

Thursday, December 19, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 51

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 19, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the December 12, 2013 meetings be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA13-0111
135708580-001

Tentative plan of subdivision to create three (3) commercial lots from Lot 1, Block 1, Plan 062 8081, located south of Windermere Boulevard SW and east of Windermere Way SW; **WINDERMERE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA11-0026
106694361-001

Tentative plan of subdivision to create 72 single detached residential lots, one (1) medium density parcel, two (2) Public Utility lots and two (2) Municipal Reserve lots from NE 25-52-26-4 and SE 25-52-26-4; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA12-0312 128609055-001	Tentative plan of subdivision to create 281 single detached residential lots, five (5) Public Utility lots, three (3) Environmental Reserve parcels, and two (2) Municipal Reserve parcels from the SE 24-53-26-4, located west of 215 Street NW at Hawks Ridge Boulevard; HAWKS RIDGE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA13-0064 134627654-001	Tentative plan of subdivision to create 23 single detached residential lots and 50 semi-detached residential lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; GLENRIDGING HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA13-0328 139927553-001	Tentative Plan of subdivision to create 12 single detached residential lots , 64 semi-detached residential lots and two (2) Public Utility Lots, from Lot 8, Block 5, Plan 0324429 and W ½ LS 3 & 6 – 53-25-4, located South of Hudson Road NW and east of 140 Street NW; HUDSON	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:20 a.m.		



Subdivision Authority

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

December 19, 2013

File No. LDA13-0111

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create three (3) commercial lots from Lot 1, Block 1, Plan 062 8081, located south of Windermere Boulevard and east of Windermere Way SW;
WINDERMERE

I The Subdivision by Plan is APPROVED on December 19, 2013, 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 subdivision boundary be amended to include Lot A, Block 1, Plan 082 8844, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Lot A, Block 1, Plan 082 8844 be consolidated with the adjacent parcel prior to or concurrent with the registration of this subdivision;
5. that the owner dedicate and register all road rights-of-way necessary for the construction of a right turn bay on Windermere Boulevard, to conform to the approved Engineering Drawings for Windermere, Stage 40, and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register joint access easements on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a cross lot access easement on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map; 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, and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay for the installation of traffic signals at the intersection of Windermere Boulevard SW and Windermere Way SW, 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 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
4. 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserves were provided with SUB/06-0052.

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. Natasha Reaney at 780-496-1758 or write to:

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

Yours truly,



For Scott Mackie
Subdivision Authority

SM/nr/Posse# 135708580-001

Enclosure(s)

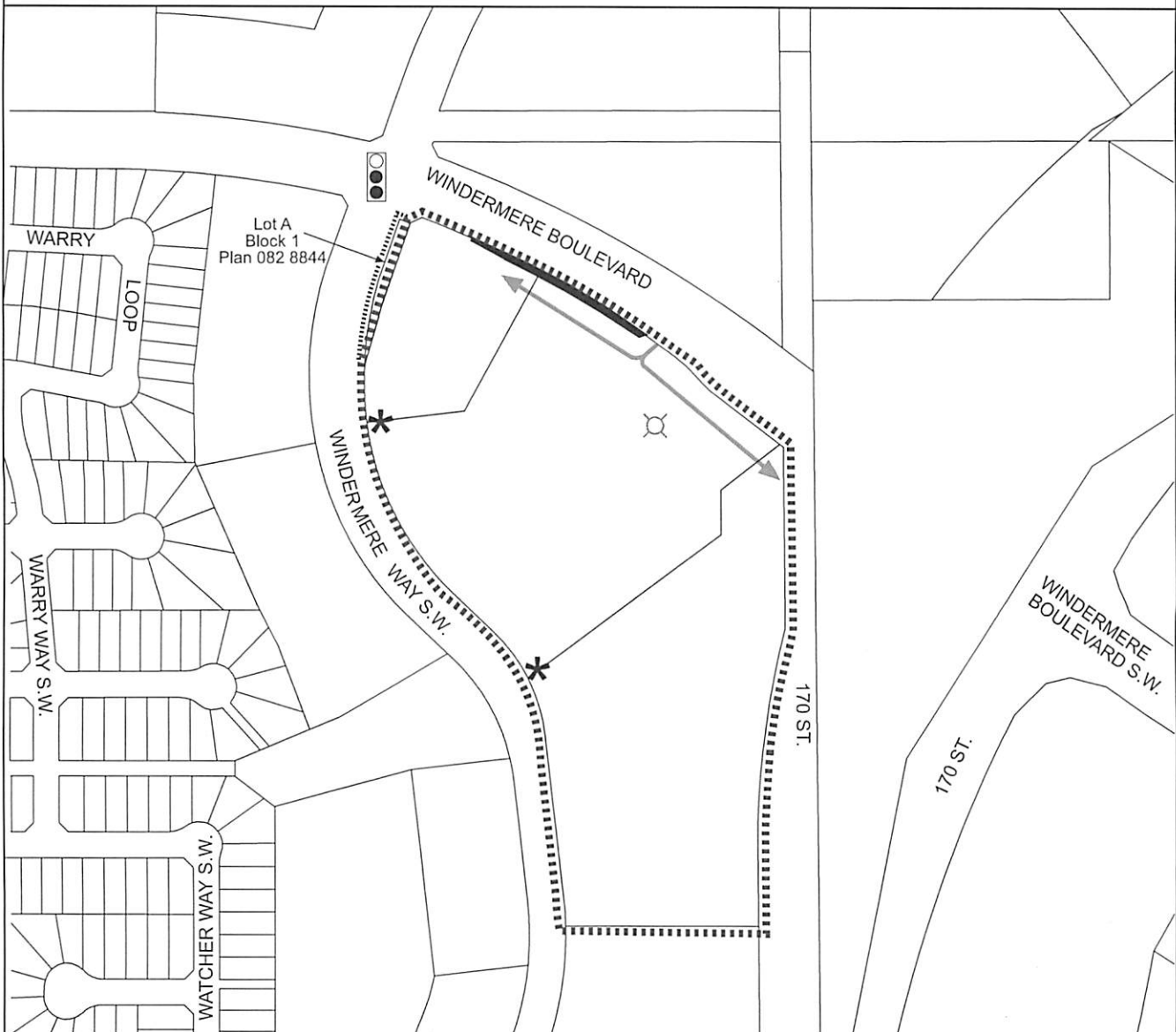
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

