

Thursday, August 4, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 31

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 4, 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 July 28, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA08-0121
Posse 76146235-001

Tentative Plan of subdivision to create 11 single detached residential lots from Block C, Plan 1024695, a portion of NE-35-53-24 and a portion of NW-36-53-24, **HOLLICK KENYON**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA10-0392
Posse 104518711-001

Tentative plan of subdivision to create one (1) Municipal Reserve parcel, one (1) medium density residential lot, and one (1) Public Utility lot from SW 27-51-25-4; **AMBLESIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA10-0398
Posse 105508006-001

Tentative plan of subdivision to create 26 semi-detached and 30 row housing residential lots from a portion of the north half of SW 5-52-23-4, located east of 17 Street NW and north of 23 Avenue NW; **TAMARACK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell CARRIED
4.	LDA11-0015 Posse 105506540-001	Tentative plan of subdivision to create 98 single detached residential lots, 76 semi-detached residential lots, one (1) Municipal Reserve parcel and one (1) Environmental Reserve Parcel from a portion of the north half of SW 5-52-23-4, located west of 17 Street NW and north of 23 Avenue NW; TAMARACK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

August 4, 2011

File No. LDA08-0121

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative Plan of subdivision to create 11 single detached residential lots from Block C, Plan 1024695, a portion of NE-35-53-24 and a portion of NW-36-53-24, **HOLLIICK KENYON**

I The Subdivision by Plan is APPROVED on August 4, 2011, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$57,255.83 pursuant to Sections 666 and 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the Bylaw 15853 to close a portion of 50 Street receive third reading prior to the registration of this subdivision;
5. that the proposed PUL be registered as 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 Expansion Assessment, Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 pay the proportionate share of the Boundary Improvement Assessment for the costs of the removal of the existing road structure, installation of the asphalt shared-use-trail and landscaping within the Alta-Link Right-of-Way that was constructed with subdivision LDA07-0142;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner submit 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;
8. that the owner remove the existing median as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner construct a 1.5m sidewalk with bollards and lighting in the location shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner submit a driveway plan for the lot shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve;
11. that the owner replace the bollards along the north boundary of the Alta-Link right-of-way with a 1.2m uniform fence, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; and
13. that the owner be 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 Transportation Services and Sustainable Development.

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

All municipal reserve owing for the titled area is being provided with this subdivision.

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 five days from the date the decision is mailed.

If you have further questions, please call Lisa Stern at (780) 442-5387 or write to:

**Lisa Stern, Planner 1
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

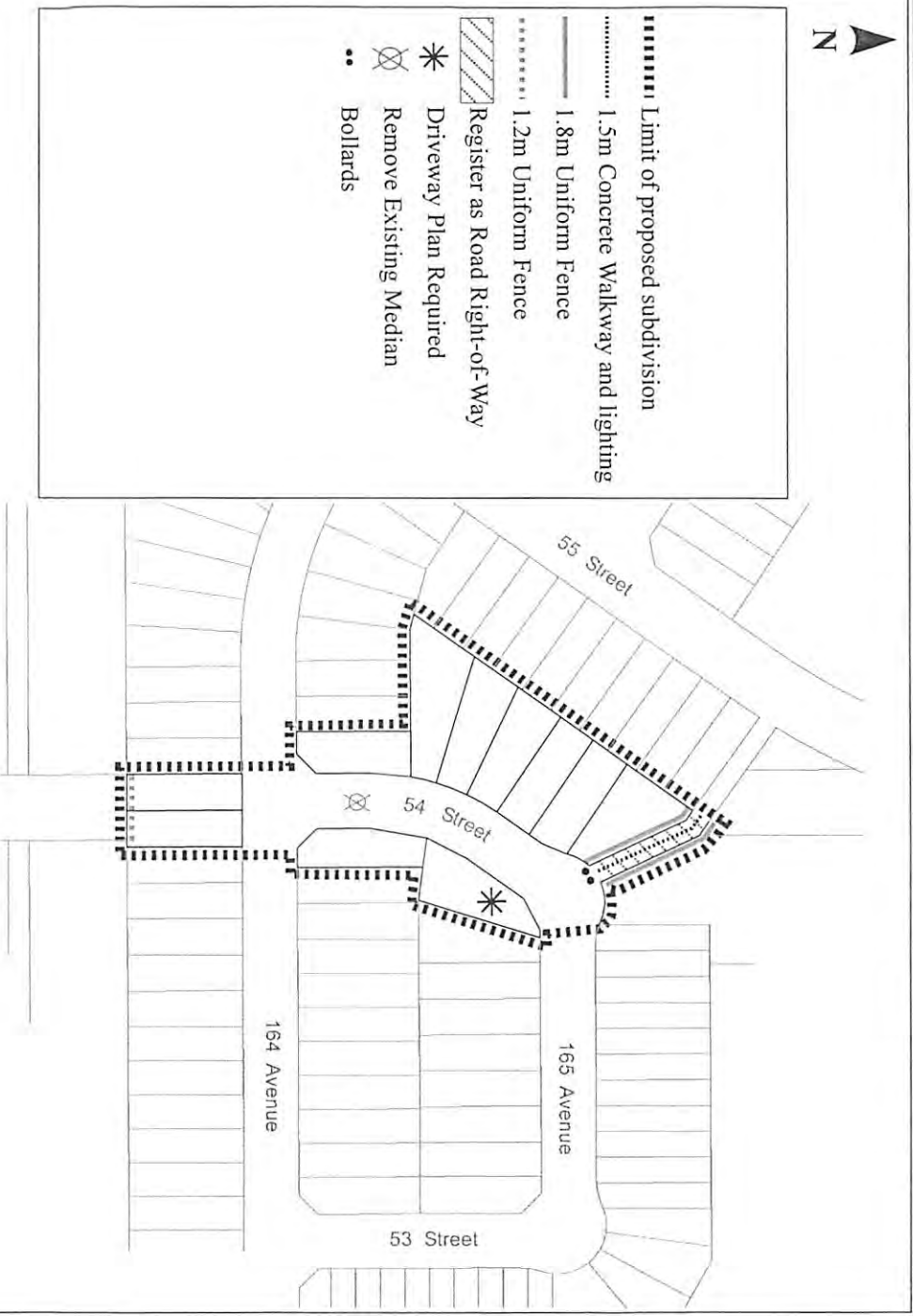
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2011

LDA08-0121



- Limit of proposed subdivision
- 1.5m Concrete Walkway and lighting
- 1.8m Uniform Fence
- 1.2m Uniform Fence
- Register as Road Right-of-Way
- Driveway Plan Required
- Remove Existing Median
- Bollards

- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

August 4, 2011

File No. LDA10-0392

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve parcel, one (1) medium density residential lot, and one (1) Public Utility lot from SW 27-51-25-4; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on August 4, 2011 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 5.50 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 Bylaw 15842 (LDA11-0215) to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs 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 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 other assessments 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 all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the locations 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

The 5.5 ha of MR dedication is being provided using the existing DRC #112 018 053 (4.72 ha) and 0.78 ha of MR from land within the Windermere ASP that is owned by the same land owner. DRC #112 018 053 (4.72 ha) is to be discharged.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 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. Tammy Niina at 496-1650 or write to:

**Ms. Tammy Niina, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/tn/Posse # 105418711

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2011

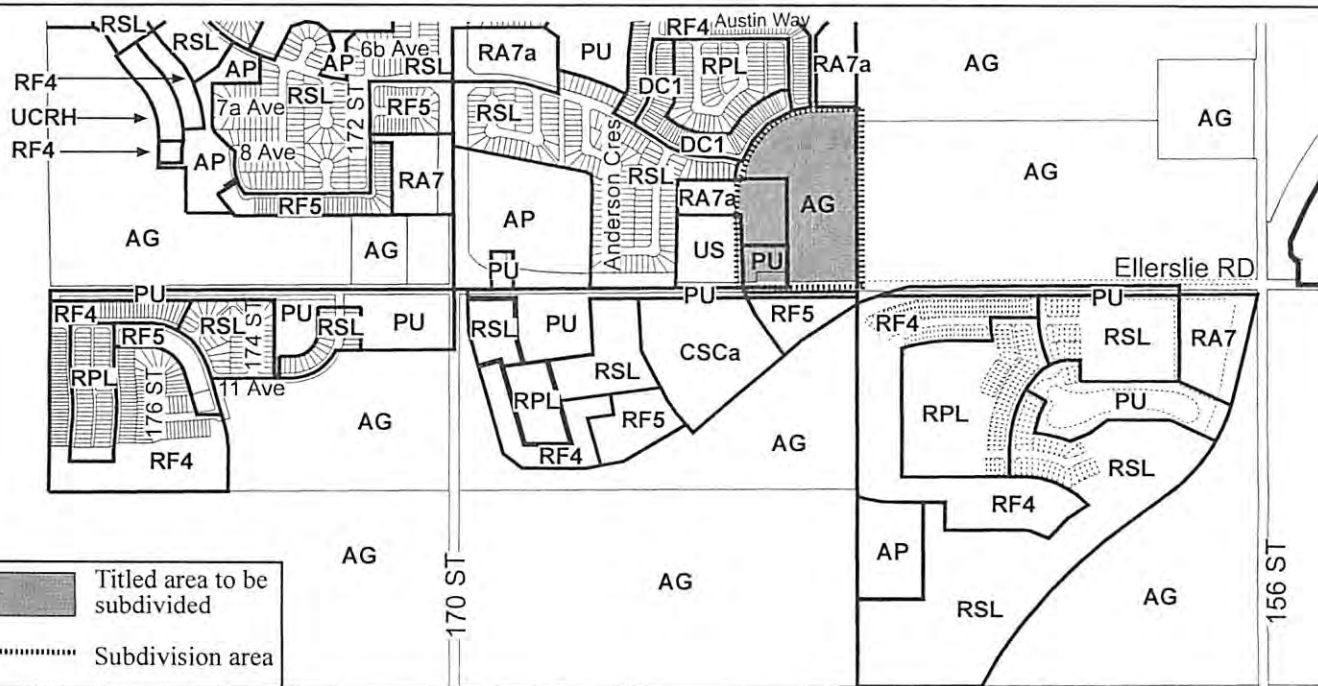
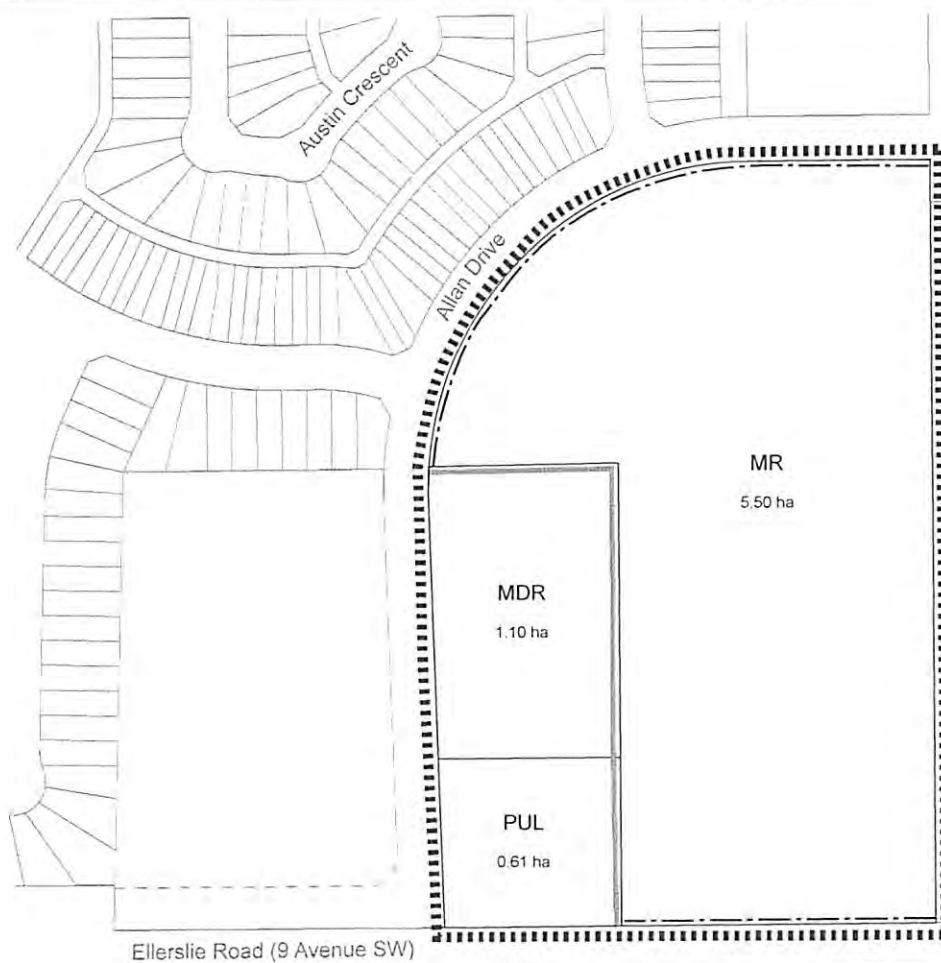
LDA10-0392

