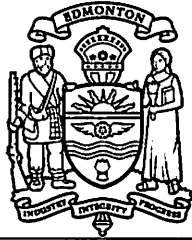


Thursday, August 5, 2010

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 31

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 5, 2010 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 29, 2010 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|---|
| 1. | LDA09-0268
Posse 92269088-001 | Tentative plan of subdivision to create 84 single and 84 semi-detached residential lots; from Block D, Plan 5624NY and SW-6-54-24-4; located north of 167 Avenue, east of 127 Street, RAPPERSWILL |
| 2. | LDA10-0003
Posse 91739144-001 | Tentative plan of subdivision to create sixty (60) single detached residential lots, one (1) multi-family lot, and one (1) public utility lot from a portion of Lot 6, Block 1, Plan 0323075; located north of 167 Avenue and west of 127 Street; ALBANY |
| 3. | LDA10-0105
Posse 96566156-001 | Tentative plan of subdivision to create three (3) bare land condominium units within Lot 47, Block 7, Plan 092 9981; WESTWOOD |
| 4. | LDA10-0125
Posse 97432158-001 | Tentative plan of subdivision to create 123 single detached residential lots, 202 semi-detached residential lots, one (1) medium density residential lot, and four (4) public utility lots from a portion of Lot A, Plan 806TR; WINDERMERE |

5. OTHER BUSINESS



Subdivision Authority

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

August 5, 2010

File No. LDA09-0268

Pals Surveys and Associates Ltd
10704- 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear John Boudreau:

RE: Tentative plan of subdivision to create 84 single and 84 semi-detached residential lots; from Block D, Plan 5624NY and SW-6-54-24-4; located north of 167 Avenue, east of 127 Street, **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on August 5, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.89 ha by agreement and caveat to the remainder of Block D, Plan 5624NY pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 2.5 ha by agreement and caveat to the remainder SW 6-54-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way 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;
5. that the approved subdivision within the Rapperswill Neighbourhood (File No. LDA10-0057) be registered prior to or concurrent with this application; 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified 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 applying to the area of the subdivision for the construction of permanent storm and sanitary servicing 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 affect 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 Rapperswill Drive to its ultimate standard (11.5m) from 127 Street to the northern limit of the subdivision to the satisfaction of the Transportation Department;
8. that the engineering drawings include the construction of a northbound right turn bay and a southbound left turn bay on 127 Street at the collector road intersection. The work is to include all roadway modifications required to accommodate the turn bays, including any widening on 127 Street;
9. that the engineering drawings include the construction of an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers, as shown on Enclosure I. The turnaround will be required at gravel stage prior to CCC and asphalt stage prior to FAC (or at the discretion and direction of the Transportation Department);
10. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on Enclosure I. This turnaround will be required prior to CCC (or at the discretion and direction of the Transportation Department);
11. that the engineering drawings include the construction of a temporary 4 m wide gravel access road with T-bollards from the collector to the Storm Water Management Facility to be constructed to the south, as shown on Enclosure I. The temporary access road will be required prior to CCC (or at the discretion and direction of the Transportation Department);
12. that the engineering drawings include a second water main connection along 127 Street to provide adequate fire flows;
13. that the owner design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility (SWMF) including the real time control structure and outlet pipe which are required to service the proposed development area;
14. 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;
15. that the owner construct a 1m berm with 1.8m double board no gap fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department and ATCO Pipelines Ltd.; and

16. 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.

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

With this subdivision, Municipal Reserve for the titled lots is deferred to the remainder of the parcels.

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. Lee Ann Beaubien at 780-496-6214 or write to:

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

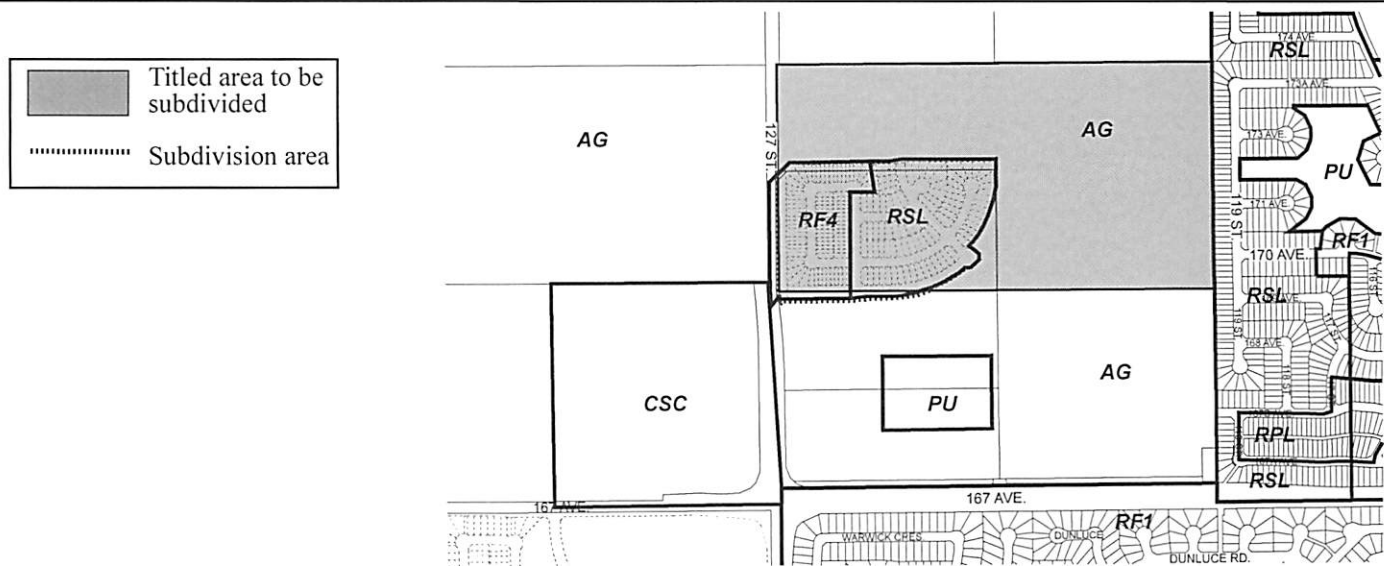
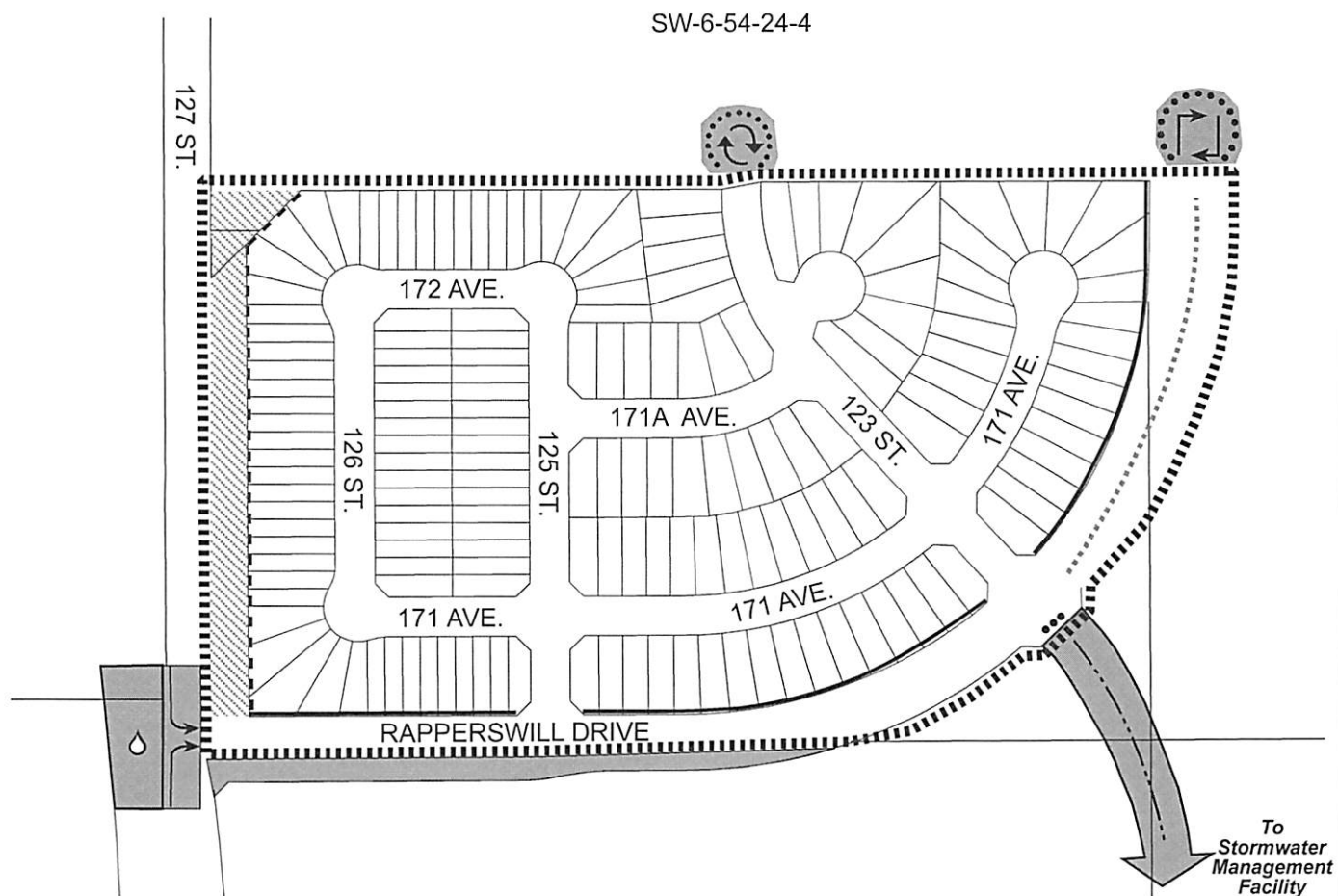
Yours truly,