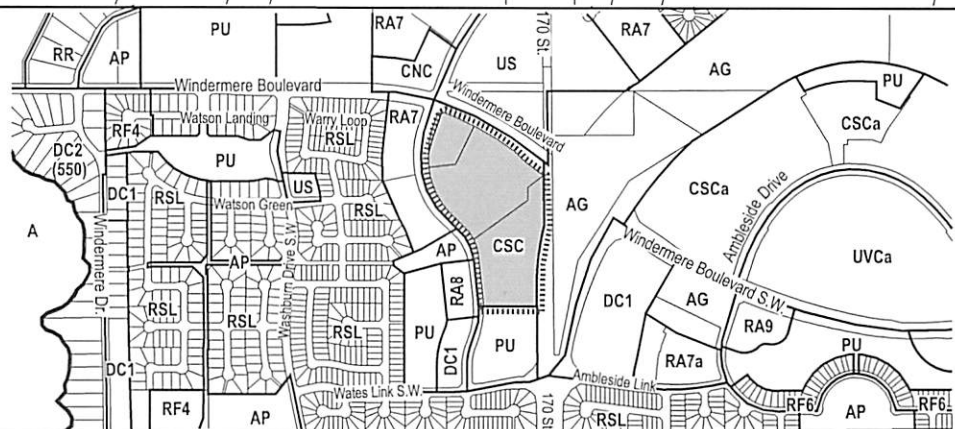
LDA 13-0111

- Limit of Proposed Subdivision
 ■ Dedicate as Road Right-of-Way
 * Joint Access Easement
 ↔ Cross Lot Access Easement

- Pay for the installation of Traffic Signals
 ⊗ Abandoned Well Site
 ■■■■■ Amend Subdivision Boundary



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





December 19, 2013

File No. LDA11-0026

IBI Group Inc
Suite 300, 10803 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 72 single detached residential lots, one (1) medium density parcel, two (2) Public Utility lots and two (2) Municipal Reserve lots from NE 25-52-26-4 and SE 25-52-26-4; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on December 19, 2013, subject to the following conditions:

1. that the owner provide Municipal Reserves as 0.17 ha and 2.59 ha lots 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 subdivisions LDA11-0420 and LDA13-0119, be registered prior to or concurrent with this application for the logical extension of services;
5. that the subdivision boundary be amended to include a portion of the Public Utility lot and the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;
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 endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct the Stormwater Management Facility to its ultimate size and location to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3.0 m hard-surface shared-use path within the Public Utility right-of-way and the Stormwater Management Facility with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner construct all fences wholly on privately owned lands, to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Transportation Services and Sustainable Development.

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

Municipal Reserve (MR) for the NE 25-52-26-4 was carried forward through a Deferred Reserve Caveat #132316922. This DRC will be reduced by the dedication of a 0.17 ha parcel with this application and the remainder will carry forward to the parent title.

Municipal Reserve (MR) for the north portion of SE 25-52-26-4 was carried forward through a Deferred Reserve Caveat #122 420 205. This DRC will be discharged completely to assemble the MR parcels with this application.

