lots and 30 row housing lots, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS |
| 3. | LDA14-0505
159249638-001 | Tentative plan of subdivision to create one (1) commercial lot from Lot C, Block 28, Plan 772 1832, located south 118 Avenue and west of 154 Street NW; GARISIDE INDUSTRIAL |

5. OTHER BUSINESS



Subdivision Authority

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

April 2, 2015

File NO. LDA14-0168

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 11 single detached residential lots, from Lot 2, Block 1, Plan 022 1098, and for closed portion of roadway, located south of Anthony Henday Drive and east of 14 Street; **FRASER**

I The Subdivision by Plan is APPROVED on April 2, 2015, 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;
3. that the lots identified be withheld from registration until the realigned 153 Avenue from 18 Street to Meridian Street is open and operational, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17150 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that Bylaw 17148 to close a portion of 153 Avenue NW shall be approved prior to the endorsement of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation / Utility Corridor (TUC), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 pay the Drainage Assessments applicable to this subdivision;
4. 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;
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 engineering drawings include a temporary 12 m radius 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);
7. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto the TUC, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the road islands, boulevards, and medians 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 for Lot 2, Block 1, Plan 022 1098 was dedicated as land with LDA12-0041. Pursuant to Section 663 of the Municipal Government Act, there is no entitlement to ask for Municipal Reserves for the portion of road to be closed through Bylaw 17148 because the subdivision area is less than 0.8 ha.

Ministerial Consent is required for the portion of berm located within the TUC and the application for Ministerial Consent is 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse #148664137-001

Enclosure(s)

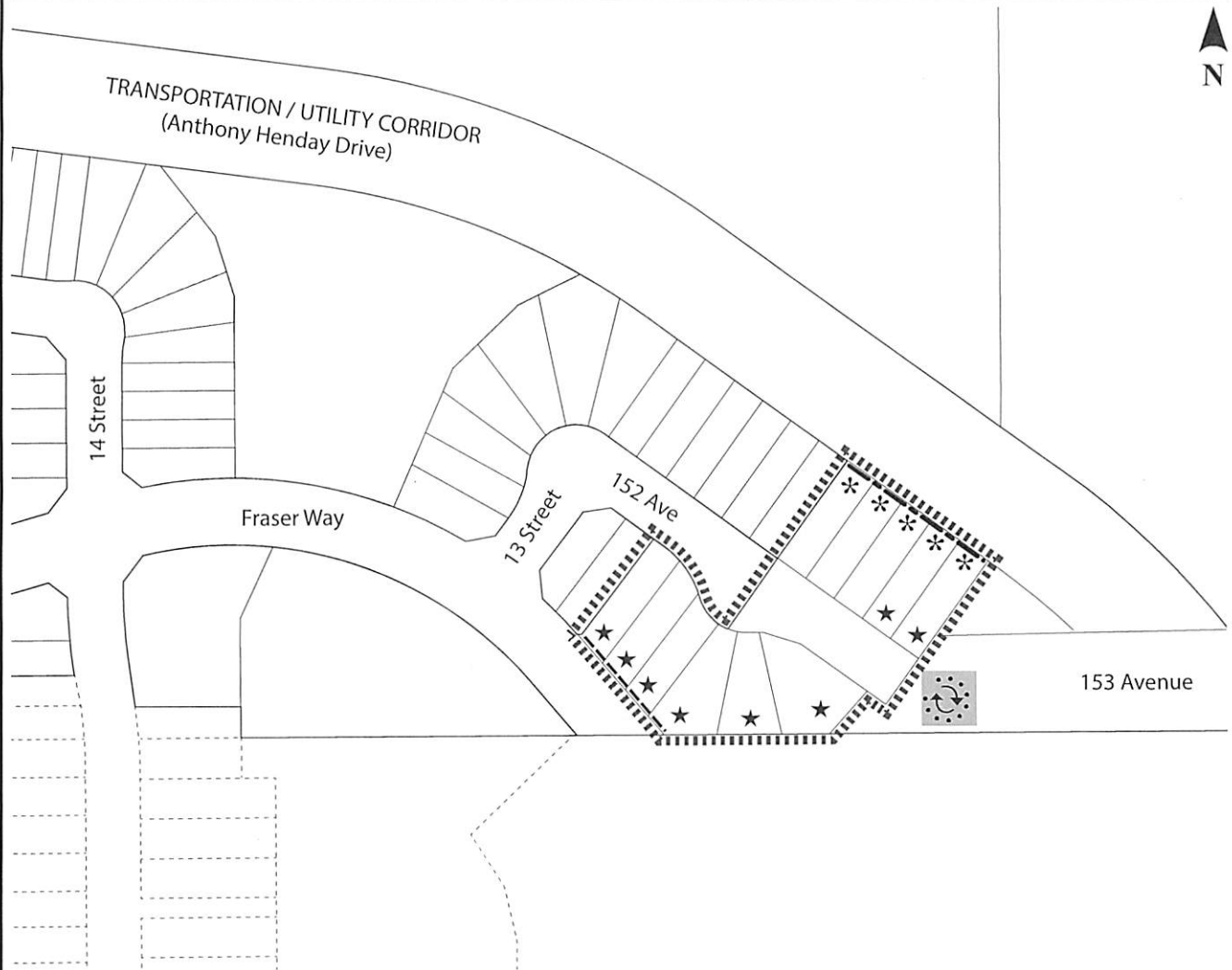
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 02, 2015

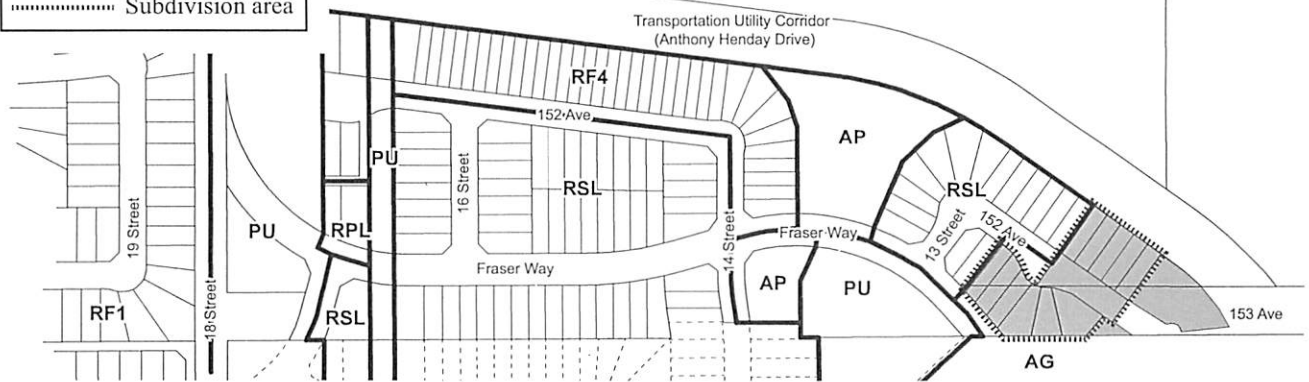
LDA14-0168

- Limit of proposed subdivision
- 1.8 m uniform screen fence
- Berm and noise attenuation fence
- * Restrictive covenant re: berm
- ★ Withhold lots from registration

- Include in Engineering drawings
- Temporary 12 m radius turnaround



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 2, 2015

File NO. LDA14-0384

Stantec Consulting Ltd.
10106 - 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 31 single detached residential lots, 46 semi-detached residential lots and 30 row housing lots, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

I The Subdivision by Plan is APPROVED on April 2, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$275,096.25 representing 0.405 ha pursuant to Section 666 and Section 667 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 & 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 a Public Utility lot to conform to an approved Concept Plan or to the satisfaction of Transportation Services for the future LRT line, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road rights-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for James Mowatt Trail SW and 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Conditions I (4) and I (5), the owner clear and level the future LRT line Public Utility lot, James Mowatt Trail SW and 41 Avenue SW as required for Public Utility lot dedication and road rights-of-way;
7. that the approved subdivision LDA14-0034 be registered prior to or concurrent with this application for the logical extensions of roadway connections and for essential water main feeds;
8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW and the future LRT Public Utility lot, to protect the integrity of the berm, 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 300 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 41 Avenue SW and the future LRT Public Utility lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians and walkways, 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 DRC registered on the SE 13-51-25-W4M is to be carried forward on title.

Lot 1, Plan 982 4939 will require money in place of MR representing 0.405 ha and will be adjusted in accordance with the arterial roadway dedication at the time of registration.

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/kw/Posse #159253875-001

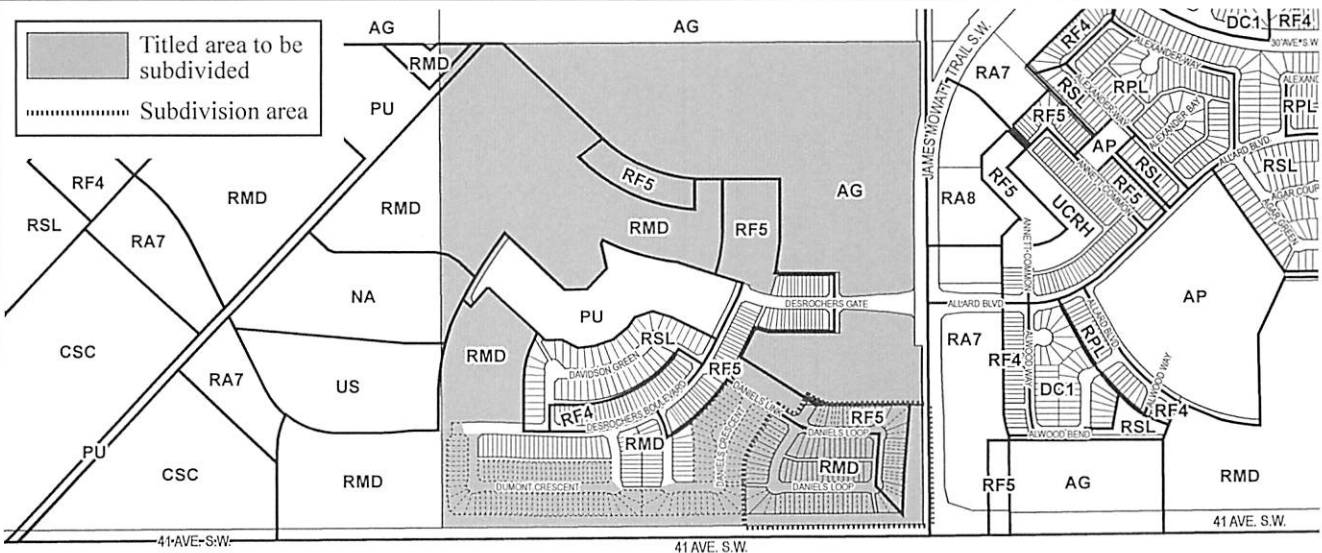
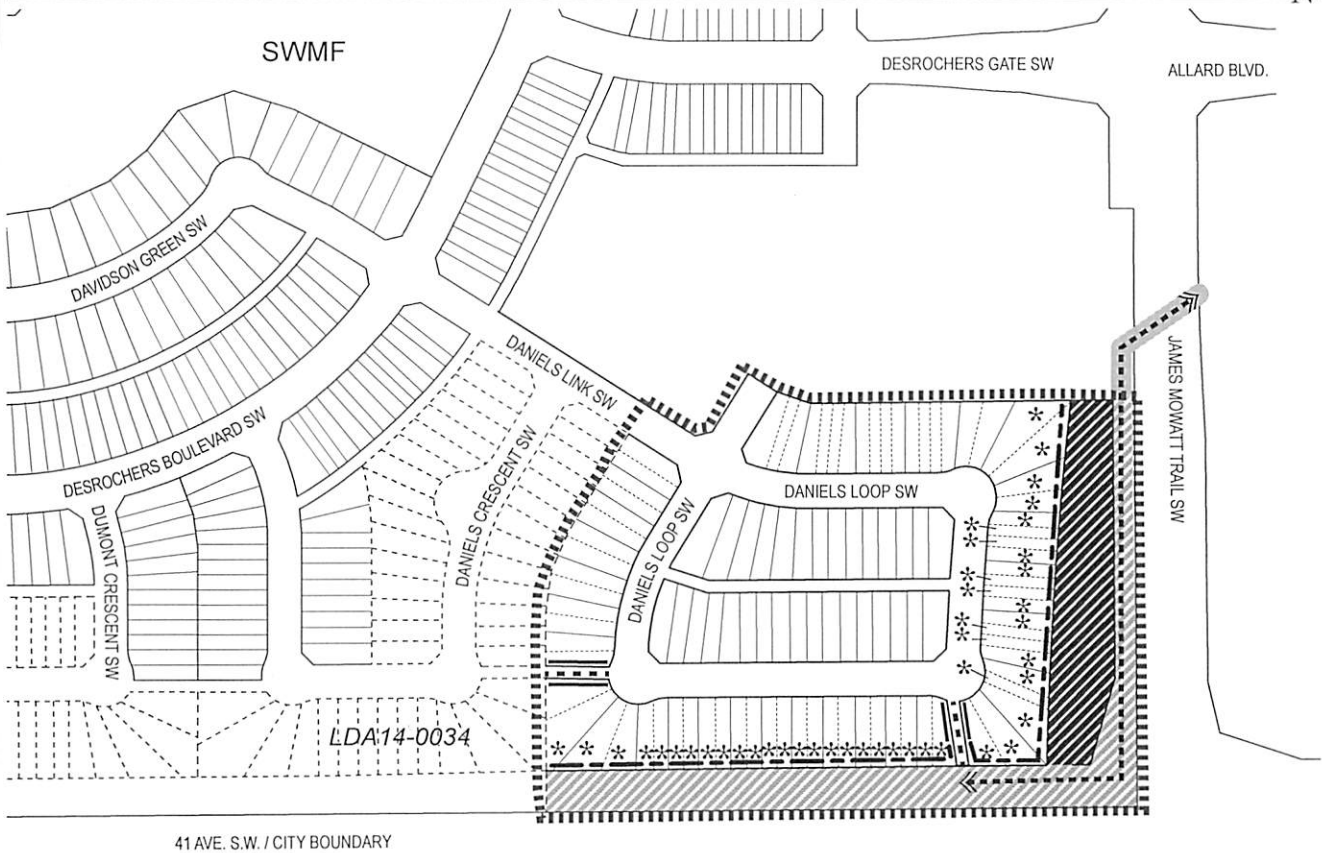
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 2, 2015

LDA14-0384

- | | |
|--|------------------------------------|
| Limit of proposed subdivision | ←---→ 300 mm water main connection |
| — 1.8 m uniform screen fence as per Zoning Bylaw | ▨ Dedicate as Public Utility Lot |
| - - - Berm and noise attenuation fence | ▧ Dedicate as road right-of-way |
| 1.5 m concrete sidewalk | ■ Include in engineering drawings |
| * Restrictive covenant re: berm | |





Subdivision Authority

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

April 2, 2015

File No. LDA14-0505

Geodetic Surveys and Engineering Ltd.
9538 - 87 Street
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

Dear Mr. Chan:

Subject: Tentative plan of subdivision to create one (1) commercial lot from Lot C, Block 28, Plan 772 1832, located south 118 Avenue and west of 154 Street NW; **GARSDALE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 2, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$238,602.00 representing 0.092 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner is required to make satisfactory arrangements with the Drainage Services Branch of Financial Services and Utilities for the provision of separate services (water, storm and sanitary) to each of the lots. These arrangements shall include the abandonment of the existing water line and storm sewer services to the western lot from 154 Street (contact Water and Sewer Servicing at (780-496-5444);
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favor of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision.

The Deferred Reserve Caveat will be provided as money in place and subsequently discharged.

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 any further questions, please contact Mr. Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,


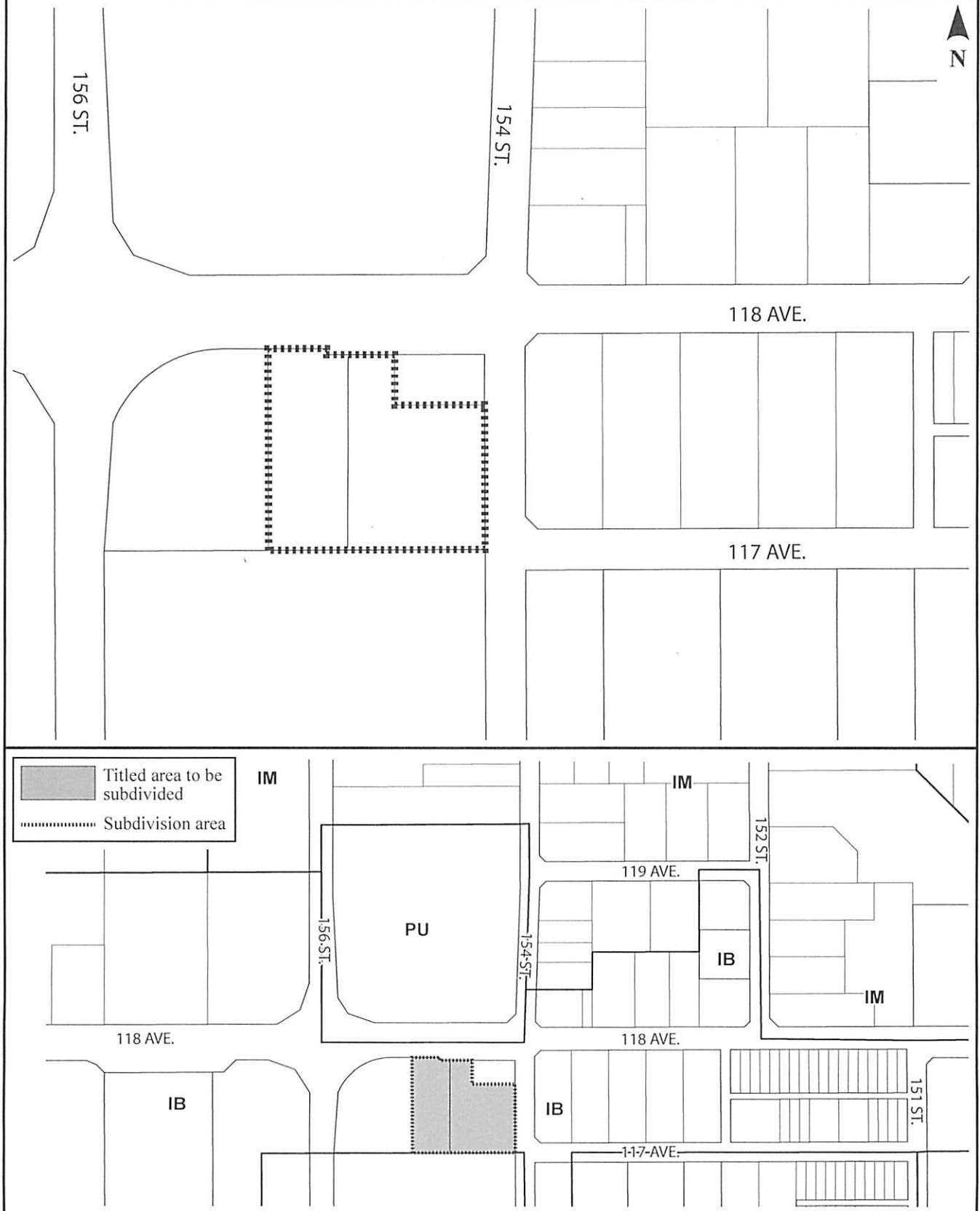
Scott Mackie
Subdivision Authority

SM/dr/Posse # 159249638-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 2, 2015

LDA14-0505

 Limit of proposed subdivision

Thursday, March 19, 2015

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 19, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 12, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0515
163126831-001

Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of 156 Street SW and south of Windermere Boulevard SW; **AMBLESIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0525
163729749-001

Tentative plan of subdivision to create 18 single detached residential lots, 37 row housing lots and one (1) Municipal Reserve lot, from the NE-15-51-24-W4M, and the NW-15-51-24-W4M located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURMENT

The meeting adjourned at 9:50 a.m.

Thursday, March 26, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 13

Cancelled

- | | |
|----|----------------------------|
| 1. | ADOPTION OF AGENDA |
| 2. | ADOPTION OF MINUTES |
| 3. | OLD BUSINESS |
| 4. | NEW BUSINESS |
| 5. | OTHER BUSINESS |
| 6. | ADJOURNMENT |

Thursday, April 9, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 15

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 9, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 2, 2015 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0431
160767717-001 | Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 812 0646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW;
WALKER |
|----|-----------------------------|--|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0357
157849589-001 | Tentative plan of subdivision to create 159 single detached residential lots, 172 semi-detached residential lots, 38 row housing lots, one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from the NE 8-52-23W4M located south of Whitemud Drive NW and west of Meridian Street NW;
MAPLE |
|----|-----------------------------|--|

5. OTHER BUSINESS



April 9, 2015

File NO. LDA14-0431

IBI Group Inc.
300, 10830 – Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 812 0646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on April 9, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.37 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 & 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; and
5. 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, 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 for Stage 2 include a 3 m hard surface shared use path within the adjacent Municipal Reserve lot and public utility lot, with a dividing yellow centerline, "Shared Use" signage, lighting, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings for Stage 2 include the construction of Wonnacott Way SW to a non-transit collector roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings for Stage 2 include a 300 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings for Stage 2 include a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and Municipal Reserve lot, 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 (MR) for SW 23-51-24-4 were previously addressed. The Deferred Reserve Caveat (DRC) on SW 23-51-24-4 will be reduced by 0.37 ha for the dedication of a pocket park with this subdivision and the balance of the DRC is to be transferred to Lot 1, Plan 812 0646 for assembly of the district park site.

MR for Lot 1, Plan 812 0646 was previously addressed and the balance 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 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 Cyndie Prpich at 780-481-8752 or cyndie.prpich@edmonton.ca .

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #160767717-001

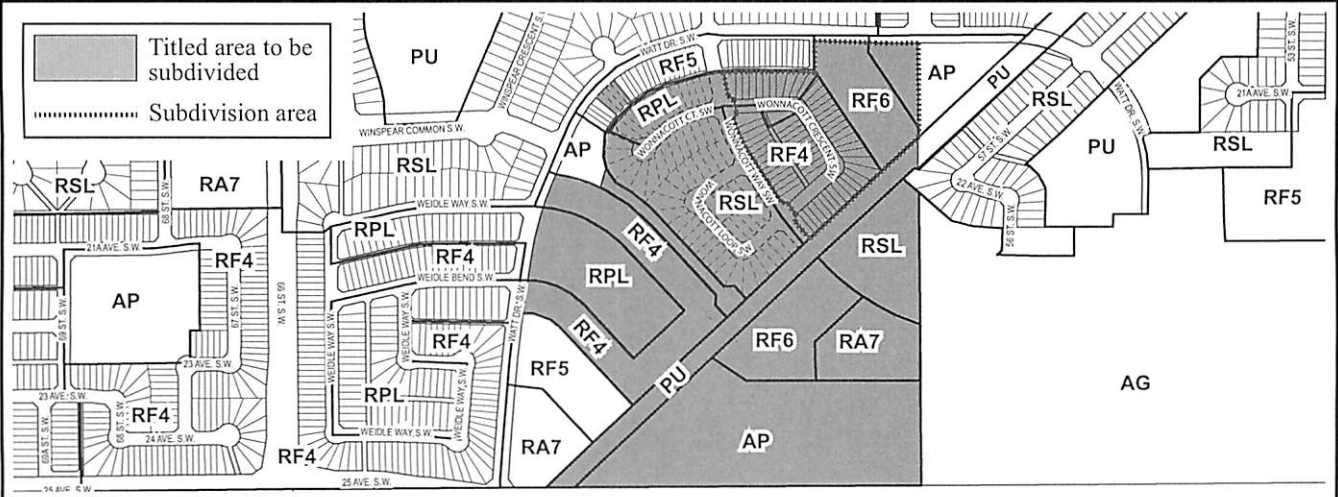
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 9, 2015

LDA14-0431

- | | |
|--|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision —— 1.8 m uniform screen fence as per Zoning Bylaw - - - - 1.2 m uniform fence ← Construct (non-transit) collector | <ul style="list-style-type: none"> — 3 m hard surface shared use pathway ▒ Include in engineering drawings Zebra marked crosswalk ←- - - -> 300 mm water main connection |
|--|---|





Subdivision Authority

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

April 9, 2015

File NO. LDA14-0357

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

ATTENTION: Mr. Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 159 single detached residential lots, 172 semi-detached residential lots, 38 row housing lots, one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from the NE 8-52-23W4M located south of Whitemud Drive NW and west of Meridian Street NW; **MAPLE**

I The Subdivision by Plan is APPROVED on April 9, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.82 ha parcel and a 0.11 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 & 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 lots identified be withheld from registration until the temporary emergency access roadway is no longer required, as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register easements for the construction of Maple Road and Maple Way and the underlying services as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that the approved subdivision LDA13-0346 be registered prior to or concurrent with this application;

8. that the owner register a noise attenuation term restrictive covenant in favour of the City of Edmonton against the lots flanking Meridian Street, to protect the integrity of the term, 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include the construction of Maple Road to an arterial roadway standard, with Stage 3, with lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Maple Road prior to the approval of engineering drawings, to the satisfaction of Transportation Services;
8. that the engineering drawings include the construction of Maple Way to an urban collector standard, with Stage 3, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings for Stage 3 include 300 mm offsite water main and 450 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include 1.5 m concrete sidewalk connections to the shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct temporary offset 17 m radius transit turnarounds to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);

12. that the owner construct temporary 4 m gravel emergency access roadway connections and T-bollards 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 temporary 6 m gravel roadway connections to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The roadways will be required prior to CCC for roads (or when required by Transportation Services);
14. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the Municipal Reserve lots, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, or combination thereof, and in conformance with the submitted noise study, for all lots flanking Meridian Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner place "no parking" restrictions on the local roadways, to allow for emergency vehicle access, to be reviewed at the engineering drawing stage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the engineering drawings include identification of the abandoned well site, demonstrating that a 6.5 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, and Municipal Reserve lots, to the satisfaction of City Departments and affected utility agencies.

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

The Deferred Reserve Caveat (DRC) on title will be reduced by 1.82 ha and 0.11 ha with the dedication of Municipal Reserve Lots with this subdivision and by 0.66 ha with the dedication of a Municipal Reserve Lot dedicated under LDA13-0346. The balance of the DRC is to be transferred to SE-8-52-23-4.

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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,

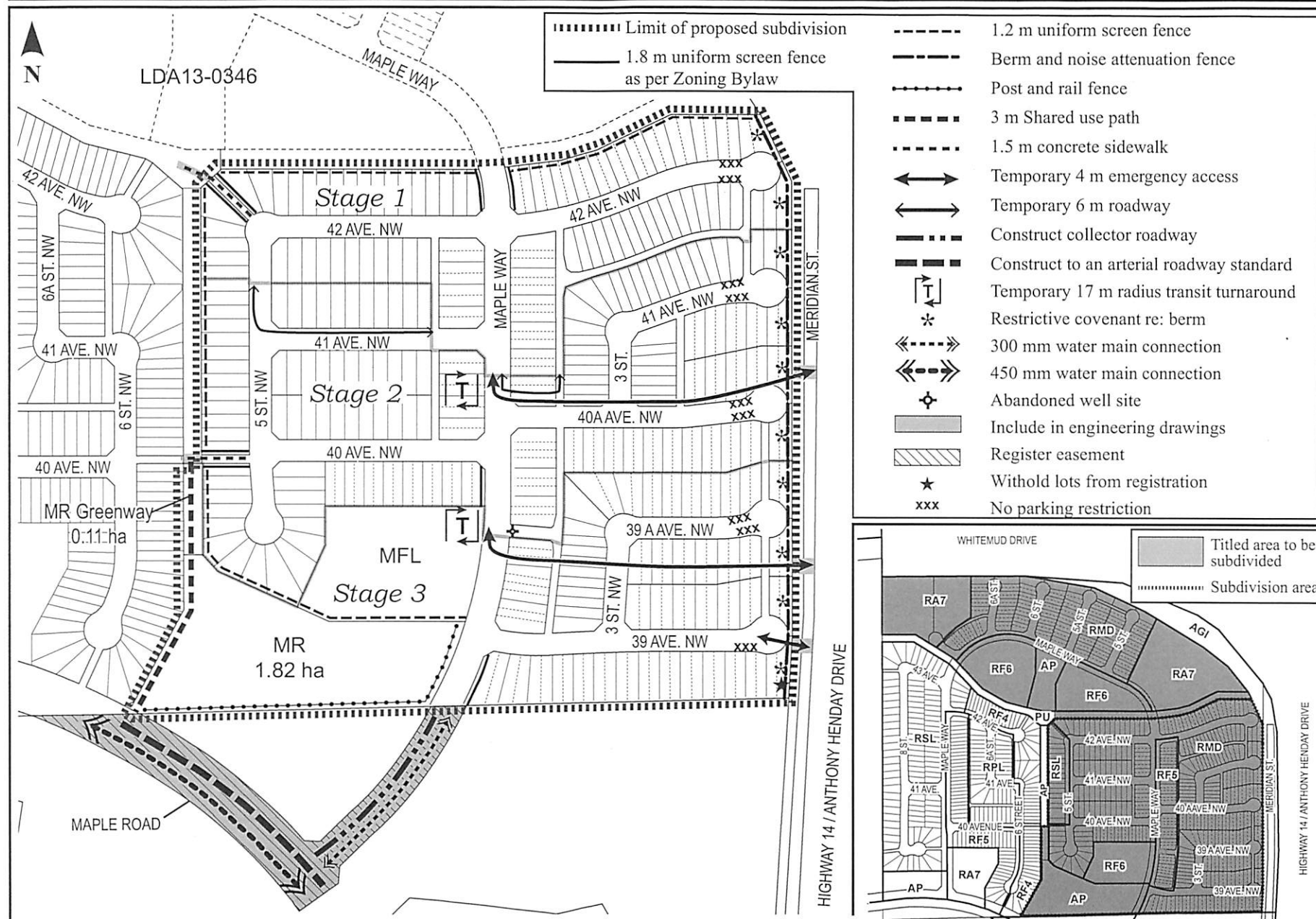
Scott Mackie
Subdivision Authority

SM/cp/Posse #157849589-001

Enclosure(s)

April 9, 2015

LDA14-0357



Thursday, April 2, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 2, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 19, 2015 and March 26, 2015 meetings be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0168
148664137-001

Tentative plan of subdivision to create 11 single detached residential lots, from Lot 2, Block 1, Plan 022 1098, and for closed portion of roadway, located south of Anthony Henday Drive and east of 14 Street; **FRASER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0384
159253875-001

Tentative plan of subdivision to create 31 single detached residential lots, 46 semi-detached residential lots and 30 row housing lots, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0505 159249638-001	Tentative plan of subdivision to create one (1) commercial lot from Lot C, Block 28, Plan 772 1832, located south 118 Avenue and west of 154 Street NW; GARSDIE INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:50 a.m.		

Thursday, April 16, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 16

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 16, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 9, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0209
154138515-001 | Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW;
GLENRIDDING HEIGHTS |
| 2. | LDA14-0547
164639540-001 | Tentative plan of subdivision to create 25 single detached residential lots, 42 semi-detached residential lots, 29 row housing lots, one (1) Municipal Reserve lot, two (2) Public Utility lots and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, and the SE-25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW;
CHARLESWORTH |

5. OTHER BUSINESS



Subdivision Authority

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

April 16, 2015

File NO. LDA14-0209

MMM Group Limited
200, 10576 – 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDGING HEIGHTS**

I The Subdivision by Plan is APPROVED on April 16, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$75,213 representing 0.1015 ha pursuant to Section 666 and Section 667 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 & 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 register an easement for the Storm Water Management Facility (SWMF) to its ultimate design, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the City Departments and affected utility agencies;
7. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m concrete emergency access with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a CCC will not be issued for the storm and sanitary sewers until the downstream outfall has been constructed and is operational to the satisfaction of Financial Services and Utilities;
10. that the owner construct a 2 m berm centered on property line and a 1.83 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 170 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, 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 on title will be provided as money-in-place with this subdivision. NW 22-51-25-W4M will require money in place of MR representing 0.1015 ha and will be adjusted in accordance with the arterial roadway dedication at the time of registration.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kg/Posse #154138515-001

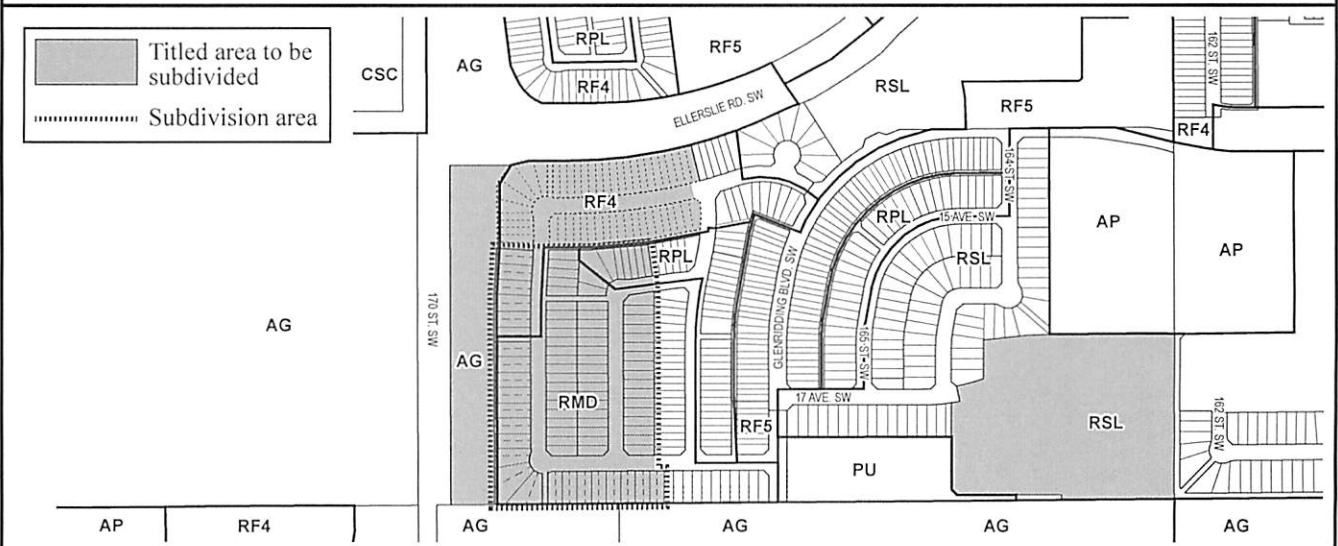
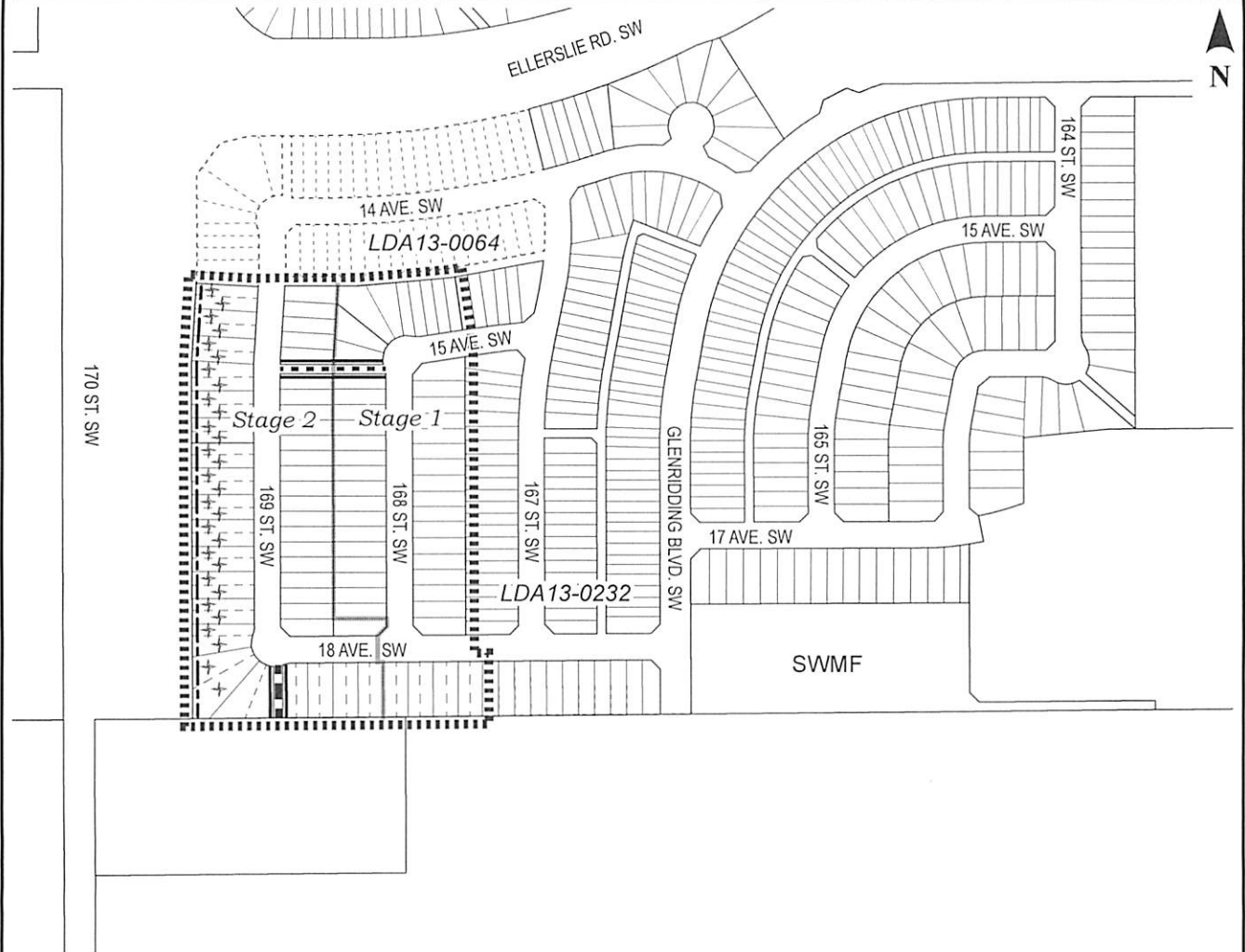
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 16, 2015

LDA14-0209

- Limit of proposed subdivision
 — 1.8 m uniform screen fence as per Zoning Bylaw
 - - - - - Berm and noise attenuation fence
 - - - - - 3 m concrete emergency access
 1.5 m concrete sidewalk
 + Restrictive covenant re: berm





April 16, 2015

File NO. LDA14-0547

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 25 single detached residential lots, 42 semi-detached residential lots, 29 row housing lots, one (1) Municipal Reserve lot, two (2) Public Utility lots and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, and the SE-25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on April 16, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 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 & 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 LDA15-0142 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of stage three of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Ellerslie Road SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 12 m radius 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);
8. that the engineering drawings include a temporary gravel alley 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);
9. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the Ellerslie Road right-of-way with stage three of this subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, and bollards, within the MR lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, and bollards, within the MR lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct temporary 6 m gravel roadway connections 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 a 1.5 m concrete sidewalk, within the MR and Public Utility lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the Public Utility lot and walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner shall maintain the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands for 3 years to the satisfaction of Financial Services and Utilities and Sustainable Development;
17. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 for all lots backing onto Ellerslie Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned lands and post and rail fence on the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways and Municipal Reserve lot, 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 is being provided as a 0.20 ha parcel with this subdivision. The existing Deferred Reserve Caveat registered on the SE-25-51-24-W4M will be reduced accordingly and carried forward on title. The existing Deferred Reserve Caveat registered on Lot 1, Plan 982 3999 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 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.

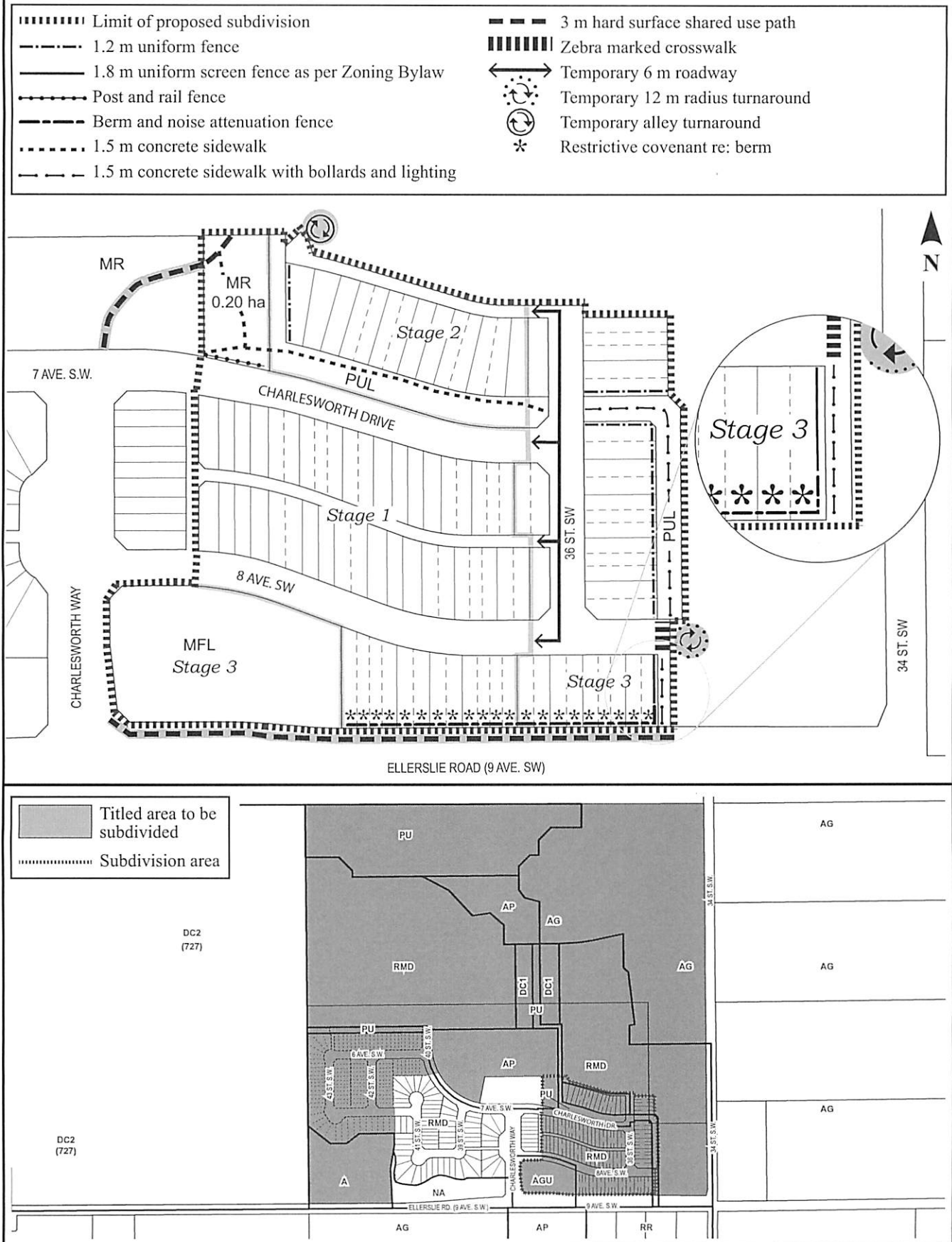
If you have further questions, please contact Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mb/Posse #164639540-001

Enclosure(s)



Thursday, April 9, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 9, 2015 meeting be adopted.
-------	---

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 2, 2015 meeting be adopted.
-------	--

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

3.	OLD BUSINESS
-----------	---------------------

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0431
160767717-001 | Tentative plan of subdivision to create 12 single detached residential lots, 40 semi-detached residential lots, one (1) multiple family lot (MFL), and (1) Municipal Reserve lot, from Lot 1, Plan 812 0646, and the SW 23-51-24-W4M located south of Watt Drive SW and east of 66 Street SW;
WALKER |
|----|-----------------------------|--|

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

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

4.	NEW BUSINESS
-----------	---------------------

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0357
157849589-001 | Tentative plan of subdivision to create 159 single detached residential lots, 172 semi-detached residential lots, 38 row housing lots, one (1) multiple family lot (MFL) and two (2) Municipal Reserve lots, from the NE 8-52-23W4M located south of Whitemud Drive NW and west of Meridian Street NW;
MAPLE |
|----|-----------------------------|--|

MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
-------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

5.	ADJOURNMENT
-----------	--------------------

The meeting adjourned at 10:10 a.m.

Thursday, April 23, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 17

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 23, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 16, 2015 meeting be adopted.

3. OLD BUSINESS

1.

LDA14-0209
154138515-001

Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW;
GLENRIDDING HEIGHTS

4. NEW BUSINESS

5. OTHER BUSINESS



April 23, 2015

File NO. LDA14-0209

MMM Group Limited
200, 10576 - 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on April 23, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$75,213 representing 0.1015 ha pursuant to Section 666 and Section 667 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 & 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 register an easement for the Storm Water Management Facility (SWMF) to its ultimate design, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the City Departments and affected utility agencies;
7. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m concrete emergency access with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a CCC will not be issued for the storm and sanitary sewers until the downstream outfall has been constructed and is operational to the satisfaction of Financial Services and Utilities;
10. that the owner construct a 2 m berm centered on property line and a 1.83 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 170 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, 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 on title will be provided as money-in-place with this subdivision. NW 22-51-25-W4M will require money in place of MR representing 0.1015 ha and will be adjusted in accordance with the arterial roadway dedication at the time of registration.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kg/Posse #154138515-001

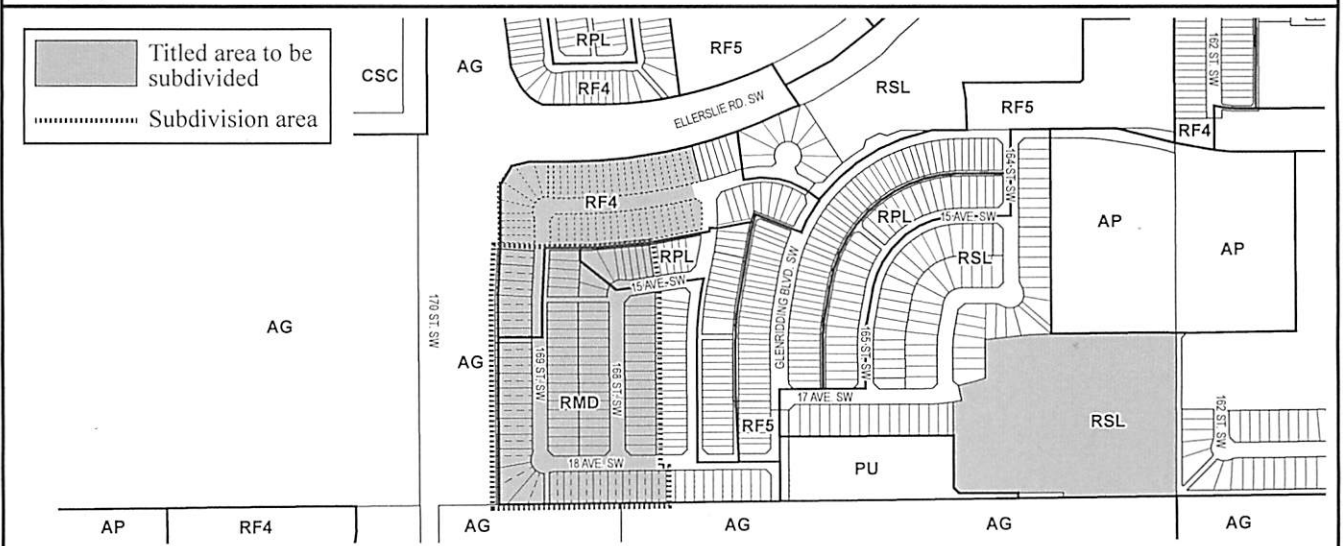
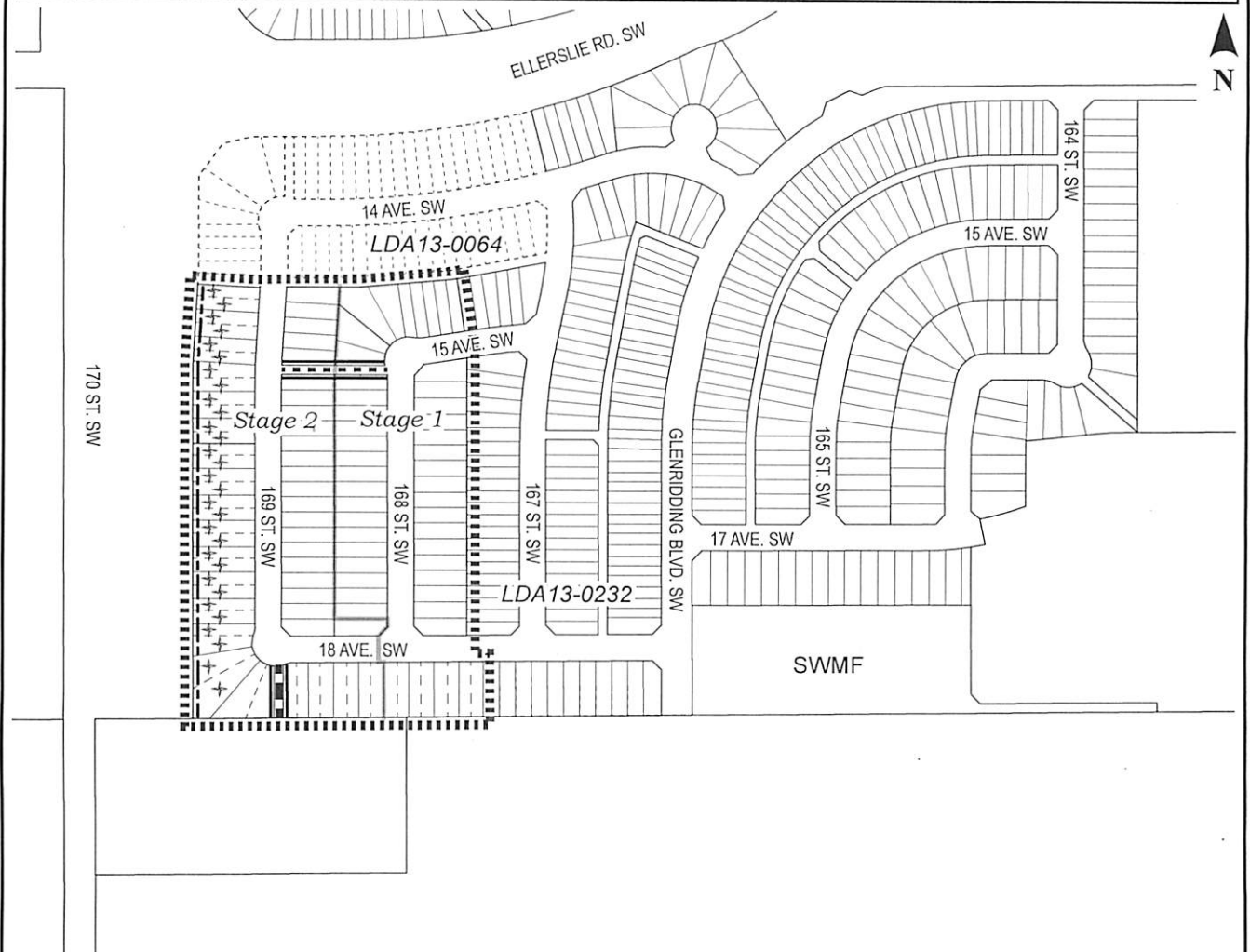
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 23, 2015

LDA14-0209

- Limit of proposed subdivision
 — 1.8 m uniform screen fence as per Zoning Bylaw
 - - - Berm and noise attenuation fence
 - - - 3 m concrete emergency access
 1.5 m concrete sidewalk
 + Restrictive covenant re: berm



Thursday, April 16, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 16

PRESENT

April Gallays, Acting Chief Subdivision Officer

Scott Mackie, Manager, Current Planning Branch

1. ADOPTION OF AGENDA

MOVED

April Gallays, Scott Mackie

That the Subdivision Authority Agenda for the April 16, 2015 meeting be adopted.

FOR THE MOTION

April Gallays, Scott Mackie

CARRIED

2. ADOPTION OF MINUTES

MOVED

April Gallays, Scott Mackie

That the Subdivision Authority Minutes for the April 9, 2015 meeting be adopted.

FOR THE MOTION

April Gallays, Scott Mackie

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0209
154138515-001

Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW;
GLENRIDDING HEIGHTS

MOVED

April Gallays, Scott Mackie

That the application for subdivision be Tabled.

FOR THE MOTION

April Gallays, Scott Mackie

CARRIED

2.

LDA14-0547
164639540-001

Tentative plan of subdivision to create 25 single detached residential lots, 42 semi-detached residential lots, 29 row housing lots, one (1) Municipal Reserve lot, two (2) Public Utility lots and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, and the SE-25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW;
CHARLESWORTH

MOVED

April Gallays, Scott Mackie

That the application for subdivision be Approved as Amended.

FOR THE MOTION

April Gallays, Scott Mackie

CARRIED

5. ADJOURMENT

The meeting adjourned at 9:50 a.m.

Thursday, April 30, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 18

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 30, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 23, 2015 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0209
154138515-001 | Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; GLENRIDDING HEIGHTS |
|----|-----------------------------|---|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0102
168874925-001 | Tentative plan of subdivision to create one (1) industrial lot from the north half of the SW-28-51-24-W4M located north of Ellerslie Road SW and west of Parsons Road SW; ELLERSLIE INDUSTRIAL |
|----|-----------------------------|---|

5. OTHER BUSINESS



Subdivision Authority

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

April 30, 2015

File NO. LDA14-0209

MMM Group Limited
200, 10576 – 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 65 single detached residential lots and 48 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDGING HEIGHTS**

I The Subdivision by Plan is APPROVED on April 30, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$75,213.00 representing 0.1015 ha pursuant to Section 666 and Section 667 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 & 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 approved subdivision LDA13-0064 be registered prior to or concurrent with this application to provide for the logical connection of roadway and services necessary to serve this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the City Departments and affected utility agencies;
7. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m concrete emergency access with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a CCC will not be issued for the storm and sanitary sewers until the downstream outfall has been constructed and is operational to the satisfaction of Financial Services and Utilities;
10. that the owner construct a 2 m berm centered on property line and a 1.83 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 170 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

There is an existing Deferred Reserve Caveat (DRC) registered against the NW 22-51-25-W4M in the amount of 0.1015 ha. The DRC will be discharged and provided as money-in-place with this subdivision.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kg/Posse #154138515-001

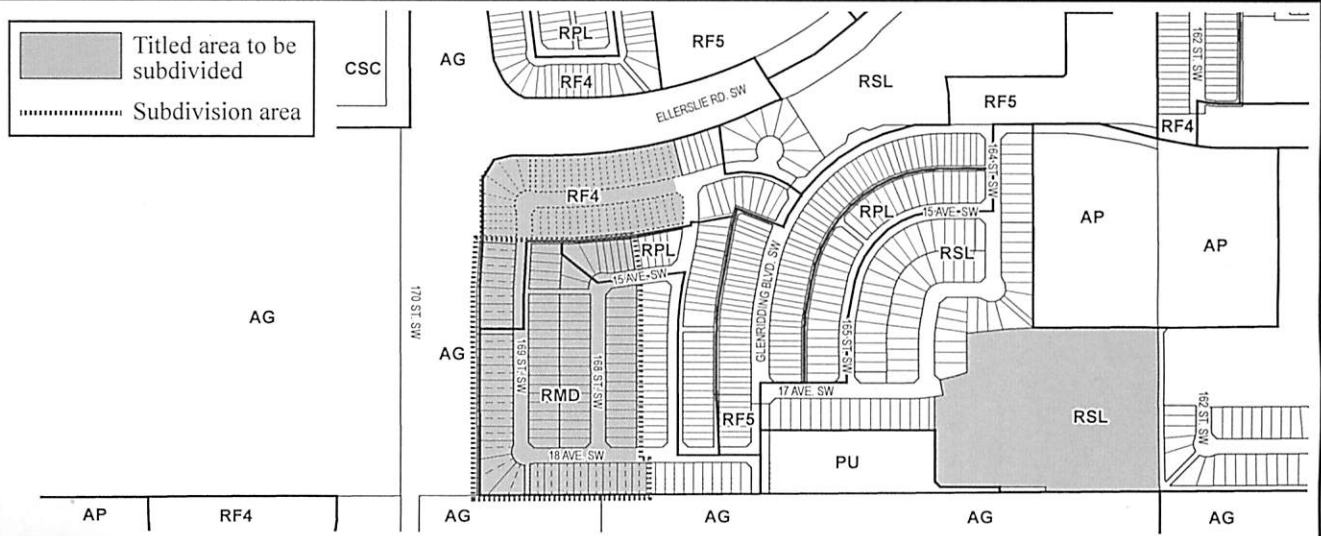
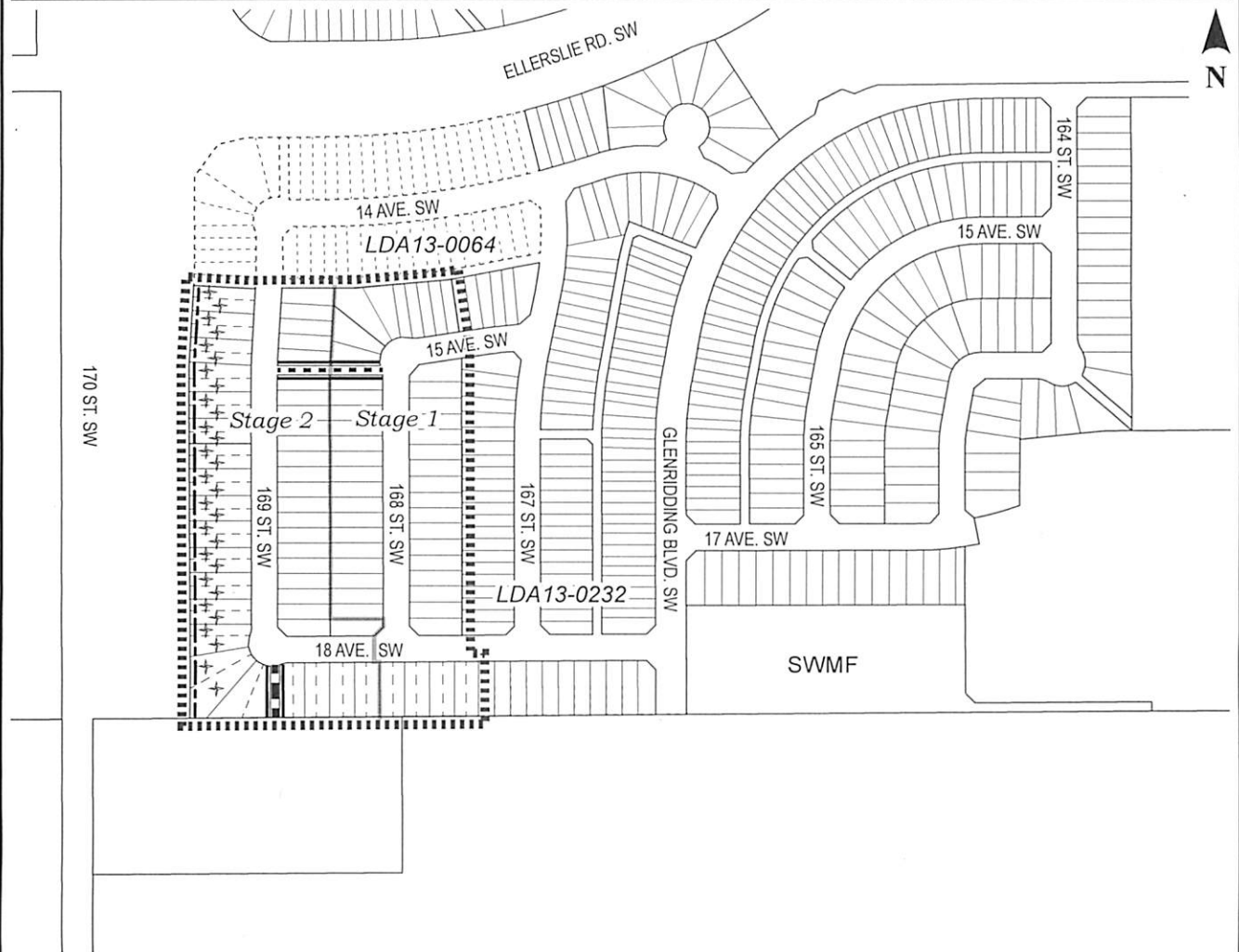
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 30, 2015

LDA14-0209

- Limit of proposed subdivision
 — 1.8 m uniform screen fence as per Zoning Bylaw
 - - - - - Berm and noise attenuation fence
 - - - - - 3 m concrete emergency access
 1.5 m concrete sidewalk
 + Restrictive covenant re: berm





Subdivision Authority

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

April 30, 2015

File NO. LDA15-0102

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) industrial lot from the north half of the SW-28-51-24-W4M located north of Ellerslie Road SW and west of Parsons Road SW;
ELLERSLIE INDUSTRIAL

I The Subdivision by Plan is APPROVED on April 30, 2015, 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;
3. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lot adjacent to this subdivision, to prevent soil disturbance due to sanitary sewer installation, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a right turn bay from the south boundary of the Elwood Drive and Parsons Road intersection to the Transportation and Utility Corridor (TUC), to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a sanitary sewer main extension, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the west side of the Elwood Drive and Parsons Road intersection to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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 Reserves were addressed through SUB/01-0034 and LDA07-0340.

Ministerial Consent is required for all development within the Transportation and Utility Corridor (TUC). The application for Ministerial Consent is to be made by the developer.

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 Sean Conway at 780-496-5809 or sean.conway@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority




SM/sc/Posse #168874925-001




Enclosure(s)

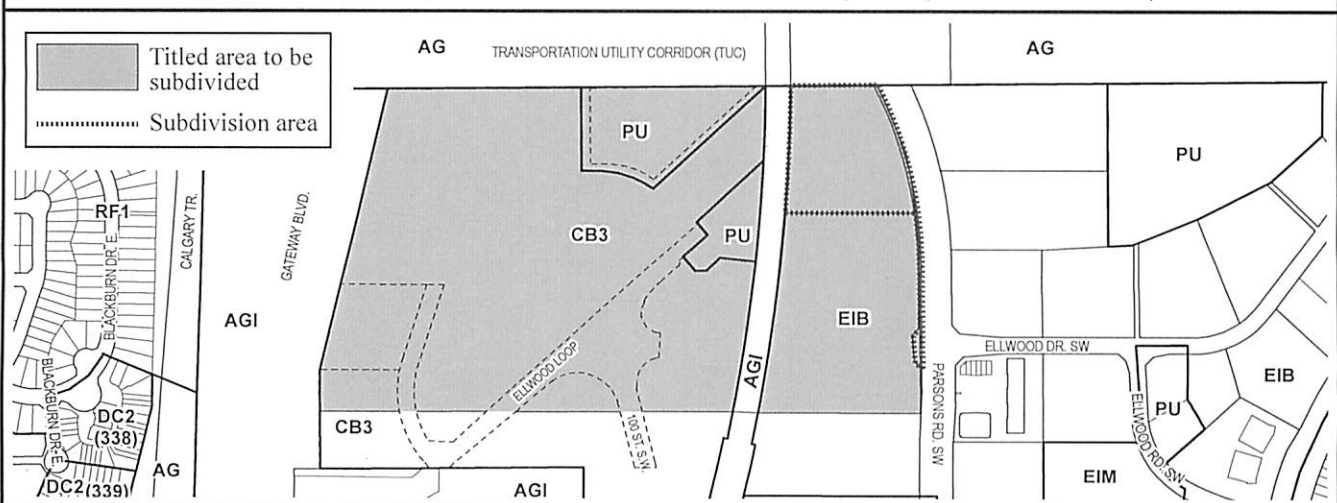
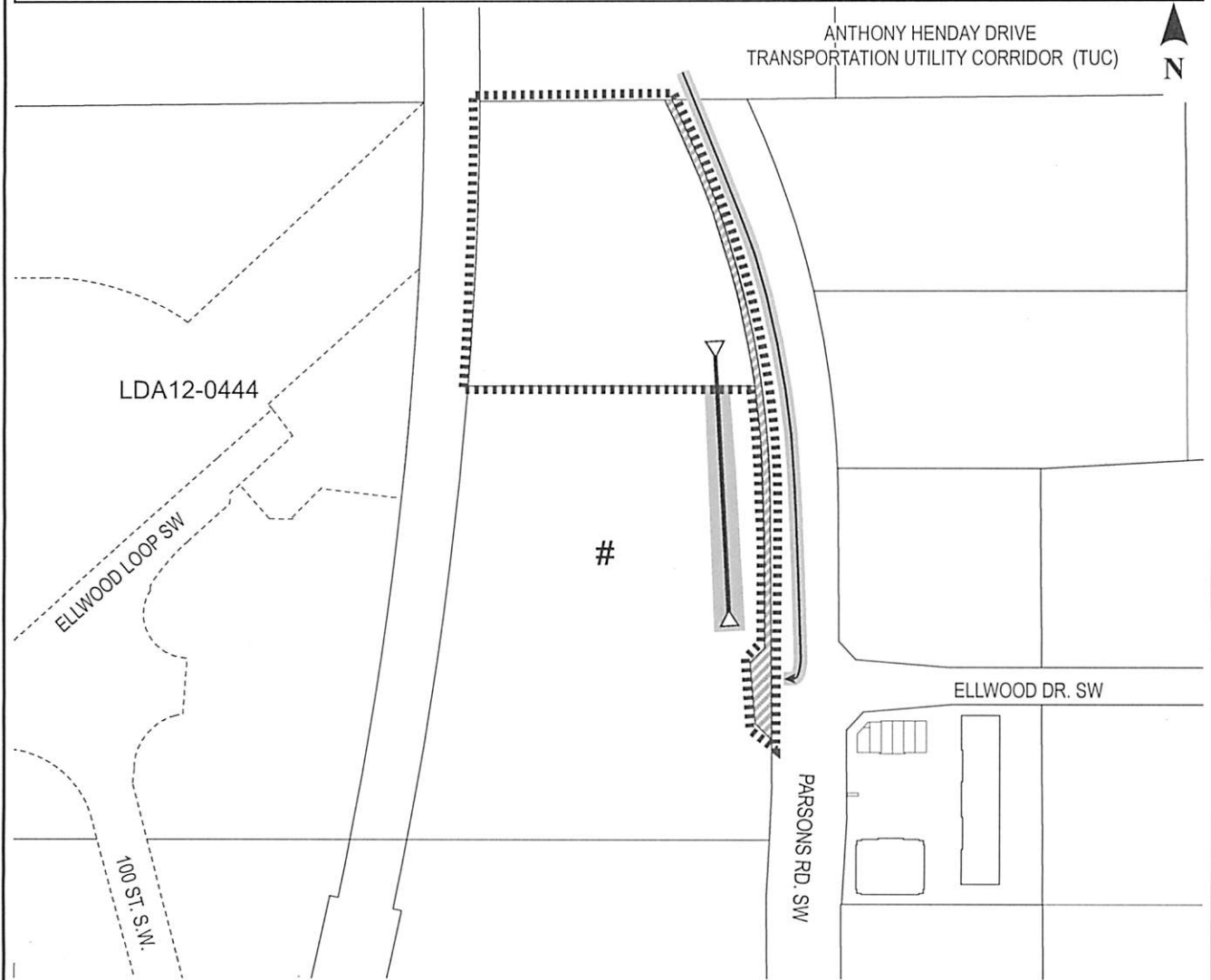
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 30, 2015

LDA15-0102

-  Limit of proposed subdivision
 Turn bay
 Dedicate as road right-of-way

-  Restrictive covenant re: disturbed soil
 Sanitary sewer extension
 Include in engineering drawings



Thursday, April 23, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 23, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 16, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1.

LDA14-0209
154138515-001

Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW;
GLENRIDDING HEIGHTS

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

5. ADJOURNMENT

The meeting adjourned at 9:35 a.m.

Thursday, May 7, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 19

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 7, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 30, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0273
156030745-001 | Tentative plan of subdivision to create 275 single detached residential lots, 84 semi-detached residential lots, 47 row housing lots, two (2) multiple family lots (MFL), one (1) commercial lot, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot and two (2) Public Utility lots from the NW 4-54-23-W4M and NE 5-54-23-W4M located west of 17 Street NE and north of 167 Avenue NW; HORSE HILL NEIGHBOURHOOD #2 |
| 2. | LDA14-0452
161720915-001 | Tentative plan of subdivision to create 36 single detached residential lots, one (1) future Municipal Reserve lot and three (3) Public Utility Lots, from the SE 19-52-25-W4M, located north of Glastonbury Boulevard NW and east of Ginsburg Crescent NW; GLASTONBURY |

5. OTHER BUSINESS



May 7, 2015

File NO. LDA14-0273

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 275 single detached residential lots, 84 semi-detached residential lots, 47 row housing lots, two (2) multiple family lots (MFL), one (1) commercial lot, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot and two (2) Public Utility lots from the NW 4-54-23-W4M and NE 5-54-23-W4M located west of 17 Street NE and north of 167 Avenue NW; **HORSE HILL NEIGHBOURHOOD #2**

I The Subdivision by Plan is APPROVED on May 7, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.61 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.70 ha, 1.59 ha, 4.60 ha and 2.30 ha parcels pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide MR in the amount of 2.748 ha by a Deferred Reserve Caveat registered against NE 5-54-23-W4M pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner dedicate road rights-of-way to an approved Concept Plan or to the satisfaction of Transportation Services for Meridian Street NW and Marquis Boulevard (175 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register easements for the water, sanitary and storm sewers, storm outfall, temporary 17 m turnaround, 6 m temporary roadway, 3 m shared use path, zebra marked crosswalk, Marquis Boulevard (175 Avenue NE) and Meridian Street NW including the Horse Hill Creek wildlife crossing, alley and entire local road intersection, as shown on the "Conditions of Approval" map, Enclosures I and II;

8. that subject to Conditions I.6 and I.7, the owner clear and level Marquis Boulevard (175 Avenue NE) and Meridian Street NW as required for road rights-of-way or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate 3 m x 3 m corner cuts to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard for the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that LDA14-0273 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
12. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facilities (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicate two (2) Public Utility lots (PUL) adjacent to Meridian Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 (4) 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 the construction of the offsite sanitary sewer and proposed connection to the St. Albert Regional Trunk Line, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the engineering drawings include two 300 mm offsite water main connections and one 600 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosures I and II;
9. that the engineering drawings include the entire local road intersections and lane, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the first two lanes of Meridian Street NW to an arterial roadway standard including channelization, accesses, intersections, two (2) shared use path(s), sidewalk, lighting, any transitional improvements, and the Horsehill Creek and wildlife crossing, as shown on the "Conditions of Approval" map, Enclosures I and II. Preliminary plans are required to be approved for Meridian Street NW prior to the approval of engineering drawings for arterials and subdivision, to the satisfaction of Transportation Services;
11. that the engineering drawings include Marquis Boulevard (175 Avenue NE) to an arterial roadway standard, including channelization, accesses, intersections, shared use path(s), sidewalk, lighting, and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
12. that the engineering drawings include the storm outfall and storm sewer, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the engineering drawings include a temporary offset 17 m radius transit turnaround, to the satisfaction of Transportation Services, 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);
14. that the engineering drawings include temporary 6 m gravel roadway connections with Stages 1 and 3, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These temporary roadways will be required prior to CCC (or at the discretion and direction of Transportation Services);
15. that the engineering drawings include a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage and bollards within the power line right-of-way, Natural Area (NA) and future MR lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include three (3) zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner pay for the installation of traffic signals at the intersection of Marquis Boulevard (175 Avenue NE) and Meridian Street NW, and at the intersection of the 172 Avenue NE and Meridian Street NW, 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 signals 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 discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of 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 fulfil this obligation;

18. that the owner construct the two ultimate SWMFs, control structures and outlet pipes, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner develop and implement a water quality monitoring program for the pilot SWMF located west of Meridian Street NW, to the satisfaction of Financial Services and Utilities;
20. that the owner pay for the installation of the flow meter and monitoring the sewage flow at the connection point to Alberta Capital Region Wastewater Commission (ACRWC) sewer trunk, to the satisfaction of Financial Services and Utilities;
21. that the owner construct a 7.5 m driving surface with a residential alley structure for the park-fronting housing, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a wildlife crossing on Marquis Boulevard (175 Avenue NE) consisting of signage and traffic calming, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage and bollards within the PUL and NA, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
24. the owner construct 3 m hard-surface shared use paths with bollards, as per City of Edmonton Design and Construction Standards, within the SWMFs, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner construct a 1.5 m concrete sidewalk with lighting within the alley right-of-way and MR lot with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner construct 1.5 m concrete sidewalks through the NAs, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner construct alley lighting within an easement on private property, to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
29. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, as per City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

30. that the owner construct all fences wholly on privately-owned lands and post and rail on MR lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
31. that the owner is responsible for the landscape design and construction within the PULs, road rights of way, road islands, boulevards, medians, walkways and Reserve lots, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) for both NW 4-54-23-W4M and NE 5-54-23-W4M are owing. MR in the amount of 6.063 ha for NW 4-54-23-W4M is being addressed in this subdivision with the dedication of the natural area (6.90 ha in total) and pocket park (1.59 ha). MR in the amount of 5.81 ha for NE 5-54-23-W4M is being addressed through the dedication of another pocket park (0.70 ha), with 2.427 ha of the outstanding MR being used for NW 4-54-23-W4 dedication. The remaining MR owing on this parcel will be addressed by a deferred reserve caveat in the amount of 2.7845 ha.

