

Thursday, April 7, 2011

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 7, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 31, 2011 meeting be adopted.

3. OLD BUSINESS

1. LDA08-0173
Posse 077391735-001

Tentative plan of subdivision to create one (1) commercial parcel from a portion of NW 19-52-25-4; located south of Whitemud Drive and east of Winterburn Road (215 Street), at 3004 Granville Drive and 7231 Winterburn Road NW; **GRANVILLE**

4. NEW BUSINESS

1. LDA10-0115
Posse 094598142-001

Tentative plan of subdivision to create 112 single detached residential lots, 36 semi-detached residential lots and 1 Environmental Reserve parcels from SW 8-52-23-4 and from portions of Lot 2, Plan 8121577, SE 8-52-23-4, and NW 8-52-23-4 located east of 17 Street SW and the CN rail line, and south of 38 Avenue SW; **MAPLE**

2. LDA10-0168
Posse 098894233-001

Tentative plan of subdivision to create 78 semi-detached lots and one (1) remnant parcel from Block 2, Plan 6532 KS, located east of 156 Street and north of Simpson Drive; **SOUTH TERWILLEGAR**

3. LDA10-0304
Posse 099605346-001

Tentative plan of subdivision to create one (1) medium density residential lot from a portion of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**

4. LDA10-0308
Posse 102703598-001

Tentative plan of subdivision to create two (2) Natural Area parcels and one (1) Municipal Reserve parcel from a portion of Block 1 Plan 7722209 and a portion of NE 2-54-24-W4, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

5. LDA10-0330
Posse 103852528-001

Tentative plan of subdivision to create two (2) medium density residential lots from a portion of Lot 2, Plan 782 2211, located north of 4 Avenue SW and west of 50 Street SW; **CHARLESWORTH**

5.	OTHER BUSINESS
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Subdivision Authority

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

April 7, 2011

File No. LDA08-0173

IBI Group
Suite 1050, 10405 Jasper Avenue
Edmonton, AB T5J 3N4

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create one (1) commercial parcel from a portion of NW 19-52-25-4; located south of Whitemud Drive and east of Winterburn Road (215 Street), at 3004 Granville Drive and 7231 Winterburn Road NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on April 7, 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 easements and/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 identified in the engineering drawings associated with the Servicing Agreement;
3. that the owner register a cross-lot access easement in favour of the City of Edmonton for all parcels to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a 6.0 m undivided easement in favour of EPCOR Water, to the satisfaction of EPCOR Water; 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 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 lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities;
4. 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;

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 engineering drawings include construction of the necessary offsite water mains to provide for looping to the satisfaction of EPCOR Water;
7. that the owner construct all fences positioned wholly on privately owned lands to the satisfaction of the City of Edmonton in the locations shown 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 right-of-ways, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Parkland Services Branch of Asset Management and Public Works Department and the Transportation Department.

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

Municipal Reserve has been addressed for this subdivision with the approval and registration of LDA07-0057 whereby the MR due at the time was carried forward to the remainder of NW 19-52-25-4 with Deferred Reserve Caveat #032 122 553 in the amount of 5.42 hectares.

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. Kenan Handzic at 780-944-0123 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/kh/Posse # 77391735

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2011

LDA08-0173

- Limit of proposed subdivision
← Cross lot access easement

WHITEMUD DRIVE

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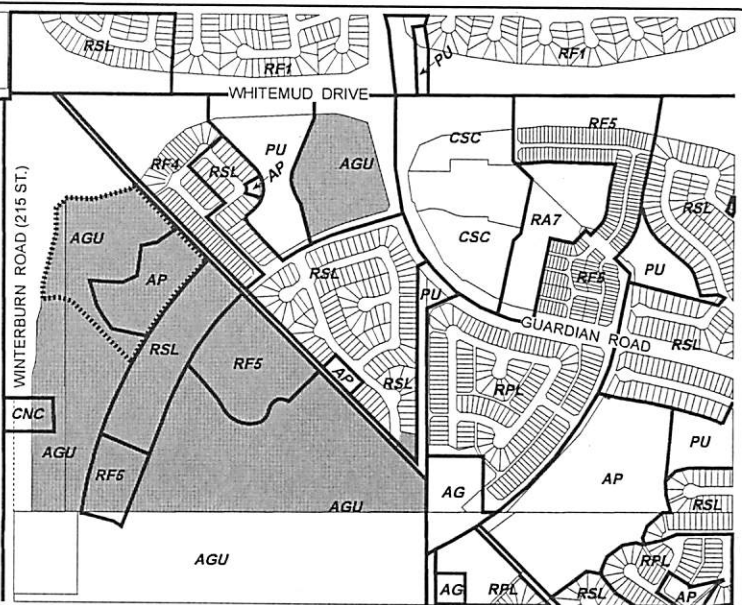
WINTERBURN ROAD (215 ST.)

LDA07-0057

LDA07-0484

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

AG





Subdivision Authority

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

April 7, 2011

File No. LDA10-0115

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 112 single detached residential lots, 36 semi-detached residential lots and 1 Environmental Reserve parcels from SW 8-52-23-4 and from portions of Lot 2, Plan 8121577, SE 8-52-23-4, and NW 8-52-23-4 located east of 17 Street SW and the CN rail line, and south of 38 Avenue SW; MAPLE

I The Subdivision by Plan is APPROVED on April 7, 2011 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.26 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 provide Municipal Reserve in the amount of 2.51 ha by agreement and caveat to the remainder of SE 8-52-23-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 1.91 ha by agreement and caveat to the remainder of NW 8-52-23-4, 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 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;
6. that the lands to be gifted to CN along the western boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I, be done after construction of the berm and fence;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lot flanking 38 Avenue as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility (berm and fence);
8. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 38 Avenue from the CN Rail line to the east subdivision boundary as shown on Enclosure I;

9. that subject to Clause I.8 above, the owner clear and level 38 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department;
10. that a whistle cessation study for the 38 Avenue rail crossing be completed by the owner and submitted to CN prior to public usage of the new rail crossing, or be completed to the satisfaction of the Transportation Department;
11. that the owner register a temporary emergency access easement, located such that the emergency access does not conflict with any area identified for future Park and/or Natural/Drainage area purposes in the Maple Neighbourhood Structure Plan, as generally shown on the "Conditions of Approval" maps, Enclosures I and II;
12. that the owner register a public access easement for a temporary gravel connection to the temporary emergency access easement, 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 subdivision.

