

Thursday, July 29, 2010

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 30

1. ADOPTION OF AGENDA

RECOMMENDATION

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

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 22, 2010 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|--|
| 1. | LDA08-0133
Posse 76543545-001 | Tentative plan of subdivision to create three (3) single detached residential lots, and one (1) public utility lot from a portion of Lot A, Block 94, PLAN 0023305 located south of 156 Ave and west of 91 Street; EAUX CLAIRES |
| 2. | LDA08-0308
Posse 80677038-001 | Tentative plan of subdivision to create 82 single detached residential lots, 76 semi-detached residential lots, three (3) multiple density residential lots, one (1) public utility lot from portions of SW 14-51-25-4, SE 14-51-25-4, and Lot 1, Plan 962 1479, located west of 141 Street SW and north of 41 Avenue SW; CHAPPELLE |
| 3. | LDA09-0259
Posse 92269106-001 | Tentative plan of subdivision to create 154 single detached residential lots, 40 semi-detached residential lots, 2 multiple family residential lots, 2 municipal reserve parcels, 1 public park parcel, and 2 public utility lots from NE 36;53;25;4, located south of 167 Avenue and west of 127 Street; OXFORD |
| 4. | LDA10-0014
Posse 93870247-001 | Tentative plan of subdivision to create one (1) municipal reserve parcel, 16 semi-detached residential lots and 118 single-detached residential lots from Block 1, Plan 822 1534, SW-31-52-25-4, and SE-31-52-25-4; located north of Webber Greens Drive and east of Winterburn Road; WEBBER GREENS |
| 5. | LDA10-0028
Posse 93534639-001 | Tentative plan of subdivision to create 70 single detached residential lots, two (2) medium density residential lots, one (1) public utility lot, and two (2) municipal reserve lots from portions of SE & SW 14-51-25-4, and Lot B, Plan 1009TR, located west of 141 Street SW and north of 41 Avenue SW; CHAPPELLE |

5. OTHER BUSINESS



Subdivision Authority

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

July 29, 2010

File No: LDA08-0133

Scheffer Andrew Ltd
Planners & Engineers
14505 - 123 Avenue
Edmonton AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart

RE: Tentative plan of subdivision to create three (3) single detached residential lots, and one (1) public utility lot from a portion of Lot A, Block 94, PLAN 0023305 located south of 156 Ave and west of 91 Street; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on July 29, 2010 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 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 LDA08-0133 to rezone a portion of the subject site from (RF1) Single Detached Residential Zone to (PU) Public Utility Zone receive third reading prior to the endorsement of the plan of subdivision;
4. that the approved subdivision within the Eaux Claires Neighbourhood (File No. LDA07-0327) be registered prior to or concurrent with this application;
5. that the owner prepare an easement to accommodate a temporary turnaround and temporary accesses; or obtain an easement to accommodate a temporary access to the proposed public utility lot from 91 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the approval of Transportation Department; 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 and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Oversizing for the construction of permanent storm and sanitary drainage facilities in the area;
4. 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;
5. 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;
6. that the owner abandon the existing temporary dry pond Stormwater Management Facility #391328 and existing temporary storm sewers associated with the temporary Stormwater Management Facility;
7. that the owner design and construct a portion of the ultimate Lake 11W Stormwater Management Facility within the proposed public utility lot to the satisfaction of Asset Management and Public Works Department Drainage Services;
8. that the owner provide and construct a walkway, lighting and landscaping to City Standard within the public utility lot to the satisfaction of the Asset Management and Public Works Department as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 10 m x 20 m graveled temporary t-type turnaround to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a temporary access to the public utility lot to the west, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the illustrated residential lot as shown on the "Conditions of Approval" map, Enclosure I, be withheld from development until such time as the temporary t-type turnaround and access to the Public Utility Lot are not required, as deemed by the City of Edmonton;
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 the Transportation and Asset Management and Public Works Departments; and
13. that the owner construct all fences, walkways, temporary turnaround and bollards to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

Please note that Municipal Reserve was addressed with SUB/99-0058. Municipal reserve owing was provided as cash-in-lieu.

