

Thursday, July 14, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 28

PRESENT	Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 14, 2011 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	ADOPTION OF MINUTES
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MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 7, 2011 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	OLD BUSINESS
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4.	NEW BUSINESS
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1.	LDA10-0052 Posse 092474564-001	Tentative plan of subdivision to create one (1) industrial business lot, and two (2) Environmental Reserve lots from Lot F, Plan 0020692 and a portion of NE 20-51-24-4, located west of 103A Street SW and south of Ellerslie Road SW; HERITAGE VALLEY NEIGHBOURHOOD 7A
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA10-0357 Posse 104251227-001	Tentative plan of subdivision to create 20 single detached residential lots, one (1) medium density residential lot and one (1) Environmental Reserve lot from a portion of SW 20-52-24-4, located northeast of James Mowatt Trail and east of 111 Street SW; BLACKMUD CREEK
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA11-0135 Posse 109387270-001	Tentative plan of subdivision to create 52 single detached residential lots from portions of Block 1, Plan 2301 MC, SW 34-51-25-4, and Lot 1, Block 1, Plan 6082 MC located west of Windermere Road NW and North of Whitelaw Gate NW; WINDERMERE
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MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA11-0136 Posse 109582840-001	Tentative plan of subdivision to create six single detached residential lots from portions of Block 1, Plan 2301 MC, and SW 34-51-25-4, located west of Windermere Road NW and south of Windermere Wynd NW; WINDERMERE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT		
	The meeting adjourned at 10:40 a.m.		



Subdivision Authority

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

July 14, 2011

File No. LDA10-0052

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue NW
Edmonton AB T5J 3N4

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create one (1) industrial business lot, and two (2) Environmental Reserve lots from Lot F, Plan 0020692 and a portion of NE 20-51-24-4, located west of 103A Street SW and south of Ellerslie Road SW; **HERITAGE VALLEY NEIGHBOURHOOD 7A**

I The Subdivision by Plan is APPROVED on July 14, 2011, subject to the following conditions:

1. that the owner provide Environmental Reserve as a 1.03 ha lot and as a 1.65 ha lot, pursuant to Section 664 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 2.21 ha by a Deferred Reserve Caveat to the remainder of NE 20-51-24-4 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements 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 restrictive covenant in the favour of the City of Edmonton that will be placed on the lots adjacent to the top-of-the-bank, as shown on the "Conditions of Approval" map, Enclosure I, as per the applicable development restrictions shown by the "Top of Bank Study and Geotechnical Investigation" report prepared by UMA Engineering Ltd.. (File 1560-182-00-01);
6. that the owner register an emergency/public access easement on title in favour of the City of Edmonton to allow Fire Rescue Services access to the top-of-the-bank walkway from 103A Street SW, as shown on the "Conditions of Approval" map, Enclosure I, and to the satisfaction of the Transportation Services;
7. that the owner register a maintenance/public access easement in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

8. that as a result of significant grade differences, the owner register a public access easement through the proposed industrial business lot in favour of the City of Edmonton to allow for public use of the multi-use trail from Ellerslie Road as shown on the “Conditions of Approval” map, Enclosure I, and to the satisfaction of the Transportation Services;
9. that a caveat be registered on title to inform existing and future land owners that the connection from the Calgary Trail on-ramp to the north/south service road is temporary, is governed by the Province of Alberta, and is subject to closure when deemed appropriate by the Province of Alberta;
10. that the owner dedicate road right-of-way to accommodate the construction of 103A Street SW, to the satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner register a 6.0 m walkway as road right-of-way to satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I; and
12. 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 and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the construction of the stormwater management facility to its final built form with this stage of development to the satisfaction of the Infrastructure Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include the construction of all four lanes of 103A Street SW to an urban collector roadway standard from Ellerslie Road SW to the south limits of the subdivision including all channelization, accesses,