Limit of proposed subdivision

1.8m Uniform Fence

Post and Rail Fence

N



Titled area to be subdivided



Subdivision area



Subdivision Authority

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

August 4, 2011

File No. LDA10-0398

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 26 semi-detached and 30 row housing residential lots from a portion of the north half of SW 5-52-23-4, located east of 17 Street NW and north of 23 Avenue NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on August 4, 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 approved subdivision within the Tamarack Neighbourhood (File No. LDA11-0015) be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered on all lots backing onto 17 Street to protect the integrity of the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 17 Street NW in conformance with the approved Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Clause I (5), the owner clear and level 17 Street NW as required for road right-of-way dedication to the satisfaction of Transportation Services; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs 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 a noise study be provided to confirm the noise attenuation required adjacent to 17 Street NW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, a 1 m berm and a 1.8 m noise attenuation fence will be required as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots adjacent to 17 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the engineering drawings include the ultimate design and staged construction of the stormwater management facility in The Meadows Neighbourhood 5, to the satisfaction of Infrastructure Services;
9. that the owner construct all fences (wholly within private lands), bollards, lighting, shared use paths, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
10. 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 Services, Sustainable Development, and Infrastructure Services.

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

Municipal Reserve requirements for the north half of SW 5-52-23-4 were addressed by LDA11-0015, which dedicated 1.91 ha of land and registered a Deferred Reserve Caveat (DRC) in the amount of 0.905 ha.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 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
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Fdr

