

Thursday, August 9, 2012  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 32

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 9, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 26, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA11-0321  
Posse 112835589-001

Tentative plan of subdivision to create 128 single detached residential lots, 13 multiple family residential lots, two (2) Public Utility Lots, one (1) natural area parcel and one (1) Municipal Reserve parcel from Lot 1, Block 1, Plan 1123855, located east of 82 Street and north of 167 Avenue;  
**CRYSTALLINA NERA**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA11-0370  
Posse 116714848-001

Tentative plan of subdivision to create two (2) residential block shells from SW 13-51-25-4 and Lot A, Plan 1009TR, located east of 141 Street SW 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.

LDA12-0120  
Posse 123095895-001

Tentative plan of subdivision to create one (1) commercial lot from Block 3, Plan 762 0329, located west of 199 Street and north of Lessard Road;  
**THE HAMPTONS**

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA12-0121 Posse 123117600-001	Tentative plan of subdivision to create one (1) commercial lot from Block 3, Plan 762 0329 and SE 7-52-25-4 located west of 199 Street NW and south of Lessard Road; <b>EDGEMONT</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURNMENT</b>		
		The meeting adjourned at 10:15 a.m.	



August 9, 2012

File No: LDA11-0321

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

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 128 single detached residential lots, 13 multiple family residential lots, two (2) Public Utility Lots, one (1) natural area parcel and one (1) Municipal Reserve parcel from Lot 1, Block 1, Plan 1123855, located east of 82 Street and north of 167 Avenue; **CRYSTALLINA NERA**

---

**I The Subdivision by Plan is APPROVED on August 9, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 1.32 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant 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 proposed Bylaw 16167 to amend Edmonton Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
5. that the approved subdivision within the Crystallina Nera Neighbourhood (File No. LDA06-0254) be registered prior to or concurrent with this application;
6. 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;
7. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs 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 applicable 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 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 design and construct the ultimate or suitable interim stage of the Crystallina Nera Stormwater Management Facility and associated control structure to the satisfaction of Financial Services and Utilities;
8. that the owner construct a 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and the direction of Transportation Services);
9. that the owner construct gravel temporary roadways, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and direction of Transportation Services;
10. that the owner construct a 3 m hard-surface shared use path within the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I. The path must be constructed as per City of Edmonton Design and Construction Standards, including a dividing yellow centerline, "Shared Use" signage, bollards and landscaping;
11. that the owner construct a 3 m soft surface shared use path as per the Natural Area Management Plan for Crystallina Woodland, within the PUL north of the natural area parcel, 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, as shown on the "Conditions of Approval" map, Enclosure I;



13. that the owner construct a 1.5 m concrete sidewalk with bollards, and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205 within residential property lines for all lots backing onto or flanking 82 Street, 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 Sustainable Development, Transportation Services, and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation Services, Sustainable Development and Financial Services and Utilities.

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

A Deferred Reserve Caveat (DRC) in the amount of 8.62ha (2.77ha + 5.85ha) will be registered on title with the approval of LDA06-0254. The DRC shall be reduced by 1.32 ha to account for this subdivision's Municipal Reserve dedication and 7.3ha shall be carried forward on title.

The 3.5 ha natural area parcel will not be dedicated as Municipal Reserve. This area will be acquired by the City of Edmonton through a land exchange as per the Crystallina Nera Neighbourhood Structure Plan. The natural area parcel shall 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 to the satisfaction of Sustainable Development.

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, 3<sup>rd</sup> 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 Ms. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/cy/Posse #112835589-001