II That the Servicing Agreement required in Clause I (4) contain, among other things, the following:

1. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. 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;
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 owner construct the first half (north side) of 38 Avenue, (a four lane divided urban arterial), with the crossing over Fulton Creek designed in accordance with the recommendations outlined in the Environmental Impact Screening Assessment, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the arterial construction required under Clause II.7 include a 2.5 m multi-use trail and lighting on the south side of 38 Avenue, east of 8 Street, and a 2.5 m multi-use trail and lighting on the north side of 38 Avenue, west of 8 Street that ties into the pedestrian rail crossing being constructed under the Tamarack CNR Crossing-38 Avenue Servicing Agreement DS-1452, and that the engineering drawings include construction of the 2.5 m multi-use trail and lighting west of the rail line to the 12 Street intersection, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a CCC will not be issued until the watermain required under the Tamarack CNR Crossing - 38 Avenue Servicing Agreement, DS-1452, is constructed;
10. that the Engineering Drawings include the construction of a 4.0 m wide temporary emergency access with T-bollards, constructed to a paved residential alley standard,

located such that the emergency access does not conflict with any area identified for future Park and/or Natural/Drainage area purposes in the Maple Neighbourhood Structure Plan, in the location as generally shown on the "Conditions of Approval" maps, Enclosures I and II;

11. that the Engineering Drawings include the construction of a temporary gravel connection to the 4.0 m wide temporary emergency access in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a noise attenuation facility (combination berm and fence) to a minimum height of 4.5 m in the locations as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 2.5 and 3.0 m top-of-bank asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, bollards, lighting and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.5 m concrete sidewalk with lighting, landscaping, 1.8 m uniform fencing and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct the public and emergency access with a 3.0 m concrete sidewalk, with a dividing yellow centerline and "Shared Use" signage, fire hydrant, bollards, lighting and landscaping connecting to the top-of-bank asphalt multi-use trail in the location as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1.2 m uniform open fence for residential lots backing on to environmental reserve and the top-of-bank multi-use trail in the locations as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.8 m double board/no gap solid uniform screen fence in the location as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation and Asset Management and Public Works Departments, in the location 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 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.

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

Municipal Reserve (MR) requirements for Lot 2, Plan 8121577 were previously addressed with a DRC to be carried forward on title. MR requirements for SW 8-52-23-4 were previously addressed with SUB/06-0005 (Tamarack). MR requirements for SE 8-52-23-4 are being requested with this subdivision as a DRC of 2.51 ha to be registered on title. MR requirements for NW 8-52-23-4 are being requested with this subdivision as a DRC of 1.91 ha to be registered 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, 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,