That the owner obtain a Letter of Consent from Alta Link/Pipelines for the construction of the shared-use paths in the powerline corridor and PUL, prior to the approval of detailed engineering drawings.

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 Carla Semeniuk at 780-496-1582 or Carla.Semeniuk@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cs/Posse #156030745-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 7, 2015

LDA14-0273

----- Limit of proposed subdivision

----- Include in engineering drawings

----- Register easement

----- Dedicate as right of way

* Construct intersection including arterial roadway, zebra marked crosswalk and 3 m shared use path

--- 300 mm watermain connection

----- Zebra marked crosswalk

▲ 3 m x 3 m corner cuts

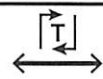
----- Construct first two lanes to an arterial roadway standard

----- Construct to an arterial roadway standard

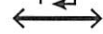
----- Construct local intersection

----- Construct alley

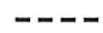
----- Construct 7.5 m alley with 7.5 m driving surface to a residential alley standard



Temporary 17 m transit turnaround



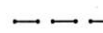
Temporary 6 m gravel roadway



3 m hard surface shared use path



1.5 m concrete sidewalk



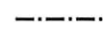
Alley lighting



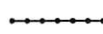
Traffic signal



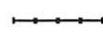
1.8 m uniform screen fence as per Zoning Bylaw



1.2 m uniform fence



Post and rail fence



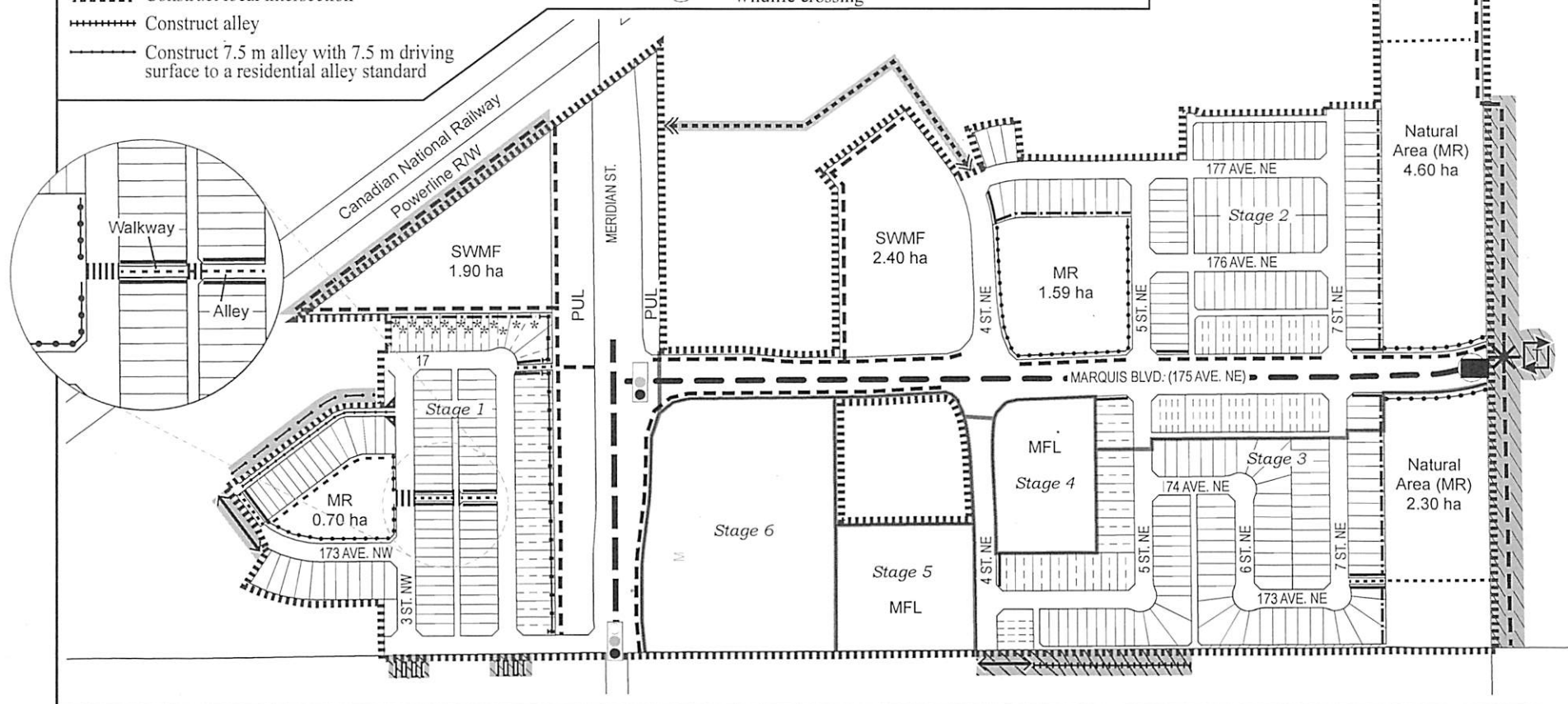
Noise attenuation fence



Restrictive covenant re: freeboard



Wildlife crossing

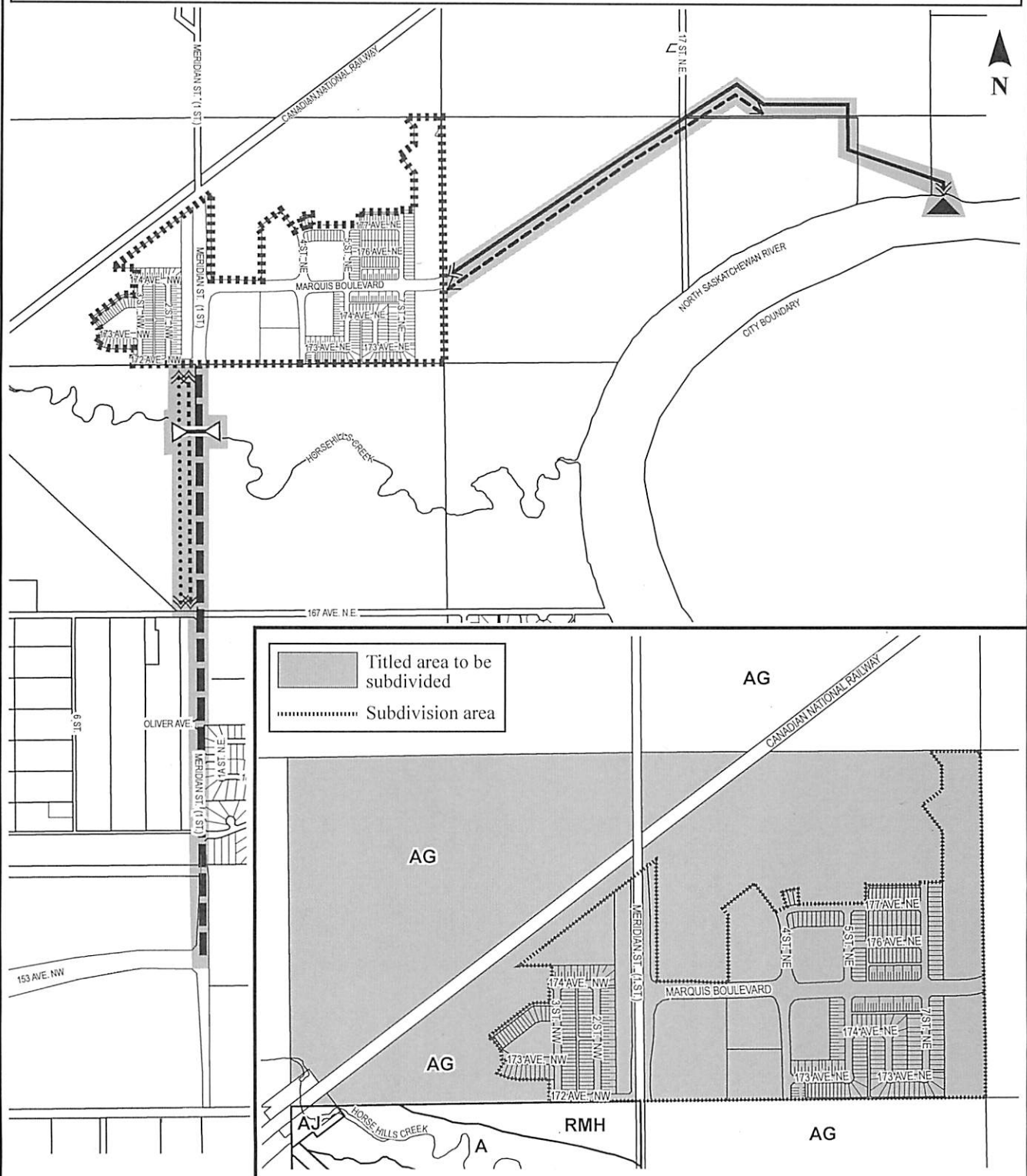


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 7, 2015

LDA14-0273

- | | | | |
|-------|---|-------|---|
| ----- | Limit of proposed subdivision | ←---→ | Sanitary sewer connection |
| --- | Construct first two lanes to an arterial roadway standard | ←---→ | 300 mm water main |
| ⌂ | Construct Horse Hill Creek and wildlife crossing | ←---→ | 600 mm water main |
| ←---→ | Storm sewer connection | ■ | Register easement and include in engineering drawings |
| | | ▲ | Storm outfall |





Subdivision Authority

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

May 7, 2015

File NO. LDA14-0452

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 36 single detached residential lots, one (1) future Municipal Reserve lot and three (3) Public Utility Lots, from the SE 19-52-25-W4M, located north of Glastonbury Boulevard NW and east of Ginsburg Crescent NW; **GLASTONBURY**

I The Subdivision by Plan is APPROVED on May 7, 2015, 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;
3. that the owner register an easement for public access to allow for public use of a 3 m hard-surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17107 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
5. 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 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 the City Departments and affected utility agencies;
7. that the owner pay a Boundary Assessment for municipal infrastructure previously installed on Grantham Drive NW and associated engineering, surveying, and administrative costs;
8. that the engineering drawings include the tie in for the extension of Goodspeed Lane NW and Grantham Drive NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 300 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage and bollards, within the Public Utility Lot (PUL) and abutting private property to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage and bollards, within the PULs to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway and PUL, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct 3 zebra marked crosswalks with curb extensions & ramps, and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the Public Utility lots, road rights of way, and walkways 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 have been addressed with dedication of land through previous subdivision SUB/99-0046, the future Municipal Reserve lot will be purchased by the City of Edmonton.

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 Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

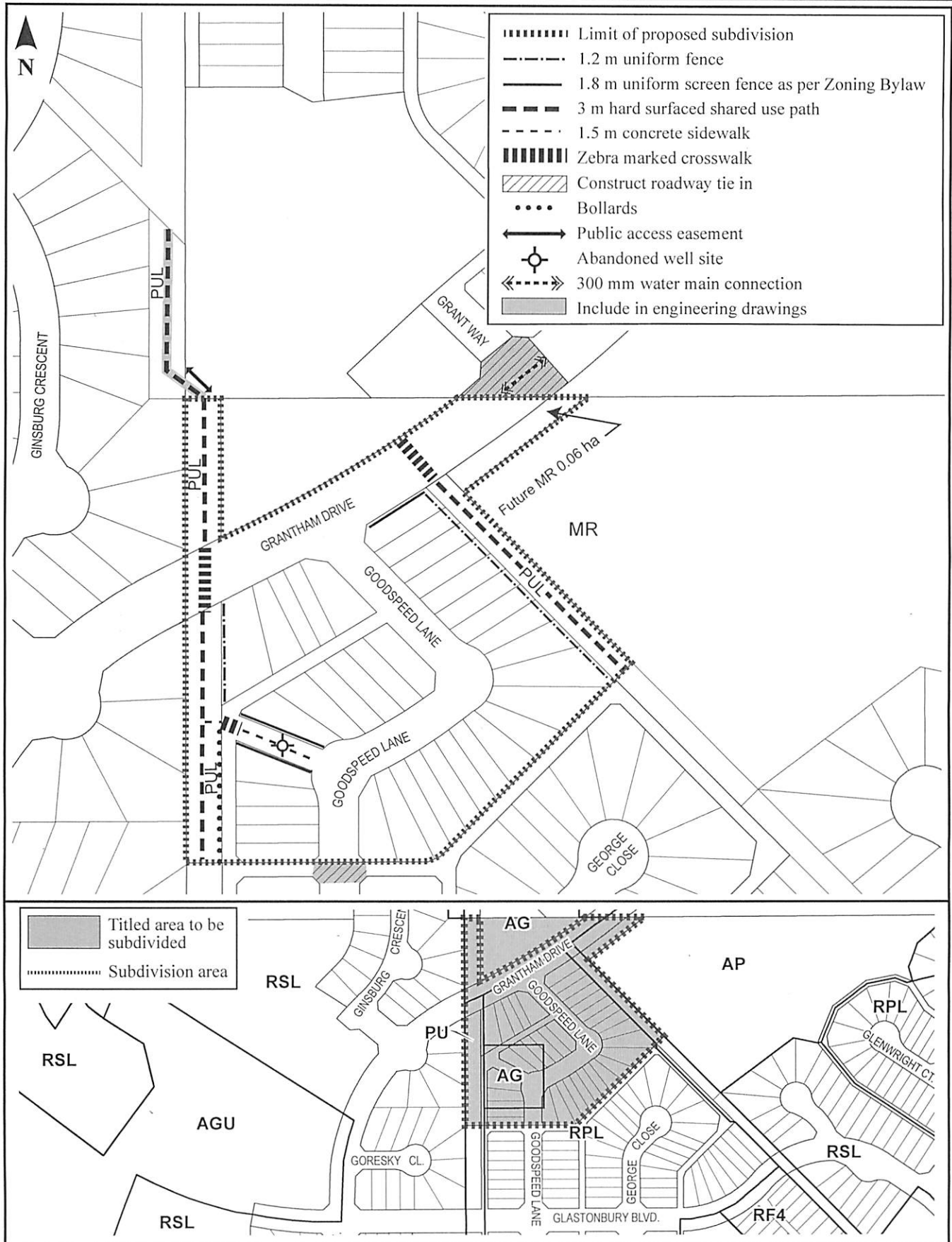
SM/vg/Posse #161720915-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 7, 2015

LDA14-0452



Thursday, April 30, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 18

PRESENT		Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the April 30, 2015 meeting be adopted.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the April 23, 2015 meeting be adopted.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
3.	OLD BUSINESS		
1.	LDA14-0209 154138515-001	Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; GLENRIDDING HEIGHTS	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	NEW BUSINESS		
1.	LDA15-0102 168874925-001	Tentative plan of subdivision to create one (1) industrial lot from the north half of the SW-28-51-24-W4M located north of Ellerslie Road SW and west of Parsons Road SW; ELLERSLIE INDUSTRIAL	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT		
The meeting adjourned at 9:45 a.m.			

Thursday, May 14, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 20

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 14, 2015 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 7, 2015 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0297 156696832-001	Tentative plan of subdivision to create 82 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 982 0129, and Lot 2, Block 1, Plan 022 1098, located west of Anthony Henday Drive and north of Fraser Vista; FRASER
2.	LDA14-0378 159184371-001	Tentative plan of subdivision to create 83 single detached residential lots and two (2) Public Utility Lots from the NW 20-53-25-W4M, located south of Sparrow Crescent NW and west of Ray Gibbon Drive NW; STARLING
3.	LDA14-0488 158672483-001	Tentative plan of subdivision to create 73 single detached residential lots from Lot 1, Plan 812 0646, and the SE-23-51-24-W4M located south of Watt Drive SW and west of 50 Street SW; WALKER
5.	OTHER BUSINESS	



Subdivision Authority

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

May 14, 2015

File NO. LDA14-0297

Scheffer Andrew Ltd.
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 82 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 982 0129, and Lot 2, Block 1, Plan 022 1098, located west of Anthony Henday Drive and north of Fraser Vista; **FRASER**

I The Subdivision by Plan is APPROVED on May 14, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.10 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 provide money in place of MR, in the amount of \$22,279.00 representing 0.044 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the lots identified be withheld from registration until the realigned 153 Avenue from 18 Street to Meridian Street is open and operational, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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, MR, and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA14-0168 be registered prior to or concurrent with Stage 2 of this application, to provide the logical roadway extension;
8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation / Utility Corridor (TUC) and 153 Avenue, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 (3) 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 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;
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 engineering drawings include a 3 m granular shared use path within the TUC, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 3 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto the TUC and 153 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay a Boundary Assessment for municipal infrastructure built by others within the Fraser Way road right-of-way;
10. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkway, 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 0.615 ha Deferred Reserve Caveat (DRC) registered against Lot 2, Plan 982 0129 will be reduced by 0.505 ha with registration of LDA13-0441. The remaining 0.11 ha portion will be provided as a 0.10 ha MR lot and money in place with this subdivision. Money in place representing 0.034 ha is also being provided with this subdivision for the portion of 153 Avenue closed through Bylaw 17148.

Ministerial Consent is required for the shared use path and for the portion of berm located within the TUC and the application for Ministerial Consent is 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse #156696832-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 14, 2015

LDA14-0297

Limit of proposed subdivision

Include in engineering drawings

1.8 m uniform screen fence as per Zoning Bylaw

1.8 m uniform fence

1.2 m uniform fence

Berm and noise attenuation fence

Post and rail fence

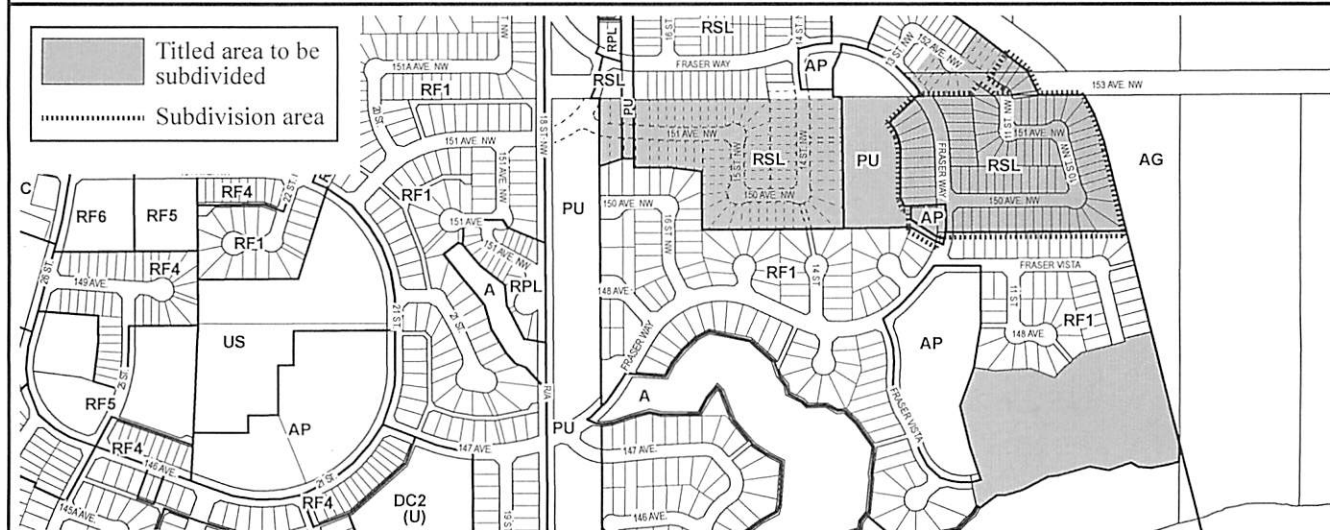
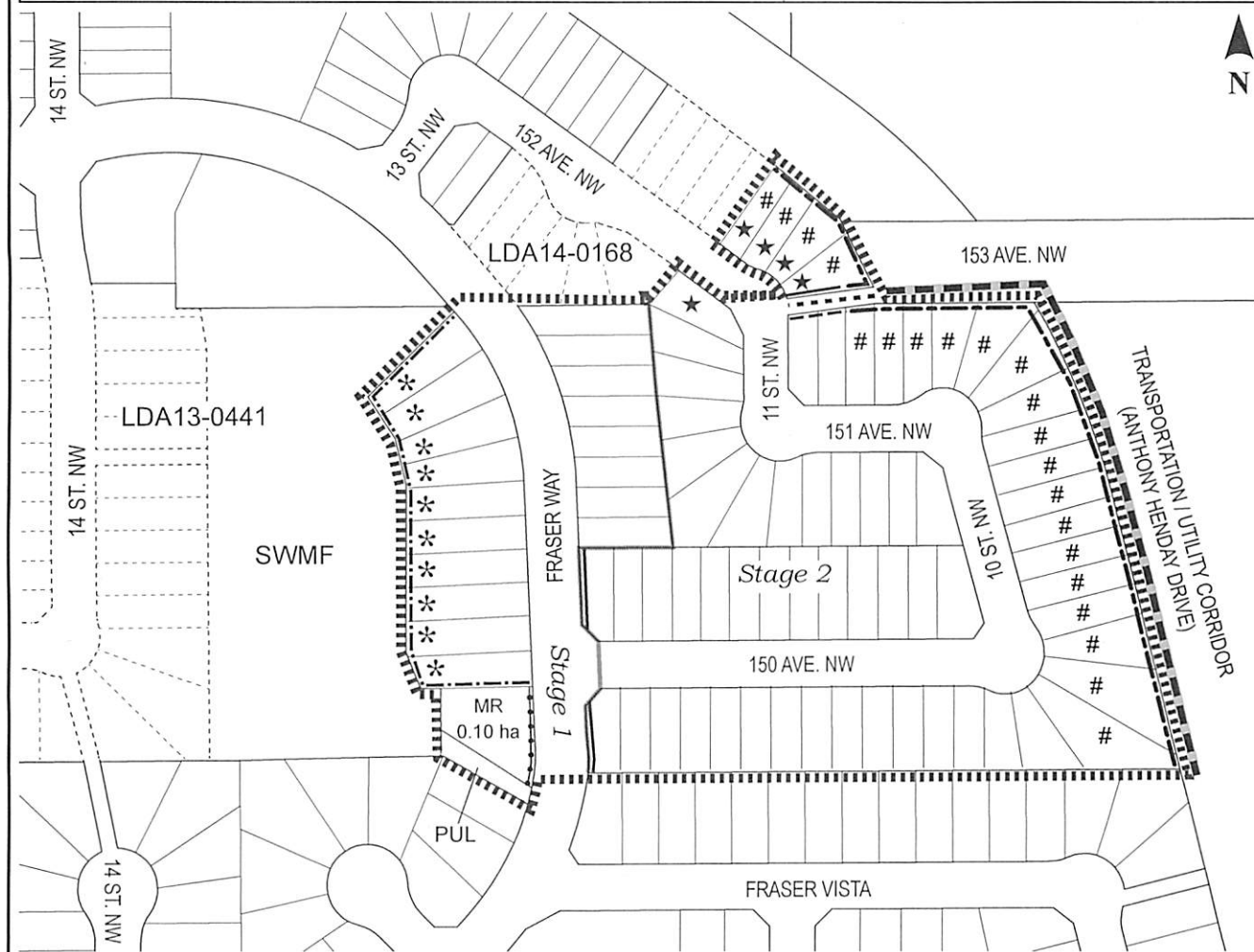
3 m concrete sidewalk

3 m granular shared use path

Restrictive covenant re: berm

* Restrictive covenant re: freeboard

★ Withhold lots from registration





May 14, 2015

File No. LDA14-0378

MMM Group Planning
200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 83 single detached residential lots and two (2) Public Utility Lots from the NW 20-53-25-W4M, located south of Sparrow Crescent NW and west of Ray Gibbon Drive NW; **STARLING**

I The Subdivision by Plan is APPROVED on May 14, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,114,834.00 representing 2.006 ha pursuant to Section 666 and Section 667 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 & 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 the Public Utility Lot (PUL) as legal road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA12-0323 be registered prior to or concurrent with this application;
6. that the subdivision boundary be amended to include the dedication of a portion of Starling Drive, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a Top-of-Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top-of-Bank, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the identified residential lot be withheld from registration until the temporary shared use path is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 3 m hard-surface shared use path, within the Top-of-Bank setback area with a dividing yellow centreline and "Shared Use" signage, bollards, and landscaping, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I,;
8. that the owner shall maintain the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands for 3 years to the satisfaction of Financial Services and Utilities and Sustainable Development;
9. that the owner develop and implement a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
10. 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 Financial Services and Utilities;
11. that CCC will not be issued for the proposed sewers until such time that the W14 Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;

12. that the owner design and construct the ultimate Storm Water Management Facility (SWMF #1) and the ultimate storm outfall into Horseshoe Creek, to the satisfaction of Financial Services and Utilities;
13. that the owner construct a 3 m hard surfaced shared use path within the PUL, with lighting and shared use signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m asphalt temporary shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscaping and construction within the PUL, road rights of way, walkways and greenways, to the satisfaction of City Departments and affected utility departments.

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

The existing Deferred Reserve Caveat will be provided as money in place and subsequently discharged.

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 Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/dr/Posse # 159184371-001
Enclosure(s)

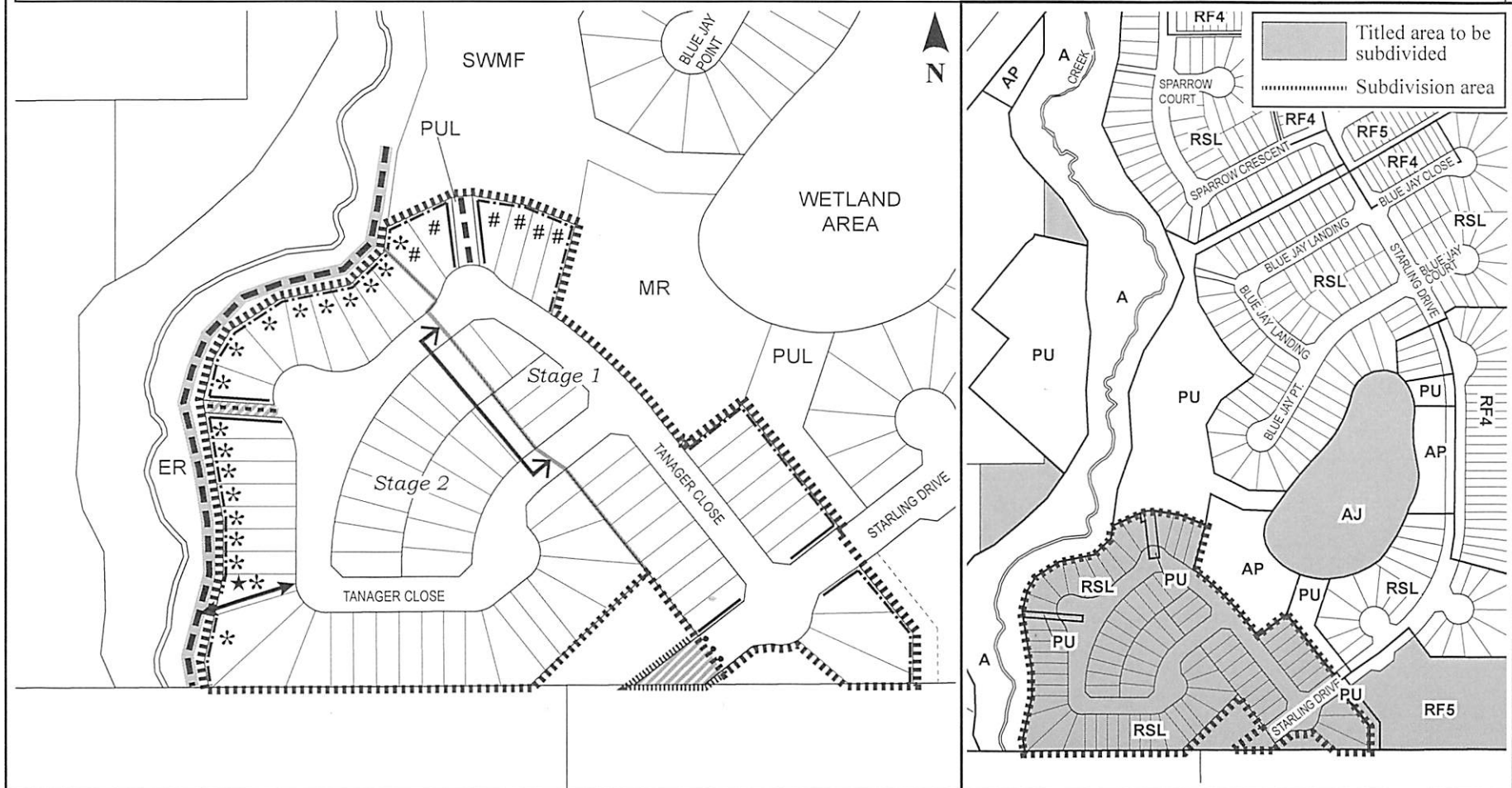
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 14, 2015

LDA14-0378

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk
- - - - 3 m hard surface shared use path
- ↔ 3 m temporary shared use path

- · · · · Bollards
- ↔ 6 m temporary road connection
- ★ Withhold lot from registration
- * A Restrictive covenant re: Top-of-Bank
- # Restrictive covenant re: freeboard
- ▨ Dedicate as road right of way
- Include in engineering drawings





Subdivision Authority

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

May 14, 2015

File NO. LDA14-0488

IBI Group Inc.
#300 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 73 single detached residential lots from Lot 1, Plan 812 0646, and the SE-23-51-24-W4M located south of Watt Drive SW and west of 50 Street SW;
WALKER

I The Subdivision by Plan is APPROVED on May 14, 2015, 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;
3. 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;
4. that the approved subdivision LDA13-0517 be registered prior to or concurrent with this application;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include offsite sanitary and storm sewer connections with stage 2 of this subdivision, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
9. that the engineering drawings include a temporary 6 m gravel surface roadway connection from 22A Avenue SW to Wonnacott Way with Stage 1 of this subdivision and a temporary 6 m gravel surface roadway connection from 23 Avenue SW to the future 58 Street SW with Stage 2 of this subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
10. that the engineering drawings include a 3 m hard surface shared use path within the SWMF, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 rights of way and walkways 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 Caveats registered on Lot 1, Plan 812 0646 and the SE-23-51-24-W4M will be carried forward on their respective titles.

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.

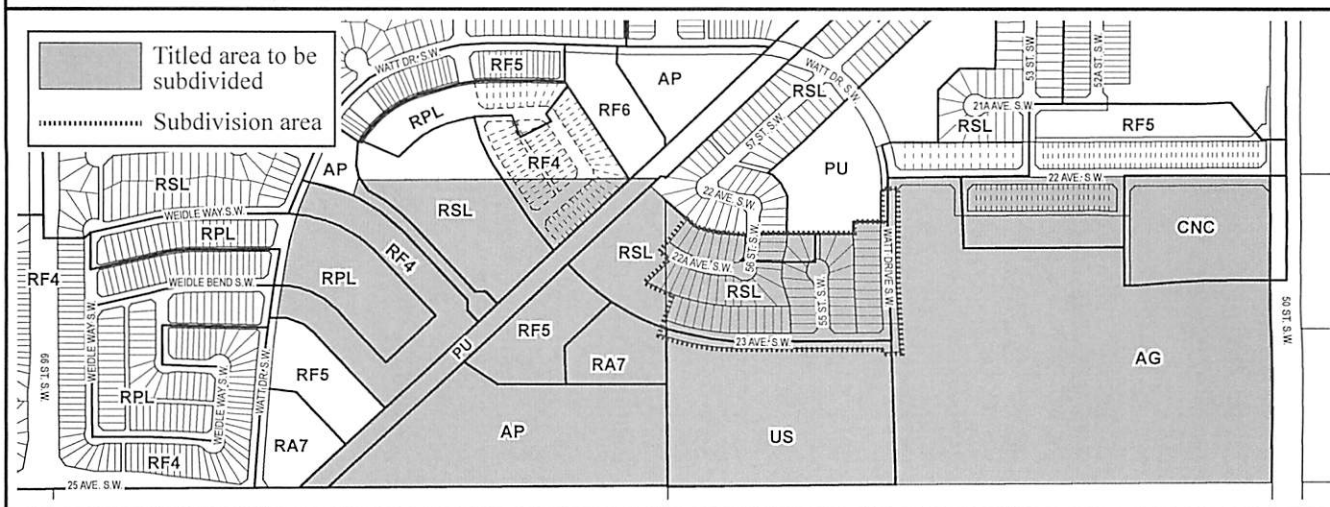
If you have further questions, please contact Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mb/Posse #158672483-001

Enclosure(s)



Thursday, May 7, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 19

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 7, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 30, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0273
156030745-001

Tentative plan of subdivision to create 275 single detached residential lots, 84 semi-detached residential lots, 47 row housing lots, two (2) multiple family lots (MFL), one (1) commercial lot, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot and two (2) Public Utility lots from the NW 4-54-23-W4M and NE 5-54-23-W4M located west of 17 Street NE and north of 167 Avenue NW; **HORSE HILL NEIGHBOURHOOD #2**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA14-0452
161720915-001

Tentative plan of subdivision to create 36 single detached residential lots, one (1) future Municipal Reserve lot and three (3) Public Utility Lots, from the SE 19-52-25-W4M, located north of Glastonbury Boulevard NW and east of Ginsburg Crescent NW; **GLASTONBURY**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:55 a.m.

Thursday, May 21, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 21

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 21, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 14, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0468
161927306-001 | Tentative plan of subdivision to create 110 single detached residential lots, two (2) semi-detached residential lots, 63 row housing lots and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS |
| 2. | LDA15-0098
168263494-001 | Tentative plan of subdivision to create 22 single detached residential lots and 34 semi-detached residential lots, from the SW-25-52-26-4 located east of 231 Street NW and north of Whitemud Drive NW; ROSENTHAL |

5. OTHER BUSINESS



Subdivision Authority

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

May 21, 2015

File NO. LDA14-0468

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 110 single detached residential lots, two (2) semi-detached residential lots, 63 row housing lots and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on May 21, 2015, 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;
3. that the owner register an easement for the temporary 6 m roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication for the intersection of 35 Avenue SW and James Mowatt Trail to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
8. that the engineering drawings include a temporary 6 m gravel surface roadway connection 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);
9. that the owner show on the engineering drawings the abandoned well sites, demonstrating that a 6.5 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;
10. that the owner construct a 2 m concrete sidewalk, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, 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 traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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 the road rights of way and walkway 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 DRC registered on the SE 13-51-25-W4M 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 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,

Scott Mackie
Subdivision Authority

SM/kw/Posse #161927306-001

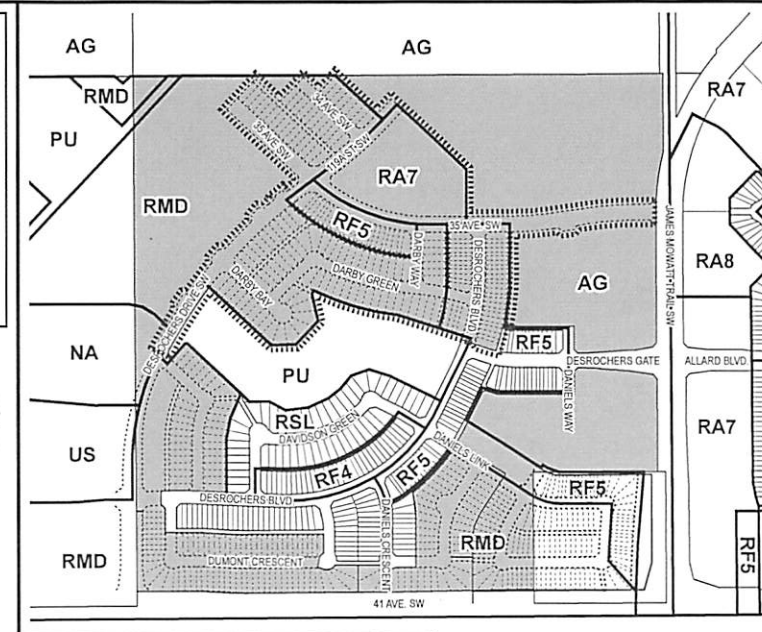
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

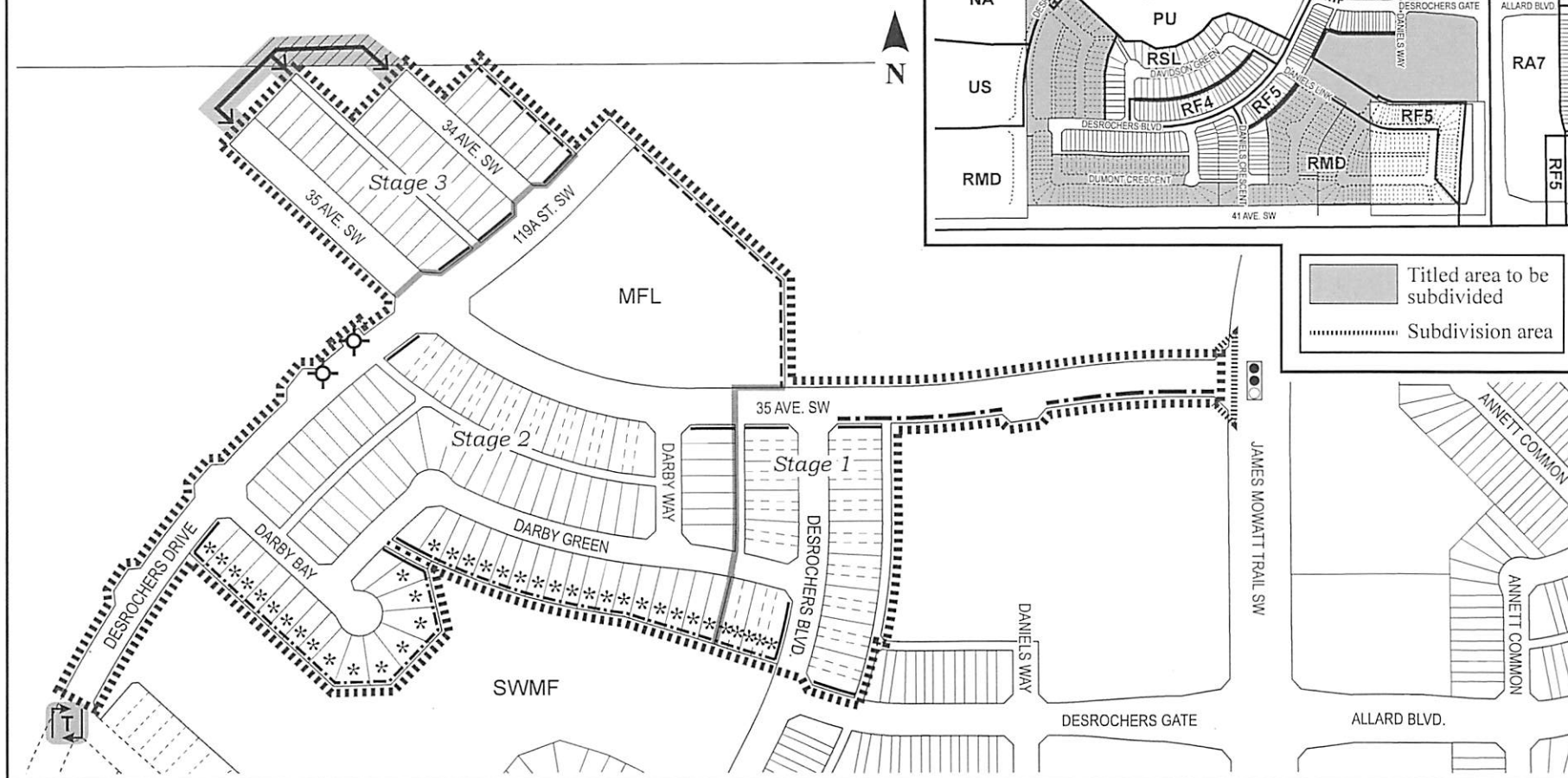
May 21, 2015

LDA14-0468

- | | |
|--|--|
| ----- Limit of proposed subdivision | * Restrictive covenant re: freeboard |
| ----- Amend subdivision boundary | Register easement |
| — 1.8 m uniform screen fence as per Zoning Bylaw | Temporary 6 m roadway |
| ----- 1.8 m uniform fence | Temporary 17 m radius transit turnaround |
| ----- 1.2 m uniform fence | Traffic Signal |
| ----- 1.5 m concrete sidewalk | Abandoned well site |
| ----- 2 m concrete sidewalk | Include in engineering drawings |



- | | |
|-------|------------------------------|
| ----- | Titled area to be subdivided |
| ----- | Subdivision area |





Subdivision Authority

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

May 21, 2015

File NO. LDA15-0098

IBI Group Inc.
10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 22 single detached residential lots and 34 semi-detached residential lots, from the SW-25-52-26-4 located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on May 21, 2015, 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;
3. that LDA15-0097 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Whitemud Drive, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey; and

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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 6 m gravel surface roadway, 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);
8. that the engineering drawings include removal of the existing access to Whitemud Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 2.8 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto Whitemud Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the 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 was previously provided through a Deferred Reserve Caveat (DRC) with LDA11-0420, and will be carried forward on the parent 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 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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/lc/Posse 168263494-001
Enclosure(s)

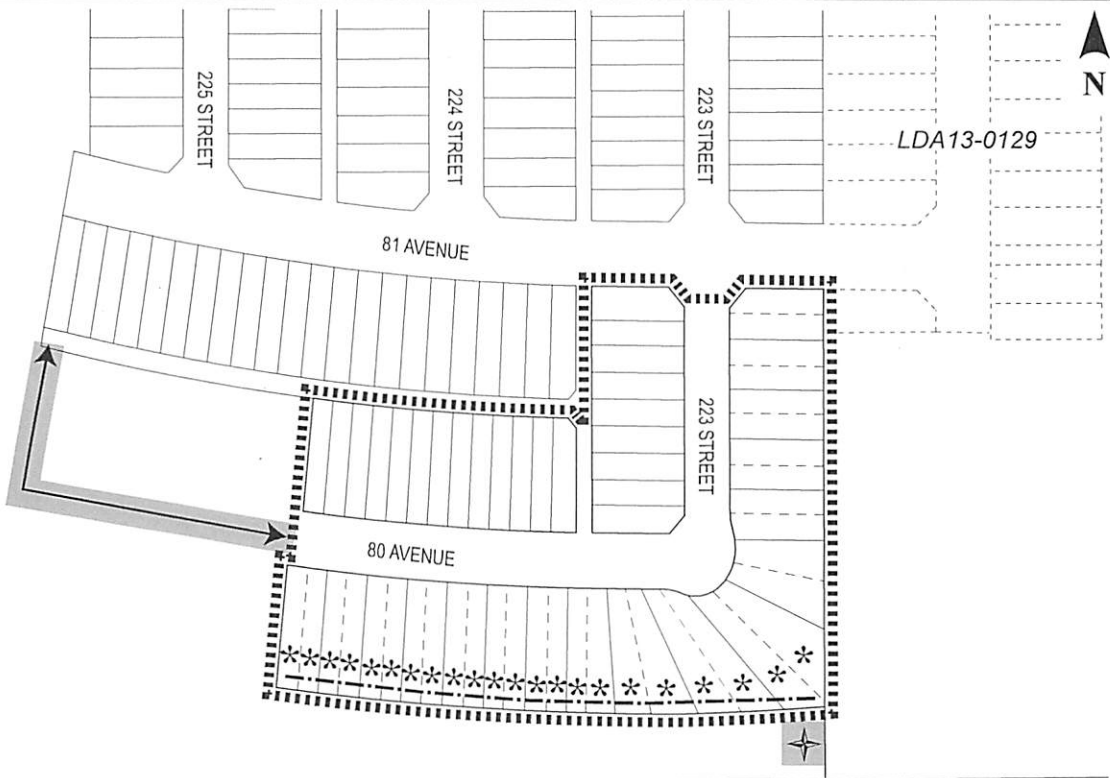
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 21, 2015

LDA15-0098

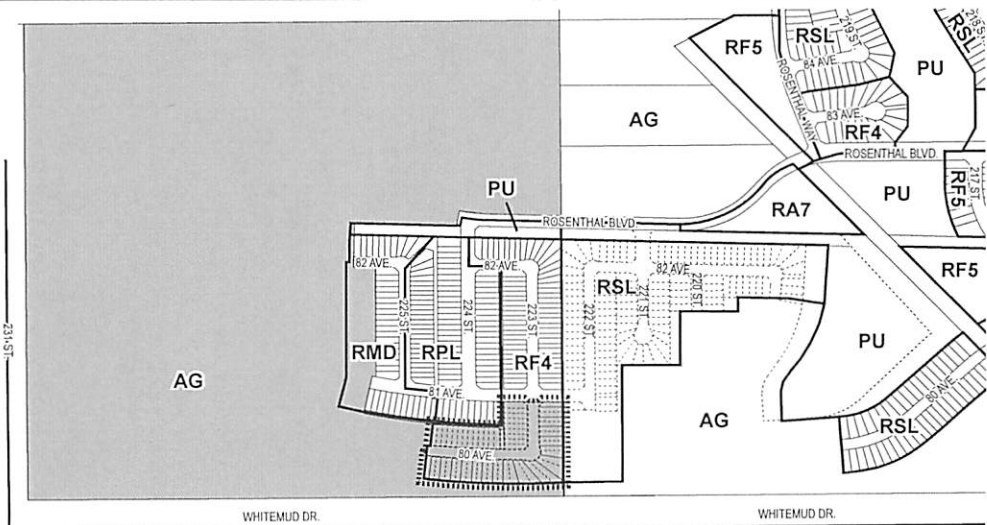
- Limit of proposed subdivision
- Berm and noise attenuation fence
- Restrictive covenant re: berm
- Remove existing residential access

- Include in Engineering drawings
- Temporary 6 m roadway



WHITEMUD DRIVE

- Titled area to be subdivided
- Subdivision area



Thursday, May 14, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Agenda for the May 14, 2015 meeting be adopted.

FOR THE MOTION

Scott Mackie, Blair McDowell

CARRIED

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED

Blair McDowell, Scott Mackie

That the Subdivision Authority Minutes for the May 7, 2015 meeting be adopted.

FOR THE MOTION

Scott Mackie, Blair McDowell

CARRIED

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0297 156696832-00	Tentative plan of subdivision to create 82 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 982 0129, and Lot 2, Block 1, Plan 022 1098, located west of Anthony Henday Drive and north of Fraser Vista; FRASER
----	----------------------------	---

MOVED

Blair McDowell, Scott Mackie

That the application for subdivision be Approved.

FOR THE MOTION

Scott Mackie, Blair McDowell

CARRIED

2.	LDA14-0378 159184371-001	Tentative plan of subdivision to create 83 single detached residential lots and two (2) Public Utility Lots from the NW 20-53-25-W4M, located south of Sparrow Crescent NW and west of Ray Gibbon Drive NW; STARLING
----	-----------------------------	---

MOVED

Blair McDowell, Scott Mackie

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Scott Mackie, Blair McDowell

CARRIED

3.	LDA14-0488 158672483-001	Tentative plan of subdivision to create 73 single detached residential lots from Lot 1, Plan 812 0646, and the SE-23-51-24-W4M located south of Watt Drive SW and west of 50 Street SW; WALKER
----	-----------------------------	---

MOVED		Blair McDowell, Scott Mackie	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie, Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:50 a.m.		

Thursday, May 28, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 22

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, June 4, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 23

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 4, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 21, 2015 and May 28, 2015 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA11-0056
107118764-001 | Tentative plan of subdivision to create 44 single detached residential lots and 58 semi-detached residential lots from the NE 21-51-25-W4M located south of 13 Avenue SW and west of 170 Street SW; KESWICK |
| 2. | LDA14-0197
153683674-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), from the NW 19-52-25-W4M and the SE 19-52-25-W4M located north of 60 Avenue NW of east of Winterburn Road NW; GRANVILLE |
| 3. | LDA14-0215
154286171-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL) from SW 19-52-25-W4M and NW 19-52-25-W4M located east of Winterburn Road NW and north of 60 Avenue NW; GRANVILLE |

5. OTHER BUSINESS



June 4, 2015

File No. LDA11-0056

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 44 single detached residential lots and 58 semi-detached residential lots from the NE 21-51-25-W4M located south of 13 Avenue SW and west of 170 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on June 4, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 3.23 ha by a Deferred Reserve Caveat to the remainder of the NE 21-51-25-W4M, 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 & 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 enters into a Deferred Arterial Roadway Assessment Agreement with the City of Edmonton, to be prepared by Transportation Services and in a form acceptable to Transportation Services for 170 Street SW from Hiller Road SW to the south boundary of the parent parcel, to conform to an approved Concept Plan, an approved Preliminary Plan or to the satisfaction of Transportation Services. Such Agreement shall be registered on the affected Title by caveat. Road right-of-way required for the registration of 170 Street SW will be based on 30% of the original parent parcel and will be required with either the third subdivision application of the parent parcel or by November 30, 2018, whichever comes sooner;
5. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate Hiller Road SW to conform to an approved Preliminary Plan or to the satisfaction of Transportation Services;
7. that the subdivision boundary be amended to include the dedication of Hiller Road SW with Stage 1, to conform to an approved Preliminary Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;

8. that subject to Condition I (7) above, the owner clear and level Hiller Road SW as required for road right of way dedication;
9. that the approved subdivision LDA13-0524 be registered prior to or concurrent with this application for the logical extension of roadway connections and necessary underground utilities;
10. that the owner register an easement for an emergency access and sanitary and storm sewers connections as shown on the "Conditions of Approval" map, Enclosures I and II; and
11. 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 proportionate share of 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 the City Departments and affected utility agencies;
7. that the engineering drawings include offsite underground utilities including sanitary and storm sewers connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Stage 1, 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);
9. that the engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, 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);
10. that the engineering drawings include a temporary 6 m gravel surface roadway connection, with Stage 2, 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);

11. that the owner construct an enhanced local roadway including a 10 m carriageway to a local roadway structure within an 18 m right-of-way, including a parking ban on one side, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 9 m carriageway within a 16 m right-of-way, including a sidewalk on one side, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Hiller Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within road rights of way and the walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat will be registered on title for NE 21-51-25-W4M.

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,

Scott Mackie
Subdivision Authority

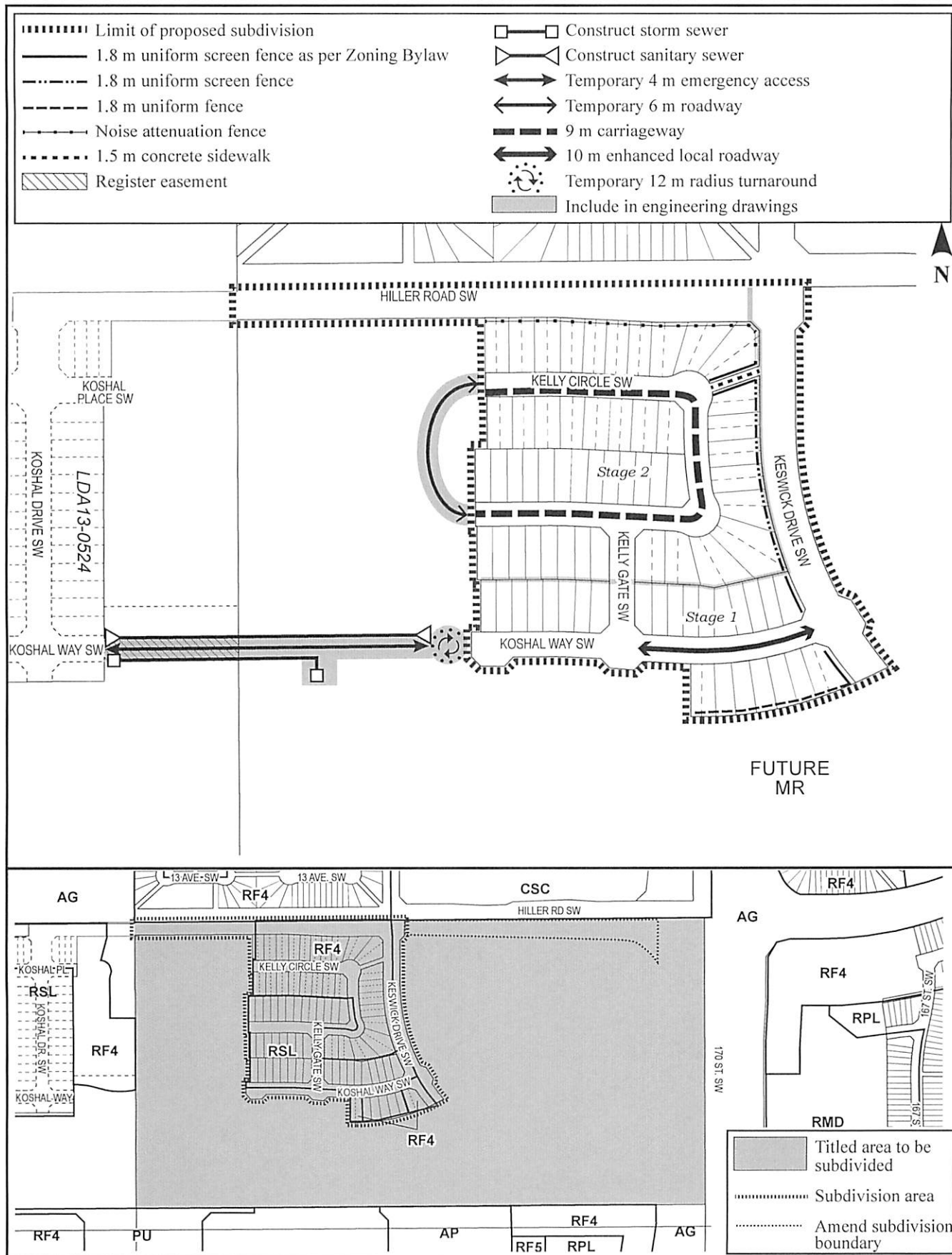
SM/kr/Posse #107118764-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 4, 2015

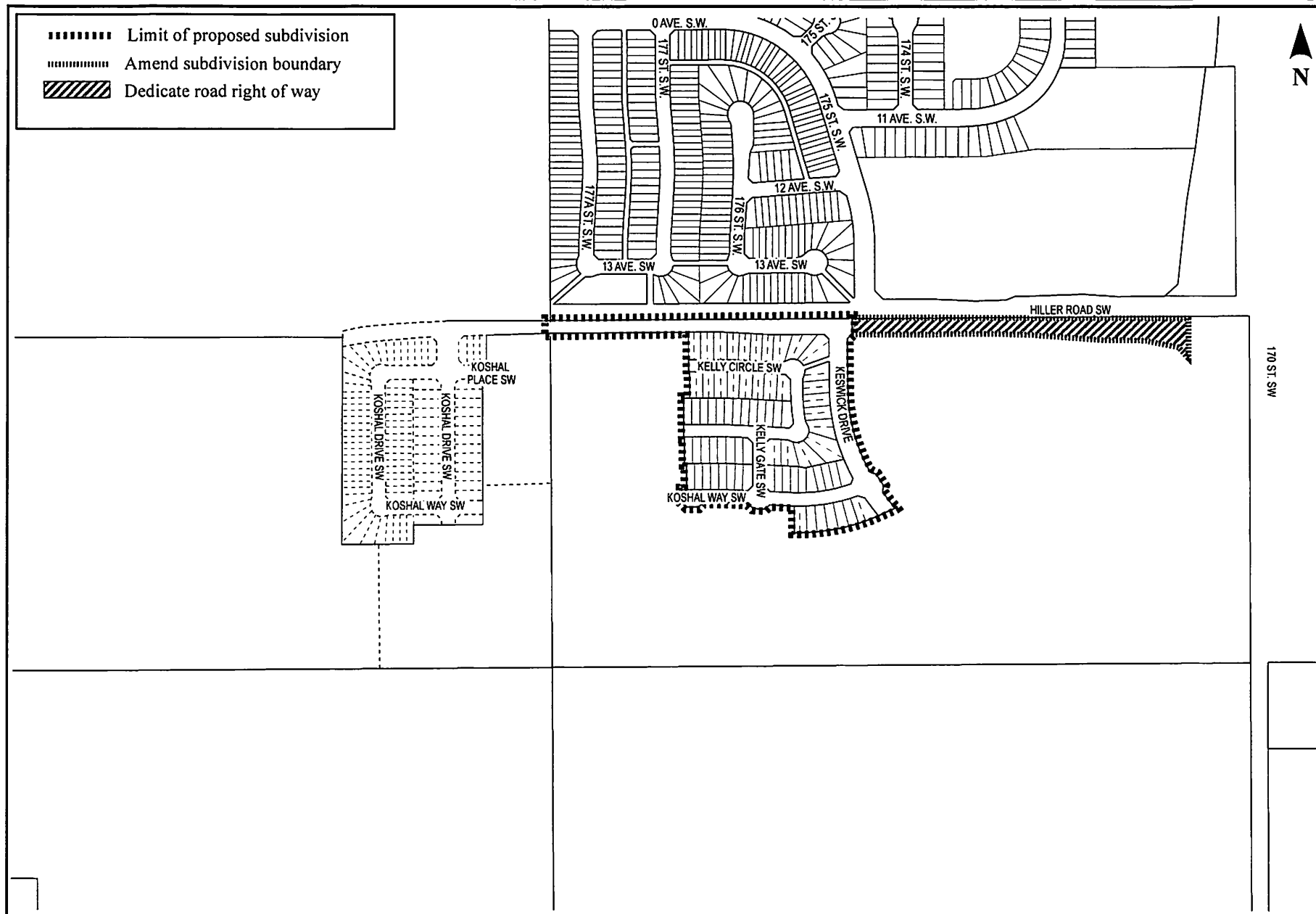
LDA11-0056



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 4, 2015

LDA11-0056





June 4, 2015

File NO. LDA14-0197

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), from the NW 19-52-25-W4M and the SE 19-52-25-W4M located north of 60 Avenue NW of east of Winterburn Road NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on June 4, 2015, 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;
3. that the subdivision boundary be amended to include the dedication of Winterburn Road NW and 62 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that subject to Condition I (3) above, the owner clear and level Winterburn Road NW and 62 Avenue NW as required for road right of way dedication;
5. that the subdivision boundary be amended to include the entire intersection of Granville Drive NW and Glastonbury Boulevard NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate corner cuts to accommodate the roundabout at the intersection of Granville Drive NW and Glastonbury Boulevard NW, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA11-0347 be registered prior to or concurrent with this application, to provide the logical roadway extension; and
8. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include the first two (2) lanes of Winterburn Road NW and 62 Avenue NW to an arterial roadway standard including channelization, accesses, intersections, shared use paths, sidewalks, lighting and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Winterburn Road NW and 62 Avenue NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the construction of Glastonbury Boulevard NW include a roundabout, plus curb extensions, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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; and
10. 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.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

LDA11-0347 addressed the Municipal Reserves (MR) for the NW 19-52-25-4 by transferring the Deferred Reserve Caveat (DRC) to the SW 19-52-25-4. MR for the SW 19-52-25-4 was addressed with LDA08-0039 through the registration of a DRC and 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 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 Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority




SM/cw/Posse #153683674-001


Enclosure(s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

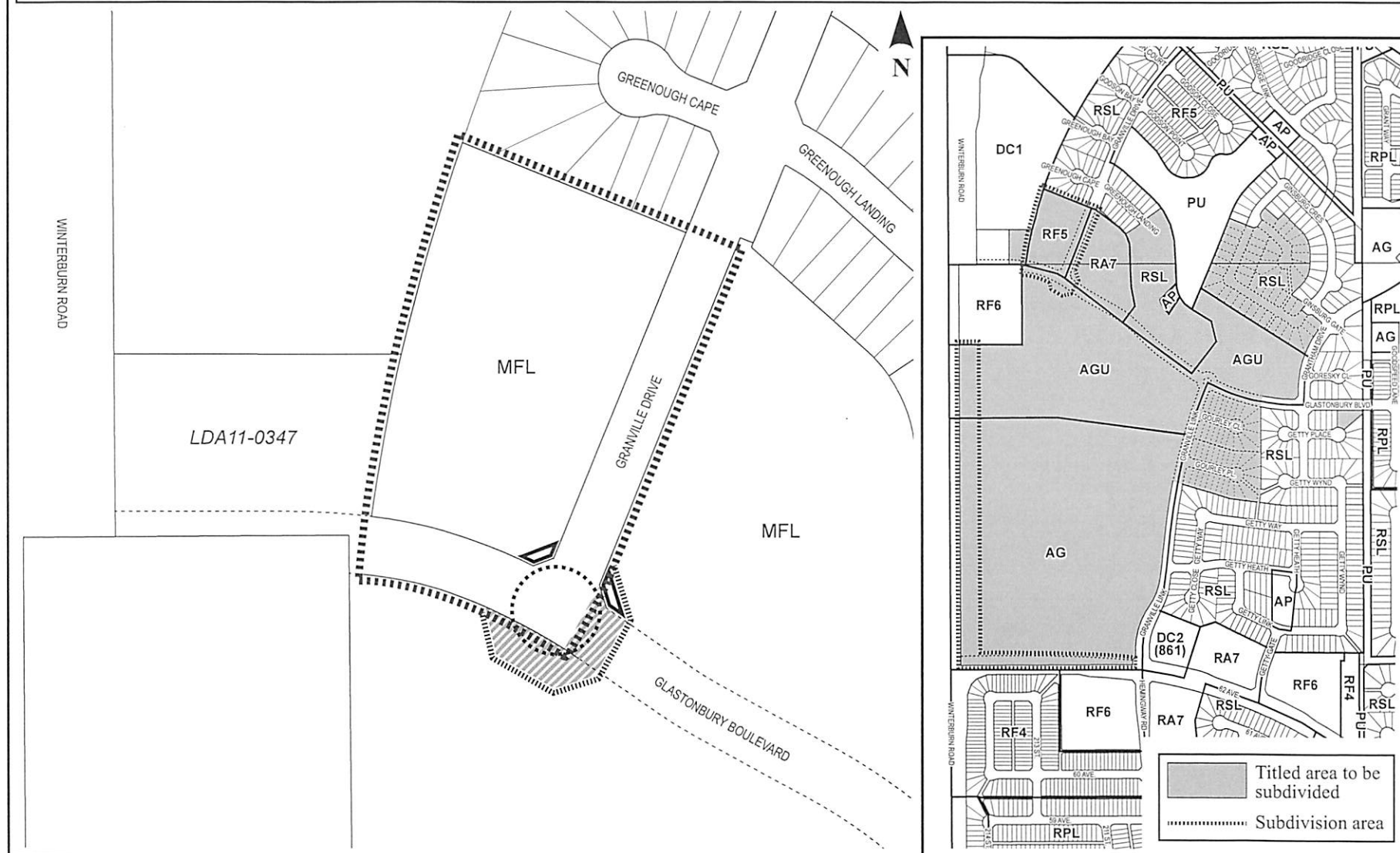
June 4, 2015

LDA14-0197

-  Limit of proposed subdivision
 Amend subdivision boundary
 Construct Roundabout with curb extensions

 Corner cut

 Dedicate as road right-of-way



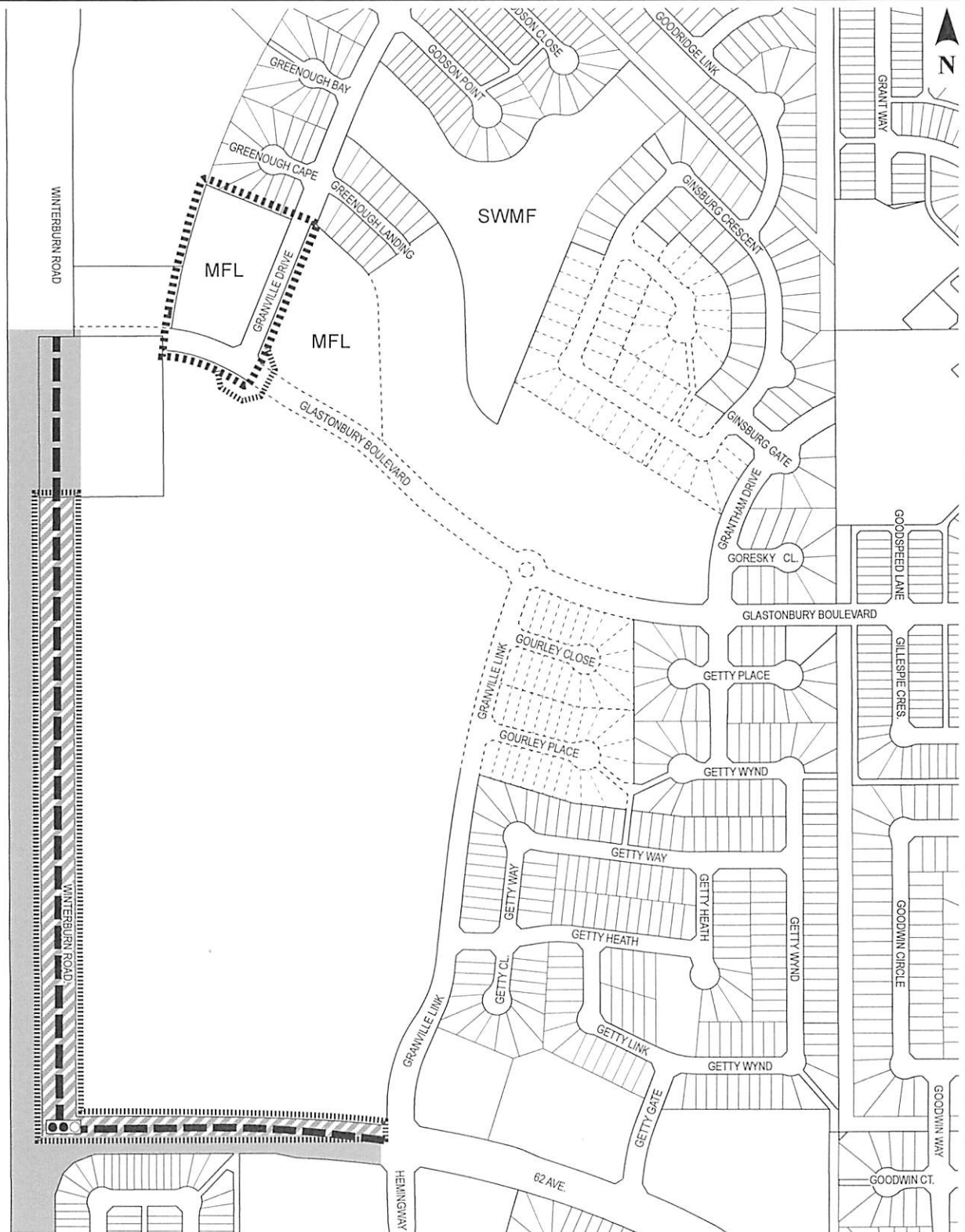
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 4, 2015

LDA14-0197

- Limit of proposed subdivision
- Amend subdivision boundary
- ▨▨▨▨ Dedicate as road right-of-way

- — — Construct first two lanes to an arterial roadway standard
- Traffic signals
- Include in engineering drawings





Subdivision Authority

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

June 4, 2015

File NO. LDA14-0215

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) from SW 19-52-25-W4M and NW 19-52-25-W4M located east of Winterburn Road NW and north of 60 Avenue NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on June 4, 2015, 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;
3. that the subdivision boundary be amended to exclude the intersection of Glastonbury Boulevard and Granville Drive, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision will not be endorsed until Winterburn Road NW is constructed (CCC issued) from Glastonbury Boulevard NW to 62 Avenue NW and 62 Avenue NW is constructed (CCC issued) from Winterburn Road NW to Granville Link NW, or to the satisfaction of Transportation Services (open and operational);
5. that the approved subdivisions LDA13-0072 and LDA14-0197 be registered prior to or concurrent with this application;
6. that Bylaw 16938 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
7. 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 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 the City Departments and affected utility agencies; and
7. that the owner is responsible for the landscape design and construction within the 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.

LDA11-0347 addressed Municipal Reserves (MR) for the NW 19-52-25-W4M by transferring the Deferred Reserve Caveat (DRC) to the SW 19-52-25-W4M. MR for the SW 19-52-25-W4M was addressed with LDA08-0039 through the registration of a DRC and will carry forward on title.

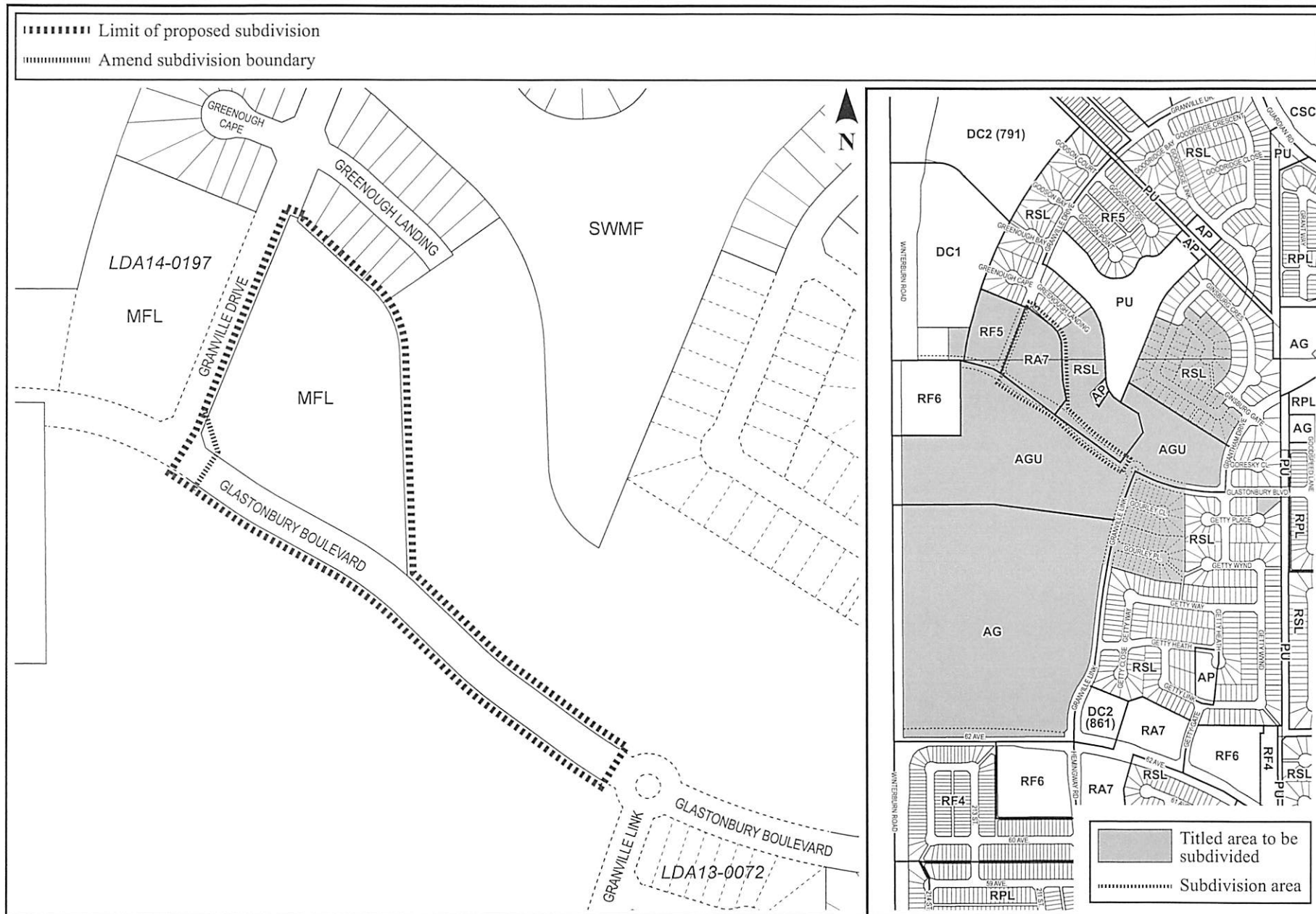
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority
SM/mn/Posse #154286171-001

Enclosure(s)



Thursday, May 21, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 21, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 14, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0468
161927306-001

Tentative plan of subdivision to create 110 single detached residential lots, two (2) semi-detached residential lots, 63 row housing lots and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0098
168263494-001

Tentative plan of subdivision to create 22 single detached residential lots and 34 semi-detached residential lots, from the SW-25-52-26-4 located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:45 a.m.

