

Thursday, February 21, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 08

PRESENT Scott Mackie, Manager, Current Planning Branch

1. ADOPTION OF AGENDA

MOVED

Scott Mackie

That the Subdivision Authority Agenda for the February 21, 2013 meeting be adopted.

FOR THE MOTION

Scott Mackie

CARRIED

2. ADOPTION OF MINUTES

MOVED

Scott Mackie

That the Subdivision Authority Minutes for the February 14, 2013 meeting be adopted.

FOR THE MOTION

Scott Mackie

CARRIED

3. NEW BUSINESS

1. LDA12-0124
120964327-001

Tentative plan of subdivision to create one (1) medium density residential lot from SE 23-51-25-4, located west of 141 Street SW and north of 28 Avenue SW; **HAYS RIDGE**

MOVED

Scott Mackie

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Scott Mackie

CARRIED

2. LDA12-252
126822355-001

Tentative plan of subdivision to create 38 single detached residential lots and 68 semi-detached residential lots and (1) Public Utility lot from the north half of SE 23-51-24-4 located south of 20 Avenue SW and east of Watt Drive SW; **WALKER**

MOVED

Scott Mackie

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Scott Mackie

CARRIED

3.	LDA12-0334 129615029-001	Tentative plan of subdivision to create 151 single detached residential lots, 84 semi-detached residential lots, and two (2) Municipal Reserve lots from Block D, Plan 2887AQ, located north of 167 Avenue NW and west of 66 Street NW; SCHONSEE, CRYSTALLINA NERA, & JOVIZ	
MOVED		Scott Mackie That the application for subdivision be approved as amended.	
FOR THE MOTION		Scott Mackie	CARRIED
4.	Old BUSINESS		
1.	LDA12-0411 131281180-001	Tentative plan of subdivision to create 65 single detached residential lots, 56 semi-detached residential lots, 10 row housing lots, one (1) Public Utility Lot, and one (1) Municipal Reserve lot from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)	
MOVED		Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:20 a.m.		



Subdivision Authority

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

February 21, 2013

File No. LDA12-0124

IBI Group
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from SE 23-51-25-4, located west of 141 Street SW and north of 28 Avenue SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on February 21, 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 approved subdivisions within the Hays Ridge Neighbourhood, File No. LDA11-0114, LDA12-0099 and LDA12-0143, be registered prior to or concurrent with this application;
4. that the owner shall provide written confirmation that the infrastructure development project, which includes water main construction along Ellerslie Road over Whitemud Creek, has been completed to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities, prior to or concurrent with registration of this subdivision;
5. that the owner register the walkway as 10 m 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 pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges 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 provide a Noise Study to confirm the noise attenuation required adjacent to 141 Street SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services;
8. that the engineering drawings include a 12 m radius temporary turnaround with bollards or mini-barriers, prior to CCC, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include offsite water main connections to provide water main looping, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map Enclosure I;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 1.5 m concrete sidewalk with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include signage and design elements to separate the golf course path from the sidewalk within the road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly within private property lines, to the satisfaction of the Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 for SE 23-51-25-4 will be carried forward by Deferred Reserve Caveat with the registration of LDA12-0143.

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. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/as/Posse #120964327-001