Scott Mackie
Subdivision Authority

SM/lb/Posse # 92269088

Enclosure

- AN





Subdivision Authority

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

August 5, 2010

File No. LDA10-0003

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

ATTENTION: Julia Lovelock

Dear Ms. Lovelock:

RE: Tentative plan of subdivision to create sixty (60) single detached residential lots, one (1) multi-family lot, and one (1) public utility lot from a portion of Lot 6, Block 1, Plan 0323075; located north of 167 Avenue and west of 127 Street; **ALBANY**

I The Subdivision by Plan is APPROVED on August 5, 2010 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.89 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 0.843 ha by a Deferred Reserve Caveat registered against the remainder of the original parcel pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, 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;
5. that the subdivision boundary be amended to include the "Environmental Reserve" area as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 167 Avenue along the south boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 167 Avenue as required for road right of way dedication to the satisfaction of the Transportation Department;
8. that the proposed public utility lot located between lots 36 and 37 and the proposed public utility lot located between lots 10 and 11 be designated as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner prepare an easement to accommodate a temporary turnaround as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the 2.8m noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility; 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 (3) 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, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportional share of the Permanent Area Contributions and other assessments applicable to the subdivision area 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 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 the connection to the existing 300mm water main on 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 167 Avenue as a four lane divided urban arterial roadway standard from the Transportation Utility Corridor (TUC) to 139 Street, a three lane undivided urban arterial from 139 Street to 130 Street, and a four lane divided urban arterial from 130 Street to west of 127 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements;
9. that the owner construct an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department in the locations 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;
10. that the owner construct a 3m wide asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 3m wide granular multi-use trail and paige wire fencing with an access gate within the Transportation/Utility Corridor (TUC) 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 walkway to the TUC, located between lots 36 and 37, contain a 3m wide concrete walkway constructed to emergency access standards with T-bollards, lighting and 1.8m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the walkway to the PUL lot, located between lots 10 and 11, contain a 1.5m wide concrete sidewalk with bollards, lighting and 1.8m high uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility (SWMF) including the real time control structure and outlet pipe which are required to service the proposed development area to the satisfaction of Drainage Services Branch of the Asset Management and Public Works Department;
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 Community Services, Transportation and Asset Management and Public Works Departments; and
17. that the owner construct all fences and noise attenuation walls 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.

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

Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer. The paige wire fencing is required even if Ministerial Consent for the trail is not obtained. Should the developer be unable to construct the trail within the TUC, then the trail requirement of Condition II.11 will be removed or waived.