Thursday, May 28, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 22

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, June 11, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 24

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 11, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 4, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0374
159224620-001 | Tentative plan of subdivision to create 46 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the NW 19-52-25-W4M and SW 19-52-25-W4M located north of 60 Avenue NW and east of Winterburn Road; GRANVILLE |
| 2. | LDA15-0056
167480481-001 | Tentative plan of subdivision to create 25 single detached residential lots, five (5) multiple family lots (MFL), one (1) commercial lot, and one (1) Municipal Reserve lot from NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH |
| 3. | LDA15-0066
166119179-001 | Tentative plan of subdivision to create 44 single detached residential lots, 32 semi-detached residential lots, 75 row housing lots, three (3) multiple family lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 8223027 and the NE 21-51-24-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK |

5. OTHER BUSINESS



June 11, 2015

File NO. LDA14-0374

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 46 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the NW 19-52-25-W4M and SW 19-52-25-W4M located north of 60 Avenue NW and east of Winterburn Road; **GRANVILLE**

I The Subdivision by Plan is APPROVED on June 11, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.11 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 & 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 approved subdivision LDA13-0072 be registered prior to or concurrent with this application;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, 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);
8. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the Public Utility lot, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, 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.

LDA11-0347 addressed the Municipal Reserves (MR) for the NW 19-52-25-W4M by transferring the Deferred Reserve Caveat (DRC) to the SW 19-52-25-W4M. MR for the SW 19-52-25W4M was addressed with LDA08-0039 through the registration of a (DRC). This subdivision will partially discharge the DRC, registered on the NW 19-52-25-W4M, in the amount of 0.11 ha.

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 planner Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

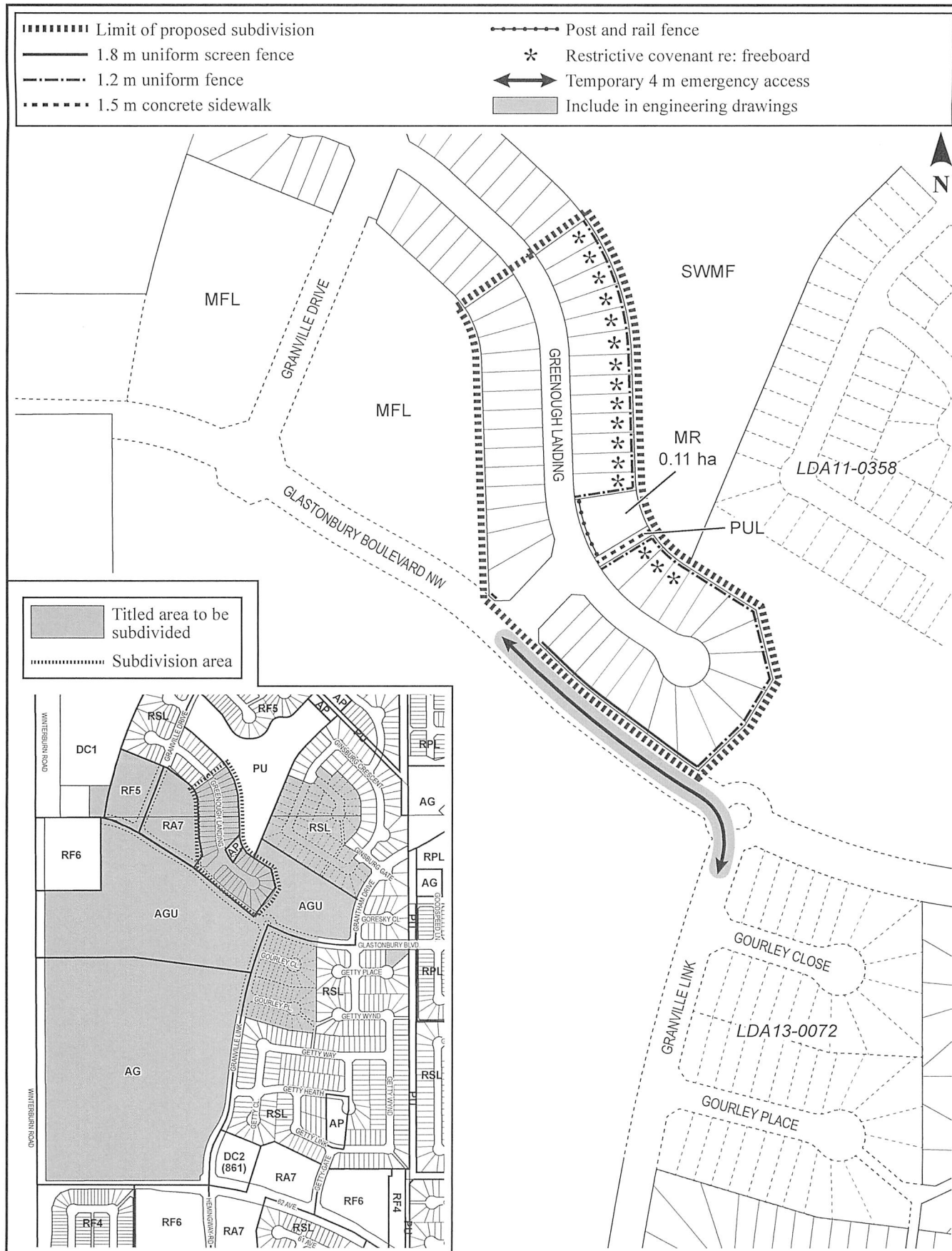
Yours truly,

Scott Mackie

Subdivision Authority

SM/vg/Posse #159224620-001

Enclosure(s)





Subdivision Authority

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

June 11, 2015

File NO. LDA15-0056

Stantec Consulting Ltd.
1100, 111 Dunsmuir Street
Vancouver, BC V6B 6A3

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create 25 single detached residential lots, five (5) multiple family lots (MFL), one (1) commercial lot, and one (1) Municipal Reserve lot from NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW;
GRIESBACH

I The Subdivision by Plan is APPROVED on June 11, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 5.96 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 & 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the intersection of Ad Astra Boulevard NW and Laubman Street NW, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of Castle Downs Road NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6) above, the owner clear and level Castle Downs Road NW as required for road right of way dedication;
8. that the approved subdivision LDA12-0161 be registered prior to or concurrent with Stage 1, to provide for the logical extension of roadway and water services;

9. that the approved subdivisions LDA12-0161 and LDA13-0495 be registered prior to or concurrent with Stage 2, to provide for the logical extension of roadway and water services;
10. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 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;
5. 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;
6. that the owner submits a letter of declaration and map to confirm the development intentions of the GLG zoning with respect to the location and amount of Row Housing, to the satisfaction of EPCOR Water;
7. that the engineering drawings include offsite underground utilities including a 300 mm water main connection and sanitary and storm sewers connections, to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include grading plans for the Municipal Reserve lot, to the satisfaction of Sustainable Development;
9. that the engineering drawings include a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct Laubman Street NW as an enhanced local roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with lighting, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Castle Downs Road NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and walkways 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 (No. 142 182 350) on NW and SW 29-53-24-W4M will be reduced with the dedication of the MR parcel, and the remainder will be transferred to NE-29-53-24-W4M.

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 Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/sr/Posse #167480481-001

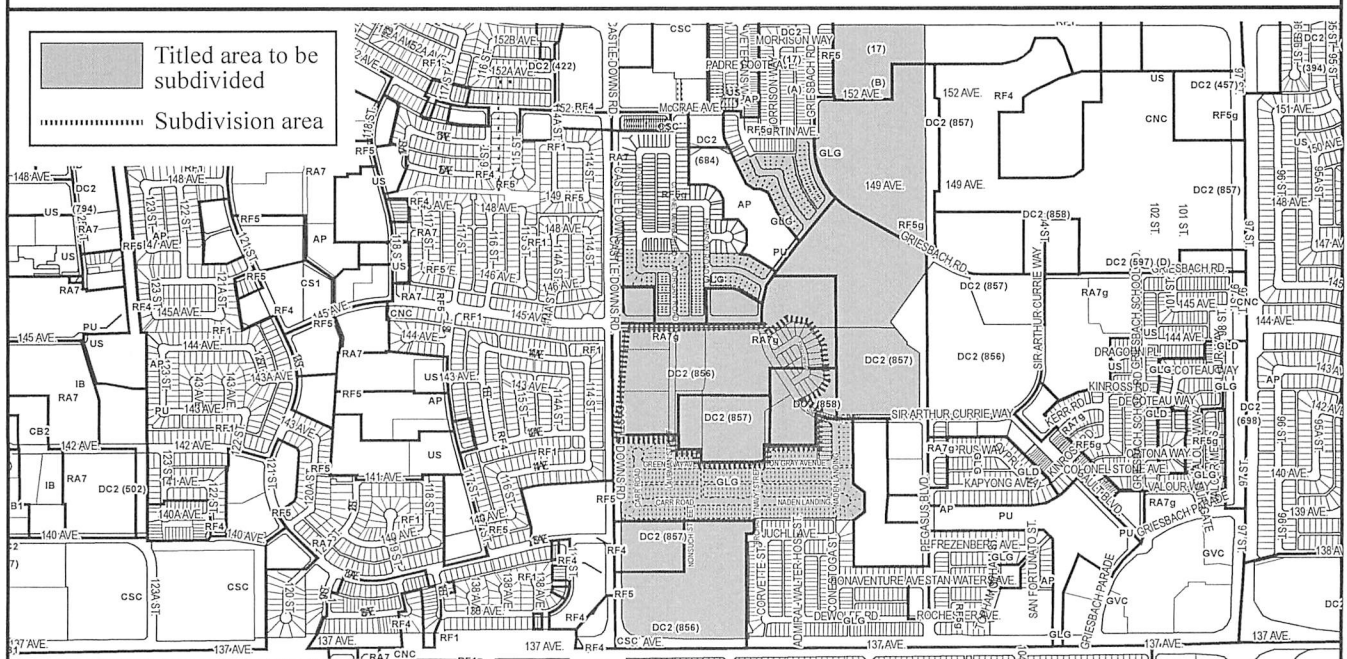
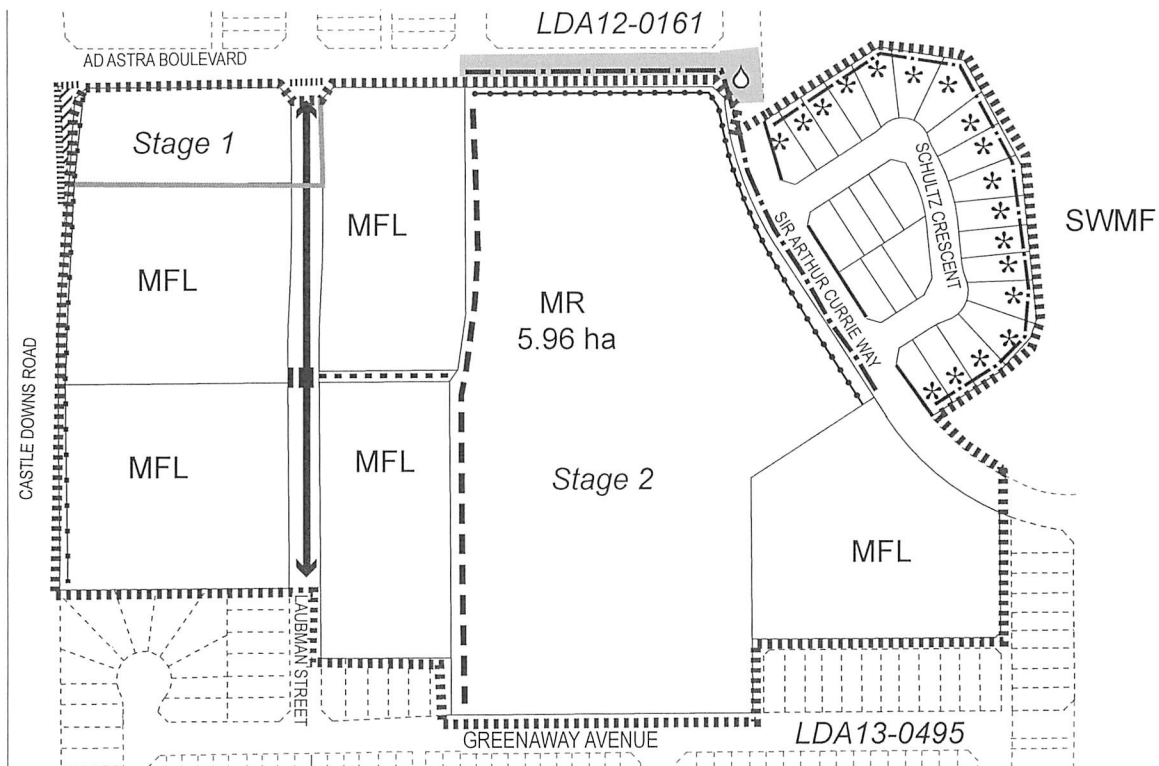
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

LDA15-0056

- | | |
|---|--------------------------------------|
| ■■■■■■■ Limit of proposed subdivision | --- 3 m shared use path |
| ■■■■■■■■ Amend subdivision boundary | -.-.- 2 m mono-walk |
| ▨▨▨▨▨ Dedicate as road right of way | 1.5 concrete sidewalk |
| ■ Include in engineering drawings | Zebra marked crosswalk |
| —+—+—+— 1.8 m noise attenuation fence | ↔ 20 m enhanced local roadway |
| —+—+—+— Post and rail fence | * Restrictive covenant re: freeboard |
| —+—+—+— 1.8 m uniform fence as per Zoning Bylaw | ○ Water and sewer connections |
| —+—+—+— 1.2 m uniform fence | |





June 11, 2015

File NO. LDA15-0066

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 44 single detached residential lots, 32 semi-detached residential lots, 75 row housing lots, three (3) multiple family lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 8223027 and the NE 21-51-24-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on June 11, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.32 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 & 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 area developers have provided the City with a signed copy of a Memorandum of Understanding to ensure that funding for Arterial Roadways will be provided in a strategic manner that benefit all areas of Windermere equally and permits the City to request road construction that meets the requirements set out in the Windermere Transportation Infrastructure Projection (TIP), to the satisfaction of Transportation Services;
5. that the owner register an easement for the greenway and shared use path as shown on the "Conditions of Approval" map, Enclosure I;
6. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA11-0056, Stage 1, be registered prior to or concurrent with this application for the logical extensions of roadway connections and for necessary underground utilities;

8. that LDA15-0066 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include the temporary 12 m radius gravel surface 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);
8. that the engineering drawings include a hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, bollards, and landscaping within the greenway to the ultimate standard, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the private access to the future high density residential site, constructed with a 10 m carriageway to match the carriageway of the enhanced local roadway, including sidewalk along the east side, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
11. that the owner construct Kelly Crescent SW as an enhanced local roadway with a 9 m carriageway within an 16 m right-of-way, with sidewalk of one side, with Stage 1 of this subdivision, to the satisfaction of Transportation Services;
12. that the owner construct the local roadway as an enhanced local roadway with a 10 m carriageway within an 18 m right-of-way, with sidewalks, with Stage 2 of this subdivision, to the satisfaction of Transportation Services;
13. that the owner design and construct the ultimate Stormwater Management Facility, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path to a residential alley standard roadway, 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;
15. that the owner construct 3 m hard surface shared use paths with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the MR and SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 2 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 170 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, walkways, and greenway 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 NE-21-51-25-4 were addressed with LDA11-0056 by registering a Deferred Reserve Caveat (DRC) on title. The existing DRC will be reduced accordingly with this application and shall be carried forward. MR for Lot 2, Plan 8223027, was addressed with LDA13-0524 by registering a DRC on title and shall be carried forward.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #166119179-001

Enclosure(s)

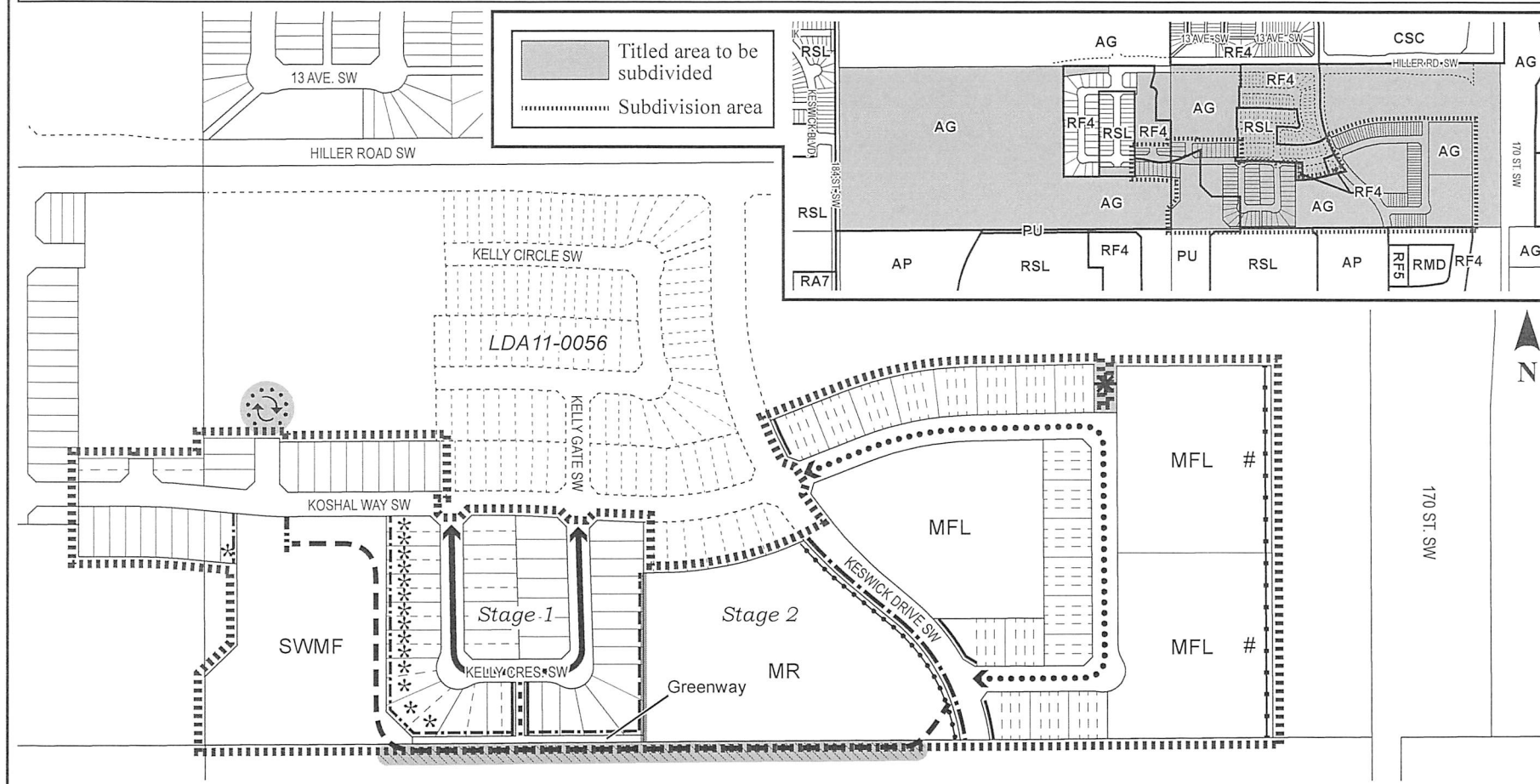
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

LDA15-0066

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform fence
- - - - 1.2 m uniform fence
- Post and rail fence
- Berm and noise attenuation fence
- 1.5 m concrete sidewalk
- 2 m mono-walk
- 3 m hard surface shared use path

- 3 m hard surface shared use path to a residential alley standard
- ⊙ Temporary 12 m radius turnaround
- # Restrictive covenant re: berm
- * Restrictive covenant re: freeboard
- ▨ Register easement
- ↔ Construct enhanced local roadway with a 9 m carriageway
- ↔ Construct enhanced local roadway with a 10 m carriageway
- * Private access
- Include in engineering drawings



Thursday, June 4, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 23

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 4, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 21, 2015 and May 28, 2015 meetings be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0056
107118764-001

Tentative plan of subdivision to create 44 single detached residential lots and 58 semi-detached residential lots from the NE 21-51-25-W4M located south of 13 Avenue SW and west of 170 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0197
153683674-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL), from the NW 19-52-25-W4M and the SE 19-52-25-W4M located north of 60 Avenue NW of east of Winterburn Road NW; **GRANVILLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0215 154286171-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) from SW 19-52-25-W4M and NW 19-52-25-W4M located east of Winterburn Road NW and north of 60 Avenue NW; GRANVILLE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:00 a.m.		

Thursday, June 18, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 25

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 18, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 11, 2014 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0021
166510604-001 | Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; AMBLESIDE |
| 2. | LDA15-0135
169391206-001 | Tentative plan of subdivision to create one (1) additional commercial lot from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; AMBLESIDE |
| 3. | LDA14-0313
157166869-001 | Tentative plan of subdivision to create 119 single detached residential lots, 98 semi-detached residential lots, 29 row housing lots and one (1) Public Utility lot, from the NE 30-51-23-W4M and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; LAUREL |

5. OTHER BUSINESS



Subdivision Authority

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

June 18, 2015

File NO. LDA15-0021

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on June 18, 2015, 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;
3. that the approved subdivision LDA14-0269 be registered prior to or concurrent with this application for logical extension of roadway and water connections; and
4. 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 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 the City Departments and affected utility agencies;
7. 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
8. that the owner is responsible for the landscape design and construction within the 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 for Lot 2, Plan 2296 RS was addressed with LDA11-0426 through dedication of land and money in place.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/as /Posse #166510604-001

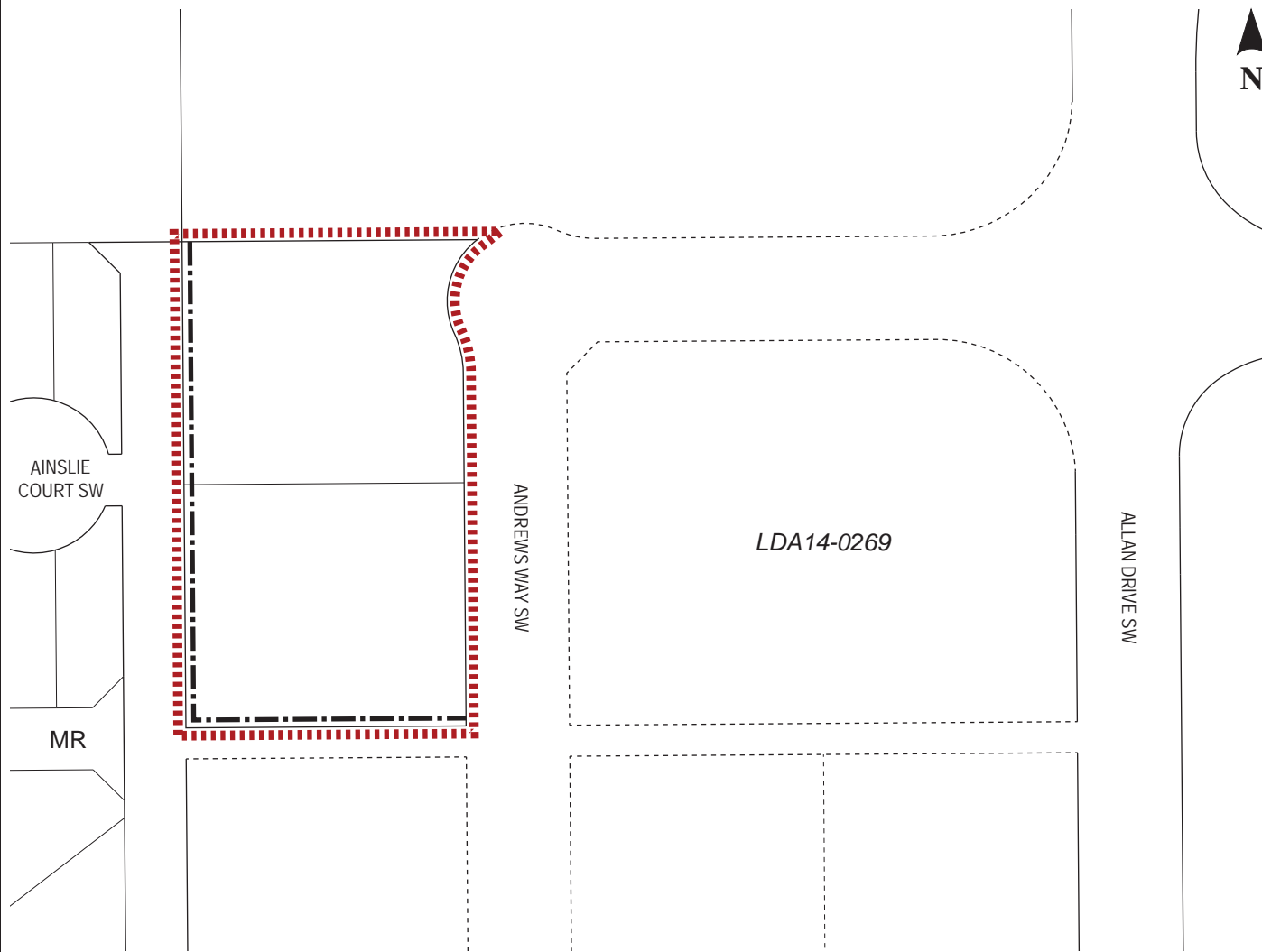
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

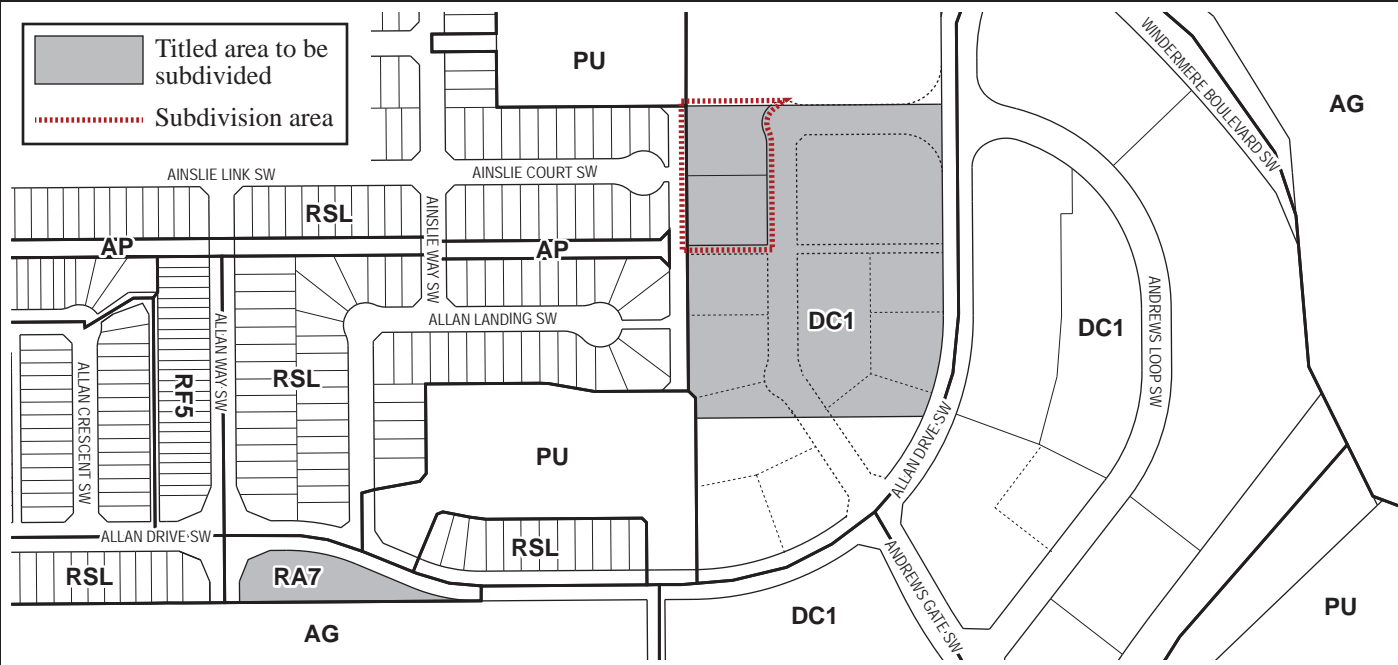
June 18, 2015

LDA15-0021

- Limit of proposed subdivision
1.2 m uniform fence



- Titled area to be subdivided
Subdivision area





Subdivision Authority

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

June 18, 2015

File NO. LDA15-0135

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on June 18, 2015, subject to the following conditions:

1. 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;
2. that the approved subdivision LDA14-0269 be registered prior to or concurrent with this application for logical extension of roadway and water connections; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve for Lot 2, Plan 2296 RS was addressed with LDA11-0426 through dedication of land and money in place.

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 Ania Schoof at 780-423-7495 or ania.schoof@gmail.com.

Yours truly,

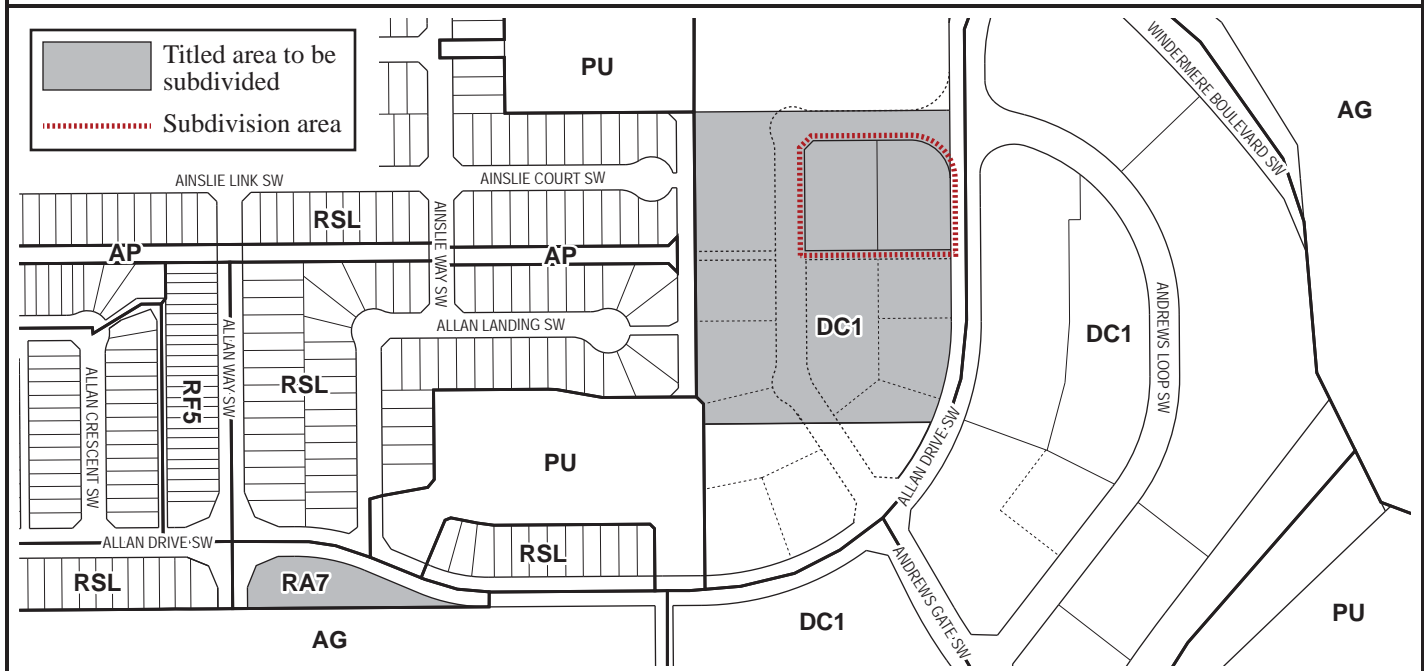
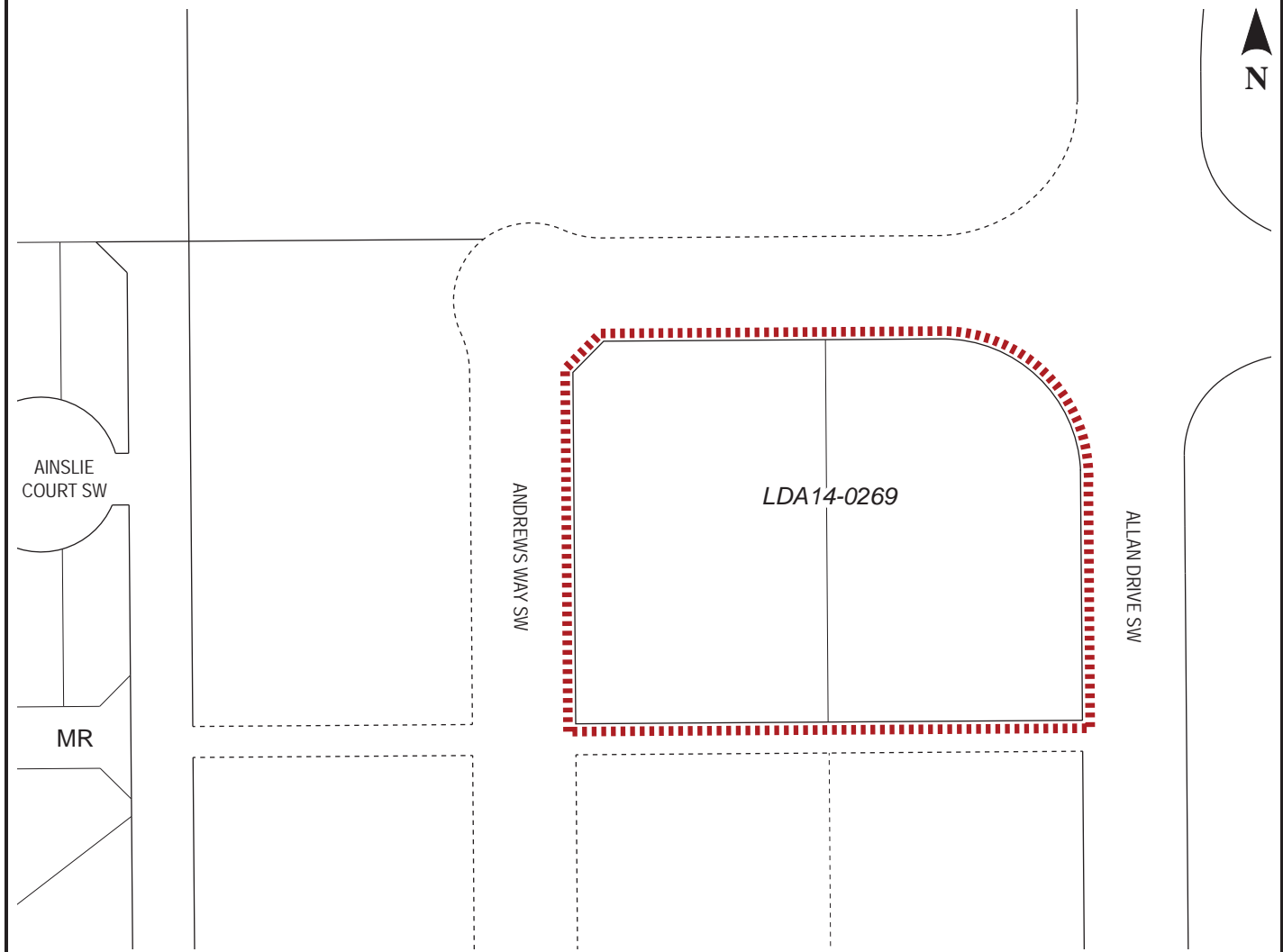
Scott Mackie
Subdivision Authority
SM/as /Posse #169391206-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 18, 2015

LDA15-0135

 Limit of proposed subdivision



Subdivision Authority

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

June 18, 2015

File NO. LDA14-0313

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 119 single detached residential lots, 98 semi-detached residential lots, 29 row housing lots and one (1) Public Utility lot, from the NE 30-51-23-W4M and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW;
LAUREL

I The Subdivision by Plan is APPROVED on June 18, 2015 subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.48 ha by a Deferred Reserve Caveat registered against the SE 31-51-23-W4M 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 & 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 register easements for 14 Avenue NW and the temporary storm drainage as shown on the "Conditions of Approval" map, Enclosure II;
5. the subdivision boundary be amended to include the dedication of 14 Avenue NW, and to include the entire intersection of 14 Avenue NW and 25 Street NW, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions LDA14-0165 and LDA14-0284 be registered prior to or concurrent with this application;

8. that the owner register a noise attenuation term restrictive covenant in favour of the City of Edmonton against the lots backing onto the Transportation and Utility Corridor (TUC), to protect the integrity of the term, 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include 14 Avenue NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include, with Stage 1, a temporary 6 m gravel surface roadway connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
9. that the engineering drawings include, with Stage 1, 14 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. This portion of the permanent urban collector can include a time extension for construction, if the servicing agreement that includes this portion of the collector is signed prior to October 2017.
10. that the engineering drawings, with Stage 2, include a gravel surface temporary alley 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);
11. that the engineering drawings, with Stage 1, include a 3 m hard surface shared use path connection, as per City of Edmonton Design and Construction Standards, to the

satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner design the Stormwater Management Facility (SWMF) to the ultimate standard and that the engineering drawings include the interim requirement, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner provides a signed agreement for the joint operation and maintenance of the temporary / interim storm water management system and temporary pumping operations from SWMF 608A, between themselves and the developer of land to the north, to the satisfaction of Sustainable Development and Financial Services and Utilities;
14. that the owner pays for and provides the agreed upon portion of the joint operation and maintenance of the temporary pumping program required for Mill Creek, to the satisfaction of Sustainable Development and Financial Services and Utilities;
15. that the owner will not be issued the CCC for the subdivision storm or sanitary drainage facilities until all required downstream storm and sanitary sewer connections are completed, to the satisfaction of Financial Services and Utilities. Downstream storm connections include ultimate pipe connections for minor flows and the ultimate surface conveyance for major flows. The CCC will not be issued for the SWMF until the future permanent outfall and deepening of Mill Creek is completed, to the satisfaction of Financial Services and Utilities;
16. that the owner construct, with Stage 1, a temporary 12 m radius gravel surface 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);
17. that the owner construct a 3 m hard surface shared use path within the walkway, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. 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

21. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves for SE 31-51-23-W4M were previously addressed under LDA14-0284. The Deferred Reserve Caveat will be carried forward on title and will increase by 0.48 with the transfer of MR owing on NE 30-51-23-W4M from this subdivision to SE 31-51-23-W4M for future park dedication and money-in-place.

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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #157166869-001

Enclosure(s)

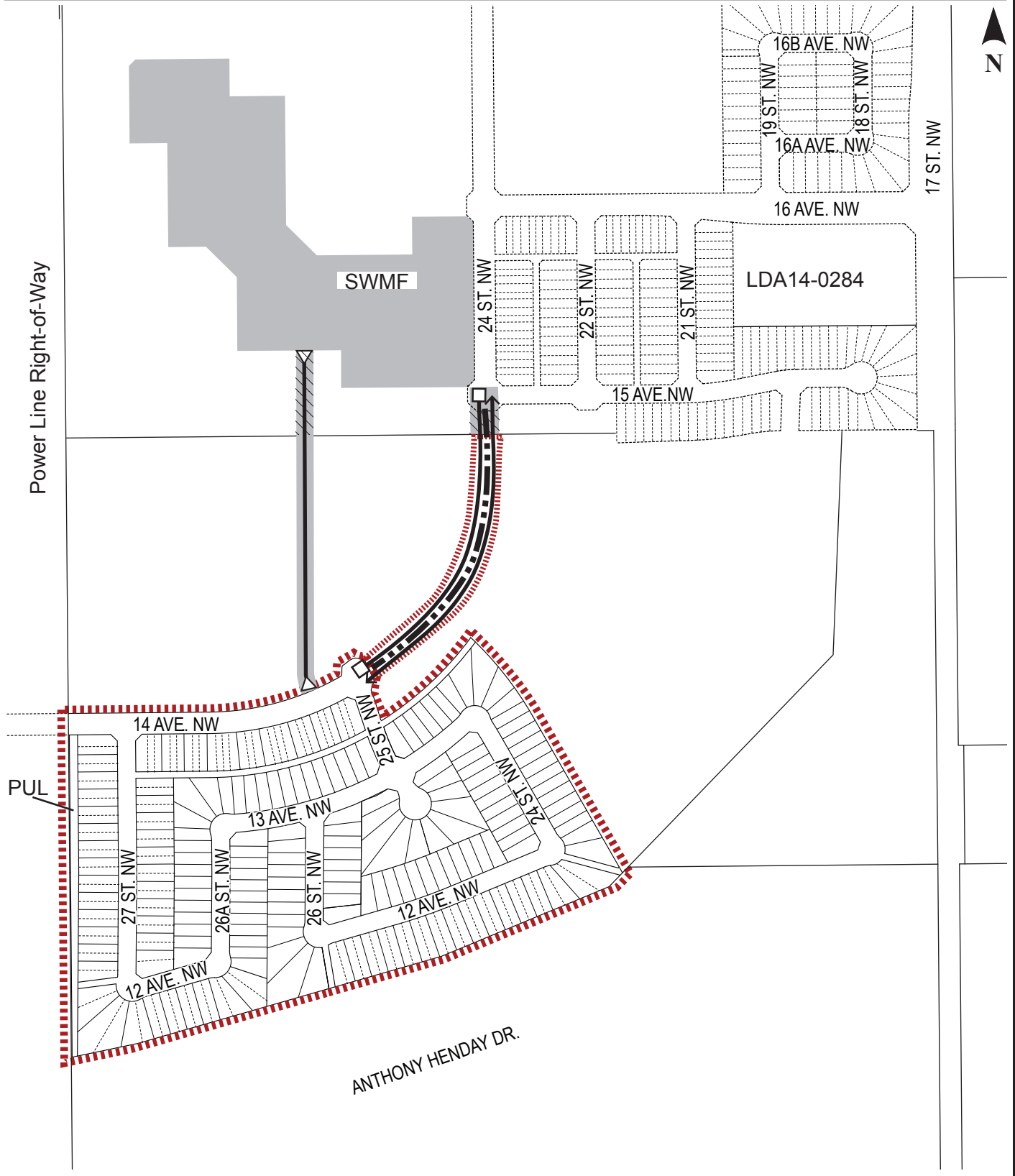
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

LDA14-0313

- Limit of proposed subdivision
- Amend subdivision boundary
- - - - - Construct collector roadway
- — □ Storm and sanitary connections

- ↔ Temporary 6 m roadway
- ⌌ Temporary storm drainage
- Include in engineering drawings
- ▨ Register easement

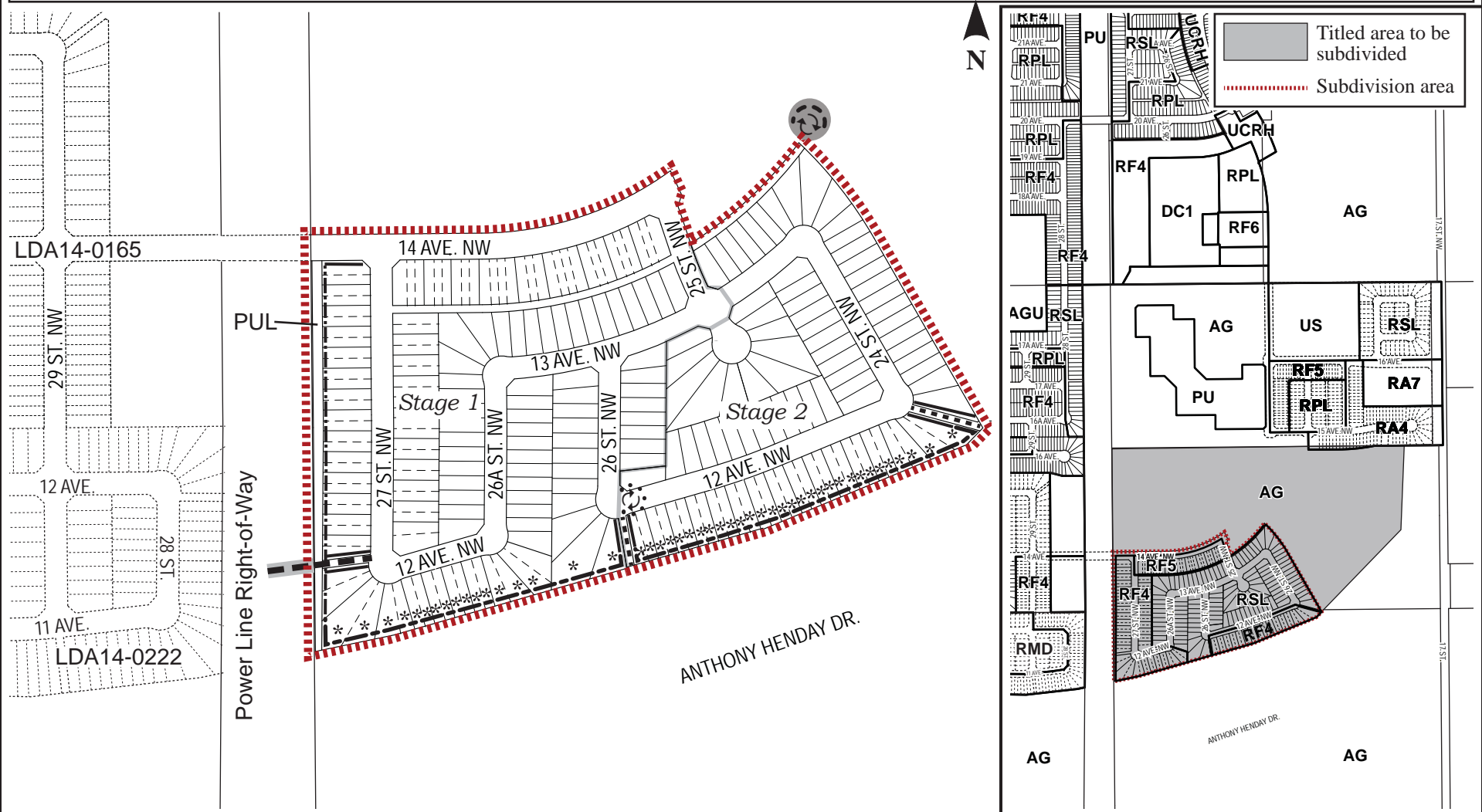


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

LDA14-0313

- Limit of proposed subdivision
 - - - - - Berm and noise attenuation fence
 ——— 1.8 m uniform screen fence as per Zoning Bylaw
 - . - . - 1.2 m uniform fence
 - - - - - 3 m hard surface shared use path
 ······ 1.5 m concrete sidewalk
 * Restrictive covenant re: berm
 ☼ Temporary 12 m radius turnaround
 ☼ Temporary alley turnaround
 ■ Include in engineering drawings



Thursday, June 11, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 24

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 11, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 4, 2015 and May 28, 2015 meetings be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0374 159224620-001	Tentative plan of subdivision to create 46 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the NW 19-52-25-W4M and SW 19-52-25-W4M located north of 60 Avenue NW and east of Winterburn Road; GRANVILLE
----	-----------------------------	---

MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA15-0056 167480481-001	Tentative plan of subdivision to create 25 single detached residential lots, five (5) multiple family lots (MFL), one (1) commercial lot, and one (1) Municipal Reserve lot from NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
----	-----------------------------	--

MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3.	LDA15-0066 166119179-001	Tentative plan of subdivision to create 44 single detached residential lots, 32 semi-detached residential lots, 75 row housing lots, three (3) multiple family lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 8223027 and the NE 21-51-24-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.		

Thursday, June 25, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 26

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 25, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 18, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0444
154214747-001 | Tentative plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; SECORD |
| 2. | LDA15-0003
142550145-001 | Tentative plan of subdivision to create one (1) Public Utility lot and one (1) Environmental Reserve lot, from a portion of the SE and SW-14-52-24-W4M located south of 51 Avenue and east of 75 Street; ROPER INDUSTRIAL |
| 3. | LDA15-0080
167992217-001 | Tentative plan of subdivision to create 133 single detached residential lots, 32 semi-detached residential lots, and two (2) Municipal Reserve lots from the NW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE |

5. OTHER BUSINESS



June 25, 2015

File NO. LDA14-0444

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; **SECORD**

I The Subdivision by Plan is APPROVED on June 25, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.61 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 & 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 register an easement for a 4 m temporary emergency access as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA12-0424 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the approved subdivisions LDA13-0213, LDA13-0481, LDA13-0482, and LDA13-0572 be registered prior to or concurrent with this application for the logical extension of roadway connections and watermain connections;
7. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 231 Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 4 m temporary emergency access connection 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);
8. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline and bollards within the Reserve lot and the future Reserve lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards within the walkway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that CCC for sewers will not be issued for the proposed development until such time as the Lewis Farms Storm Outfall is completed and operational, to the satisfaction of Financial Services and Utilities;
13. that the owner is responsible for the disposal of stormwater flows until the permanent downstream system is operational, to the satisfaction of Financial Services and Utilities;

14. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
15. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 231 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the Reserve lot, future Reserve lot, road rights of way, and walkways, 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 Deferred Reserve Caveat (DRC) for Municipal Reserve will be discharged in full with the dedication of land for the NW 36-52-26-W4M. City of Edmonton will purchase the 0.72 ha of land to complete the assembly of the south half of the Secord school and park site.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kg/Posse #154214747-001

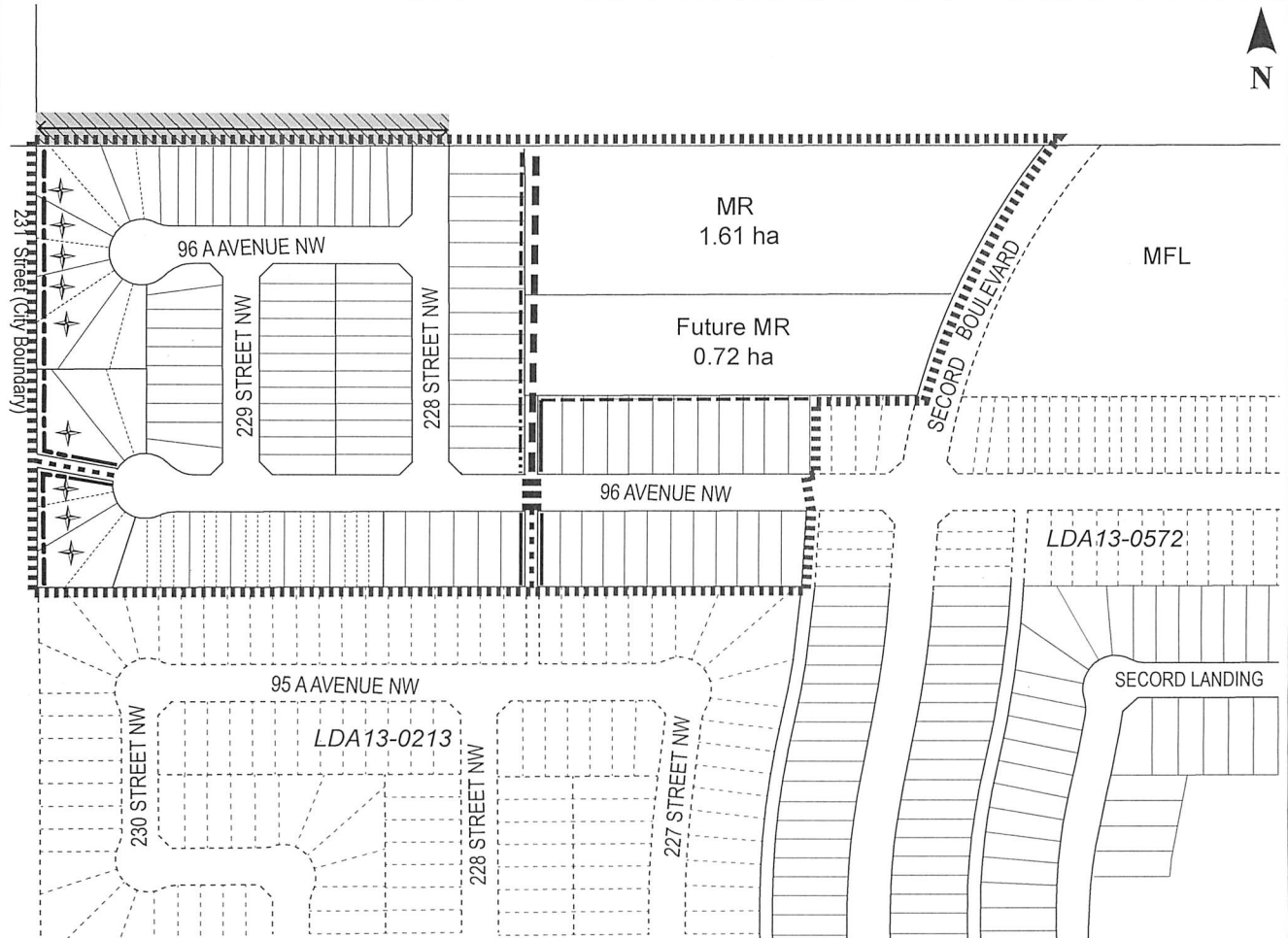
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2015

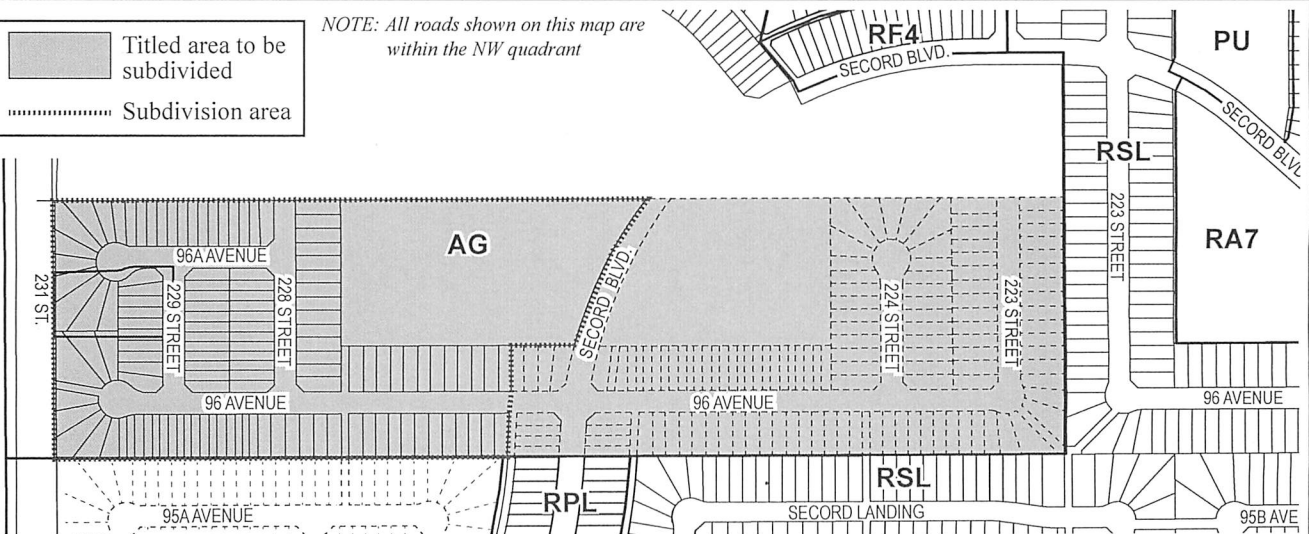
LDA14-0444

- | | | | |
|-------|--|------|----------------------------------|
| ----- | Limit of proposed subdivision | ---- | 3 m hard surface shared use path |
| ———— | 1.8 m uniform screen fence as per Zoning Bylaw | | Zebra marked crosswalk |
| ----- | 1.8 m uniform fence | ↔ | Temporary 4 m emergency access |
| ----- | 1.8 m uniform screen fence | + | Restrictive covenant re: berm |
| ----- | Berm and noise attenuation fence | ▨ | Include in engineering drawings |
| ----- | 1.5 m concrete sidewalk | ▨ | Register easement |



- | | |
|-------|------------------------------|
| ▨ | Titled area to be subdivided |
| ----- | Subdivision area |

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





Subdivision Authority

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

June 25, 2015

File NO. LDA15-0003

ISL Engineering and Land Services Ltd.
1200, 10235-101 Street NW
Edmonton, AB T5J 3E9

ATTENTION: Shauna Kuiper

Dear Ms. Kuiper:

RE: Tentative plan of subdivision to create one (1) Public Utility lot and one (1) Environmental Reserve lot, from a portion of the SE and SW-14-52-24-W4M located south of 51 Avenue and east of 75 Street; **ROPER INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 25, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 1.84 ha lot pursuant to Section 664 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 Bylaw 17176 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
5. 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 a Boundary Assessment of \$2,157.34 per hectare, plus GST, for existing oversized sanitary sewers in the area;
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 the City Departments and affected utility agencies;
7. that the engineering drawings include 51 Avenue NW to an urban industrial collector standard, and tie in to the construction associated with the Valley Line LRT project at the 75 Street NW/51 Avenue NW intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the wildlife crossing as per the City of Edmonton Wildlife Passage Engineering Design Guidelines, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include sanitary and storm sewer connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include water mains on 51 Avenue, between 54 Street and 75 Street, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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.

The existing Deferred Reserve Caveat 912049732 registered with Subdivision File No. 90-X-153-S will carry 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 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 Sean Lee at 780-496-6121 or sean.lee@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

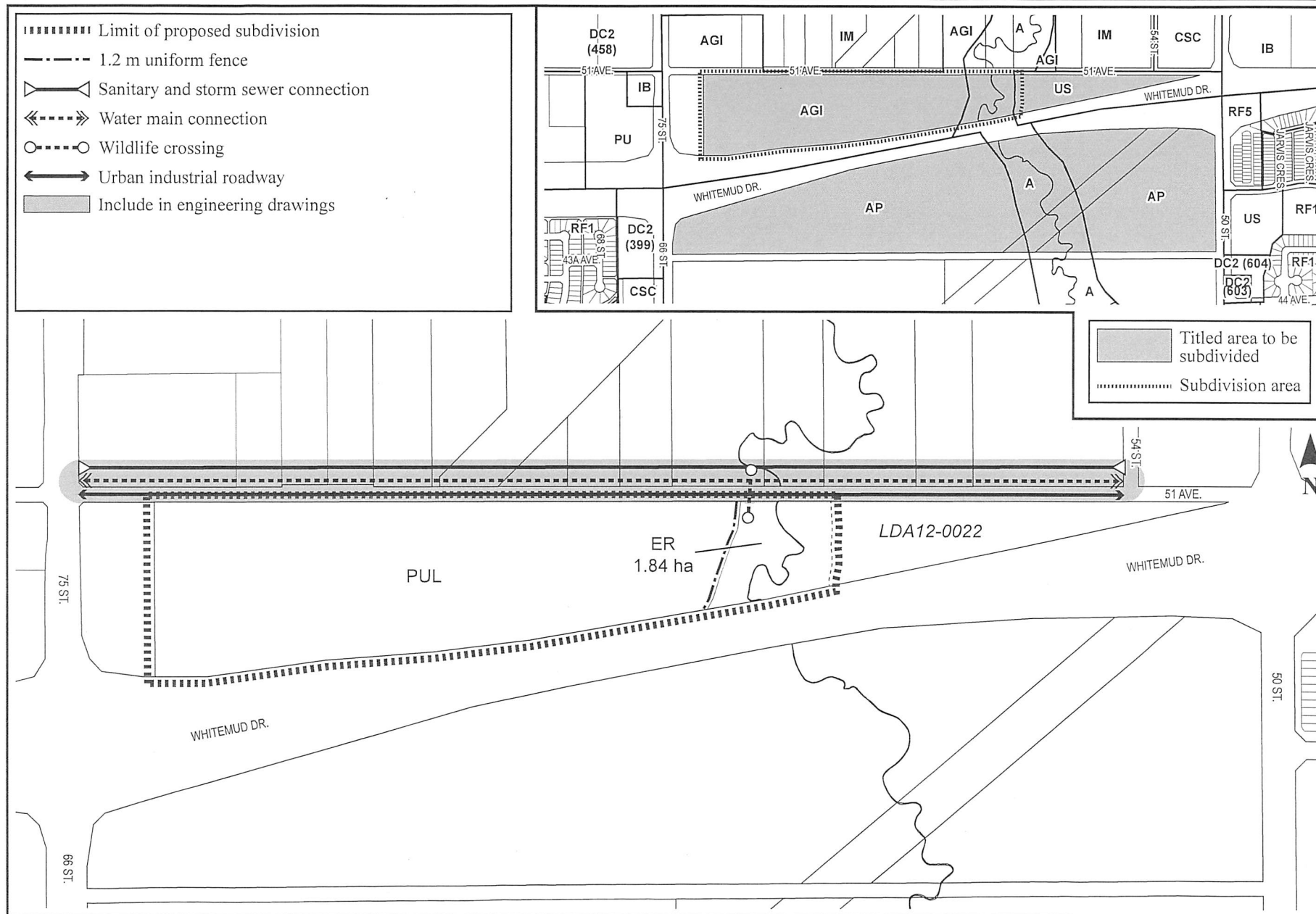
SM/sl/Posse #142550145-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2015

LDA15-0003





Subdivision Authority

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

June 25, 2015

File No. LDA15-0080

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 133 single detached residential lots, 32 semi-detached residential lots, and two (2) Municipal Reserve lots from the NW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on June 25, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.20 ha and 0.06 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 owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of Chernowski Way SW, to the satisfaction of Transportation Services; as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to exclude a portion of Coughlan Green SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA14-0362 be registered prior to or concurrent with this application for the logical extensions of roadway connections and necessary underground utilities;
9. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 28 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 proportionate share of 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 200 mm offsite water main connection and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include grading plans for 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 3 m hard surface shared use path, tying into the shared use path within the Public Utility Lot (PUL), with a dividing yellow centerline, "Shared Use" signage, lighting and bollards, within the MR lots, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct an 11.5 m enhanced local roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The details relative to this cross-section shall be approved by Transportation Services;
11. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct Challand Lane SW and the alley connection to Coughlan Green SW to a residential alley structure for the entire width of the right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct alley lighting within an easement on private property, to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 2 m concrete sidewalk with bollards, within the alley connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 0.5 m berm centered on the property line and a 2.3 m noise attenuation fence contained wholly within private property, as per an approved Concept Plan, for all lots backing onto 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscape design and construction within the MR lots, road rights of way and walkway, 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 is being dedicated with this subdivision and the existing Deferred Reserve Caveat shall be reduced accordingly and 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 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,

Scott Mackie
Subdivision Authority

SM/kr/Posse #167992217-001

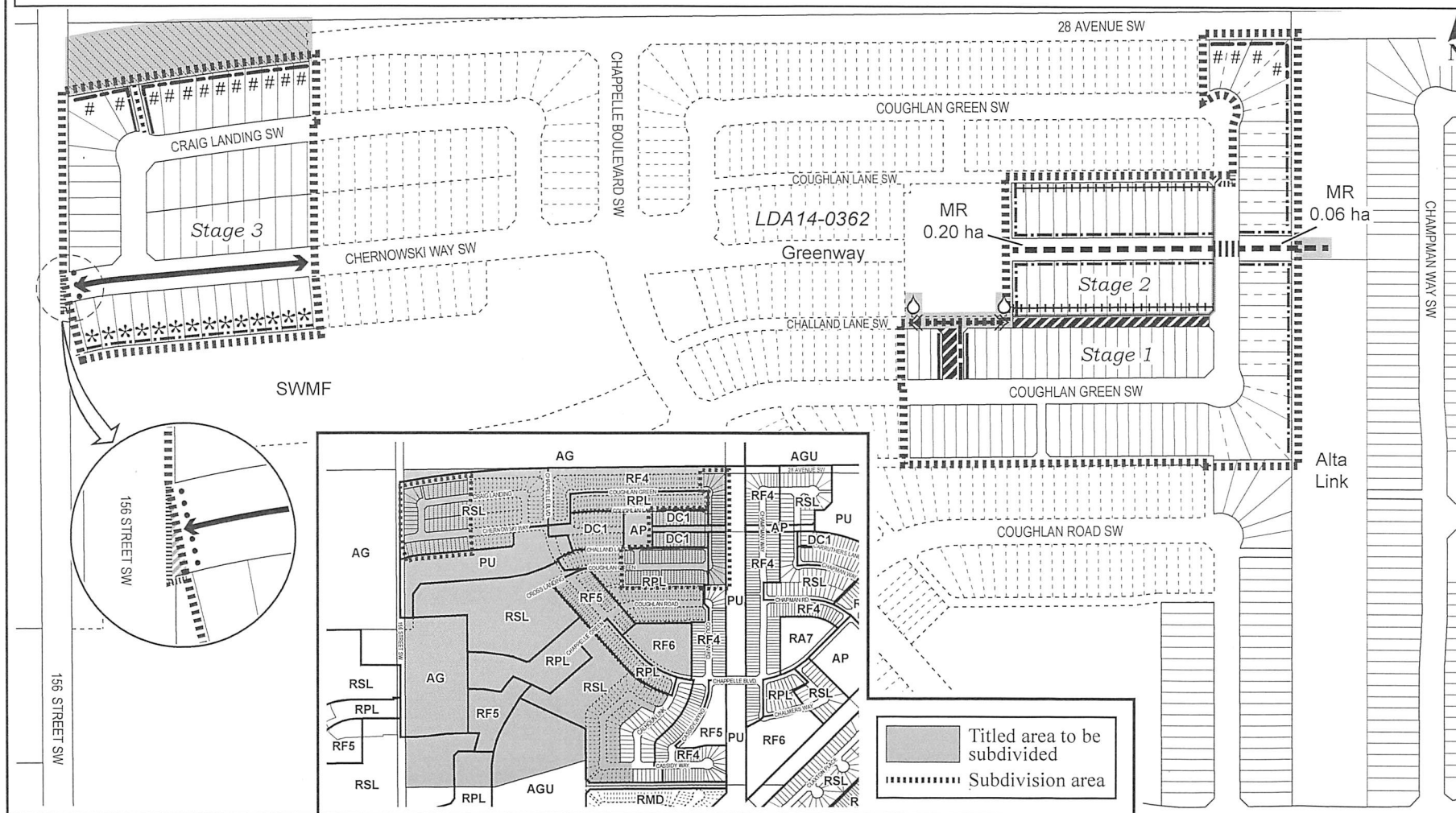
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

June 25, 2015

LDA15-0080

- | | | |
|--|--------------------------------------|--|
| Limit of proposed subdivision | --- 3 m hard surface shared use path | +++++ Alley lighting and easement |
| Amend subdivision boundary | Zebra marked crosswalk | ▨ Construct to a residential alley structure |
| — 1:8 m uniform screen fence as per Zoning Bylaw | ↔ 11.5 m enhanced local roadway | ○ Construct hydrant |
| - - - 1.2 m uniform fence | # Restrictive covenant re: berm | ▨ Grading plans |
| --- Berm and noise attenuation fence | * Restrictive covenant re: freeboard | ▨ Include in engineering drawings |
| 1.5 m concrete sidewalk | ≡ 200 mm water main connection | ▨ Dedicate as road right-of-way |
| --- 2 m concrete sidewalk | Bollards | |



Thursday, June 18, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 18, 2015 meeting be adopted.
-------	---

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 11, 2015 meeting be adopted.
-------	--

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0021
166510604-001 | Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; AMBLESIDE |
|----|-----------------------------|---|

MOVED	Blair McDowell That the application for subdivision be Approved.
-------	---

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

- | | | |
|----|-----------------------------|---|
| 2. | LDA15-0135
169391206-001 | Tentative plan of subdivision to create one (1) additional commercial lot from Lot 2, Plan 2296 RS, located west of Allan Drive SW and south of Windermere Boulevard SW; AMBLESIDE |
|----|-----------------------------|---|

MOVED	Blair McDowell That the application for subdivision be Approved.
-------	---

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

3.	LDA14-0313 157166869-001	Tentative plan of subdivision to create 119 single detached residential lots, 98 semi-detached residential lots, 29 row housing lots and one (1) Public Utility lot, from the NE 30-51-23-W4M and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; LAUREL	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:55 a.m.		

Thursday, July 2, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 27

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 2, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 25, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0580
164619382-001 | Tentative plan of subdivision to create three (3) multiple family lots (MFL) and one (1) commercial lot, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS |
| 2. | LDA15-0079
168069702-001 | Tentative plan of subdivision to create three (3) multiple family lots (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS |

5. OTHER BUSINESS



Subdivision Authority

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

July 2, 2015

File NO. LDA14-0580

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create three (3) multiple family lots (MFL) and one (1) commercial lot, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

I The Subdivision by Plan is APPROVED on July 2, 2015, 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;
3. that the owner register a maintenance access easement for maintenance vehicle access to the planned LRT power substation as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to exclude the intersection of 35 Avenue SW and Daniels Way SW as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA14-0384 and LDA14-0468 be registered prior to or concurrent with this application for the logical extensions of roadway connections; 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 (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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct Daniels Way SW with a 1.5 m and a 2 m concrete sidewalk and boulevard trees, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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.

The existing Deferred Reserve Caveat registered on the SE 13-51-25-W4M 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 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,

Scott Mackie
Subdivision Authority

SM/kw/Posse #164619382-001

Enclosure(s)

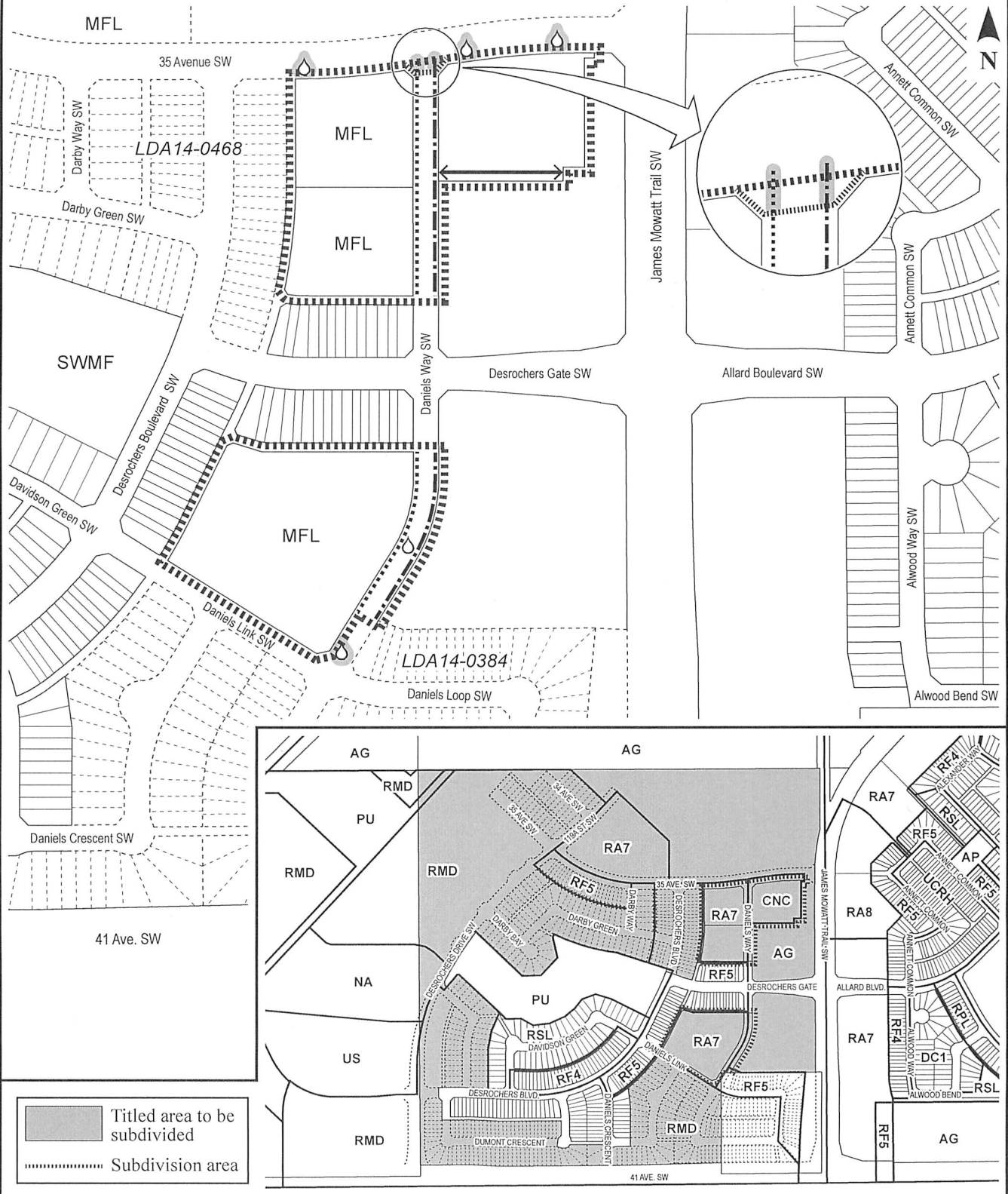
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2015

LDA14-0580

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.5 m concrete sidewalk
- 2 m concrete sidewalk

- Maintenance access easement
- Fire hydrant
- Include in engineering drawings





Subdivision Authority

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

July 2, 2015

File NO. LDA15-0079

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create three (3) multiple family lots (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on July 2, 2015, 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;
3. that the approved subdivision LDA14-0580 be registered prior to or concurrent with this application for the logical extensions of roadway connections and necessary underground utilities;
4. that LDA14-0500 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto James Mowatt Trail SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 the City Departments and affected utility agencies;
7. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto James Mowatt Trail SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. 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.

