

Thursday, April 21, 2011  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 16

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 21, 2011 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 April 7, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

1.

LDA07-0246  
Posse 67222170-001

Tentative plan of subdivision to create 58 single detached residential Lots and Lot A from Lot 56-65 Plan 5392 AE, located east of the existing 142 Street and south of 162 Avenue; **CARLTON**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**4. NEW BUSINESS**

1.

LDA10-0036  
Posse 92868485-001

Tentative plan of subdivision to create 59 single detached residential lots, 42 semi-detached residential lots and three (3) environmental reserve lots from portions of Plan 1456 RS, lots B and C and NW¼ 20-53-25-W4M; **BIG LAKE NEIGHBOURHOOD TWO**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA10-0141  
Posse 97676599-001

Tentative plan of subdivision to create 12 industrial lots from Lots 1-2, Block 30, Plan 082 5673 and Lot 6, Block 25, Plan 0825673 and roads closed by Bylaw 15679, located west of 34 Street NW and north of 56 Avenue NW, **PYLYPOW INDUSTRIAL**

MOVED

Blair McDowell

		That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA10-0323 Posse 103656294-001	Tentative plan of subdivision to create one block shell parcel from portions of NW 19-52-25-4, located east of Granville Road NW and South of Whitemud Drive, <b>GRANVILLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA10-0334 Posse 103713418-001	Tentative plan of subdivision to create 38 single detached residential lots, 72 semi-detached residential lots and one Municipal Reserve parcel from portions of Lot 1, Block A, Plan 102 7151 and OT-16-51-24-4, located south of Orchards Drive SW and east Parsons Road SW; <b>THE ORCHARDS AT ELLERSLIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA10-0384 Posse 105560523-001	Tentative plan of subdivision to create thirty single detached residential lots from portions of SE and SW 19-53-25-4, located west of 199 Street; <b>BIG LAKE NEIGHBOURHOOD ONE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA10-0385 Posse 105560933-001	Tentative plan of subdivision to create thirty single detached residential lots from a portion of SE 19-53-25-4, located west of 199 Street; <b>BIG LAKE NEIGHBOURHOOD ONE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>	
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:40 a.m.	



Subdivision Authority

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

April 21, 2011

File No. LDA07-0246

Scheffer Andrew  
12204 - 145 Street  
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 58 single detached residential Lots and Lot A from Lot 56-65 Plan 5392 AE, located east of the existing 142 Street and south of 162 Avenue;  
**CARLTON**

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**I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$114,654.40 representing 0.32 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 669 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivision SUB/05-0197 within the Carlton Neighbourhood be registered prior to or concurrent with this application;
5. that the owner provide an emergency access/walkway right-of-way, 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 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 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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing apply to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner 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;
7. that grading plans must be included in the submission of engineering drawings for the construction of the Emergency Access to 162 Avenue to the satisfaction of the Transportation Department;
8. that the owner pay their proportional share of the future upgrade of the 162 Avenue collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
10. that the illustrated residential lots as shown on the "Conditions of Approval" map, Enclosure I, be withheld from development until such time as the temporary 12m radius gravel surface temporary turnaround is no longer required, as deemed by the City of Edmonton;
11. that the emergency access/walkway right-of-way contain a 3 m concrete sidewalk with T bollards, and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2 m berm and a 1.8 m double board/no gap solid uniform screen fence (density of 20 kg/m<sup>3</sup>) or combination thereof, within residential property lines to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. The berm and fence is to wrap around 162 Avenue and transition to a 1.8 m double board/no gap solid uniform screen fence over a few lots;
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments; and
14. that the owner construct all fences, walkways, temporary turnaround and bollards to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

The owner is required to prepare a restrictive covenant in favour of the Canadian National Railway Company that will be registered against the proposed lots backing onto the 2.0 m high berm with 1.8 m high noise attenuation fence to protect the integrity of the berm and fence.

Upon construction of the berm and fence, ownership of the land on the west side of the fence, contained within Lot A, will be transferred to the Canadian National Railway Company and consolidated with the railway right-of-way.

The municipal reserve requirement is being addressed in its entirety by money-in-place for the subject lots.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at (780) 496-6213 or write to:

**Ms. Carman Yeung, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



*For*

Scott Mackie  
Subdivision Authority

SM/cy/Posse #67222170-001

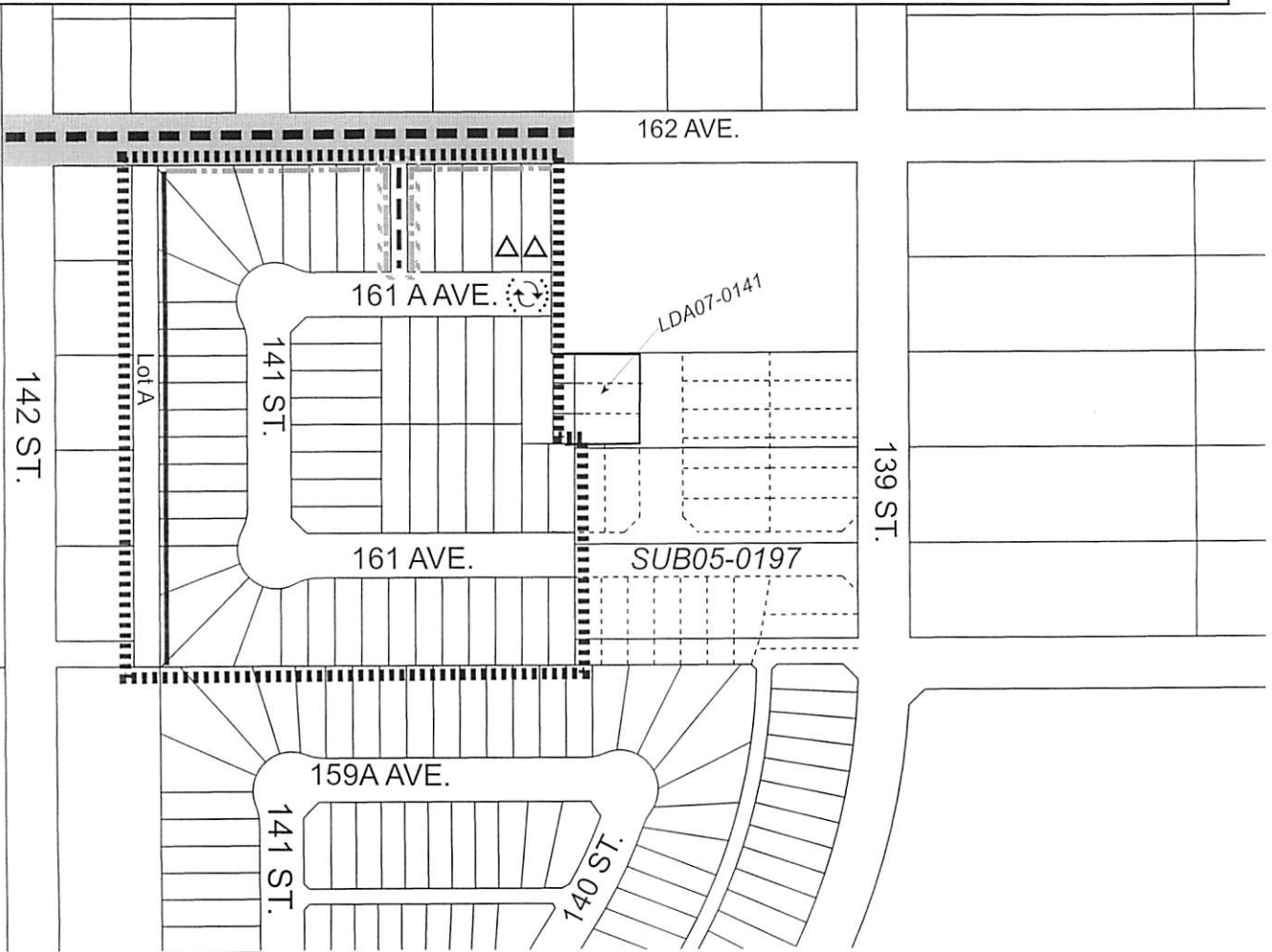
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

