

Thursday, July 2, 2009
10:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 26

PRESENT		Scott Mackie, Manager, Current Planning Branch Blair McDowell, Senior Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the July 2, 2009 meeting be adopted.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the June 25, 2009 meeting be adopted.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
3.	OLD BUSINESS		
1.	LDA07-0467 Posse 72040350-001	Tentative plan of subdivision to create 59 single detached residential lots, one (1) municipal reserve parcel, one (1) environmental reserve parcel, and one (1) public utilities lot from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive; MACTAGGART	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
2.	LDA08-0090 Posse 75159137-001	Tentative plan of subdivision to create 26 semi-detached residential lots from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive; MACTAGGART	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED

4.	NEW BUSINESS		
1.	LDA09-0051 Posse 84858670-001	Tentative plan of subdivision to create one (1) commercial lot from Lots 2 and 3, Block 2, Plan 6215V for the purpose of consolidation with the adjacent lot to the south, located south of 160 Avenue and east of 97 Street; EAUX CLAIRES	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
2.	LDA09-0019 Posse 83235248-001	Tentative plan of subdivision to create one (1) industrial parcel from a portion of SW-26-53-25-4, located east of 156 St and north of 137 Ave; MISTATIM INDUSTRIAL	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
3.	LDA09-0073 Posse 80097423-001	Tentative plan of subdivision to create 66 single detached residential lots, two (2) medium density residential lots, and one (1) commercial lot from NE 6-52-23-4, located north of Mill Creek Ravine and west of 17 Street, WILD ROSE	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 11:35 a.m.		



Subdivision Authority

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

July 2, 2009

File No. LDA07-0467

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 59 single detached residential lots, one (1) municipal reserve parcel, one (1) environmental reserve parcel, and one (1) public utilities lot from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive; **MACTAGGART**

I The Subdivision by Plan is APPROVED on July 2, 2009, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.26 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve for the land to be subdivided, in the amount of 3.89 ha pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money-in-place of Municipal Reserve in the amount of \$2,223.90 representing 0.004 ha pursuant to Section 667 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 subdivision boundary be amended to include the portion of roadway as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that the owner prepare restrictive covenants in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank as per the applicable development restrictions shown by the Thurber Engineering Ltd. Geotechnical Investigation for Setback Assessment (File No. 19-423-49, November 18, 2008) and the Thurber Engineering Ltd. Setback Assessment Addendum #1 (File No. 19-423-49, November 18, 2008) as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner provide emergency access/walkway rights-of-way in the locations as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a public access easement on the South ½ LSD2-36-51-25-4 for the multi-use asphalt trail as shown on the "Conditions of Approval" map, Enclosure II; 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 (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 lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner provide full servicing, including 3-phase power along the entire frontage of the park/school site;
8. that the owner construct a 3m asphalt multi-use trail with a dividing yellow centreline and "shared use" signage within the top-of-bank setback area and within the ATCO Gas Pipeline Right-of-Way as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3m concrete sidewalk with T bollards and lighting within the emergency access walkways shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3m asphalt multi-use trail within the top-of-bank setback area and 1.2m uniform fence along the ravine (south) side of the trail within S1/2 36-51-25-4 as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

ATCO Pipelines advises that right(s)-of-way is/are not to be absorbed into residential subdivision lots but it is to be on a separate utility lot created for ATCO Pipelines sole use.

The construction of the east-west 3 m wide asphalt multi-use trail along the gas pipeline and further south along the Top of Bank was a requirement of Mactaggart Stage 3 (SUB/05-0194).

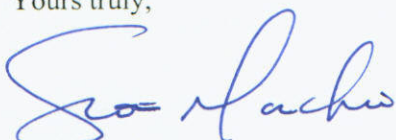
Epcor Water advises that a water main loop must be established through the more northerly emergency access.

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. Tammy Niina at 780-496-1650 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/tn/Posse #72040350-001