The existing Deferred Reserve Caveat registered on the SE 13-51-25-W4M 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 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,

Scott Mackie
Subdivision Authority

SM/kw/Posse #168069702-001

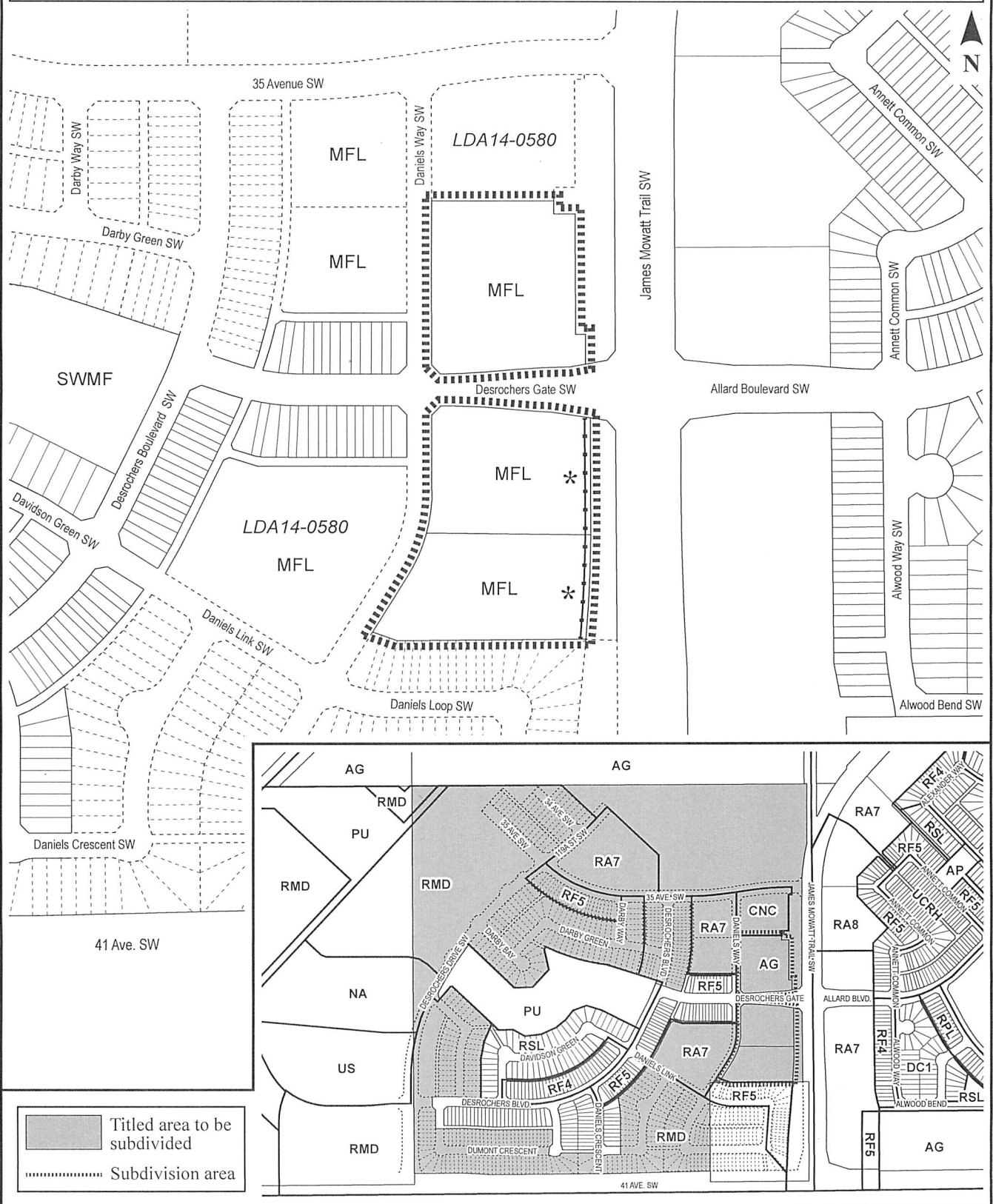
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2015

LDA15-0079

- Limit of proposed subdivision
 —+—+— Berm and noise attenuation fence
 * Restrictive covenant re: berm



Thursday, June 25, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 26

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 25, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 18, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0444
154214747-001

Tentative plan of subdivision to create 110 single detached residential lots, 18 row housing lots, one (1) future Municipal Reserve lot and one (1) Municipal Reserve lot, from Lot 1, Block 1, Plan 092 6167, and the NW 36-52-26 W4M located north of Secord Landing NW and east of 231 Street NW; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0003
142550145-001

Tentative plan of subdivision to create one (1) Public Utility lot and one (1) Environmental Reserve lot, from a portion of the SE and SW-14-52-24-W4M located south of 51 Avenue and east of 75 Street; **ROPER INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA15-0080 167992217-001	Tentative plan of subdivision to create 133 single detached residential lots, 32 semi-detached residential lots, and two (2) Municipal Reserve lots from the NW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.		

Thursday, July 9, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 28

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, July 16, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 29

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 16, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 2, 2015 and July 9, 2015 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0188
147551165-001 | Tentative plan of subdivision to create three (3) industrial lots, from the NE-35-53-25-W4M located west of 141 Street NW and north of 162 Avenue NW;
RAMPART INDUSTRIAL |
| 2. | LDA14-0574
165772682-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 8, Block 8, Plan 902 2833 located north of 41 Avenue NW and east of 30 Street NW;
LARKSPUR |

5. OTHER BUSINESS



July 16, 2015

File NO. LDA14-0188

Real Estate, Housing and Economic Sustainability
City of Edmonton
19th Floor, 9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create three (3) industrial lots, from the NE-35-53-25-W4M located west of 141 Street NW and north of 162 Avenue NW; **RAMPART INDUSTRIAL**

I The Subdivision by Plan is APPROVED on July 16, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$798,084.00 representing 1.09 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Memorandum of 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 Memorandum of Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Memorandum of 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 Memorandum of 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; and
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 the City Departments and affected utility agencies.

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

The Deferred Reserve Caveat registered against the NE-35-53-25-W4M will be provided as money in place and subsequently discharged with this subdivision.

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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse #147551165-001

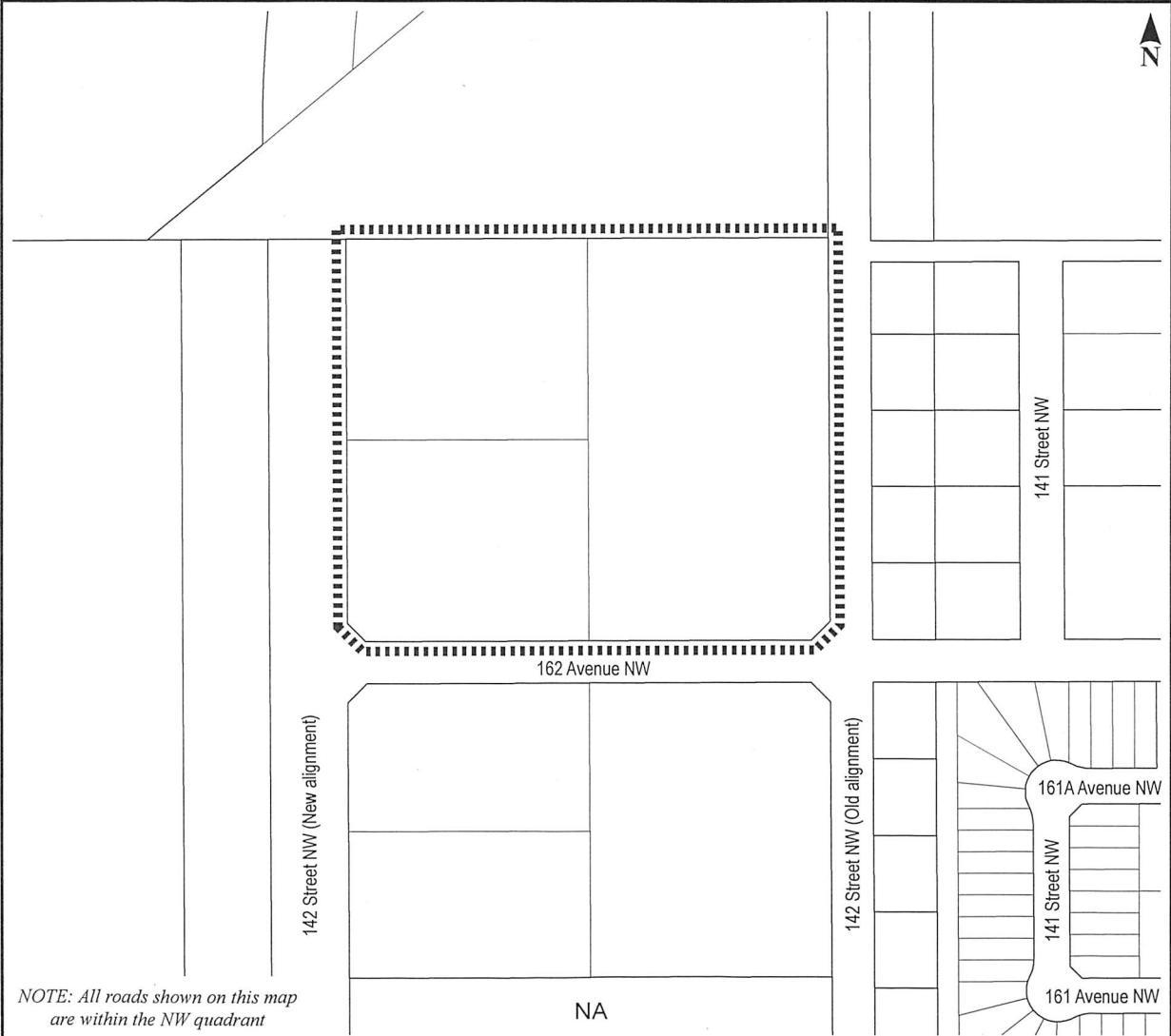
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

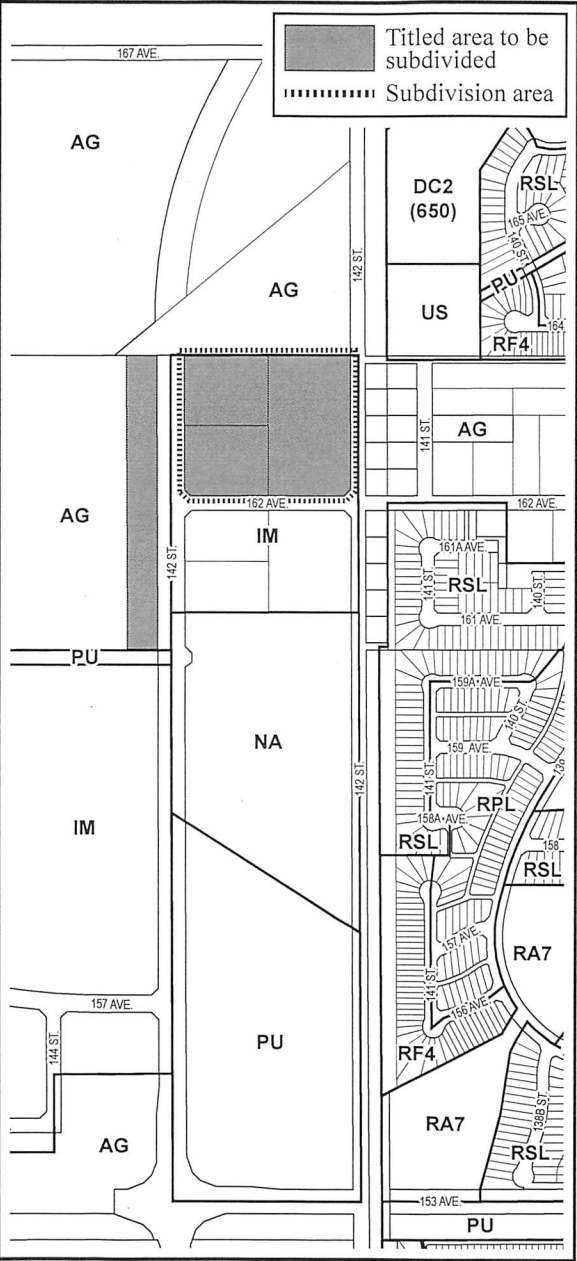
July 16, 2015

LDA14-0188

Limit of proposed subdivision



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





Subdivision Authority

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

July 16, 2015

File NO. LDA14-0574

Civic Property Services
Real Estate, Housing and Economic Sustainability
The City of Edmonton
1900, Century Place, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Prabhat Dahal

Dear Mr. Dahal:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 8, Block 8, Plan 902 2833 located north of 41 Avenue NW and east of 30 Street NW; **LARKSPUR**

I The Subdivision by Plan is APPROVED on July 16, 2015, 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 1.5 m concrete surface sidewalk to connect to the established walkway system within the park site, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development; and
9. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

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 Sean Lee at 780-496-6121 or sean.lee@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/sl/Posse #165772682-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 16, 2015

LDA14-0574

■■■■■■ Limit of proposed subdivision

- - - - - 1.5 m concrete sidewalk

■ Include in engineering drawings



Thursday, July 2, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 2, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 25, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0580
164619382-001

Tentative plan of subdivision to create three (3) multiple family lots (MFL) and one (1) commercial lot, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0079
168069702-001

Tentative plan of subdivision to create three (3) multiple family lots (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:40 a.m.

Thursday, July 9, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 28

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, July 23, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 30

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 23, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 16, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0329
157853256-001

Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW;
KESWICK

5. OTHER BUSINESS

Thursday, July 30, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 31

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 30, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 23, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0329
157853256-001 | Tentative plan of subdivision to create 16 single-detached residential lots from Block 1, Plan 822 1534, located north of Webber Greens Drive, west of 208 Street NW; WEBBER GREENS |
|----|-----------------------------|--|

5. OTHER BUSINESS



Subdivision Authority

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

July 30, 2015

File NO. LDA10-0350

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road NW
Edmonton AB T5S 1K6

ATTENTION: Mark Puzko

Dear Mr. Puzko:

RE: Tentative plan of subdivision to create 16 single-detached residential lots from Block 1,
Plan 822 1534, located north of Webber Greens Drive, west of 208 Street NW;
WEBBER GREENS

I The Subdivision by Plan is APPROVED on July 30, 2015, 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 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 the City Departments and affected utility agencies;
7. that the owner is responsible for the landscape design and construction within the 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 for the titled area has been addressed through dedication and transfer to other titles.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

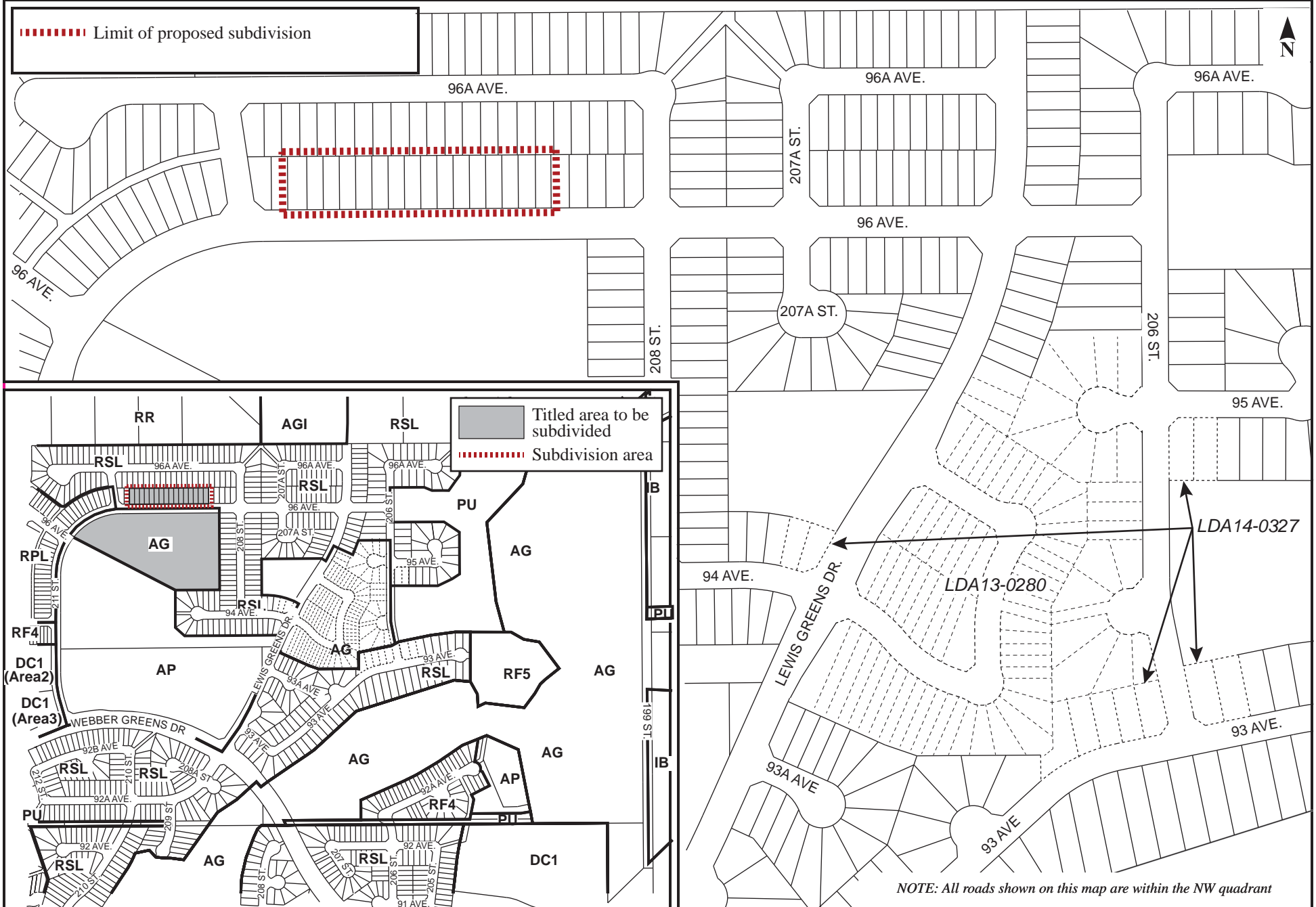
Scott Mackie
Subdivision Authority

SM/kg/Posse #104313506-001

Enclosure

July 30, 2015

■■■■■■■■ Limit of proposed subdivision



Thursday, July 23, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 30

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 23, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 16, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0329
157853256-001

Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURMENT

The meeting adjourned at 9:40 a.m.



July 23, 2015

File No. LDA14-0329

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on July 23, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.45 ha lot pursuant to Section 664 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 cannot be registered until the area developers have provided the City with a signed copy of a Memorandum of Understanding, to the satisfaction of Transportation Services, for the conversion of the existing Ellerslie Road SW right-of-way, west of 170 Street SW, into a greenway;
5. that the subdivision boundary be amended to include the dedication of Keswick Boulevard SW with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (4) above, the owner clear and level Keswick Boulevard SW as required for road right of way dedication;
7. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivisions LDA13-0533 and LDA14-0405 be registered prior to or concurrent with Stage 1 of this application, for the logical extensions of roadway connections and necessary underground utilities;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 3 m hard surface shared use path, tying into the shared use path within the MR lot, with lighting, bollards and landscaping, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide grading plans for Keswick Boulevard SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface 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);
10. 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

11. that the owner is responsible for the landscape design and construction within the ER lot, road rights of way and walkway, 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 balance of the existing Deferred Reserve Caveat (DRC) on title for the north half of the NE 20-51-25-W4M is to be transferred to the south half of the NE 20-51-25-W4M. The existing DRC for the south half of the NE 20-51-25-W4M is to be reduced in accordance with ER dedication and top-of-bank roadway dedication and will carry 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 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 Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #157853256-001

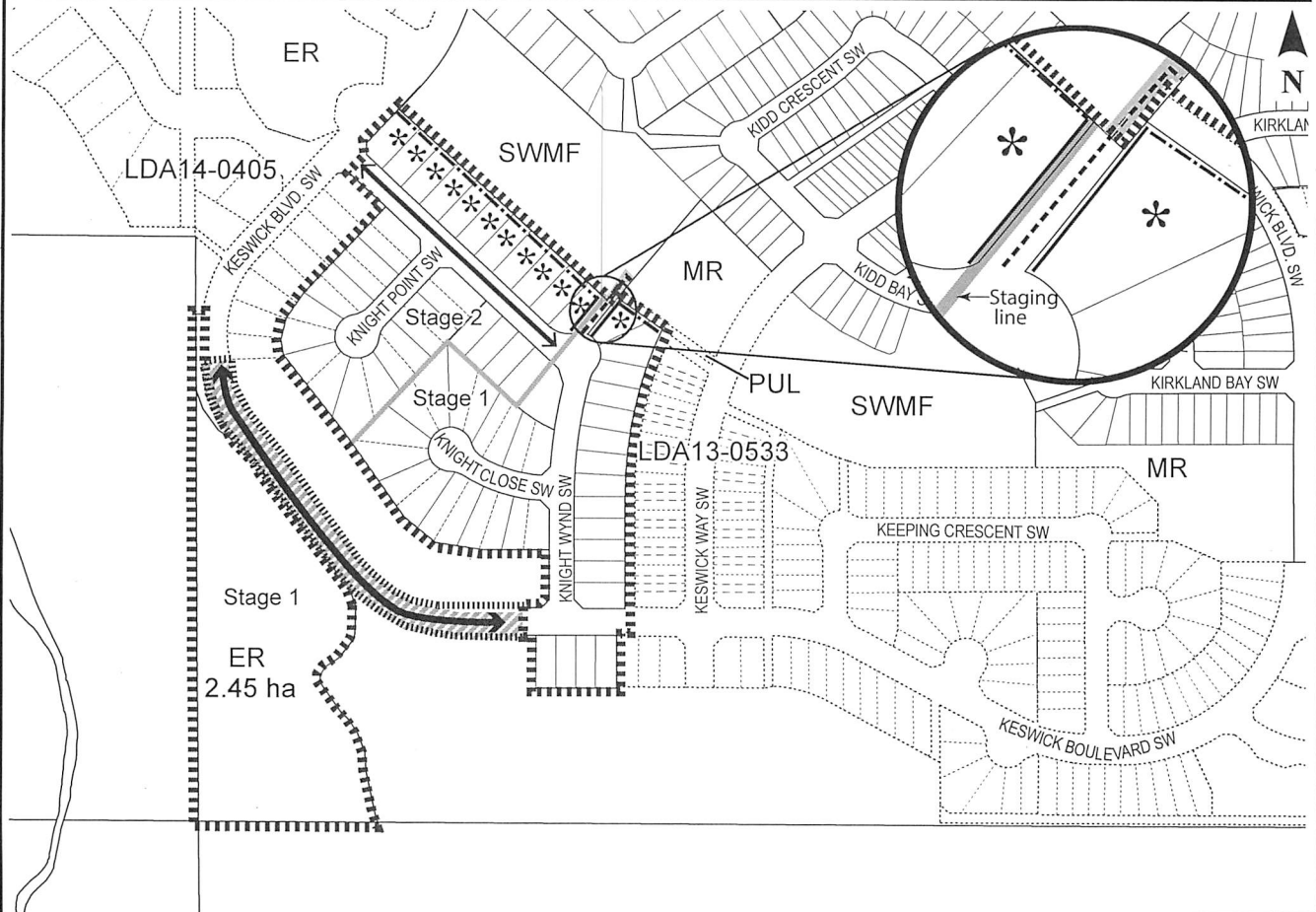
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

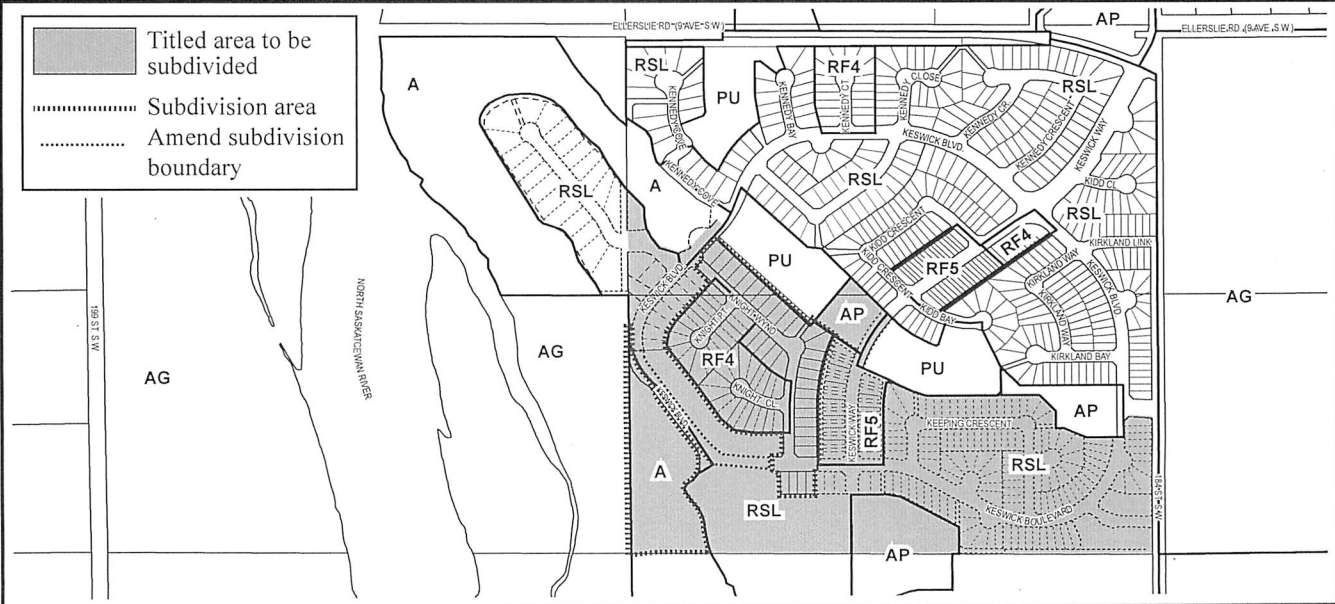
July 23, 2015

LDA14-0329

- | | | | |
|----------|--|-------|------------------------------------|
| ■■■■■■■■ | Limit of proposed subdivision | ----- | 1.2 m uniform fence |
| ■■■■■■■■ | Amend subdivision boundary | ----- | 3 m hard surface shared use path |
| ▨▨▨▨▨▨ | Dedicate as road right-of-way | * | Restrictive covenant re: freeboard |
| ▨▨▨▨▨▨ | Include in engineering drawings | ↔ | Temporary 6 m roadway |
| ———— | 1.8 m uniform screen fence as per Zoning Bylaw | ↔ | Include in grading plans |



- | | |
|----------|------------------------------|
| ▨▨▨▨▨▨ | Titled area to be subdivided |
| ■■■■■■■■ | Subdivision area |
| | Amend subdivision boundary |



Thursday, July 16, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 16, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 2, 2015 and July 9, 2015 meetings be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0188
147551165-001

Tentative plan of subdivision to create three (3) industrial lots, from the NE-35-53-25-W4M located west of 141 Street NW and north of 162 Avenue NW; **RAMPART INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA14-0574
165772682-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 8, Block 8, Plan 902 2833 located north of 41 Avenue NW and east of 30 Street NW; **LARKSPUR**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:45 a.m.

Thursday, July 23, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 30

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 23, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 16, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0329
157853256-001

Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW;
KESWICK

5. OTHER BUSINESS

Thursday, July 30, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 31

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 30, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 23, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0329
157853256-001

Tentative plan of subdivision to create 16 single-detached residential lots from Block 1, Plan 822 1534, located north of Webber Greens Drive, west of 208 Street NW; **WEBBER GREENS**

5. OTHER BUSINESS

Thursday, August 06, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 32

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 06, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 30, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0553
165231167-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the SE-23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; WALKER |
| 2. | LDA15-0174
169714343-001 | Tentative plan of subdivision to create 38 semi-detached residential lots from the south half of the NE-20-51-25-W4M, located west of 184 Street SW and south of Keswick Boulevard SW; KESWICK |

5. OTHER BUSINESS

Thursday, August 13, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 33

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 13, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 06, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0110
150325155-001 | Tentative plan of subdivision to create 10 industrial lots, two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lot 1, Plan 962 3226, Lot 2, Plan 782 2228, and the SE-20-52-23- W4M located south of 65 Avenue NW and west of Meridian Street NW; MAPLE RIDGE INDUSTRIAL |
| 2. | LDA14-0230
154524931-001 | Tentative plan of subdivision to create two (2) multiple family lots from the SW-18-51-24-W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; ALLARD |

5. OTHER BUSINESS

Thursday, August 20, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 34

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 20, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 13, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0522
163601549-001 | Tentative plan of subdivision to create 52 row housing residential lots, six (6) multiple family lots (MFL), and two (2) private parks from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; BLATCHFORD |
|----|-----------------------------|---|

5. OTHER BUSINESS

Thursday, August 13, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 33

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 13, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 06, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0110
150325155-001 | Tentative plan of subdivision to create 10 industrial lots, two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lot 1, Plan 962 3226, Lot 2, Plan 782 2228, and the SE-20-52-23- W4M located south of 65 Avenue NW and west of Meridian Street NW; MAPLE RIDGE INDUSTRIAL |
| 2. | LDA14-0230
154524931-001 | Tentative plan of subdivision to create two (2) multiple family lots from the SW-18-51-24-W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; ALLARD |

5. OTHER BUSINESS



Subdivision Authority

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

August 13, 2015

File NO. LDA14-0110

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 10 industrial lots, two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lot 1, Plan 962 3226, Lot 2, Plan 782 2228, and the SE-20-52-23- W4M located south of 65 Avenue NW and west of Meridian Street NW;
MAPLE RIDGE INDUSTRIAL

I The Subdivision by Plan is APPROVED on August 13, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.12 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 provide money in place of MR, in the amount of \$841,035.00 representing 2.27 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide MR in the amount of 3.23 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Plan 962 3226 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6) above, the owner clear and level 17 Street NW as required for road right of way dedication;
8. that the owner register an easement for 17 Street NW and the 450 mm water main as shown on the "Conditions of Approval" maps, Enclosure I and II;

9. that the subdivision boundary be amended to exclude 17 street NW as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (4) 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 the City Departments and affected utility agencies;
7. that the engineering drawings include 300 mm and 450 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include offsite sanitary and storm sewer connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure III;
9. that the engineering drawings include the first two (2) lanes of 17 Street to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans for 17 Street will be required to be approved prior to the approval of engineering drawings for arterial and subdivision. Construction of the first two lanes of 17 Street is required within six (6) years of the signing of the Servicing Agreement;

10. that the owner construct Roper Road to an industrial collector standard, with a northbound right turn bay and southbound left turn bay on 17 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
12. that the owner construct two temporary offset 17 m radius transit turnarounds to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
13. that the owner construct 3 m hard surface shared use paths within the Stormwater Management Facilities (SWMFs), as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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;
15. that the owner design and construct the ultimate SWMFs, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I, II and III are maps of the subdivision identifying major conditions of this approval.

The existing DRC registered on Lot 2, Plan 782 2228 will be discharged in full with dedication of the MR parcel with this subdivision. This DRC does not cover the full dedication of the MR parcel. A portion of the existing DRC registered on SE-20-52-23-W4M will cover the remainder of the dedication of the MR parcel. The remainder of the DRC registered on SE-20-52-23-W4M will be paid out as cash-in-lieu. A DRC will be placed on title for Lot 1, Plan 962 3226.

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,

Scott Mackie
Subdivision Authority

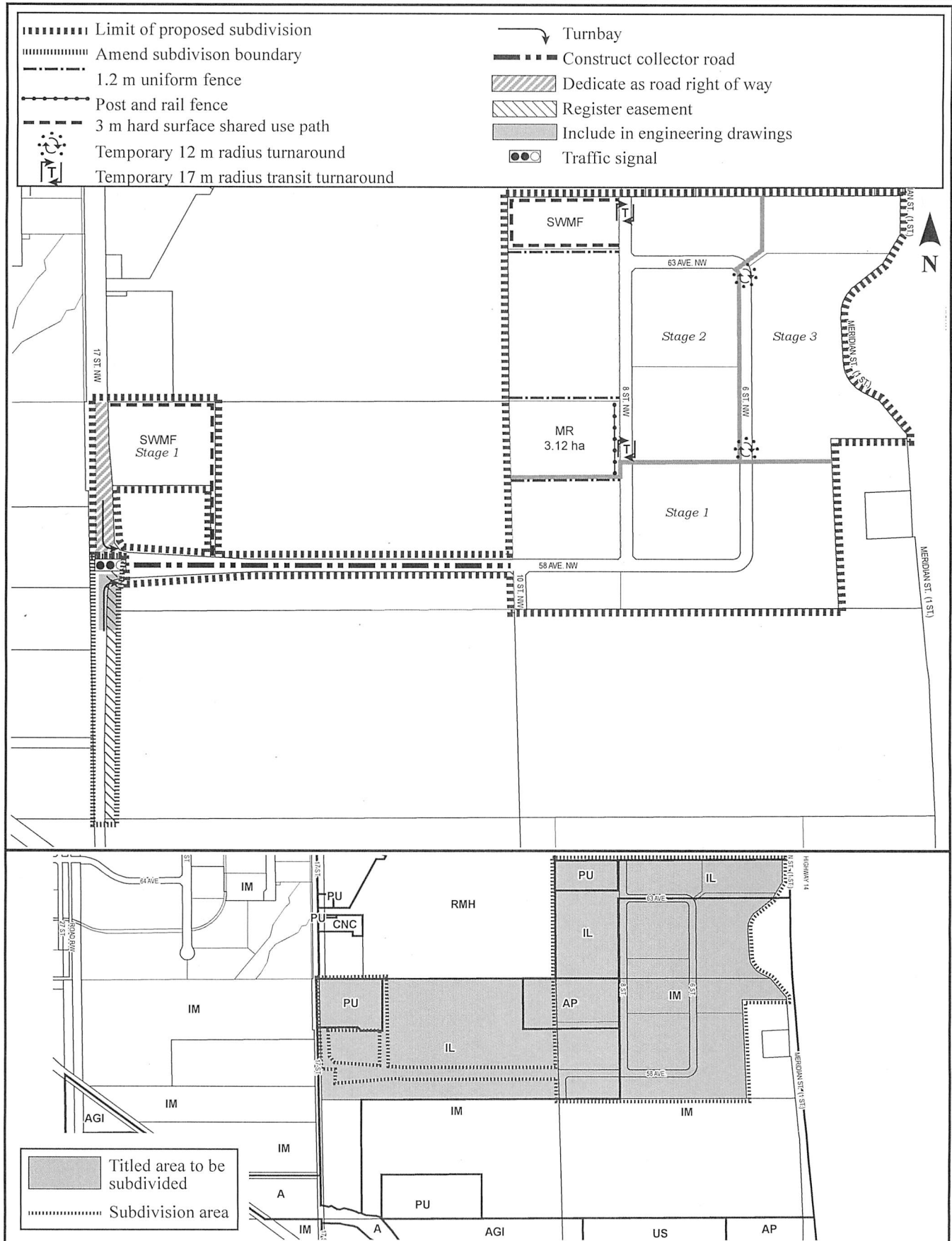
SM/mb/Posse #150325155-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0110



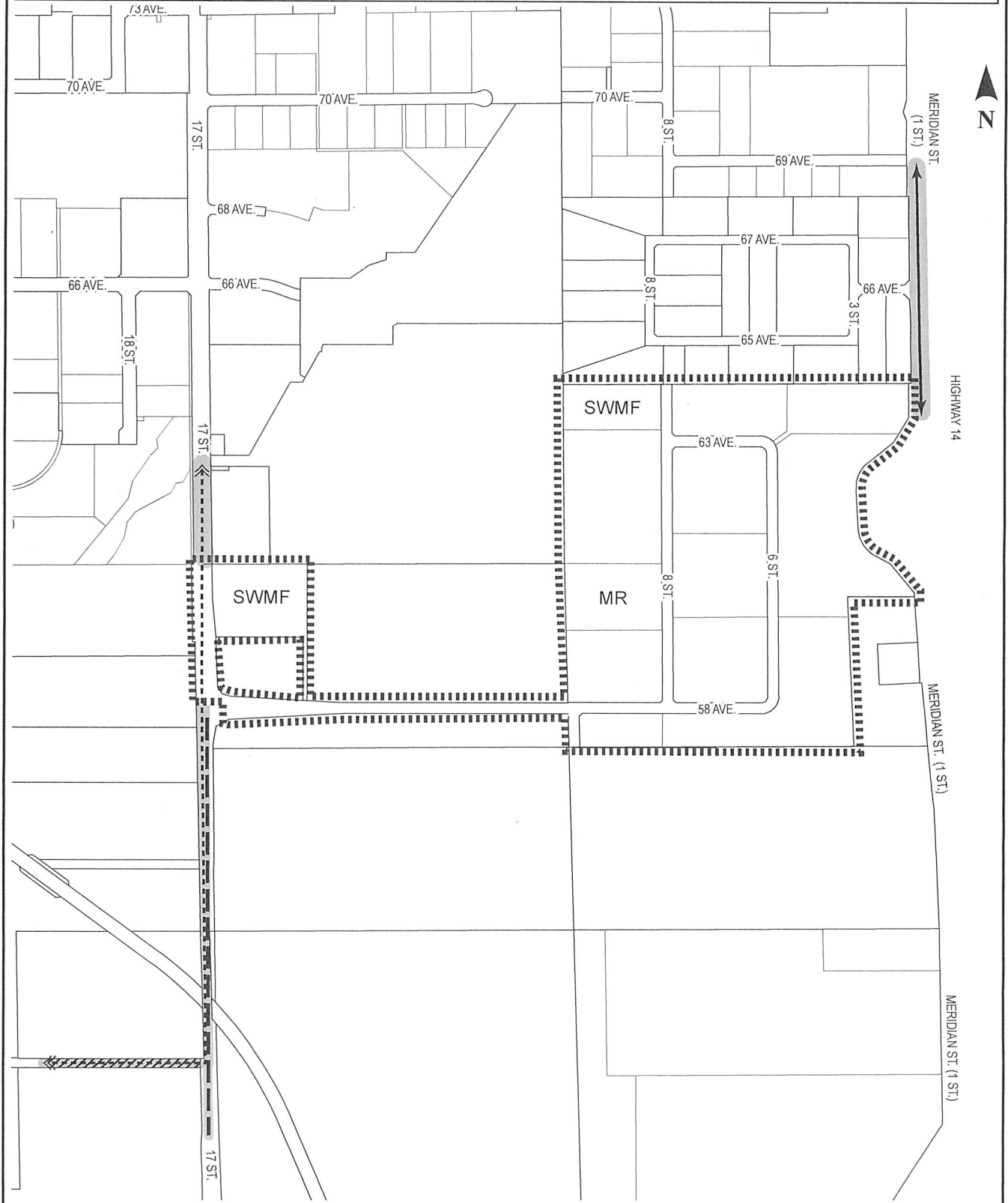
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0110

- Limit of proposed subdivision
Register easement
Construct first two lanes to an arterial roadway standard

- 450 mm Water main connection
300 mm Water main connection
Include in engineering drawings



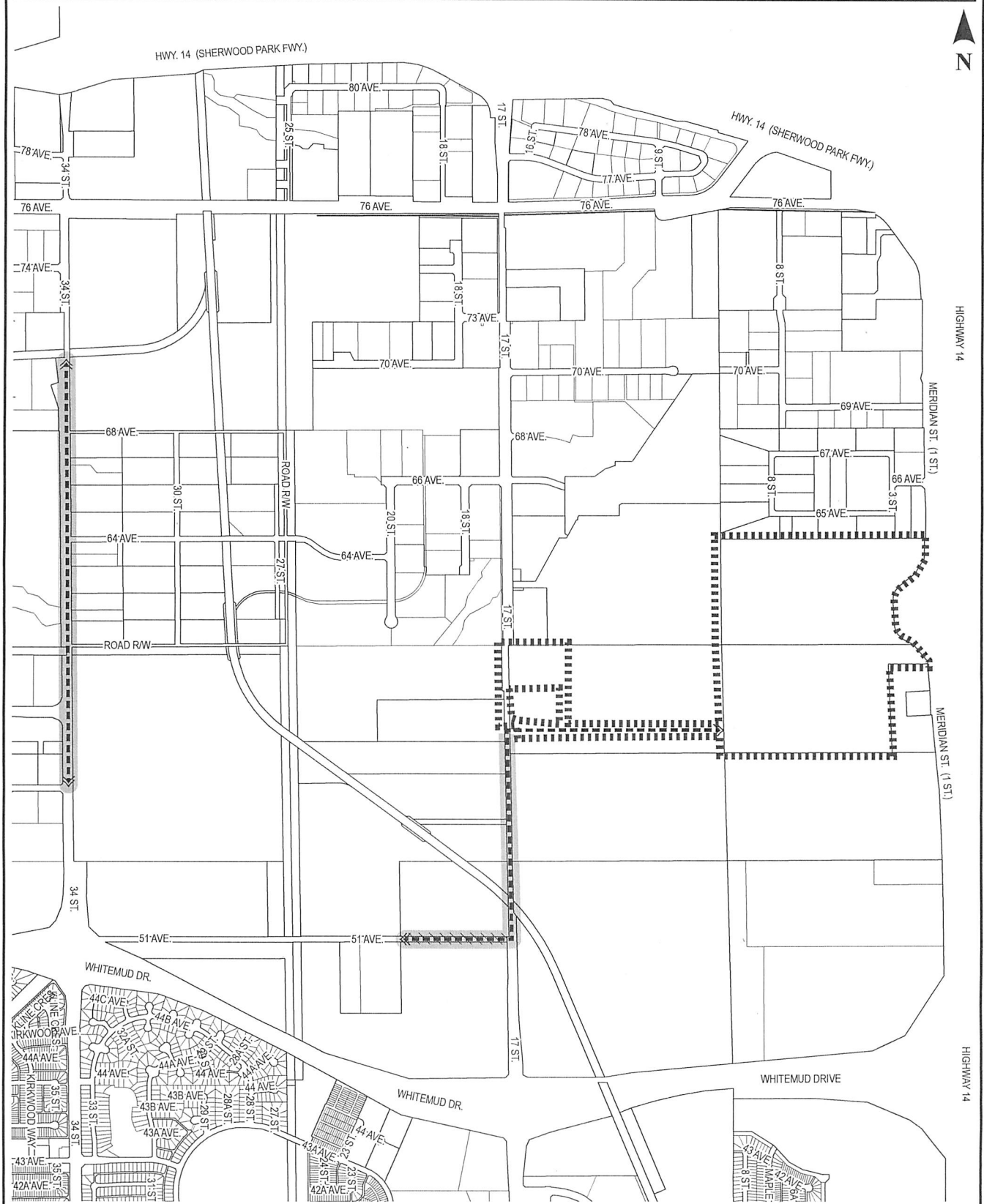
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0110

Limit of proposed subdivision
Sanitary connection

Include in engineering drawings
Register easement





Subdivision Authority

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

August 13, 2015

File NO. LDA14-0230

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create two (2) multiple family lots from the SW-18-51-24-W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on August 13, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$583,475.75 representing 0.859 ha pursuant to Section 666 and Section 667 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 & 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 register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;
5. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking onto James Mowatt Trail and 41 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 the construction of a minimum 9 m joint right-in, right-out curb return access to the site from James Mowatt Trail SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 1 m berm centered on the property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 for all lots backing onto or flanking James Mowatt Trail SW and 41 Avenue SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road islands, boulevards and medians to the satisfaction of City Departments and affected utility agencies.

Municipal Reserve (MR) for the SW 18-51-24-W4M was addressed by a registered Deferred Reserve Caveat (DRC) on title. The existing DRC will be provided as money in place of MR representing 0.859 ha and will be adjusted in accordance with the arterial roadway dedication at the time of registration.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/db/Posse #154524931-001

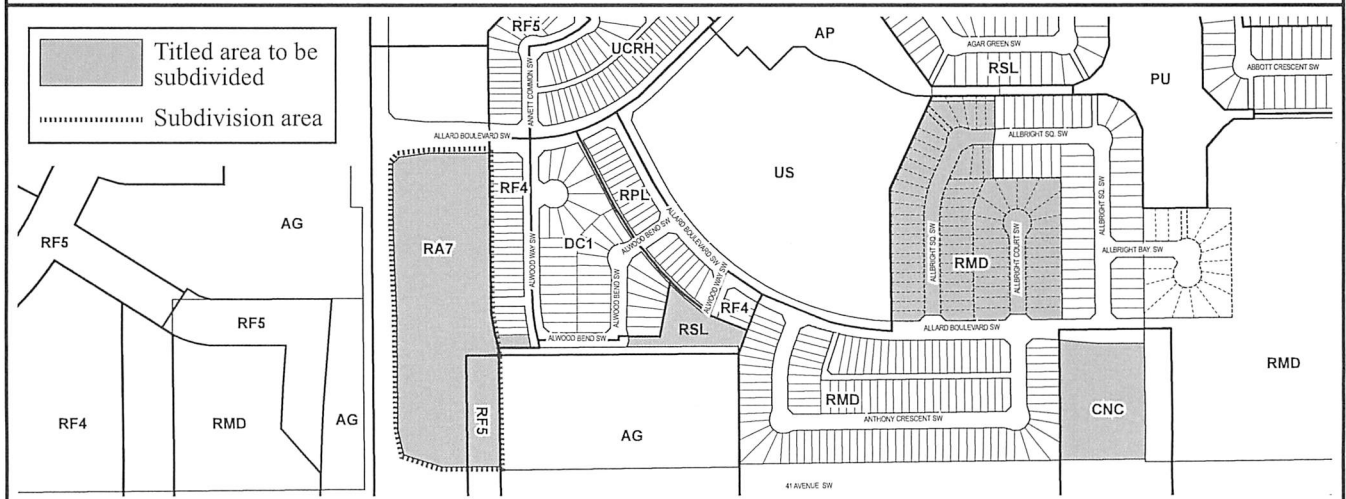
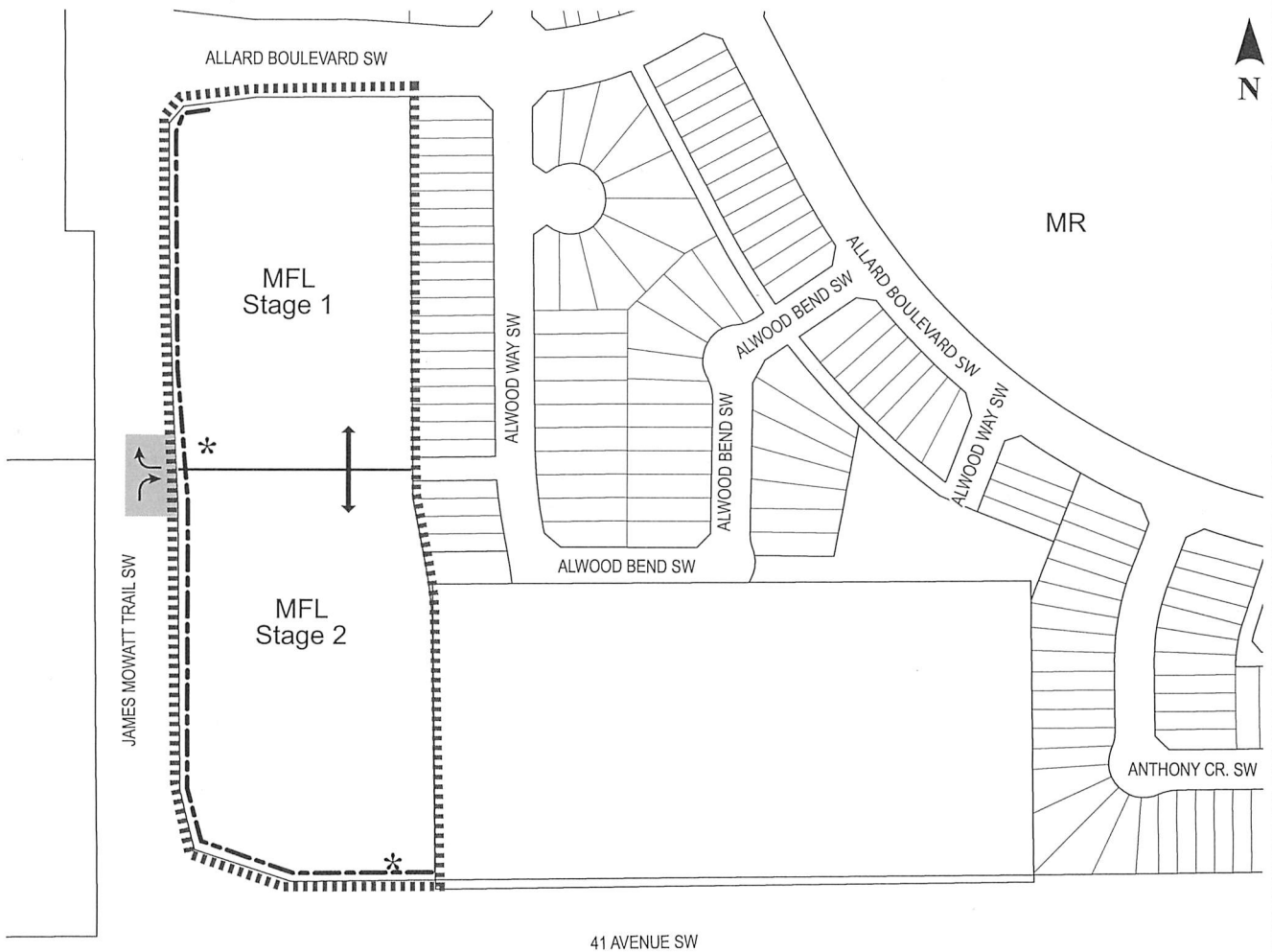
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0230

- | | | | |
|-------|----------------------------------|---|---------------------------------|
| ----- | Limit of proposed subdivision | ↔ | Mutual access easement |
| ----- | Berm and noise attenuation fence | ■ | Include in engineering drawings |
| ↗↘ | Right-in/right-out | | |
| * | Restrictive covenant re: berm | | |



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0230

----- Limit of proposed subdivision

- - - - - Construct first two lanes to an arterial roadway standard

Include in engineering drawing



Thursday, August 06, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 32

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 06, 2015 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 30, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0553
165231167-001

Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the SE-23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0174
169714343-001

Tentative plan of subdivision to create 38 semi-detached residential lots from the south half of the NE-20-51-25-W4M, located west of 184 Street SW and south of Keswick Boulevard SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:40 a.m.

Thursday, August 27, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 35

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 27, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 20, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA15-0172
170430061-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot from the SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; GRANVILLE |
|----|-----------------------------|--|

5. OTHER BUSINESS

Thursday, September 3, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 36

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 3, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 27, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0433
160954571-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot, from the south half of SW 36-52-26-W4M located north of 92 Avenue and east of 231 Street; SECORD |
| | LDA15-0271
172106592-001 | Tentative plan of subdivision to create one (1) commercial lot from Lot 6, Block 1, Plan 152 3173 for the purpose of consolidation with Lot 4, Block 1, Plan 052 5096 located north of Ellerslie Road SW and west of Parsons Road SW; Ellerslie Industrial |

5. OTHER BUSINESS

Thursday, September 10, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 37

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 10, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 3, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA15-0091
168229864-001

Tentative plan of subdivision to create 95 single detached residential lots and 44 semi-detached residential lots, from the NW 13-51-25-W4M located south of 28 Avenue SW and east of 141 Street SW; **CHAPPELLE**

5. OTHER BUSINESS

Thursday, September 17, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 38

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 17, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 10, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA14-0534
163837490-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Lot 7, Block 6, Plan 852 2173, located south of 115 Avenue and west of 127 Street;
INGLEWOOD |
| 2. | LDA15-0037
166755871-001 | Tentative plan of subdivision to create two (2) multiple family lots (MFL), from Block C, Plan 1494 NY and consolidate Block D, Plan 5624 NY with the north multiple family lot located north of 167 Avenue NW and east of 127 Street NW;
RAPPERSWILL |
| 3. | LDA15-0172
170430061-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot from the SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW;
GRANVILLE |

5. OTHER BUSINESS

Thursday, September 24, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 39

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, October 1, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 40

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 1, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 24, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0176
169064524-001 | Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW; CHAPPELLE |
| 2. | LDA12-0209
125308167-001 | Tentative plan of subdivision to create 83 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from the SW 13-15-25 W4M, Lot S, Block 99, Plan 122 5024 and a closed portion of roadway, located north of 41 Avenue SW and east of Charles Link SW; CHAPPELLE |
| 3. | LDA14-0581
165992971-001 | Tentative plan of subdivision to create 49 single detached residential lots, 18 semi-detached residential lots, 21 row housing lots and one (1) Municipal Reserve lot, from the SW 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS |

5. OTHER BUSINESS

Thursday, October 8, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 41

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 8, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 1, 2015 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA15-0176
169064524-001 | Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW; CHAPPELLE |
|----|-----------------------------|--|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 2. | LDA14-0473
161891813-001 | Tentative plan of subdivision to create 52 single detached residential lots, 68 semi-detached residential lots, 48 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 022 0944, Lot A, Plan 2759 MC, Lot 42MR, Block 15, Plan 142 5758, SW 1-54-24-W4M and the SE 1-54-24-W4M located north of 167 Avenue NW and east of 50 Street NW; CY BECKER |
|----|-----------------------------|---|

5. OTHER BUSINESS

Thursday, October 15, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 42

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 15, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 8, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0219
154518785-001

Tentative plan of subdivision to create 32 single detached residential lots, 14 semi-detached residential lots, 15 row housing lots, one (1) multiple family lot (MFL) and two (2) Public Utility lots from the NE 15-51-24-W4M, NW 15-51-24-W4M located south of Orchards Boulevard SW and east of 91 Street SW;
THE ORCHARDS AT ELLERSLIE

5. OTHER BUSINESS

Thursday, October 22, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 43

Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, October 29, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 44

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 15, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 8, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA14-0156
152604473-001 | Tentative plan of subdivision to create two (2) block shells, one (1) multiple family residential lot (MFL) and one (1) commercial lot from Lot 1, Block 99, Plan 102 5202, the west half of the SE 15-51-25 W4M and the east half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 141 Street SW; CHAPPELLE |
| 2. | LDA14-0316
157144797-001 | Tentative plan of subdivision to create 27 single detached residential lots, one (1) Environmental Reserve lot and one (1) Public Utility lot from the east half of the SE 15-51-25 W4M and the west half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE |
| 3. | LDA15-0013
165720928-001 | Tentative plan of subdivision to create 45 row housing lots from a portion of SE 15-51-25-W4M, located west of 156 Street SW and north of 41 Avenue SW; CHAPPELLE |
| 4. | LDA13-0350
141452804-001 | Tentative plan of subdivision to create two (2) urban service lots and one (1) Public Utility Lot, from Block OT, Plan 5780 NY, located north of Anthony Henday Drive and west of 127 Street NW; GOODRIDGE CORNERS |

5. OTHER BUSINESS

Thursday, November 5, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA
MEETING NO. 45
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT

Thursday, November 12, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 46

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 12, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 5, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA15-0310
174361341-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot and one open space lot, from NE 36-51-25 W4M and SE 36-51-25 W4M, located south of May Link SW and east of May Common SW; MAGRATH HEIGHTS |
| 2. | LDA14-0004
147540617-001 | Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and (4) four Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 7720594 SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; WINTERBURN INDUSTRIAL |

5. OTHER BUSINESS

Thursday, November 19, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 47

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 19, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 12, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0294
161040229-001 | Tentative plan of subdivision to create two (2) block shells from Block A, Plan 1934 RS, located north of 153 Avenue NE and east of Meridian Street NE;
HORSE HILL |
| 2. | LDA13-0366
142345188-001 | Tentative plan of subdivision to create 80 semi-detached residential lots and one (1) Public Utility lot from Block 1, Plan 822 1534, located south of 96 Avenue NW and west of 208 Street NW; WEBBER GREENS |
| 3. | LDA14-0266
155436872-001 | Tentative plan of subdivision to create 146 single detached residential lots, 50 semi-detached residential lots and 56 row housing lots from Lot 2, Block 1, Plan 832 1482, and SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; ALLARD |

5. OTHER BUSINESS

Thursday, November 26, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 48

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 26, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 19, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA15-0286
174452394-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) commercial lot from the NE 2-51-25 W4M, located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

5. OTHER BUSINESS

Thursday, December 3, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 49

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 26, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 3, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0428
177802879-001 | Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW and west of 141 Street SW for the purpose of consolidation with Lot 1, Block 10, Plan 152 4560; HAYS RIDGE |
| 2. | LDA14-0566
164235468-001 | Tentative plan of subdivision to create 149 single detached residential lots, 13 row housing lots, one (1) Environmental Reserve lot and two (2) Public Utility lots, from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; RIVERVIEW NEIGHBOURHOOD 1 |
| 3. | LDA14-0567
164239866-001 | Tentative plan of subdivision to create 181 single detached residential lots, 78 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; RIVERVIEW NEIGHBOURHOOD 1 |

5. OTHER BUSINESS

Thursday, December 10, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 50

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the December 3, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 10, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0124
168960809-001 | Tentative plan of subdivision to create one (1) single detached residential lot and one (1) Environmental Reserve (ER) lot from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; HAYS RIDGE |
| 2. | LDA15-0241
171821224-001 | Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and west of Starling Drive NW; STARLING |
| 3. | LDA12-0345
129271453-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Urban Services lot, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, and one (1) future Municipal Reserve lot from Lot 1, Plan 812 1577 located south of Whitemud Drive and west of Meridian Street NW; MAPLE |

5. OTHER BUSINESS



Subdivision Authority

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

December 10, 2015

File NO. LDA15-0124

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, A T5J 2B3

ATTENTION: Paul Riley

Dear Mr. Riley:

RE: Tentative plan of subdivision to create one (1) single detached residential lot and one (1) Environmental Reserve (ER) lot from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on December 10, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.12 ha lot pursuant to Section 664 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 Bylaw 17469 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that LDA15-0124 to close a portion of 141 Street SW shall be approved prior to the endorsement of this subdivision;
6. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top-of-Bank, as per the applicable development restrictions shown by the Slope Stability Evaluation & Set-Back Distance Determination report (File No. 02-655.01), as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the City Departments and affected utility agencies;
7. 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
8. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and walkways 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 Lot A, Block 1, Plan 132 2811 was addressed by a Deferred Reserve Caveat through LDA13-0155.

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.

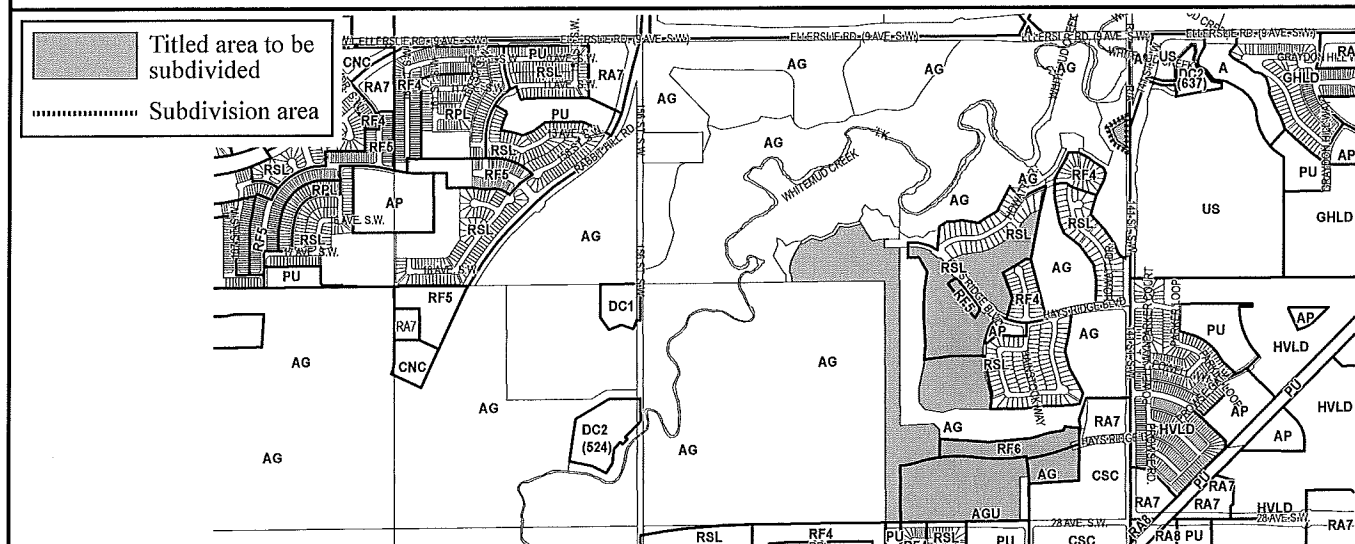
If you have further questions, please contact Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Peter Ohm
Subdivision Authority

PO/db/Posse #168960809-001

Enclosure(s)





Subdivision Authority

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

December 10, 2015

File NO. LDA15-0241

MMM Group Ltd.
200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

Dear Ms. Coutts:

RE: Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and west of Starling Drive NW;
STARLING

I The Subdivision by Plan is APPROVED on December 3, 2015, 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;
3. that LDA15-0241 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. slope stability report (File No. 625-13), and the supplemental geotechnical correspondence, dated May 11, 2012, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 the City Departments and affected utility agencies;
7. that the owner develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include a 3m hard surface shared use path with "Shared Use" signage, bollards, and landscaping within the top-of-bank setback area and the AltaLink parcel, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a temporary 3m hard surface shared use path connection within the 137 Avenue right-of-way, generally as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the engineering drawings include upgrading of the Big Lake Neighbourhood 2 sanitary pump station to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include upgrades to the Big Lake Neighbourhood 1 sanitary pump station and additional forcemain from the Big Lake Neighbourhood 1 sanitary pump station to the downstream W14 sanitary trunk sewer to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 design, landscaping and construction within the Municipal Reserve lot, road rights of way, and walkways to the satisfaction 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 (MR) for NW 20-53-25-W4M was addressed by DRC #152 117 392 through LDA 10-0036. MR for Lot B and C, Plan 1456 RS was addressed through land dedication.

MR proposed under this application will be purchased by the City of Edmonton.

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 James Haney at 780-944-0125 or james.haney@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/jh/Posse #171821224-001

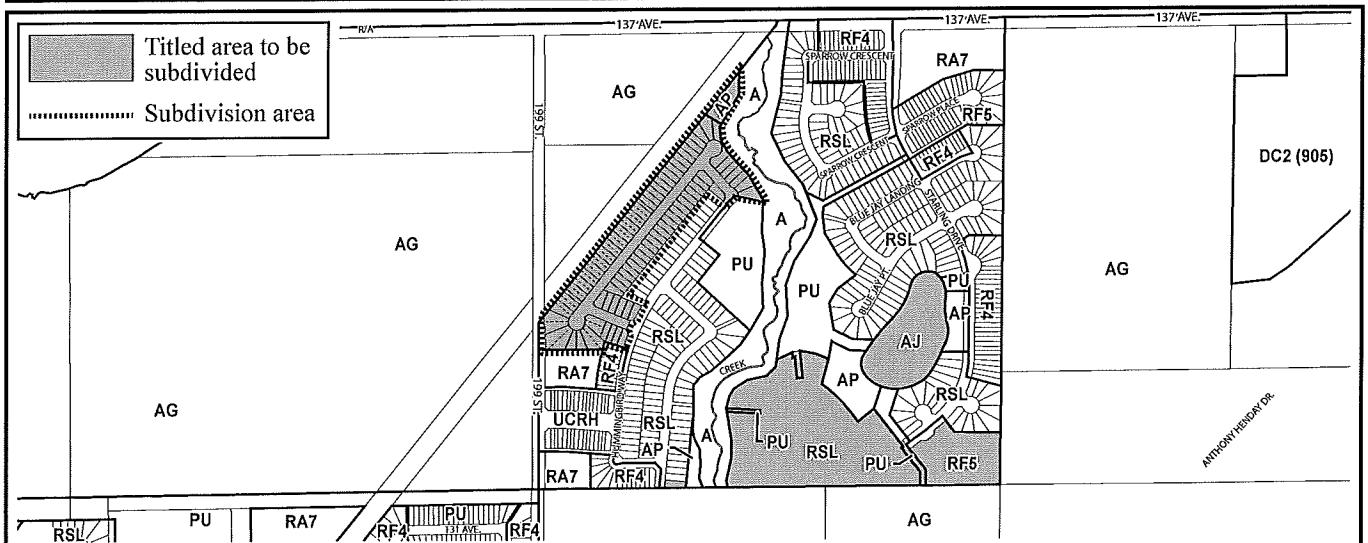
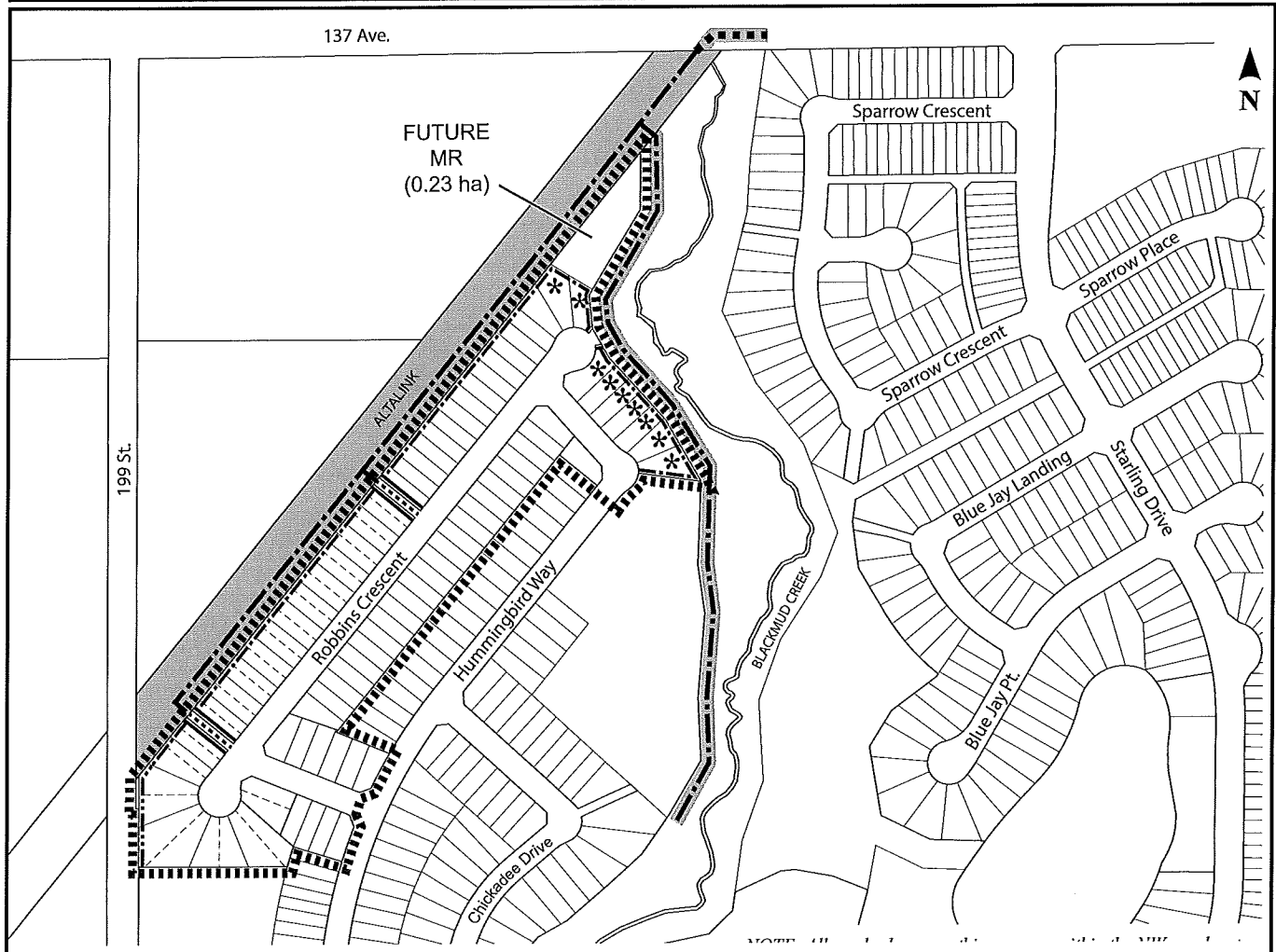
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 10, 2015

LDA15-0241

- | | |
|--|--|
| <ul style="list-style-type: none"> ■■■■■■ Limit of proposed subdivision —— 1.8 m uniform screen fence as per Zoning Bylaw - - - - 1.8 m uniform screen fence - · - · 1.2 m uniform fence | <ul style="list-style-type: none"> ····· 1.5 m concrete sidewalk ■■■■■ 3m temporary hard surface shared use path —— 3 m hard surface shared use path * Restrictive covenant re: Top-of-Bank ■ Include in engineering drawings |
|--|--|



SUBDIVISION CONDITIONS OF APPROVAL

December 10, 2015

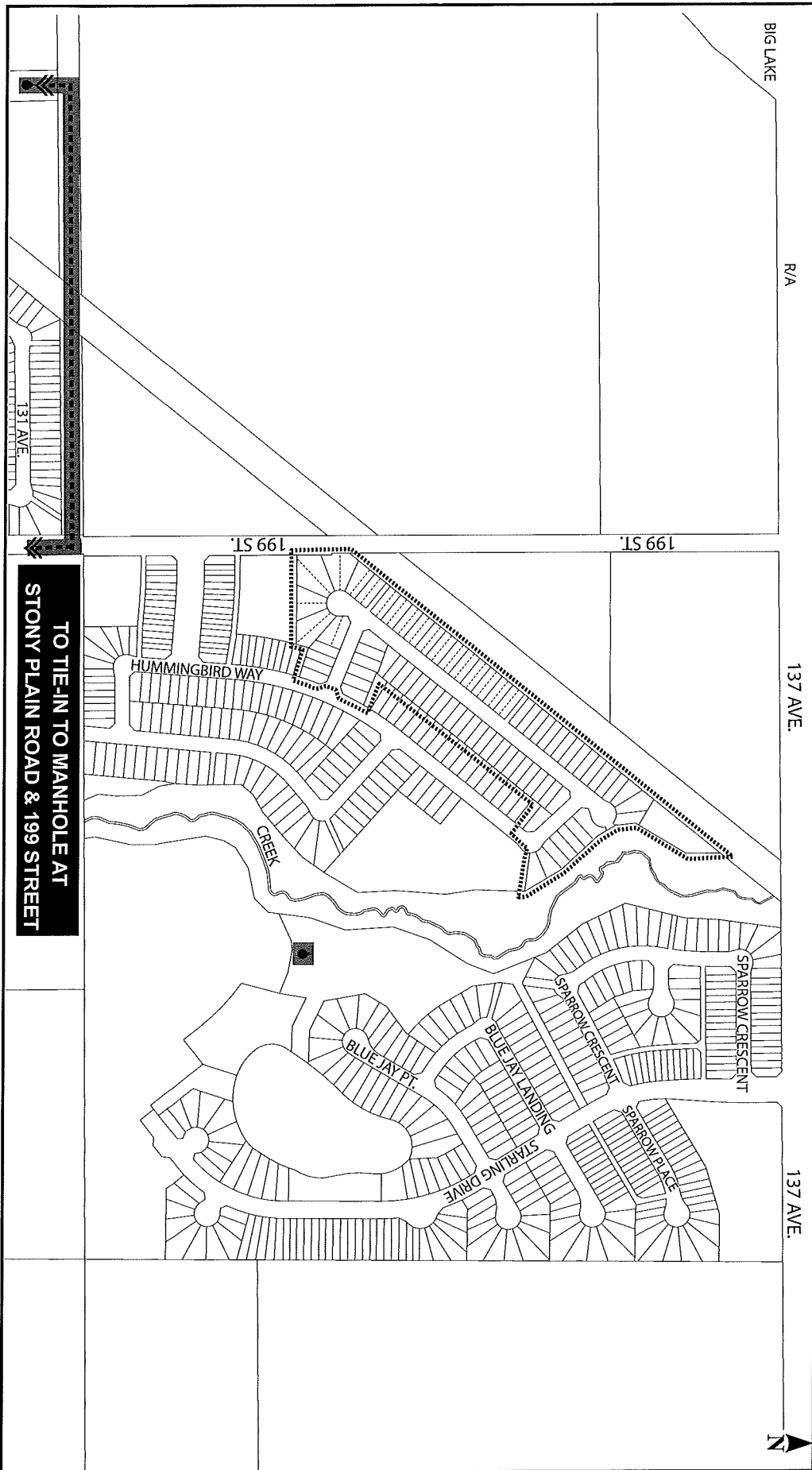
LD15-0241

Limit of proposed subdivision

Offsite Forcemain

Pump station

Include in engineering drawings





Subdivision Authority

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

December 10, 2015

File NO. LDA12-0345

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

ATTENTION: Keith Davies

Dear Mr. Davies:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Urban Services lot, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, and one (1) future Municipal Reserve lot from Lot 1, Plan 812 1577 located south of Whitemud Drive and west of Meridian Street NW; **MAPLE**

I The Subdivision by Plan is APPROVED on December 10, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.09 ha lot and a 3.85 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.652 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner clear and level Maple Road NW as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot backing onto Meridian Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (3) 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 the City Departments and affected utility agencies;
7. that the engineering drawings include and the owner construct the first two (2) lanes of Maple Road NW to an arterial roadway standard including lighting and any transitional improvements, and intersection improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Maple Road prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within Maple Road and the top-of-bank setback, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary connection of the 3 m shared use path to connect to the hard surface roadway of Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Services);
11. that the owner construct a wildlife crossing in accordance with the Wildlife Passage Engineering Design Guidelines, to the satisfaction of City Departments, as shown on the "Conditions of Approval" map, Enclosure 1;
12. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for the lot backing onto Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner is responsible for the landscape design and construction within the Reserve 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.