Scott Mackie
Subdivision Authority

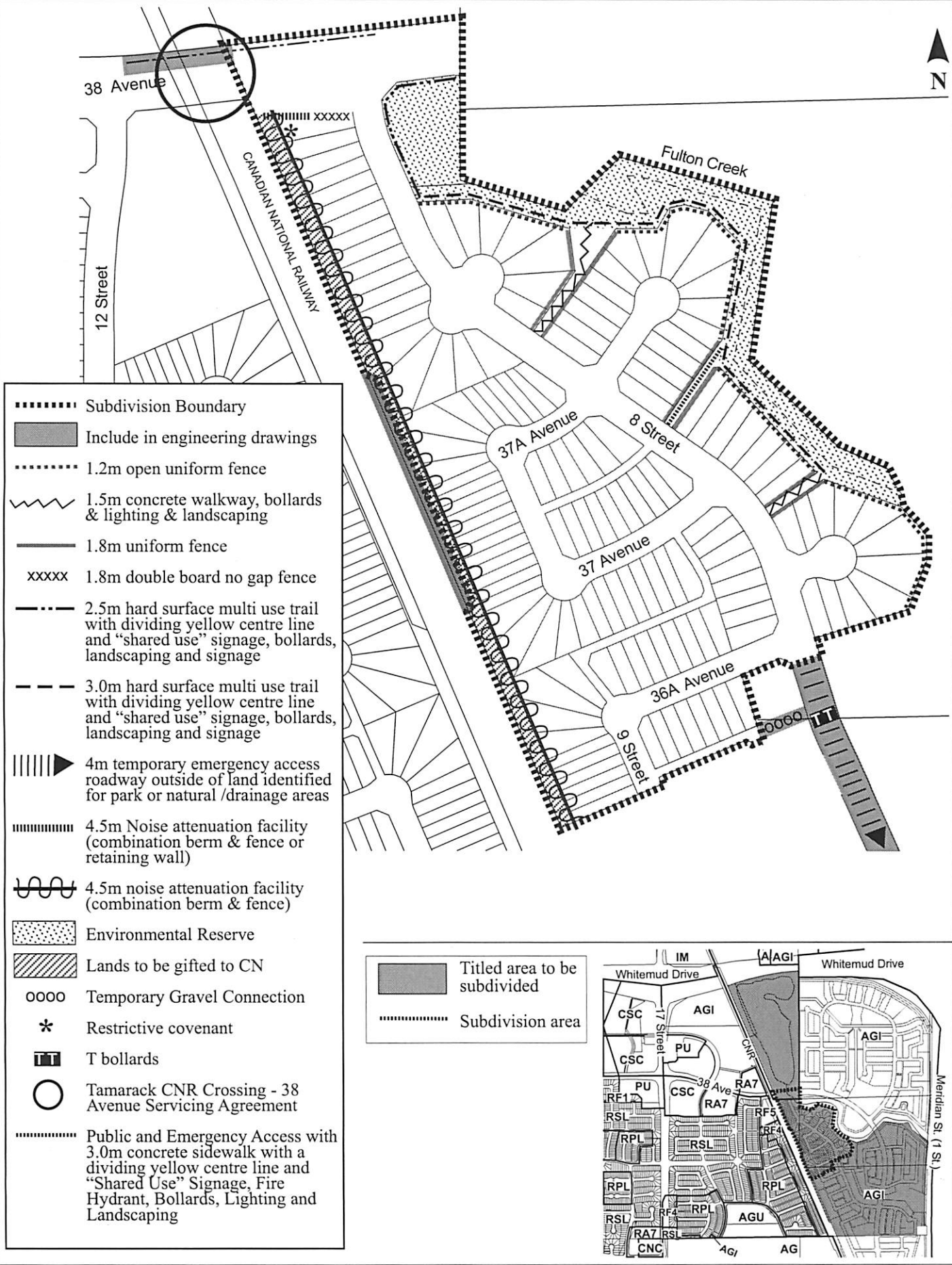
SM/cp/Posse # 94598142

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2011

LDA10-0115

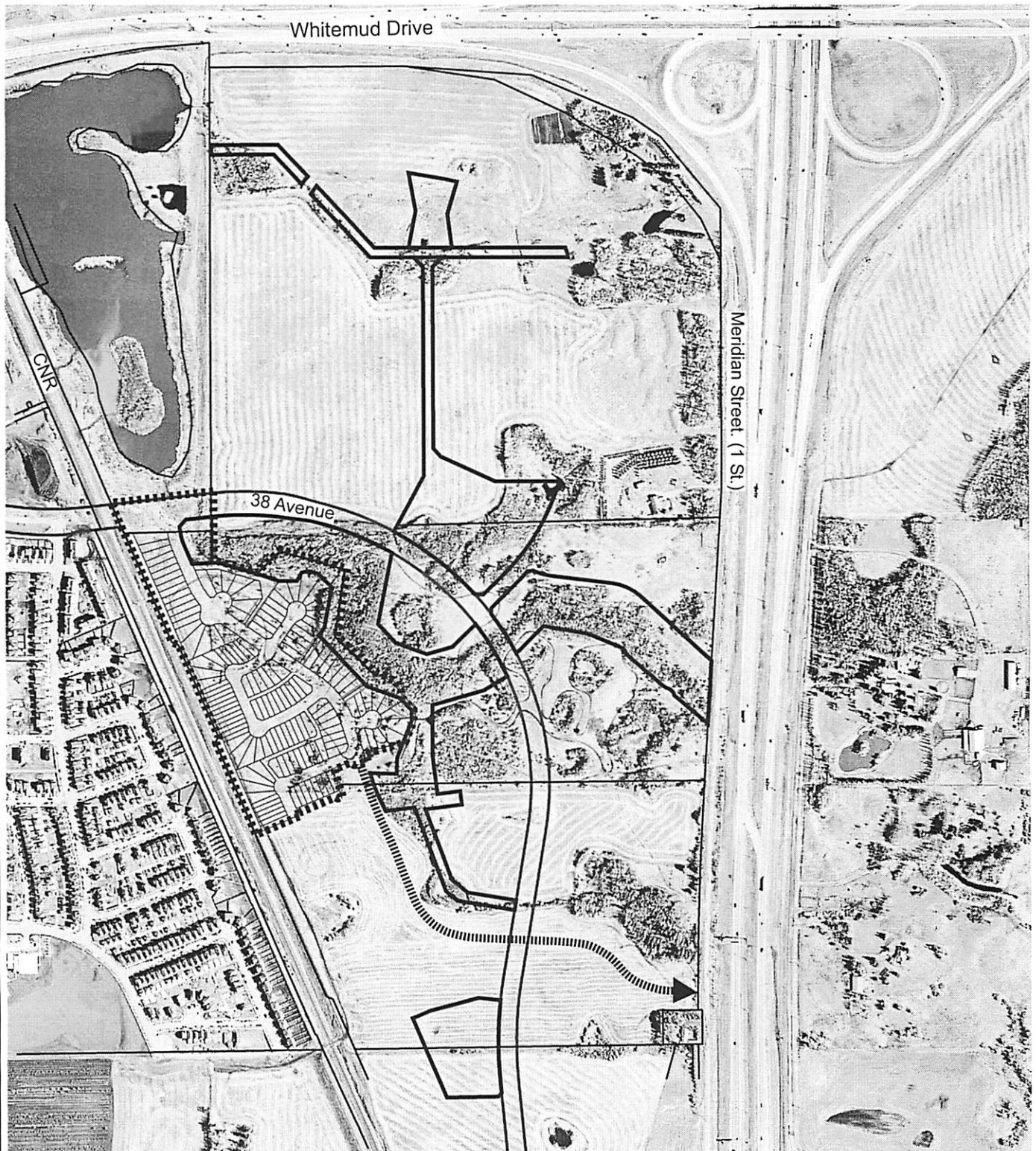


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2010

LDA10-0115

- Limit of proposed subdivision
- ▶ 4m temporary emergency access roadway located outside of land identified for park or natural /drainage areas
- Maple NSP parks and natural / drainage areas
- 38 Avenue





Subdivision Authority

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

April 7, 2011

File No. LDA10-0168

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 78 semi-detached lots and one (1) remnant parcel from Block 2, Plan 6532 KS, located east of 156 Street and north of Simpson Drive; **SOUTH TERWILLEGAR**

I The Subdivision by Plan is APPROVED on April 7, 2011 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$228,142 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 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 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 Office, having regard to the provision of roadways and the logical extension of services;
5. that the owner register an easement for public access in favour of the City of Edmonton, with Stage 1, from 156 Street to Simpson Place, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the servicing agreement as a caveat on the remnant parcel, in favour of the City of Edmonton, with Stage 1;
7. that the owner and City of Edmonton discharge the public access easement, with Stage 2, for 156 Street to Simpson Place, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner dedicate the emergency access as road right-of-way with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner prepare and register a caveat in favour of the City of Edmonton to be registered with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I, to advise future owners of temporary operation of transit service, the ultimate location of the permanent collector roadway and the relocation of transit service to 156 Street/Simpson Drive;

10. that the owner dedicate 156 Street to Simpson Drive to the satisfaction of the Transportation Department with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II; 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 (2) contain, among other things, the following:

1. that the owner pay all costs specified in the Servicing Agreement (including but not limited to sidewalk, shared use path and/or transit infrastructure) prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this 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 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 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 owner construct a temporary roadway connection from 156 Street to Simpson Place to a permanent 11.5 meter wide collector roadway standard, including sidewalk and lighting with Stage 1, as shown on the "Conditions of Approval Map" map, Enclosure I;
8. that the owner construct Simpson Place to a permanent 11.5 meter wide collector roadway standard with Stage 1, as shown on the "Conditions of Approval Map" map, Enclosure I;
9. that the owner construct an emergency access walkway with a 3.0 m concrete sidewalk, T-bollards and lighting with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct a portion of 156 Street to its ultimate design and configuration to the satisfaction of the Transportation Department with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the Stage 1 engineering drawings and Servicing Agreement include the design of 156 Street/ Simpson Drive, as shown on the "Conditions of Approval Map" map, Enclosure I;
12. that the owner construct 156 Street to Simpson Drive to its ultimate design and configuration to the satisfaction of the Transportation Department with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
13. that water main looping be provided to the satisfaction of Epcor Water Services;
14. that the owner construct bollards to the satisfaction of the Transportation Department with Stage 1 in the location as shown on the "Conditions of Approval" map, Enclosure I;

15. 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 II; and
16. 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 in Stage 1.

Enclosure II is a map of the subdivision identifying major conditions of this approval in Stage 2.

Please note, all Municipal Reserve for Block 2, Plan 6532KS is being provided as money-in-place of reserve. The money-in-place of reserve represents 10% of 3.97 ha, less TUC dedication of 0.131 ha totalling 0.384 ha of Municipal Reserve.

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. Holly Bichai at 780-944-0112 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/hb/Posse #98894233

Enclosures


SUBDIVISION CONDITIONS OF APPROVAL MAP


April 7, 2011

LDA10-0168

..... Limit of proposed subdivision

— Stage 1 boundary

 Construct temporary roadway to permanent 11.5m wide collector roadway standard with lighting and sidewalk and register public access easement

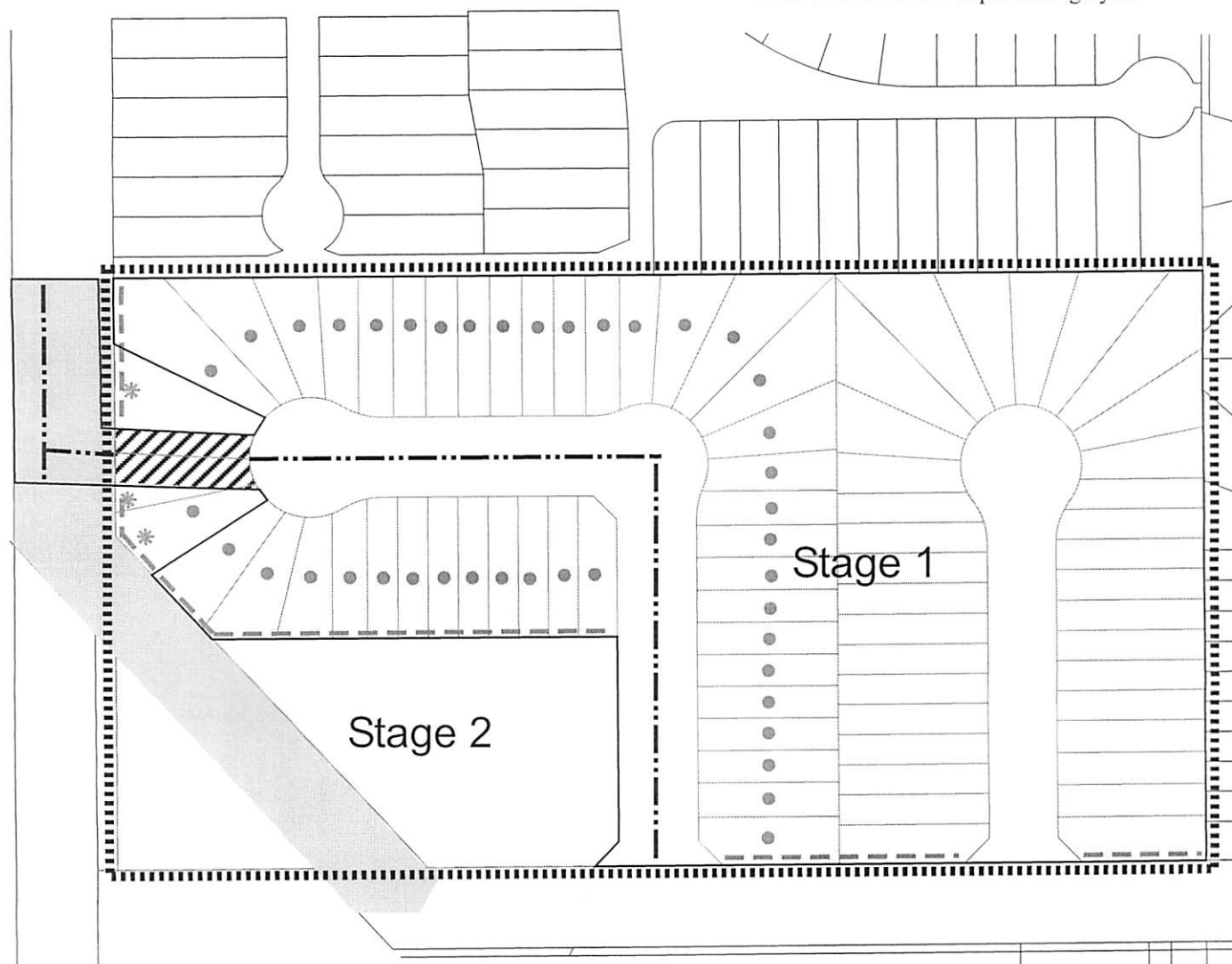
 Include in Stage 1 Engineering drawings