Municipal Reserve for the Titled lot is being required as a Deferred Reserve Caveat (DRC). The DRC will be put towards assembling the small parks in the Albany neighbourhood.

Environmental Reserve is being dedicated to provide for the 30m buffer around the wetland.

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 decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Daniel MacGregor 780-496-6087 or write to:

**Mr. Daniel MacGregor, Planner I
Current Planning Branch
Planning and Development Department
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/dm/Posse # 91739144

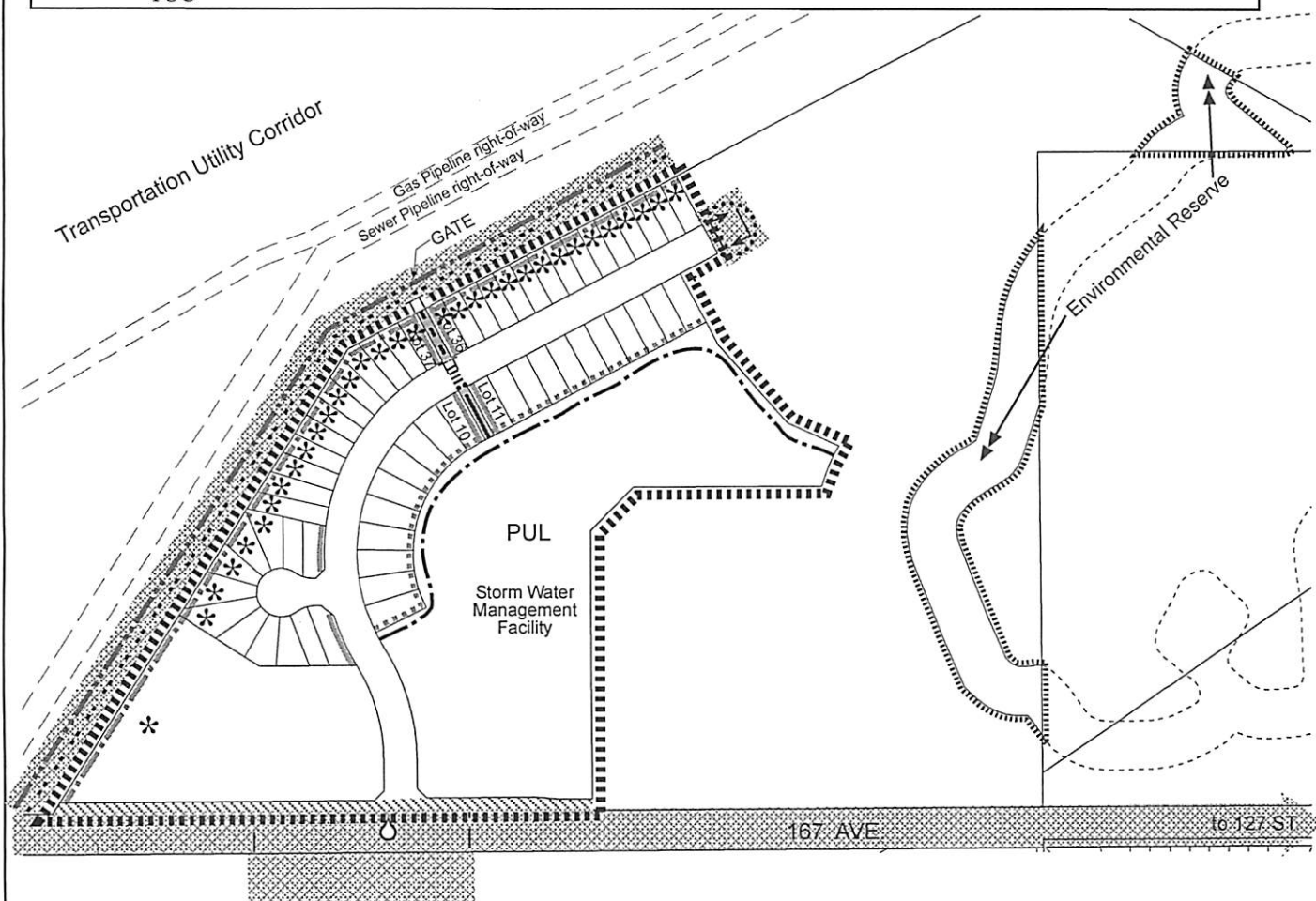
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