Municipal Reserve for the SE 25-52-26-4 was carried forward through a Deferred Reserve Caveat (DRC) # 122 420 206. This DRC will be reduced by 0.97 ha required to assemble the school park site and the remainder will carry forward to the parent title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Gamache at (780) 944-0122 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

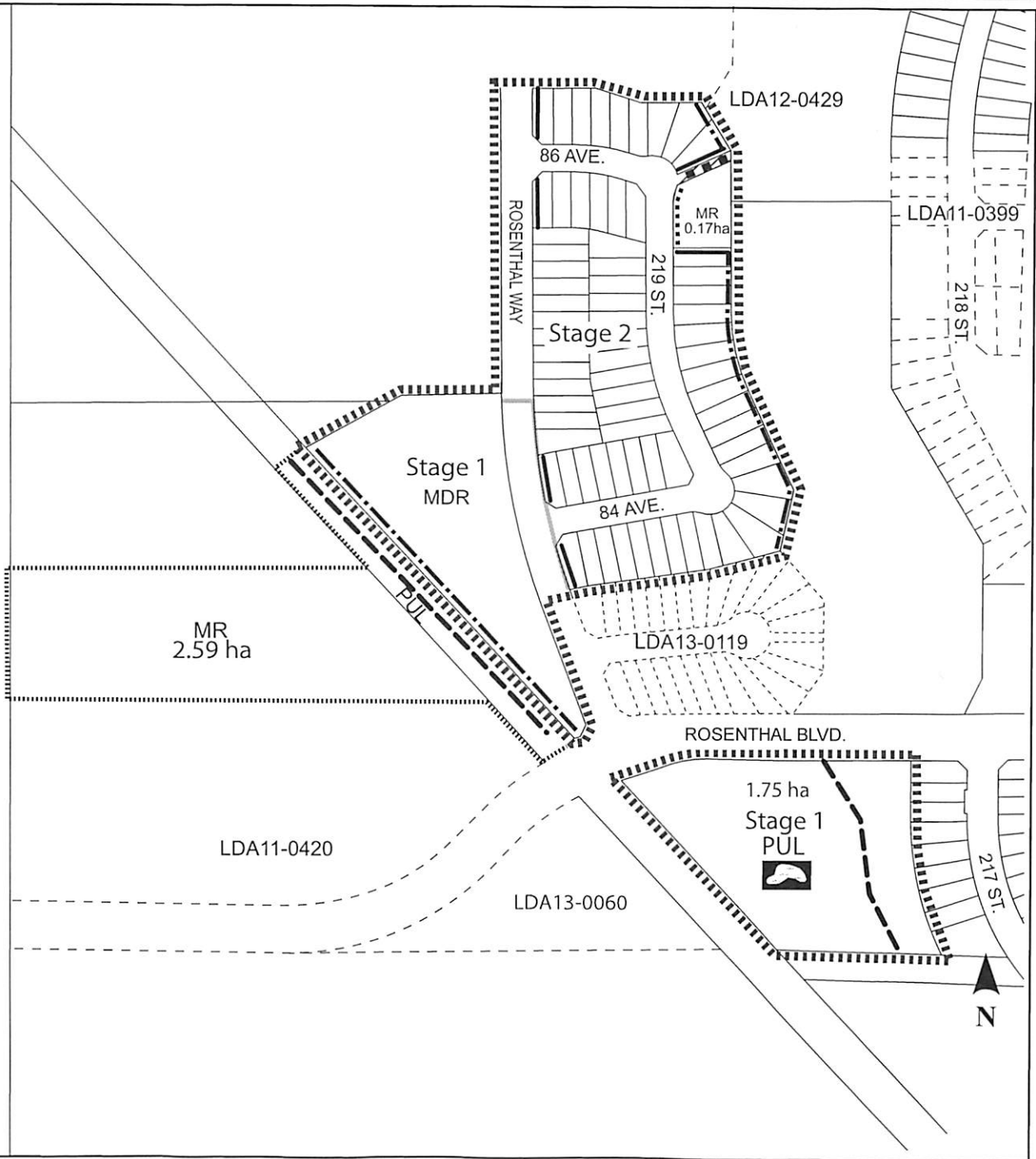
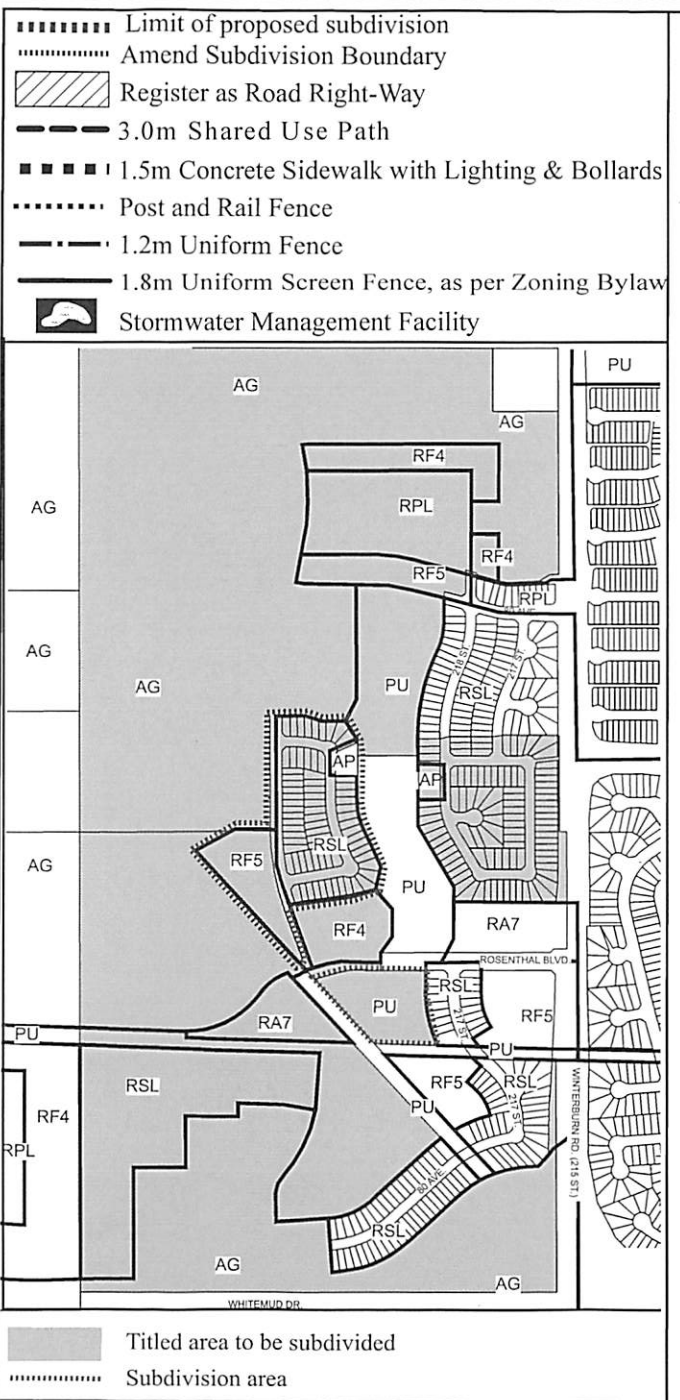
SM/vg/Posse #106694361-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