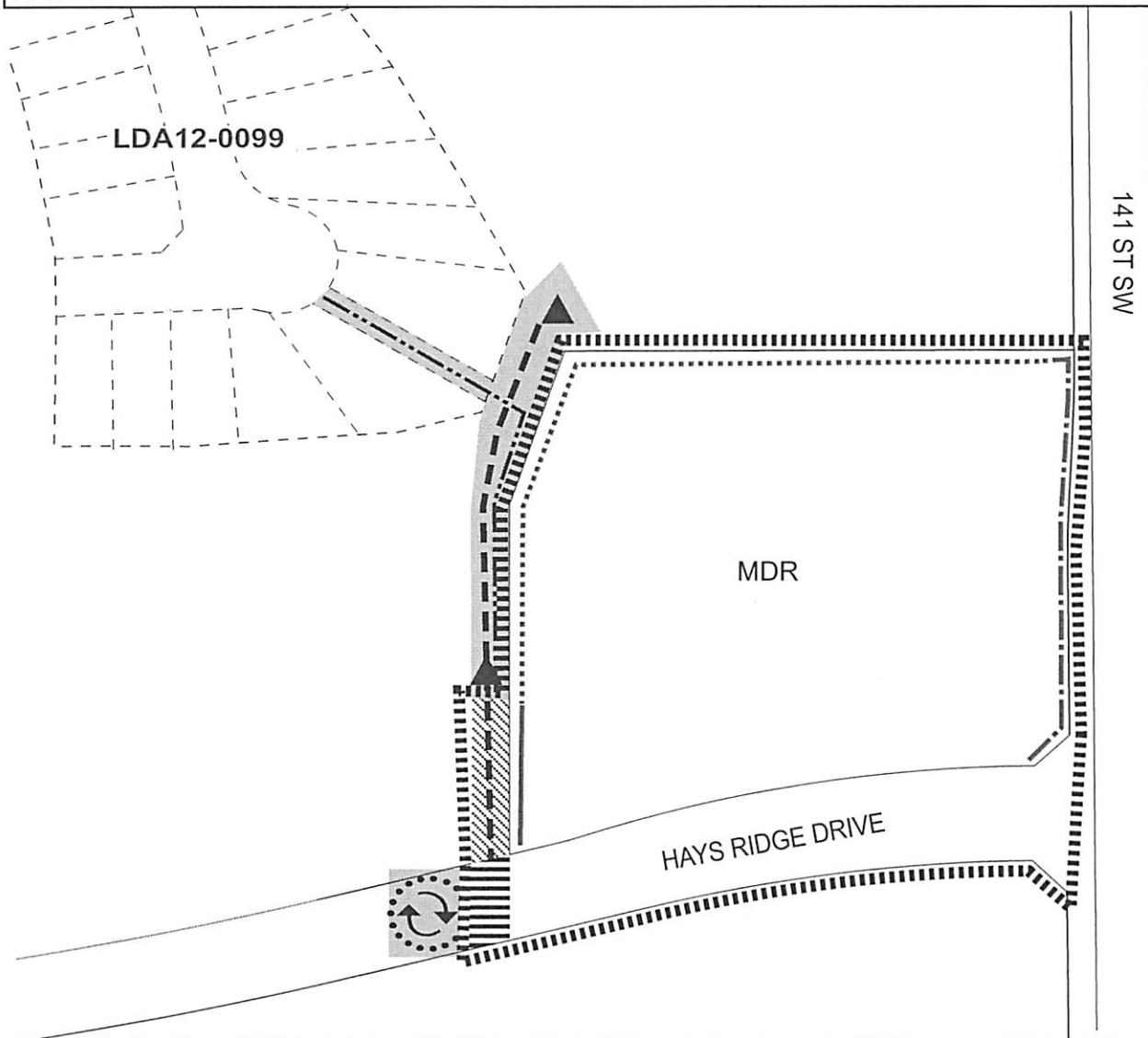
Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

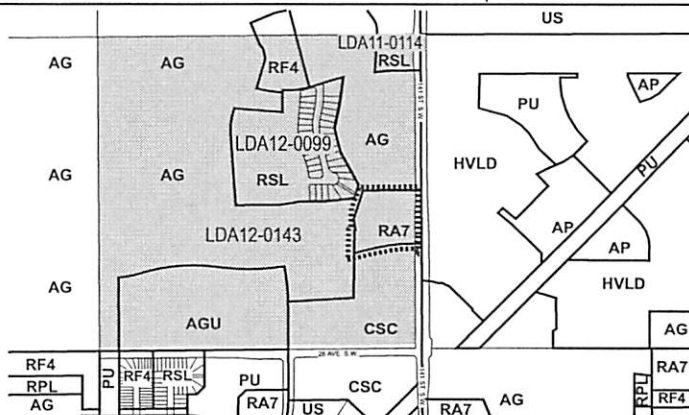
February 21, 2013

LDA 12-0124

.....	Limit of proposed subdivision	---	Construct water main connection
.....	1.2m Demarcation fence	⤵	12m Temporary turnaround with bollards or mini barriers
—	1.8m Uniform screen fence	▲	Provide signage and design features for separation of golf path and pedestrian walkway
▨	Register walkway as 10m road right-of-way	---	1.5m Concrete sidewalk with lighting, and bollards
▨▨▨	Zebra marked crosswalk with curb ramps and signage	---	Noise attenuation in accordance with Noise Study requirements
■	Include in Engineering drawings		