— Construct 11.5m wide collector roadway standard

* Withhold lots from development until ultimate collector is constructed

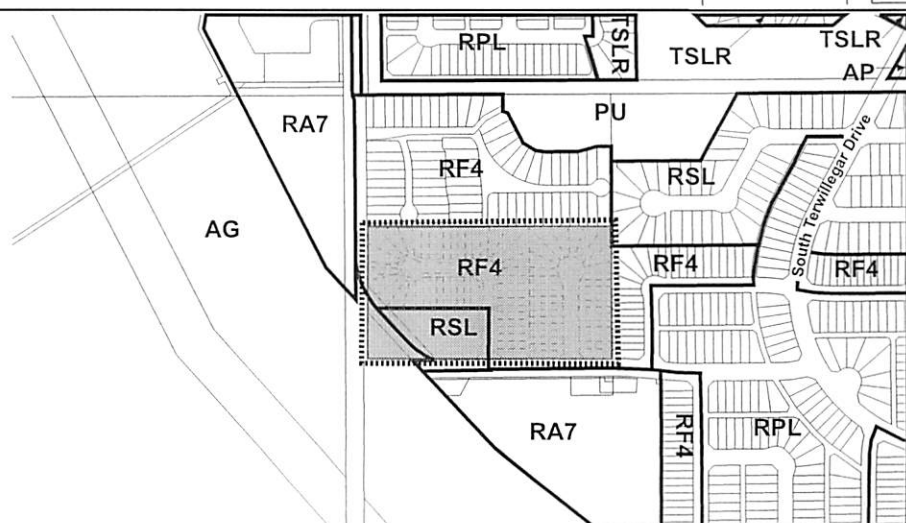
● Register caveat in favour of the city to advise future owners of temporary transit service

--- 1.8m Uniform fence as per zoning bylaw



 Titled area to be subdivided



..... Subdivision area

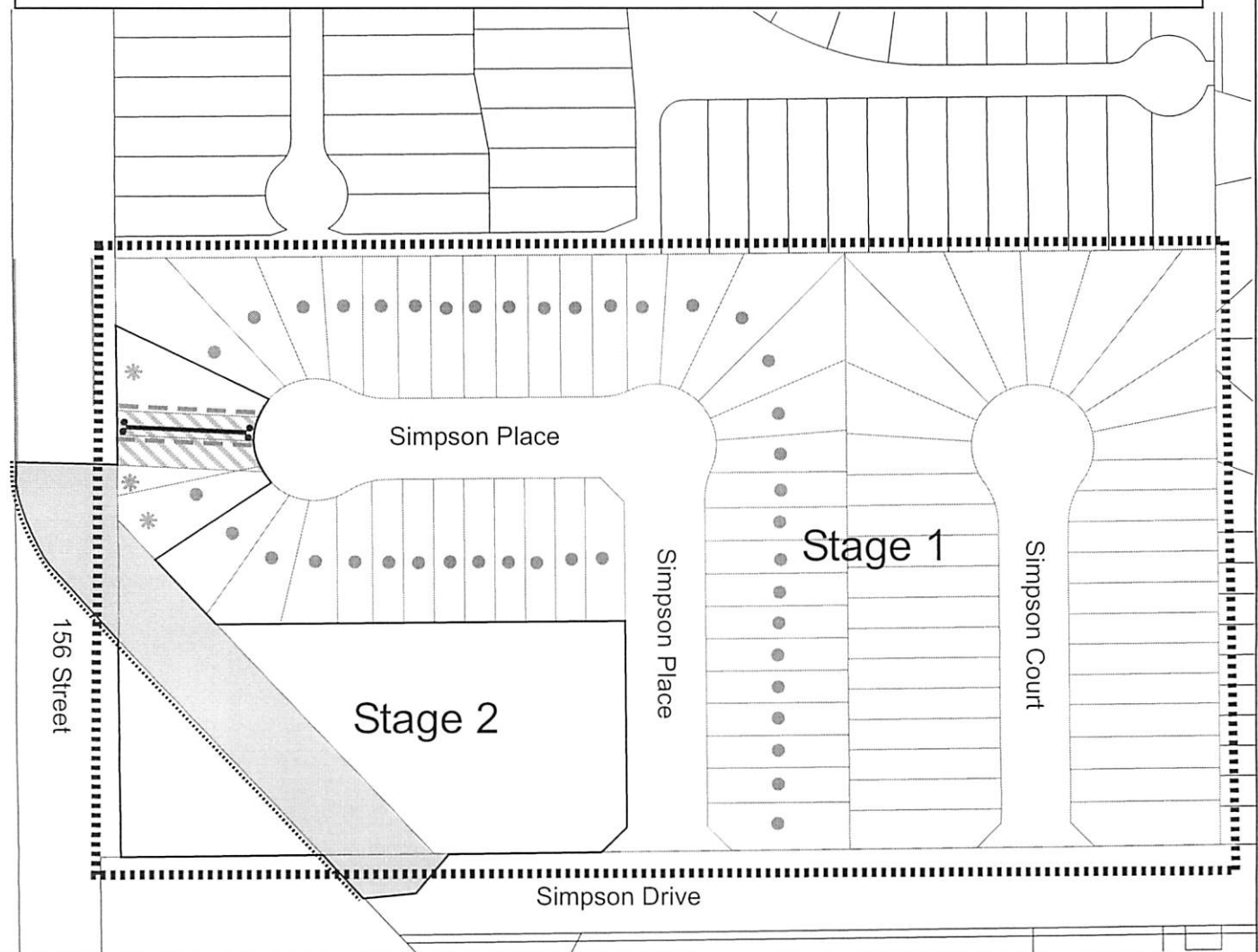



SUBDIVISION CONDITIONS OF APPROVAL MAP

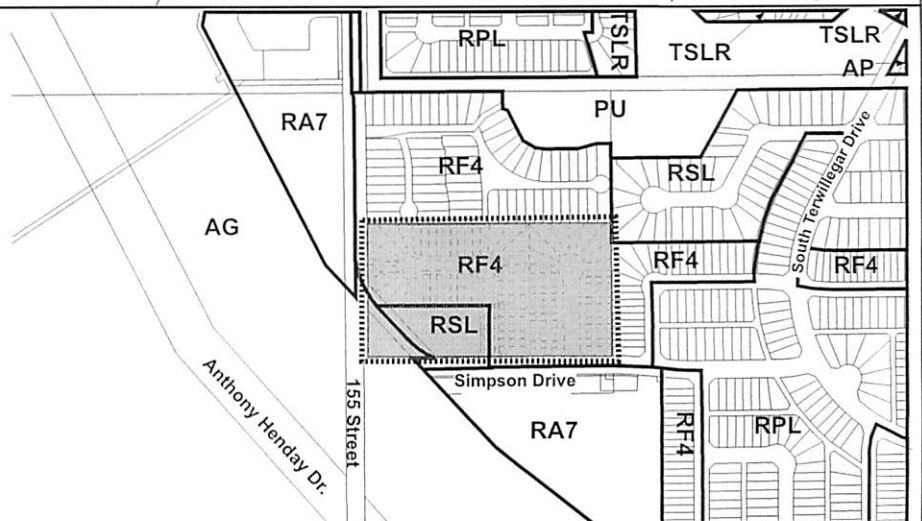
April 7, 2011

LDA10-0168

- | | |
|---|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision —— Stage 2 Boundary  Remove temporary roadway and discharge public access easement  Include in Stage 1 Engineering drawings Dedicate and construct 156 Street/Simpson drive to a 11.5m wide collector roadway standard | <ul style="list-style-type: none"> —— 3.0m Concrete emergency access/ walkway and lighting * Release lots for development ● Discharge caveat of re-routed transit service --- 1.8m Uniform fence •• T bollards Install bollards |
|---|---|