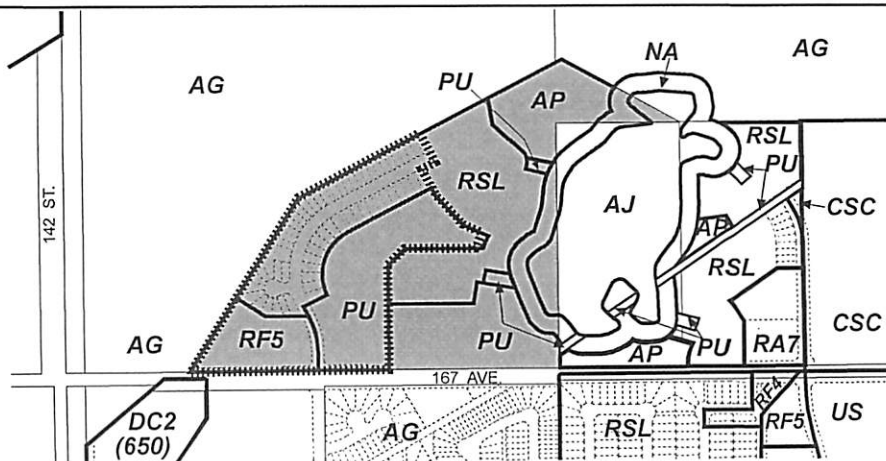
August 5, 2010

LDA10-0003

■■■■■■■	Limit of proposed subdivision	--- --	3.0m Granular trail within the Transportation Utility Corridor
.....	Amend subdivision boundary	— · — ·	3.0m Multi-use trail
▨▨▨▨▨	Arterial dedication	— · — ·	3.0m Concrete walkway with lighting
▩▩▩▩▩	Include in Engineering Drawings	— · — ·	1.5m Concrete sidewalk with lighting
■	Register as road right-of-way		Zebra marked crosswalk with curb ramps and pedestrian signage
— · — ·	2.8m Noise attenuation barrier	○	Watermain Connection
— · — ·	1.8m Uniform fence	↻	17.0m Transit turnaround
.....	1.2m Uniform fence	TT	T-Bollards
— · — ·	Paige wire fence within Transportation Utility Corridor	..	Bollards
*	Restrictive Covenant on lots backing onto the TUC		



■	Titled area to be subdivided
.....	Subdivision area





Subdivision Authority

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

August 5, 2010

File No. LDA10-0105

Hagen Surveys (1982) Ltd.
8929-20 Street
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create three (3) bare land condominium units within Lot 47, Block 7, Plan 092 9981; **WESTWOOD**

I The Subdivision by Bare Land Condominium is APPROVED on August 5, 2010 subject to the following condition(s):

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$321,237.02 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement for the construction of the required water main and that it be designed and constructed under the City of Edmonton Design and Construction Standards, to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission;
3. that a blanket easement in favour of the City of Edmonton on behalf of EPCOR Distribution and Transmission be registered prior to or concurrent with the plan of subdivision; and
4. that any outstanding property taxes be paid.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that the City of Edmonton will not issue Compliance Certificates on the basis of individual units. Compliance Certificates will be issued on a project basis only.
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1,599.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

6. that an appeal may be lodged with the Subdivision and Development Appeal Board, 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. Carla Semeniuk at 780-496-1582 or write to:

**Ms. Carla Semeniuk
Current Planning Branch
Planning and Development Department
5th Floor, 10250 – 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