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. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

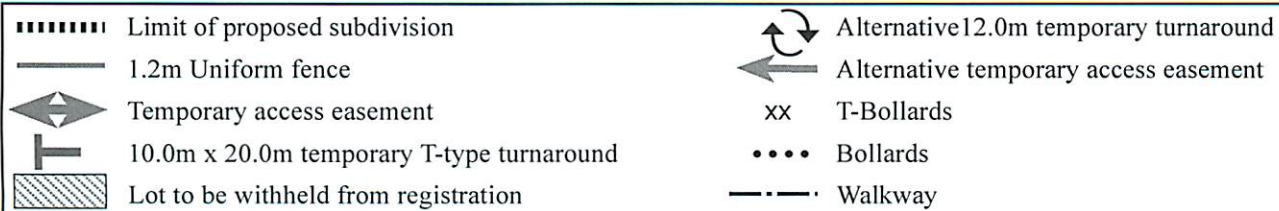
SM/cy/Posse #76543545

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 29, 2010

LDA08-0133



156 AVE.

91 ST.

LDA07-0327

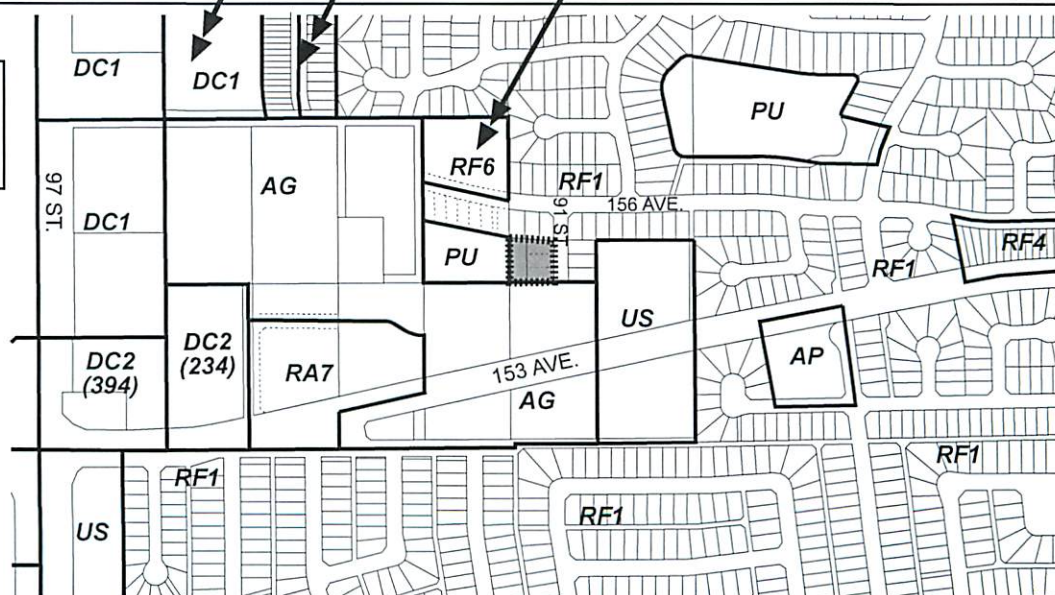
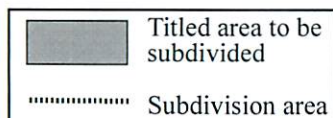
Future Stormwater
Management Facility

PUL

LDA07-0270

LDA07-0353

LDA07-0327





Subdivision Authority

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

July 29, 2010

File No. LDA08-0308

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

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create 82 single detached residential lots, 76 semi-detached residential lots, three (3) multiple density residential lots, one (1) public utility lot from portions of SW 14-51-25-4, SE 14-51-25-4, and Lot 1, Plan 962 1479, located west of 141 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 29, 2010 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 subdivision LDA08-0130 and LDA10-0028 be registered prior to or concurrent with this application;
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 subdivision boundary be amended to include the pipeline right-of-way, the dedication of a portion of Chappelle Way and 41 Avenue SW, to conform to the approved Concept plan or to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 41 Avenue SW adjacent to the subdivision and a portion of Chappelle Way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 41 Avenue SW to the satisfaction of the Transportation Department;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;

9. that the owner provide an emergency access easement to facilitate access via the temporary emergency access to 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner complete the design and construction of the stormwater management facility to its ultimate size and location with this stage of development to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department;
8. that the owner constructs temporary turnarounds to the satisfaction of the Transportation Department, 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, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the walkway must align with the intersecting curb ramp across the intersection and the owner register the walkway as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I.
12. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m temporary asphalt multi-use trail within Chappelle Way right of way, until such time as the future Chappelle Way is constructed, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct the berm centred on the property and fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct, lighting, multi-use trails, sidewalks, and temporary turnarounds, to the satisfaction of the Transportation and Asset Management and