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





Subdivision Authority

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

April 7, 2011

File No: LDA010-0304

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from a portion of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**

I The Subdivision by Plan is APPROVED on April 7, 2011 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 669 of the Municipal Government Act;
2. 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;
3. that the proposed Bylaw 15700 to rezone the site from AG to RA7 receive third reading prior to the endorsement of the plan of subdivision;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan to the satisfaction of the Transportation Department for 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to condition #5 the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department; 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 (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 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 in the basin;

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; and
7. 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 Reserve has been addressed with LDA08-0071 by means of DRC (# 102373997).

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,

Scott Mackie
Subdivision Authority

SM/cy/Posse # 99605346

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

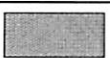
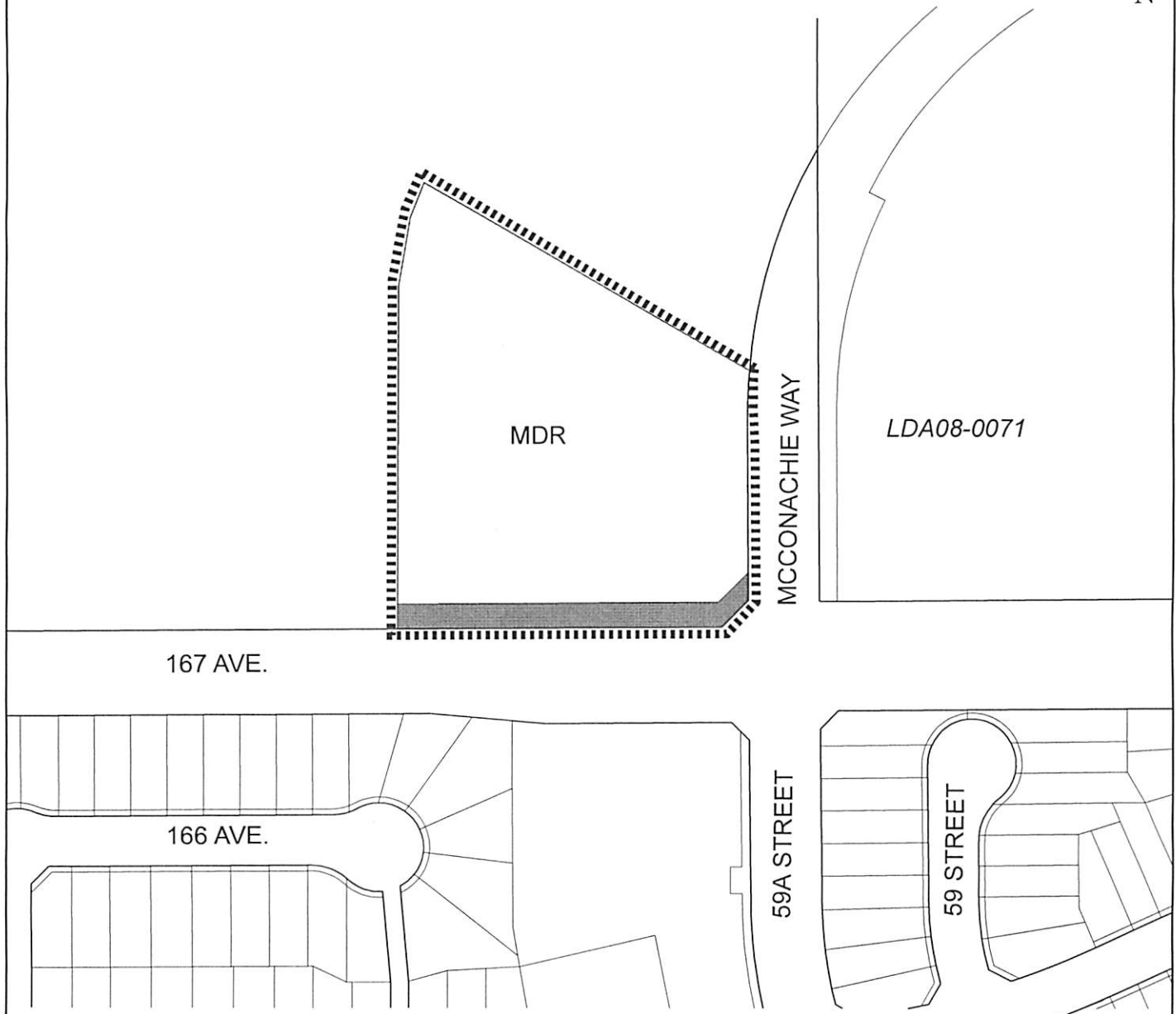
April 7, 2011

LDA10-0304

■■■■■■ Limit of proposed subdivision



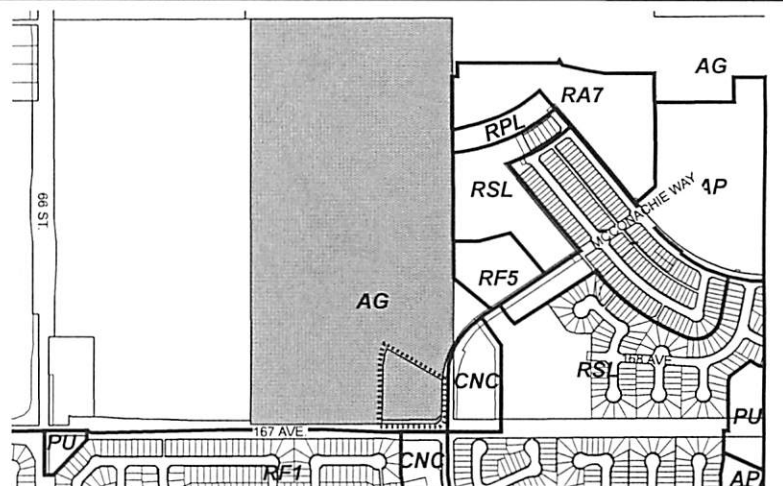
Roadway dedicated to approved concept road plan