LDA11-0026





December 19, 2013

File No. LDA12-0312

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 281 single detached residential lots, five (5) Public Utility lots, four (4) Environmental Reserve parcels, and two (2) Municipal Reserve parcels from the SE 24-53-26-4, located west of 215 Street NW at Hawks Ridge Boulevard; **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on December 19, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.93 ha parcel and a 0.25 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 dedicate Environmental Reserve parcel as a 1.47 ha parcel and a 3.98 ha and a 4.34 ha and a 0.41 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure II, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
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 owner dedicate an additional emergency access walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register the walkways as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I
8. that the identified residential lots be withheld from registration until the temporary turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner be responsible for the disposal of any sewage generated by the proposed development, at their own cost, until such time as W14 Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;
8. that the owner enter into a 3 year maintenance period agreement for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of Financial Services and Utilities;
9. that the owner develop and implement a water quality monitoring program for Hawks Ridge. The monitoring program must be developed and approved prior to the approval of the engineering drawings to the satisfaction of Financial Services and Utilities;
10. that the owner construct a temporary 6 m wide gravel surface roadway connection with Stage 1 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II, at the discretion of Transportation Services;
11. that the owner construct a temporary 3 m wide gravel walkway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 12 m radius gravel surface temporary turnaround with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads at the discretion and direction of Transportation Services;
13. that the owner provide a zebra marked crosswalk with curb extensions, curb ramps and pedestrian signage at the mid-block crossing as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner pay for the installation of future traffic signals at the south intersection of Hawks Ridge Boulevard and 215 Street, as shown on the “Conditions of Approval” map, Enclosure I. 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 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;
15. that the owner construct a 2 m mono-walk with straight faced curb and gutter along the collector roadway adjacent to the Municipal Reserve site, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct a 3 m wide concrete emergency access walkways with T-bollards, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner construct a 1.8 m noise attenuation fence within residential property lines for all lots backing onto 215 Street as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct a 3 m asphalt shared-use path within the Public Utility lots, the top-of –the-bank setback and sewer pipeline right-of-way with dividing yellow centerline and “Share Use “ signage with landscaping, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner construct all fences wholly on privately owned lands and post and rail on Municipal Reserve parcel to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I; and
20. 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. Enclosure II is a map of the subdivision identifying staging of the subdivision related to this approval.