Public Works Departments in the locations identified on the "Conditions of Approval Map", Enclosure I; and

16. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves for the SE 14-51-25-4 have been previously addressed with LDA07-0489 through the registration of a Deferred Reserve Caveat (DRC) in the amount of 3.279 ha. This Deferred Reserve Caveat was further reduced with the dedication of 1.34 ha parcel with LDA08-0130 and two Municipal Reserve parcels containing 0.24 ha and 0.04 ha with LDA10-0028. The balance of this Deferred Reserve Caveat containing 1.659 ha will be transferred to Lot 2, Block 1, Plan 0326012 to assemble the Urban Village Park. A Deferred Reserve Caveat containing 3.235 ha will be registered on the S ½ of SW 14-51-25-4. The existing Deferred Reserve Caveat # 962 103 363 shall remain on title S ½ of SW 14-51-25-4.

A portion of this tentative plan of subdivision includes a reconfigured portion of LDA08-0130 that was approved December 19, 2008.

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
Planning and Development Department
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/vs/Posse #80677038

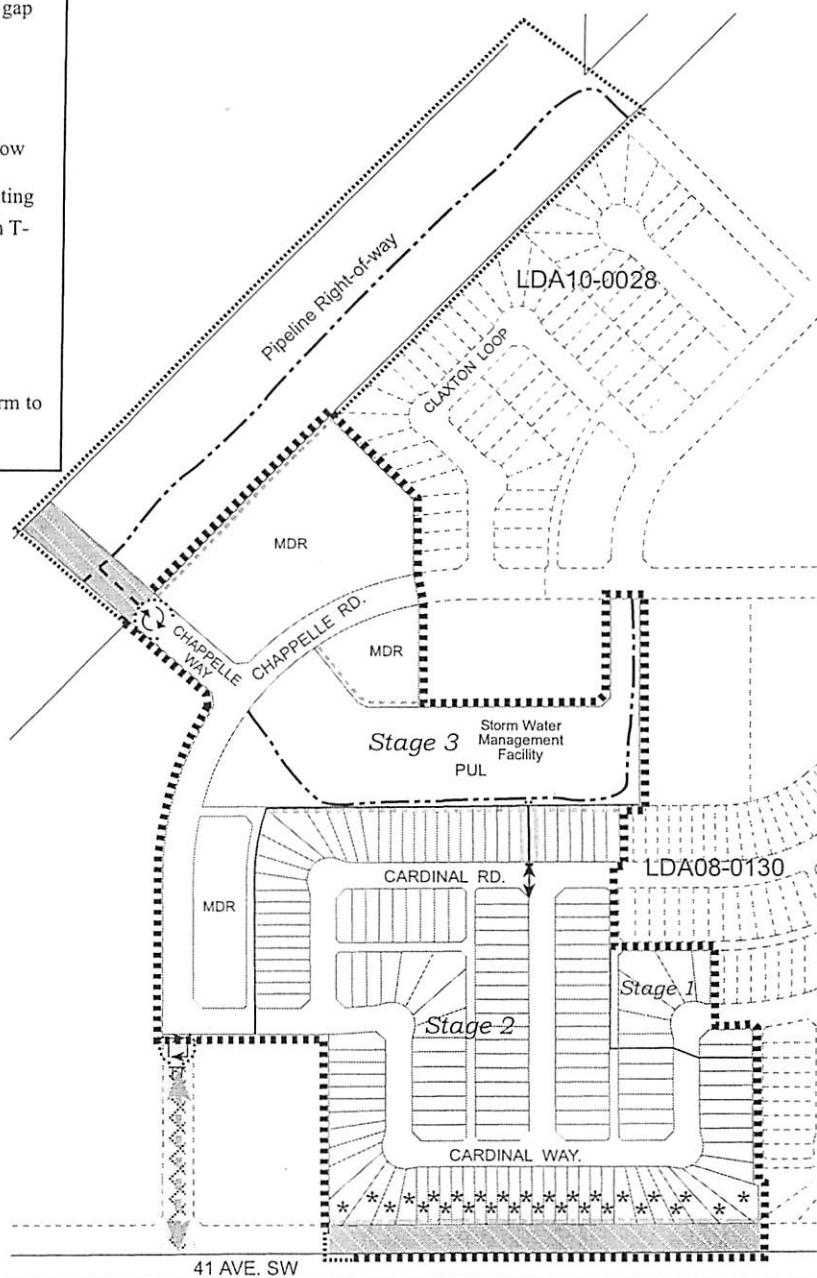
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