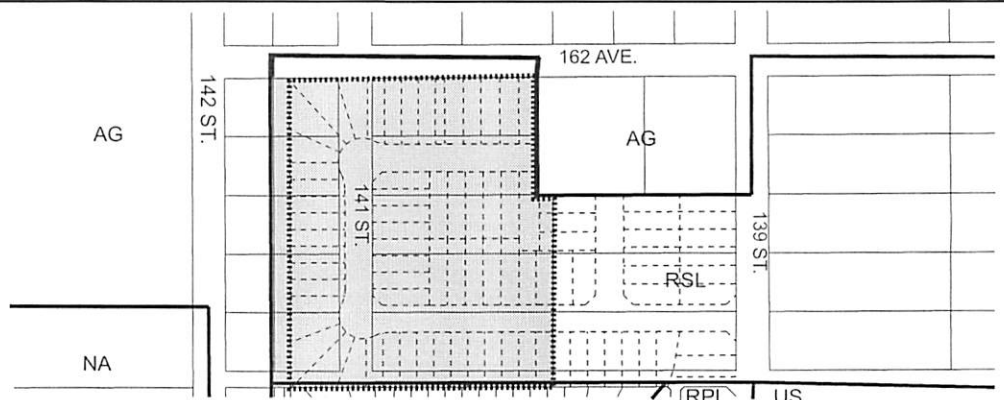
April 21, 2011

LDA07-0246

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|---|---|
| <p>..... Limit of proposed subdivision</p> <p>Construct a 1.8m uniform fence within residential property lines</p> <p>Construct a 2 m berm and a 1.8 m double board/no gap solid uniform screen fence</p> <p>Construct a 2m berm and a 1.8m dbl. board/no gap solid screen fence transitioning to a 1.8m dbl board/no gap solid uniform screen fence over the 2 lots adjacent to 162 Avenue</p> <p>Provide an emergency access/walkway right-of-way</p> | <p>Emergency access/walkway contains a 3 m concrete sidewalk with T-bollards, lighting</p> <p>△ Lots be withheld from development until such time as the 12 m radius temporary turnaround is not longer required</p> <p>Construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers</p> <p>The owner to pay the proportionate share of the future upgrade of the 162 Avenue collector roadway</p> <p>Include in Engineering drawings</p> |
|---|---|



- |   |
|---|
| <p>..... Titled area to be subdivided</p> <p>..... Subdivision area</p> |
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Subdivision Authority

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

April 21, 2011

File No. LDA10-0036

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

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 59 single detached residential lots, 42 semi-detached residential lots and three (3) environmental reserve lots from portions of Plan 1456 RS, lots B and C and NW¼ 20-53-25-W4M; **BIG LAKE NEIGHBOURHOOD TWO**

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**I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as one 0.26 ha, one 0.24 ha, and one 5.13 ha parcel (totalling 5.63 ha) pursuant to Section 664 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 0.78 ha by a Deferred Reserve Caveat to Block B, Plan 1456 RS, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 0.79 ha by a Deferred Reserve Caveat to Block C, Plan 1456 RS, pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide Municipal Reserve in the amount of 3.39 ha by a Deferred Reserve Caveat to NW¼ 20-53-25-W4M, pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. that the proposed Bylaw 15698 to rezone from (AG to RSL, RF4, RA7 and A) receive Third Reading prior to the endorsement of the plan of subdivision;
7. that the owner dedicate the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (5) 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 subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the construction of the entire or a suitable stage of the ultimate Storm Water Management Facility and ultimate storm outfall into Horseshoe Creek to the satisfaction of the Drainage Services Branch of Asset Management and Public Works;
8. that the owner design and construct the required Neighbourhood 2 sanitary pump station and forcemain connection to the Neighbourhood 1 off site pump station to the satisfaction of the Drainage Services Branch of Asset Management and Public Works;
9. that the owner enter into a 5 year maintenance period in the servicing agreement for the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands to the satisfaction of the Drainage Services Branch of Asset Management and Public Works;
10. 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 the Drainage Services Branch of Asset Management and Public Works;
11. that the owner submit a Hydraulic Network Analysis Report to ensure adequate fire flows can be met for the interim and ultimate conditions, to the satisfaction of EPCOR Water Services;
12. that the owner reconstruct 137 Avenue to a 11.5 urban residential collector standard from the north-south collector to the ultimate alignment of 137 Avenue located within the existing right-of-way (approximately 50 m west of the Alta Link Power right-of-way), as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner upgrade 137 Avenue from the north-south collector to Ray Gibbon Drive to a 9 m, paved rural road standard, with street lighting, as shown on the "Conditions of Approval" map, Enclosure I;



14. that the owner complete any required roadway modifications, including turn bays, and/or traffic signal modifications as the 137 Avenue and Ray Gibbon Drive intersection;
15. that the owner construct a 3.0 m asphalt shared use path within the top-of bank set back, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs 1.5 m concrete walkways with bollards, lighting and 1.8 m uniform screen fencing, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a temporary 1.5 m asphalt trail between the permanent top-of-bank shared use path and the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences positioned wholly on privately owned land, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Department.