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





February 21, 2013

File No. LDA12-0252

IBI Group
#300, 10830 – Jasper Avenue
Edmonton AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 38 single detached residential lots and 68 semi-detached residential lots and one (1) Public Utility lot from the north half of SE 23-51-24-4 located south of 20 Avenue SW and east of Watt Drive SW; **WALKER**

I The Subdivision by Plan is APPROVED on February 21, 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 prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;
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 the logical extension of services;
5. that the approved subdivisions within the Walker Neighbourhood (File No. LDA11-0387 (for road and water infrastructure) and LDA11-0123 – Stage 3 (for water infrastructure)), be registered prior to or concurrent with this application;
6. that the approved subdivision within the Walker Neighbourhood (File No. LDA12-0040) be registered prior to or concurrent with this application to provide for the required water infrastructure within Watt Common SW, or alternatively that Clause II.9 be included in the Servicing Agreement;
7. that the corner cuts on the lots located adjacent to the alley connection to 52 Street SW be removed, 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 (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 the 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 engineering drawings include a 250 mm water main, to the satisfaction of EPCOR Water, in the location as shown on the "Conditions of Approval" map, Enclosures II;
8. that the engineering drawings include a 450 mm water main, to the satisfaction of EPCOR Water, in the location as shown on the "Conditions of Approval" map, Enclosures II;
9. that if Clause I.6 is not satisfied (prior/concurrent registration of File No. LDA12-0040), that the engineering drawings include construction of a 600 mm water main, to the satisfaction of EPCOR Water, in the location as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround (must be gravel prior to CCC and asphalt prior to FAC, or at the discretion and direction of Transportation Services) with bollards or mini-barriers, to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage at the mid-block crossing on Watt Drive SW, to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct (upon completion of II.15 to a gravel, temporary emergency access standard, prior to CCC), a 3 m hard surface shared use path, including bollards and landscaping, to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct two 6 m wide gravel temporary roadway connections (required prior to CCC or at the discretion and direction of Transportation Services), with Stage 1 to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;

14. that the engineering drawings include and the owner construct two 6 m wide gravel temporary roadway connections (required prior to CCC or at the discretion and direction of Transportation Services), with Stage 2 to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include and the owner construct a 9 m wide paved temporary roadway connection with Stage 1 (required prior to FAC or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, and medians to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves owing were taken as a Deferred Reserve Caveat for the north half of SE 23-51-24-4 through LDA11-0053. The DRC will be carried forward on the remainder of the title with the approval of this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/cp/Posse #126822355-001