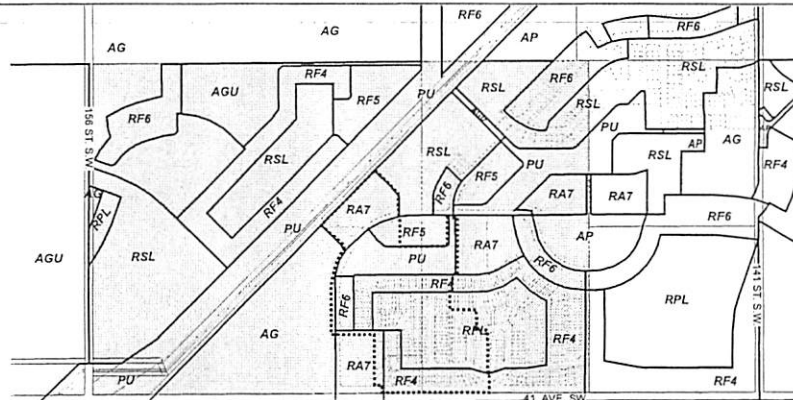
July 29, 2010

LDA08-0308

	Limit of proposed subdivision
	Amend subdivision boundary
	Include in Engineering Drawings
	Restrictive covenant re: Noise Attenuation
	Public access easement re: emergency services
	4.0m Combination Berm and double board no gap uniform screen fence
	1.8m Uniform screen fence
	1.2m Uniform fence
	New walkway alignment
	3.0m Asphalt multi-use trail with dividing yellow centerline and shared use signage
	1.5m Concrete sidewalk with bollards and lighting
	4.0m Temporary gravel emergency access with T-bollards
	Temporary 12.0m gravel turnaround
	Temporary 17.0m asphalt transit turnaround
	T-Bollards
	Bollards
	Property line and roadway dedication to conform to approved concept plan
	Temporary asphalt multi-use trail



	Titled area to be subdivided
	Subdivision area





Subdivision Authority

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

July 29, 2010

File No: LDA09-0259

Asset Management and Public Works Department
The City of Edmonton
19 Fl, 9803-102A Avenue
Edmonton AB T5J 3A3

ATTENTION: Jennifer van Popta

Dear Ms. van Popta

RE: Tentative plan of subdivision to create 154 single detached residential lots, 40 semi-detached residential lots, 2 multiple family residential lots, 2 municipal reserve parcels, 1 public park parcel, and 2 public utility lots from NE 36;53;25;4, located south of 167 Avenue and west of 127 Street; **OXFORD**

I The Subdivision by Plan is APPROVED on July 29, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.15 ha parcel upon the endorsement of the first stage of the plan of subdivision as shown on the "Condition of Approval" map, Enclosure I;
2. that the owner enter into a Memorandum of Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Memorandum Agreement;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 167 Avenue from the west boundary of the subdivision to 127 Street and for 127 Street from the south boundary of the subdivision to 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to condition I (5), the owner clear and level 167 Avenue and 127 Street as required for road right-of-way dedication to the satisfaction of the Transportation Department;
7. that the owner withhold registration of the lots adjacent to the turnaround as shown on the "Conditions of Approval" map, Enclosure I, until such time the temporary turnaround is no longer required; and

8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Memorandum of 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;
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 Stormwater Management Facility including the real time control structure and outlet pipe which area required to service the proposed development area;
8. that the owner submit Concept Plans for 167 Avenue (from 127 Street west to the TUC boundary) and Preliminary Plans for 167 Avenue (from 130 Street to the west boundary of the subdivision) prior to submission of engineering drawings to the satisfaction of the Transportation Department;
9. that the owner constructs the first four lanes of 167 Avenue to an urban arterial roadway standard from 127 Street to 130 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements;
10. that the owner construct an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I, with stage B. The turnaround will be required at gravel stage prior to CCC and asphalt stage prior to FAC or at the discretion and direction of the Transportation Department;
11. that the owner pay for the installation of future traffic signals at the intersection of 130 Street and 167 Avenue. The timing of the traffic signal installation will be at the direction of the Transportation Department. If traffic signals are not deemed warranted by the Transportation Department 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 a later date to fulfill this obligation;
12. that the owner construct a 3 m asphalt multi-use trail along the stormwater management facility with lighting, a dividing yellow centerline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner provide a multi-use trail connection as shown on the “Conditions of Approval” map Enclosure I;
14. that the owner construct 1.5 m concrete connectors sidewalks between the multi-use trail in the stormwater management facility, the proposed walkways to the north, the existing walkways to the south and the future school/park site, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner provides a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct curb extensions and a median at the multi-use trail crossing on the collector, as shown on the “Condition of Approval” map Enclosure I;
17. that the walkways contains a 1.5m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing to be provided within residential property lines, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct a 1.5m sidewalk in the ultimate alignment of 167 Avenue from 130 Street to the walkway to the satisfaction of the Transportation Department, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments; and
20. that the owner construct all fences, walkways, temporary turnarounds and bollards to the satisfaction of affected City Departments in the locations as shown on the “Conditions of Approval” map, Enclosure I.