Municipal Reserves are being provided as a 4.93 ha parcel and 0.25 ha parcel. The existing DRC will be reduced accordingly.

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 five days from the date the decision is mailed.

If you have further questions, please call Don Read at 780-496 3633 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

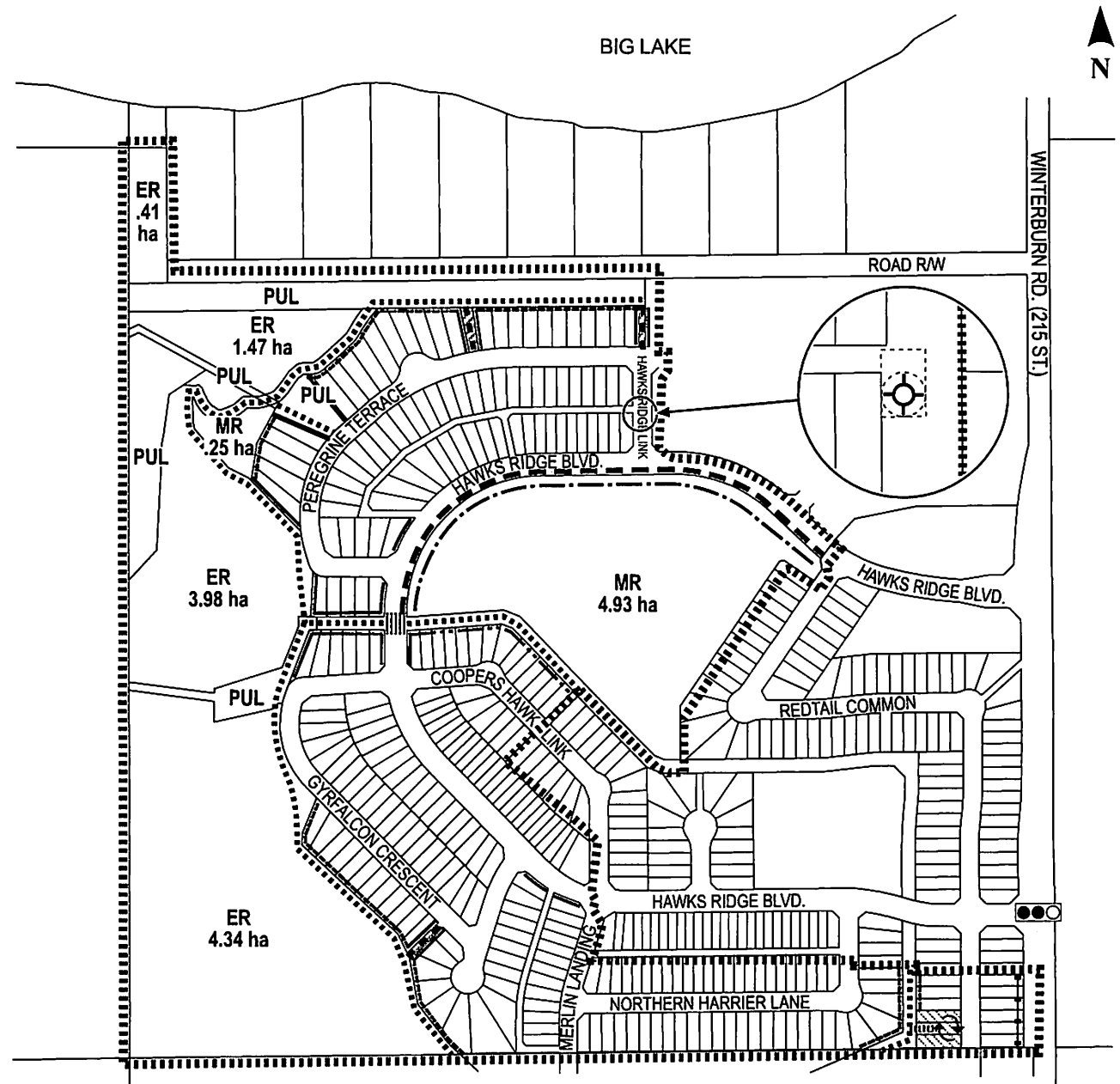
SM/dr/POSSE #128609055-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

LDA 12-0312



- Limit of Proposed Subdivision
- 1.8m Uniform Fence as per Zoning Bylaw
- +—+— 1.8m Noise Attenuation Fence
- · — · — Post and Rail Fence
- · — · — 1.8m Uniform Fence
- · — · — 1.2m Uniform Fence
- · — · — 3m Concrete Sidewalk with Bollards and Lighting
- Register as Road Right-of-Way