Subsequent to MR dedication the existing Deferred Reserve Caveat for Lot 1, Plan 812 1577 will be discharged in full. The 0.498 parcel will be purchased by the City of Edmonton and dedicated as Municipal Reserve in the future.

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/MB/Posse #129271453-001

Enclosure(s)

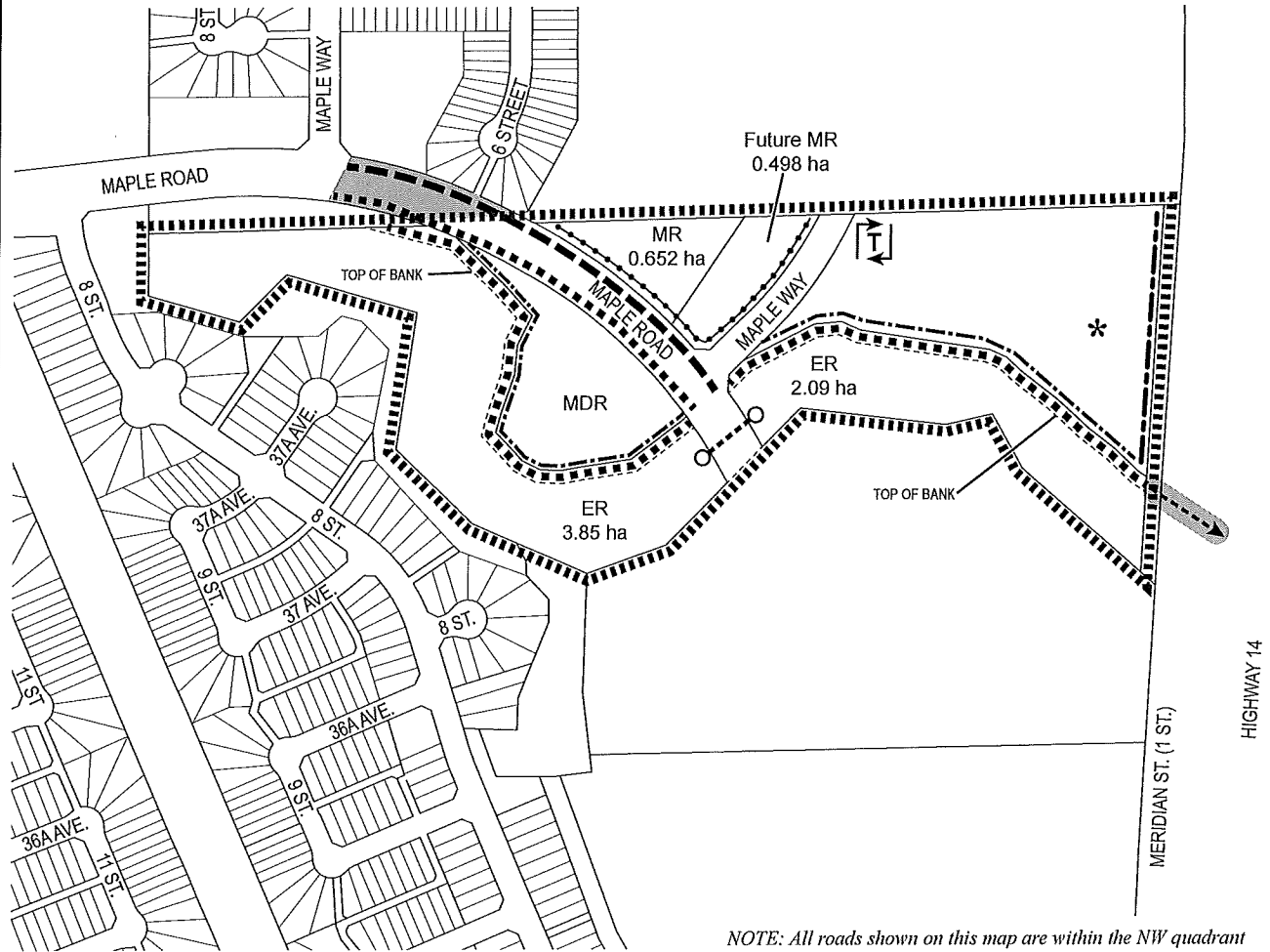
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 10, 2015

LDA 12-0345

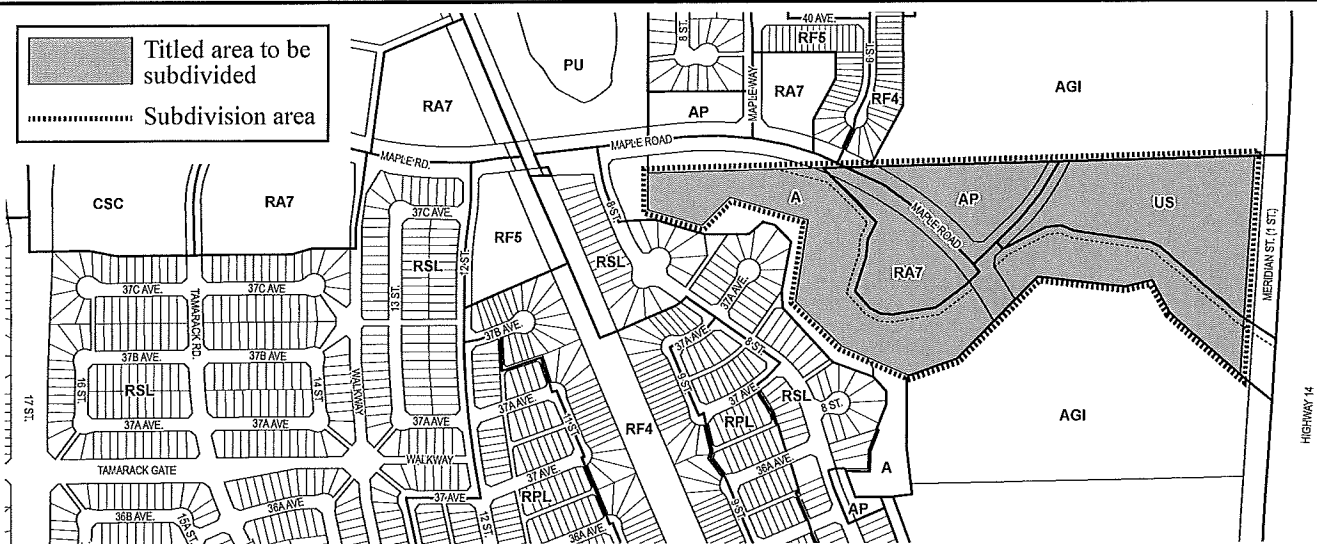
- Limit of proposed subdivision
- 1.2 m uniform fence
- Post and rail fence
- Berm and noise attenuation fence
- 3 m hard surface shared use path
- Temporary 3 m shared use path connection

- Construct first two lanes to an arterial roadway standard
- Temporary 17 m radius transit turnaround
- Construct wildlife crossing
- Restrictive covenant re: berm and fence
- Include in engineering drawings



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

- Titled area to be subdivided
- Subdivision area



Thursday, December 3, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 49

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 3, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 26, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA15-0428
177802879-001

Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW and west of 141 Street SW for the purpose of consolidation with Lot 1, Block 10, Plan 152 4560; **HAYS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA14-0566
164235468-001

Tentative plan of subdivision to create 149 single detached residential lots, 13 row housing lots, one (1) Environmental Reserve lot and two (2) Public Utility lots, from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0567 164239866-001	Tentative plan of subdivision to create 181 single detached residential lots, 78 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; RIVERVIEW NEIGHBOURHOOD 1	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT		
	The meeting adjourned at 10:20 a.m.		

Thursday, December 10, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 50

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the December 3, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 10, 2015 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0124
168960809-001 | Tentative plan of subdivision to create one (1) single detached residential lot and one (1) Environmental Reserve (ER) lot from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; HAYS RIDGE |
| 2. | LDA15-0241
171821224-001 | Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and west of Starling Drive NW; STARLING |
| 3. | LDA12-0345
129271453-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Urban Services lot, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, and one (1) future Municipal Reserve lot from Lot 1, Plan 812 1577 located south of Whitemud Drive and west of Meridian Street NW; MAPLE |

5. OTHER BUSINESS



Subdivision Authority

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

December 10, 2015

File NO. LDA15-0124

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, A T5J 2B3

ATTENTION: Paul Riley

Dear Mr. Riley:

RE: Tentative plan of subdivision to create one (1) single detached residential lot and one (1) Environmental Reserve (ER) lot from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on December 10, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.12 ha lot pursuant to Section 664 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 Bylaw 17469 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that LDA15-0124 to close a portion of 141 Street SW shall be approved prior to the endorsement of this subdivision;
6. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top-of-Bank, as per the applicable development restrictions shown by the Slope Stability Evaluation & Set-Back Distance Determination report (File No. 02-655.01), as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the City Departments and affected utility agencies;
7. 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
8. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and walkways 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 Lot A, Block 1, Plan 132 2811 was addressed by a Deferred Reserve Caveat through LDA13-0155.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Peter Ohm
Subdivision Authority

PO/db/Posse #168960809-001

Enclosure(s)

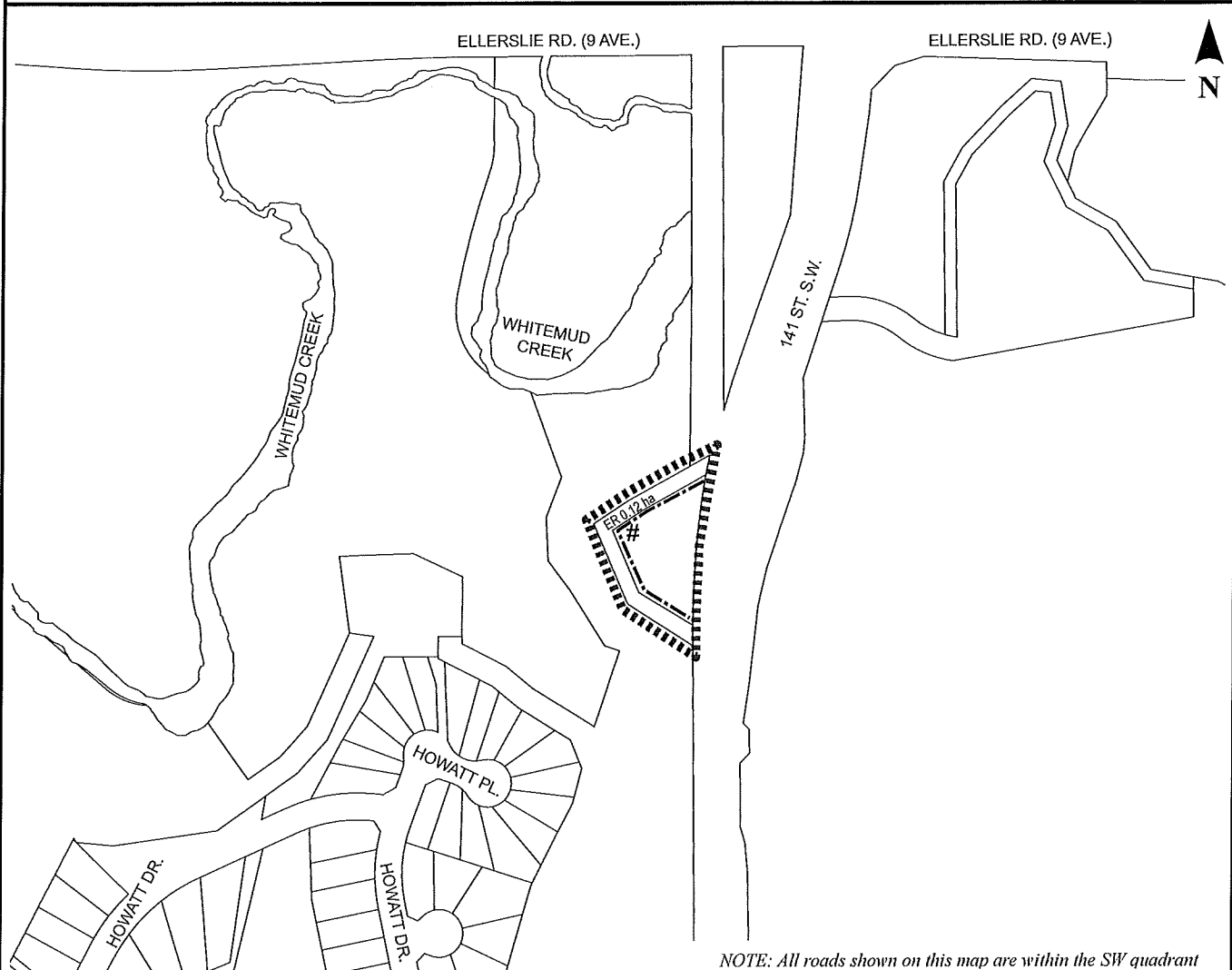
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 10, 2015

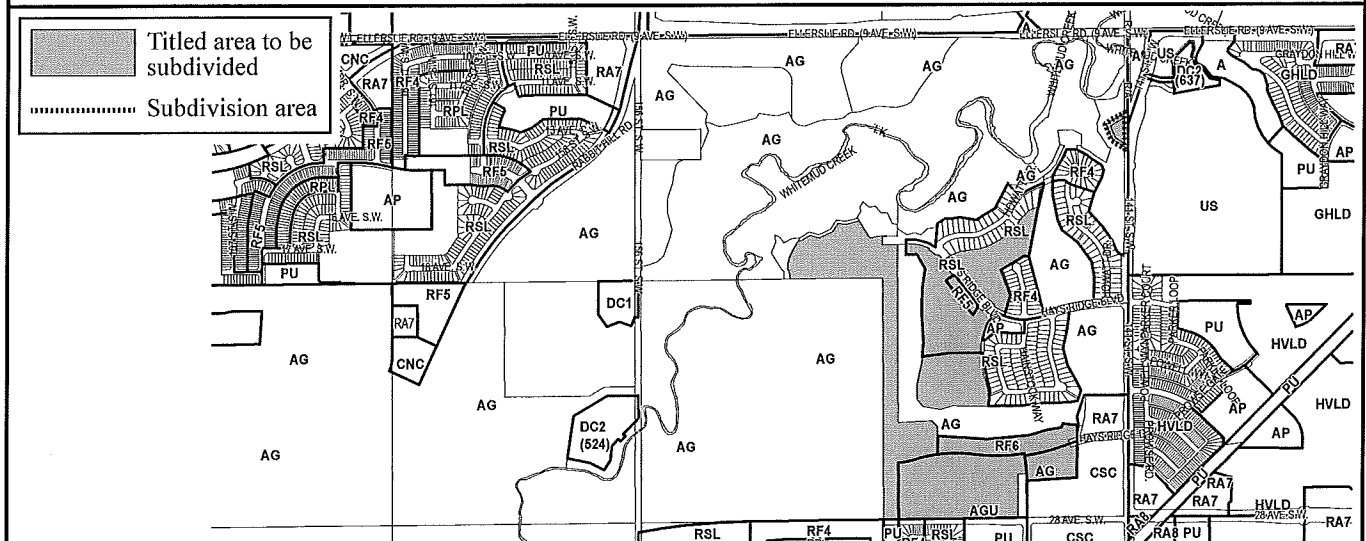
LDA15-0124

Limit of proposed subdivision
 1.2 m uniform fence

Restrictive covenant re: Top-of-Bank



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





Subdivision Authority

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

December 10, 2015

File NO. LDA15-0241

MMM Group Ltd.
200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

Dear Ms. Coutts:

RE: Tentative plan of subdivision to create 59 single detached residential lots, 38 semi-detached residential lots, and one (1) future Municipal Reserve lot, from the NW 20-53-25 W4M and Lots B and C, Plan 1456 RS, located south of 137 Avenue NW and west of Starling Drive NW;
STARLING

I The Subdivision by Plan is APPROVED on December 3, 2015, 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;
3. that LDA15-0241 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. slope stability report (File No. 625-13), and the supplemental geotechnical correspondence, dated May 11, 2012, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 the City Departments and affected utility agencies;
7. that the owner develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include a 3m hard surface shared use path with "Shared Use" signage, bollards, and landscaping within the top-of-bank setback area and the AltaLink parcel, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a temporary 3m hard surface shared use path connection within the 137 Avenue right-of-way, generally as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the engineering drawings include upgrading of the Big Lake Neighbourhood 2 sanitary pump station to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include upgrades to the Big Lake Neighbourhood 1 sanitary pump station and additional forcemain from the Big Lake Neighbourhood 1 sanitary pump station to the downstream W14 sanitary trunk sewer to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 design, landscaping and construction within the Municipal Reserve lot, road rights of way, and walkways to the satisfaction 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 (MR) for NW 20-53-25-W4M was addressed by DRC #152 117 392 through LDA 10-0036. MR for Lot B and C, Plan 1456 RS was addressed through land dedication.

MR proposed under this application will be purchased by the City of Edmonton.

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 James Haney at 780-944-0125 or james.haney@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/jh/Posse #171821224-001

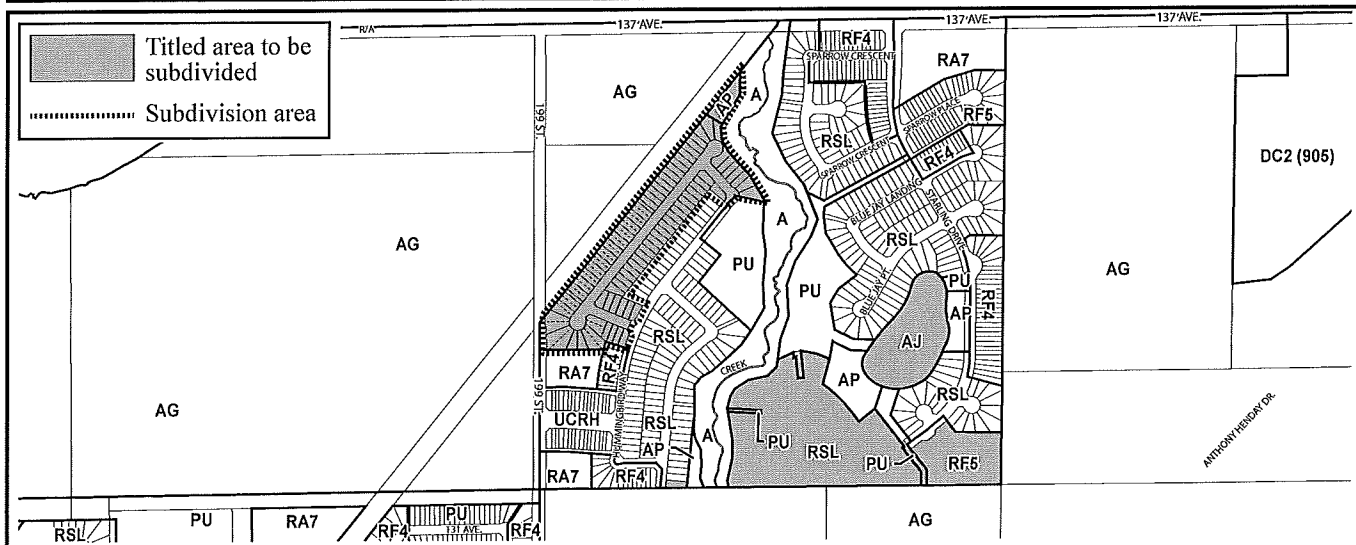
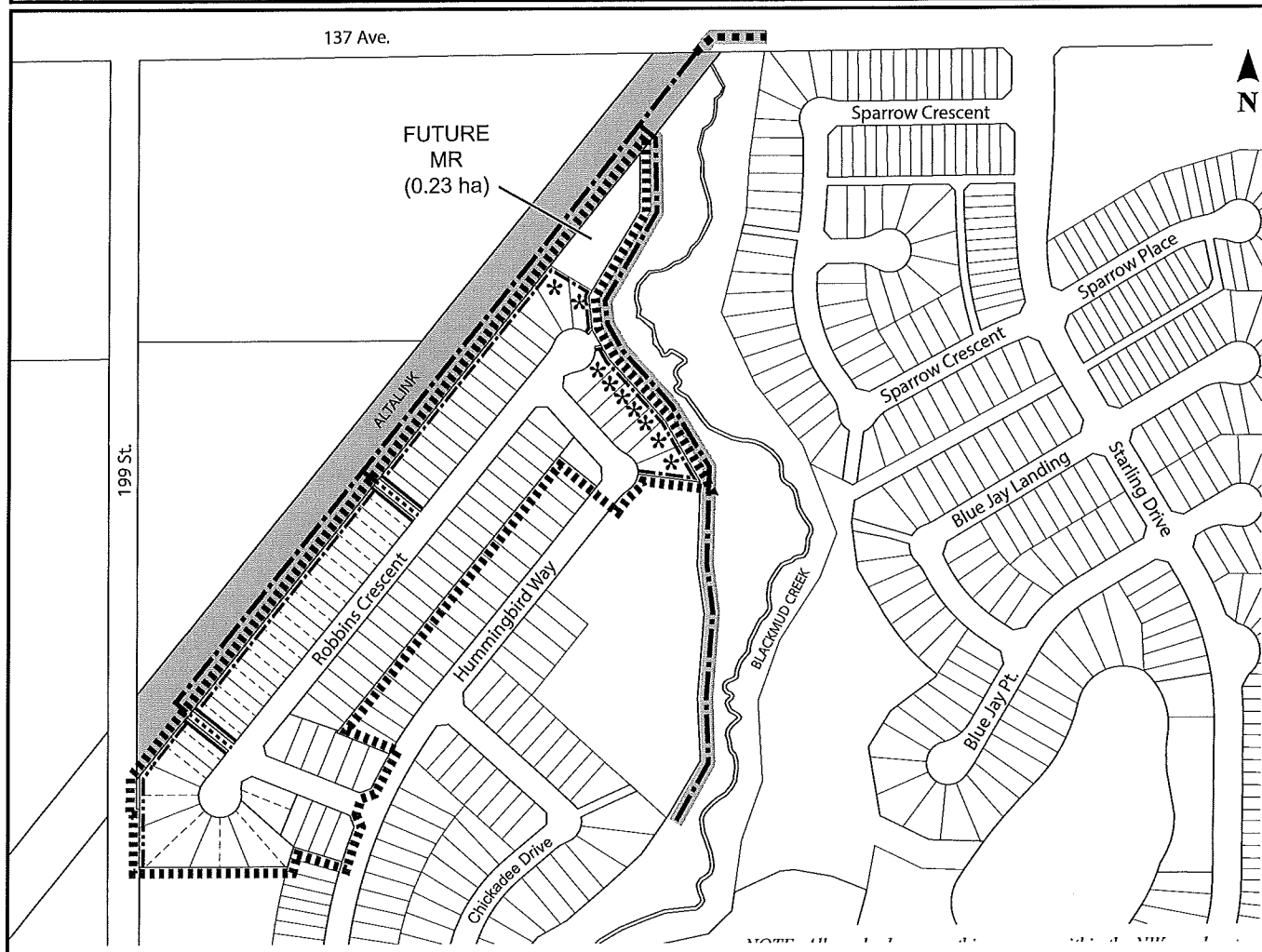
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 10, 2015

LDA15-0241

- | | |
|--|--|
| <ul style="list-style-type: none"> ■■■■■■ Limit of proposed subdivision —— 1.8 m uniform screen fence as per Zoning Bylaw - - - - 1.8 m uniform screen fence - · - · 1.2 m uniform fence | <ul style="list-style-type: none"> ····· 1.5 m concrete sidewalk ■■■■■ 3m temporary hard surface shared use path —— 3 m hard surface shared use path * Restrictive covenant re: Top-of-Bank ■ Include in engineering drawings |
|--|--|



SUBDIVISION CONDITIONS OF APPROVAL

December 10, 2015

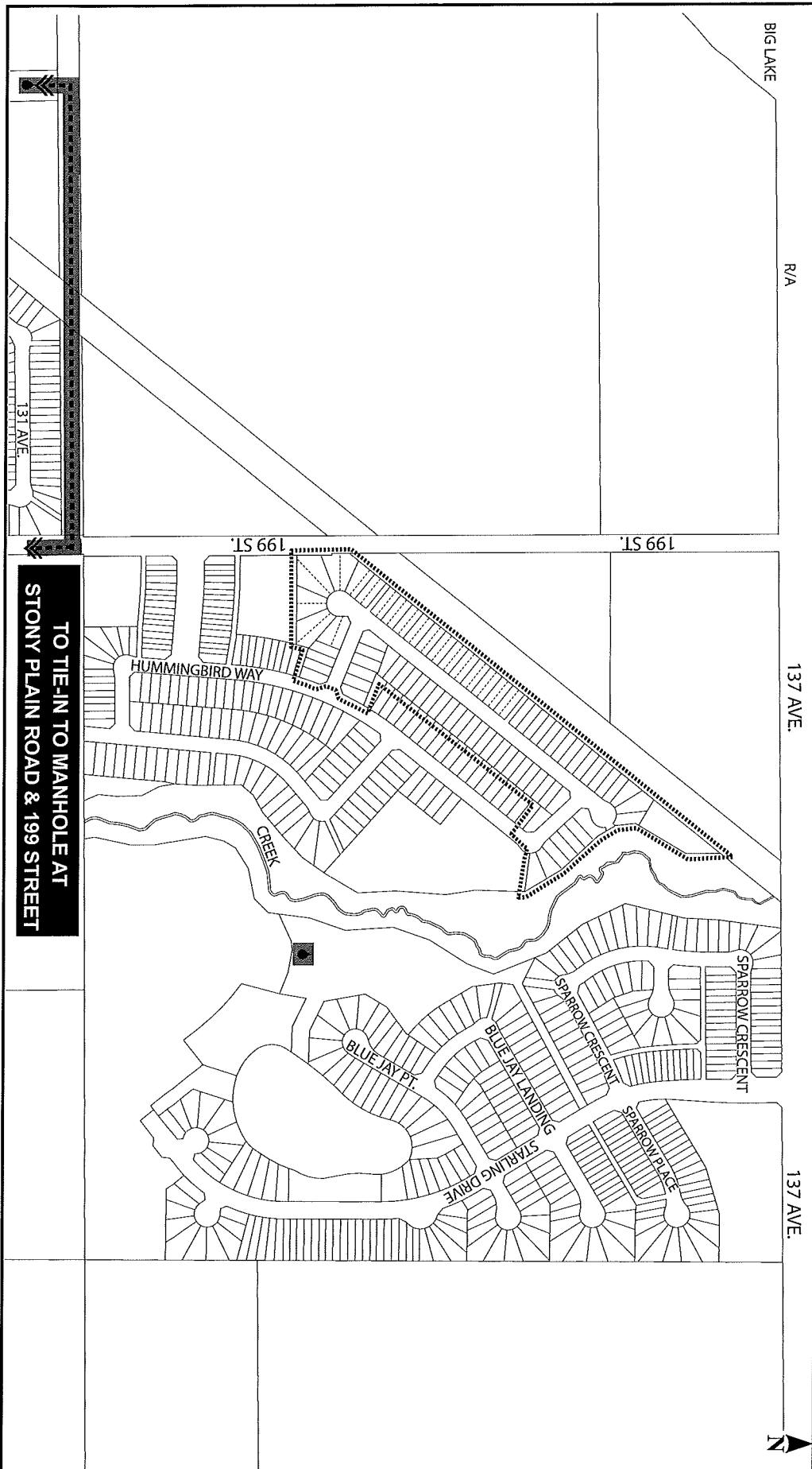
LD15-0241

Limit of proposed subdivision

Offsite Forcemain

Pump station

Include in engineering drawings





Subdivision Authority

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

December 10, 2015

File NO. LDA12-0345

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

ATTENTION: Keith Davies

Dear Mr. Davies:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Urban Services lot, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, and one (1) future Municipal Reserve lot from Lot 1, Plan 812 1577 located south of Whitemud Drive and west of Meridian Street NW; **MAPLE**

I The Subdivision by Plan is APPROVED on December 10, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.09 ha lot and a 3.85 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.652 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner clear and level Maple Road NW as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot backing onto Meridian Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (3) 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 the City Departments and affected utility agencies;
7. that the engineering drawings include and the owner construct the first two (2) lanes of Maple Road NW to an arterial roadway standard including lighting and any transitional improvements, and intersection improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Maple Road prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within Maple Road and the top-of-bank setback, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary connection of the 3 m shared use path to connect to the hard surface roadway of Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Services);
11. that the owner construct a wildlife crossing in accordance with the Wildlife Passage Engineering Design Guidelines, to the satisfaction of City Departments, as shown on the "Conditions of Approval" map, Enclosure 1;
12. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for the lot backing onto Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner is responsible for the landscape design and construction within the Reserve 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.

Subsequent to MR dedication the existing Deferred Reserve Caveat for Lot 1, Plan 812 1577 will be discharged in full. The 0.498 parcel will be purchased by the City of Edmonton and dedicated as Municipal Reserve in the future.

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.

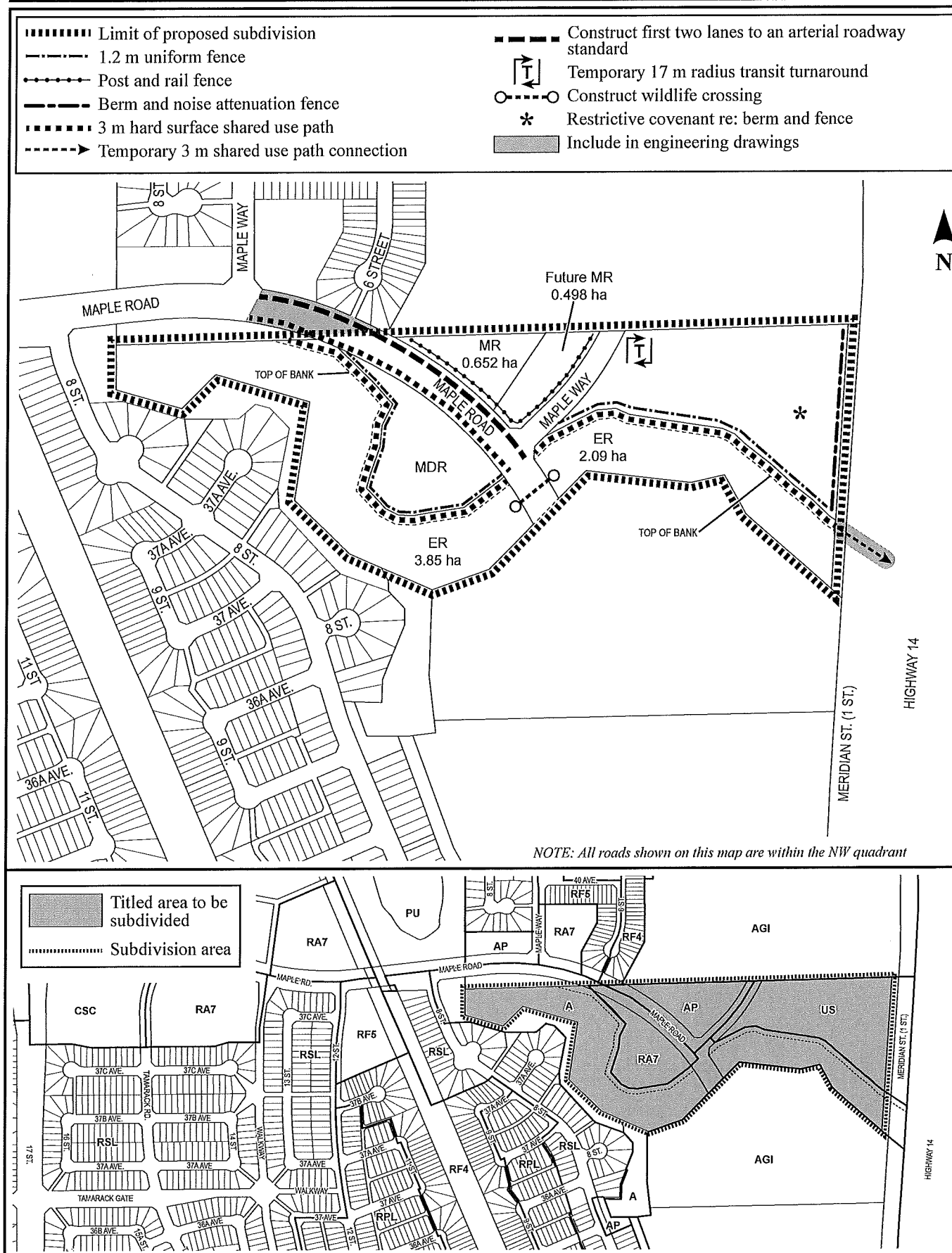
If you have further questions, please contact Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/MB/Posse #129271453-001

Enclosure(s)



Thursday, December 3, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 49

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 3, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 26, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA15-0428
177802879-001

Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW and west of 141 Street SW for the purpose of consolidation with Lot 1, Block 10, Plan 152 4560; **HAYS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA14-0566
164235468-001

Tentative plan of subdivision to create 149 single detached residential lots, 13 row housing lots, one (1) Environmental Reserve lot and two (2) Public Utility lots, from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0567 164239866-001	Tentative plan of subdivision to create 181 single detached residential lots, 78 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; RIVERVIEW NEIGHBOURHOOD 1	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT		
	The meeting adjourned at 10:20 a.m.		



December 3, 2015

File NO. LDA15-0428

IBI Group Inc.
300, 10830 – Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW and west of 141 Street SW for the purpose of consolidation with Lot 1, Block 10, Plan 152 4560; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on December 3, 2015, 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;
3. that the approved subdivision LDA15-0408 be registered prior to or concurrent with this application, for the required mutual access, cross lot access, and drainage conveyance easements; and
4. 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 pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision; and

5. that the owner submits detailed engineering drawings or redline revisions to the approved engineering drawings for Hays Ridge Stage 10 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.

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

Municipal Reserve for Lot A, Block 1, Plan 132 2811 was addressed by Deferred Reserve Caveat through LDA12-0143 and 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 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,

Peter Ohm
Subdivision Authority

PO/mb/Posse # 177802879-001

Enclosure(s)

December 3, 2015

■■■■■■■■ Limit of proposed subdivision



December 3, 2015

File NO. LDA14-0566

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 149 single detached residential lots, 13 row housing lots, one (1) Environmental Reserve lot and two (2) Public Utility lots, from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

I The Subdivision by Plan is APPROVED on December 3, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 5.97 ha lot pursuant to Section 664 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 owner register easements for the temporary lift station, temporary forcemain, and sanitary trunk sewer as shown on the "Conditions of Approval" map, Enclosure III;
5. that the owner clear and level 199 Street as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;
6. that Bylaw 17471 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top-of-Bank, as per the applicable development restrictions

9. shown by the J.R. Paine & Associates Ltd. geotechnical report (File No. 2418-1940), as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 600 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include and the owner construct the first two (2) lanes of 199 Street to an arterial roadway standard including lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include a 3 m hard surface shared use path with bollards and landscaping, within the AltaLink lands, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the temporary sanitary forcemain from the connection point at the Edgemont lift station through 199 Street and through the proposed development connecting to the temporary lift station on private property near 23 Avenue SW, (CCC will not be issued until such time as the sanitary forcemain and offsite temporary lift station is completed and operational), to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure III;
11. that the engineering drawings include storm sewers within 199 Street to drain at the Wedgewood Creek Crossing, to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure II;

12. that the engineering drawings include the ultimate storm outfall 1 to Wedgewood Creek, (CCC will not be issued until such time as the ultimate storm outfall is completed and operational) to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure II;
13. that the engineering drawings include offsite underground utilities including permanent sanitary and storm sewers, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure II and III;
14. that the engineering drawings include and the owner construct the wildlife passages to the satisfaction of Sustainable Development and Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the engineering drawings include a wildlife crossing on 199th Street in accordance with the City of Edmonton’s Wildlife Passage Engineering Guidelines, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
16. that the engineering drawings include and the owner provides the zebra marked crosswalks with curb ramps and pedestrian signals only at 199 Street, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I, and if necessary, the signals and crosswalk may need to be installed to the south outside of the AltaLink right of way;
17. that the owner design and construct the ultimate (SWMF), to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct a 3 m hard surface shared use path with a lighting, shared use signage and bollards, within the top of bank setback, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner construct a 3 m hard surface shared use path with bollards and lighting within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
20. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
21. that the owner construct a 3 m concrete emergency access with lighting, and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
22. 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 Financial Services and Utilities;
23. that FAC will not be issued for the proposed development until such time that the permanent sanitary servicing for Riverview required for this subdivision as indicated in the NDR is completed and operational to the satisfaction of Drainage Services;

24. that the owner is responsible for the abandonment of the temporary lift station and temporary forcemain, and the ultimate connection to the permanent system as per the City's Design and Construction Standards to the satisfaction of Financial Services and Utilities, at the owners cost;
25. that the owner is responsible for the operation and maintenance of the temporary sanitary system to the satisfaction of Financial Services and Utilities, at the owners cost;
26. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
27. 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
28. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies. Enclosure I, II and III are maps of the subdivision identifying major conditions of this approval.

Subsequent to ER dedication the existing DRC for SE 6-52-25-W4M will be reduced accordingly, with the balance to carry 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 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 Kerry Girvan at 780-423-3747 or kerry.girvan@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/kg/Posse #164235468-001

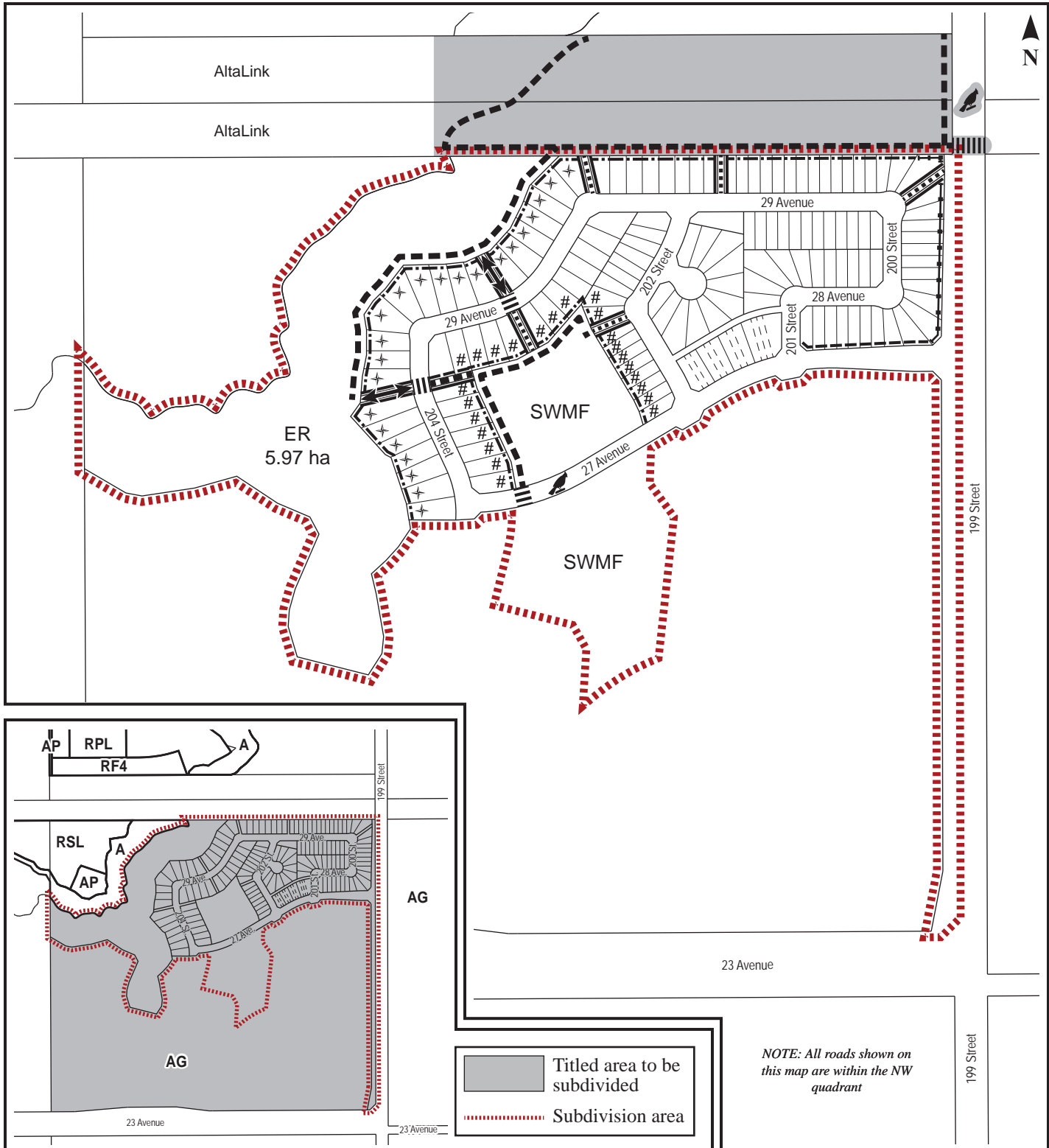
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

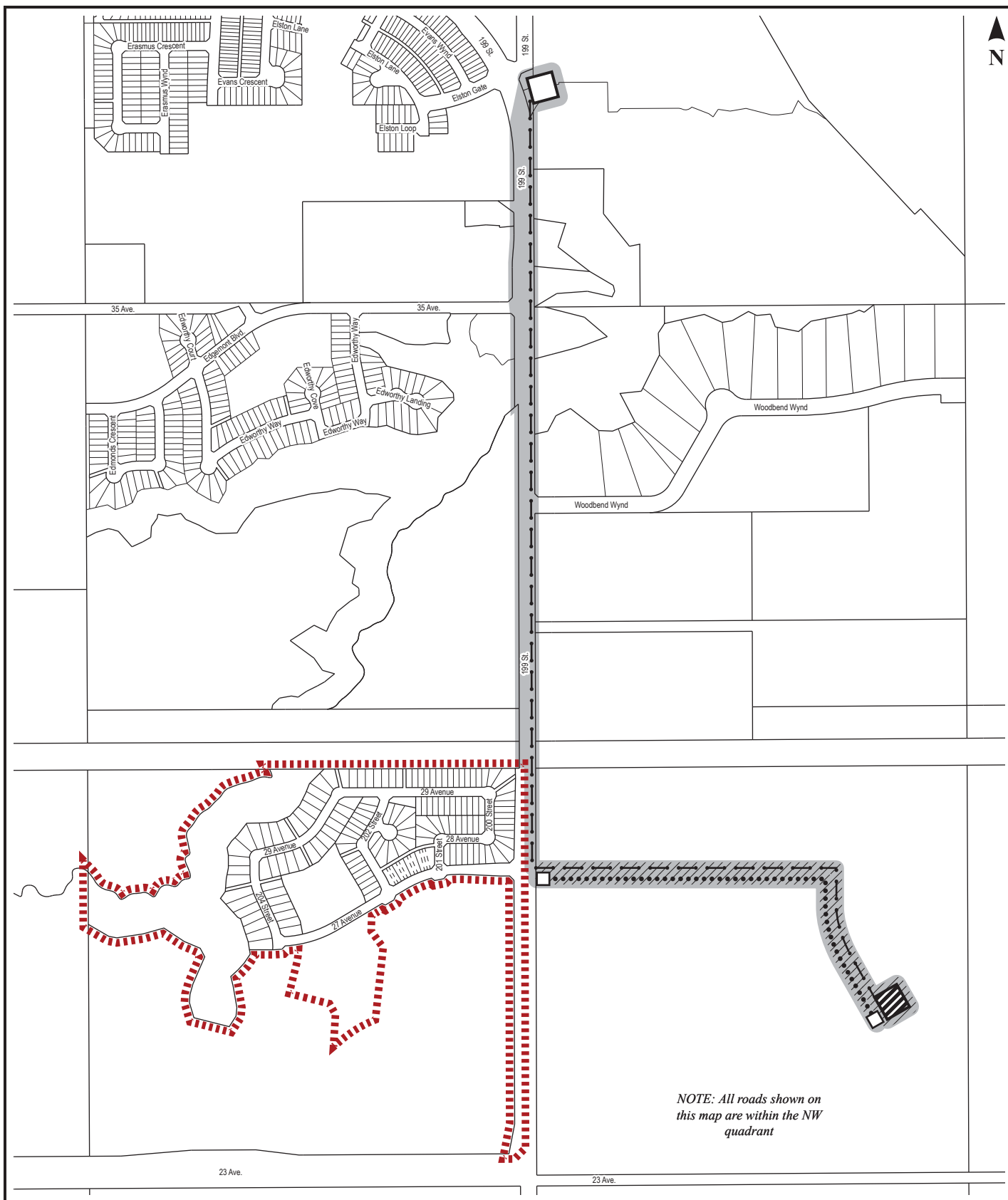
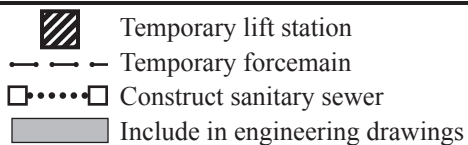
December 3, 2015

LDA14-0566

- | | |
|---|---|
| <ul style="list-style-type: none"> ■■■■■■■■ Limit of proposed subdivision ———— 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.8 m uniform fence -.-.-.- 1.2 m uniform fence —+—+— Noise attenuation fence 1.5 m concrete sidewalk ■ ■ ■ ■ 3 m hard surface shared use path | <ul style="list-style-type: none"> Zebra marked crosswalk + Restrictive covenant re: Top of bank # Restrictive covenant re: Freeboard ↔ 3 m emergency access 🦋 Wildlife passage ■ Include in engineering drawings |
|---|---|



-
- 35 Avenue
- Edworthy Court
- Edgemont Boulevard
- Edmonds Crescent
- Edworthy Cove
- Edworthy Way
- Edworthy Landing
- 35 Avenue
- 199 Street
- 29 Avenue
- 28 Avenue
- 27 Avenue
- 200 Street
- 201 Street
- 202 Street
- 198 Street
- 23 Avenue
- 23 Avenue
- * Services will be accommodated within dedicated road right of way
- NOTE: All roads shown on this map are within the NW quadrant





Subdivision Authority

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

December 3, 2015

File NO. LDA14-0567

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 181 single detached residential lots, 78 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **RIVERVIEW NEIGHBOURHOOD 1**

I The Subdivision by Plan is APPROVED on December 3, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.50 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 provide Municipal Reserve (MR) in the amount of 5.46 ha by a Deferred Reserve Caveat registered proportionately against the remnant lot pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner dedicate a corner cut to maintain a 6 m walkway width to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements for the Storm Water Management Facility (SWMF) and drainage measures as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner clear and level 199 Street as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;

9. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the approved subdivision LDA14-0566, be registered prior to or concurrent with this application for necessary underground utilities and logical extension of roadways;
11. that Bylaw 17470 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
12. 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 (3) 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 the City Departments and affected utility agencies;
7. that the owner design the SWMF to the ultimate standard and construct the interim requirement, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct an 8 m alley to a residential alley standard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, and bollards, within the AltaLink parcel and along 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install alley lighting within an easement, if required, on private property to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner install “no parking” signage on the collector and local roadways for emergency vehicle access to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
13. 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 Financial Services and Utilities;
14. that the engineering drawings include the temporary drainage measures and infrastructure from the subdivision to the SWMF until the permanent infrastructure is operational, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure II;
15. that the owner is responsible for the operation, maintenance and abandonment of the offsite temporary storm pumping system as per the City’s Design and Construction Standards; to the satisfaction of Financial Services and Utilities, at the owners cost;
16. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the utility right-of-ways, the Reserve lot, road rights of way, and walkways, 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 SW 5-52-25-W4M in the amount of 0.50 ha is being provided by dedication with this subdivision. Subsequent to MR dedication the existing DRC for the SW 5-52-25-W4M will be reduced accordingly and the remainder 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 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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority

PO/kg/Posse #164239866-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

December 3, 2015

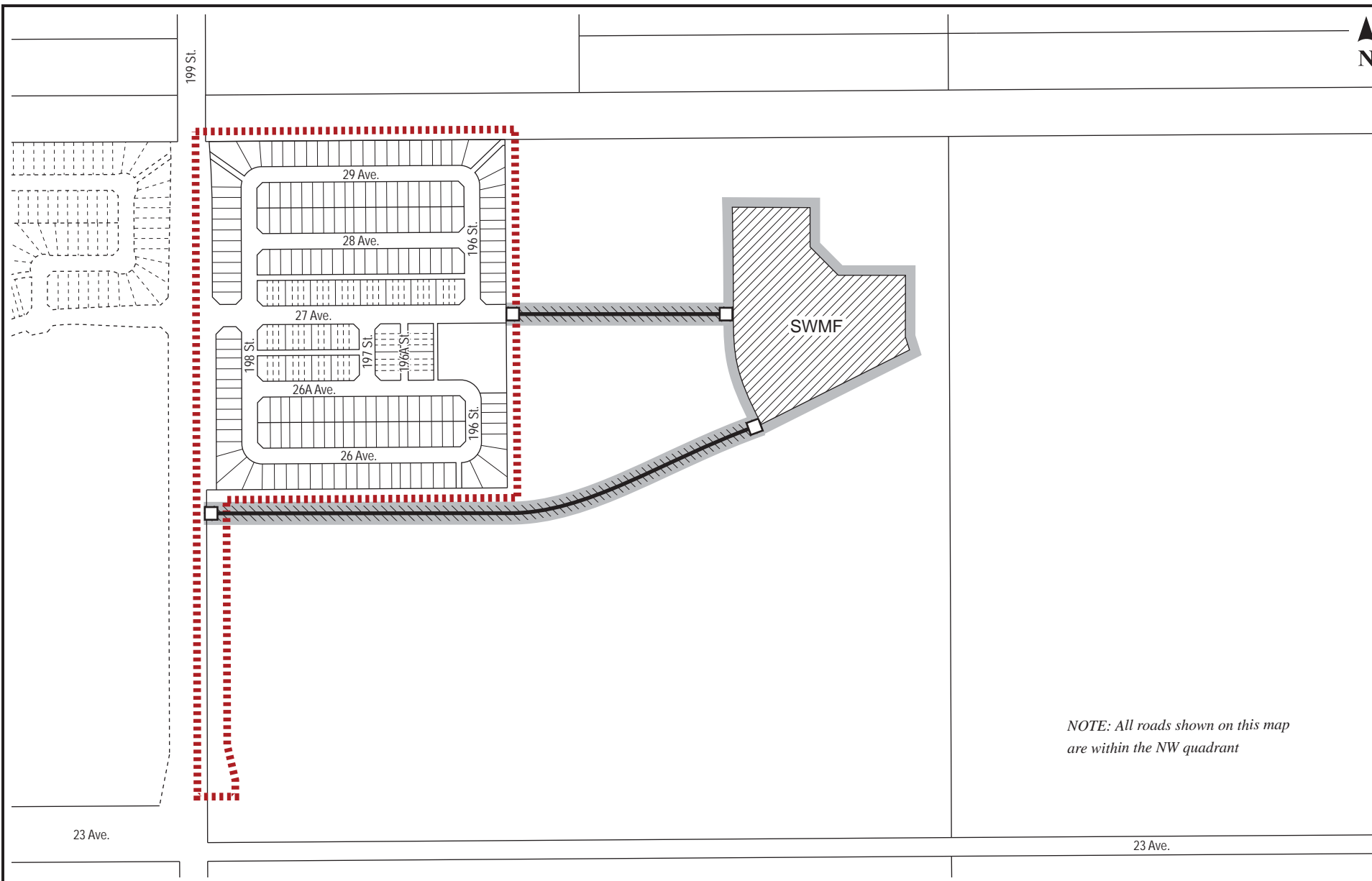
LDA14-0567

■■■■■■■■ Limit of proposed subdivision

■■■■ Register easement

□—□ Drainage measures

■■■■ Include in engineering drawings

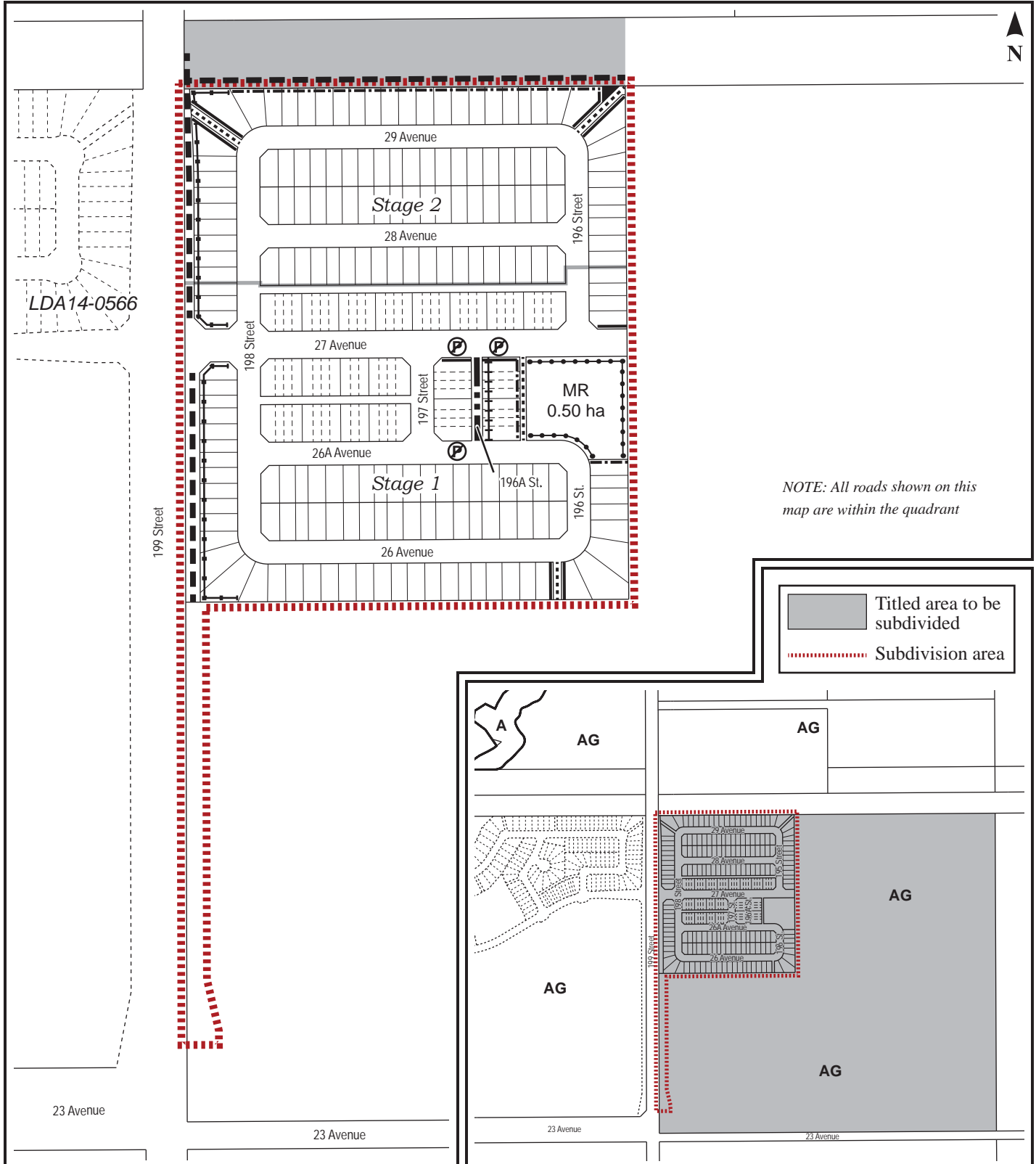


SUBDIVISION CONDITIONS OF APPROVAL MAP

December 3, 2015

LDA14-0567

- | | |
|---|---|
| <ul style="list-style-type: none"> ■■■■■ Limit of proposed subdivision —— 1.8 m uniform screen fence as per Zoning Bylaw - - - - 1.2 m uniform fence ●-●-●- Post and rail fence —●—●— Noise attenuation fence 1.5 m concrete sidewalk | <ul style="list-style-type: none"> — — — 3 m hard surface shared use path +++++ Alley lighting and easement - . - . - Construct 8 m alley ▲ Corner cut for 6 m width Ⓟ No parking signs ■ Include in engineering drawings |
|---|---|



Thursday, November 26, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 48

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the November 26, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the November 19, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0286
174452394-001 Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) commercial lot from the NE 2-51-25 W4M, located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

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

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 9:35 a.m.



Subdivision Authority

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

November 26, 2015

File No. LDA15-0286

IBI Group Inc.
300, 10830 Jasper Ave NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) commercial lot from the NE 2-51-25 W4M, located south of Hiller Road SW and west of 170 Street SW;
KESWICK

I The Subdivision by Plan is APPROVED on November 26, 2015, 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;
3. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW, as shown on the "Conditions of Approval" maps, Enclosures I and II. Transportation Services may consider a combination of dedication and easement to preserve the 170 Street SW right of way, if deemed appropriate;
4. that the approved subdivision LDA15-0066 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot flanking 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for public access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
8. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include grading plans for 170 Street SW to the satisfaction of Transportation Services;
8. that the owner construct a 2 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for the lot flanking 170 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve for the NE 21-51-25 W4M was addressed by registering a Deferred Reserve Caveat (DRC) on title through LDA11-0056. With registration of LDA15-0066, the existing DRC will be reduced accordingly and the balance shall carry forward on title with this application.

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,

Peter Ohm
Subdivision Authority

PO/kr/Posse #174452394-001

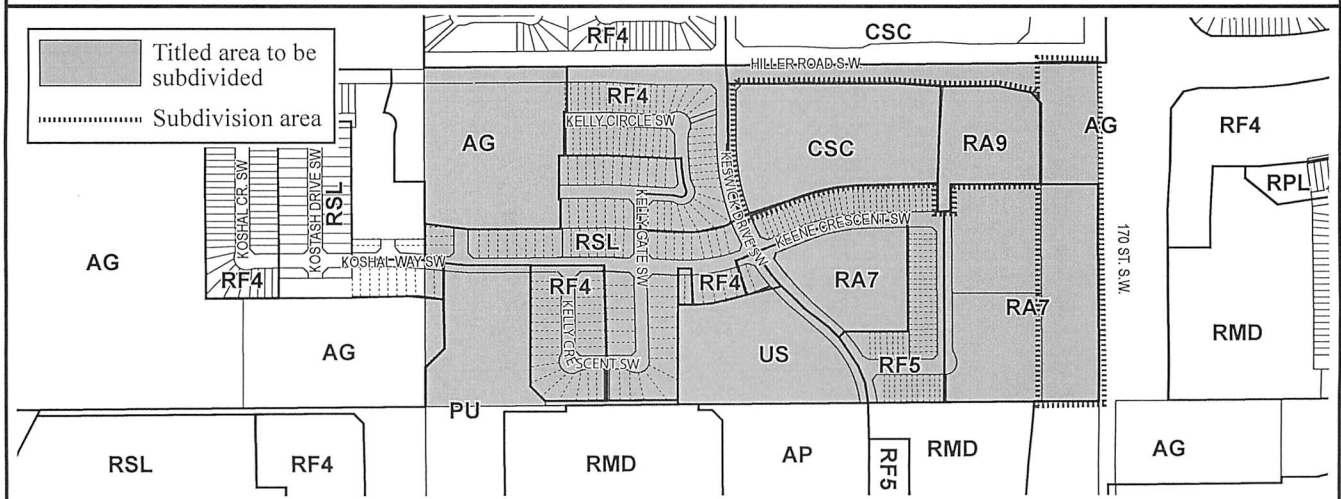
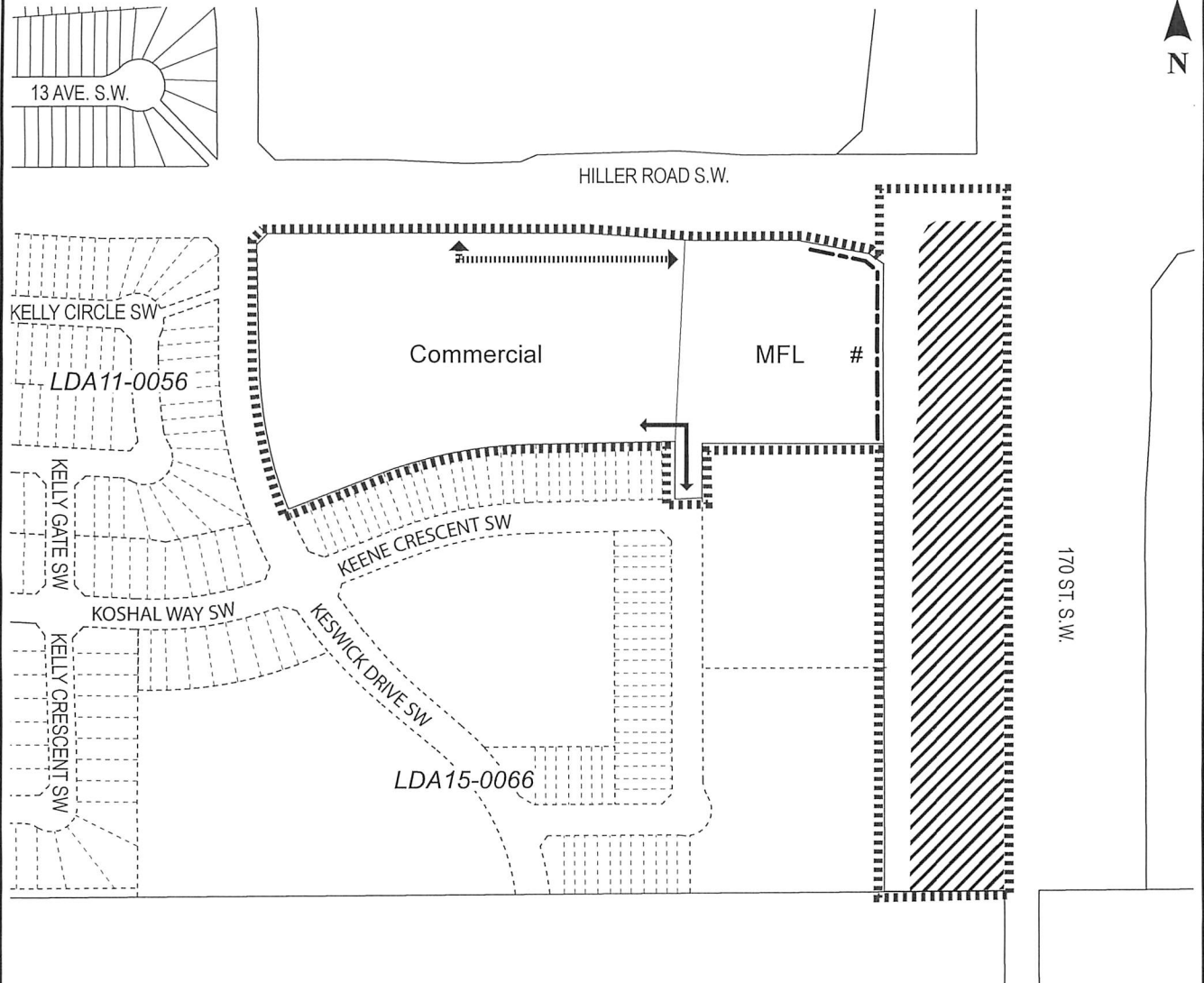
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 26, 2015

LDA15-0286

- | | |
|---|---|
| <p>----- Limit of proposed subdivision</p> <p>--- Berm and noise attenuation fence</p> <p># Restrictive covenant re: berm</p> | <p>↔ Cross lot access easement</p> <p>↔ Public access easement</p> <p>▨ Dedicate as road right of way</p> |
|---|---|



SUBDIVISION CONDITIONS OF APPROVAL MAP

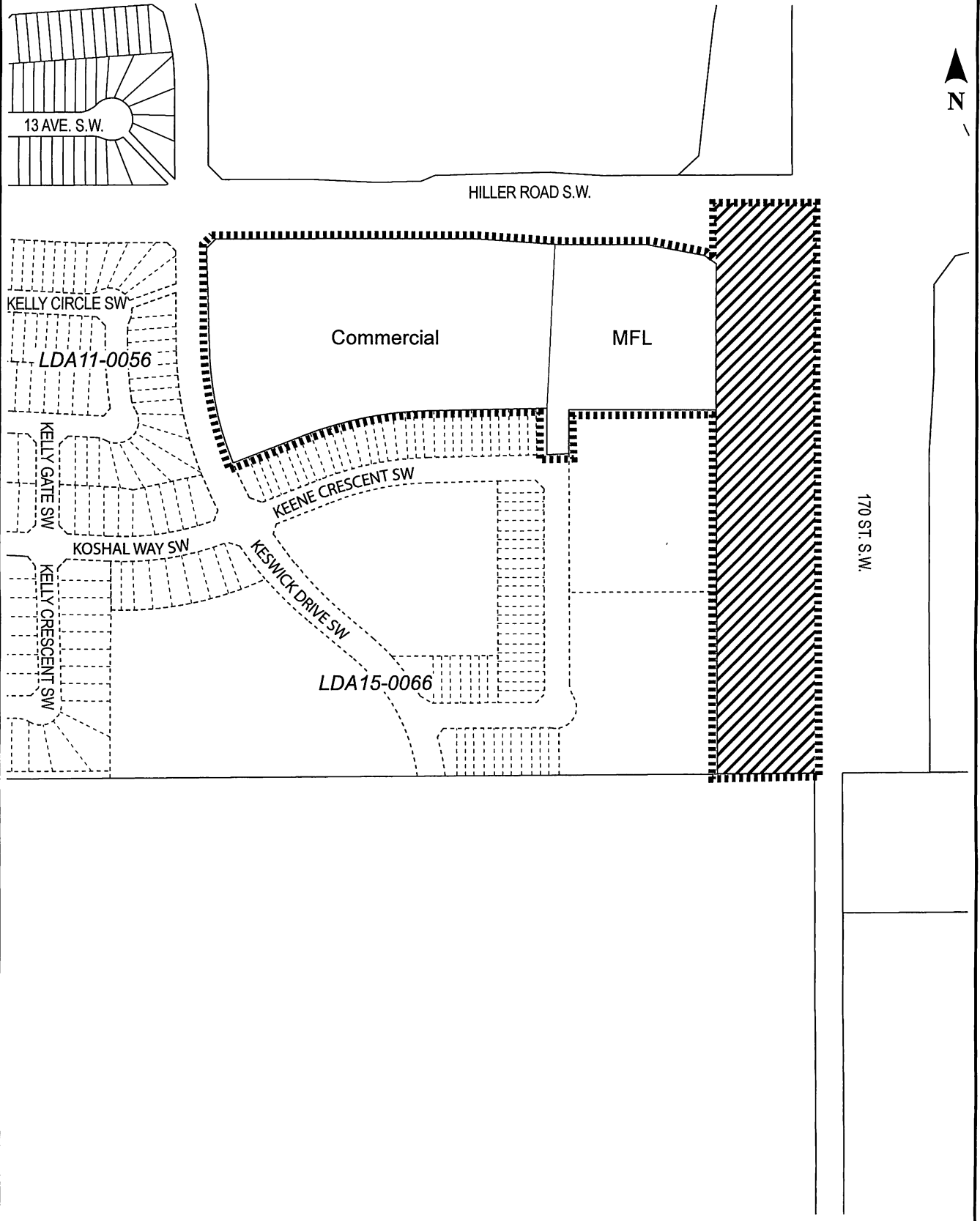
November 26, 2015

LDA15-0286

----- Limit of proposed subdivision



Total arterial roadway dedication



Thursday, November 19, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 47

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 19, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 12, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0294
161040229-001

Tentative plan of subdivision to create two (2) block shells from Block A, Plan 1934 RS, located north of 153 Avenue NE and east of Meridian Street NE; **HORSE HILL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA13-0366
142345188-001

Tentative plan of subdivision to create 80 semi-detached residential lots and one (1) Public Utility lot from Block 1, Plan 822 1534, located south of 96 Avenue NW and west of 208 Street NW; **WEBBER GREENS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0266 155436872-001	Tentative plan of subdivision to create 146 single detached residential lots, 50 semi-detached residential lots and 56 row housing lots from Lot 2, Block 1, Plan 832 1482, and SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; ALLARD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:50 a.m.		



Subdivision Authority

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

November 19, 2015

File No. LDA15-0294

Hagen Surveys Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create two (2) block shells from Block A, Plan 1934 RS, located north of 153 Avenue NE and east of Meridian Street NE; **HORSE HILL**

I The Subdivision by Plan is APPROVED on November 19, 2015, 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., 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 subdivision.

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 pay the Arterial Roadway Assessments applicable to this subdivision; and
4. 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.

There is a Deferred Reserve Caveat (DRC) registered against Block A, Plan 1934 RS. The DRC will be transferred proportionately to each block shell.