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

Municipal Reserves (MR) are owing for Plan 1456 RS, lots B and C, and NW¼ 20-53-25-W4M, less land dedicated as Environmental Reserve (ER) and circulation. The titled area is 55.28 ha, where 5.63 ha is being dedicated as ER. The resulting area is 49.6 ha, and therefore MR in the amount of 4.96 ha (10%) is owing and will be divided proportionately among the three remnants.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at (780)944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie  
Subdivision Authority

SM/cw/Posse #092868485-001

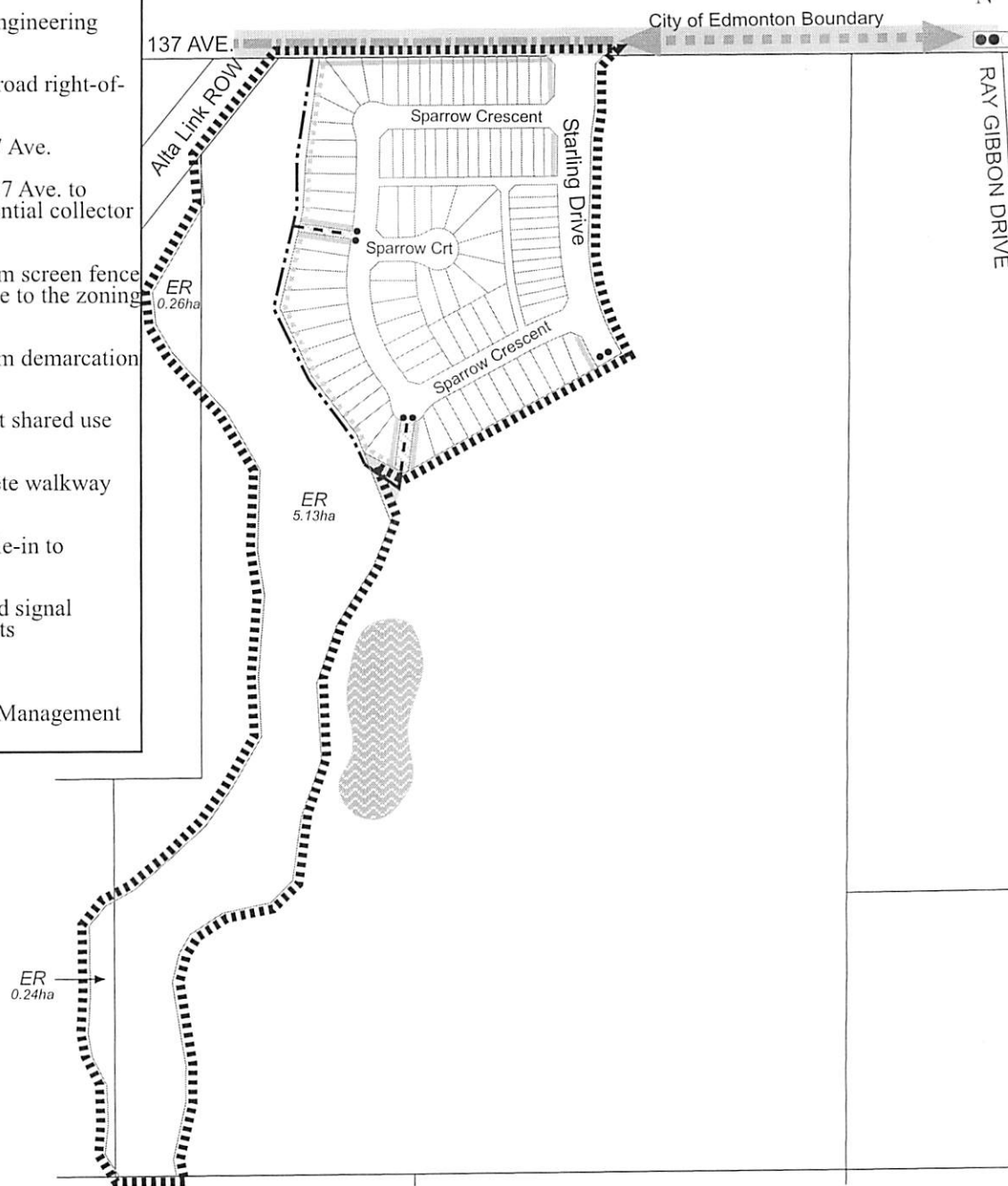
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

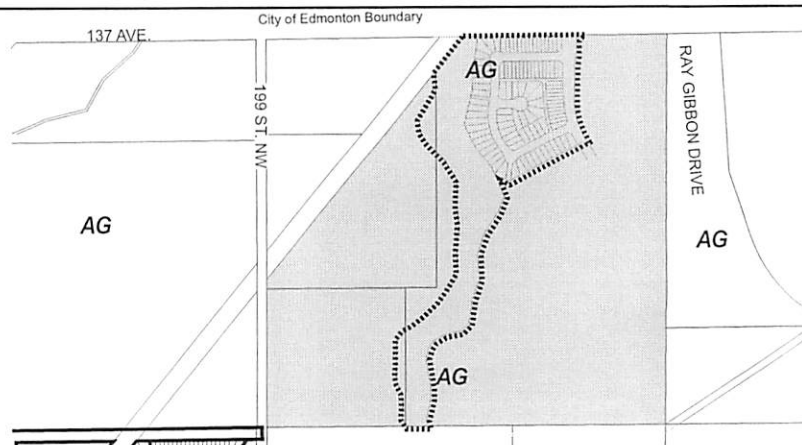
April 21, 2011

LDA10-0036

- Limit of proposed subdivision
- Include in Engineering Drawings
- ▨ Dedicate as road right-of-way
- Upgrade 137 Ave.
- Construct 137 Ave. to 11.5m residential collector standard
- 1.8m Uniform screen fence in accordance to the zoning Bylaw
- ..... 1.2m Uniform demarcation fence
- 3.0m Asphalt shared use path
- - - 1.5m Concrete walkway and lighting
- Temporary tie-in to walkway
- Roadway and signal improvements
- Bollards
- ▨ Stormwater Management Facility



- Titled area to be subdivided
- ..... Subdivision area





Subdivision Authority

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

April 21, 2011

File No. LDA10-0141

Focus Corporation  
Suite 1000, 9925 - 109 Street  
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear: Mr. McNutt:

RE: Tentative plan of subdivision to create 12 industrial lots from Lots 1-2, Block 30, Plan 082 5673 and Lot 6, Block 25, Plan 0825673 and roads closed by Bylaw 15679, located west of 34 Street NW and north of 56 Avenue NW, **PYLYPOW INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate, level and clear 34 Street NW and Roper Road right-of-way dedications in conformance with the approved Concept Plan and to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate land for the 36 Street NW and 42 Street NW rights-of-way to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
5. that an easement be registered for the 17 m temporary turnaround and the section of the multi-use trail to be constructed adjacent to the turnaround, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
6. that an easement be registered to allow for the construction of 42 Street NW adjacent to this subdivision, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. that access easements in favour of the City of Edmonton be registered on the Certificates of Title for all affected parcels with proposed joint accesses and the easements may not be discharged without the written consent from the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
9. that the approved subdivision within the Pylypow Industrial (File No. LDA10-0022) be registered prior to or concurrent with this application for the purpose of dedicating and constructing Roper Road from 42 Street NW west to its current terminus; 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 (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 subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit preliminary plans for 34 Street NW and Roper Road prior to submission of engineering drawings, to the satisfaction of the Transportation Department;
8. that the engineering drawings include the construction of 42 Street NW with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of the 17 m temporary turnaround on 42 Street NW, with Stage 1 of this subdivision, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of five lanes of Roper Road to an undivided urban arterial roadway standard from 42 Street NW to 36 Street NW, with Stage 1 of this subdivision, and to 34 Street NW with Stage 2, including all channelization, intersections, multi-use trails, sidewalks, lighting, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;



11. that the engineering drawings include construction of three lanes of 34 Street NW to an undivided rural arterial roadway standard from the current three lane section south of the subdivision to the north subdivision boundary (tapering back to the existing two lane section must occur north of the north subdivision boundary), including all channelization, intersections, multi-use trails, sidewalks, lighting, and landscaping, with Stage 2 of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction of the multi-use trail adjacent to 42 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 36 Street NW from the south subdivision boundary to Roper Road with Stage 1 of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct fences, bollards, lighting, multi-use trails, and sidewalks, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified on the "Conditions of Approval Map", Enclosure I; and
15. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve has been provided as cash-in-lieu with SUB/05-0145.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Adryan Wahl at (780) 944-7688 or write to:

**Mr. Adryan Wahl, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/aw/Posse # 097676599-001

Enclosure

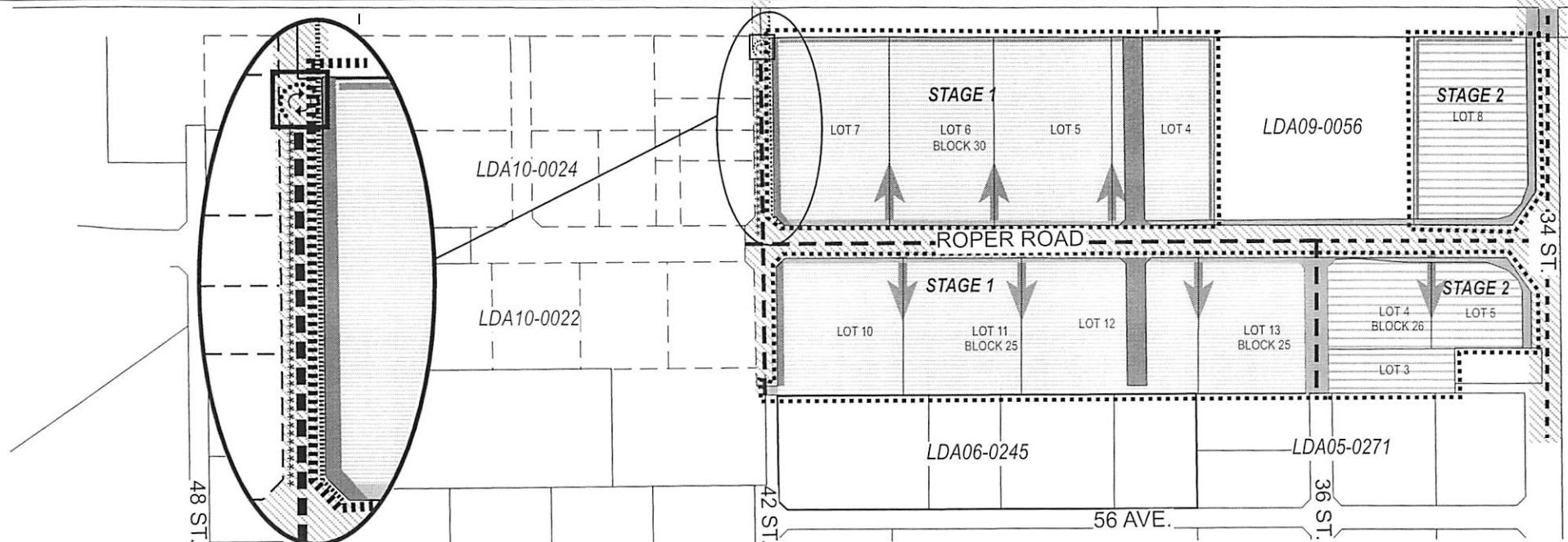


## SUBDIVISION CONDITIONS OF APPROVAL MAP

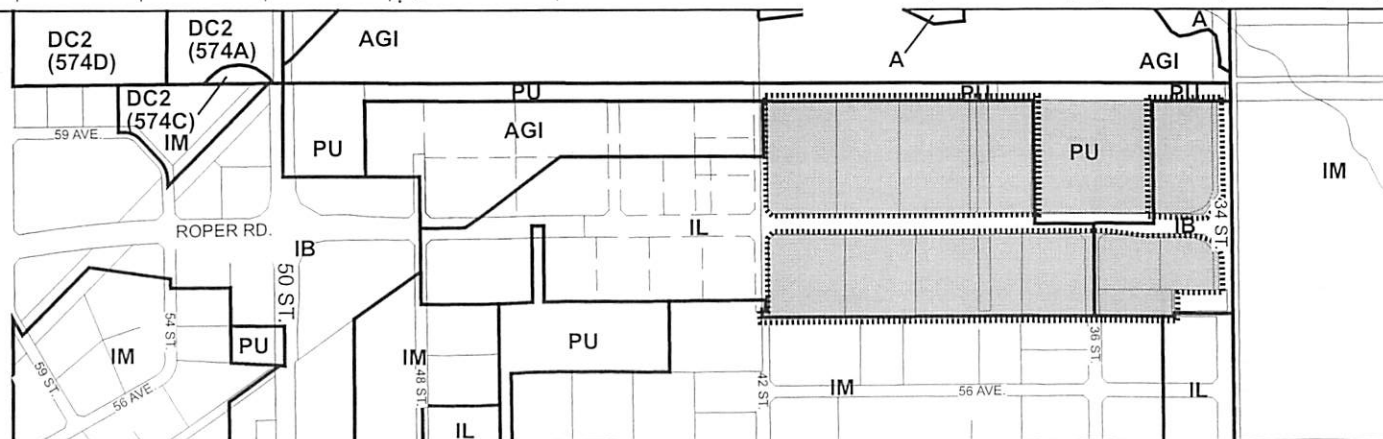
April 21, 2011

LDA10-0141

- |                                     |  |                                    |                                    |
|-------------------------------------|--|------------------------------------|------------------------------------|
| ..... Limit of proposed subdivision | Easement: temporary turnaround and multi-use trail | Stage 1 lots                       | 17m turnaround w/bollards          |
| Roadway to be closed                | ***** Easement: 42 street                          | Stage 2 lots                       | ..... Construct 3m multi-use trail |
| Roadway dedication                  | Easement & joint access                            | - - - Stage 1 Roadway construction | ——— 1.2m Uniform fence             |
| Include in Engineering drawings     |  | - - - Stage 2 Roadway construction |                                    |



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





Subdivision Authority

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

April 21, 2011

File No. LDA10-0323

IBI Group  
Suite 1020, Standard Life Building  
10405 Jasper Avenue  
Edmonton, AB T5J 3N4

ATTENTION: Tony Marando

Dear Mr. Marando:

RE: Tentative plan of subdivision to create one block shell parcel from portions of NW 19-52-25-4, located west of Guardian Road NW and South of Whitemud Drive, **GRANVILLE**

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**I The Subdivision by Plan is APPROVED pursuant to Section 654 of the Municipal Government Act on April 20, 2011, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 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 proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;

6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct fences, lighting and sidewalks, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified on the "Conditions of Approval map", Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves were provided by way of a Deferred Reserve Caveat (#032 122 553) that will remain 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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of this decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Kenan Handzic at (780) 496-6247 or write to:

**Mr. Kenan Handzic, Planner  
Current Planning Branch  
Planning and Development Department  
5<sup>th</sup> Floor, 10250 – 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**For** Scott Mackie  
Subdivision Authority

SM/vs/Posse #103656294-001

Enclosure





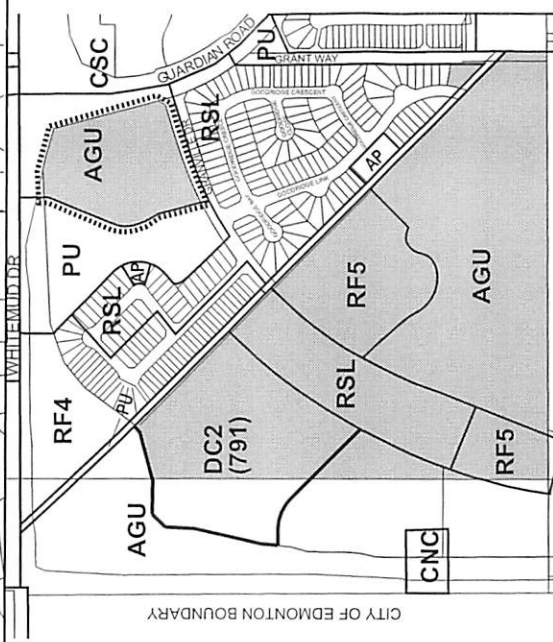
## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 21, 2011

LDA10-0323

 Limit of proposed subdivision 1.2m Demarcation fencing

WHITEMUD DR.

 Titled area to be subdivided  
 Subdivision area



Subdivision Authority

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

April 21, 2011

File No. LDA10-0334

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 38 single detached residential lots, 72 semi-detached residential lots and one Municipal Reserve parcel from portions of Lot 1, Block A, Plan 102 7151 and OT-16-51-24-4, located south of Orchards Drive SW and east Parsons Road SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.35 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to exclude that portion of Crabapple Run road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the proposed lot adjacent to the T-lane intersection include an 8.2 x 8.2 m corner cut to allow turning maneuvers within the alley, as identified on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision within The Orchards at Ellerslie Neighbourhood (File No. LDA10-0345) be registered prior to or concurrent with this application (for completion of water infrastructure); and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit



- infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
  3. that the owner pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
  4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
  5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
  6. that the owner 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;
  7. that the engineering drawings include connections from the walkway and from the 3.0 m Shared Use Path within the greenway to the 3.0 m Shared Use Path constructed under LDA07-0438, as shown on the "Conditions of Approval" map, Enclosure I;
  8. that the engineering drawings include servicing for the northern lots east of Crabapple Run, as shown on the "Conditions of Approval" map, Enclosure I;
  9. that the owner construct within the municipal reserve parcel (greenway), a 3.0 m hard surface shared use path with a dividing yellow centreline and "Shared Use" signage, landscaping and other improvements as outlined in The Orchards at Ellerslie Neighbourhood Structure Plan, to the satisfaction of the Parks and Transportation Departments, as shown on the "Conditions of Approval" map, Enclosure I;
  10. that the owner construct bollards and a 1.5m sidewalk with lighting and bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;
  11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
  12. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

MR requirements for Lot 1, Block A, Plan 1027151 (formerly NE-16-51-24-4) were addressed under LDA07-0438 where 1.12 ha was dedicated and a 2.79 ha DRC #102 434 765 was registered on title. The road closure of a portion of 91 Street subsequent to LDA07-0438 when MR and a DRC were taken needs to be addressed in this subdivision. MR owing on the full 91 Street road closure area (portions under LDA07-0438 and LDA10-0397) is 0.1 ha. Consequently, the DRC should be reduced by 0.25 ha not 0.35 ha.