- Temporary Walkway Connection
- Construct a 3.0m Shared Use Path
- · — · — Construct a 2.0m Monowalk
- ↻ 12m Radius Gravel Temporary Turnaround
- Pay for Installation of Traffic Signals with Pedestrian signage, Curb Ramps and Curb Extensions
- ||||| Zebra Crosswalk
- Withhold From Registration
- Wellhead

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

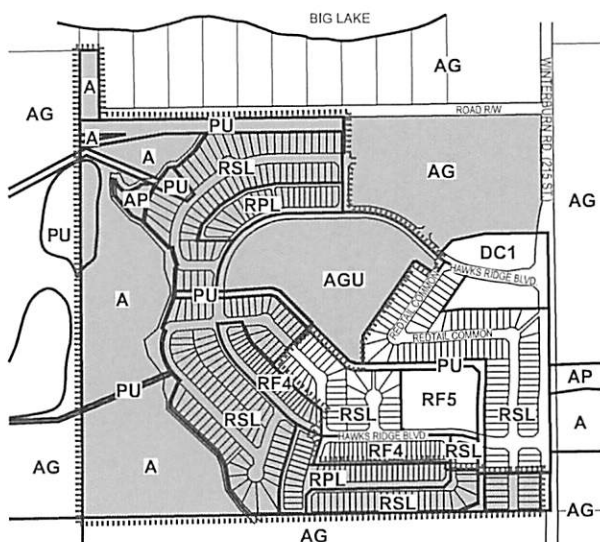
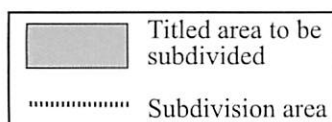
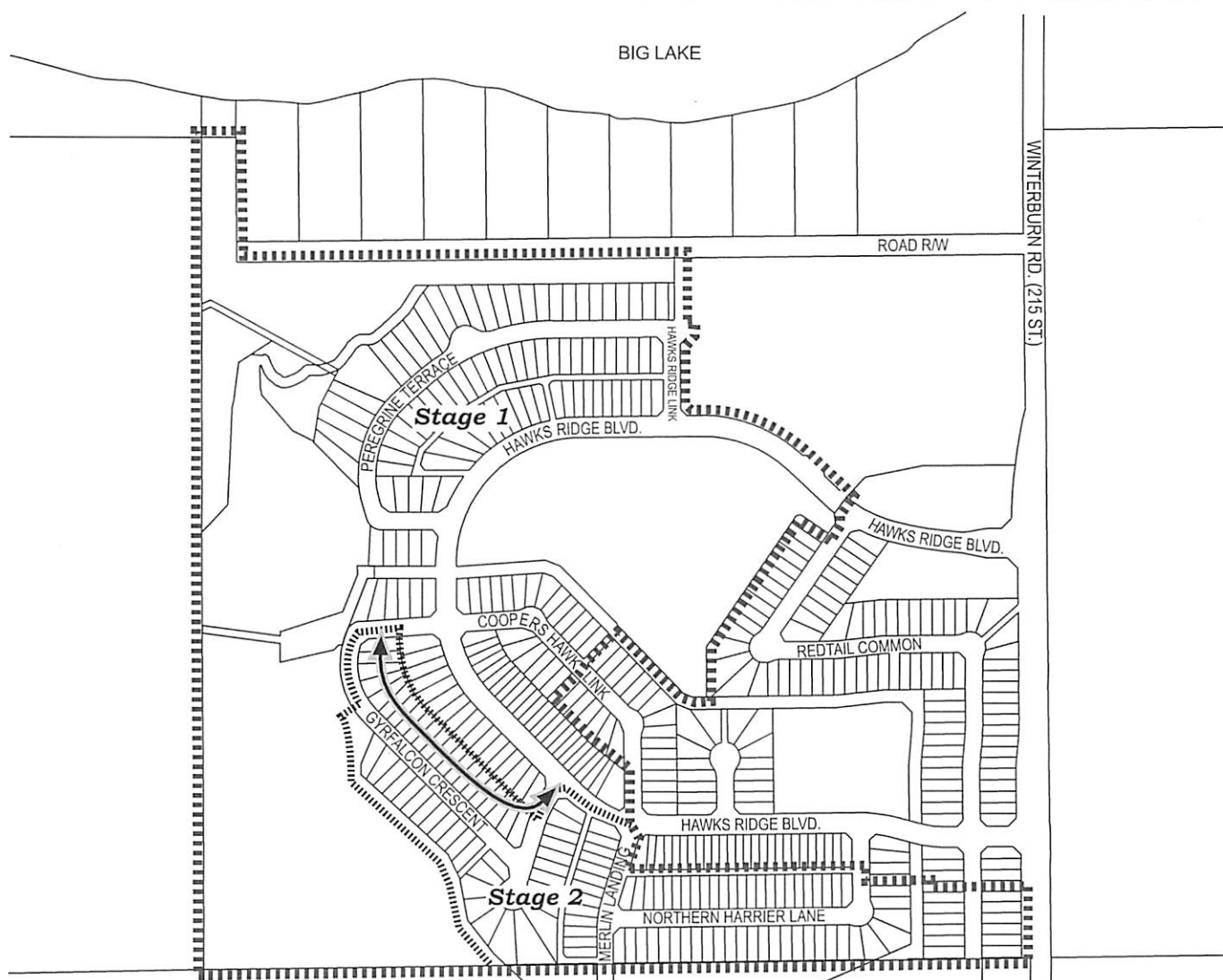
LDA 12-0312