Scott Mackie
Subdivision Authority

SM/nd/Posse #105508006

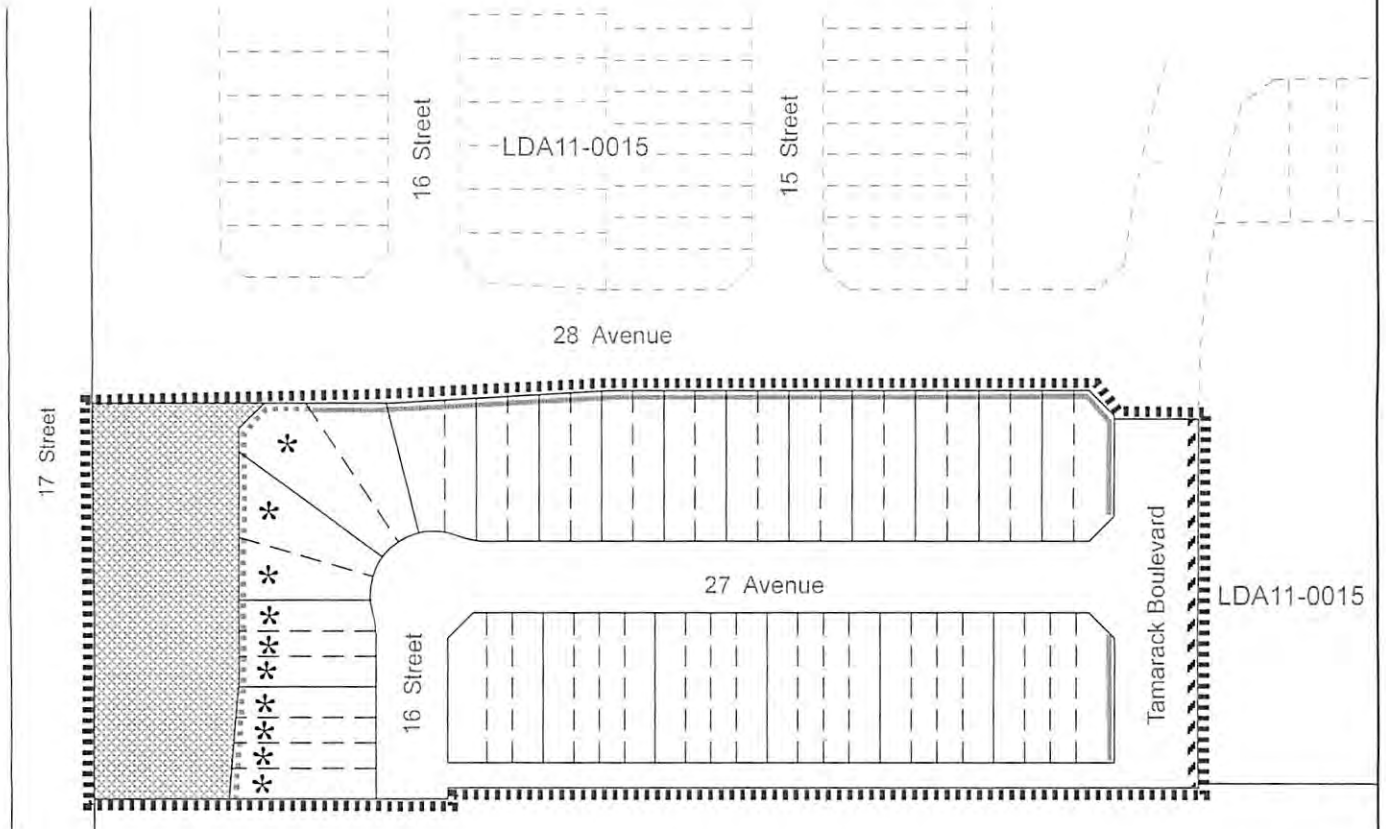
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

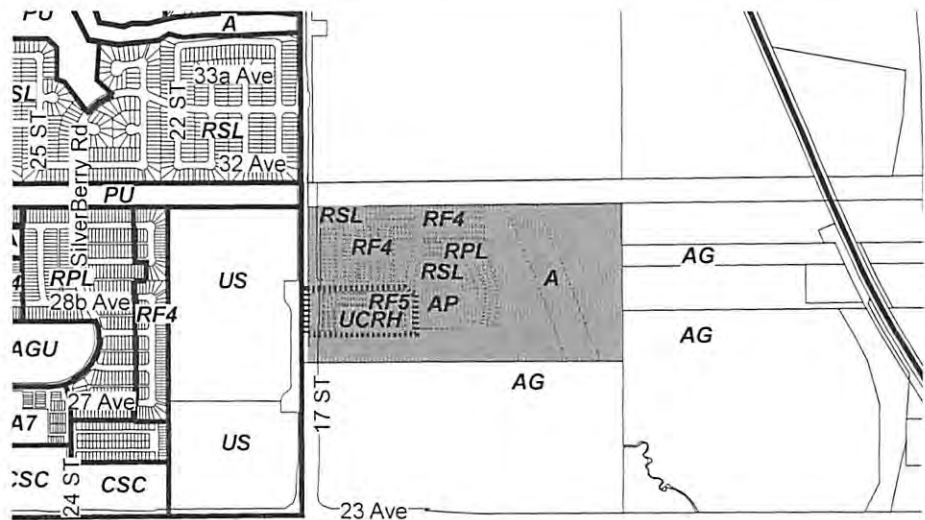
August 4, 2011

LDA10-0398

- Limit of proposed subdivision
 — 1.8m Uniform screen fence as per zoning bylaw
 Minimum 1.0m Berm and 1.8m Double board/no gap solid uniform fence
 - - - - - 2.0m Mono-Walk with Straight Faced Curb and Gutter
 * Restrictive Covenant re: integrity of berm and fence
 ■■■■■ Dedicate, clear and level 17 Street