Please note that this approval revises a portion of conditionally approved subdivision file number LDA07-0438.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at (780) 944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/cp/Posse #103713418-001

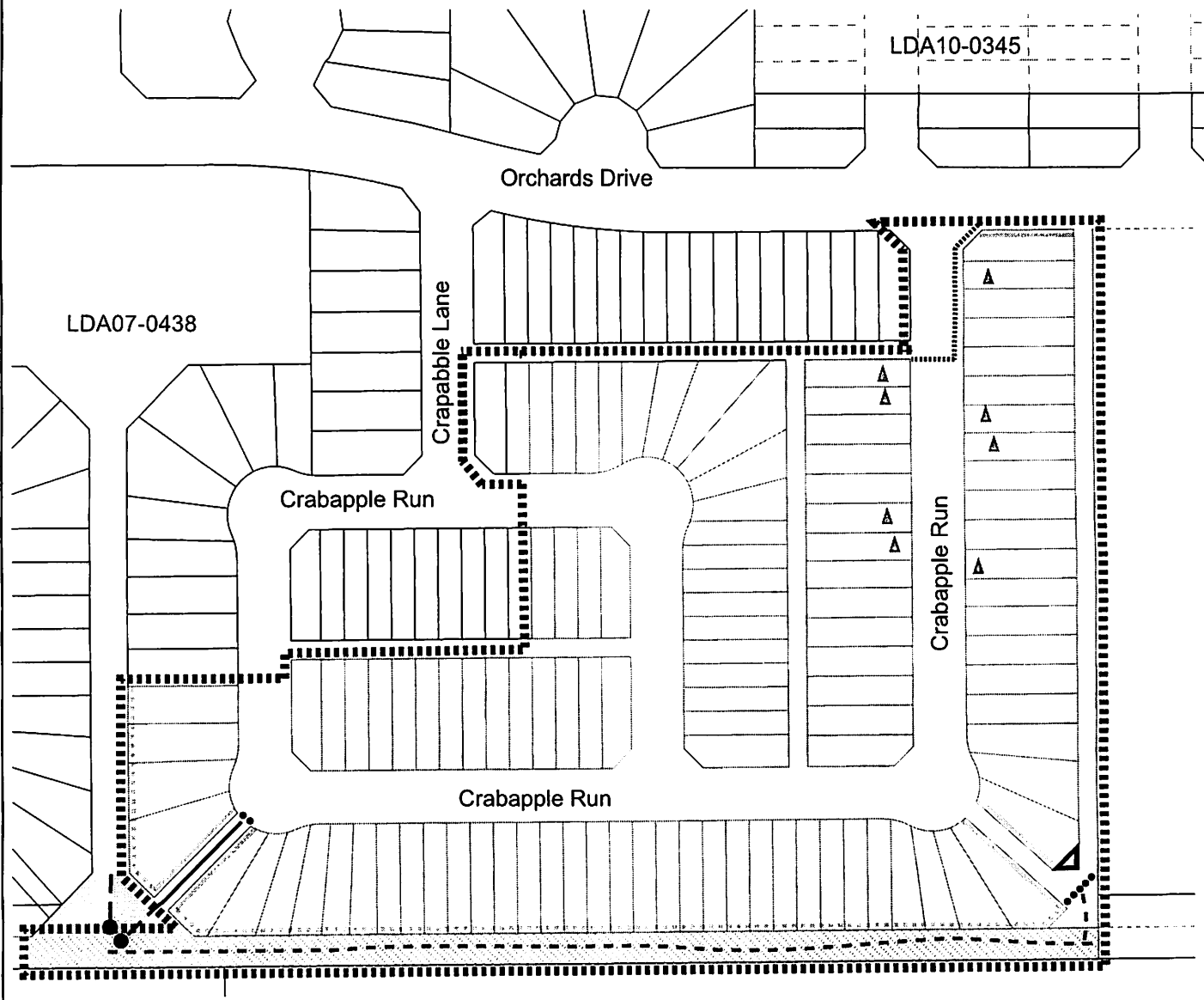
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

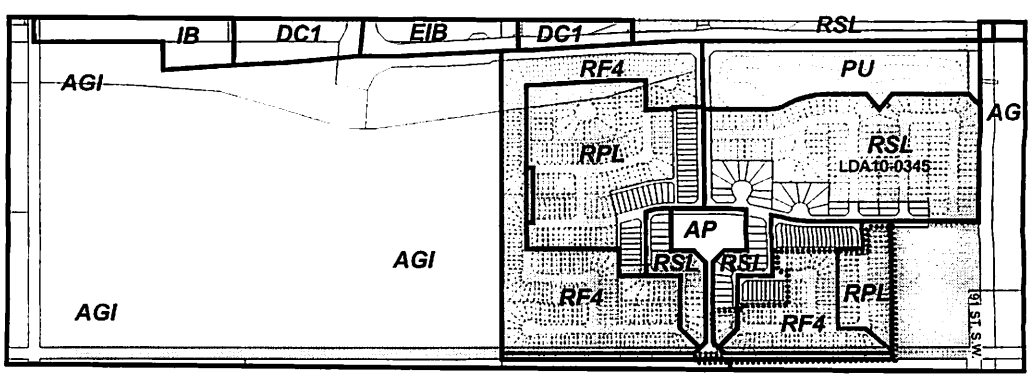
April 21, 2011

LDA10-0334

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>Limit of proposed subdivision</li> <li>Include in Engineering Drawings</li> <li>Municipal Reserve (Greenway)</li> <li>1.8m Uniform screen fence</li> <li>1.2m Uniform open fence</li> <li>3.0m Hard-surface shared use path</li> </ul> | <ul style="list-style-type: none"> <li>1.5m Concrete walk with lighting</li> <li>Connections to 3.0m shared use path</li> <li>Bollards</li> <li>8.2m x 8.2m corner cut</li> <li>Amend subdivision boundary</li> <li>RPL lots less than 9m</li> </ul> |
|---|--|



- |  |
|--|
| <ul style="list-style-type: none"> <li>Titled area to be subdivided</li> <li>Subdivision area</li> </ul> |
|--|





Subdivision Authority

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

April 21, 2011

File No. LDA10-0384

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 30 single detached residential lots from portions of SE and SW 19-53-25-4, located west of 199 Street; **BIG LAKE NEIGHBOURHOOD ONE**