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

Through this subdivision (LDA09-0259), all MR owing for the titled property, NE 36;53;25;4, is being taken.

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. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cy/Posse # 92269106

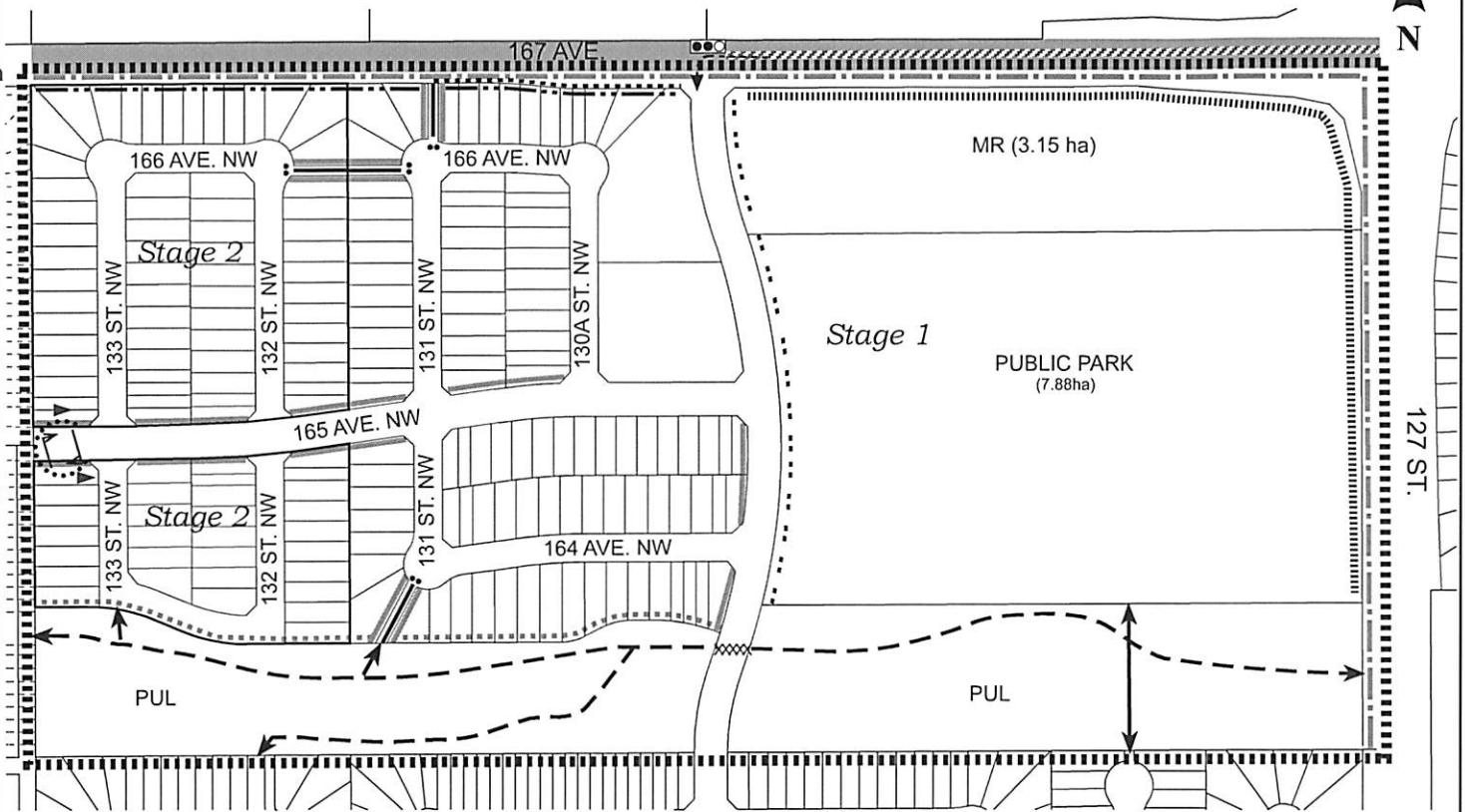
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