Limit of Proposed Subdivision



6m Wide Gravel Temporary Emergency Access Easement

Stage Boundary





Subdivision Authority

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

December 19, 2013

File No. LDA13-0064

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

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create 23 single detached residential lots and 50 semi-detached residential lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on December 19, 2013, 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that the approved subdivision application LDA12-0373 within the Glenridding Heights Neighbourhood be registered prior to or concurrent with this application;
5. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate a 3 m x 3 m corner cut in the alley to accommodate turning movements and to minimize sight line obstructions, as per City of Edmonton Design and Construction Standards and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a berm and fence restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto Ellerslie Road SW and 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; 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, 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 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 a 6 m wide gravel temporary roadway connection with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, 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 Ellerslie Road SW, 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 the noise study. The owner must construct at a minimum, a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing onto Ellerslie Road SW, to the satisfaction of Transportation Services, as shown on as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 2 m berm and a 1.83 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing onto or flanking 170 Street SW, to conform to the submitted noise study, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Municipal Reserves for the south half of NW 22-51-25-4 were addressed through LDA11-0254. The existing Deferred Reserve Caveat will be carried forward on title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/ww/Posse #134627654-001

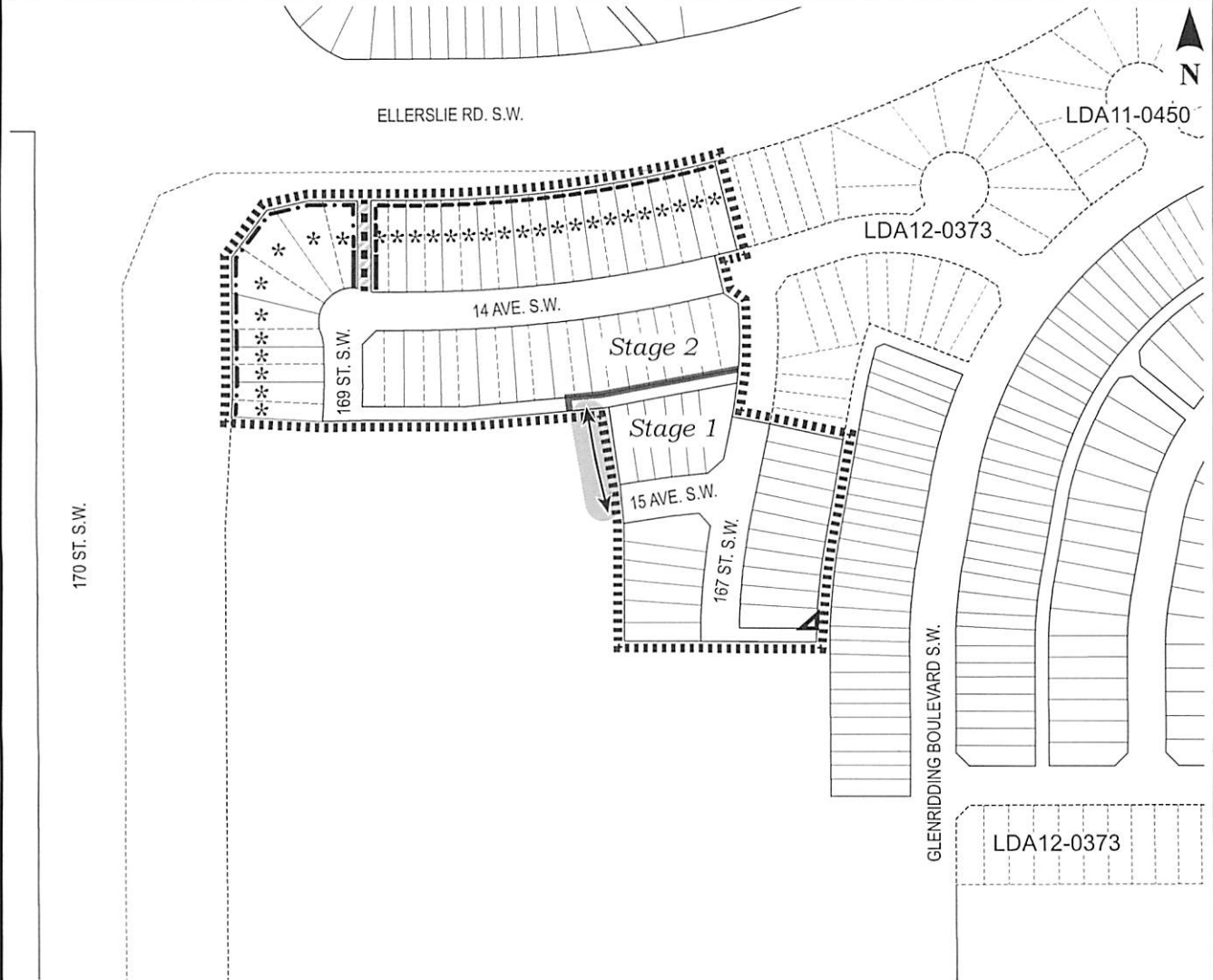
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