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**I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 6.13ha by Deferred Reserve Caveat registered proportionately against the proposed parcel and the remainder of SW 19-53-25-4 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., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the extension of Trumpeter Way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkway as legal road-right-of-way, 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 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 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 proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner enter into a 5 year maintenance period in the Servicing Agreement for the proposed bioswale systems and that a further condition be included in the Servicing Agreement that, should the bioswale systems not function to an acceptable level of service during the maintenance period to the satisfaction of Drainage Services, the developer will replace the bioswale systems with an alternate, conventional storm drainage system;
8. that the owner submit a Hydraulic Network Analysis (HNA) for Peak Hour Demand and Maximum Day Demand plus fire flows demonstrating that the proposed interim and ultimate system will be able to provide sufficient Fire Flows for both the Trumpeter Neighbourhood Structure Plan and the Big Lake Area Structure Plan to the satisfaction of EPCOR Water Services;
9. that the owner design and construct the entire or a suitable stage of the ultimate Central Storm Water Management Facility (SWMF) and the ultimate connecting pipe between the Central SWMF and the East SWMF to the satisfaction of Drainage Services;
10. that the Engineering Drawings include an offset 17 m radius asphalt surface temporary transit turn around with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of the Transportation Department 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 power line right-of-way, from Trumpeter Way to south of the walkway, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m concrete walkway with bollards, lighting and minimum 1.8 m uniform fencing to be provided within the residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I;



15. that the owner submit a driveway plan for the lot adjacent to Trumpeter Way to ensure that the driveway does not encroach into any portion of the corner radius of the curve, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

No Municipal Reserve is due at this time for SE 19-53-25-4. An existing 4.257 ha DRC (# 092 460 496) will be carried forward to the remainder of the titled area.

It is noted that Environmental Reserve shall be provided with the future stages of subdivision that are adjacent the Horseshoe Creek ravine.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at (780) 944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/cw/Posse #105560523-001

Enclosure

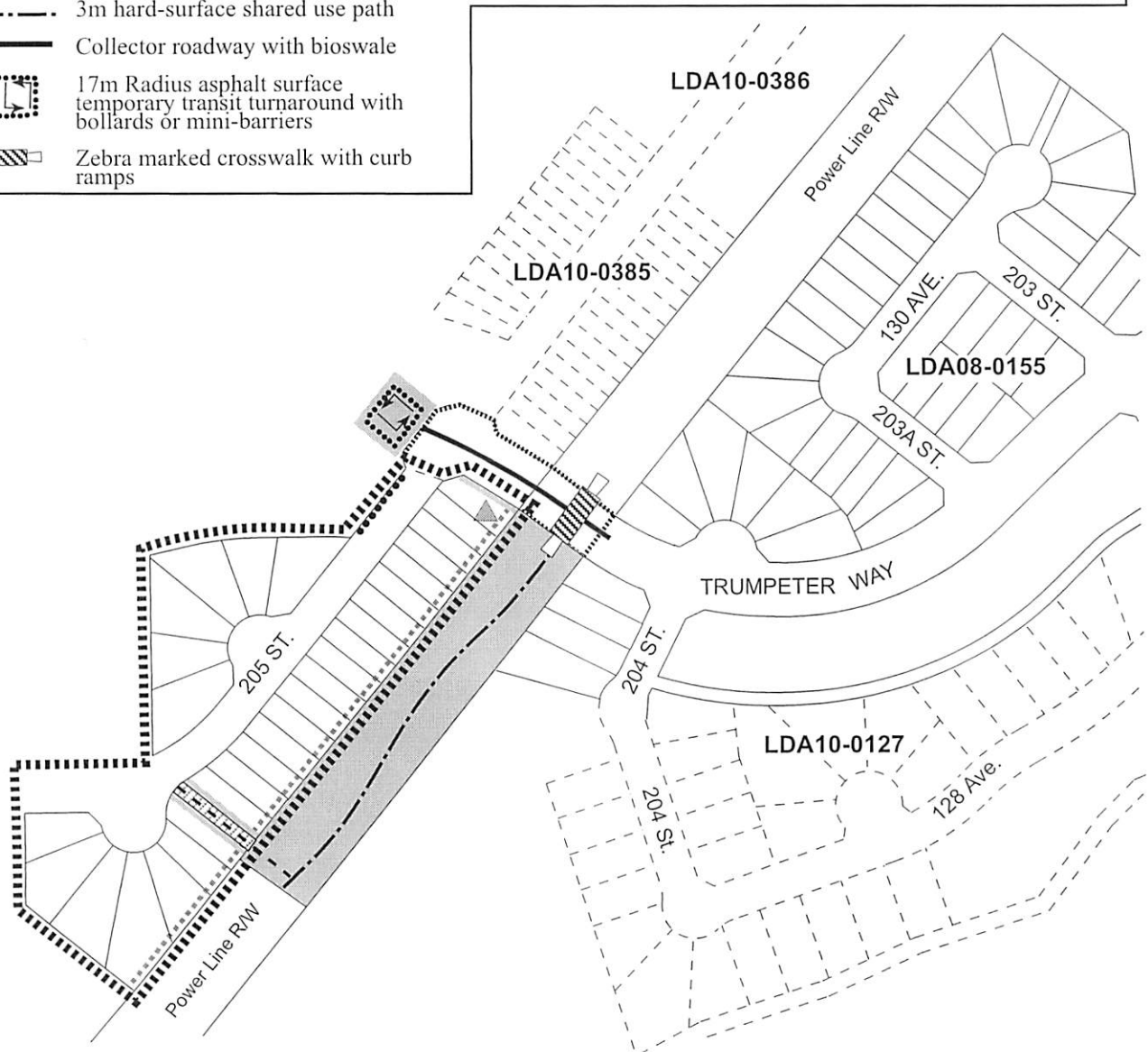
## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 21, 2011

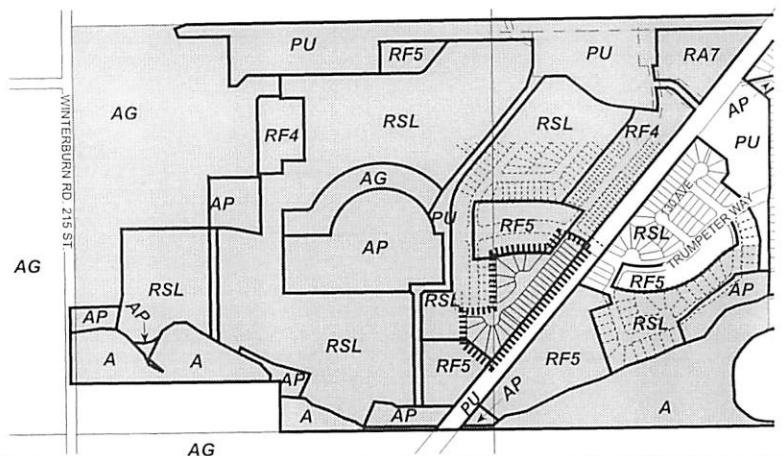
LDA10-0384

- Limit of proposed subdivision
- ..... Amend subdivision boundary
- Include in Engineering drawings
- ▲ Driveway plan required
- ..... 1.2m uniform fence
- 3m hard-surface shared use path
- Collector roadway with bioswale
- 17m Radius asphalt surface temporary transit turnaround with bollards or mini-barriers
- ▨ Zebra marked crosswalk with curb ramps