BM/cs/Posse # 96566156

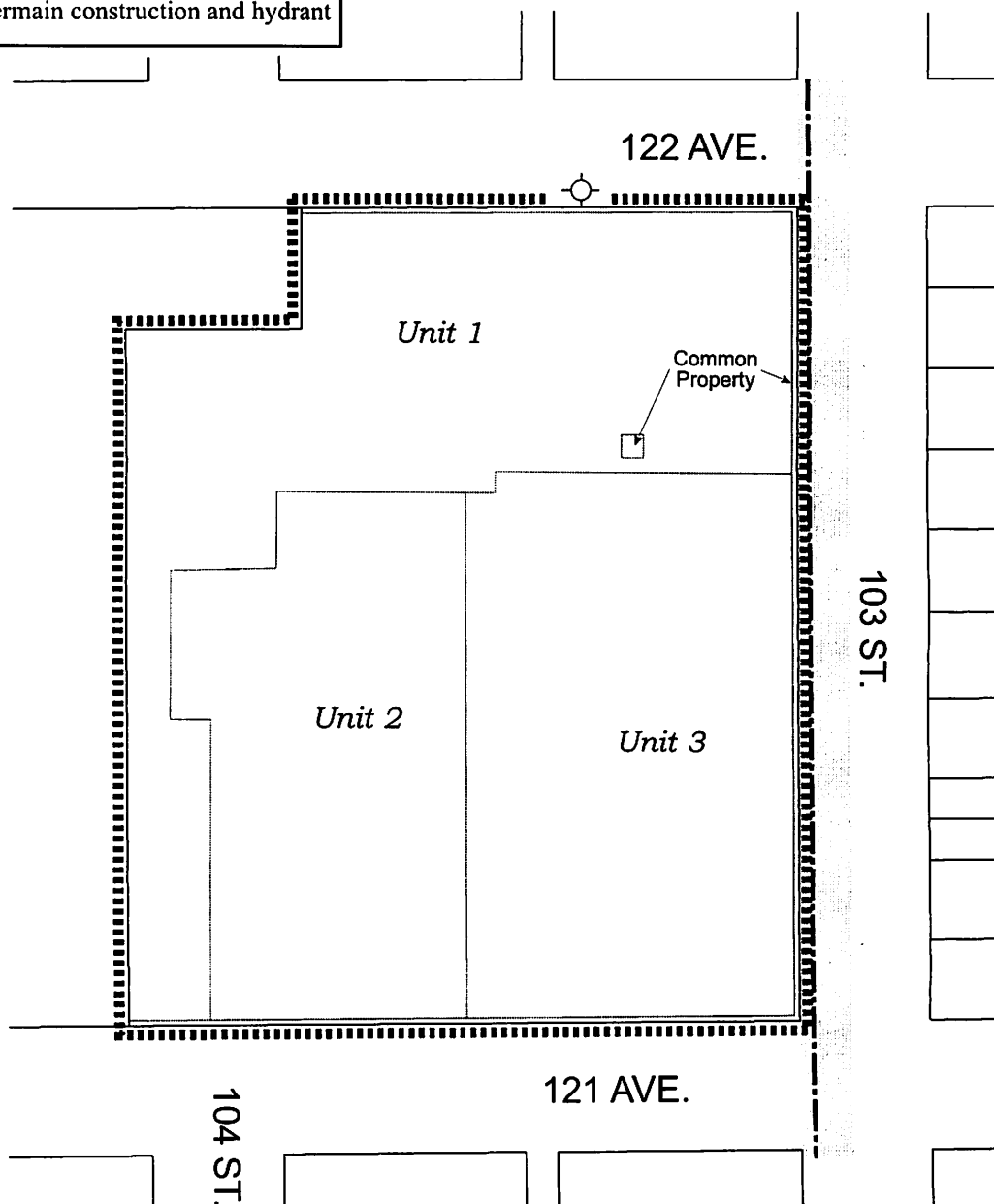
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

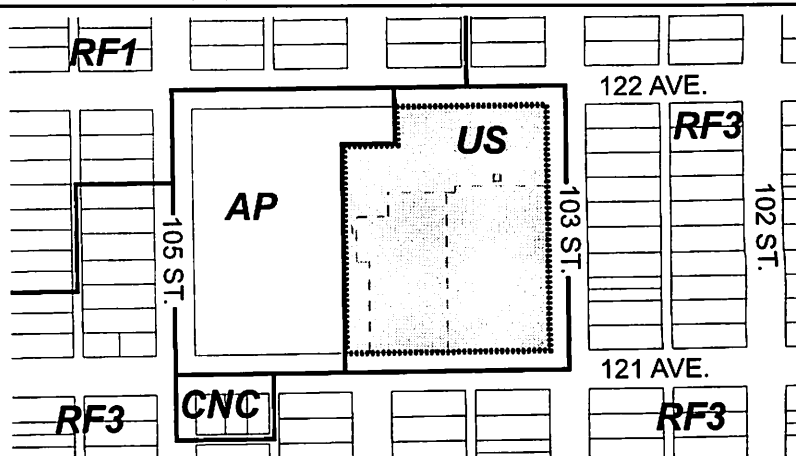
August 5, 2010

LDA10-0105

- Limit of proposed subdivision
- Include in Engineering Drawings
- Construct new hydrant
- Watermain construction and hydrant