- intersections, sidewalks, lighting, landscaping and any transitional improvements, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the engineering drawings include the construction of a 3.0 m asphalt multi-use trail within the top-of-the-bank setback to the satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 10. that the engineering drawings include the construction of the 3.0 m asphalt multi-use trail connecting the top-of-the-bank multi-use trail to the private roadway, as shown on the “Conditions of Approval” map, Enclosure I;
 11. that the owner shall install or pay for the installation of traffic signals at the intersection of Ellerslie Road and 103A Street SW, to the satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map Enclosure I;
 12. that the owner construct a 1.2 m fence along the property line between the industrial lot and the Environmental Reserve lot with an opening with T-bollards to allow for emergency vehicles access to the top-of-bank walkway, to the satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 13. that the owner remove existing structures and debris from the land that are to be dedicated as Environmental Reserve prior to registration of this subdivision to the satisfaction of the Sustainable Development;
 14. that the owner construct fences, bollards, lighting, multi-use trails, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the “Conditions of Approval” map, Enclosure I; and
 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 Transportation Services, Infrastructure Services and Sustainable Development.

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

Municipal Reserves for NE 20-51-24-4 have been previously addressed through registration of a Deferred Reserve Caveat (DRC) (#812104779) in the amount of 2.23 ha. The DRC will be reduced by 0.02 ha to 2.21 ha to account for the additional 0.24 ha being dedicated as Environmental Reserve for the lands between the Top-of-Bank Line and the Urban Development Limit Line.

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

If you have further questions, please call Mr. Adryan Wahl at 780-944-7688 or write to:

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

Yours truly,



for

Scott Mackie
Subdivision Authority

SM/aw/Posse # 092474564-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 14, 2011

LDA10-0052

Limit of proposed subdivision

1.2m Uniform Fence

Construct 103A Street S.W.

3.0m Shared Use Path

Maintenance/public access easement

Emergency/public access easement

Installation or pay for traffic signal

Dedicate 103A Street SW as road right-of-way

Include in Engineering drawings

Dedicate Walkway as Road right-of-way



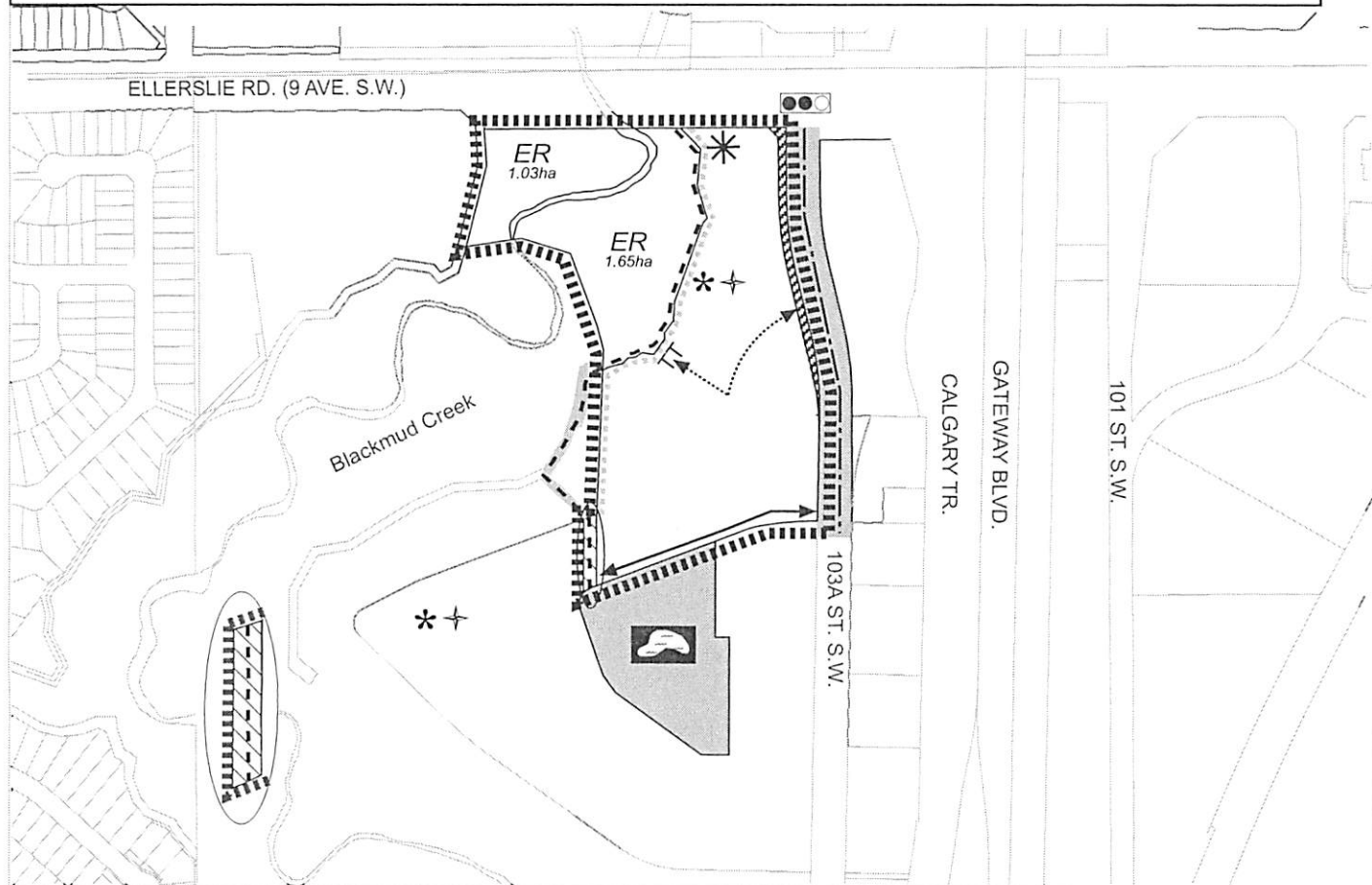
Design and construct storm water management facility