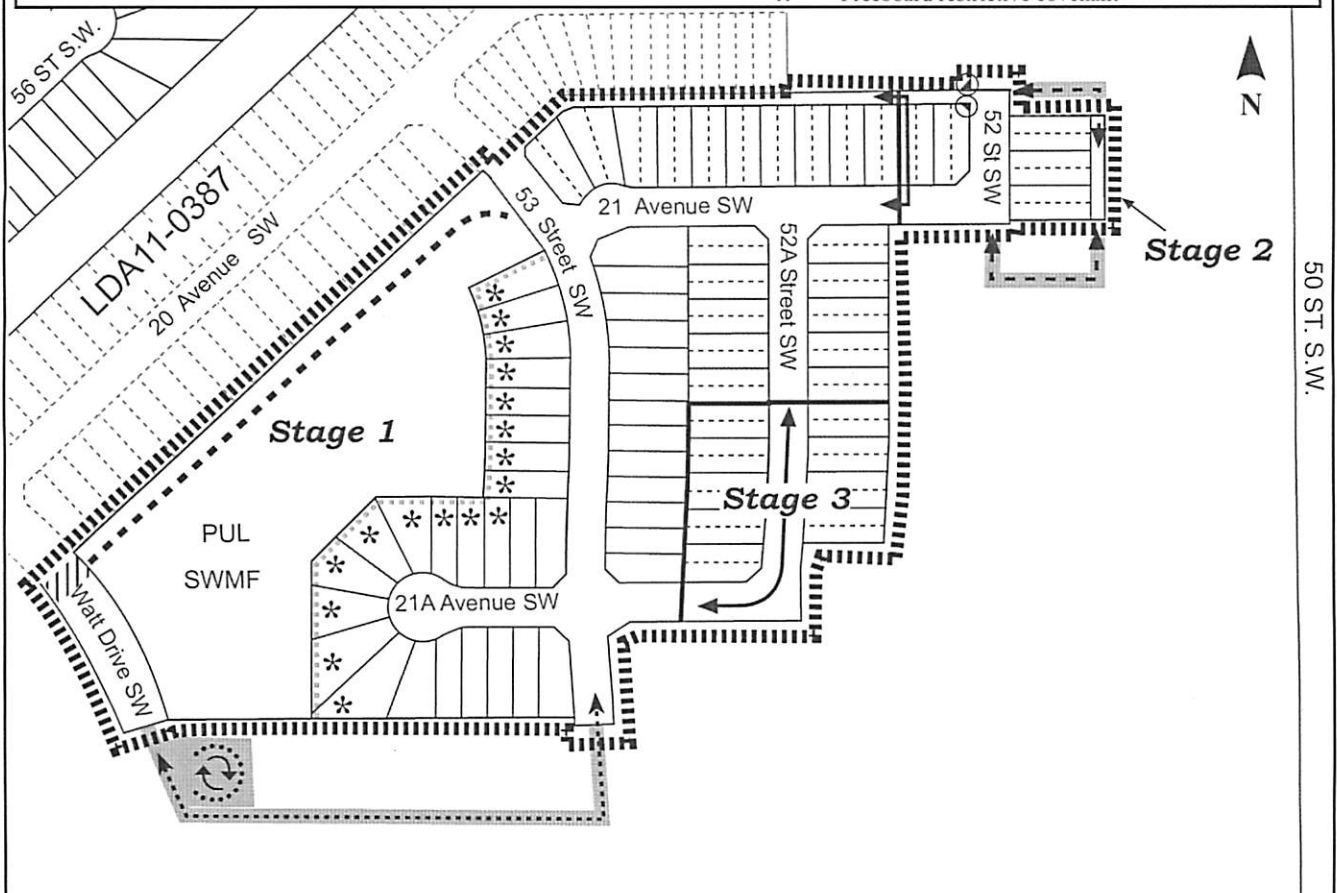
Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

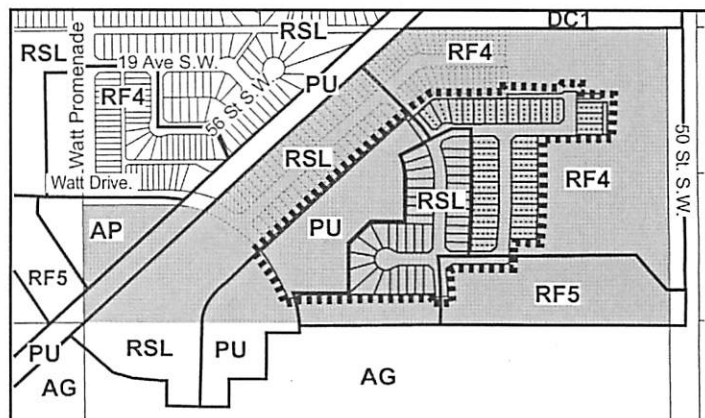
February 21, 2013

LDA12-0252

<p>Limit of proposed subdivision</p> <p>Remove corner cut</p> <p>17m asphalt surface temporary transit turnaround with bollards or mini-barriers</p> <p>3m hard surface shared use path including bollards and landscaping</p> <p>1.2m fence</p>	<p>6m gravel temporary road connection with Stage 1</p> <p>6m gravel temporary road connection with Stage 2</p> <p>9m paved temporary road connection prior to FAC with Stage 1</p> <p>Zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage</p> <p>Include in engineering drawings</p> <p>Freeboard restrictive covenant</p>
--	--