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

August 5, 2010

File No. LDA10-0125

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 123 single detached residential lots, 202 semi-detached residential lots, one (1) medium density residential lot, and four (4) public utility lots from a portion of Lot A, Plan 806TR; **WINDERMERE**

I The Subdivision by Plan is APPROVED on August 5, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.07 ha by a Deferred Reserve Caveat registered against the south half of SW 27-51-25 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., 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 Officer, having regard to the provision of roadways and logical extension of services;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for the re-aligned Ellerslie Road west of the collector roadway to the westerly subdivision boundary and for 170 Street adjacent to the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner clear and level 170 Street and re-aligned Ellerslie Road as required for road right-of-way dedication to the satisfaction of the Transportation Department;
7. that the width of the road right-of-way along the main collector from the south subdivision boundary to the stage 1 collector be increased to 24 m, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register the emergency access and walkways as legal road rights-of-way; 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 design and construct the stormwater management facilities to their ultimate size and location as shown in the draft Windermere Neighbourhood 2 NDR Amendment;
8. that the engineering drawings include water main construction as shown on the "Conditions of Approval" map, Enclosure II;
9. that preliminary plans for the re-aligned Ellerslie Road be submitted prior to submission of engineering drawings for stage 3 to the satisfaction of the Transportation Department;
10. that grading plans for the north/south collector be included in the submission of engineering drawings for stage 1;
11. that the owner reconstruct the existing Ellerslie Road (government road allowance) west of 170 Street to the first roadway intersection to a two lane rural roadway standard, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provides a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct walkways containing 1.5 m concrete sidewalks with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct the emergency access walkway with a 3 m concrete sidewalk with T bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner construct 12 m radius gravel temporary transit turnarounds with bollards or mini-barriers to the satisfaction of the Transportation Department, or 6 m wide gravel temporary roadway connections, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct an offset 17 m radius asphalt temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department 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;
18. 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 locations 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, greenways 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 (MR) is owing less land provided for Arterial road right-of-way and public utility. The titled area is 32.37 ha and 0.92 ha is being provided for Arterial roadway and 0.75 ha for public utility. The resulting area is 30.7 ha, and therefore MR in the amount of 3.07 ha (10%) is owing. A Deferred Reserve Caveat will be registered against SW 27-51-25 to assemble the school/park site in Ambleside. When the remainder of Lot A, Plan 806TR is subdivided and additional Arterial roadway dedicated, the DRC will be reduced by the appropriate amount.

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 780-496-1650 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/tn/Posse # 97432158

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 5, 2010

LDA10-0125



■■■■■■■	Limit of proposed subdivision	—————	Increase road right-of-way to 24m
■	Include in Engineering drawings	▨	Dedicate road right-of-way
—	1.8m Double board/no gap solid uniform screen fence	▤	Reconstruct to a two lane rural roadway standard
—	1.8m Uniform screen fence	↻	17m Radius asphalt temporary transit turnaround
—	1.2m Uniform screen fence	↻	Temporary 12m turn around or 6m alley connection required with stage 1
...	Emergency access with a 3m concrete sidewalk and lighting	↻	Temporary 12m turn around or 6m alley connection required with stage 2
.....	1.5m Concrete sidewalk and lighting	••	Bollards
----	3m Asphalt multi-use trail with dividing yellow centreline and signage	TT	T-Bollards
▨	Zebra marked crosswalk with curb ramps and signage		

To Washburn Drive SW

To Northeast limit
of
LDA10-0056

ELLERSLIE ROAD (9 AVENUE SW)