Titled area to be subdivided



Subdivision area





Subdivision Authority

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

April 7, 2011

File No: LDA10-0308

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) Natural Area parcels and one (1) Municipal Reserve parcel from a portion of Block 1 Plan 7722209 and a portion of NE 2-54-24-W4, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

I The Subdivision by Plan is APPROVED on April 7, 2011 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.388 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 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; 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 (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 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;
4. that the Municipal Reserve parcel be provided at original grades with native topsoil in place. The site must be free of debris and free of any hazards, and in a condition suitable for its intended use;

5. that the owner install post and rail fencing in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department; and
6. 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.

The full 10% municipal reserve requirement has been provided for Plan 7722209 Block 1 under subdivision file LDA08-0071. The municipal reserve requirement for NE 2-54-24-W4 is being addressed in its entirety through the dedication of a 2.388 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, 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,

Scott Mackie
Subdivision Authority

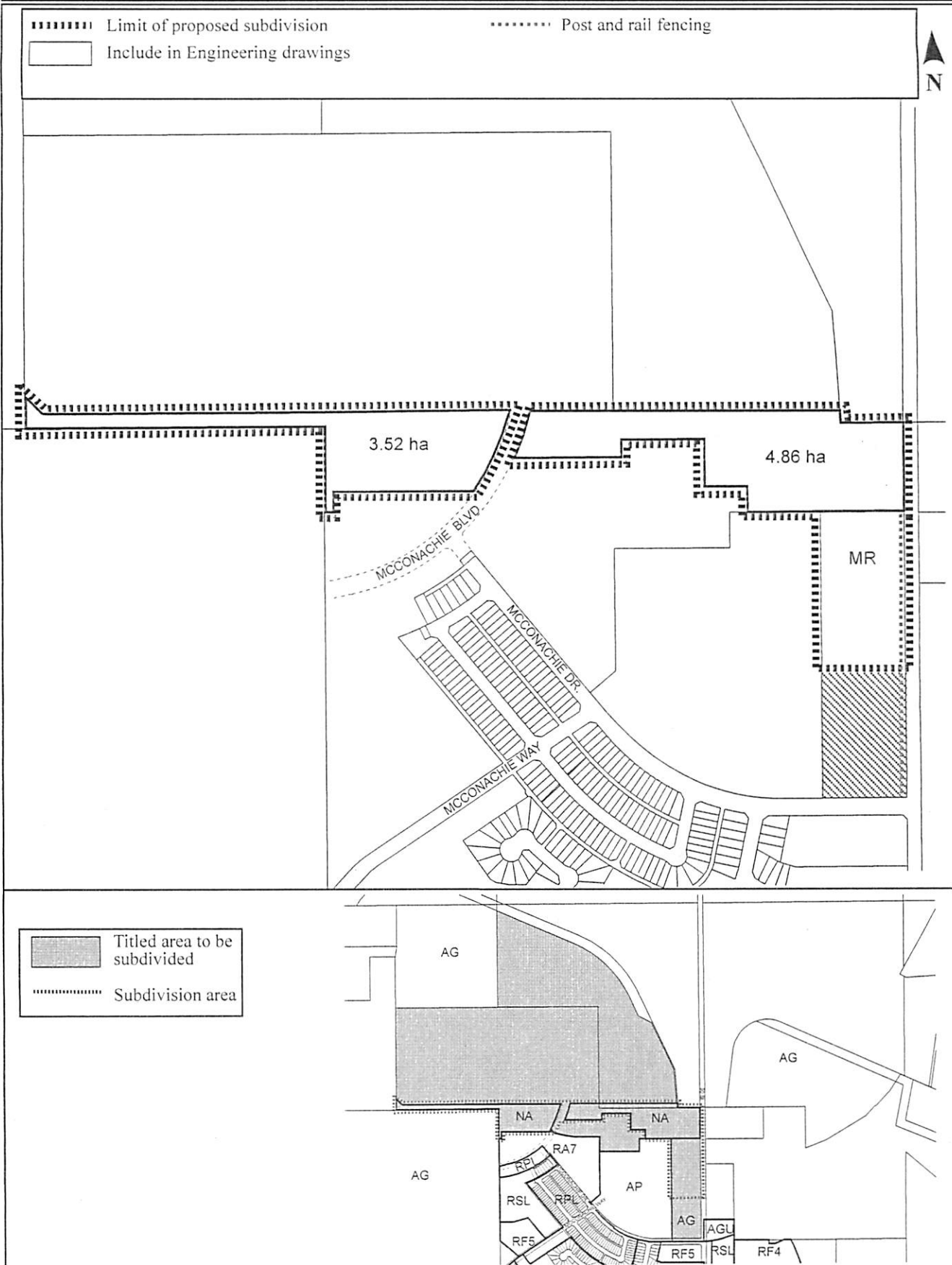
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2011

LDA10-0308





Subdivision Authority

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

April 7, 2011

File No. LDA10-0330

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create two (2) medium density residential lots from a portion of Lot 2, Plan 782 2211, located north of 4 Avenue SW and west of 50 Street SW;
CHARLESWORTH

- I The Subdivision by Plan is APPROVED on April 7, 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 register a cross-lot easement against both proposed parcels 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;
 4. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lot backing on the berm and noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; 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 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 proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area 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 owner construct a 1 m berm and 1.8 m double board/no gap solid uniform noise attenuation screen fence to be provided within the residential property lines as shown 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 Community Services, 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 previously addressed for Lot 2, Plan 782 211 by LDA09-130 which dedicated land, provided money-in-place and registered a DRC. The 1.2 ha DRC (#092 460 839) registered on title was reduced by 0.457 with LDA10-0018 and the remaining amount (0.753 ha) was taken as money-in-place with LDA10-0173.