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 Ms. Carla Semeniuk at 780-496-1582 or carla.semeniuk@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority
BM/cs/Posse #161040229-001

Enclosure(s)

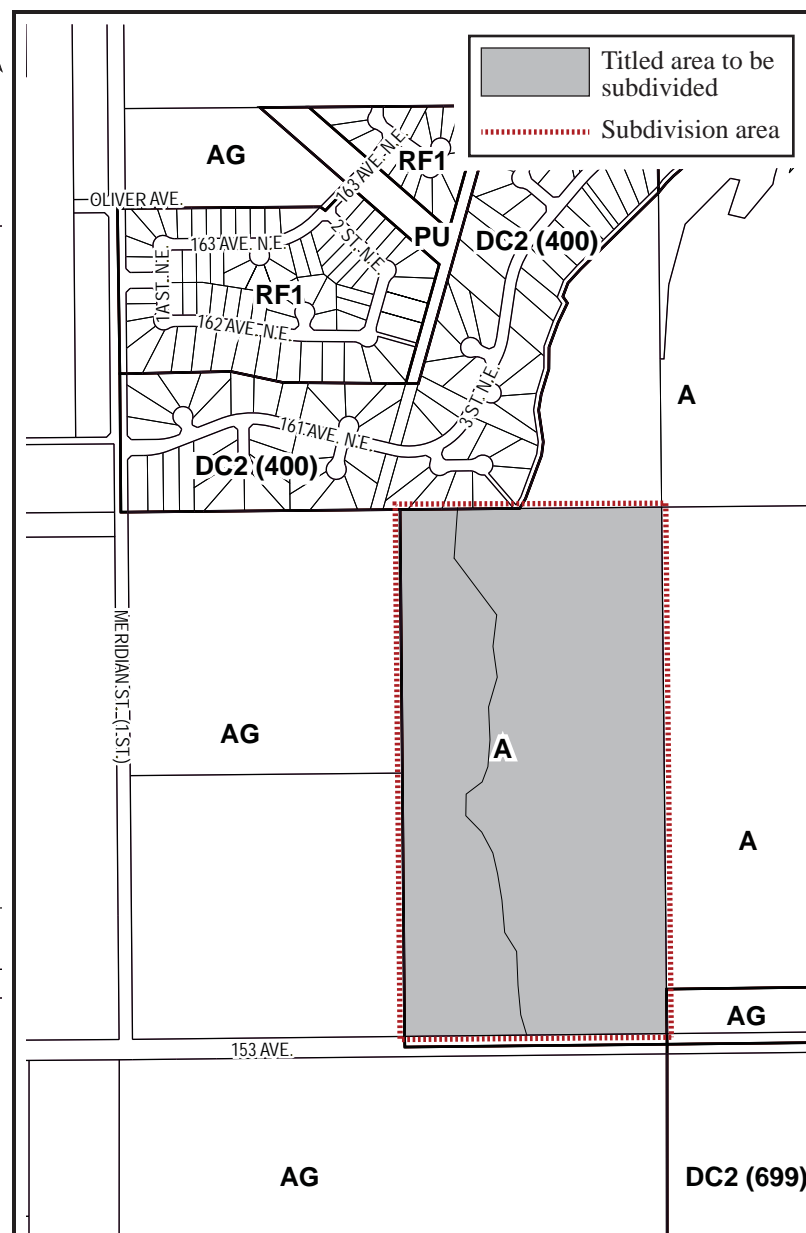
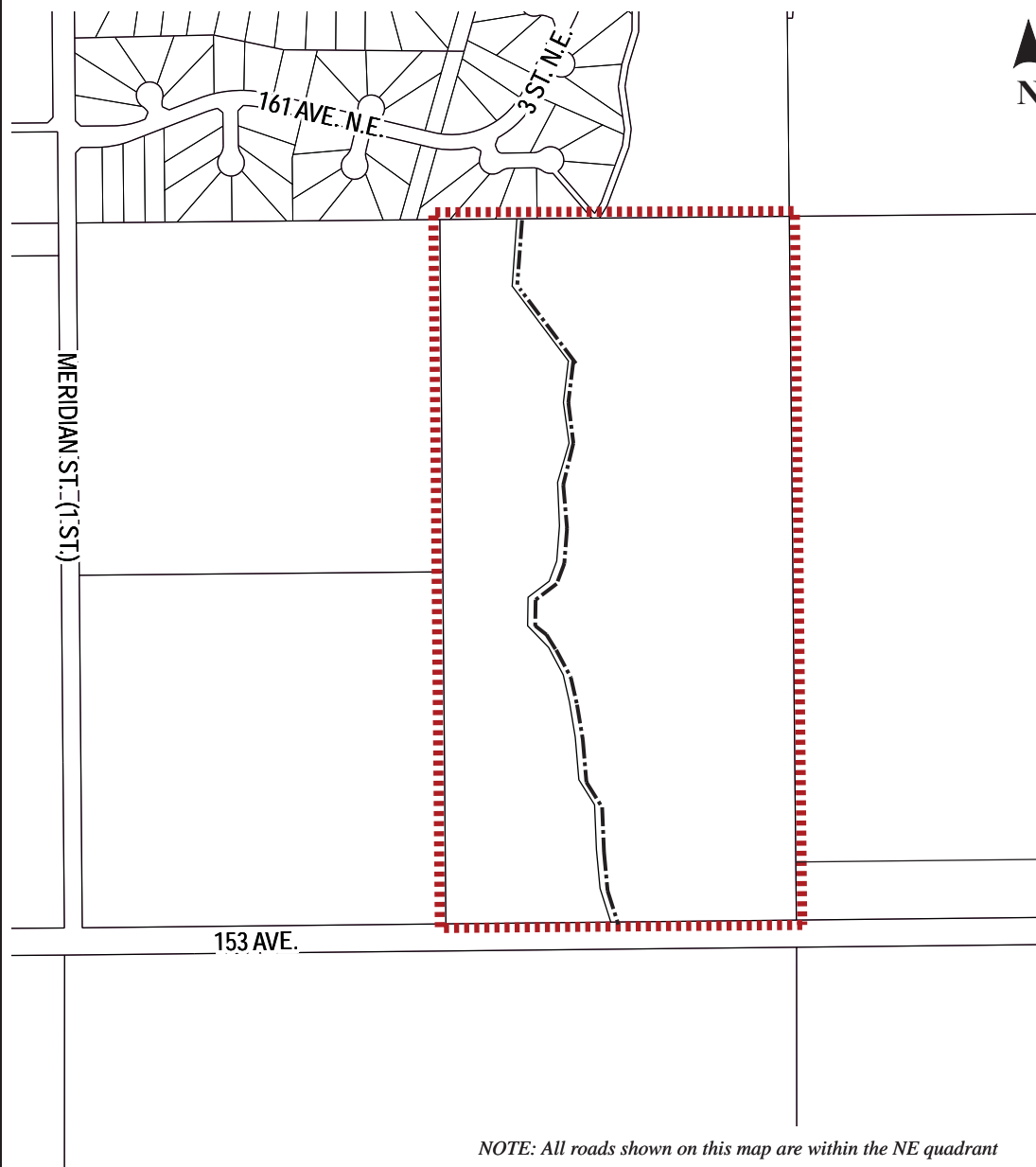
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 19, 2015

LDA15-0294

■■■■■ Limit of proposed subdivision

- - - - - 1.2 m demarcation fence





Subdivision Authority

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

November 19, 2015

File NO. LDA13-0366

Select Engineering Consultants Ltd.
100, 17413-107 Avenue NW
Edmonton, Alberta T5S 1E5

ATTENTION: Mark Puczko

Dear Mr. Puczko:

RE: Tentative plan of subdivision to create 80 semi-detached residential lots and one (1) Public Utility lot from Block 1, Plan 822 1534, located south of 96 Avenue NW and west of 208 Street NW; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on November 19, 2015, 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;
3. that LDA13-0366 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an enhanced local roadway to accommodate a minimum 4.0 m drive aisle on the roadway adjacent to the working area for the abandoned well site, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot 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 Block 1, Plan 822 1534 has been addressed through LDA10-0014.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority


PO/kg/Posse #142345188-001

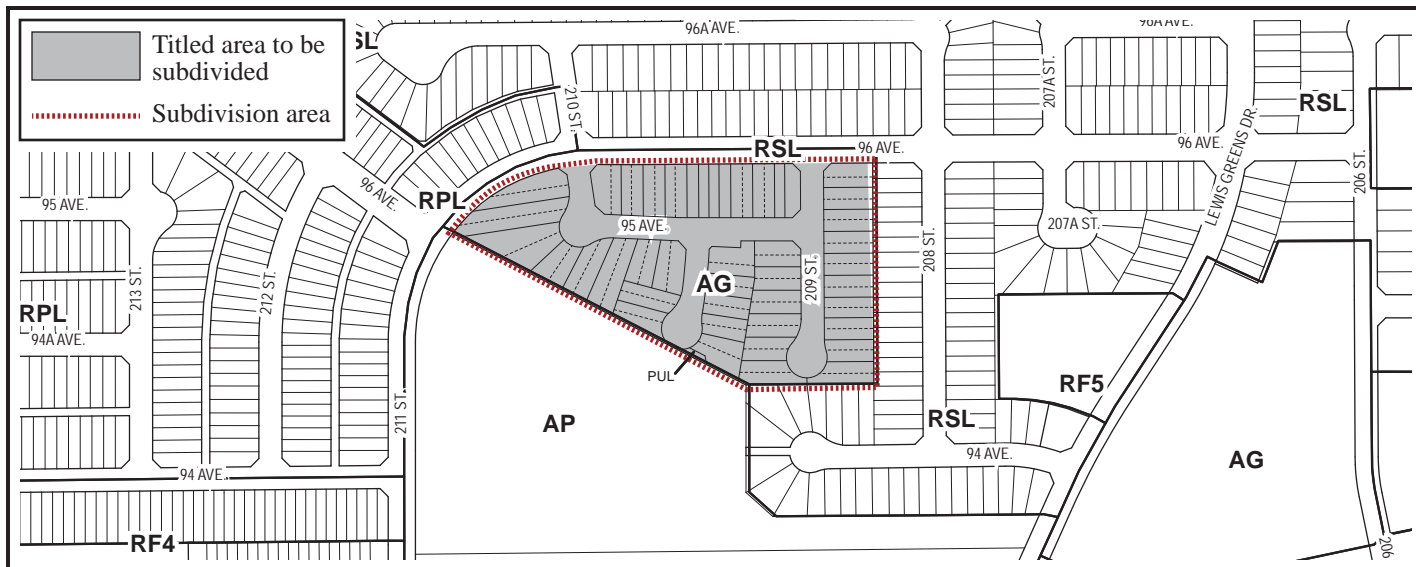
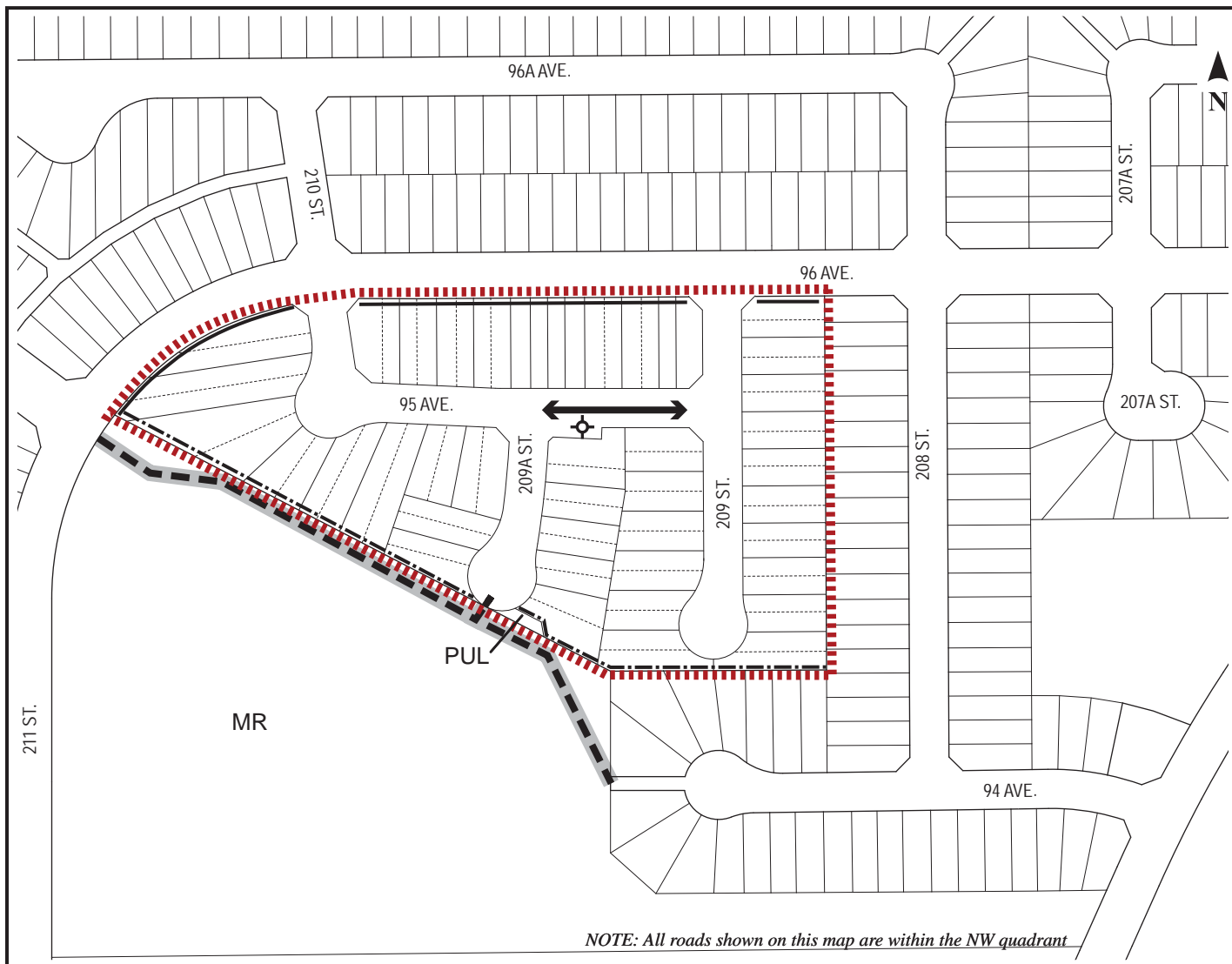
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 19, 2015

LDA13-0366

- | | |
|---|--|
| <ul style="list-style-type: none"> Limit of proposed subdivision —— 1.8 m uniform screen fence as per Zoning Bylaw - - - - 1.2 m uniform fence — — — 3 m hard surface shared use path | <ul style="list-style-type: none">  Abandoned well site  Enhanced local roadway  Include in engineering drawings |
|---|--|





Subdivision Authority

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

November 19, 2015

File NO. LDA14-0266

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 146 single detached residential lots, 50 semi-detached residential lots and 56 row housing lots from Lot 2, Block 1, Plan 832 1482, and SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW;
ALLARD

I The Subdivision by Plan is APPROVED on November 19, 2015, 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;
3. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR parcel, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface roadway connection with Stage 3, 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);
10. that the engineering drawings include and that the owner construct a 300 mm water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, 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 traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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 a 1.1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 41 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 2, Block 1, Plan 832 1482 was addressed by dedication through LDA12-0378.

Municipal Reserves for the SW 18-51-24 W4M was addressed by Deferred Reserve Caveat (DRC) through LDA12-0378.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

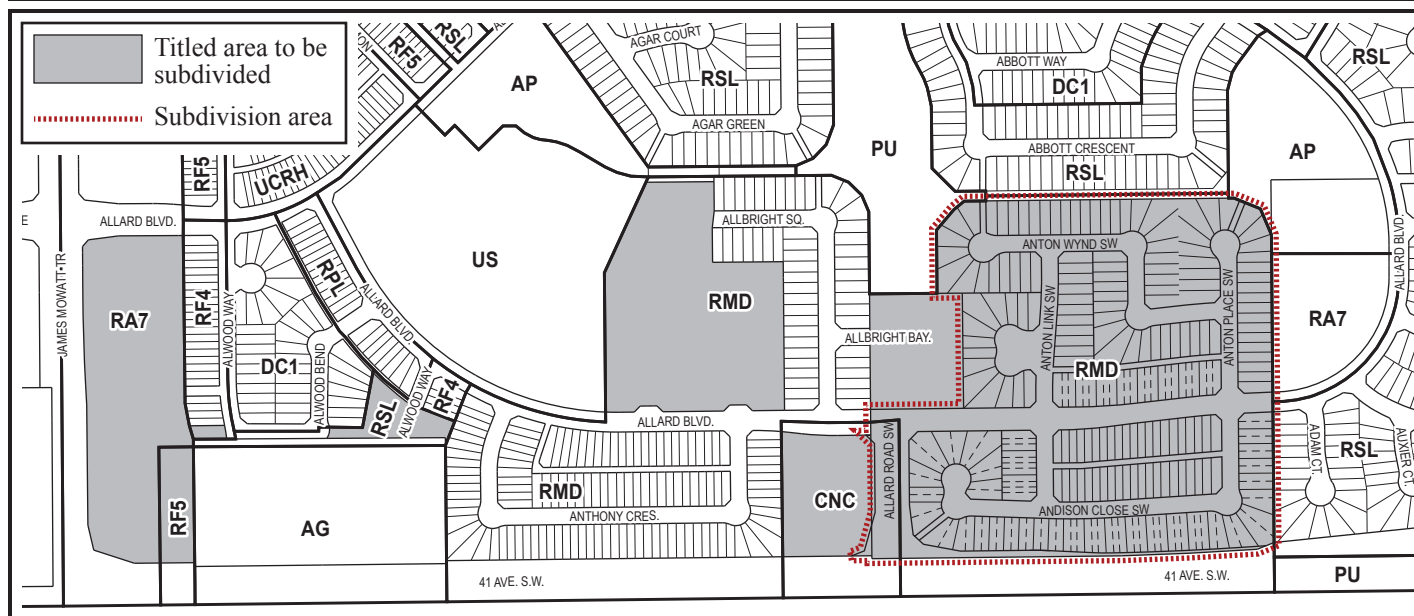
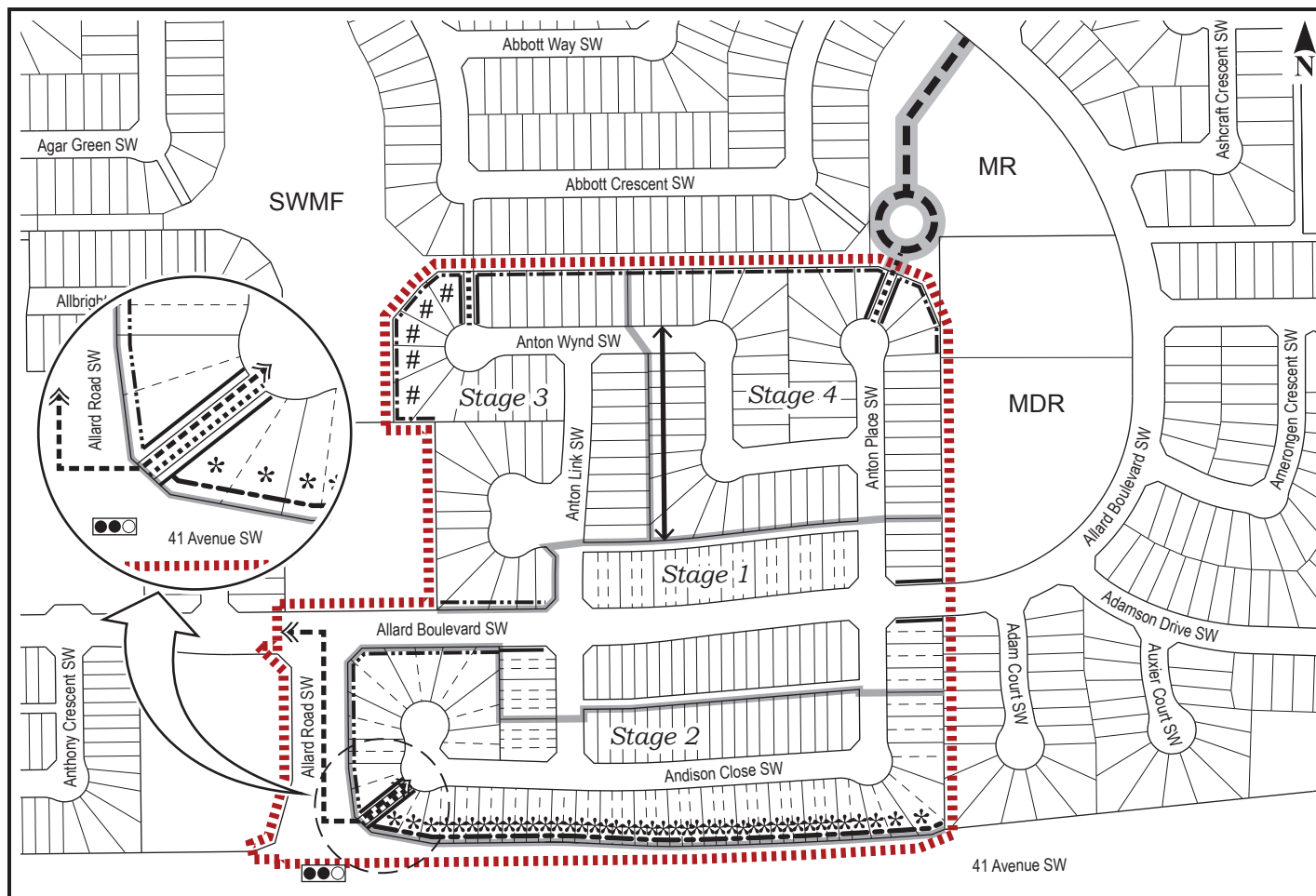
Yours truly,

Peter Ohm
Subdivision Authority

SM/db/Posse #155436872-001

Enclosure(s)

- | | | | |
|---|--|---|------------------------------------|
|  | Limit of proposed subdivision |  | Temporary 6 m roadway |
|  | 1.8 m uniform screen fence as per Zoning Bylaw | # | Restrictive covenant re: freeboard |
|  | 1.8 m uniform screen fence | * | Restrictive covenant re: berm |
|  | 1.2 m uniform fence |  | 300 mm Water main connection |
|  | Berm and noise attenuation fence |  | Traffic signal |
|  | 1.5 m concrete sidewalk |  | Include in engineering drawings |
|  | 3 m hard surface shared use path | | |



SUBDIVISION CONDITIONS OF APPROVAL

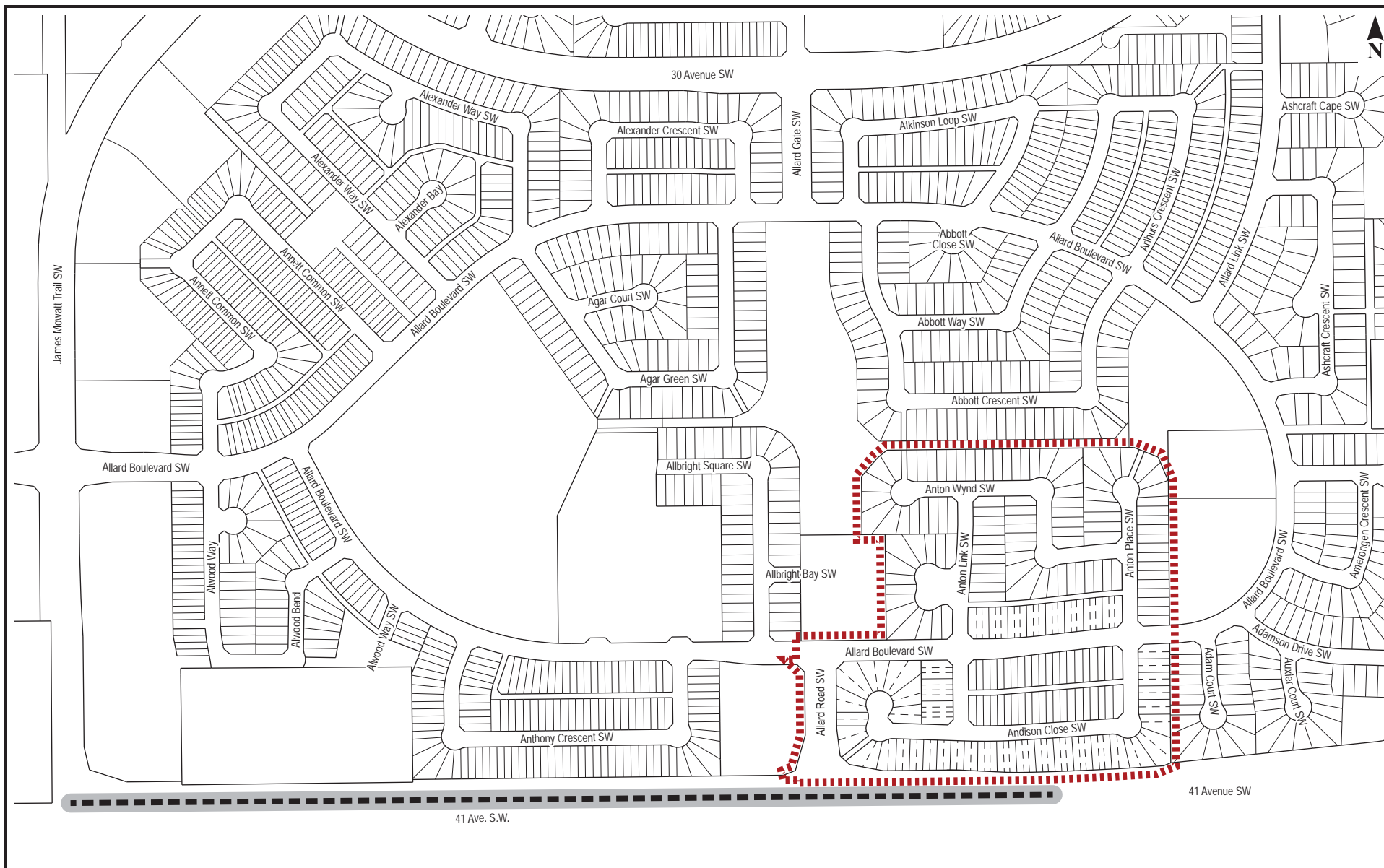
November 19, 2015

LDA14-0266

■■■■■■■■ Limit of proposed subdivision

■ Include in engineering drawings

■■■■ Construct first two lanes to an arterial roadway standard



Thursday, November 12, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 46

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 12, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 5, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0310
174361341-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot and one (1) open space lot, from NE 36-51-25 W4M and SE 36-51-25 W4M, located south of May Link SW and east of May Common SW; **MAGRATH HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0004
147540617-001

Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and (4) four Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 7720594 SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURMENT

The meeting adjourned at 9:40 a.m.

November 12, 2015

File NO. LDA15-0310

IBI Group
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot and one open space lot, from NE 36-51-25 W4M and SE 36-51-25 W4M, located south of May Link SW and east of May Common SW; **MAGRATH HEIGHTS**

I The Subdivision by Plan is APPROVED on November 12, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.18 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 provide Municipal Reserve (MR) in the amount of 0.97 ha by a Deferred Reserve Caveat to the remainder of NE 36-51-25 W4M and SE 36-51-25 W4M, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top of Bank, as per the applicable development restrictions shown by the "Larch Lands Subdivision Geotechnical Investigation" report (File No. 19-423-46), as shown on the "Conditions of Approval" map, Enclosure I; 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 (3) 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; and
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 the City Departments and affected utility agencies.

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

Subsequent to MR dedication, the existing DRC for NE 36-51-25-W4M and SE 36-51-25-W4M will be reduced accordingly, with the balance to carry 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 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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Peter Ohm
Subdivision Authority

PO/db/Posse #174361341-001

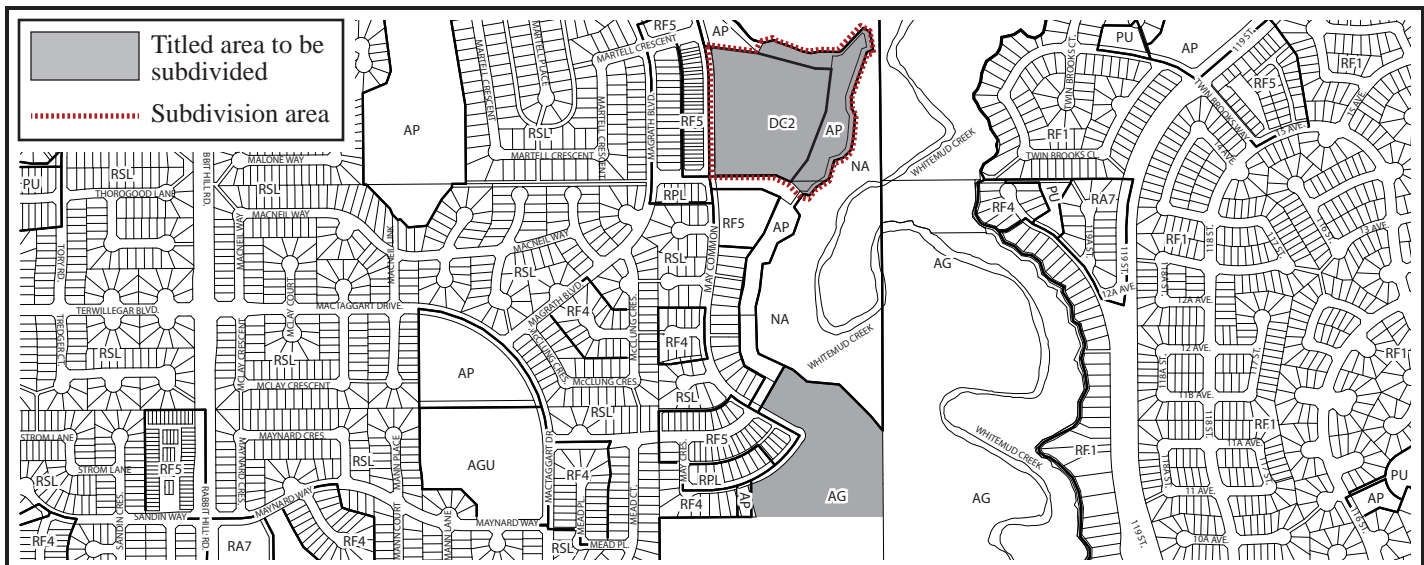
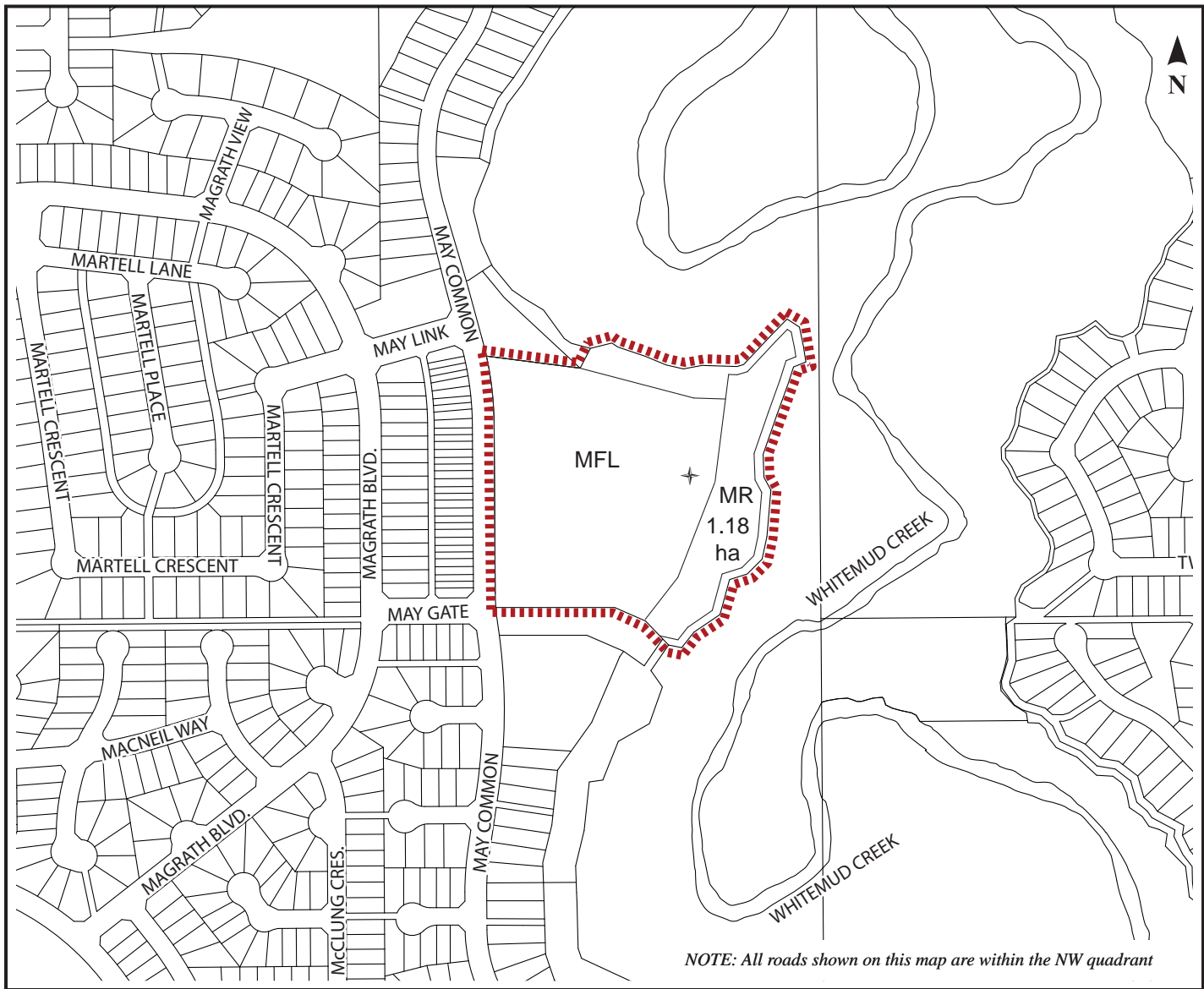
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 12, 2015

LDA15-0310

 Limit of proposed subdivision

 Restrictive covenant re: Top-of-Bank


File NO. LDA14-0004

November 12, 2015

Greg MacKenzie & Associates Ltd.
11125 - 66 Street NW
Edmonton, AB T5B 1H1

ATTENTION: Greg MacKenzie:

Dear Mr. MacKenzie:

RE: Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and (4) four Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 7720594 SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

I The Subdivision by Plan is APPROVED on November 12, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 5.56 ha and 0.71 ha lots pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$2,856,555.00 representing 7.71 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register easements for the sanitary trunk sewer, water mains and 3 m shared use path to the satisfaction of Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I and II;
6. that the owner dedicate additional road right of way for 231 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6) the owner clear and level 231 Street NW as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;

8. that Bylaw 17427 and Bylaw 17428 to amend the Winterburn Industrial Area Structure Plan and the Edmonton Zoning Bylaw respectively, shall be approved prior to the endorsement of this subdivision;
9. that the environmental cleanup measures identified within the Environmental Site Assessment File Number JJ7 are completed to satisfaction of the Environmental and Energy Coordination Unit of Sustainable Development; and
10. 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 (3) 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 300 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc. as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner update 215 Street Concept Plan from 100 Avenue NW to 105 Avenue NW, to the satisfaction of Transportation Services and Sustainable Development;
9. that the engineering drawings include the first four (4) lanes of 215 Street NW to an arterial roadway standard as per the approved Concept Plan, from Stony Plain Road to 107 Avenue NW, including channelization, westbound right turn bay and southbound left turn bays at each collector roadway intersection, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements. A transition from four urban lanes to the existing rural cross section will be required north of 107 Avenue. Preliminary plans are required to be approved for 215 Street NW and Concept Plan needs to be updated prior to the approval of the detailed design and engineering drawings for subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The Servicing Agreement must stipulate that detailed design drawings for 215 Street shall be complete within one year of the execution of the

Servicing Agreement, and construction shall be approved within two years of the execution of the Servicing Agreement;

10. that the engineering drawings include the first two (2) lanes of 231 Street NW to an arterial roadway standard as per the approved Concept Plans, from Stony Plain Road to 103 Avenue NW including channelization, turn bays, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements. A transition from the first two lanes to the existing rural cross section will be required north of 103 Avenue. Preliminary plans are required to be approved for 231 Street NW prior to the approval of detailed design for arterial and engineering drawings for subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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 offsite sanitary trunk sewer is completed and operational to the satisfaction of Financial Services and Utilities;
12. that the engineering drawings include the W14 Sanitary Trunk Sewer. The W14 Sanitary Trunk Sewer will be complete and operational prior to CCC, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner design and construct the ultimate Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I and outlet pipe and offsite interconnecting pipe to the existing culvert across Antony Henday Drive, to the satisfaction of Financial Services and Utilities;
14. that the engineering drawings include and the owner construct a 3 m hard surface shared use path as per City of Edmonton Design and Construction Standards and connect to the existing trail to the north, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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;
16. 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
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

MR for Block 1, Plan 772 0594 has been previously provided by dedication of a 4.43 ha parcel as Lot R, Plan 772 0594. MR for Lot 4, Plan 5540MC and SW 1-53-26-W4M in the amount of \$2,856,555.00, representing 1.63 ha and 6.08 ha respectively, is being provided by cash in lieu with this subdivision.

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 Vivian Gamache at 780-944-0122 or Vivian.gamache@edmonton.ca.

Yours truly,

Peter Ohm
Subdivision Authority














PM/vg/Posse #147540617-001

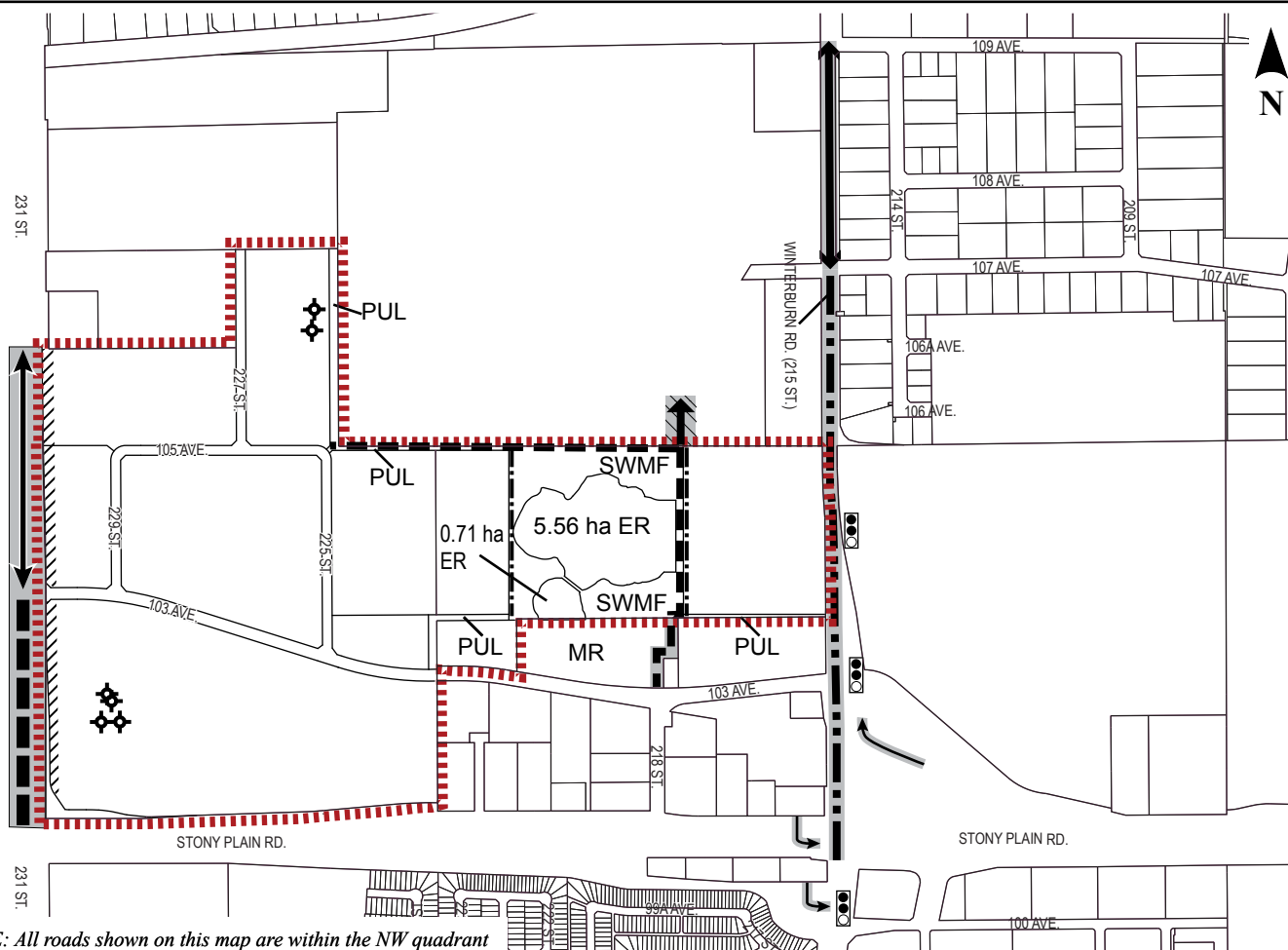
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

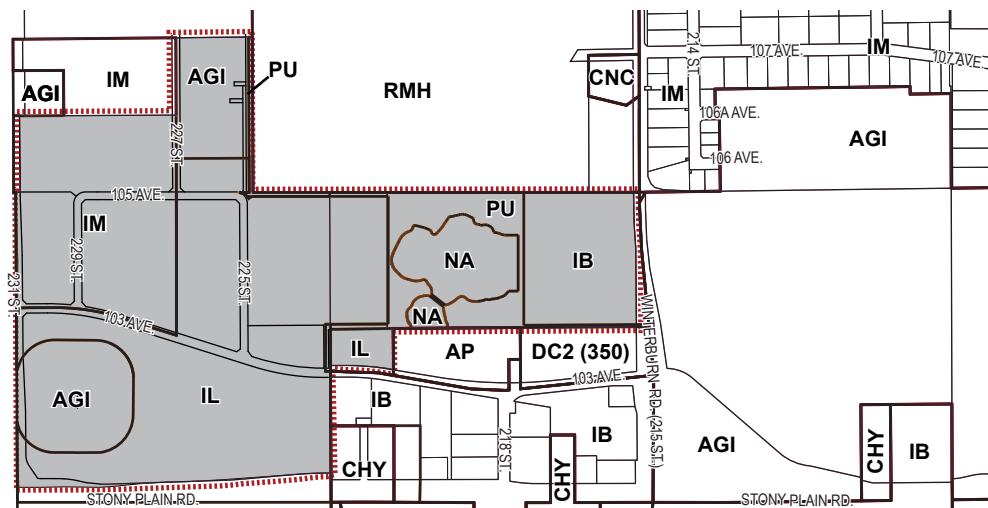
November 12, 2015

LDA14-0004

- | | |
|--|--|
|  Limit of proposed subdivision |  Turn bay |
|  1.2 m uniform fence |  Traffic signal |
|  3 m hard surface shared use path |  Abandoned well site |
|  Connection to shared use path |  Construct first two lanes to an arterial roadway standard |
|  Dedicate as road right of way |  Construct first four lanes to an arterial roadway standard |
|  Include in engineering drawings |  Transition from urban arterial to existing rural cross section |
|  Register easement | |



- | | |
|---|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area |

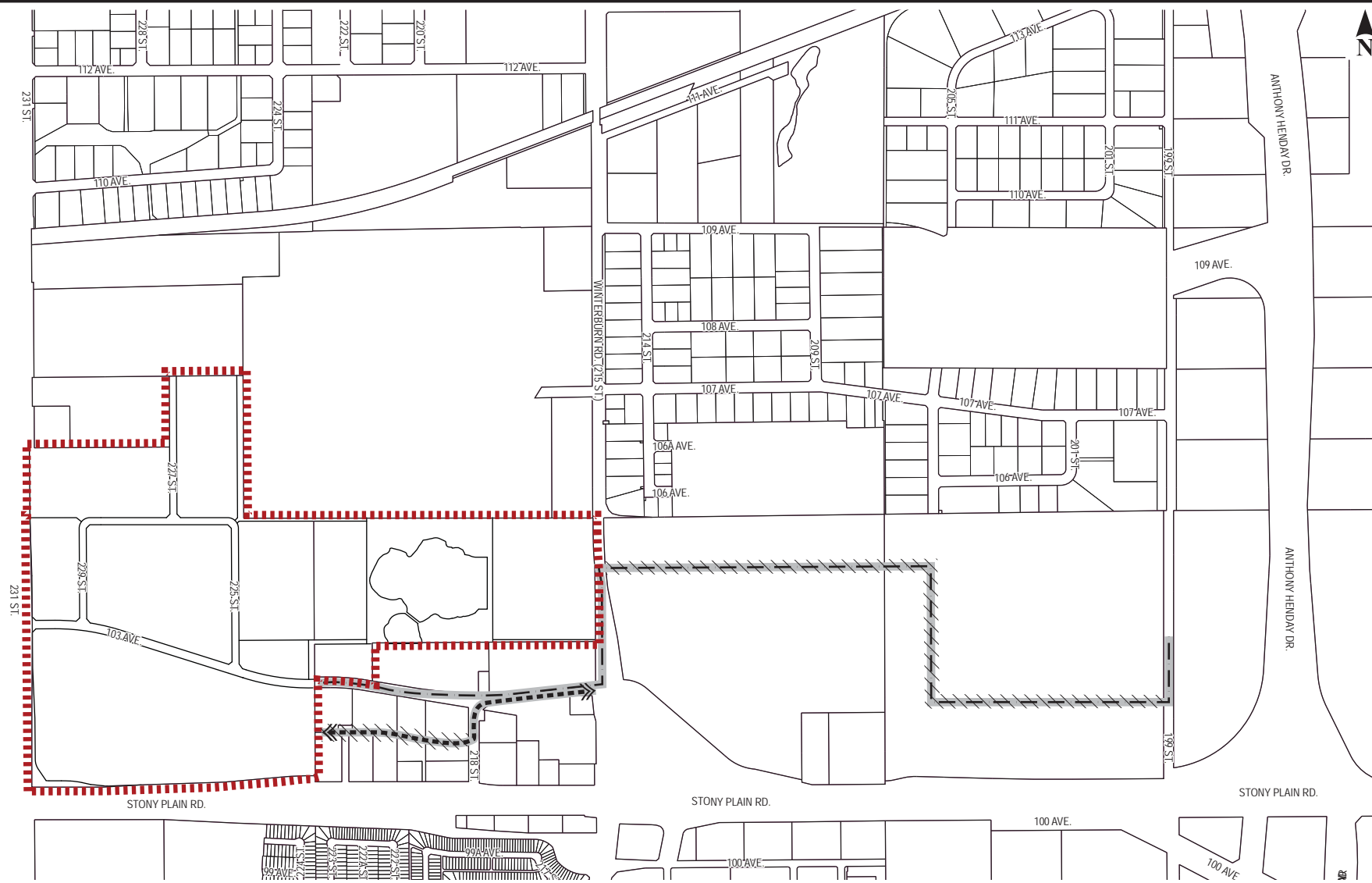


SUBDIVISION CONDITIONS OF APPROVAL

November 12, 2015

LDA14-0004

- Limit of proposed subdivision
- Sanitary trunk sewer
- Include in engineering drawings
- ◀---▶ Construct 300 mm offsite water main

 Register easement*NOTE: All roads shown on this map are within the NW quadrant*

Thursday, November 5, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 45
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT



Subdivision Authority

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

October 29, 2015

File No. LDA14-0156

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) block shells, one (1) multiple family residential lot (MFL) and one (1) commercial lot from Lot 1, Block 99, Plan 102 5202, the west half of the SE 15-51-25 W4M and the east half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 141 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 29, 2015, 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;
3. that the subdivision boundary be amended to include the dedication of 41 Avenue SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that, subject to Condition I (3) above, the owner clear and level 41 Avenue SW as required for road right-of-way dedication;
5. 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;
6. that the approved subdivision LDA14-0470 be registered prior to or concurrent with Stage 2 of this application, for essential water main feeds;
7. that the owner register an easement with Stage 2 of this application for construction of offsite water main connections, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the owner register an easement with Stage 2 of this application for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
9. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include 300 mm offsite water main connections with Stage 2 of this application, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings incorporate the existing easterly access to 41 Avenue SW into the road design, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary offset 17 m radius transit turnaround, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Services);
10. that the owner construct the first two (2) lanes of 41 Avenue SW to an arterial roadway standard, with Stage 2, with channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
11. that the owner construct a temporary 4 m gravel emergency access with T-bollards, 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);

12. that the owner construct Carson Way SW to transition from a 11.5 m carriageway to a 9 m carriageway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct Chappelle Way SW to include carriageway transitioning, with Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path within Chappelle Way SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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 Financial and Utility Services;
16. 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
17. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Deferred Reserve Caveats (DRCs) have been registered against each of the titled lots and they shall carry forward.

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.

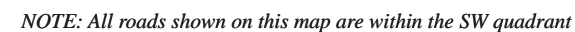
If you have further questions, please contact Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

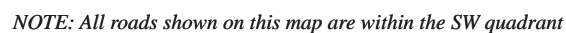
Yours truly,

Scott Mackie
Subdivision Authority

SM/kbr/Posse #152604473-001

Enclosure(s)







Subdivision Authority

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

October 29, 2015

File No. LDA14-0316

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 27 single detached residential lots, one (1) Environmental Reserve lot and one (1) Public Utility lot from the east half of the SE 15-51-25 W4M and the west half of the SE 15-51-25 W4M, located north of 41 Avenue SW and west of 156 Street SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on October 29, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 12.34 ha lot pursuant to Section 664 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 LDA15-0018 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the approved subdivisions LDA13-0408 and LDA14-0156 (Stage 1) be registered prior to or concurrent with this application for the logical extensions of roadways, water main feeds and sanitary serving;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 grading plans for the portion of future Crawford Loop SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner design and construct the ultimate Stormwater Management Facilities (SWMF and Constructed Wetland), to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, within the ER lot, 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 SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path to a residential alley standard roadway, within the SWMF, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a 3 m concrete emergency access with lighting and T-bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
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 Public Utility lot, Environmental Reserve lot, road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

ER for the west half of the SE 15-51-25 W4M in the amount of 10.95 ha is being provided by dedication with this subdivision. ER for the east half of the SE 15-51-25 W4M in the amount of 1.06 ha is being provided by dedication with this subdivision.

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,

Scott Mackie
Subdivision Authority

SM/kr/Posse #157144797-001

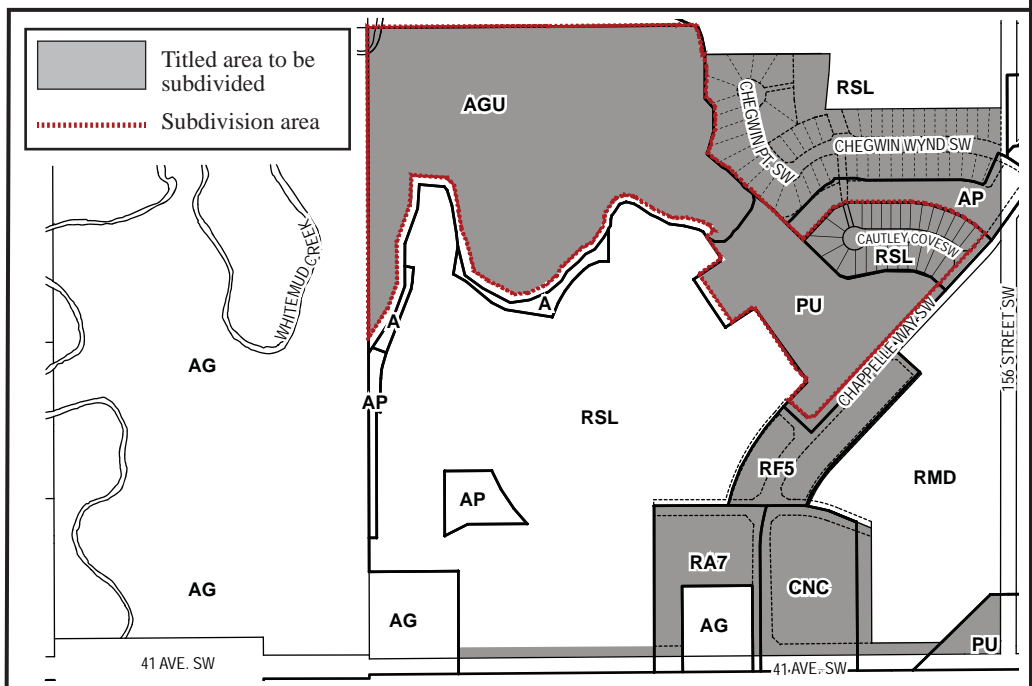
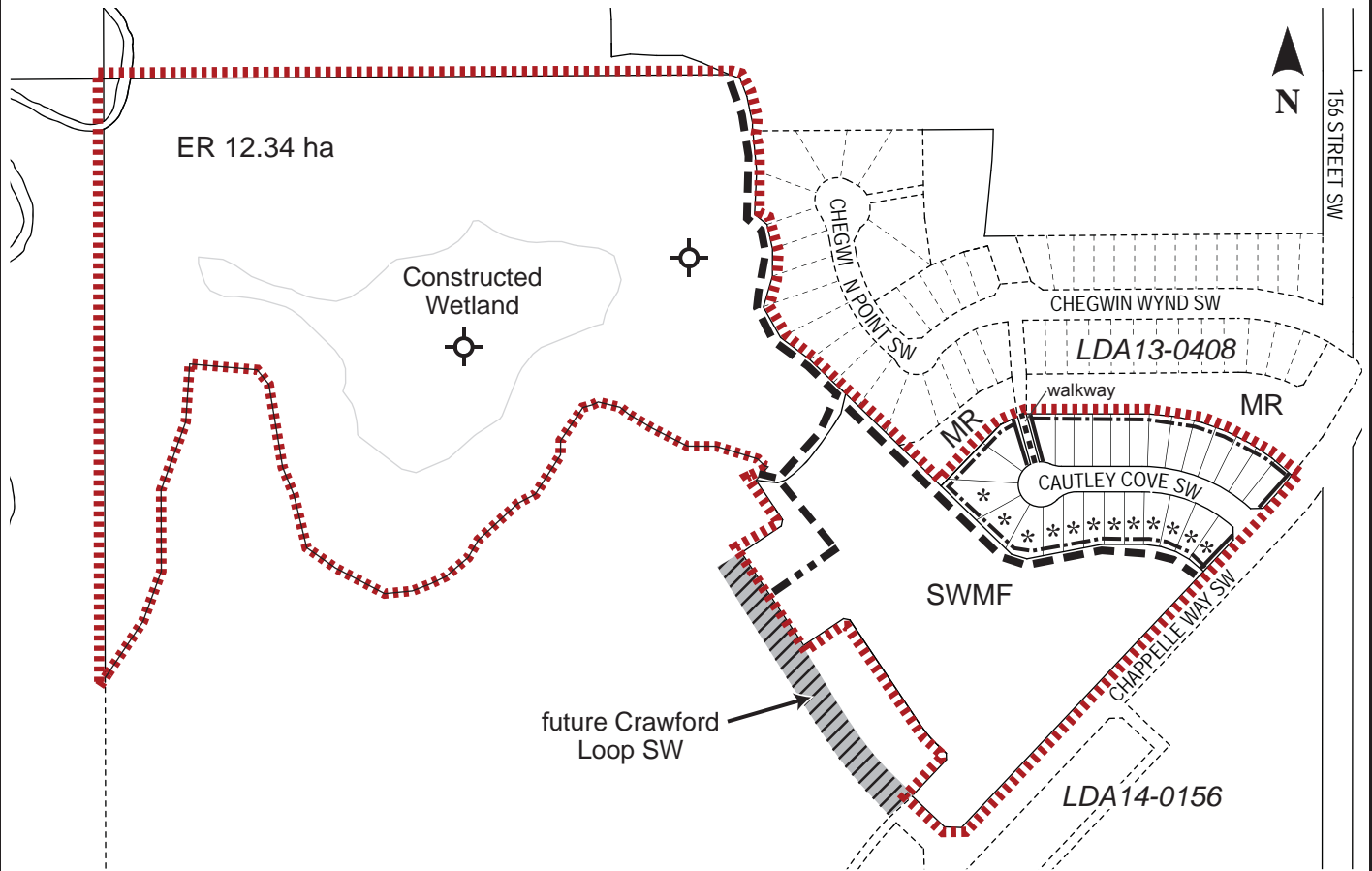
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 29, 2015

LDA14-0316

- | | |
|--|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ———— 1.8 m uniform screen fence as per Zoning Bylaw - - - - 1.2 m uniform fence 3 m concrete emergency access ■ ■ ■ ■ 3 m hard surface shared use path | <ul style="list-style-type: none"> ■ ■ ■ ■ 3 m hard surface shared use path to a residential alley standard * Restrictive covenant re: Freeboard ⊕ Abandoned well site ▨ Grading plans ■ Include in engineering drawings |
|--|---|





Subdivision Authority

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

October 29, 2015

File NO. LDA15-0013

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

ATTENTION: Scott Cole

Dear Mr. Cole

RE: Tentative plan of subdivision to create 45 row housing lots from a portion of
SE 15-51-25-W4M, located west of 156 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 29, 2015 subject to the following conditions:

1. 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;
2. that the approved subdivision LDA14-0156 be registered prior to or concurrent with this application, for the logical extension of roadway connections;
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

A Deferred Reserve Caveat (DRC) had been previously registered and 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 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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/db/Posse #165720928-001

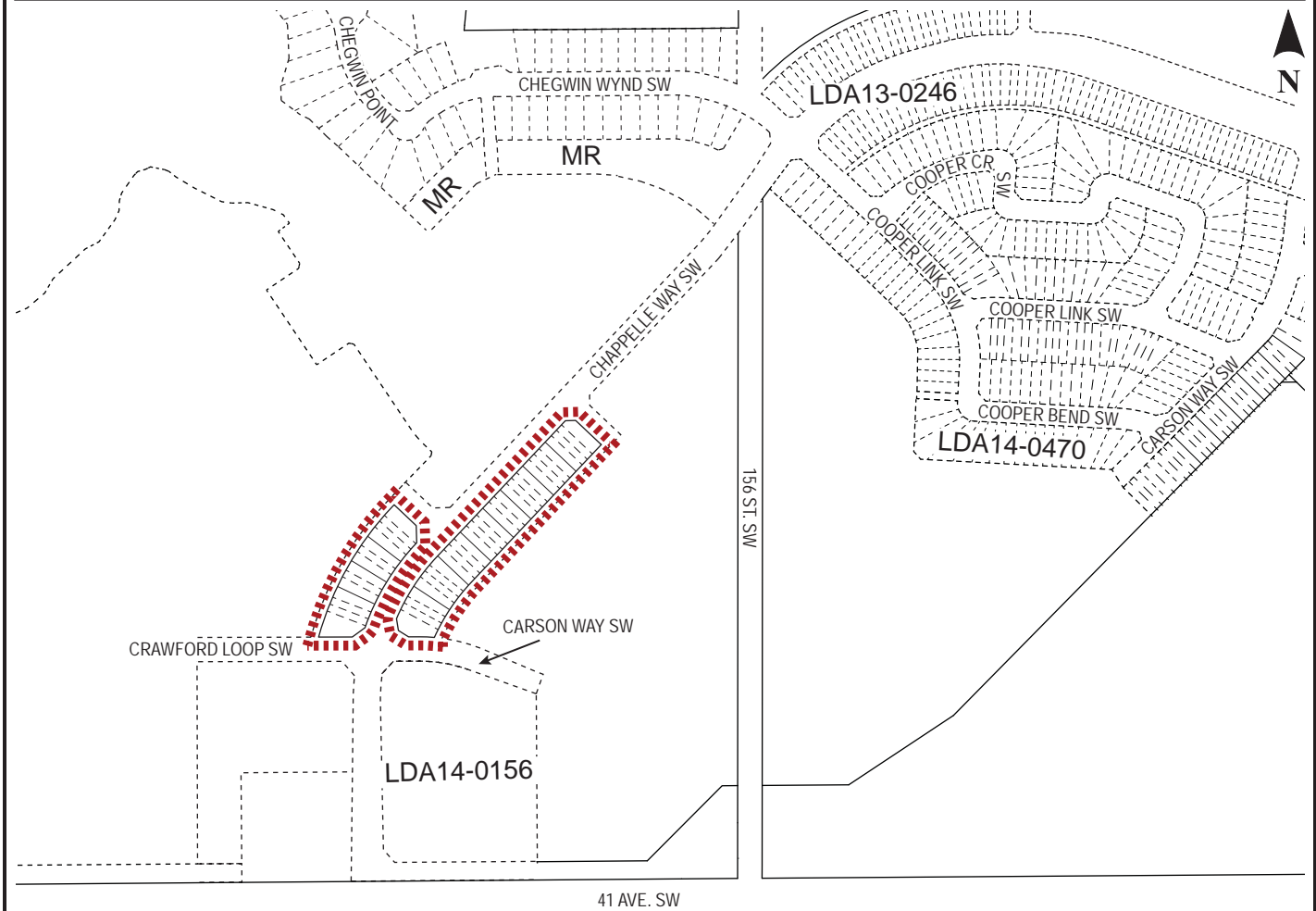
Enclosure(s) [Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act](#)

SUBDIVISION CONDITIONS OF APPROVAL MAP

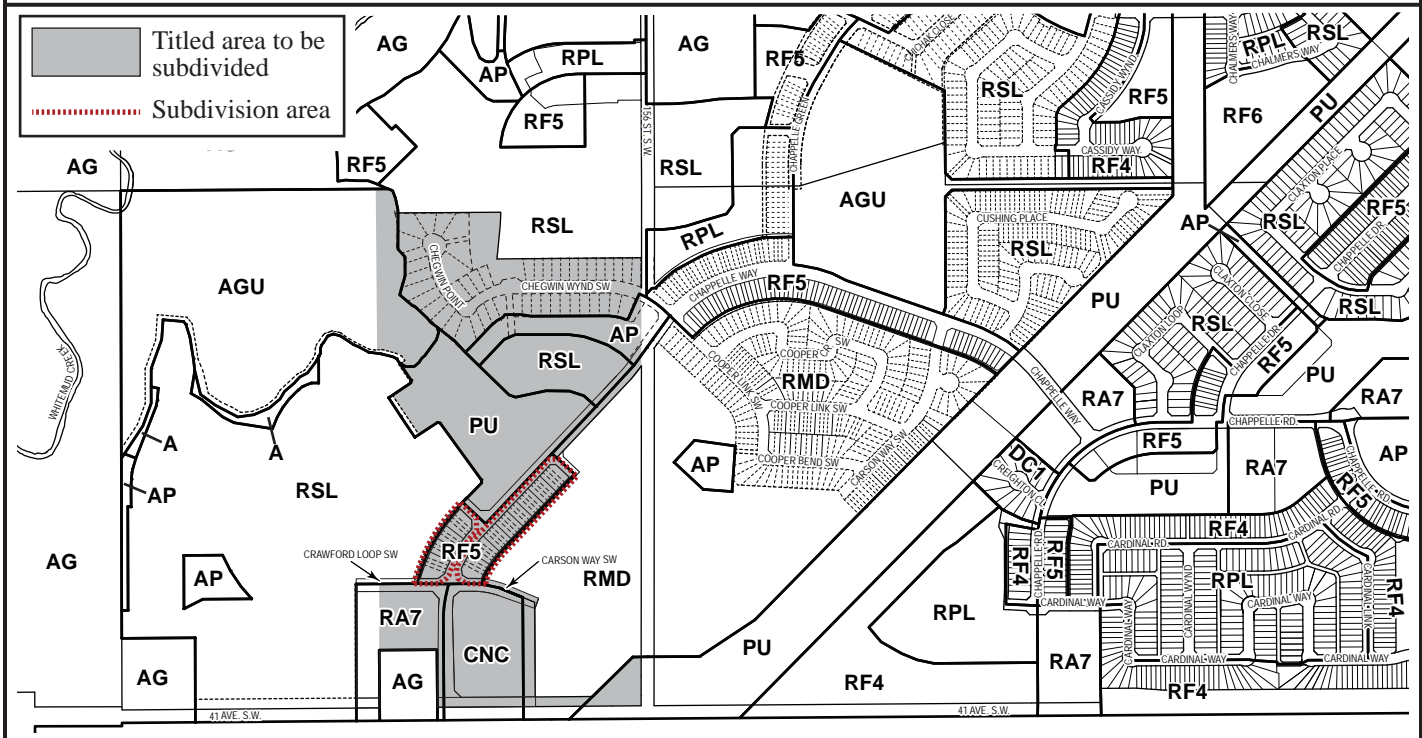
October 29, 2015

LDA15-0013

Limit of proposed subdivision



41 AVE. SW





Subdivision Authority

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

October 29, 2015

File NO. LDA13-0350

Real Estate, Housing and Economic Sustainability
City of Edmonton
19th Floor, 9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create two (2) urban service lots and one (1) Public Utility Lot, from Block OT, Plan 5780 NY, located north of Anthony Henday Drive and west of 127 Street NW; **GOODRIDGE CORNERS**

I The Subdivision by Plan is APPROVED on October 29, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.94 ha by a Deferred Reserve Caveat (DRC) to the remainder of Block OT, Plan 5780 NY pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Memorandum of 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 Memorandum of Agreement;
4. that the owner dedicate additional road rights of way for the 17 m radius transit turnaround and 1.5 m concrete sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of the remainder of the Goodridge Boulevard NW intersection to conform to an approved concept plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level Goodridge Boulevard NW as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;

8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the SWMF 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 survey.

II That the Memorandum of 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 Memorandum of 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a minimum 11.5 m upgraded rural roadway cross-section, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include and the owner construct an offset 17 m radius hard surface transit turnaround 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;
9. that the engineering drawings include access to Lot A from the 17 m radius transit turnaround, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the closure of the east-west road connection in the Transportation/Utility Corridor (TUC) with the opening of Goodridge Boulevard NW and 180 Avenue NW, to the satisfaction of Transportation Services, Alberta Infrastructure and Alberta Transportation as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include and the owner design and construct the ultimate SWMF and associated permanent outfall to the existing ditch within the TUC, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct the first two (2) lanes of Goodridge Boulevard NW to an arterial roadway standard including lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Goodridge Boulevard NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
13. that the owner construct a 3 m hard surface shared use path on the east side of Goodridge Boulevard NW, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path within the SWMF, including lighting and bollards, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.5 m concrete sidewalk, with lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner pay for the installation of traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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 Memorandum of 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;
17. that the owner submit a Bird Hazard Mitigation Report at least three (3) weeks prior to engineering drawing submission, to the satisfaction of Financial Services and Utilities;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lot 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.

Ministerial Consent is required for all work within the TUC. The application for Ministerial Consent is to be made by the owner.

MR for Block OT, Plan 5780 NY in the amount of 6.94 ha is being provided by a DRC with this subdivision.

Please be advised that an appeal may be lodged in accordance with 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/mn/Posse #141452804-001

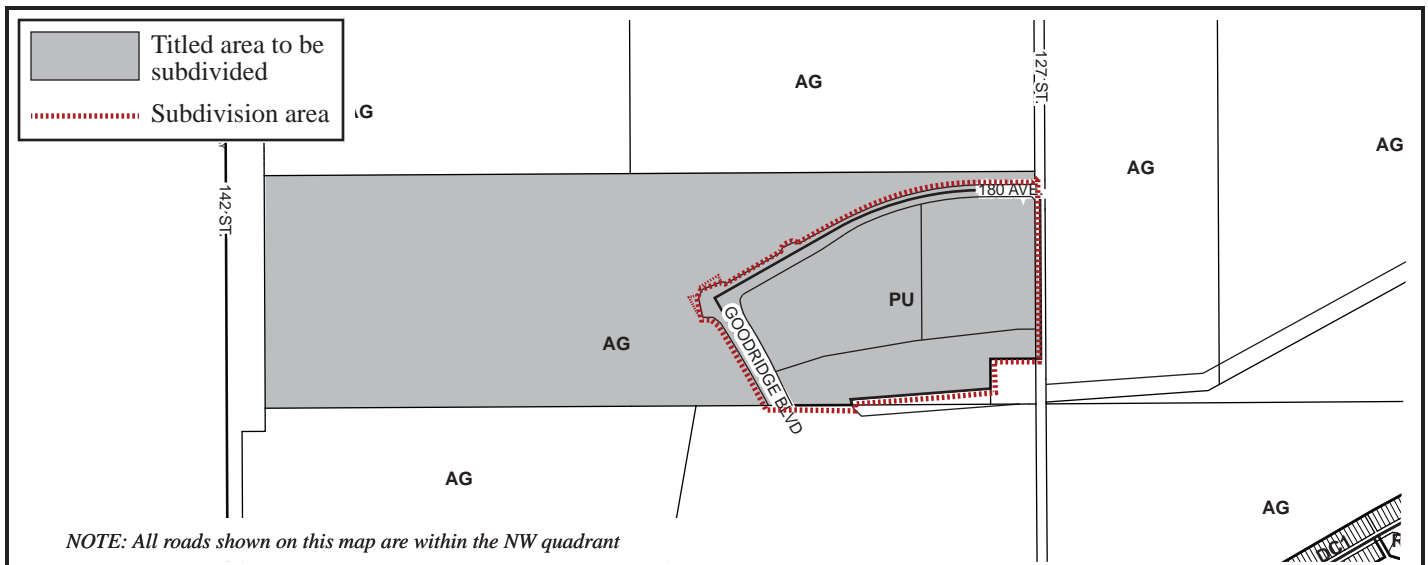
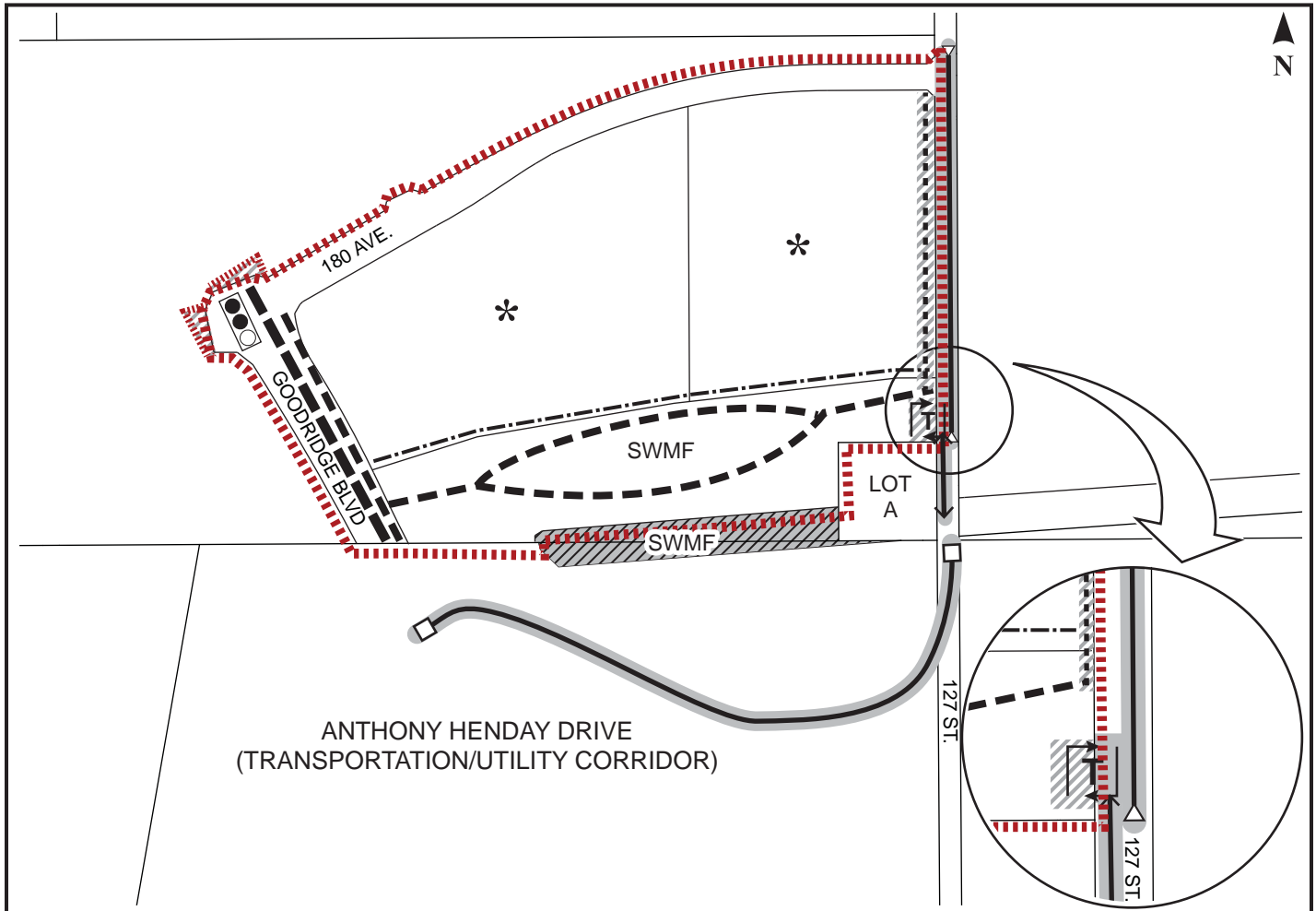
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 29, 2015

LDA13-0350

- | | |
|---|--|
| ■■■■■ Limit of proposed subdivision | * Restrictive covenant re: freeboard |
| ■■■■■ Amend subdivision boundary | ●●○ Traffic signals |
| - - - 1.2 m uniform fence | ⌵⌶ 11.5 m upgraded rural roadway cross-section |
| 1.5 m concrete sidewalk | ↔ Maintain access to Lot A |
| — — — 3.0 m hard surface shared use path | □ Close road |
| — — — Construct first two lanes to an arterial roadway standard | ▨ Dedicate as road right of way |
| ⌵ 17 m radius transit turnaround | ▨ Register easement |
| | ▨ Include in engineering drawings |



Thursday, October 22, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 43
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT



October 15, 2015

File NO. LDA14-0219

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 32 single detached residential lots, 14 semi-detached residential lots, 15 row housing lots, one (1) multiple family lot (MFL) and two (2) Public Utility lots from the NE 15-51-24-W4M, NW 15-51-24-W4M located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on October 15, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.83 ha by a Deferred Reserve Caveat (DRC) to the remainder of the NE 15-51-24-W4M, NW 15-51-24-W4M 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 & 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 include that portion of the power line right-of-way that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
5. that Bylaw 17416 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 the City Departments and affected utility agencies;
7. that the engineering drawings include an asphalt tie in from the terminus of Orchards Green SW to the existing 91 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include two temporary 6 m gravel surface roadway connections 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);
9. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with "Shared Use" signage and bollards, within the Public Utility lots and Greenway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the Public Utility 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 NE 15-51-24-W4M, NW 15-51-24-W4M in the amount of 2.83 ha is being provided by a DRC with this subdivision.