Restrictive covenant re.top-of-the-bank

Caveat re.temporary north/south service road

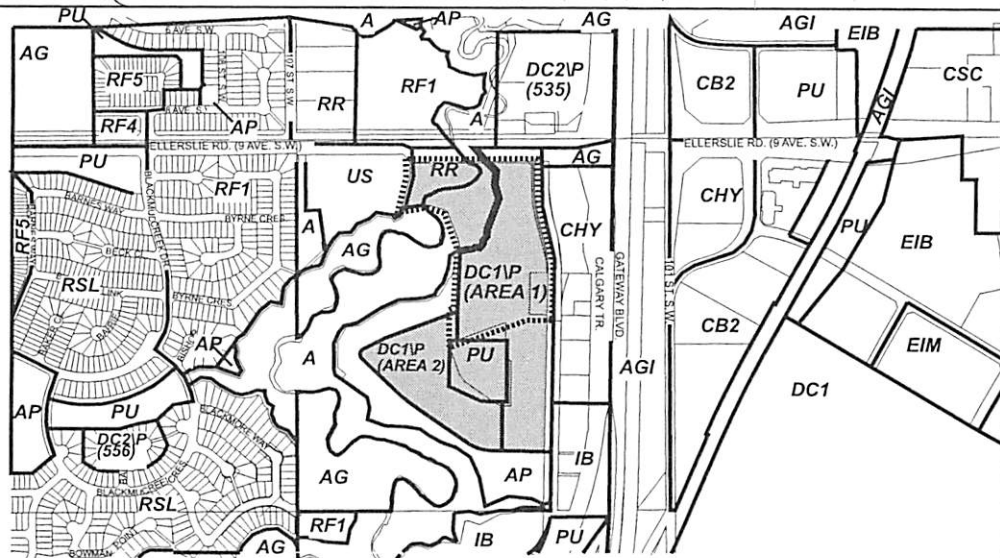
Public access easement

T-Tollards



Titled area to be subdivided

Subdivision area





Subdivision Authority

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

July 14, 2011

File No: LDA10-0357

Pals Geomatics Corp.
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 20 single detached residential lots, one (1) medium density residential lot and one (1) Environmental Reserve lot from a portion of Lot 6, Block 1, Plan 0320993, located south of Ellerslie Road SW and east of 111 Street SW; **BLACKMUD CREEK**