	Titled area to be subdivided
	Subdivision area



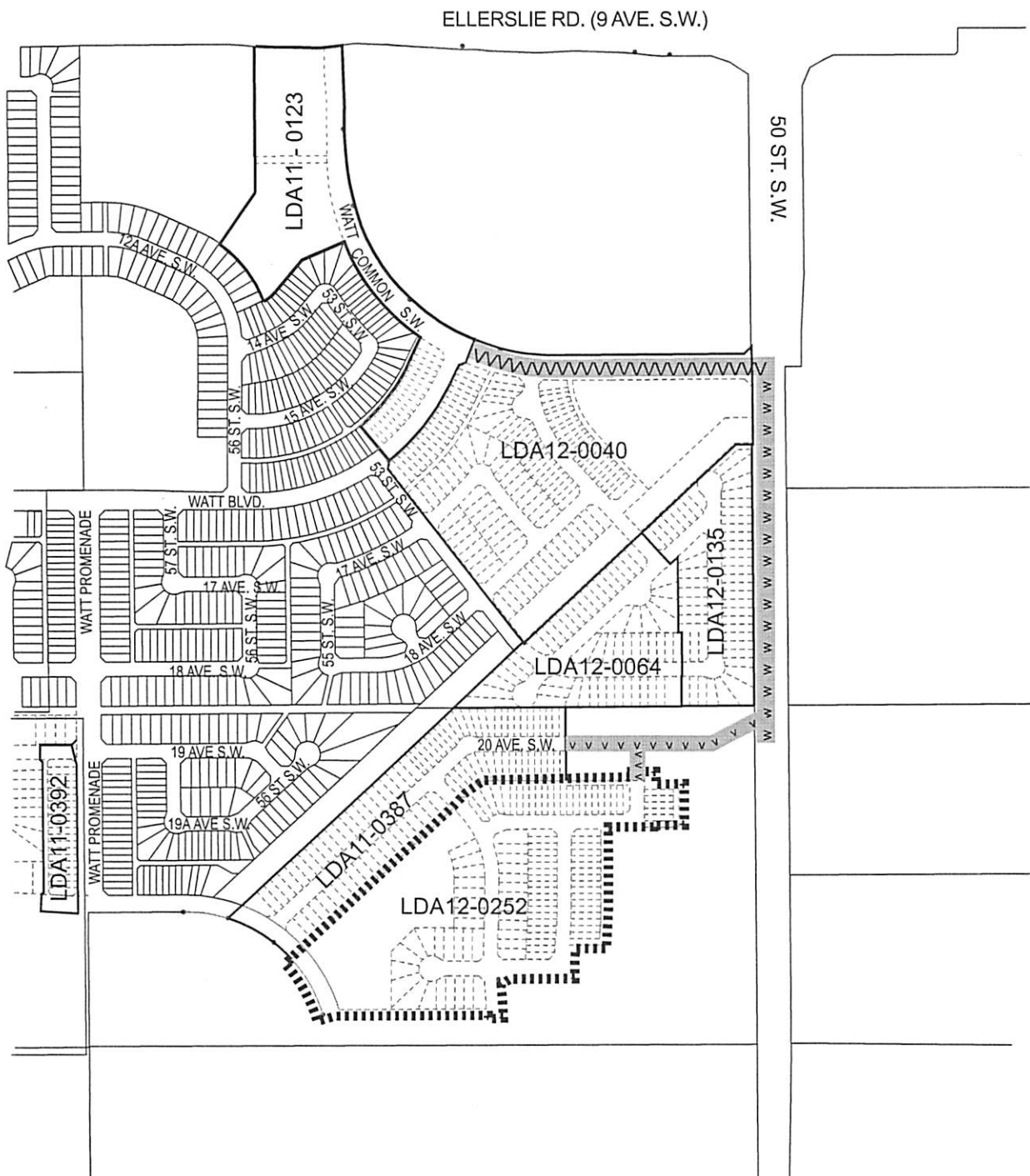
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2013

LDA12-0252

Limit of proposed subdivision
Include in Engineering Drawings
600mm water main

450mm water main
250mm water main





Subdivision Authority

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

February 21, 2013

File No. LDA12-0334

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 151 single detached residential lots, 84 semi-detached residential lots, and two (2) Municipal Reserve lots from Block D, Plan 2887AQ, located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE, CRYSTALLINA NERA, & JOVIZ**

I The Subdivision by Plan is APPROVED on February 21, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.05 ha and a 0.52 ha parcel for a total of 0.57 ha pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$1,443,098 representing 2.46 ha pursuant to Section 667 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 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;
6. that the owner register the walkways as legal road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the identified residential lot 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
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 Condition 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 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 a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I, with Stage 1. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner construct a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I, with Stage 4. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
9. that the owner construct a temporary 6m wide gravel roadway as shown on the "Conditions of Approval" map, Enclosure I, with Stage 1. The temporary emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
10. 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;
11. that the owner construct a 3m wide hard-surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, bollards, and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 1.5m concrete sidewalks with bollards and lighting within the walkways as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a watermain feed connecting from a future watermain to be constructed on Schonsee Drive to a proposed watermain to be constructed at the south-eastern boundary of this subdivision, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I, with Stage 2;

14. that the owner construct all fences positioned wholly on privately owned lands and on the Municipal Reserve parcels to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 and Environmental 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.