Enclosure

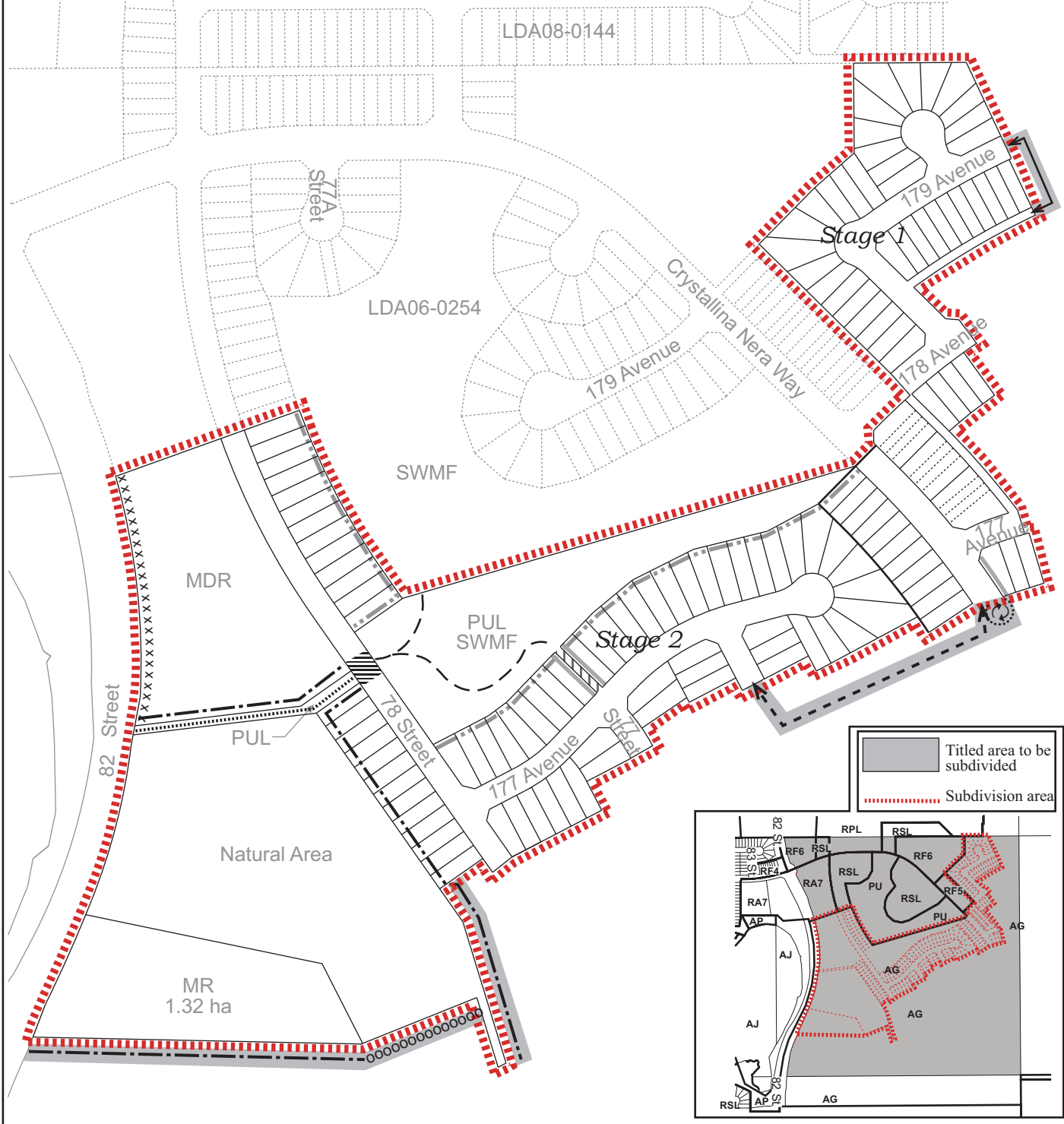
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 9, 2012

LDA11-0321



- |           |   |      |  |
|-----------|---|------|--|
| -----     | Limit of proposed subdivision             | ↔    | 4m temporary roadway   |
| ————      | 1.8m uniform fence, as per Zoning Bylaw   | ↔--- | 6m temporary roadway   |
| - - - -   | 1.2m uniform fence                        | ⤵⤶   | 17m temporary transit turnaround   |
| - · - · - | 1.2m chain link fence                     |      | Construct 1.5m sidewalk with bollards and lighting and register as road right-of-way |
| xxxxxx    | Noise attenuation fence                   |      | Zebra marked crosswalk   |
| .....     | Construct 3m soft surface shared use path | ■    | Include in Engineering Drawings  |
| - - - -   | Construct 3m hard surface shared use path |      |  |
| oooooooo  | Temporary split post and rail fence       |      |  |