- Titled area to be subdivided
 Subdivision area





Subdivision Authority

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

August 4, 2011

File No. LDA11-0015

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 98 single detached residential lots, 76 semi-detached residential lots, one (1) Municipal Reserve parcel and one (1) Environmental Reserve Parcel from a portion of the north half of SW 5-52-23-4, located west of 17 Street NW and north of 23 Avenue NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on August 4, 2011, subject to the following conditions:

1. that the owner provide Environmental Reserve as a 3.24 ha parcel, pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 1.91 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve in the amount of 0.905 ha by a Deferred Reserve Caveat to the remainder of the north half of SW 5-52-23-4 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 construction of the infrastructure development project, which includes the Mill Creek channel enhancement, stormwater pipe and outfall connection to Mill Creek, and water main construction to 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure II, be completed to the satisfaction of Infrastructure Services and Sustainable Development, prior or concurrent to registration of this subdivision;

7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered on all lots backing or flanking 17 Street NW to protect the integrity of the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner prepare and register a disturbed soil caveat in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
9. that two residential lots be withheld from registration, to accommodate a 17 m temporary transit turnaround, until such time the turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner dedicate 17 Street NW in conformance with the approved Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that subject to Clause I (10), the owner clear and level 17 Street NW as required for road right-of-way dedication to the satisfaction of Transportation Services;
12. that the owner register the walkways as road rights-of-way, 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 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 engineering drawings include the design of the ultimate stormwater management facility in The Meadows Neighbourhood 5, the staged construction of the stormwater management facility and construction of the stormwater sewer line connecting to this subdivision, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosures I and II;

8. that the engineering drawings include the construction of an off-site sanitary sewer line, as shown on the "Conditions of Approval" map, Enclosures I and II;
9. that the engineering drawings include the construction of off-site watermain to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosures I and II;
10. that the engineering drawings include the construction of three (3) 6 m wide gravel temporary roadway connections, as shown on the "Conditions of Approval" map, Enclosure I, prior to the issuance of a Construction Completion Certificate, and to the satisfaction of Transportation Services;
11. that the engineering drawings include the construction of a 6 m wide gravel temporary roadway providing the City access to the Environmental Reserve parcel for maintenance purposes, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction of a 3 m Shared Use Path with a yellow dividing centreline, "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the construction of a temporary 3 m Shared Use Path, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include the construction of a 1.5 m concrete sidewalk connecting the subdivision to the Shared Use Path, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include construction of temporary fencing, wholly within private lands, along the western edge of the Environmental Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers. The turnaround will be required to be gravel prior to issuance of Construction Completion Certificate, asphalt prior to Final Acceptance Certificate, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner submit a driveway plan for the identified corner lots to ensure that the driveways do not encroach into any portion of the corner radius of the curve, as shown on the "Conditions of Approval" map, Enclosure I;
18. that a noise study be provided to confirm the noise attenuation required adjacent to 17 Street NW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, a 1 m berm and a 1.8 m noise attenuation fence will be required as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots adjacent to 17 Street NW (also including the proposed lot west of the walkway), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
19. that the owner construct temporary fencing along the southern edge of the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;

20. that the owner construct all fences (wholly within private lands), bollards, lighting, shared use paths, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
21. 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

A 1.91 ha parcel for Municipal Reserve is being dedicated with this subdivision for the development of a public park. The remaining Municipal Reserve owing on title will be addressed through a Deferred Reserve Caveat (DRC) amounting to 0.905 ha, which does account for 17 Street NW dedication within LDA10-0398.