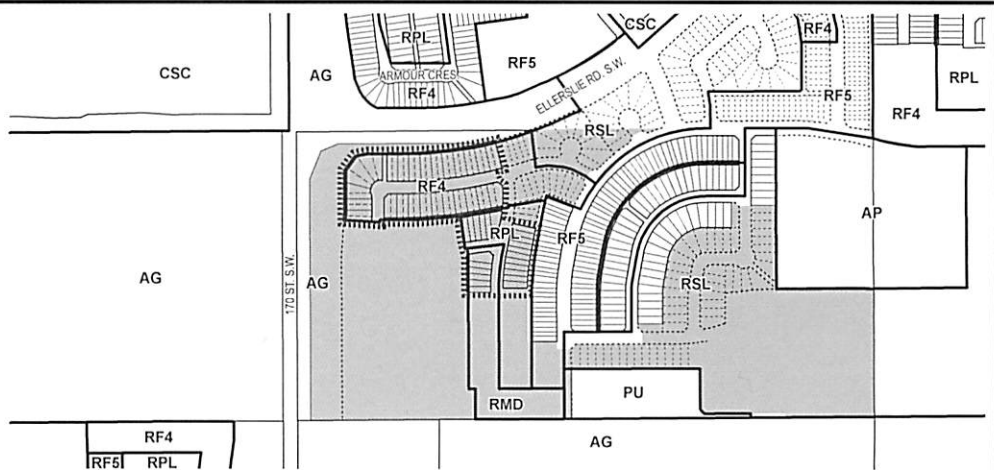
December 19, 2013

LDA 13-0064

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| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ———— 1.8m uniform fence as per Zoning Bylaw - - - - - Minimum 1.0m berm with 1.8m fence - . - . - 2m berm with 1.83m fence ■ ■ ■ ■ ■ 1.5m concrete sidewalk with bollards & lighting | <ul style="list-style-type: none"> Register as legal road right-of-way * Restrictive covenant: berm and fence ↔ 6m gravel temporary roadway ▲ Provide 3m x 3m corner cut Include in engineering drawings |
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- | |
|--|
| <ul style="list-style-type: none"> ■ Titled area to be subdivided ----- Subdivision area |
|--|





Subdivision Authority

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

December 19, 2013

File No. LDA13-0328

Scheffer Andrew Limited
14505 - 123 Avenue NW
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart

RE: Tentative Plan of subdivision to create 12 single detached residential lots, 64 semi-detached residential lots and two (2) Public Utility Lots, from Lot 8, Block 5, Plan 0324429 and W ½ LS 3 & 6 – 53-25-4, located South of Hudson Road NW and east of 140 Street NW; **HUDSON**

I The Subdivision by Plan is APPROVED on December 19, 2013 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner provide public utility lots in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities;
4. that the owner register a utility right-of-way in the location as shown on the "Conditions of Approval" map Enclosure I, to the satisfaction of Financial Services and Utilities;
5. that the owner register the walkways 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 (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 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; that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 Hudson Lake 10 Stormwater Management Facility (SWMF) with associated real time control facilities;
8. that the owner construct an emergency access/walkway with a 3m concrete sidewalk with T-Bollards and lighting, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
9. that the owner construct walkways with 1.5m concrete sidewalks with bollards, and lighting, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
10. that the owner construct all fences, positioned wholly on privately owned land in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development; and
11. 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.


DRC #032 320 000 in the amount of 0.473ha should be carried forward to the remainder of Lot 8, Block 5, Plan 03224429. Municipal Reserves for W ½ LS 3 & 6 – 53-25-4 were previously addressed with SUB/01-0104 and LDA06-0231.

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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/lS/Posse #139927553-001

Enclosure(s)

December 19, 2013

LDA 13-0328