Subdivision Authority

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

August 9, 2012

File No. LDA11-0370

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) residential block shells from SW 13-51-25-4 and Lot A, Plan 1009TR, located east of 141 Street SW north of 41 Avenue SW;  
**CHAPPELLE**

---

**I The Subdivision by Plan is APPROVED on August 9, 2012, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 6.27 ha by agreement and caveat to the remainder of SW 25-51-13-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.20 ha by agreement and caveat to proposed Lot 1, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution 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 exclude portions of 141 Street SW and Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to a 44 metre width, to conform to an approved Concept Plan or to the satisfaction of Transportation Services, for Heritage Valley Trail SW from 141 Street SW to 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition I(7), the owner clear and level Heritage Valley Trail SW, as required for road right-of-way dedication, to the satisfaction of Transportation Services;
8. that the approved subdivision within the Chappelle neighbourhood (file no. LDA11-0108) be registered prior to or concurrent with this application;

9. that Bylaw 16227 to close portions of 141 Street SW receive third reading prior to the registration of this subdivision; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to 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 technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct the first two lanes of Heritage Valley Trail SW to an arterial roadway standard, from 141 Street SW to 41 Avenue SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Heritage Valley Trail SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the owner construct 141 Street SW to a collector roadway standard, from Chappelle Drive SW to Heritage Valley Trail SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a noise study be provided to confirm the noise attenuation required adjacent to 141 Street SW as well as Heritage Valley Trail SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy and to the satisfaction of Transportation Services;
10. that the owner construct noise attenuation along Heritage Valley Trail SW in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all future residential lots backing on Heritage Valley Trail SW, as shown on the



"Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; and

11. 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve (MR) in the amount of 6.47 ha is required for SW 25-51-13-4. A Deferred Reserve Caveat (DRC) shall be placed on the remaining titled area in the amount of 6.27 ha and a DRC in the amount of 0.20 ha shall be placed on the proposed Lot 1 created by this subdivision. An existing DRC for Lot A, Plan 1009TR shall carry forward on the remaining titled area.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue, Edmonton AB T5J 0G9, 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 Ms. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