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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.
Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #154518785-001

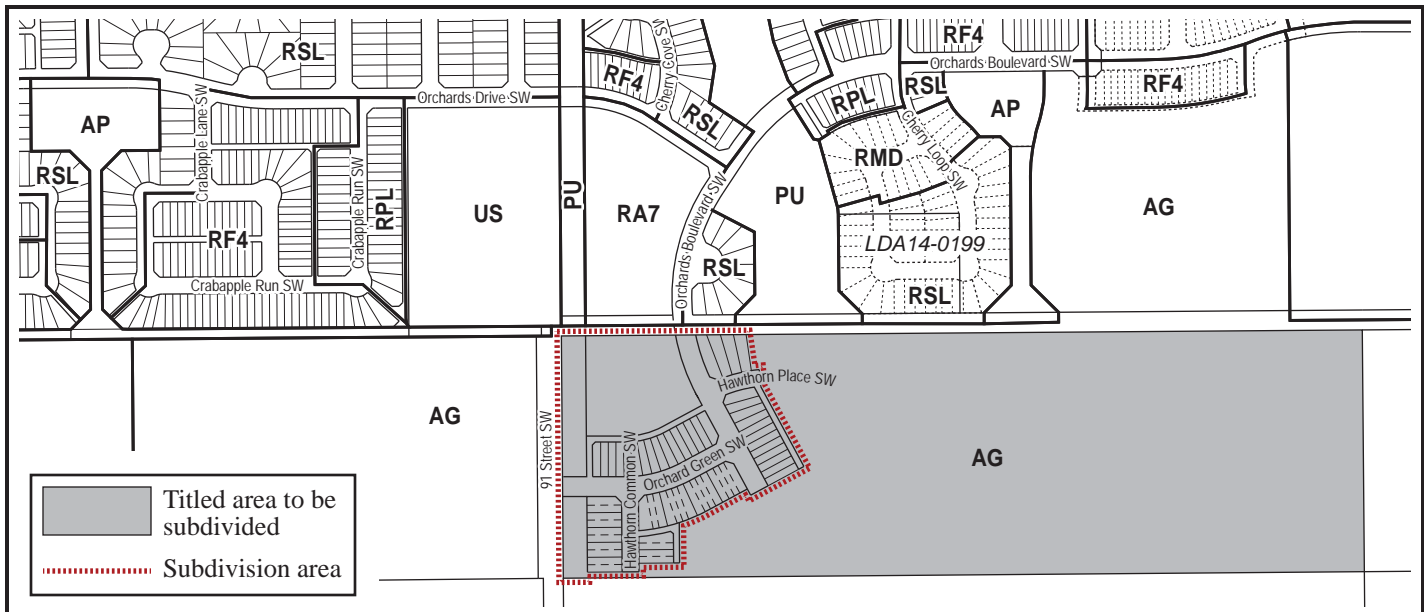
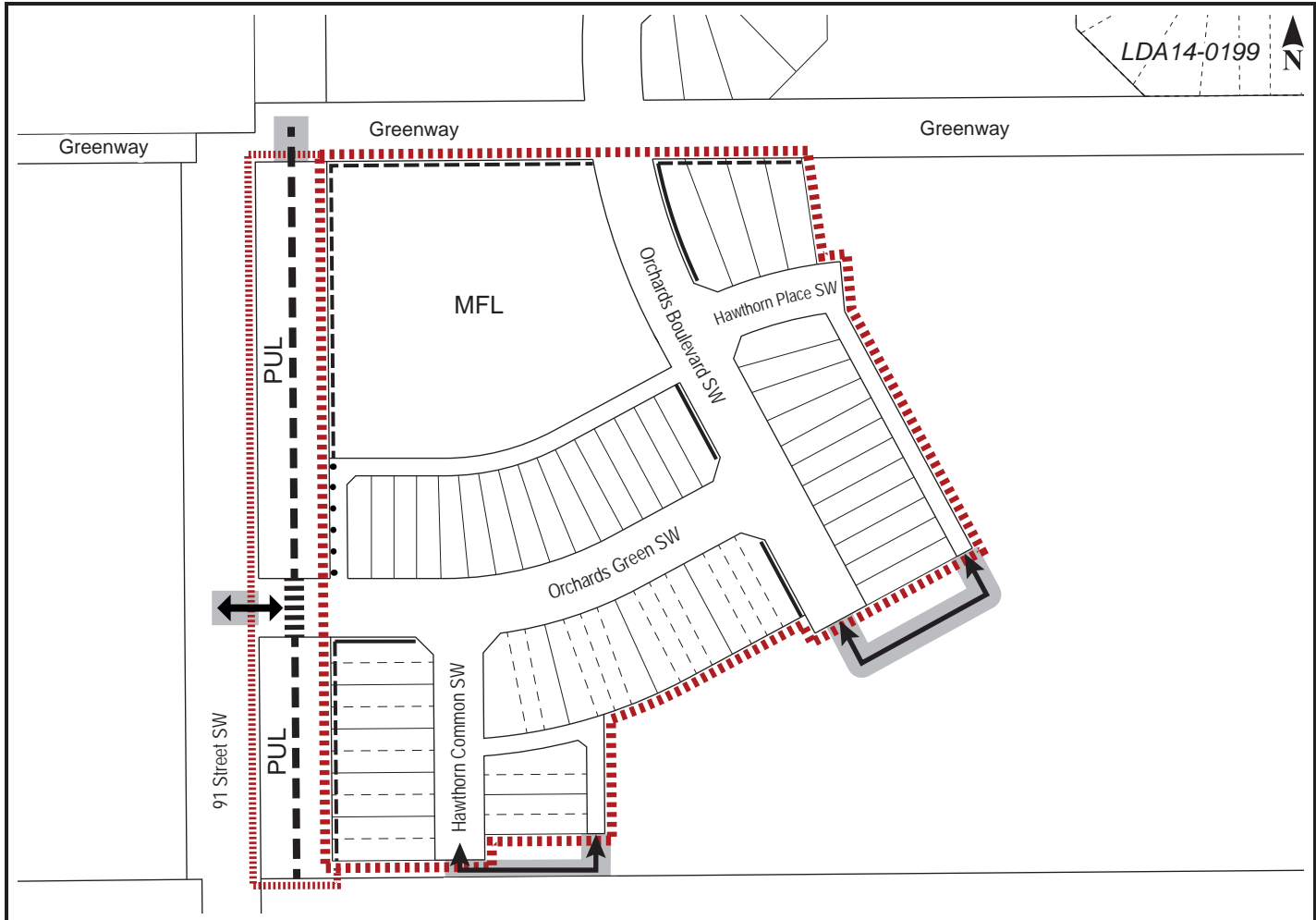
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 15, 2015

LDA14-0219

- | | |
|---|--|
| <ul style="list-style-type: none"> ■■■■■■■■ Limit of proposed subdivision ■■■■■■■■ Amend subdivision boundary —— 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.2 m uniform fence ■ ■ ■ ■ 3 m hard surface shared use path | <ul style="list-style-type: none"> Zebra marked crosswalk ↔ Temporary 6 m roadway ↔ Tie-in ● ● ● ● Bollards ■ Include in engineering drawings |
|---|--|



Thursday, October 8, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 41

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the October 8, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the October 1, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA15-0176
169064524-001 Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW; **CHAPPELLE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

- LDA14-0473
161891813-001 Tentative plan of subdivision to create 52 single detached residential lots, 68 semi-detached residential lots, 48 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 022 0944, Lot A, Plan 2759 MC, Lot 42MR, Block 15, Plan 142 5758, SW 1-54-24-W4M and the SE 1-54-24-W4M located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

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

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURMENT

The meeting adjourned at 9:40 a.m.

October 8, 2015

File NO. LDA15-0176

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

ATTENTION: Keith Davies

Dear Mr. Davies

RE: Tentative plan of subdivision to create 102 single detached residential lots, 20 row housing lots and one (1) Municipal Reserve lot, from NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102 4614, located east of 156 Street SW and south of 28 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 8, 2015 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.25 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 & 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 approved subdivisions LDA13-0246 and LDA14-0356 be registered prior to or concurrent with this application, for the logical extension of water services and for the logical extension of roadways;
6. that LDA15-0110 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
7. 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; and
8. 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 the City Departments and affected utility agencies;
7. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a pedestrian promenade / enhanced walkway within the Chegwin Wynd SW road right-of-way, including a 3 m hard surface shared use path, enhanced landscaping, street furniture and surface materials, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The design details will be reviewed with the submission of engineering drawings;
10. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, 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 landscape design and construction within the reserve lot 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.

The existing Deferred Reserve Caveat (DRC) for NW 14-51-25 W4M will be reduced accordingly and shall carry forward on title. MR for Lot E, Block 99, Plan 102-4614 was addressed through LDA10-0097.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority



SM/db/Posse #169064524-001

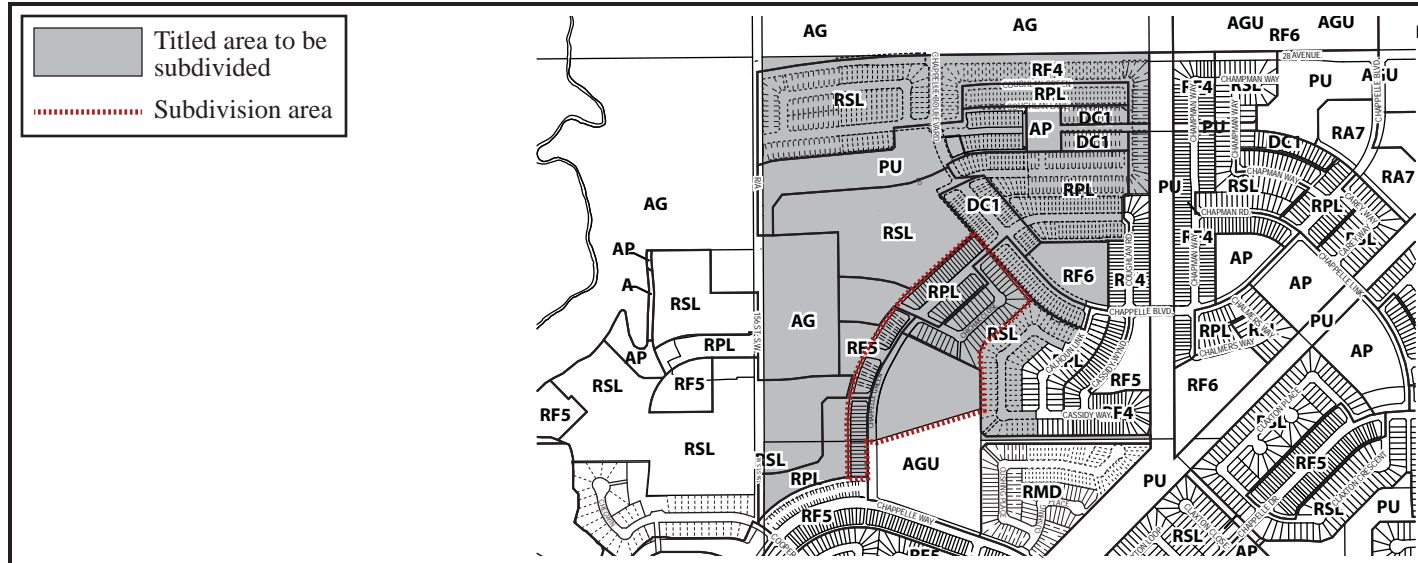
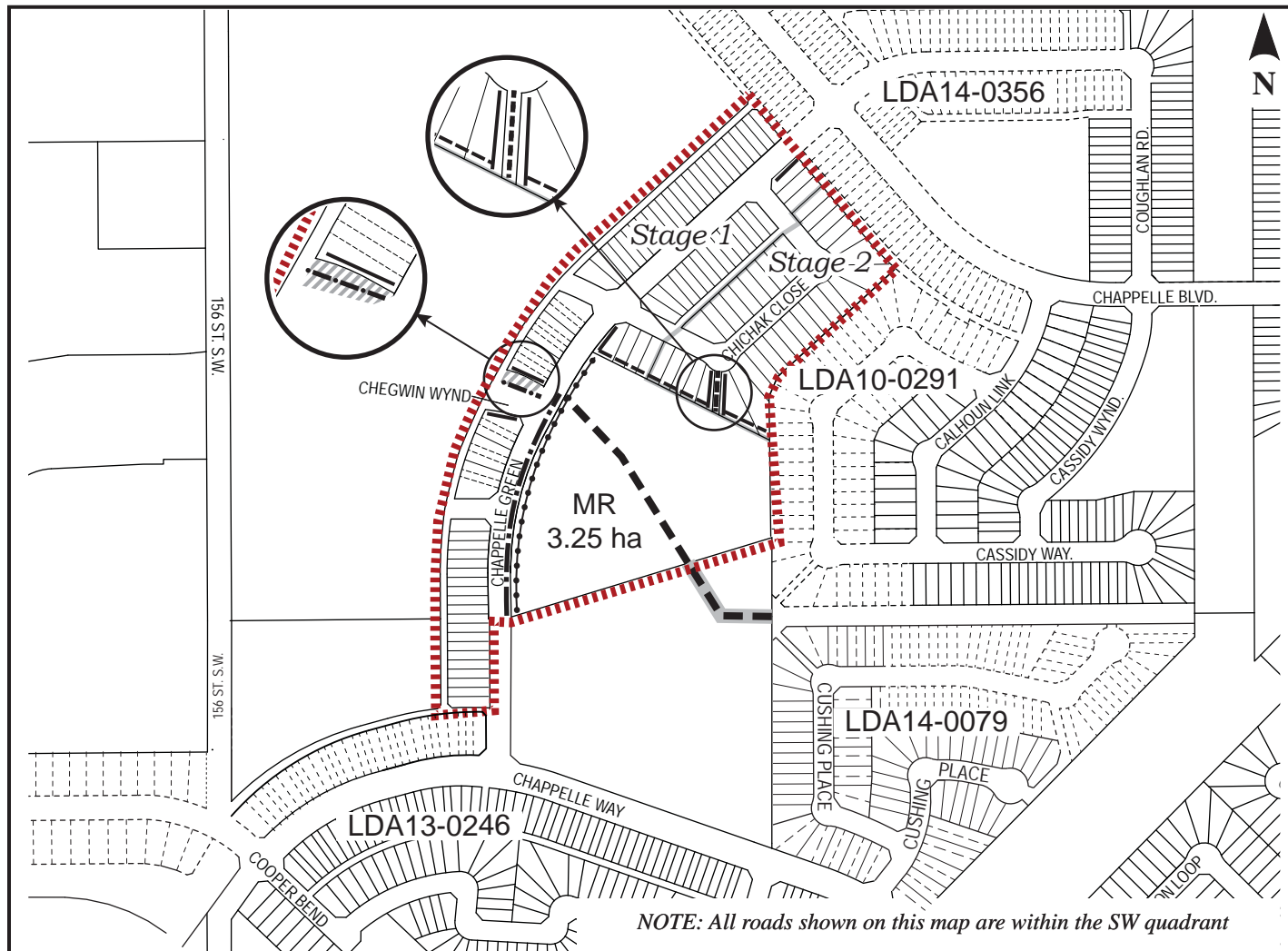
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 1, 2015

LDA15-0176

■■■■■■■■ Limit of proposed subdivision	— — — — 2 m mono-walk
———— 1.8 m uniform screen fence as per Zoning Bylaw	— — — — 3 m hard surface shared use path
— — — — 1.8 m uniform fence	— · — · — 3 m enhanced hard surface shared use path
— · — · — Post and rail fence	 Dedicate as road right of way
· · · · · 1.5 m concrete sidewalk	 Include in engineering drawings



October 8, 2015

File NO. LDA14-0473

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road NW
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear: Ms. Calder

RE: Tentative plan of subdivision to create 52 single detached residential lots, 68 semi-detached residential lots, 48 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 022 0944, Lot A, Plan 2759 MC, Lot 42MR, Block 15, Plan 142 5758, SW 1-54-24-W4M and the SE 1-54-24-W4M located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on October 8, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.27 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 provide money in place of MR in the amount of \$509,214.70 representing 0.535 ha for SW1-54-24-W4M pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide money in place of MR, in the amount of \$220,756.25 representing 0.325 ha for Lot A, Plan 2759 MC pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the lots 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 subdivision boundary be amended to include the dedication of the west half of 44 Street NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA11-0436, be registered prior to or concurrent with this application to provide the logical roadway extension; and
9. 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 (4) 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 the City Departments and affected utility agencies;
7. that the owner pay a boundary assessment for municipal improvements to be constructed by others with the 44 Street NW right-of-way;
8. that the owner construct a temporary 12 m radius gravel surface 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);
9. that the owner construct a 3 m hard surface shared use path, "Shared Use" signage, lighting, and bollards, within the MR lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 167 Avenue NW and 50 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lot, 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 landscape design and construction within the Reserve lot, road rights of way, 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.

Any remaining MR dedication from SW 1-54-24-W4M shall be provided as money-in-place for the assembly of the district park. The DRC registered against Lot 1, Block 1, Plan 0220944 remains on title for the assembly of the district park.

The DRC for Lot A, Plan 2579MC was paid with a previous application LDA07-0460.

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.

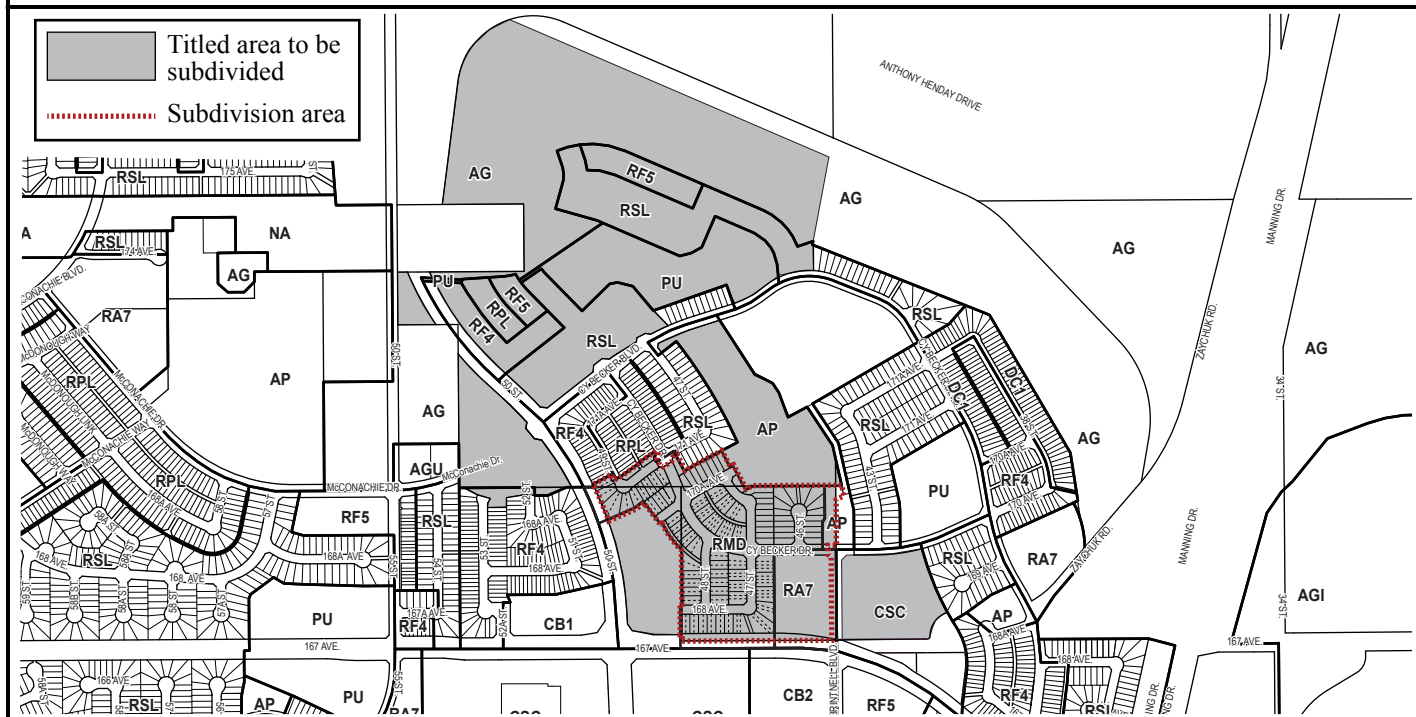
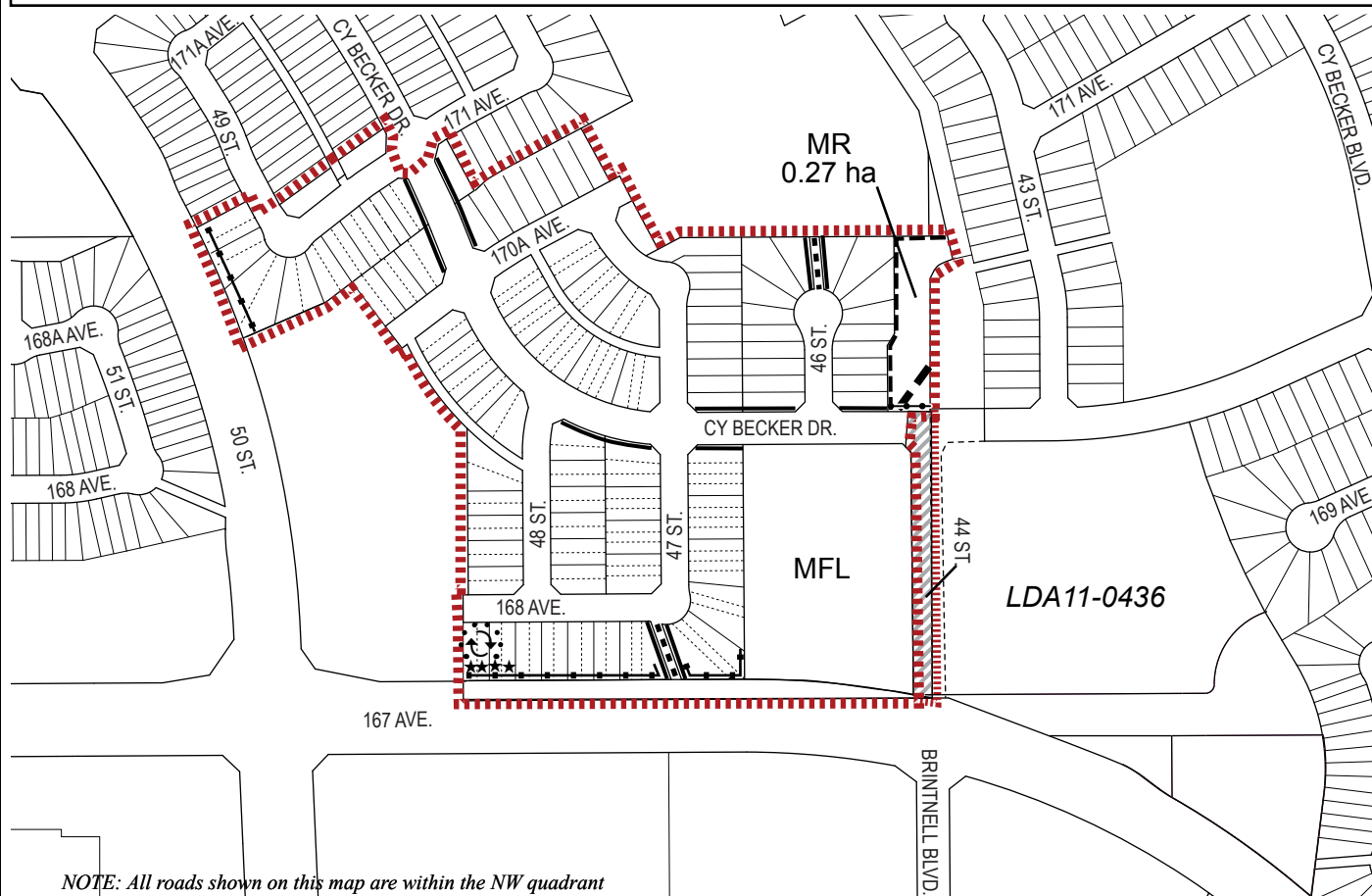
If you have further questions, please contact Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/lc/Posse #161891813-001

Enclosure(s)



Thursday, October 1, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 40

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell That the Subdivision Authority Agenda for the October 1, 2015 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell That the Subdivision Authority Minutes for the September 24, 2015 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA15-0176 169064524-001	Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW; CHAPPELLE	
MOVED		Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA12-0209 125308167-001	Tentative plan of subdivision to create 83 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from the SW 13-15-25 W4M, Lot S, Block 99, Plan 122 5024 and a closed portion of roadway, located north of 41 Avenue SW and east of Charles Link SW; CHAPPELLE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA14-0581 165992971-001	Tentative plan of subdivision to create 49 single detached residential lots, 18 semi-detached residential lots, 21 row housing lots and one (1) Municipal Reserve lot, from the SW 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS	

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT		
	The meeting adjourned at 10:05 a.m.		



October 1, 2015

File NO. LDA15-0176

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

ATTENTION: Keith Davies

Dear Mr. Davies

RE: Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on October 1, 2015 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.25 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 & 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 approved subdivisions LDA13-0246 and LDA14-0356 be registered prior to or concurrent with this application, for the logical extension of water services and for the logical extension of roadways;
6. that LDA15-0110 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
7. 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; and
8. 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 the City Departments and affected utility agencies;
7. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a pedestrian promenade / enhanced walkway within the Chegwin Wynd SW road right-of-way, including: a 3 m hard surface shared use path, enhanced landscaping, street furniture and surface materials, to the satisfaction of Transportation Services, as shown on Enclosure I. The design details will be reviewed with the submission of engineering drawing;
10. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, 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 landscape design and construction within the reserve lot, 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.

The existing Deferred Reserve Caveat (DRC) for NW 14-51-25 W4M will be reduced accordingly and shall carry forward on title. MR for Lot E, Block 99, Plan 102-4614 was addressed through LDA10-0097.

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.

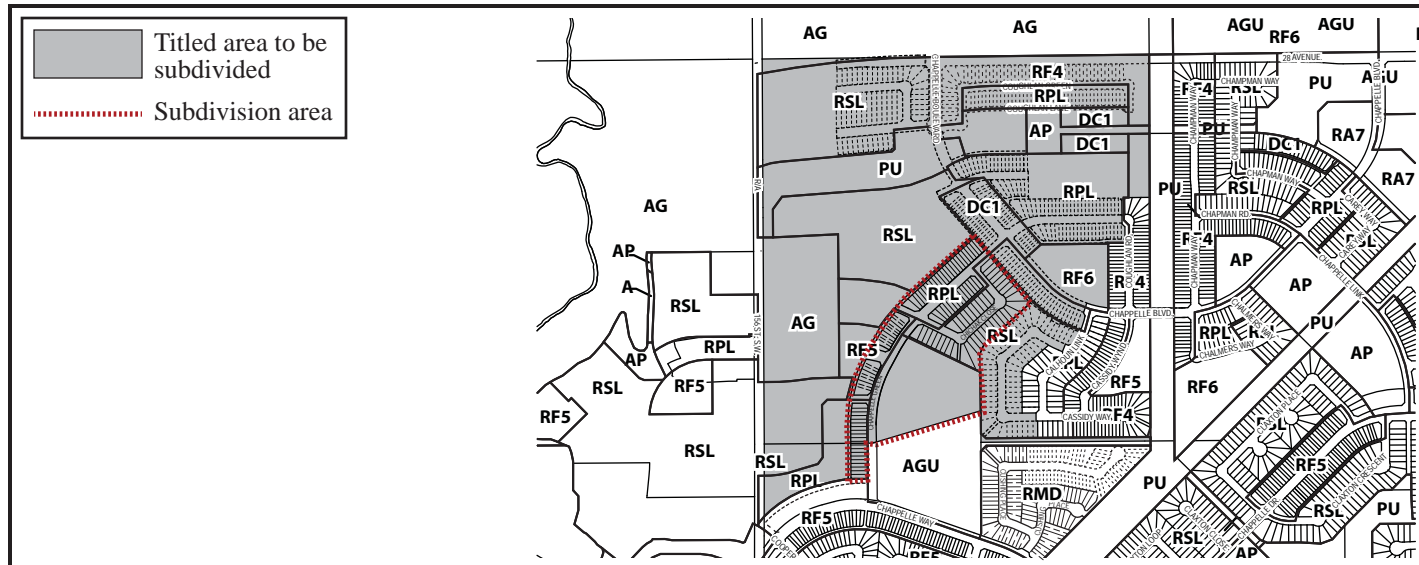
If you have further questions, please contact Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/db/Posse #169064524-001

Enclosure(s)





Subdivision Authority

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

October 1, 2015

File No. LDA12-0209

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 83 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from the SW 13-15-25 W4M, Lot S, Block 99, Plan 122 5024 and a closed portion of roadway, located north of 41 Avenue SW and east of Charles Link SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 1, 2015 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.12 ha, 0.25 ha, and 1.72 ha parcels 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 owner dedicate an additional 1.5 m road right of way for 141 Street SW to accommodate a 3 m concrete sidewalk, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (6) above, the owner clear and level Heritage Valley Trail SW as required for road right-of-way;
7. that the lot identified be withheld from registration until the temporary 4 m emergency access is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

8. 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, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the approved subdivision LDA11-0370 be registered prior to or concurrent with this application for the logical extension of roadway connections and construction of a berm and fence adjacent to Heritage Valley Trail SW;
10. that the approved subdivision LDA13-0115 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
11. that the approved subdivision LDA14-0581 be registered prior to or concurrent with this application for underground utilities;
12. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 associated 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 full site servicing for the 1.72 ha MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected departments and agencies;
8. that the engineering drawings include a 450 mm offsite 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 concrete sidewalk, within the boulevard of 141 Street SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, “Shared Use” signage, lighting, and bollards, within the MR lots, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the engineering drawings include and the owner construct a temporary 4 m gravel emergency access with T-bollards, 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);
12. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner pay for the installation of traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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;
14. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto or flanking 141 Street SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, greenways and MR lots, 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 has been addressed for Lot S, Block 99, Plan 122 5024. The last Deferred Reserve Caveat (DRC) on title (132 025 860) for 2.183 ha was discharged following the dedication of two MR parcels (1.35 ha and 0.04 ha). The balance was transferred to Lot 1, Block 99, Plan 102 5202 with the approval of LDA12-0027. This DRC has subsequently been discharged in full.

MR was addressed for the SW 13-51-25 W4M with LDA14-0581 in the amount of 6.408 ha. This amount was reduced with the dedication of the school/park site and the remaining 2.518 ha was to be addressed by a DRC Caveat to be registered on the balance of the titled area. This subdivision (LDA12-0209) will

reduce the DRC by 1.72 ha and the remaining 0.798 ha is to be carried forward on title. This DRC will be adjusted in accordance with the approved road closure (LDA10-0298) and arterial roadway dedication.

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 AB 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 days from the date the decision is mailed.

If you have further questions, please call Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

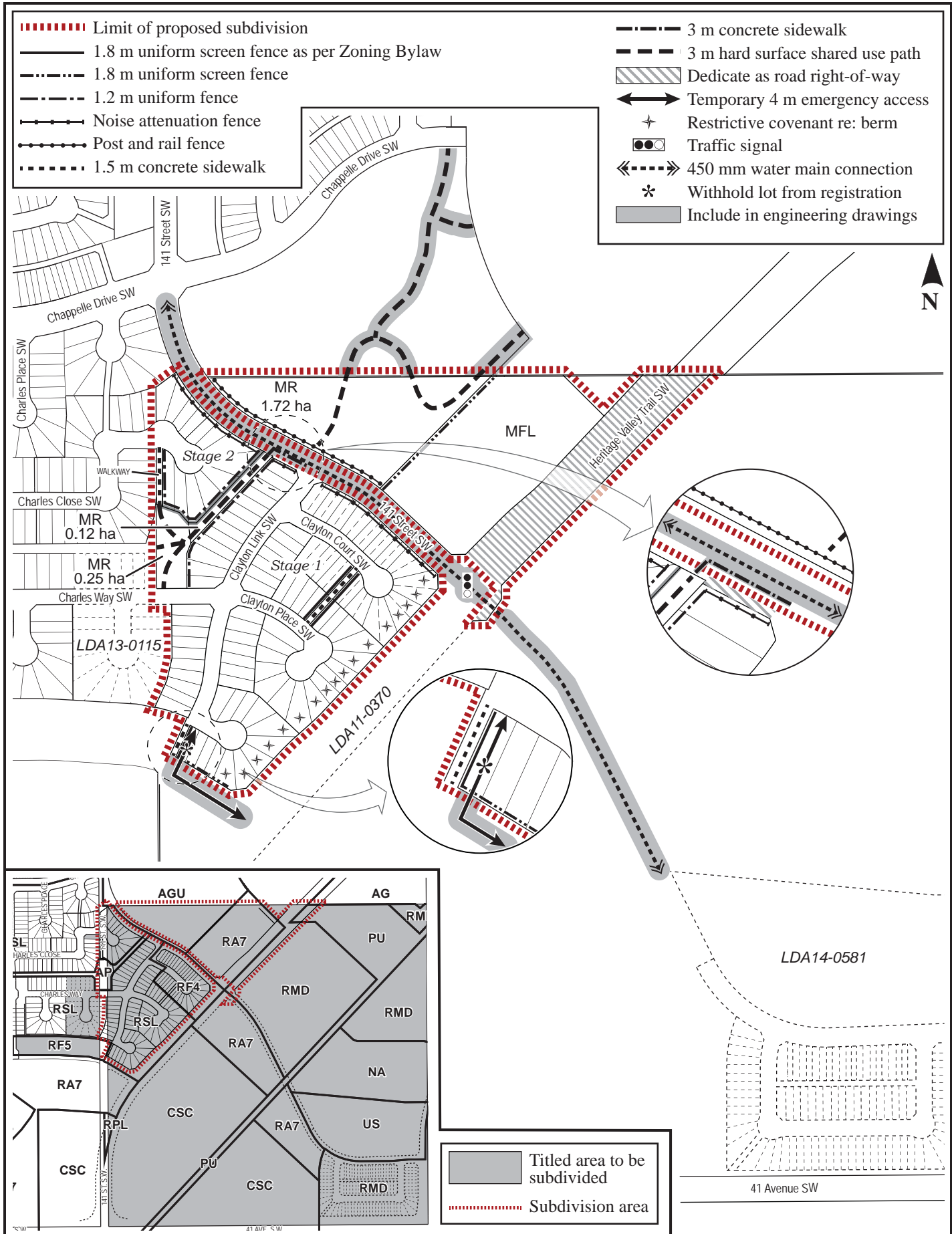
SM/kw/Posse #125308167-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 1, 2015

LDA12-0209





October 1, 2015

File No. LDA14-0581

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 49 single detached residential lots, 18 semi-detached residential lots, 21 row housing lots and one (1) Municipal Reserve lot, from the SW 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

I The Subdivision by Plan is APPROVED on October 1, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.89 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 provide MR in the amount of 2.518 ha by a Deferred Reserve Caveat (DRC) registered against the SW 13-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register an easement for the post and rail fence as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for Desrochers Boulevard SW, with Stage 1, until such time that it is dedicated as road right-of-way with Stage 2;
7. that the subdivision boundary be amended to include the dedication of 41 Avenue SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
8. 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, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the approved subdivision LDA14-0201 be registered prior to or concurrent with this application for the logical extension of roadway connections and for underground utilities;
10. that the approved subdivisions LDA14-0230, LDA14-0384 and LDA14-0468 be registered prior to or concurrent with this application for underground utilities;
11. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 (3) 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 the City Departments and affected utility agencies;
7. that the engineering drawings include the offsite water connection and 450 mm offsite water main connection to the satisfaction of EPCOR Water Services Inc. as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include offsite storm sewers connections, with Stage 1, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II. Temporary or interim stormwater servicing for Stage 1 shall be to the satisfaction of Financial Services and Utilities;
9. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected departments and agencies;
10. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads,

and a paved surface prior to FAC for roads (or when required by Transportation Services);

11. that the owner construct Desrochers Boulevard SW to an urban collector standard, with Stage 1, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct the first two (2) lanes of 41 Avenue SW, with Stage 2, to an arterial roadway standard including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for the arterial roadway and subdivision, to the satisfaction of Transportation Services;
13. that the owner construct a 2.5 m hard surface shared use path with a “Shared Use” signage, within the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
16. that with Stage 2, the owner designs and constructs an acceptable means for temporary major drainage to be accommodated from the subdivision to the future SWMF 9A, to the satisfaction of Financial Services and Utilities. All required downstream storm and sanitary sewer connections will be required prior to CCC for drainage facilities, to the satisfaction of Financial Services and Utilities;
17. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 41 Avenue SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the MR lot, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

MR is to be dedicated with this subdivision. Additional MR owing will be addressed by a DRC to be registered on the balance of the titled area for the SW 13-51-25 W4M and will be reduced in accordance with arterial roadway dedication.

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,

Scott Mackie
Subdivision Authority

SM/kw/Posse #165992971-001

Enclosure(s)

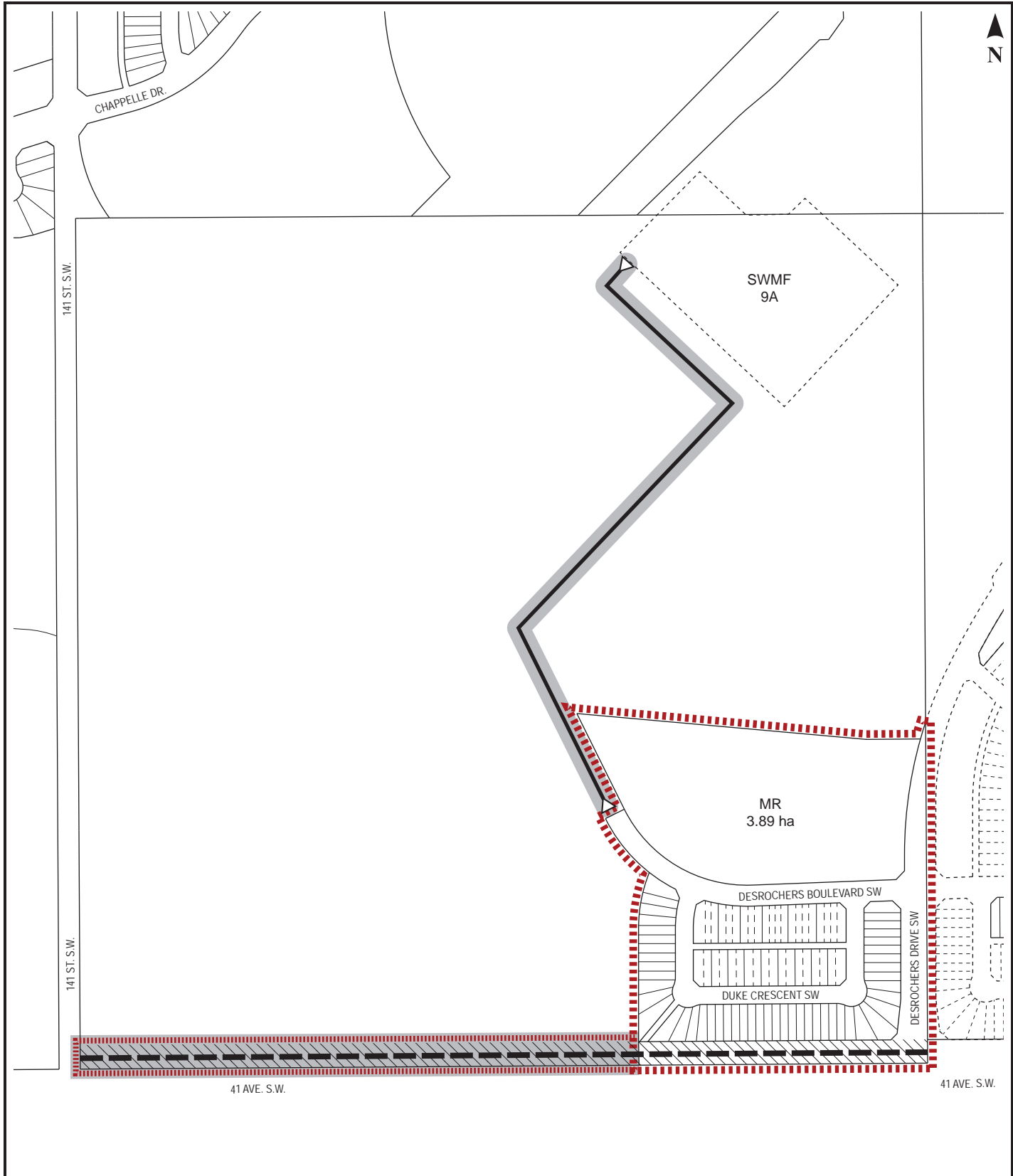
SUBDIVISION CONDITIONS OF APPROVAL MAP

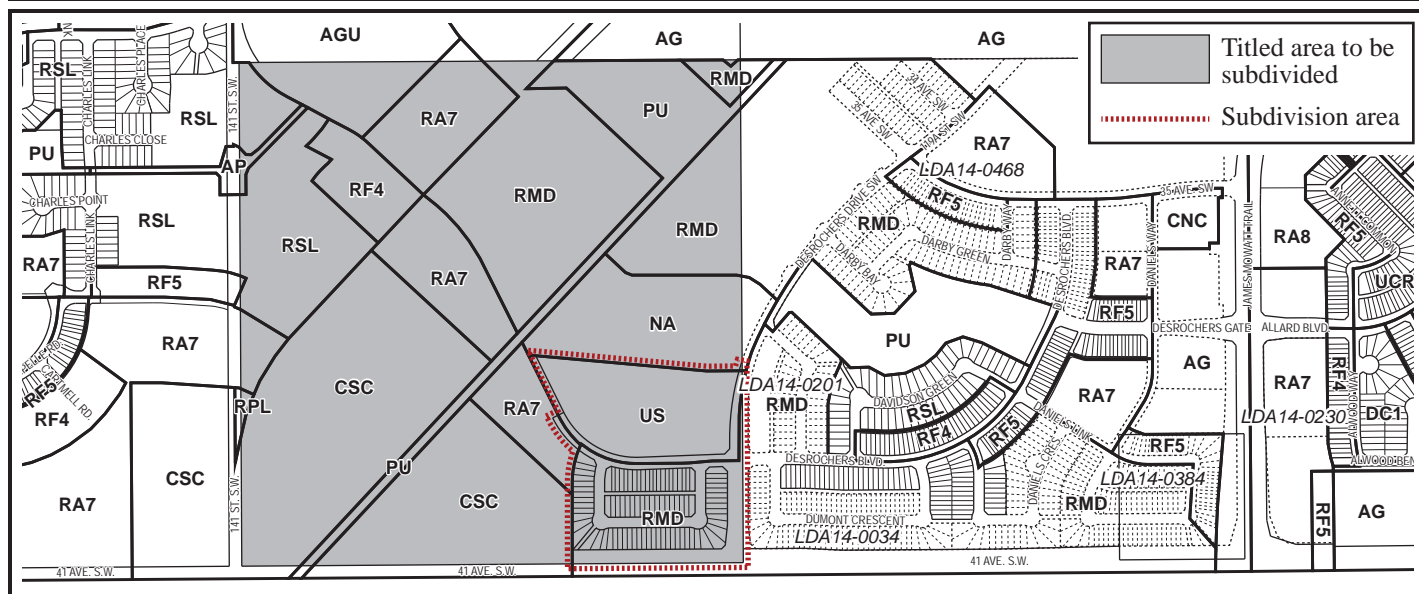
October 1, 2015

LDA14-0581

- Limit of proposed subdivision
- Amend subdivision boundary
- ▨▨▨▨▨ Dedicate as road right of way

- — — Construct first two lanes to an arterial roadway standard
- ◁ ▷ Construct storm connection
- Include in engineering drawings





Thursday, September 24, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 39
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT



Subdivision Authority

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

September 17, 2015

File NO. LDA14-0534

Pals Geomatics Corp.
10704 - 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Mr. James Saunders

Dear Mr. Saunders:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Lot 7, Block 6, Plan 852 2173, located south of 115 Avenue and west of 127 Street; **INGLEWOOD**

I The Subdivision by Plan is APPROVED on September 17, 2015, subject to the following conditions:

1. That the owner dedicate Municipal Reserve (MR) as a 0.37 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 & 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
4. 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 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 construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner is responsible for the landscape design and construction within the Reserve lot and road right 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) owing is being addressed through this subdivision.

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 Carla Semeniuk at 780-496-1582 or carla.semeniuk@edmonton.ca.

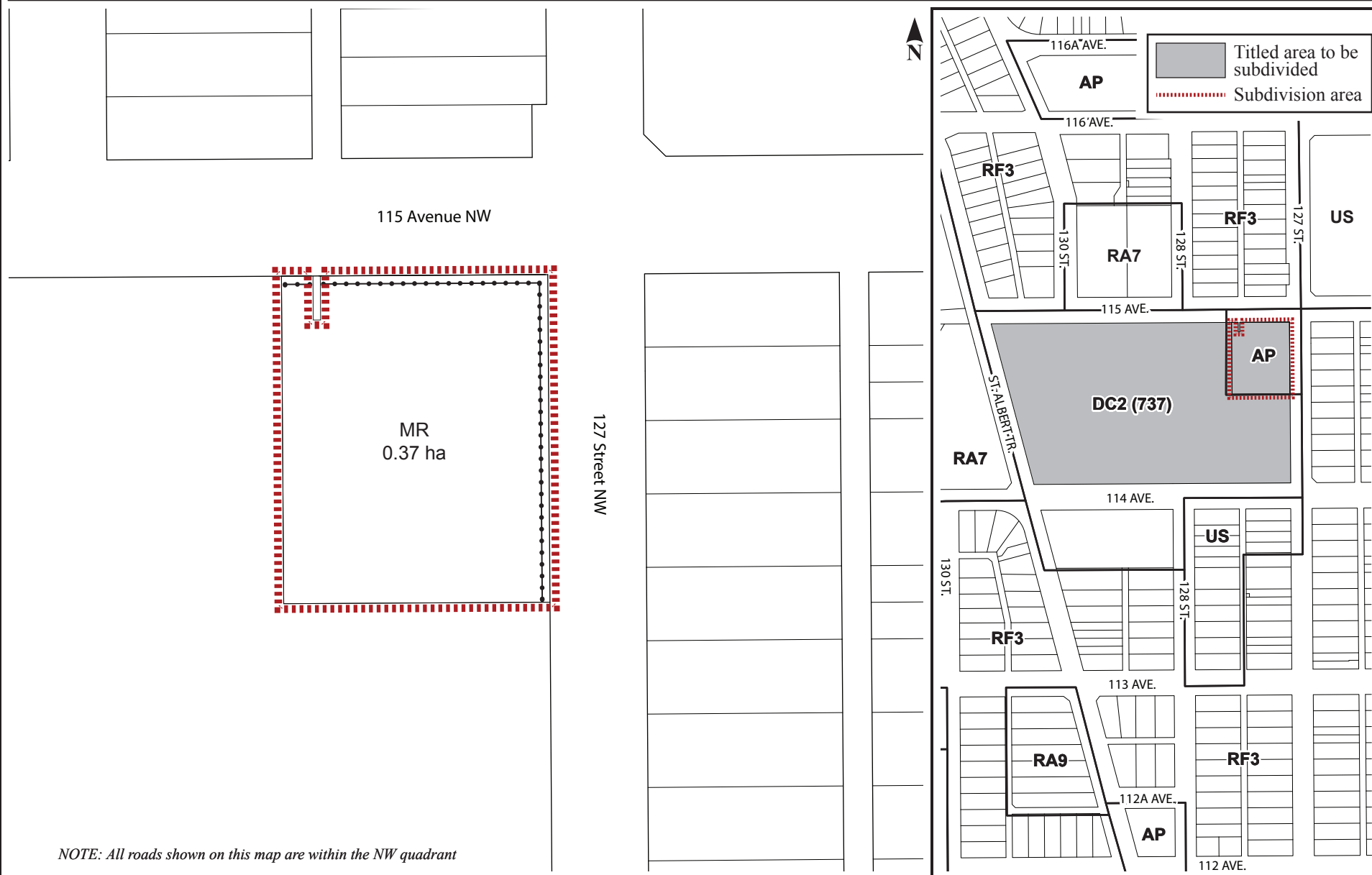
Yours truly,

Scott Mackie
Subdivision Authority

SM/cs/Posse #163837490-001

Enclosure(s)

••••• Post and rail fence





September 17, 2015

File NO. LDA15-0037

IBI Group Inc.
300, 10830 - Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Aminu Bello

Dear Mr. Bello:

RE: Tentative plan of subdivision to create two (2) multiple family lots (MFL), from Block C, Plan 1494 NY and consolidate Block D, Plan 5624 NY with the north multiple family lot located north of 167 Avenue NW and east of 127 Street NW; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on September 17, 2015, 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;
3. that Bylaw 17254 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 the City Departments and affected utility agencies;
7. 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;
8. 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
9. that the owner is responsible for the landscape design and construction within, road islands, boulevards, and medians, 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 for Block C, Plan 1494 NY was addressed with LDA10-0057.

Municipal Reserve for Block D, Plan 5624 NY was addressed with LDA09-0268.

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 Carla Semeniuk at 780-496-1582 or Carla.Semeniuk@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cs/Posse #166755871-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 17, 2015

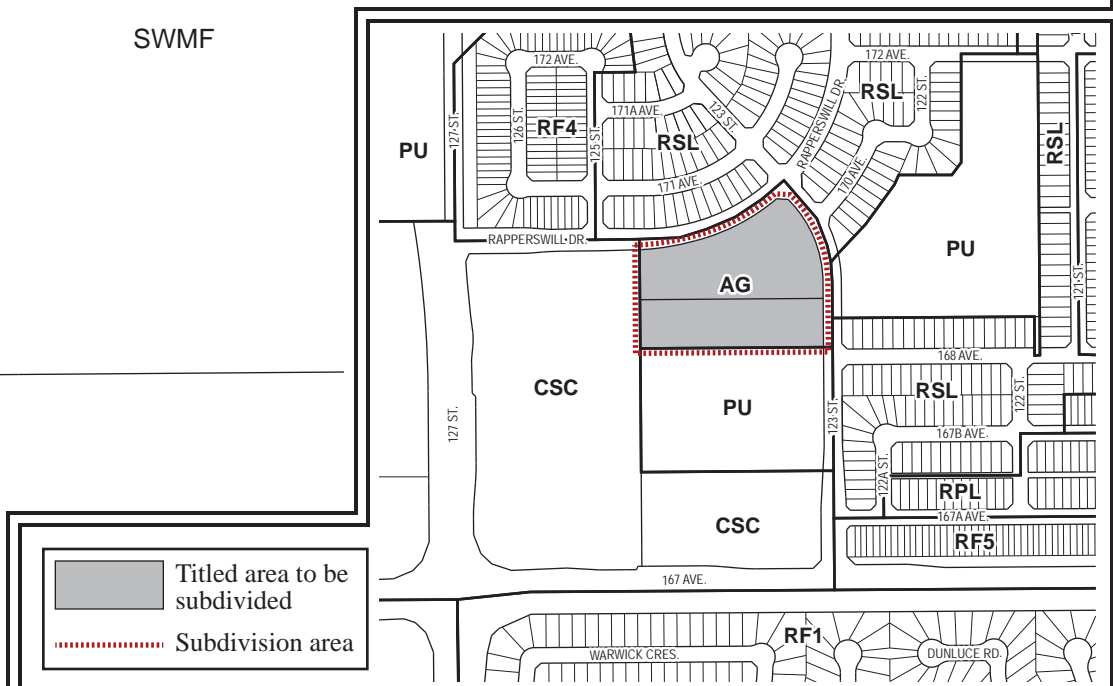
LDA15-0037

- Limit of proposed subdivision
 - - - 1.2 m uniform fence
 ■ ■ ■ 3 m hard surface shared use path

* Restrictive covenant re: Freeboard



SWMF





Subdivision Authority

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

September 17, 2015

File NO. LDA15-0172

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from the
SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW;
GRANVILLE

I The Subdivision by Plan is APPROVED on September 17, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 8.29 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 & 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 approved subdivisions LDA14-0215 and LDA14-0374 be registered prior to or concurrent with this application for the logical roadway and servicing extension; and
5. 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 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 engineering drawings include a 1.8 m uniform fence to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
7. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and shared use path to the satisfaction of City Departments and affected utility agencies.

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

To assemble the school/park site, Deferred Reserve Caveat (DRC) #032 122 553 was transferred from NW 19-52-25-W4M to the SW 19-52-25-W4M under LDA11-0437. The DRC will be used to assemble the 8.29 ha school/park site with this subdivision, a tree stand with LDA13-0348 (1.66 ha) and a pocket park with LDA14-0374 (0.11 ha). The remainder of the DRC in the amount of 1.03 ha will be deferred to the remnant parcel and will be adjusted or discharged based on the Winterburn Road (215 Street) widening.

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 Carla Semeniuk at 780-496-1582 or carla.semeniuk@edmonton.ca.

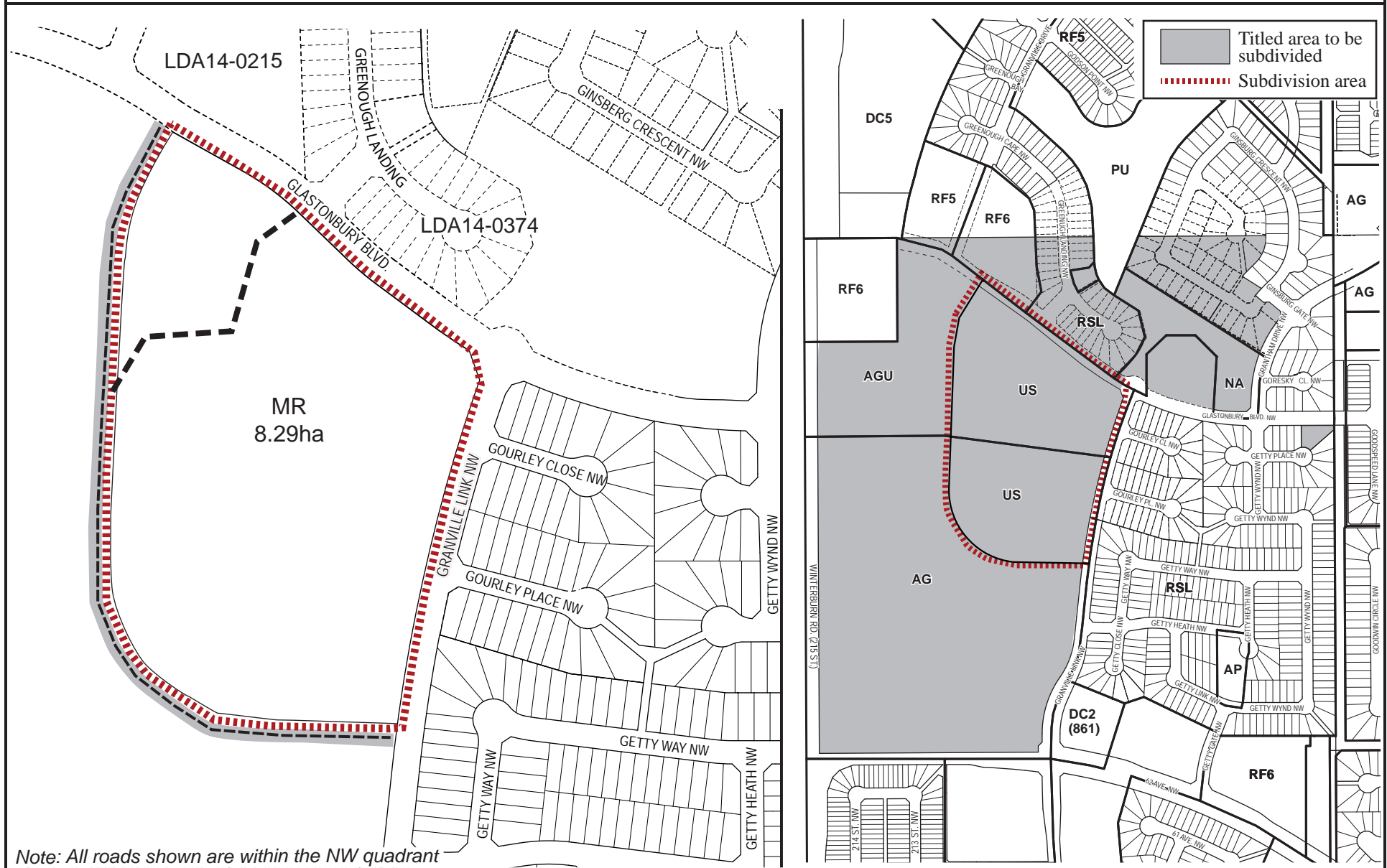
Yours truly,

Scott Mackie
Subdivision Authority

SM/cs/Posse #170430061-001

Enclosure(s)

 Include in engineering drawings



Thursday, September 10, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 37

PRESENT Gilbert Quashie-Sam, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Gilbert Quashie-Sam
That the Subdivision Authority Agenda for the September 10, 2015 meeting be adopted as amended.

FOR THE MOTION Gilbert Quashie-Sam **CARRIED**

2. ADOPTION OF MINUTES

MOVED Gilbert Quashie-Sam
That the Subdivision Authority Minutes for the September 3, 2015 meeting be adopted.

FOR THE MOTION Gilbert Quashie-Sam **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0091
168229864-001 Tentative plan of subdivision to create 95 single detached residential lots and 44 semi-detached residential lots, from the NW 13-51-25-W4M located south of 28 Avenue SW and east of 141 Street SW; **CHAPPELLE**

MOVED Gilbert Quashie-Sam
That the application for subdivision be Approved as Amended.

FOR THE MOTION Gilbert Quashie-Sam **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 9:40 a.m.



Subdivision Authority

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

September 10, 2015

File NO. LDA15-0091

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 95 single detached residential lots and 44 semi-detached residential lots, from the NW 13-51-25-W4M located south of 28 Avenue SW and east of 141 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on September 10, 2015, 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;
3. that the owner dedicate the greenway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication of additional road rights of way for 28 Avenue SW and Heritage Valley Trail SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that subject to Condition I (4) above, the owner clear and level 28 Avenue SW and Heritage Valley Trail SW as required for road right of way dedication;
6. that the approved subdivision LDA13-0016 be registered prior to or concurrent with this application for the logical extensions of roadway connections; and
7. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, 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);
8. that the engineering drawings include two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
9. that the engineering drawings include two temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
10. that the engineering drawings include 200 mm and 300 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings for the arterial roadway and subdivision, to the satisfaction of Transportation Services;
12. that the owner designs and constructs an acceptable means for temporary major drainage to be accommodated from the subdivision to the Storm Water Management Facility (SWMF 2) to the satisfaction of Financial Services and Utilities;
13. 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;

14. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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;
16. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto or flanking 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the road rights of way, 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 (MR) were addressed for the NW 13-51-25-W4M with LDA11-0108. A Deferred Reserve Caveat (DRC) was placed on title (Instrument No. 142 024 263) with LDA11-0108. This DRC was partially discharged with the registration of LDA13-0016 (Plan 1520441), Stage 1. This DRC is to be carried forward on title and will be reduced in accordance with arterial roadway dedication.

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,

Scott Mackie
Subdivision Authority

SM/kw/Posse #168229864-001

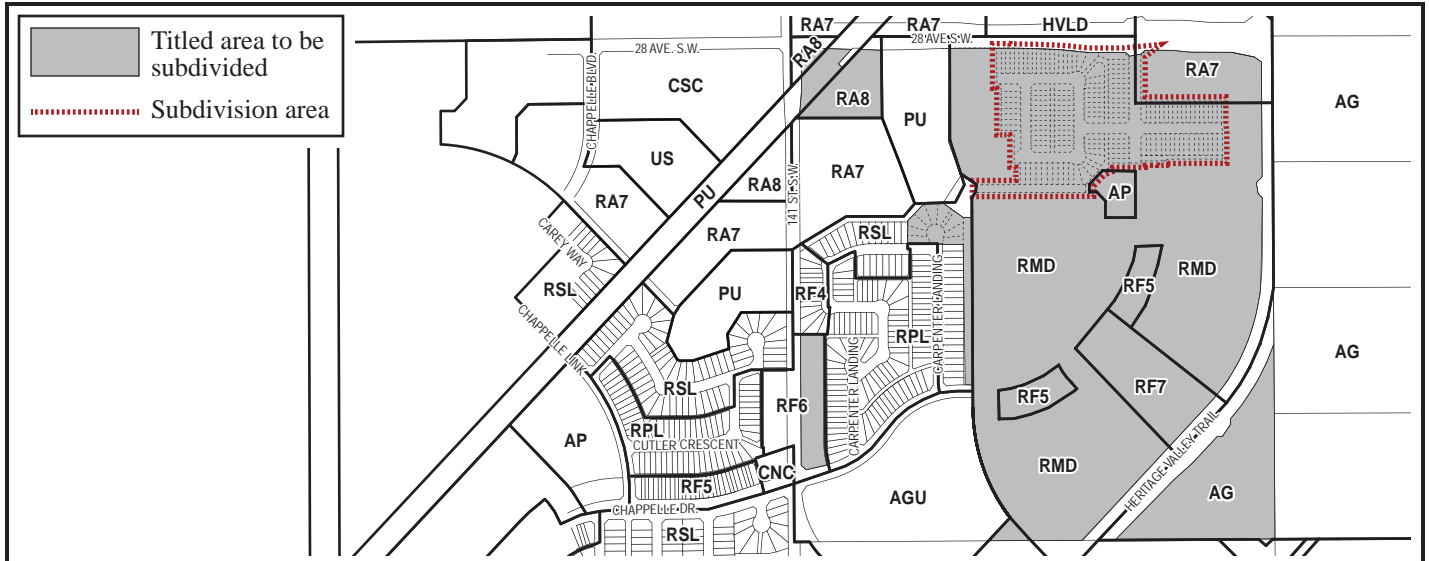
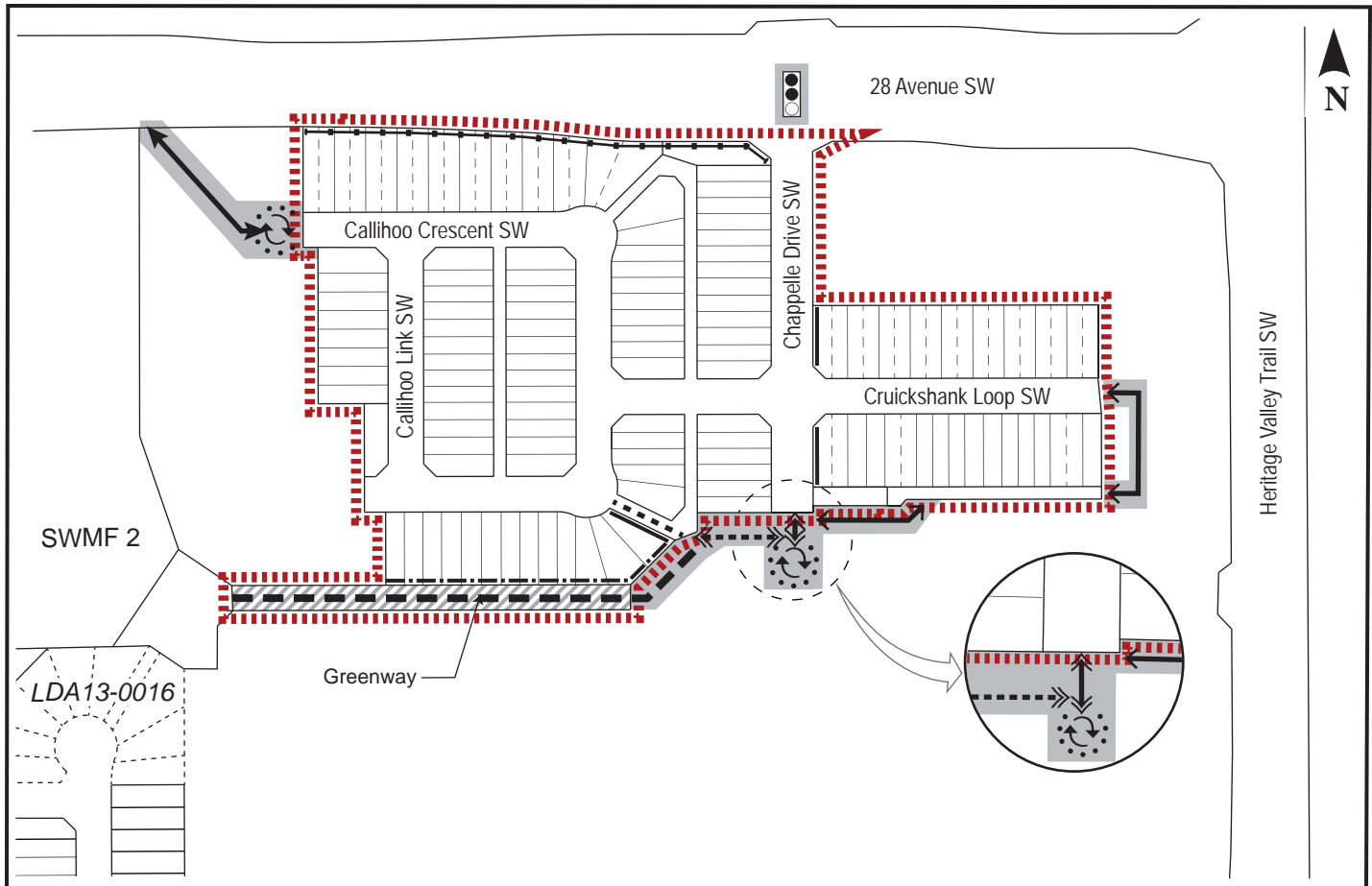
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 10, 2015

LDA15-0091

- | | |
|--|--|
| <ul style="list-style-type: none"> Limit of proposed subdivision Include in engineering drawings Dedicate as road right of way 1.8 m uniform screen fence as per Zoning Bylaw 1.2 m uniform fence 3.0 m hard surface shared use path Noise attenuation fence 1.5 m concrete sidewalk | <ul style="list-style-type: none"> Traffic signals 200 mm water main connection 300 mm water main connection Temporary 4 m emergency access Temporary 6 m roadway Temporary 12 m radius turnaround |
|--|--|

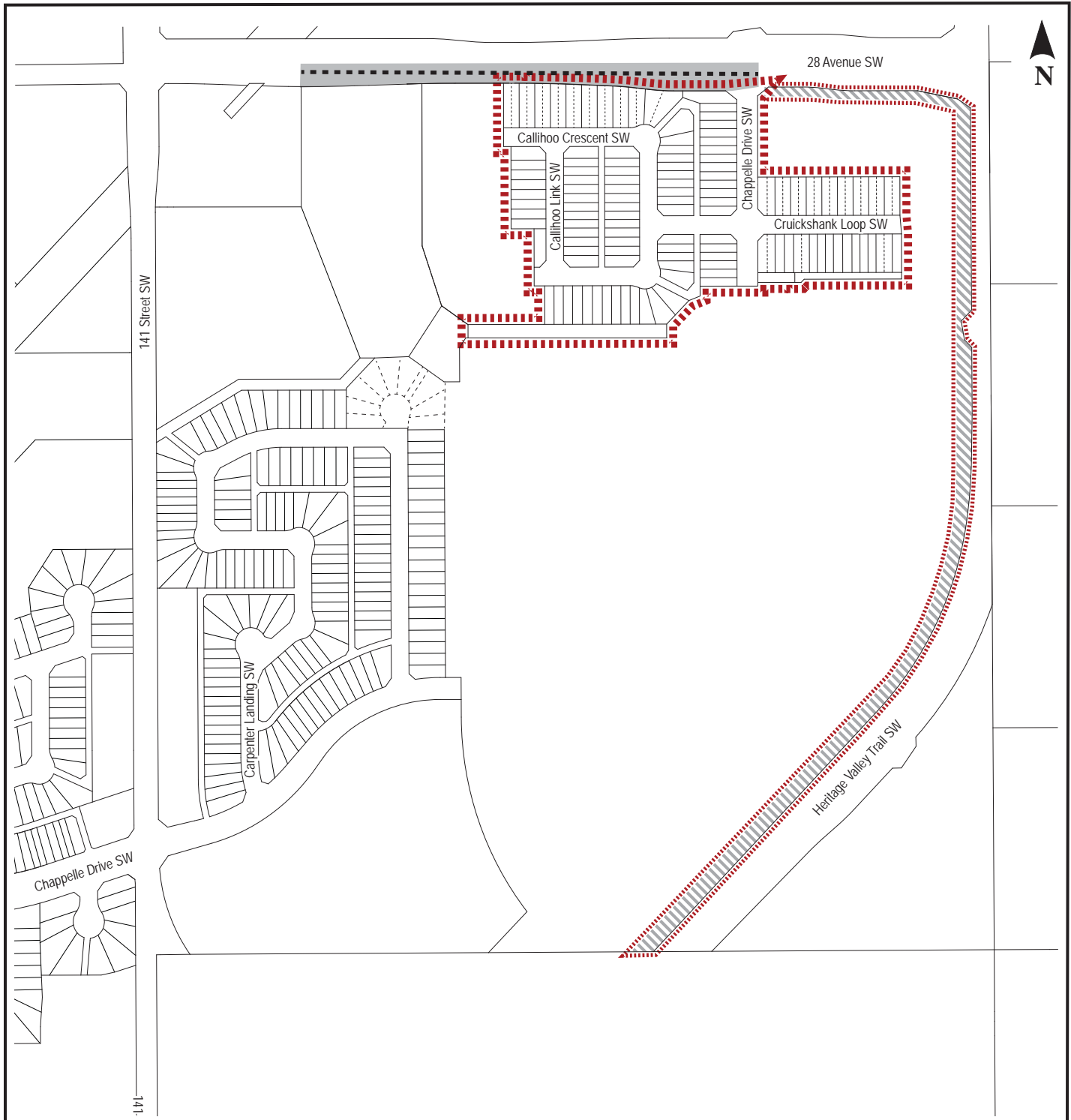


SUBDIVISION CONDITIONS OF APPROVAL MAP

September 10, 2015

LDA15-0091

- Limit of proposed subdivision
- Amend subdivision boundary
- Include in engineering drawings
- ▨ Dedicate as road right of way
- Construct first two lanes to an arterial roadway standard



Thursday, September 3, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 36

PRESENT	Scott Mackie, Manager, Current Planning Branch Gilbert Quashie-Sam, Acting Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Scott Mackie, Gilbert Quashie-Sam That the Subdivision Authority Agenda for the September 3, 2015 meeting be adopted as amended.
-------	---

FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
----------------	-----------------------------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Scott Mackie, Gilbert Quashie-Sam That the Subdivision Authority Minutes for the August 27, 2015 meeting be adopted.
-------	---

FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
----------------	-----------------------------------	----------------

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0433 160954571-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot, from the south half of SW 36-52-26-W4M located north of 92 Avenue and east of 231 Street; SECORD
----	-----------------------------	---

MOVED	Scott Mackie, Gilbert Quashie-Sam That the application for subdivision be Approved as Amended.
-------	---

FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
----------------	-----------------------------------	----------------

2.	LDA15-0271 172106592-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 6, Block 1, Plan 152 3173 for the purpose of consolidation with Lot 4, Block 1, Plan 052 5096 located north of Ellerslie Road SW and west of Parsons Road SW; Ellerslie Industrial
----	-----------------------------	---

MOVED	Scott Mackie, Gilbert Quashie-Sam That the application for subdivision be Approved as Amended.
-------	---

FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
----------------	-----------------------------------	----------------

5.	ADJOURMENT
-----------	-------------------

The meeting adjourned at 9:50 a.m.