I The Subdivision by Plan is APPROVED on July 14, 2011, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.64 ha lot pursuant to Section 664 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 \$225,063.58 representing 0.506 ha 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 a Restrictive Covenant in favour of the City of Edmonton that will be placed on all private lots abutting the top-of-bank walkway next to the Environmental Reserve lot in accordance with development restrictions outlined in the J.R Paine and Associates Ltd, Slope Stability Assessment, Blackmud Creek NASP, March 1999, geotechnical report (File No. 2418-220) and Supplemental Slope Stability Assessment, within NW 20-51-24-4, Heritage Valley NASP Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that Bylaw 15818 to amend the Edmonton Zoning Bylaw receive third reading 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 (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 identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Department 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 zebra marked crosswalk with pedestrian signage and lighting at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m granular trail within the Environmental Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m concrete public emergency access with bollards, lighting, a fire hydrant and a 1.8 m uniform screen fence, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Infrastructure Services and Sustainable Development; and
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves are being taken as money-in-lieu of land.

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

If you have further questions, please call Ms. Carla Semeniuk at 780-496-1582 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

FOR

Scott Mackie
Subdivision Authority

SM/cs/Posse #104251227-001

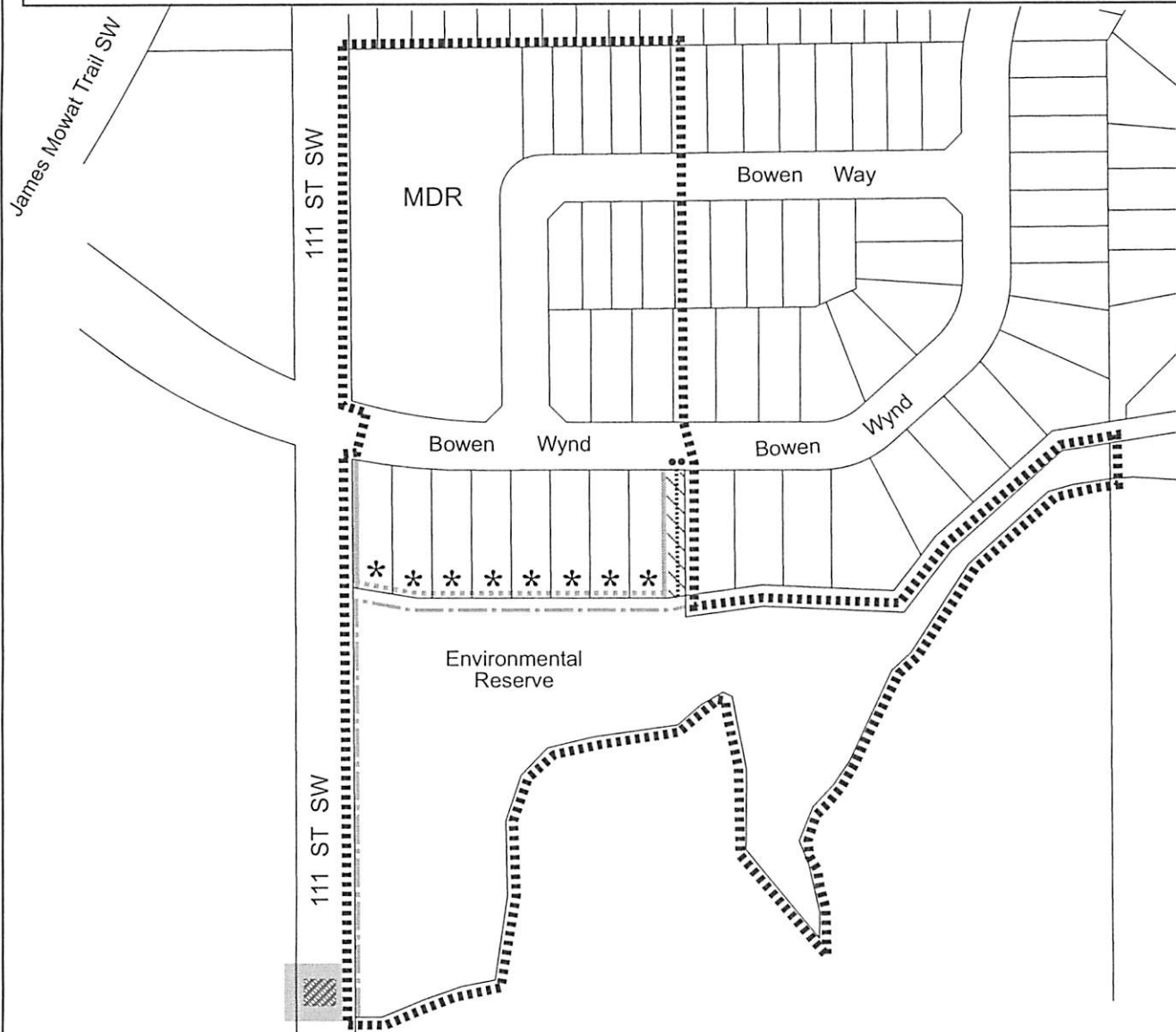
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