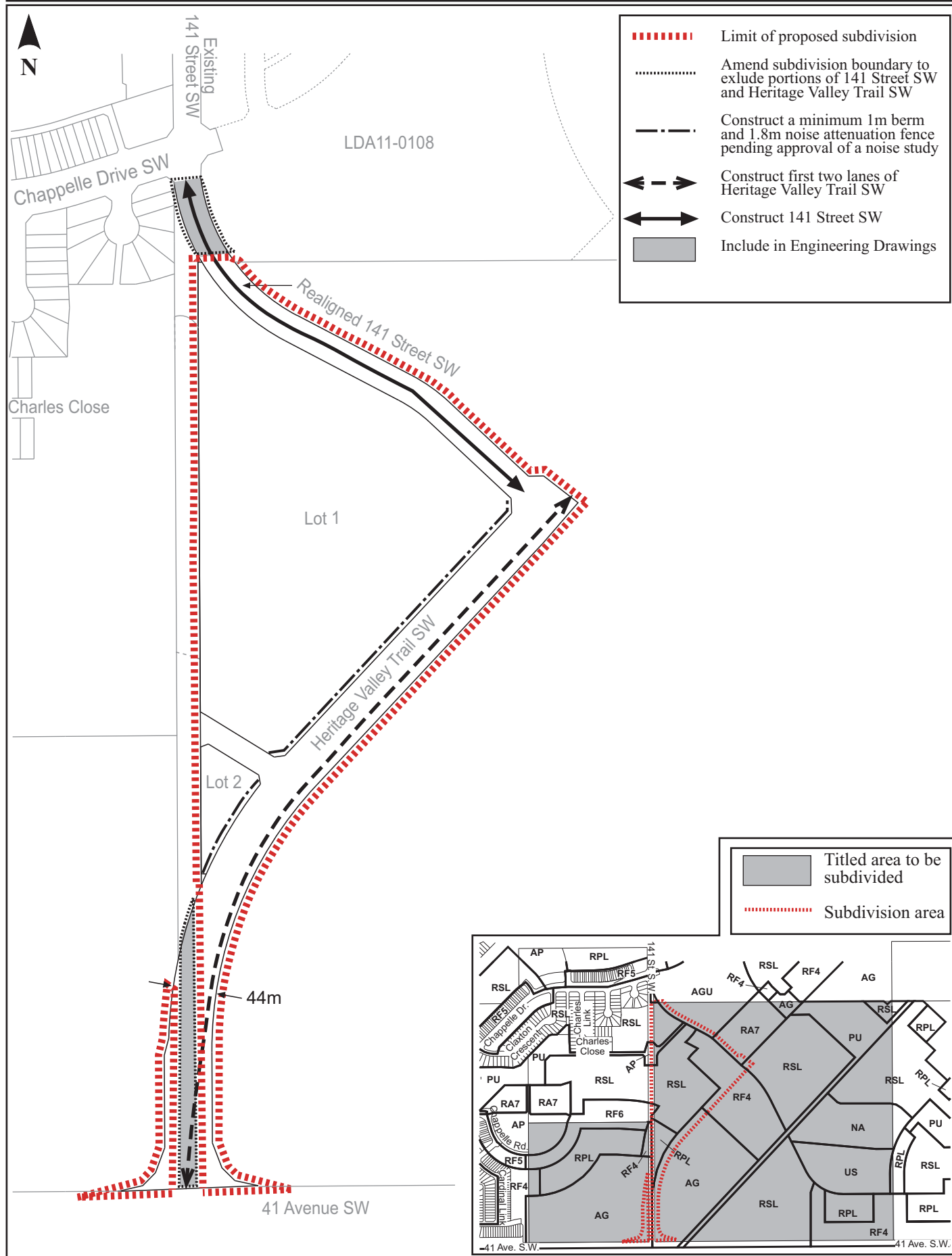
SM/kr/Posse #116714848-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

**August 9, 2012**

**LDA11-0370**





Subdivision Authority

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

August 9, 2012

File No. LDA12-0120

Qualico Communities  
#280, 3203 - 93 Street NW  
Edmonton, AB T8N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create one (1) commercial lot from Block 3, Plan 762 0329, located west of 199 Street and north of Lessard Road; **THE HAMPTONS**

---

**I The Subdivision by Plan is APPROVED on August 9, 2012 pursuant to Section 654 of the MGA subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to Condition I(3), the owner clear and level Lessard Road as required for road-right-of way dedication to the satisfaction of Transportation Services;
5. that Bylaw 16170 to amend the Zoning Bylaw from (AG) Agricultural Zone to (CSC) Shopping Centre Zone receive three readings prior to registration of this subdivision; 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 pays his proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. the owner will be required to pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct the first two lanes of Lessard Road to an arterial roadway standard, from 199 Street to Hilton Drive, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner construct a right-in/right-out access to Lessard Road, as a 9 m wide curb return access with curb ramps, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs an auxiliary lane on Lessard Road in the westbound direction from 199 Street to Hilton Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct commercial crossing accesses to Hilton Drive located approximately 40 m and 90 m from the south property line to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of traffic signals at the intersection of 199 Street / Lessard Road, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation; and
12. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services, and Financial Services and Utilities.

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

An existing 2.43ha Deferred Reserve Caveat (DRC #762 033 237) currently exists on title, and will be carried forward to the remainder of Block 3, Plan 762 0329.



Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3<sup>rd</sup> 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 Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

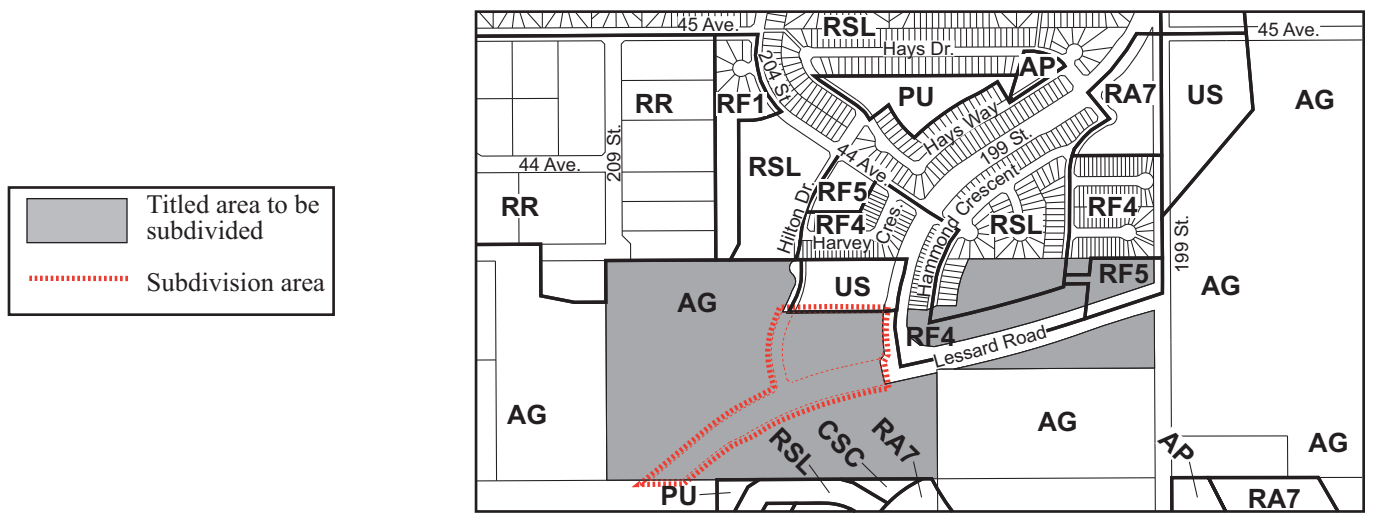
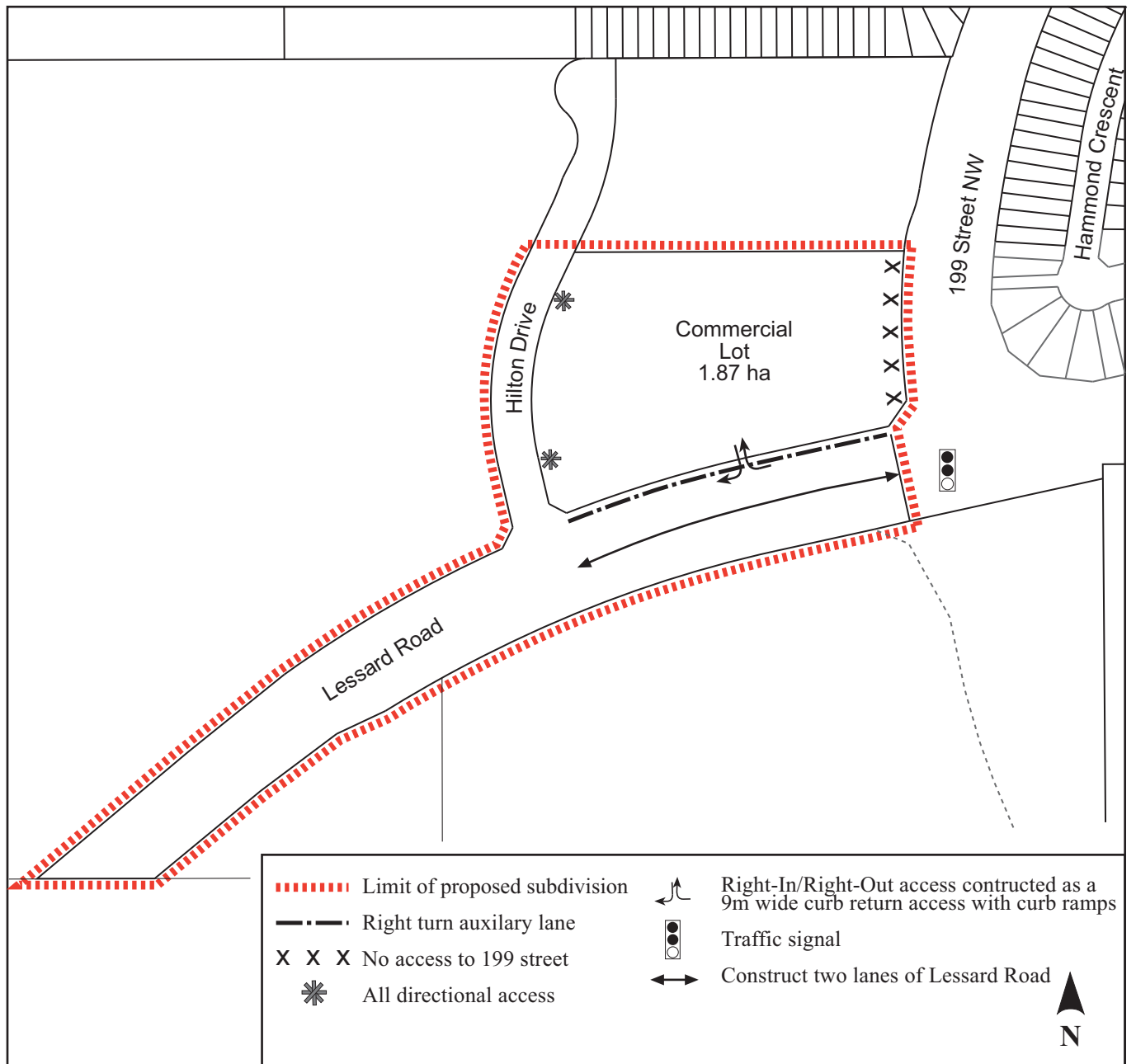
SM/cw/Posse #123095895-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 9, 2012