Stage 1

Stage 4

LOT 1
PLAN 822 3027

Stage 2

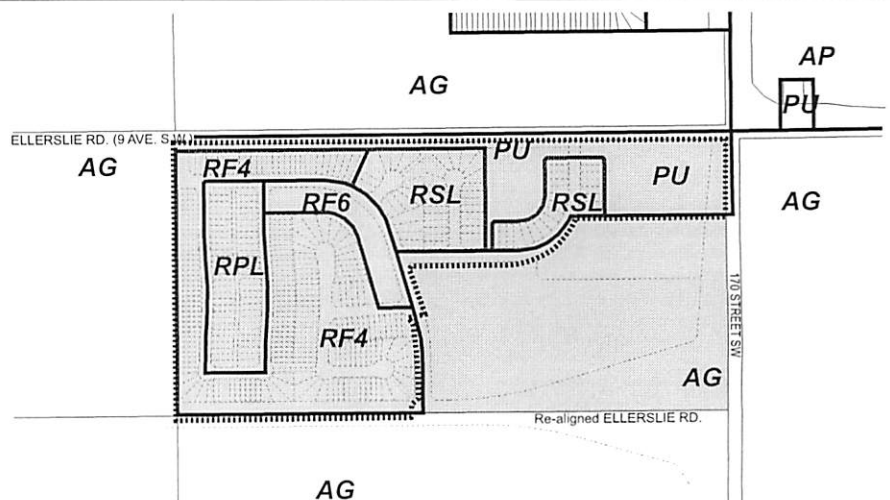
LOT A, PLAN 806TR


Stage 3

Re-aligned Ellerslie Road

170 STREET SW

■	Titled area to be subdivided
.....	Subdivision area



Thursday, July 29, 2010 10:00 a.m.				PLACE: Room 701	
SUBDIVISION AUTHORITY MINUTES					
MEETING NO. 30					
PRESENT		Blair McDowell, Chief Subdivision Officer			
1.	ADOPTION OF AGENDA				
MOVED		Blair McDowell That the Subdivision Authority Agenda for the July 29, 2010 meeting be adopted.			
FOR THE MOTION		Blair McDowell		CARRIED	
2.	ADOPTION OF MINUTES				
MOVED		Blair McDowell That the Subdivision Authority Minutes for the July 22, 2010 meeting be adopted.			
FOR THE MOTION		Blair McDowell		CARRIED	
3.	OLD BUSINESS				
4.	NEW BUSINESS				
1.	LDA08-0133 Posse 76543545-001	Tentative plan of subdivision to create three (3) single detached residential lots, and one (1) public utility lot from a portion of Lot A, Block 94, PLAN 0023305 located south of 156 Ave and west of 91 Street; EAUX CLAIRES			
MOVED		Blair McDowell That the application for subdivision be Approved as amended.			
FOR THE MOTION		Blair McDowell		CARRIED	
2.	LDA08-0308 Posse 80677038-001	Tentative plan of subdivision to create 82 single detached residential lots, 76 semi-detached residential lots, three (3) multiple density residential lots, one (1) public utility lot from portions of SW 14-51-25-4, SE 14-51-25-4, and Lot 1, Plan 962 1479, located west of 141 Street SW and north of 41 Avenue SW; CHAPPELLE			
MOVED		Blair McDowell That the application for subdivision be Approved as amended.			
FOR THE MOTION		Blair McDowell		CARRIED	

3.	LDA09-0259 Posse 92269106-001	Tentative plan of subdivision to create 154 single detached residential lots, 40 semi-detached residential lots, 2 multiple family residential lots, 2 municipal reserve parcels, 1 public park parcel, and 2 public utility lots from NE 36;53;25;4, located south of 167 Avenue and west of 127 Street; OXFORD
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA10-0014 Posse 93870247-001	Tentative plan of subdivision to create one (1) municipal reserve parcel, 16 semi-detached residential lots and 118 single-detached residential lots from Block 1, Plan 822 1534, SW-31-52-25-4, and SE-31-52-25-4; located north of Webber Greens Drive and east of Winterburn Road; WEBBER GREENS
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA10-0028 Posse 93534639-001	Tentative plan of subdivision to create 70 single detached residential lots, two (2) medium density residential lots, one (1) public utility lot, and two (2) municipal reserve lots from portions of SE & SW 14-51-25-4, and Lot B, Plan 1009TR, located west of 141 Street SW and north of 41 Avenue SW; CHAPPELLE
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 11:25 a.m.	