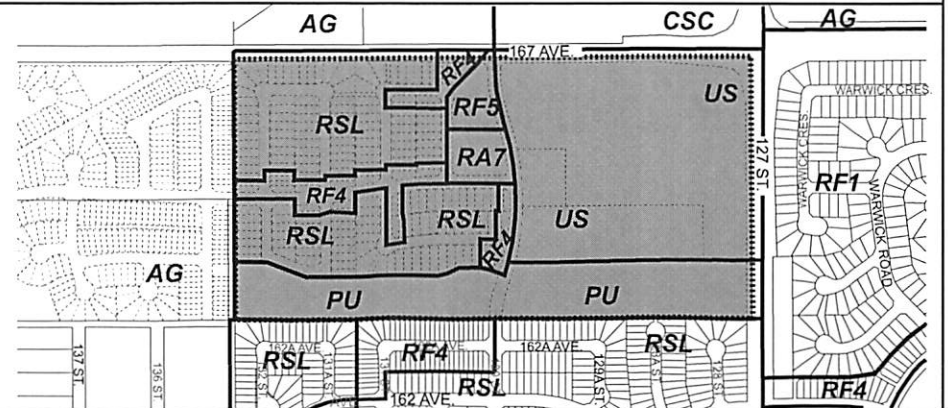
July 29, 2010

LDA09-0259

- Limit of proposed subdivision
- ▬ Include in Engineering Drawings
- - - - Road right-of-way dedication to conform to approved concept plan
- //// Construct four lanes of 167 Ave.
- - - - 1.8m Double board/no gap uniform screen fence
- ▬ 1.8m Uniform fence
- 1.2m Uniform fence
- 1.2m Chain link fence
- - - - post and rail fence
- - - - 3.0m Asphalt multi-use trail
- ← Sidewalk connection
- ▬ 1.5m Sidewalk with lighting
- 1.5m Sidewalk
- xxx Zebra mark crosswalk and curb extensions or median
- ↪ Left turn bay
- ↪ 17.0m Temporary asphalt transit turnaround
- ▶ Withhold registration of lots
- Traffic Signals
- .. Bollards



- ▬ Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

July 29, 2010

File No. LDA10-0014

Select Engineering Consultants Ltd.
220, 9303 - 34 Avenue NW
Edmonton, AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create one (1) municipal reserve parcel, 16 semi-detached residential lots and 118 single-detached residential lots from Block 1, Plan 822 1534, SW-31-52-25-4, and SE-31-52-25-4; located north of Webber Greens Drive and east of Winterburn Road; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on July 29, 2010, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.96 ha parcel as shown on the "Conditions of Approval" map, Enclosure I, pursuant to Section 666 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 4.81 ha by a Deferred Reserve Caveat registered against NE-30-52-25-4 in Potter Greens, 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 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 Senior 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 easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
6. that the owner discharge all the rights-of-way and/or easements on the MR/park land prior to transfer of the land to the City;
7. that the approved subdivisions LDA07-0115, LDA07-0253 and LDA07-0444 be registered prior to or concurrent with this application to provide the logical roadway extensions and completion of all accesses to the neighbourhood;
8. that the subdivision cannot be registered until Winterburn Road (215 Street) from 96 Avenue to Webber Greens Drive, is constructed as a two lane arterial roadway and Webber Greens Drive is constructed as an urban arterial roadway to tie into Winterburn Road (215 Street) and both roadways are open to general traffic or to the satisfaction of the Transportation Department; 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 costs identified in the Servicing Agreement, among other things, servicing costs, assessments, and roadway modification costs occasioned by this subdivision;
2. that the owner pay all construction costs and inspection costs occasioned by this subdivision 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 applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that the owner provide full servicing, including 3-phase power with a cubicle in the north part of the school/park site;
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 engineering drawings include the removal of the access road northeast of 94 Avenue, and the removal of access and the construction of curb, gutter and sidewalk immediately south of 94 Avenue and Lewis Greens Drive, as shown on the "Conditions of Approval" map, Enclosure 1;
9. that the owner complete the water infrastructure required under Webber Greens Stage 2B (LDA07-0253), Webber Greens Stage 3 (LDA07-0115), and Webber Greens Stage 6A (LDA07-0444), before or in conjunction with this development to ensure availability of the essential water main feeds;
10. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation, Asset Management, and Public Works Departments; and
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve is addressed with this subdivision application in the form of 4.96 ha dedication to satisfy part of the Municipal Reserve requirements for Webber Greens. 4.96 ha of the dedicated Municipal Reserve will come through what was proposed to be a Deferred Reserve Caveat of 6.79 ha for Block 1, Plan 822 1534, which was to be created as a result of a recently-approved subdivision application, LDA09-0128. To this, an additional 2.977 ha was added through a recent registration of DRC# 102 002 544 in relation to subdivision file LDA07-0101. This addition comes from the transfer of a Deferred Reserve Caveat from NW-30-52-25-4 (#052 371 515) to SW-31-52-25-4. All remaining owing Municipal Reserves for Webber Greens (4.807 ha) will be deferred to NE-30-52-25-4 to use towards the future assembly of the Catholic school/park site in Potter Greens.