LDA12-0120





Subdivision Authority

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

August 9, 2012

File No. LDA12-0121

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

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create one (1) commercial lot from Block 3, Plan 762 0329 and SE 7-52-25-4 located west of 199 Street NW and south of Lessard Road;  
**EDGEMONT**

---

**I The Subdivision by Plan is APPROVED on August 9, 2012 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, as required by the aforementioned agencies or shown on the engineering drawings that deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA11-0328 and LDA12-0120 be registered prior to or concurrent with this application;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 199 Street from Lessard Road to Edgemont Way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for an eastbound auxiliary lane of Lessard Road, from west of Hilton Drive to 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to conditions I(4) and I(5), the owner clear and level Lessard Road and 199 Street as required for road right-of-way dedication, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
7. that Bylaw 16202 to amend the Zoning Bylaw from (AG) Agricultural Zone to (CSC) Commercial Shopping Centre Zone receive three readings prior to the registration of this subdivision; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (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 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 not be approved prior to the approval of the Draft Edgemont Neighbourhood Design Report to the satisfaction of Sustainable Development and Financial Services;
8. that the engineering drawings include the construction of an eastbound auxiliary lane on Lessard Road from west of Hilton Drive to 199 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include an all-directional access at Hilton Drive and Lessard Road as well as a right-in/right-out access on Lessard Road approximately 70m east of Hilton Drive as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the owner pay for the installation of traffic signals in the location as shown on the "Conditions of Approval" map, Enclosure I, at the intersection of Lessard Road/Hilton Drive. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Financial Services, Transportation Services and Sustainable Development, in the location as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services.



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

The existing Deferred Reserve Caveat (No. 762 033 237) registered on Block 3, Plan 762 0329 will be carried forward with this application. Municipal Reserve for SE 7-52-25-4 will be provided through LDA11-0328 in which 2.84ha will be carried forward by Deferred Reserve Caveat.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,