- Walkway to contain a 1.5m concrete sidewalk with bollards & lighting
- ▨ Register the walkway as legal road right-of-way
- 1.8m uniform screen fence
- .... Temporary bollards



- Titled area to be subdivided
- ..... Subdivision area





Subdivision Authority

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

April 21, 2011

File No. LDA10-0385

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 30 single detached residential lots from a portion of SE 19-53-25-4, located west of 199 Street; **BIG LAKE NEIGHBOURHOOD ONE**

---

**I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;

4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner enter into a 5 year maintenance period in the servicing agreement for the proposed bioswale systems and that a further condition be included in the servicing agreement that, should the bioswale systems not function to an acceptable level of service during the maintenance period to the satisfaction of Drainage Services, the developer will replace the bioswale systems with an alternate, conventional storm drainage system;
8. that the owner submit a Hydraulic Network Analysis (HNA) for Peak Hour Demand and Maximum Day Demand plus fire flows demonstrating that the proposed interim and ultimate system will be able to provide sufficient Fire Flows for both the Trumpeter Neighbourhood Structure plan and the Big Lake Area Structure Plan, to the satisfaction of EPCOR Water Services;
9. that the owner design and construct the entire or a suitable stage of the ultimate central Storm Water Management Facility (SWMF) and the ultimate connecting pipe between the Central SWMF and the East SWMF, to the satisfaction of Drainage Services;
10. that the Engineering Drawings include an offset 17 m radius asphalt surface temporary transit turn around with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
11. that the Engineering Drawings include an easement for a 12 m radius gravel surface temporary turn around with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately owned land 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 public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

No Municipal Reserve is due at this time for SE 19-53-25-4. An existing 4.257 ha DRC (# 092 460 496) will be carried forward to the remainder of the titled area.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at (780) 944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



for

Scott Mackie  
Subdivision Authority

SM/cw/Posse #105560933-001









Enclosure

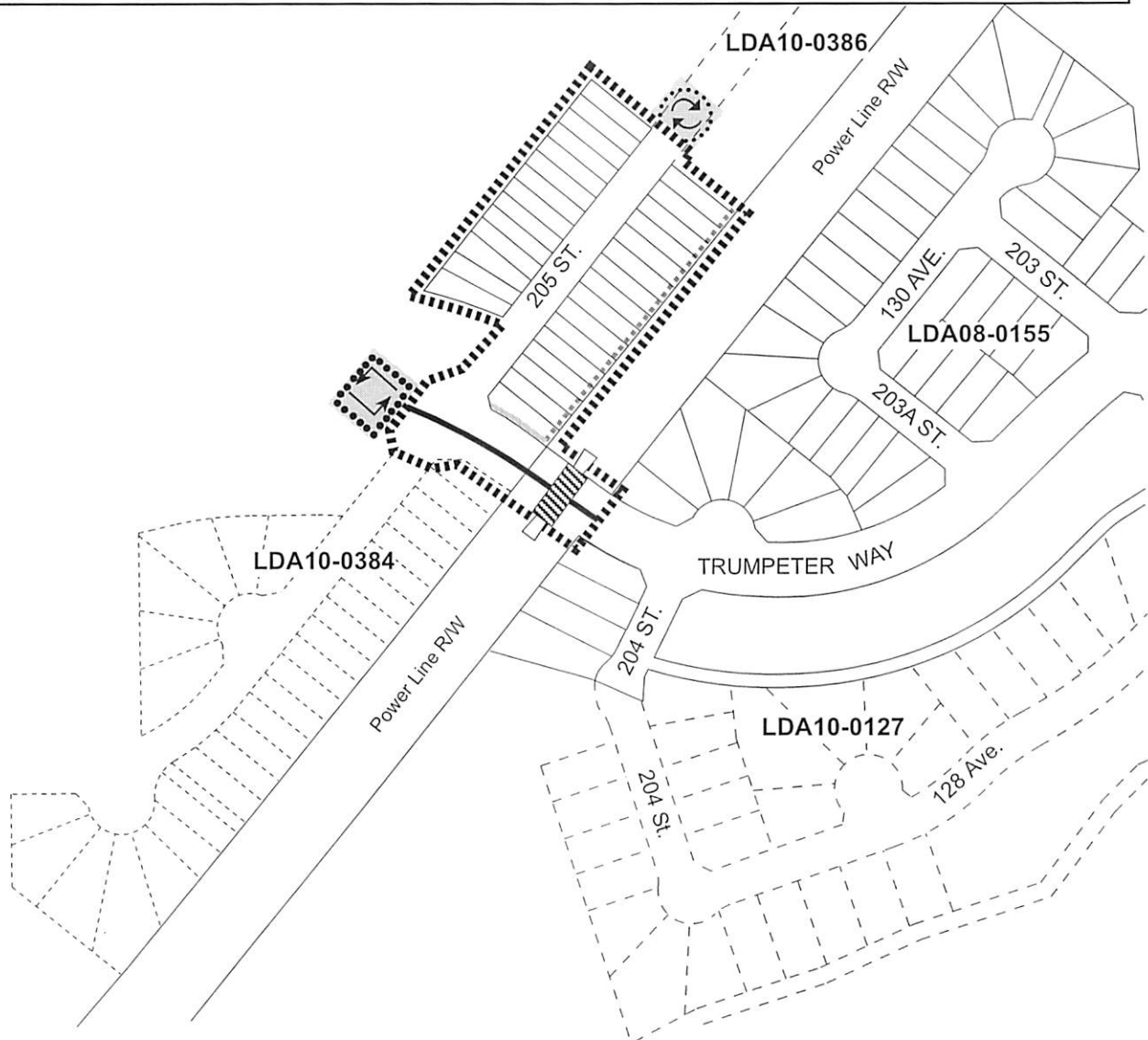




## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 21, 2011

LDA10-0385

- |   |  |   |  |
|---|--|---|--|
|  | Limit of proposed subdivision          |  | 12m radius gravel surface temporary turnaround with bollards or mini-barriers          |
|  | Include in Engineering drawings        |  | 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers |
|  | Zebra marked crosswalk with curb ramps |  | 1.2m uniform fence   |
|  | Collector roadway with bioswale        |  | 1.8m uniform screen fence  |



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