All Municipal Reserve owing is being provided as land and money-in-place of land. Deferred Reserve Caveat No. 062 491 643 will be discharged through this subdivision.

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 five days from the date the decision is mailed.

If you have any questions, please contact Mr. Dan MacGregor at (780) 496 6087, or write to him at:

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

Yours truly,



Scott Mackie
Subdivision Authority

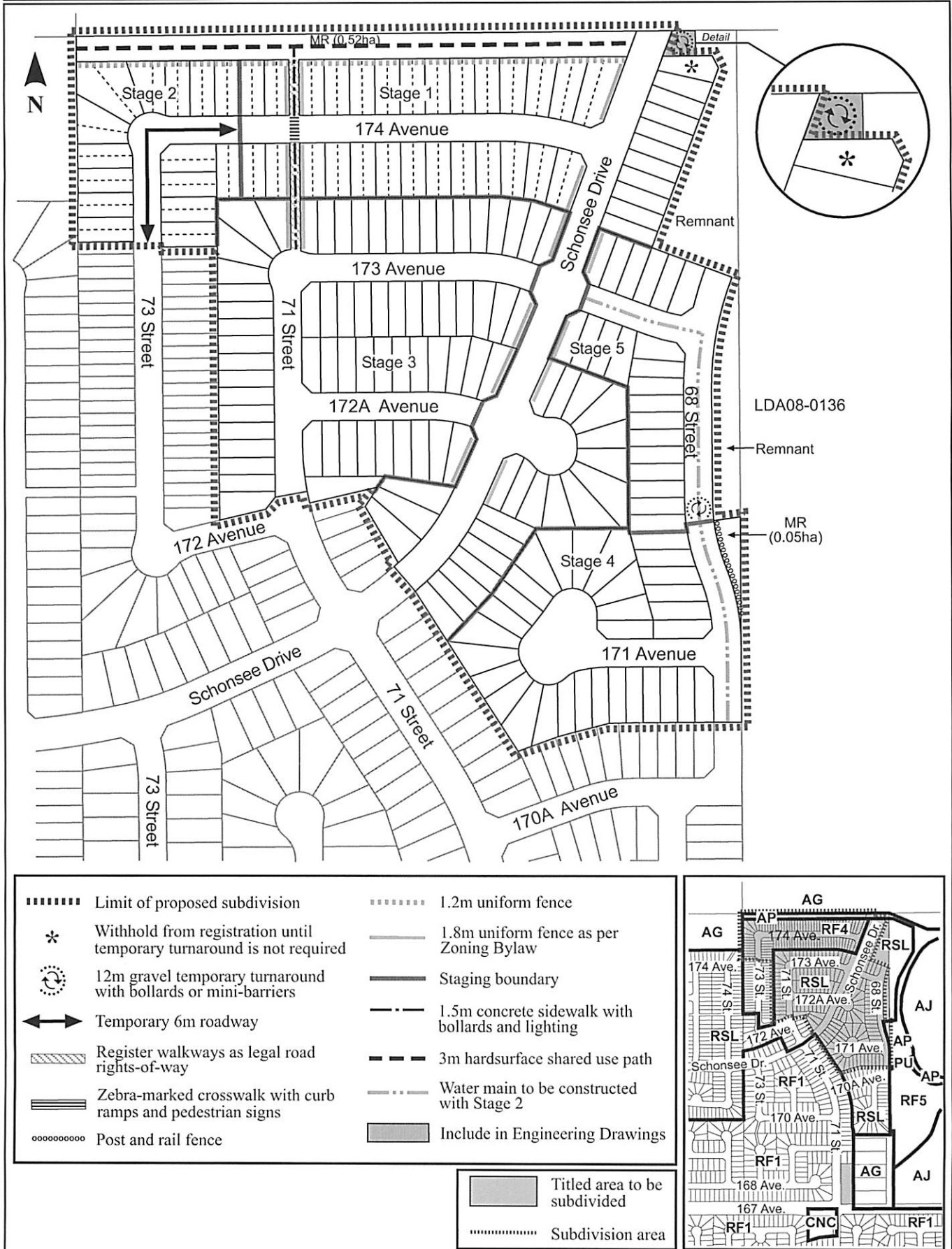
SM/dm/Posse # 129615029-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2013