**FOR**

Scott Mackie  
Subdivision Authority

SM/cw/Posse #123117600-001

Enclosure

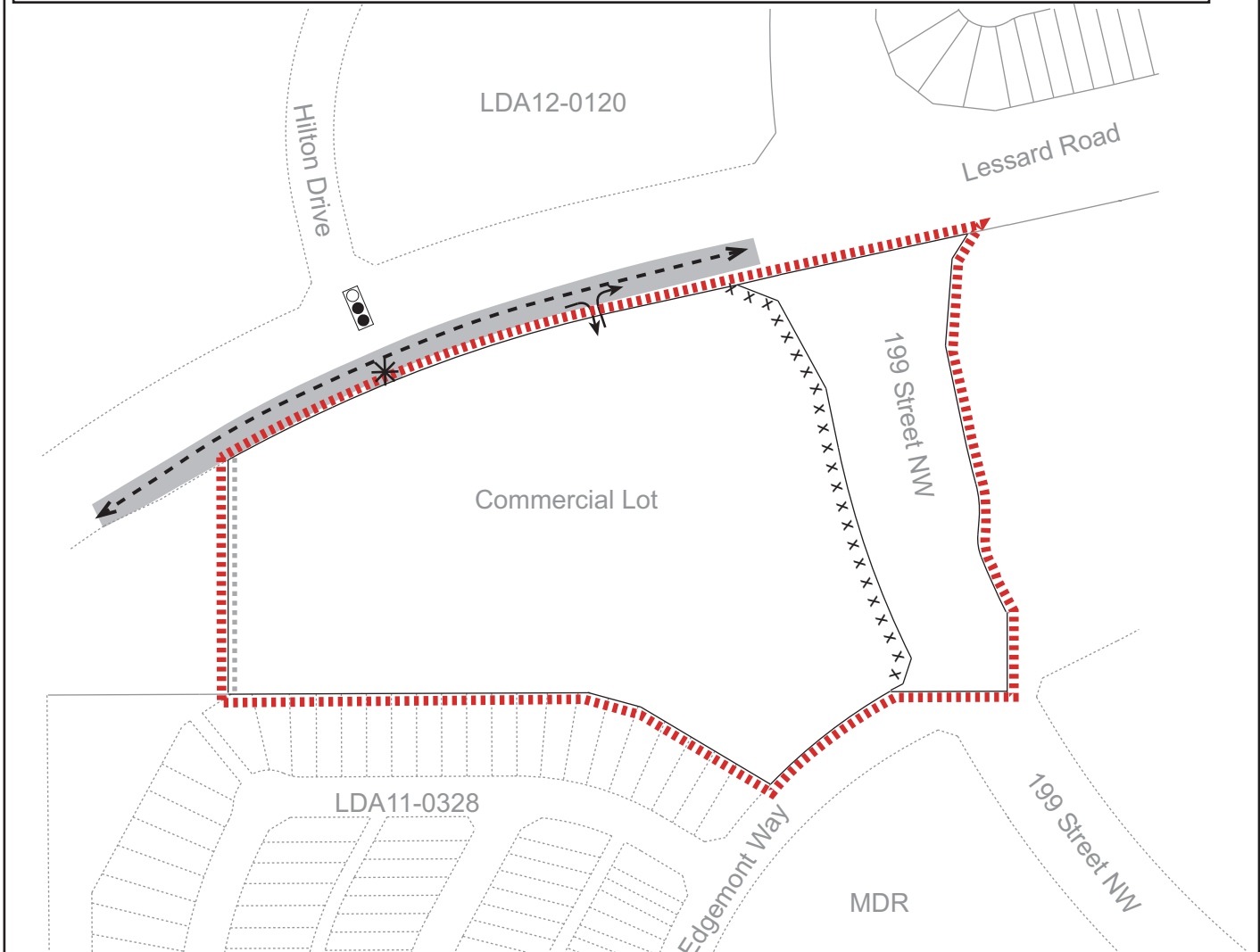
## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 9, 2012

LDA12-0121

- Limit of proposed subdivision  
 ..... 1.2m Uniform fence  
 ← - - - → Road right-of-way dedication for Lessard Road auxiliary lane  
 x x x x No access to 199 Street

- \* All direction access  
 [Traffic Signal Symbol] Pay for installation of traffic signal (Lessard Road and Hilton Drive)  
 [Right-In/Right-Out Symbol] Right-In/Right-Out access  
 [Shaded Box] Include in Engineering Drawings



- [Shaded Box] Titled area to be subdivided  
 [Red Dashed Line] Subdivision area