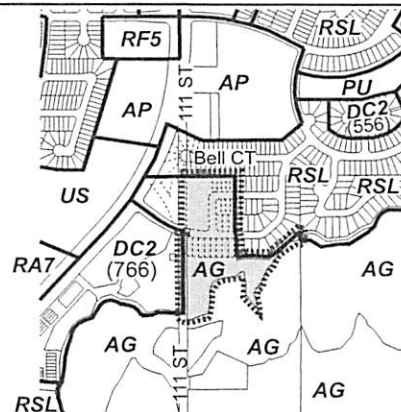
July 14, 2011

LDA10-0357

■■■■■	Limit of proposed subdivision	*	Restrictive covenant re: Geotechnical Report
————	1.8m Uniform screen fence	••	Bollards
-----	1.2m Uniform fence		Include in Engineering drawings
.....	3m Concrete emergency Access		Construct a zebra marked crosswalk with lighting and pedestrian signage
— · — · —	Construct a 1.5m granular trail within the Environmental Reserve Lot	////	Register as Road right-of-way



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





Subdivision Authority

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

July 14, 2011

File No. LDA11-0135

IBI Group
1050, 10405 - Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: John Byrne

Dear: Mr. Byrne

RE: Tentative plan of subdivision to create 52 single detached residential lots from portions of Block 1, Plan 2301 MC, SW 34-51-25-4, and Lot 1, Block 1, Plan 6082 MC and road closed by Bylaw 15653, located west of Windermere Road NW and north of Whitelaw Gate NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on July 14, 2011 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 4.7008 ha by a Deferred Reserve Caveat registered against Block 1, Plan 2301 MC, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision be amended to include the full intersection of Walkowski Way and Whitelaw Gate to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
4. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable for the construction of permanent storm and sanitary drainage facilities;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner 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;
8. that the owner submit a Hydraulic Network Analysis in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and EPCOR Water Services;
9. that the engineering drawings include the construction of Windermere Wynd to a collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
10. that the engineering drawings include the construction of the water infrastructure, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval map", Enclosure I;
11. that the owner construct a 12 m radius temporary gravel turnaround with bollards or mini-barriers with stage 1A, required at CCC or as required by Transportation Services, as shown on the "Conditions of Approval map", Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Infrastructure Services, Transportation Services and Sustainable Development..

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

Municipal Reserve for the SW 34-51-25-4 was provided with LDA06-0166. Municipal Reserves for Block 1, Plan 6082 MC have been previously addressed. A Deferred Reserve Caveat registered against Block 1, Plan 2301 MC, including 0.2008 ha owing from Road Closure Bylaw 15653, will be provided with this application.