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. Kenan Handzic at 780-944-0123 or write to:

**Mr. Kenan Handzic, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

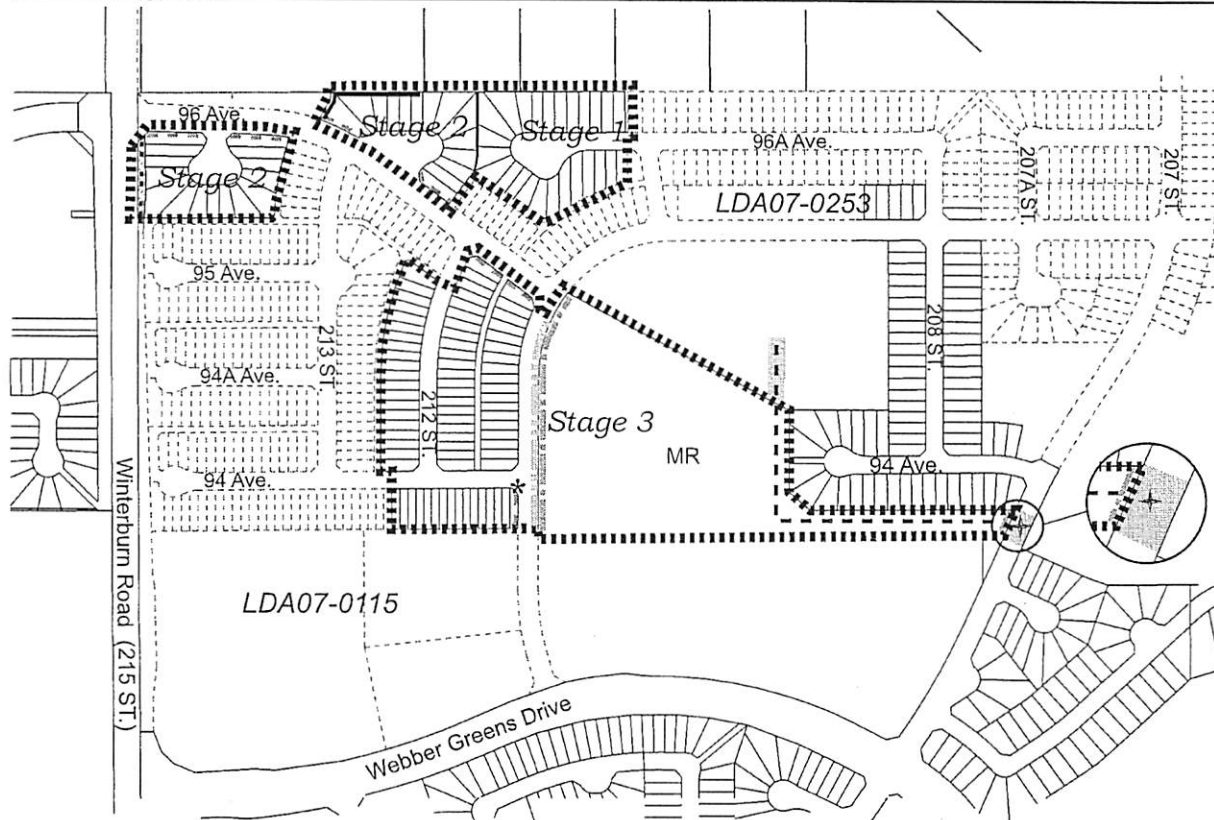
SM/kh/Posse # 93870247
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