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. Nicholas Dyjach at 780-496-2939 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/nd/Posse # 103852528

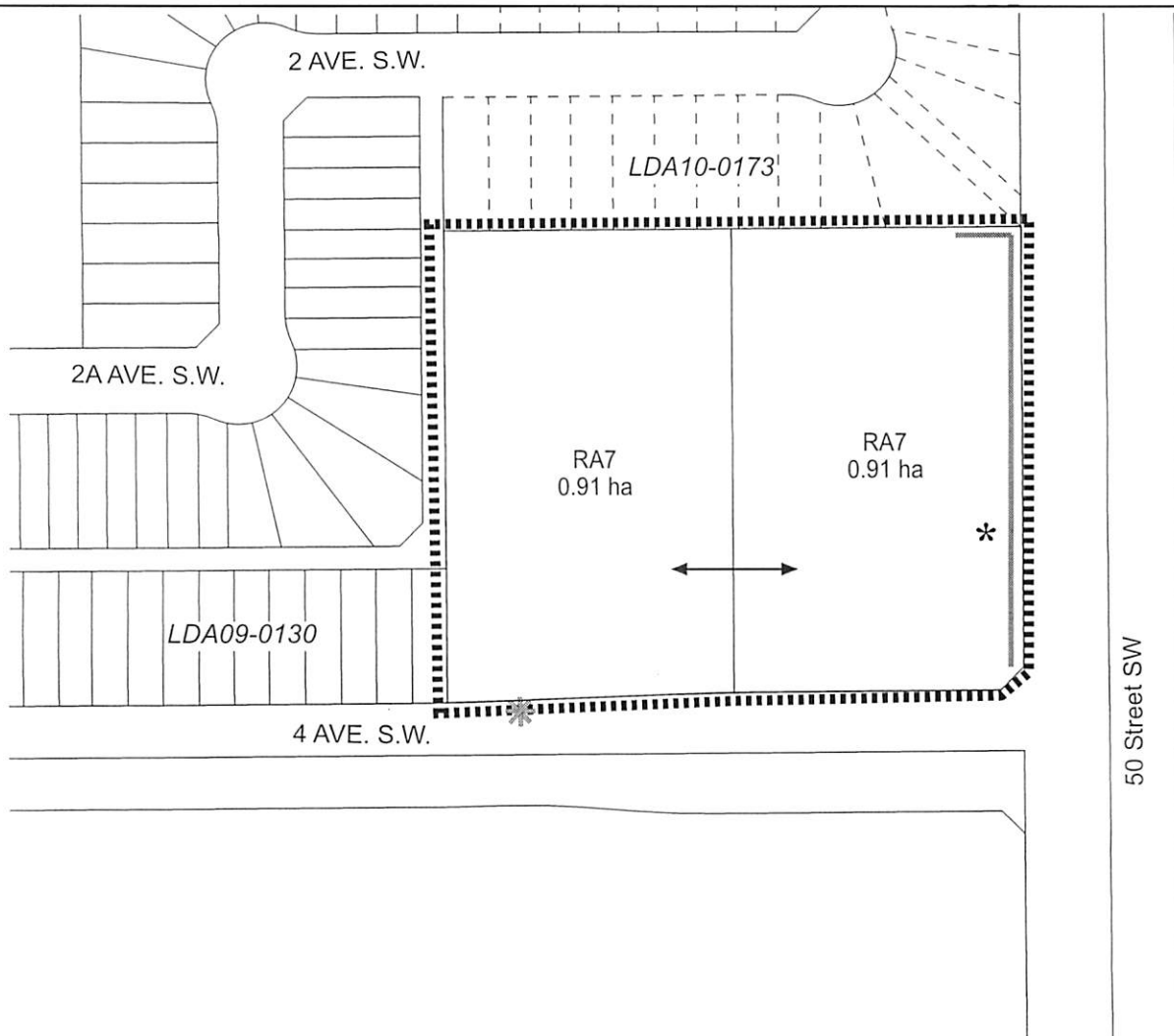
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

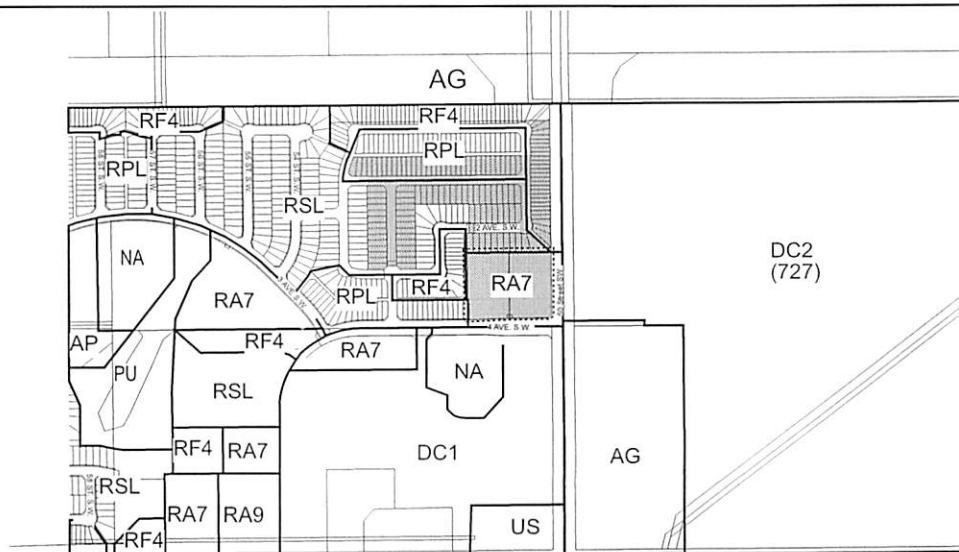
April 7, 2011

LDA10-0330

- Limit of proposed subdivision
 — 1m Berm and 1.8m double board, no gap noise attenuation screen fence
 * Restrictive covenant to protect integrity of berm
 * All directional access
 ↔ Cross-lot access easement



- Titled area to be subdivided
 ■■■■■ Subdivision area



Thursday, March 31, 2011
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