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. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

For Scott Mackie
Subdivision Authority

SM/vs/Posse # 109387270

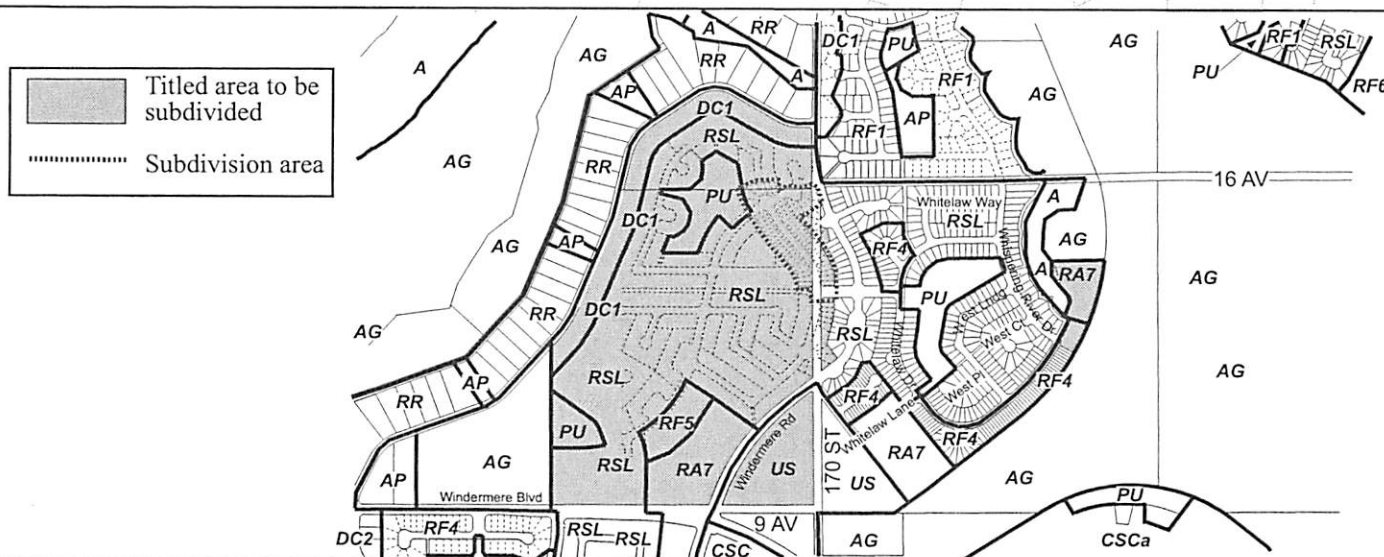
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 14, 2011

LDA11-0135

.....	Limit of proposed subdivision		Include in Engineering Drawings
.....	Amend subdivision boundary to include the full intersection of Walkowski Way and Whitelaw Gate		12m temporary gravel turnaround with bollards or mini-barriers
—	1.8m Uniform Screen Fence as per Zoning Bylaw		Water Connection
—	Staging line	—	1.2m Uniform fence
←- - ->	Construct Windermere Wynd to a collector standard		





July 14, 2011

File No. LDA11-0136

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

ATTENTION: Scott Cole

Dear: Mr. Cole

RE: Tentative plan of subdivision to create six (6) single detached residential lots from portions of Block 1, Plan 2301 MC, and SW 34-51-25-4 and closed portion of roadway, located west of Windermere Road NW and south of Windermere Wynd NW;
WINDERMERE

I The Subdivision by Plan is APPROVED on July 14, 2011 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 4.7008 ha by a Deferred Reserve Caveat registered against Block 1, Plan 2301 MC, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner dedicate additional road right of way to complete the "eyebrow" cul-de sac on Windermere Road, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve for the SW 34-51-25-4 was provided with LDA06-0166. A Deferred Reserve Caveat registered against Block 1, Plan 2301 MC, including 0.2008 ha owing from Road Closure Bylaw 15653, will be provided with this application.

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. The Road Closure Bylaw 15653 (a portion of 170 Street) was approved by Council on January 31, 2011.

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

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

Yours truly,



For

Scott Mackie
Subdivision Authority



SM/vs/Posse # 109582840


Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

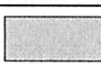

July 14, 2011

LDA11-0136

 Limit of proposed subdivision
 1.8m Uniform Fence as per zoning bylaw

 Dedicate road right-of-way



 Titled area to be subdivided
 Subdivision area