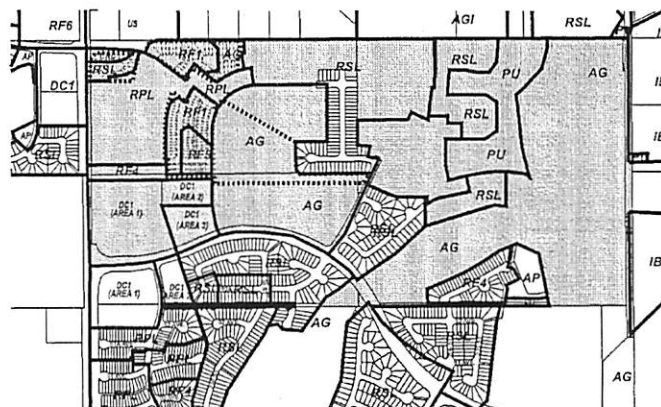
July 29, 2010

LDA10-0014

- | | |
|---|---|
| <p>----- Limit of proposed subdivision</p> <p>Include in Engineering drawings</p> <p>Roadway dedication for Winterburn Rd (215 St.) to be cleared and leveled</p> <p>Post and rail fencing</p> <p>1.2m Chain link fencing</p> <p>1.8m Uniform fence</p> | <p>Uniform screen/noise attenuation fencing to a total height of 2.83m</p> <p>Remove access road</p> <p>Driveway must not be within corner radius - widen lot</p> <p>Remove access and construct curb, gutter and sidewalk</p> <p>2m mono-walk with straight-face adjacent to school site</p> |
|---|---|



- | |
|---|
| <p>Titled area to be subdivided</p> <p>Subdivision area</p> |
|---|





Subdivision Authority

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

July 29, 2010

File No. LDA10-0028

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

ATTENTION: Tony Marando

Dear Mr. Marando:

RE: Tentative plan of subdivision to create 70 single detached residential lots, two (2) medium density residential lots, one (1) public utility lot, and two (2) municipal reserve lots from portions of SE & SW 14-51-25-4, and Lot B, Plan 1009TR, located west of 141 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 29, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.24 ha parcel and a 0.04 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 1.659 ha by a Deferred Reserve Caveat to Lot 2, Block 1, Plan 0326012, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 3.235 ha by a Deferred Reserve Caveat to the remainder of N ½ of SW 14-51-25-4 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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 approved subdivision LDA08-0130 be registered prior to or concurrent with this application;
7. 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; 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 (4) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner complete the design and construction of the stormwater management facility to its ultimate size and location with this stage of development to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department;
8. that the engineering drawings include the construction of an offset 17 m radius asphalt surface temporary transit turnarounds with bollards or mini-barriers, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions, and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct fences, lighting, multi-use trails, sidewalks and temporary turnarounds, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified 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 the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves for the W ½ of SE 14-51-25-4 have been previously addressed with LDA07-0489 through the registration of a Deferred Reserve Caveat in the amount of 3.279 ha. This Deferred Reserve Caveat was further reduced with the dedication of 1.34 ha parcel with LDA08-0130 and a dedication of two Municipal Reserve parcels in the amount of 0.24 ha and 0.04 along with LDA10-0028. The balance of this Deferred Reserve Caveat containing 1.659 ha will be transferred to Lot 2, Block 1, Plan 0326012. A Deferred Reserve Caveat providing 3.235 ha will be registered on the N ½ of SW 14-51-25-4. The existing Deferred Reserve Caveat # 962 103 363

shall remain on title for the S ½ of SW 14-51-25-4. A Deferred Reserve Caveat containing 1.639 ha for Lot B, Block 1, Plan 1009 TR was addressed with LDA08-0059.

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
Planning and Development Department
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/vs/Posse #93534639

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 29, 2010

LDA10-0028

- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- 3.0m Asphalt multi-use trail with dividing yellow centerline and shared use signage
- ↻ Temporary 17.0m transit turnaround
- ||||| Zebra marked crosswalk with curb ramps and pedestrian signage
- ... Bollards