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
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

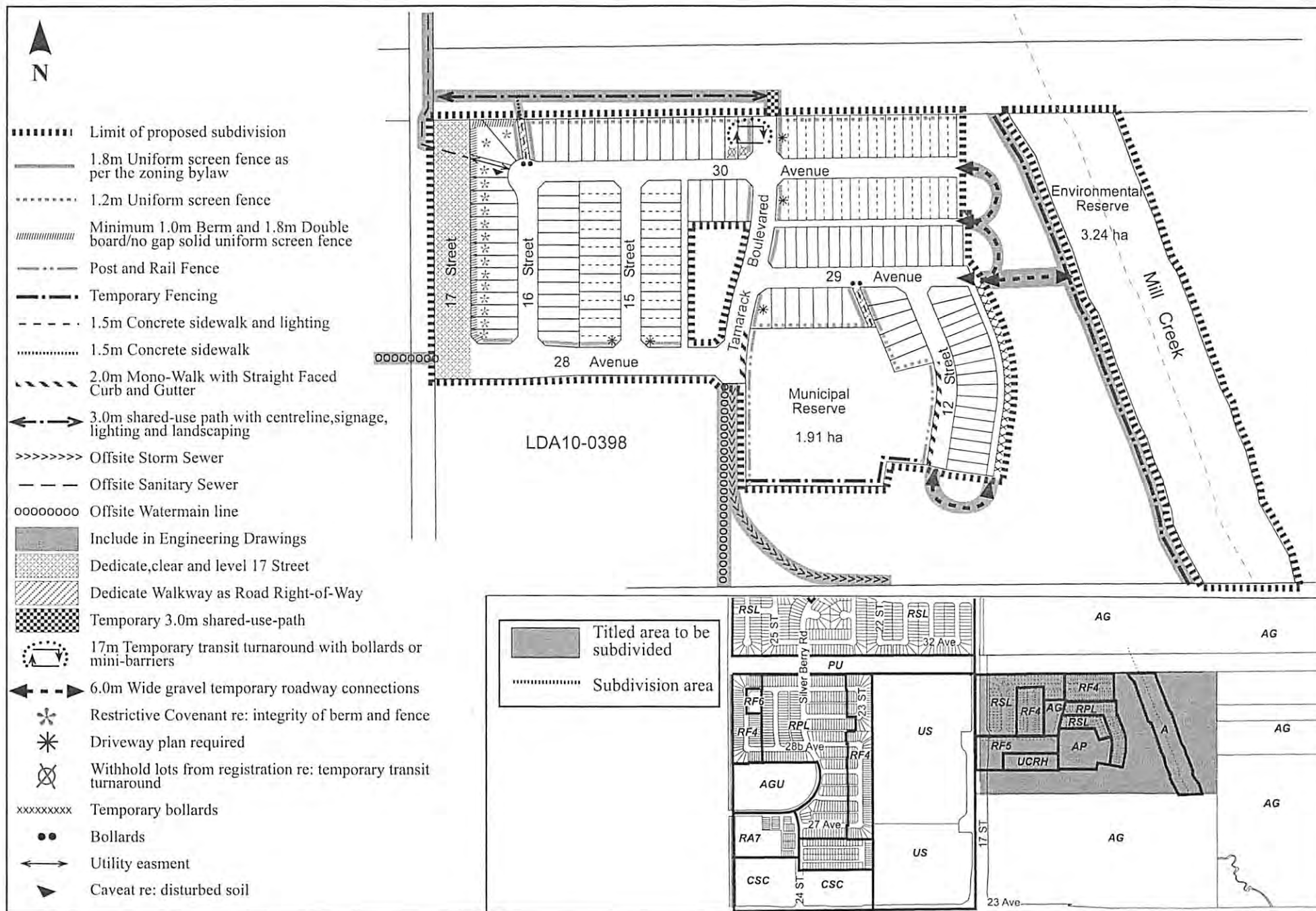
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Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2011





LDA11-0015






SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2011

LD111-0015

-  Limit of proposed subdivision
 Offsite sanitary sewer
 Offsite watermain line
 Offsite storm sewer

-  Infrastructure work performed by
 City of Edmonton required prior to endorsement
 Construct Stormwater Management Facility
 Include in Engineering Drawings