Subdivision Authority

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

September 3, 2015

File NO. LDA14-0433

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

ATTENTION: Yolanda Lew

Dear Ms.Lew:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot, from the south half of SW 36-52-26-W4M located north of 92 Avenue and east of 231 Street;
SECOND

I The Subdivision by Plan is APPROVED on September 3, 2015, 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;
3. that the approved subdivision LDA13-0481 be registered prior to or concurrent with this application for the logical extensions of roadway connections and water main connections;
4. that LDA13-0271 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
5. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 250 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the Public Utility lot (PUL), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto the PUL, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the Public Utility lot 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.

The existing Deferred Reserve Caveat (#092 086 255) on the south half of SW 36-52-26-W4M shall carry forward to the remnant 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 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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kg/Posse #160954571-001

Enclosure(s)

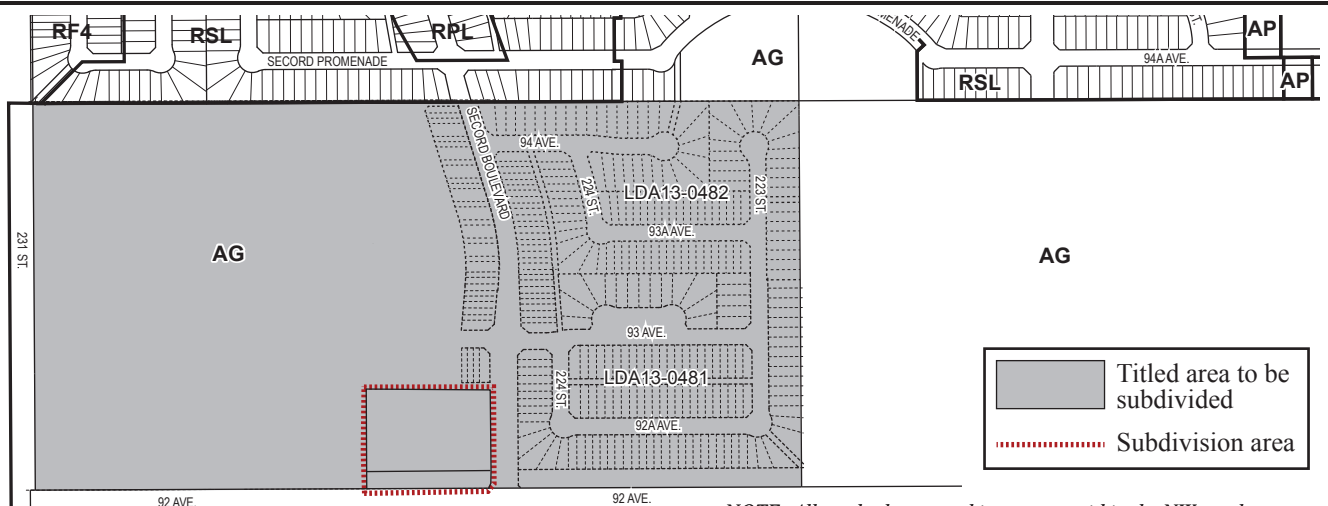
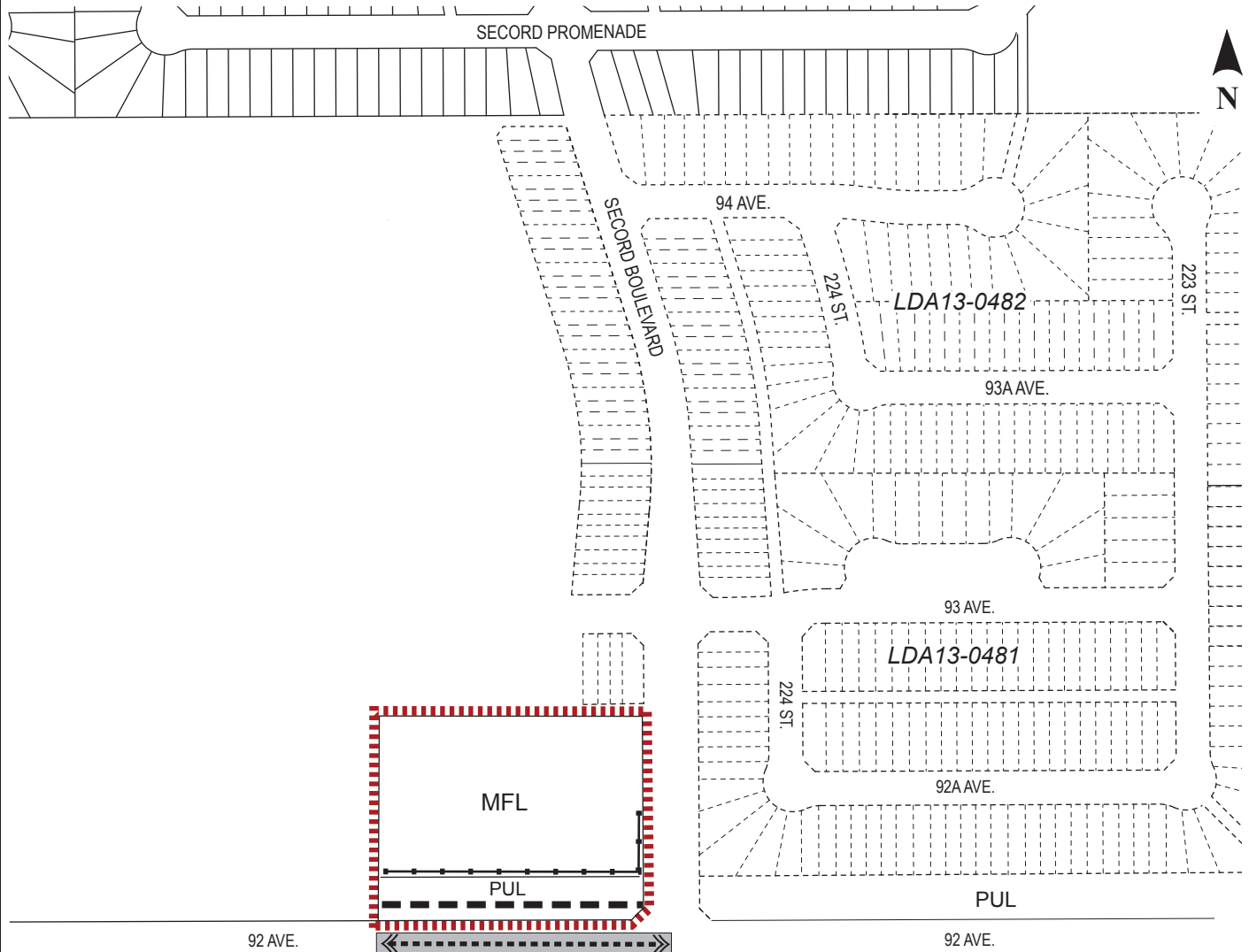
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 3, 2015

LDA14-0433

- Limit of proposed subdivision
- Noise attenuation fence
- 3 m hard surface shared use path

- ←-----→ 250 mm water main
- Include in engineering drawings



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



Subdivision Authority

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

September 3, 2015

File NO. LDA15-0271

Invistec Consulting Ltd.
4th Floor, 10235 - 101 Street NW
Edmonton, AB T5J 3G1

ATTENTION: Ryan Eidick

Dear Mr. Eidick:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 6, Block 1, Plan 152 3173 for the purpose of consolidation with Lot 4, Block 1, Plan 052 5096 located north of Ellerslie Road SW and west of Parsons Road SW; **Ellerslie Industrial**

I The Subdivision by Plan is APPROVED on September 3, 2015, subject to the following conditions:

1. 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserves were addressed through SUB/01-0034.

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 Sean Conway at 780-496-5809 or sean.conway@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority



SM/sc/Posse #172106592-001

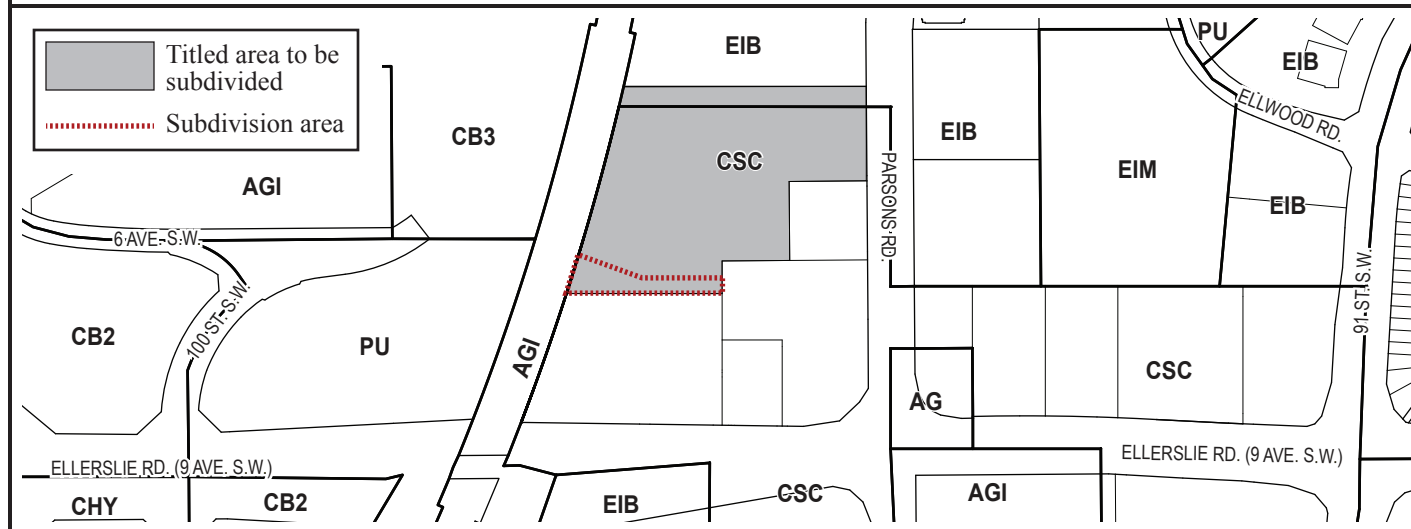
Enclosure(s) [Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act](#)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 3, 2015

LDA15-0271

-  Limit of proposed subdivision
 Consolidate with adjacent lots



Thursday, August 27, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 35
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	OTHER BUSINESS
6.	ADJOURNMENT



Subdivision Authority

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

August 27, 2015

File NO. LDA15-0172

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from the
SW19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW;
GRANVILLE

I The Subdivision by Plan is APPROVED on August 27, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 8.29 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 & 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 approved subdivisions LDA14-0215 and LDA14-0374 be registered prior to or concurrent with this application for the logical roadway and servicing extension; and
5. 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 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 engineering drawings include a 1.8 m uniform fence to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
7. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and shared use path to the satisfaction of City Departments and affected utility agencies.

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

To assemble the school/park site, Deferred Reserve Caveat (DRC) #032 122 553 was transferred from NW 19-52-25-W4M to the SW 19-52-25-W4M under LDA11-0437. The DRC will be used to assemble the 8.29 ha school/park site with this subdivision, a tree stand with LDA13-0348 (1.66 ha) and a pocket park with LDA14-0374 (0.11 ha). The remainder of the DRC in the amount of 1.03 ha will be deferred to the remnant parcel and will be adjusted or discharged based on the Winterburn Road (215 Street) widening.

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 Carla Semeniuk at 780-496-1582 or carla.semeniuk@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cs/Posse #170430061-001

Enclosure(s)

☐ Include in engineering drawings



Thursday, August 20, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 34

PRESENT	Scott Mackie, Manager, Current Planning Branch Gilbert Quashie-Sam, Acting Chief Subdivision Officer
----------------	---

1.	ADOPTION OF AGENDA
-----------	---------------------------

MOVED	Scott Mackie, Gilbert Quashie-Sam That the Subdivision Authority Agenda for the August 20, 2015 meeting be adopted as amended.
-------	---

FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
----------------	-----------------------------------	----------------

2.	ADOPTION OF MINUTES
-----------	----------------------------

MOVED	Scott Mackie, Gilbert Quashie-Sam That the Subdivision Authority Minutes for the August 13, 2015 meeting be adopted.
-------	---

FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
----------------	-----------------------------------	----------------

3.	OLD BUSINESS
-----------	---------------------

4.	NEW BUSINESS
-----------	---------------------

1.	LDA14-0522 163601549-001	Tentative plan of subdivision to create 52 row housing residential lots, six (6) multiple family lots (MFL), and two (2) private parks from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; BLATCHFORD
----	-----------------------------	---

MOVED	Scott Mackie, Gilbert Quashie-Sam That the application for subdivision be Approved as Amended.
-------	---

FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
----------------	-----------------------------------	----------------

5.	ADJOURMENT
-----------	-------------------

The meeting adjourned at 9:45 a.m.	
------------------------------------	--



Subdivision Authority

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

August 20, 2015

File NO. LDA14-0522

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 52 row housing residential lots, six (6) multiple family lots (MFL), and two (2) private parks from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; **BLATCHFORD**

I The Subdivision by Plan is APPROVED on August 20, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 32.47 ha by a Deferred Reserve Caveat to the remainder of Lot 2, Block 6A, Plan 922 0135 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 & 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 register an easement for public access for the 3 m shared use path within the interim stormwater management facility, as shown on the "Conditions of Approval" maps, Enclosures II;
5. that the owner register an easement for public access to the private park, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner register an easement for emergency access to the private park as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner provide proof of environmental remediation, to the satisfaction of the City of Edmonton's Environmental and Energy Coordination Unit prior to endorsement of this subdivision; and
8. 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 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;
5. 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;
6. that the engineering drawings include recommendations for sewer pipe materials and installation based on the environmental remediation reports, to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities;
7. that the engineering drawings include a detailed swept path analysis for Fire Rescue vehicles, ETS buses, street sweepers, and typical truck traffic, for all roadways, emergency access walkways and alleys within the subdivision boundary and along Airport Road, to the satisfaction of Fire Rescue Services and Transportation Services;
8. that the engineering drawings include the design of the Stormwater Management Facility (SWMF) to the ultimate standard and the construction of the SWMF to the interim requirement, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include 200 mm and 300 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include offsite underground utilities including sanitary and storm sewers connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the reconstruction of Airport Road NW and relocation of the bus pads, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Reconstruction on the north side of Airport Road includes, but is not limited to: new curb and gutter, a 2.5 m shared use path, and landscaping;
12. that the engineering drawings include a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the engineering drawings include a temporary 4 m gravel surface roadway connection to the SWMF, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the engineering drawings include a 3 m shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. The 3 m connector shared use path will be required by FAC;
15. that the engineering drawings include two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
16. that the engineering drawings include grading plans to accommodate the ultimate pedestrian facilities within the SWMF, to the satisfaction of Transportation Services;
17. that the owner shall enter an agreement to maintain the proposed Low Impact Development (LID) measures, to the satisfaction of Financial Services and Utilities;
18. that the owner construct the Low Impact Development (LID) bioswales as a major drainage pathway, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct the roundabout to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct the southwestern alleys to a 4 m residential alley standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct the northwestern alley to a 6 m commercial alley standard, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The alley must accommodate the loading and turning movements of commercial vehicles for the commercial uses allowed under the Blatchford Low to Medium Rise Residential zone. Transitioning to a narrower standard for portions not affected by truck movements may be supported subject to further review with the engineering drawings;
22. that the owner construct 6 m emergency access walkways, with T-bollards and lighting, to the satisfaction of Fire Rescue Services and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner construct a minimum 1.5 m concrete sidewalk with lighting, bollards, and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

26. that the owner construct bicycle and pedestrian facilities as per the Blatchford Plan, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
27. that all roadway construction shall be to approved cross-sections, to the satisfaction of all City Departments and Agencies, and designed in consideration of the Complete Streets Guidelines and to address emergency access, safety, and operational and maintenance considerations;
28. 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
29. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

A Deferred Reserve Caveat in the amount of 32.47 ha, representing 15% of the titled area, will be registered against the remnant title of Lot 2, Block 6A, Plan 9220135. Additional Municipal Reserve is being taken to meet the needs of the residents, given the proposed density, under section 668(2) of the Municipal Government Act.

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 Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/sr/Posse #163601549-001

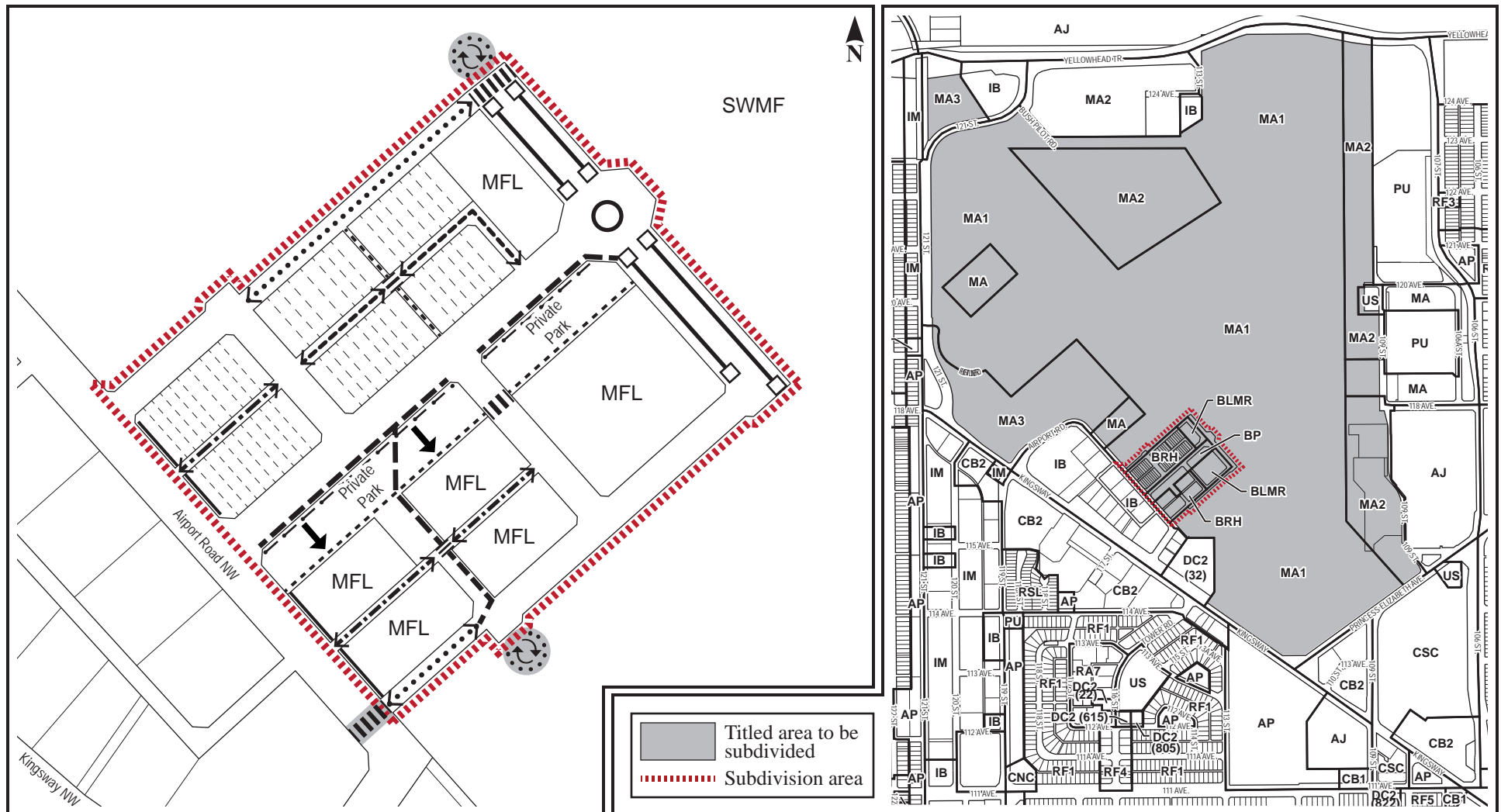
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL






August 20, 2015

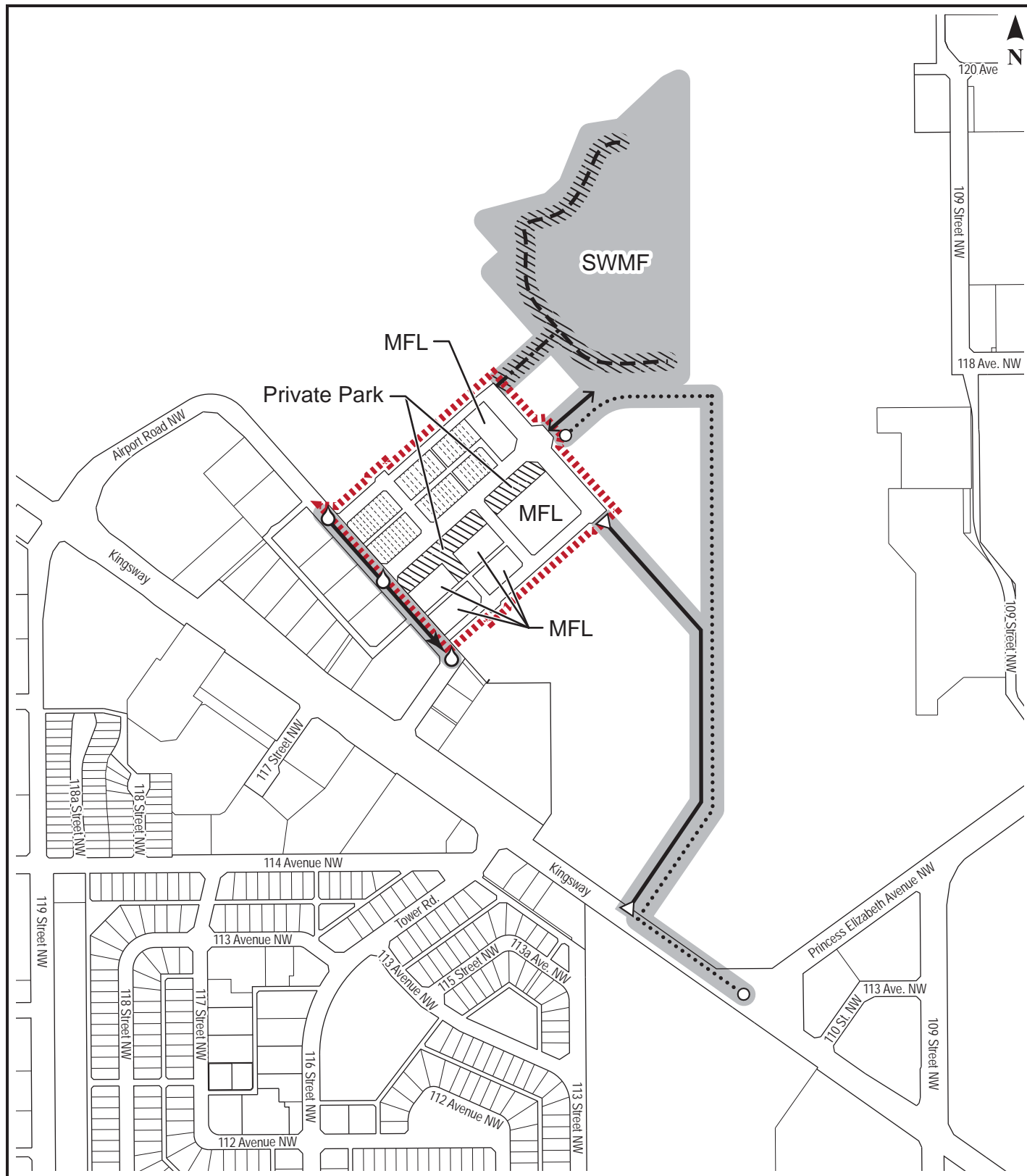
LDA14-0522

- | | |
|--|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ———— Fence to the satisfaction of Transportation Services ----- 1.5 m concrete sidewalk ----- 3 m hard surface shared use path Zebra marked crosswalk → Emergency access easement ○ Roundabout | <ul style="list-style-type: none"> ↔ 4 m residential alley ↔ 6 m commercial alley ↔ 6 m emergency access walkway □ Bicycle and pedestrian facilities — LID bioswale ⊙ Temporary 12 m radius turnaround ■ Include in engineering drawings |
|--|---|



August 20, 2015

	Reconstruct roadway
	Water connection
	Storm connection
	Sanitary connection
	Include in engineering drawings



Thursday, August 13, 2015
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 13, 2015 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the August 06, 2015 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0110
150325155-001 Tentative plan of subdivision to create 10 industrial lots, two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lot 1, Plan 962 3226, Lot 2, Plan 782 2228, and the SE-20-52-23- W4M located south of 65 Avenue NW and west of Meridian Street NW; **MAPLE RIDGE INDUSTRIAL**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA14-0230
154524931-001 Tentative plan of subdivision to create two (2) multiple family lots from the SW-18-51-24-W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; **ALLARD**

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

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURNMENT

The meeting adjourned at 9:55 a.m.



Subdivision Authority

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

August 13, 2015

File NO. LDA14-0110

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 10 industrial lots, two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lot 1, Plan 962 3226, Lot 2, Plan 782 2228, and the SE-20-52-23- W4M located south of 65 Avenue NW and west of Meridian Street NW;
MAPLE RIDGE INDUSTRIAL

I The Subdivision by Plan is APPROVED on August 13, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.12 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 provide money in place of MR, in the amount of \$841,035.00 representing 2.27 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide MR in the amount of 3.23 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Plan 962 3226 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6) above, the owner clear and level 17 Street NW as required for road right of way dedication;
8. that the owner register an easement for 17 Street NW and the 450 mm water main as shown on the "Conditions of Approval" maps, Enclosure I and II;

9. that the subdivision boundary be amended to exclude 17 street NW as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (4) 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 the City Departments and affected utility agencies;
7. that the engineering drawings include 300 mm and 450 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include offsite sanitary and storm sewer connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure III;
9. that the engineering drawings include the first two (2) lanes of 17 Street to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans for 17 Street will be required to be approved prior to the approval of engineering drawings for arterial and subdivision. Construction of the first two lanes of 17 Street is required within six (6) years of the signing of the Servicing Agreement;

10. that the owner construct Roper Road to an industrial collector standard, with a northbound right turn bay and southbound left turn bay on 17 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
12. that the owner construct two temporary offset 17 m radius transit turnarounds to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
13. that the owner construct 3 m hard surface shared use paths within the Stormwater Management Facilities (SWMFs), as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of traffic signals, 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 signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals 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;
15. that the owner design and construct the ultimate SWMFs, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I, II and III are maps of the subdivision identifying major conditions of this approval.

The existing DRC registered on Lot 2, Plan 782 2228 will be discharged in full with dedication of the MR parcel with this subdivision. This DRC does not cover the full dedication of the MR parcel. A portion of the existing DRC registered on SE-20-52-23-W4M will cover the remainder of the dedication of the MR parcel. The remainder of the DRC registered on SE-20-52-23-W4M will be paid out as cash-in-lieu. A DRC will be placed on title for Lot 1, Plan 962 3226.

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,

Scott Mackie
Subdivision Authority

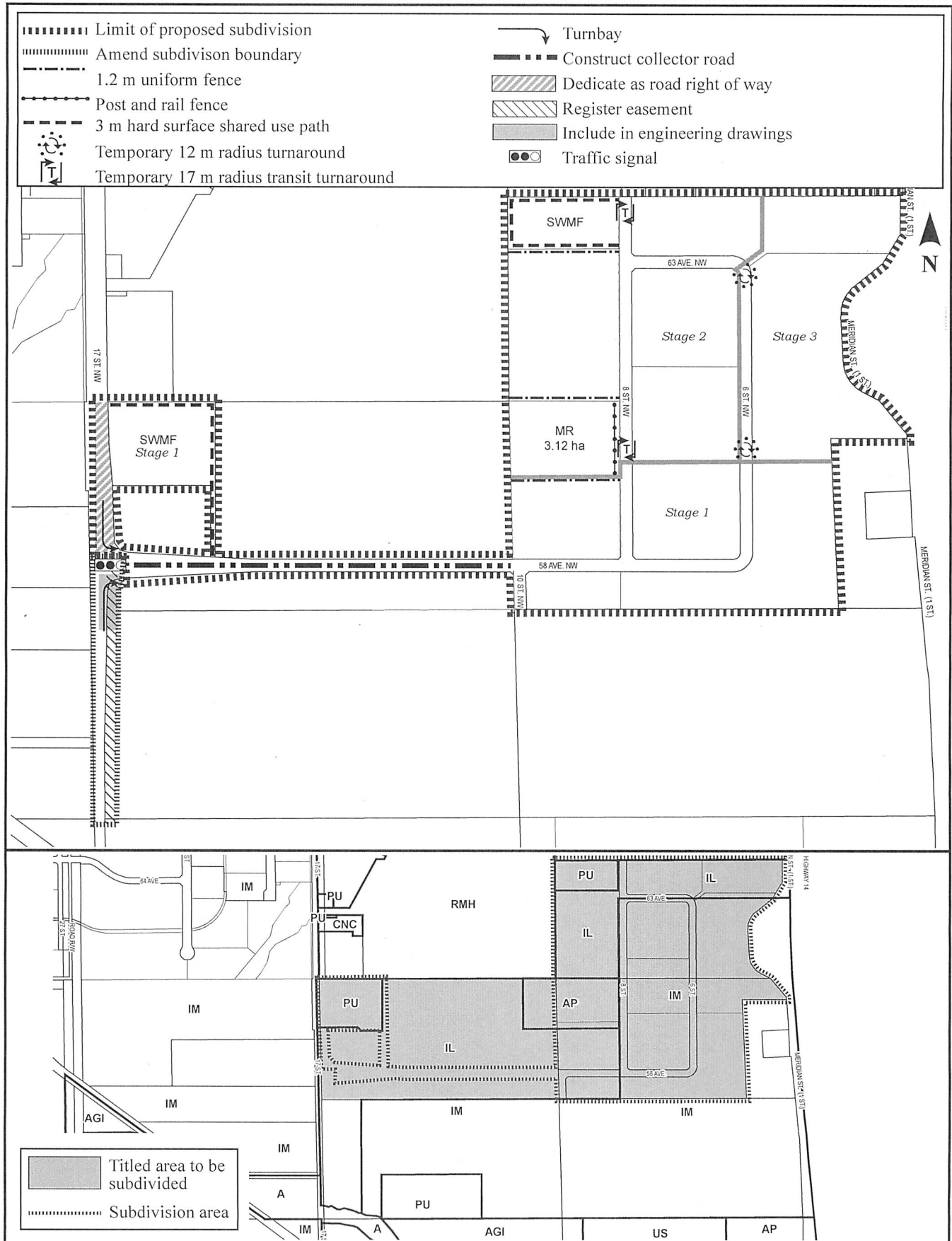
SM/mb/Posse #150325155-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0110



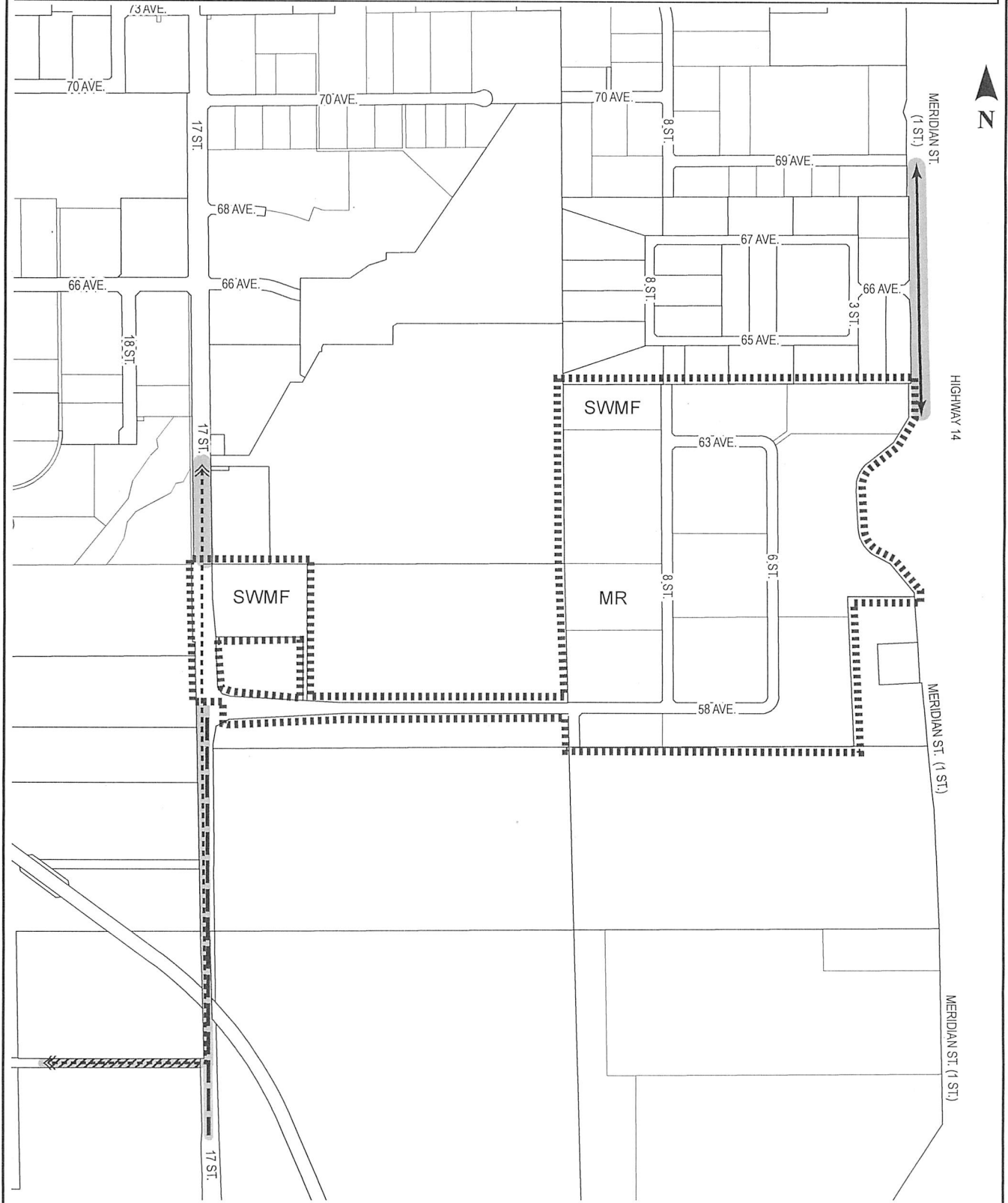
SUBDIVISION CONDITIONS OF APPROVAL MAP

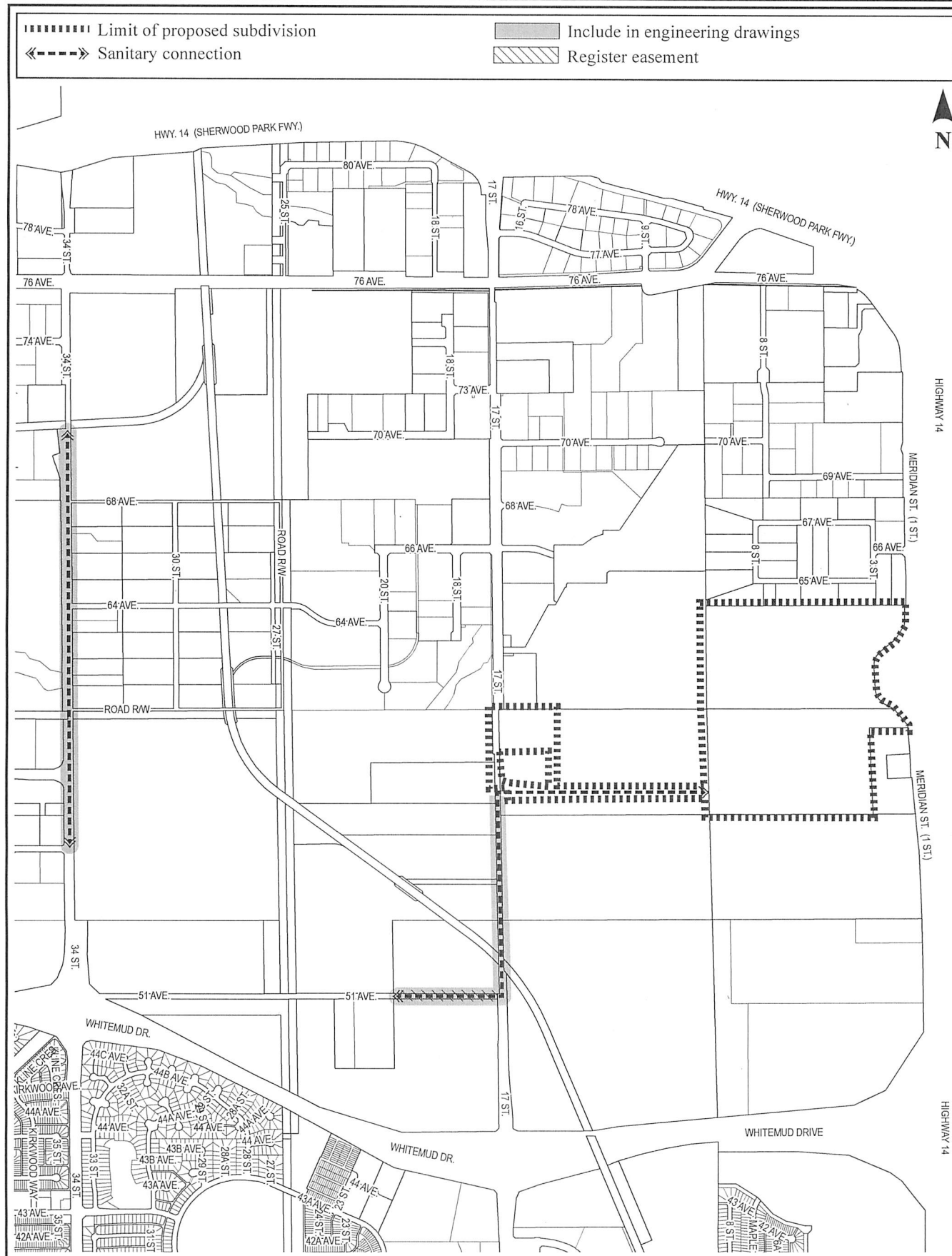
August 13, 2015

LDA14-0110

- Limit of proposed subdivision
- Register easement
- Construct first two lanes to an arterial roadway standard

- 450 mm Water main connection
- 300 mm Water main connection
- Include in engineering drawings







Subdivision Authority

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

August 13, 2015

File NO. LDA14-0230

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create two (2) multiple family lots from the SW-18-51-24-W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on August 13, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$583,475.75 representing 0.859 ha pursuant to Section 666 and Section 667 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 & 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 register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;
5. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking onto James Mowatt Trail and 41 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 the construction of a minimum 9 m joint right-in, right-out curb return access to the site from James Mowatt Trail SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 1 m berm centered on the property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 for all lots backing onto or flanking James Mowatt Trail SW and 41 Avenue SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road islands, boulevards and medians to the satisfaction of City Departments and affected utility agencies.

Municipal Reserve (MR) for the SW 18-51-24-W4M was addressed by a registered Deferred Reserve Caveat (DRC) on title. The existing DRC will be provided as money in place of MR representing 0.859 ha and will be adjusted in accordance with the arterial roadway dedication at the time of registration.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/db/Posse #154524931-001

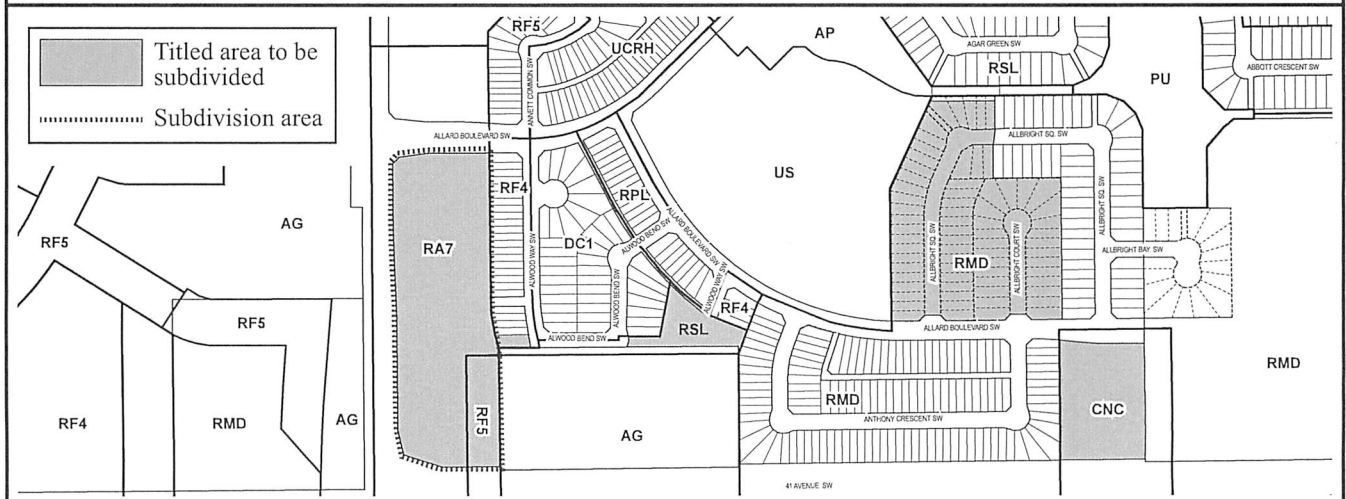
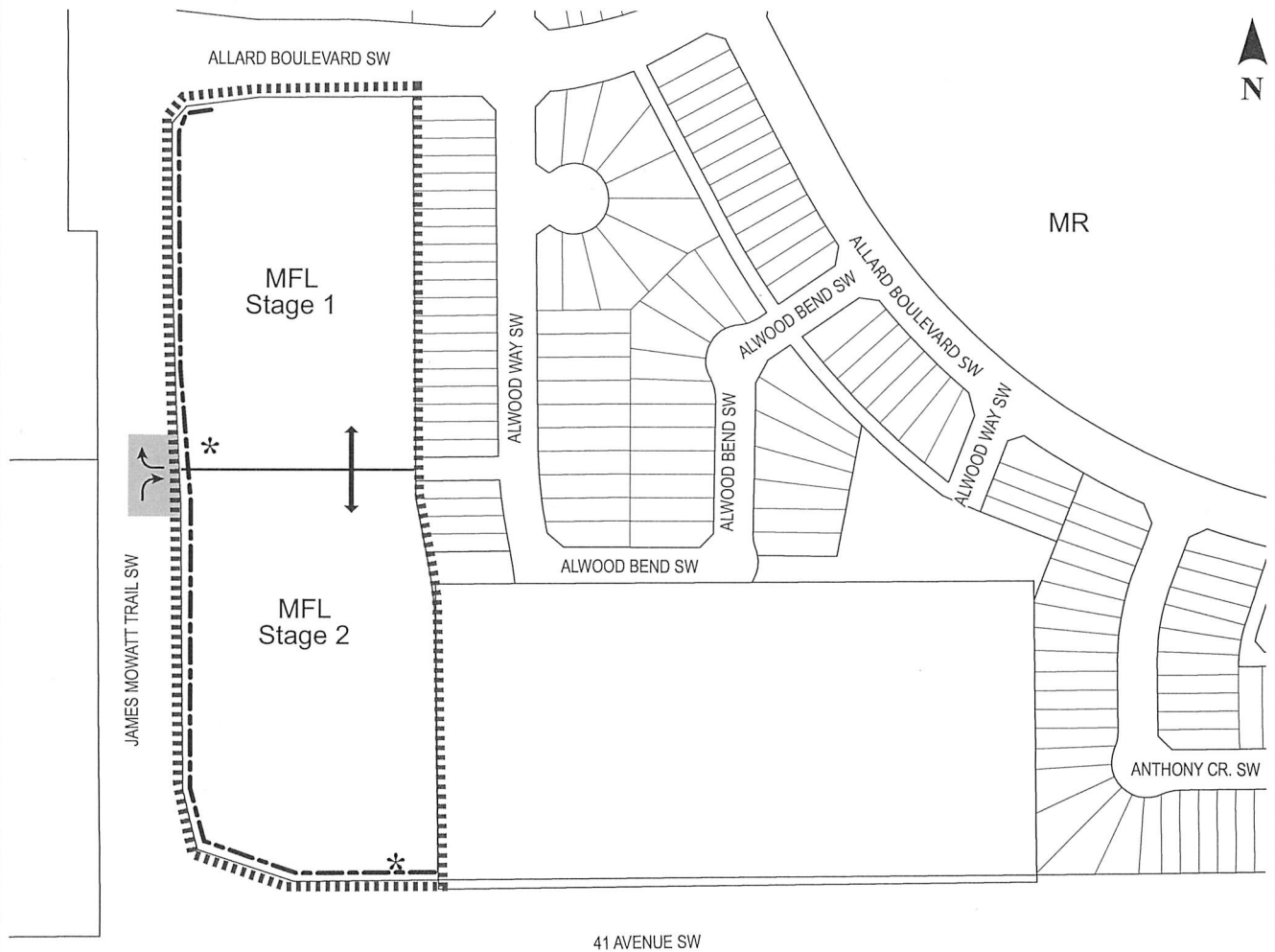
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0230

- | | | | |
|-------|----------------------------------|---|---------------------------------|
| ----- | Limit of proposed subdivision | ↔ | Mutual access easement |
| ----- | Berm and noise attenuation fence | ■ | Include in engineering drawings |
| ↗↘ | Right-in/right-out | | |
| * | Restrictive covenant re: berm | | |



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0230

----- Limit of proposed subdivision

- - - - - Construct first two lanes to an arterial roadway standard

Include in engineering drawing



Thursday, August 06, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 32

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 06, 2015 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 30, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0553
165231167-001

Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the SE-23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0174
169714343-001

Tentative plan of subdivision to create 38 semi-detached residential lots from the south half of the NE-20-51-25-W4M, located west of 184 Street SW and south of Keswick Boulevard SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:40 a.m.



Subdivision Authority

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

August 6, 2015

File NO. LDA14-0553

IBI Group Inc.
300, 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the SE-23-51-24-W4M located south of 21 Avenue SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on August 6, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 5.26 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 & 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 sufficient right of way for a 2 m mono-walk to be constructed within the collector roadway to the satisfaction of Transportation Services, as shown on Enclosure I;
5. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision LDA14-0488 be registered prior to or concurrent with this application, to provide the logical roadway extension and required water main connection; and
7. 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 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
8. that the owner construct a 300 mm water main and connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The location of the shared use path will be determined with further discussion with the School Board and Sustainable Development;
10. that the owner construct a 2 m mono-walk with straight faced curb and gutter, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, and post and rail fence on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road rights of way and Reserve lot 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 in the amount of 3.2 ha was taken as Deferred Reserve Caveat (not yet registered) for the south half of SE-23-51-24-4 through LDA12-0240. This is to be used to assemble the district park site and the remaining 2.06 ha is to be taken from the north half of SE-23-51-24-4.

The north half of SE-23-51-24-4 currently has 2.43 ha of MR to be registered against it. 2.06 ha of this is to be used to assemble the district park site and the remaining 0.37 ha is to transfer on the Deferred Reserve Caveat (not yet registered) for the south half of SE-23-51-24-4 through LDA12-0240.

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 Sean Lee at 780-496-6121 or sean.lee@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/SL/Posse #165231167-001

Enclosure(s)

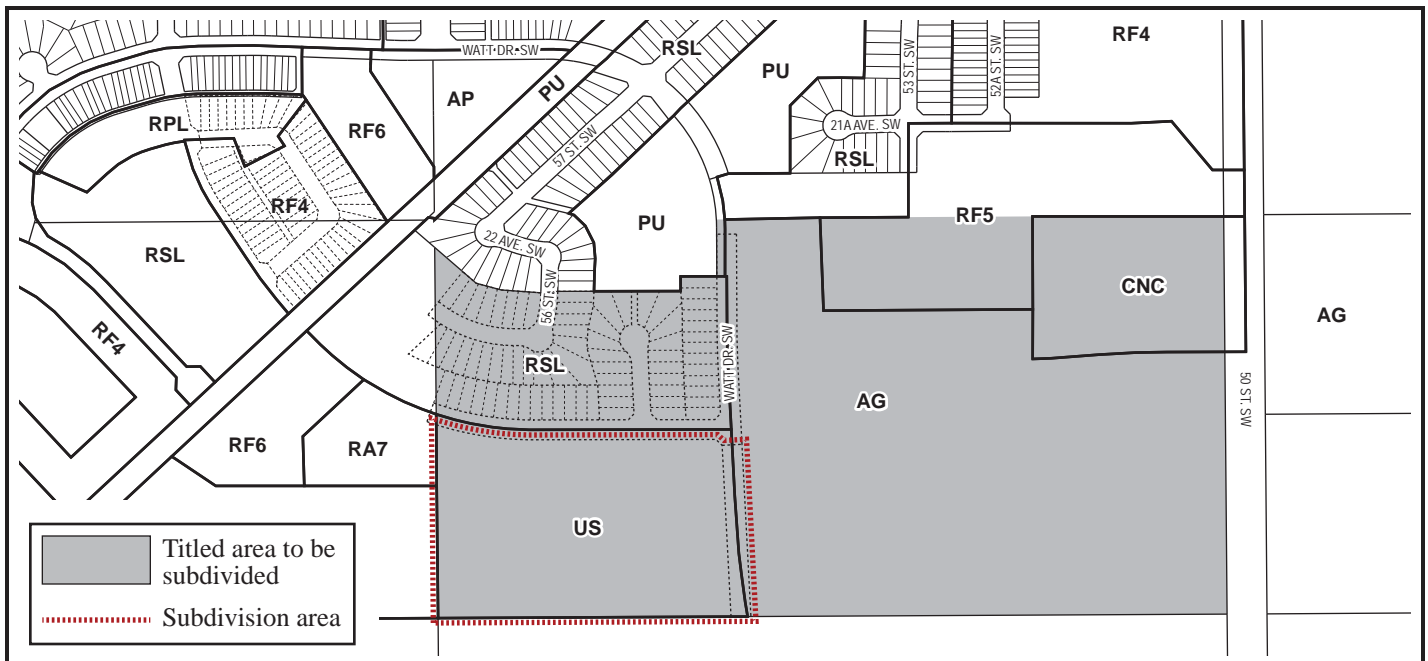
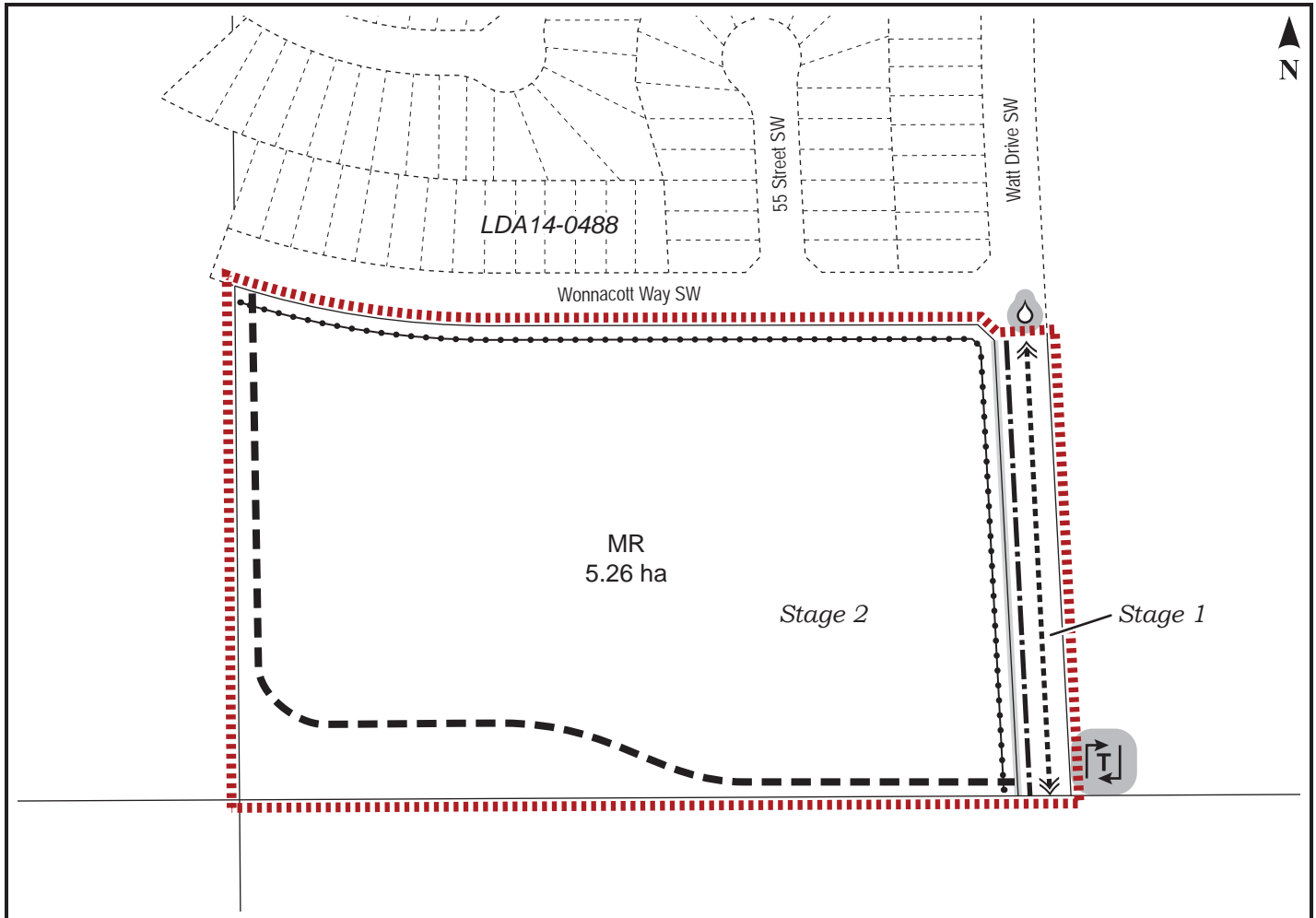
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 6, 2015

LDA14-0553

- Limit of proposed subdivision
- Post and rail fence
- · — · — 2 m monowalk
- — — — 3 m hard surface shared use path

- ⏏ Water main connection
- ⦿ Water connection
- ⌈ T ⌋ Temporary 17 m radius transit turnaround
- Include in engineering drawings





Subdivision Authority

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

August 6, 2015

File No. LDA15-0174

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 38 semi-detached residential lots from the south half of the NE-20-51-25-W4M, located west of 184 Street SW and south of Keswick Boulevard SW;
KESWICK

I The Subdivision by Plan is APPROVED on August 6, 2015, subject to the following conditions:

1. that the approved subdivision LDA13-0533 be registered concurrent with this application, for the logical extension of roadway connections and underground utilities;
2. that Bylaw 17343 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #169714343-001

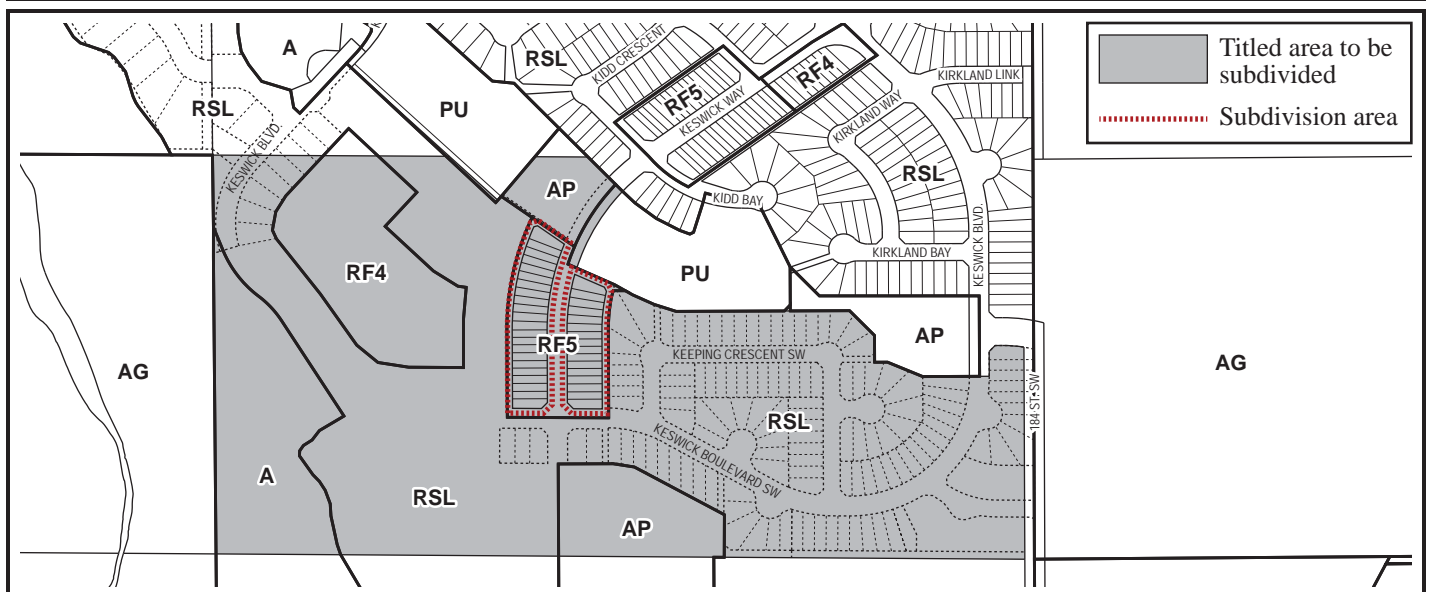
Enclosure(s)

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 6, 2015

LDA15-0174

 Limit of proposed subdivision

Thursday, July 30, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 31

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 30, 2015 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 23, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA10-0350
104313506-001

Tentative plan of subdivision to create 16 single-detached residential lots from Block 1, Plan 822 1534, located north of Webber Greens Drive, west of 208 Street NW; **WEBBER GREENS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:35 a.m.



Subdivision Authority

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

July 30, 2015

File NO. LDA10-0350

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road NW
Edmonton AB T5S 1K6

ATTENTION: Mark Puzko

Dear Mr. Puzko:

RE: Tentative plan of subdivision to create 16 single-detached residential lots from Block 1,
Plan 822 1534, located north of Webber Greens Drive, west of 208 Street NW;
WEBBER GREENS

I The Subdivision by Plan is APPROVED on July 30, 2015, 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 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 the City Departments and affected utility agencies;
7. that the owner is responsible for the landscape design and construction within the 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 for the titled area has been addressed through dedication and transfer to other titles.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

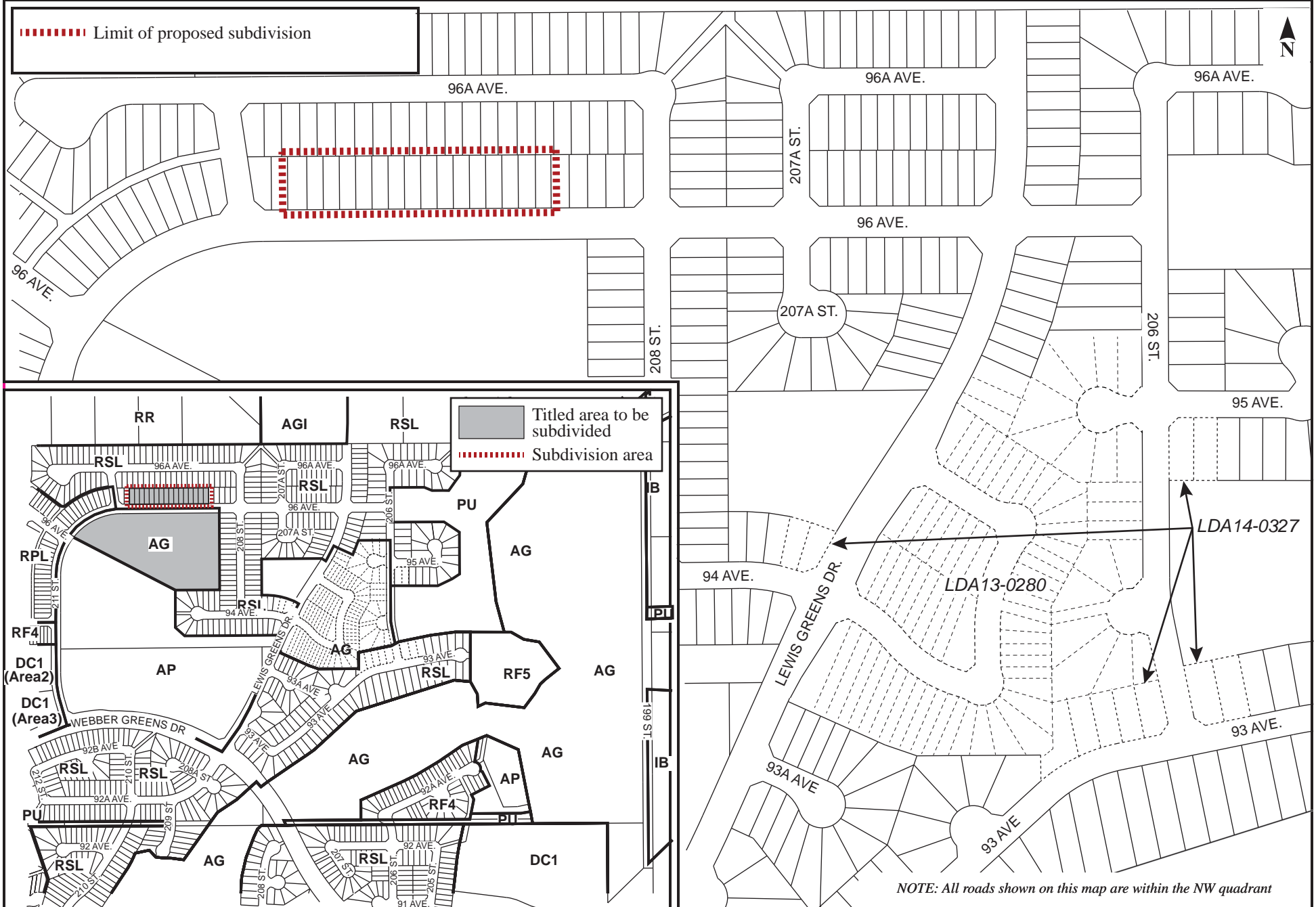
Scott Mackie
Subdivision Authority

SM/kg/Posse #104313506-001

Enclosure

July 30, 2015

■■■■■■■■ Limit of proposed subdivision



Thursday, July 23, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 30

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 23, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 16, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0329
157853256-001

Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURMENT

The meeting adjourned at 9:40 a.m.



July 23, 2015

File No. LDA14-0329

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 33 single detached residential lots, 36 semi-detached residential lots, and one (1) Environmental Reserve lot, from the north half of the NE 20-51-25-W4M and the south half of the NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on July 23, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.45 ha lot pursuant to Section 664 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 cannot be registered until the area developers have provided the City with a signed copy of a Memorandum of Understanding, to the satisfaction of Transportation Services, for the conversion of the existing Ellerslie Road SW right-of-way, west of 170 Street SW, into a greenway;
5. that the subdivision boundary be amended to include the dedication of Keswick Boulevard SW with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (4) above, the owner clear and level Keswick Boulevard SW as required for road right of way dedication;
7. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivisions LDA13-0533 and LDA14-0405 be registered prior to or concurrent with Stage 1 of this application, for the logical extensions of roadway connections and necessary underground utilities;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 the City Departments and affected utility agencies;
7. that the engineering drawings include a 3 m hard surface shared use path, tying into the shared use path within the MR lot, with lighting, bollards and landscaping, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide grading plans for Keswick Boulevard SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface 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);
10. 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

11. that the owner is responsible for the landscape design and construction within the ER lot, road rights of way and walkway, 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 balance of the existing Deferred Reserve Caveat (DRC) on title for the north half of the NE 20-51-25-W4M is to be transferred to the south half of the NE 20-51-25-W4M. The existing DRC for the south half of the NE 20-51-25-W4M is to be reduced in accordance with ER dedication and top-of-bank roadway dedication and will carry 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 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 Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #157853256-001

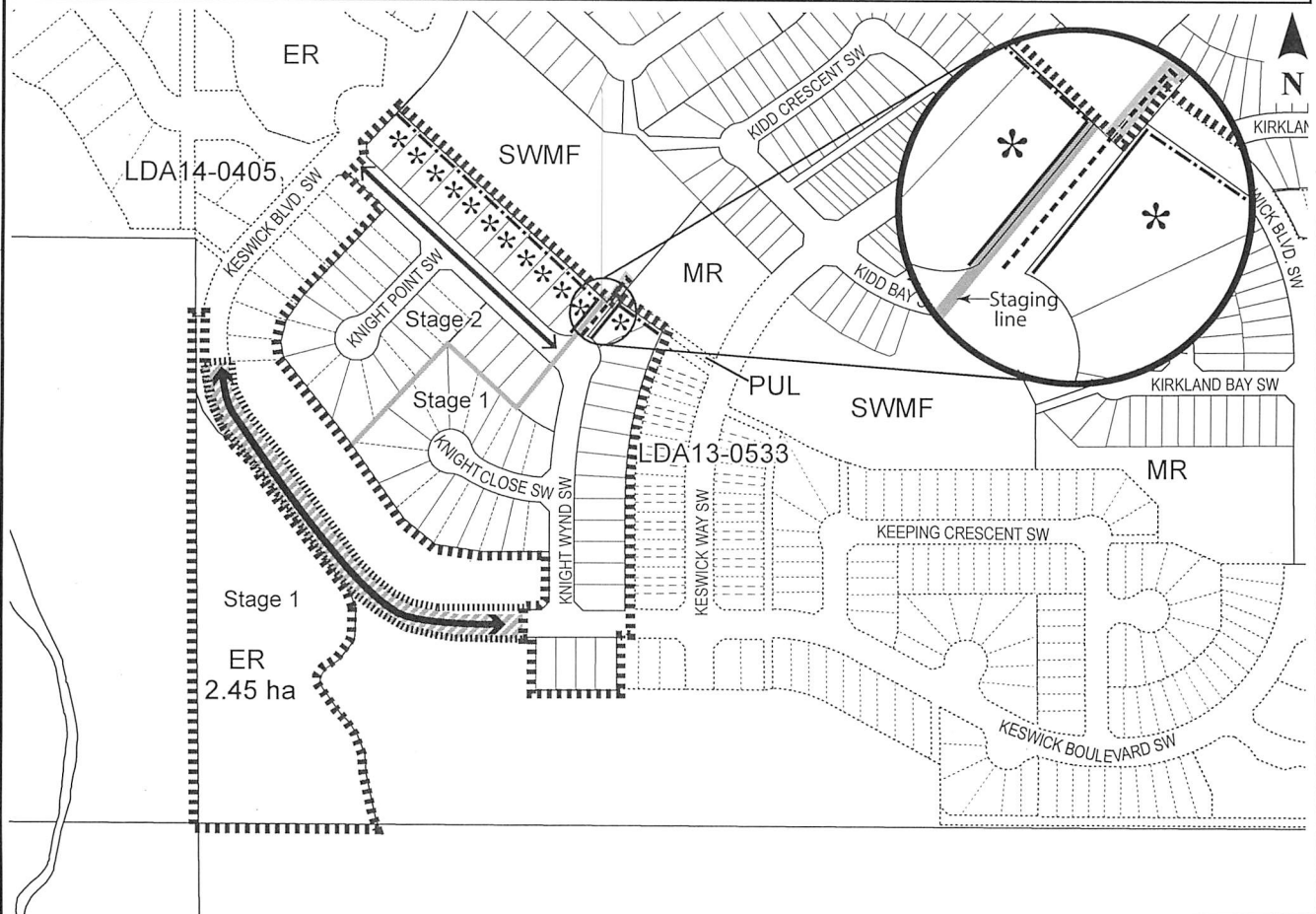
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

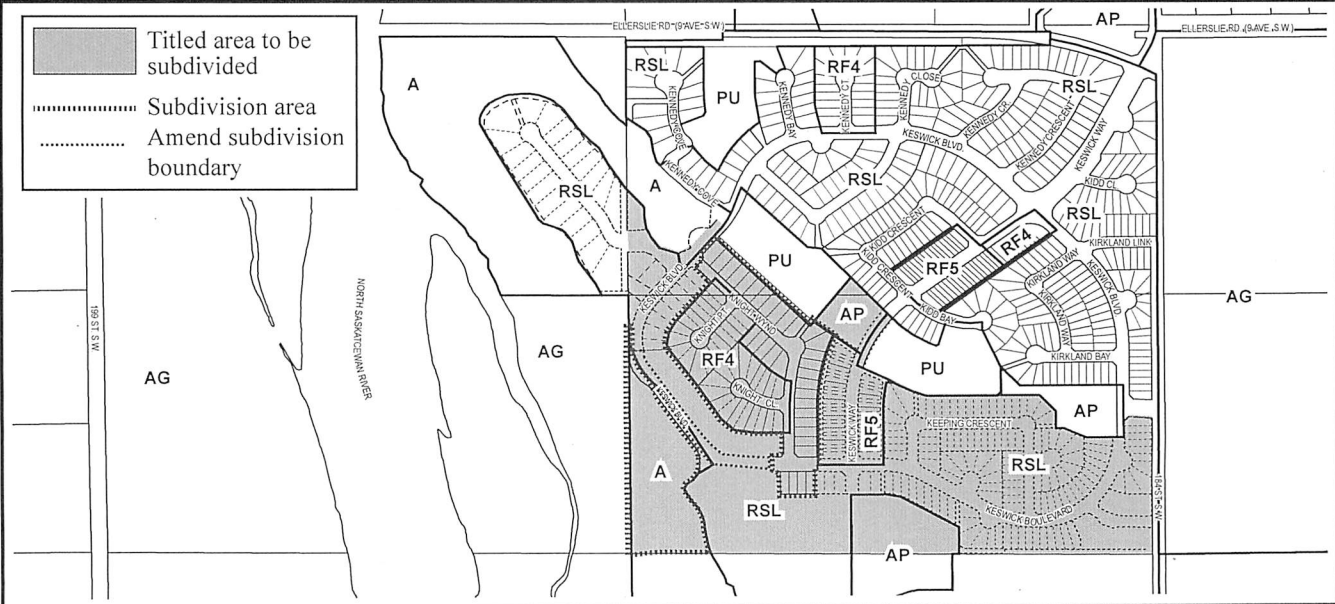
July 23, 2015

LDA14-0329

- | | | | |
|-------|--|-------|------------------------------------|
| ----- | Limit of proposed subdivision | ----- | 1.2 m uniform fence |
| ----- | Amend subdivision boundary | ----- | 3 m hard surface shared use path |
| ----- | Dedicate as road right-of-way | * | Restrictive covenant re: freeboard |
| ----- | Include in engineering drawings | ↔ | Temporary 6 m roadway |
| ----- | 1.8 m uniform screen fence as per Zoning Bylaw | ↔ | Include in grading plans |



- | | |
|-------|------------------------------|
| ----- | Titled area to be subdivided |
| ----- | Subdivision area |
| ----- | Amend subdivision boundary |



Thursday, July 16, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 16, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 2, 2015 and July 9, 2015 meetings be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA14-0188
147551165-001

Tentative plan of subdivision to create three (3) industrial lots, from the NE-35-53-25-W4M located west of 141 Street NW and north of 162 Avenue NW; **RAMPART INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA14-0574
165772682-001

Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 8, Block 8, Plan 902 2833 located north of 41 Avenue NW and east of 30 Street NW; **LARKSPUR**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:45 a.m.