LDA 12-0334





Subdivision Authority

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

February 21, 2013

File No. LDA12-0411

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 65 single detached residential lots, 56 semi-detached residential lots, 10 row housing lots, one (1) Public Utility Lot, and one (1) Municipal Reserve lot from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; **HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)**

I The Subdivision by Plan is APPROVED on February 21, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.01 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 provide Municipal Reserve in the amount of 3.41 ha by Deferred Reserve Caveat to the remainder of SW 24-51-25-4, 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 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 owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (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 submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that a noise study be provided to confirm the noise attenuation required adjacent to 141 Street SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and that the owner construct noise attenuation in accordance with the requirements outlined in the noise study, to the satisfaction of Transportation Services. The owner must construct, at a minimum, a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto 141 Street SW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the engineering drawings include grading plans for the future roadway to be constructed adjacent to the Urban Village Park, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary 12 m radius gravel turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC (or at the discretion of Transportation Services);
10. that carriageway widening, at a minimum of 11.5 m, be provided at the 141 Street SW entrance to the neighbourhood to accommodate traffic volumes at this location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct a "Key Pedestrian Crossing" at the intersection between the stormwater management facility and the Urban Village Park, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the local roadway adjacent to the Urban Village Park include "No Parking" signage, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;

13. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centre line and "shared use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, 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 Transportation Services and Sustainable Development, 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 Lot, utility rights-of-way, road islands, boulevards, medians and walkways, 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 6.42 ha is required for SW 24-51-25-4, from which dedication in the amount of 3.01 ha will be used to create an MR lot. A Deferred Reserve Caveat shall be placed on the remaining titled area for the outstanding MR owing.

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,



Scott Mackie
Subdivision Authority

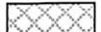




SM/kr/Posse #131281180-001

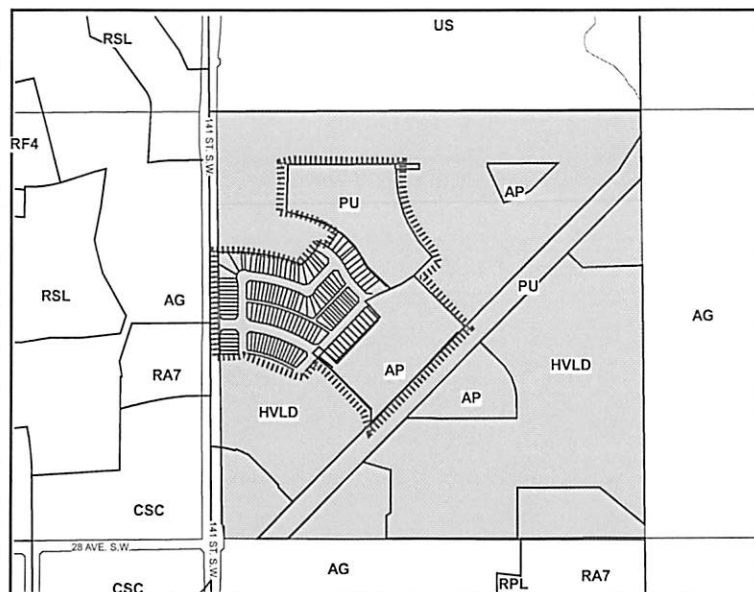
Enclosure (s)

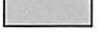
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2013

LDA12-0411

- Limit of proposed subdivision
-  Widen carriageway to accommodate traffic volumes
- Register walkway as road right-of-way and provide 1.5m concrete sidewalk with bollards and lighting
- - - - - 3m hard surface shared use path
-  Key pedestrian crossing
-  12m Radius temporary turnaround with bollards
- . - . - . 1.8m Noise attenuation fence
- ===== 1.8m Uniform fence as per Zoning Bylaw
-  Grading plans
- 1.2m Uniform fence
- oooooooooooo Post and rail fence
- * Restrictive covenant re: freeboard
-  Include in Engineering drawing
- x x x x "No Parking" signage



-  Titled area to be subdivided
- Subdivision area