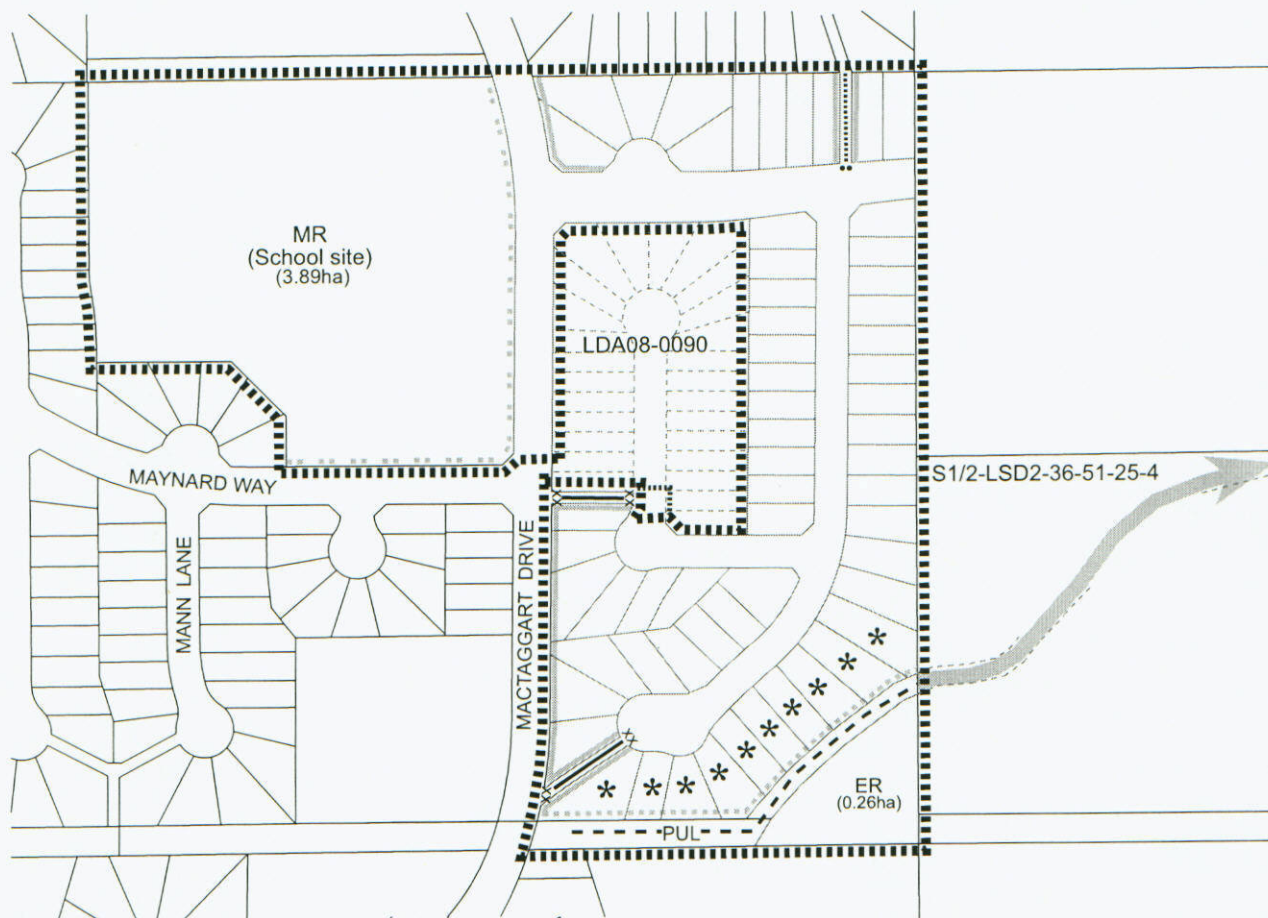
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

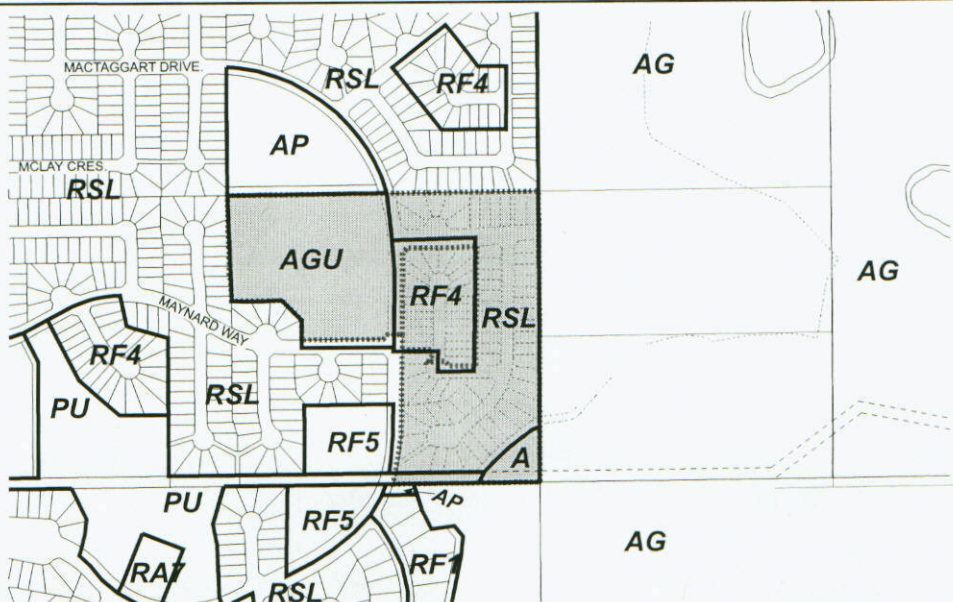
July 2, 2009

LDA07-0467

- | | |
|--|---|
| ■■■■■■■ Limit of proposed subdivision | ***** 1.2m Post and rail fence |
| Amend subdivision boundary | - - - - 3.0m Asphalt multi-use trail with dividing yellow line and 'shared use' signage |
| * Restrictive Covenant re: Geotechnical Report-Thurber | — Emergency access with a 3.0m concrete sidewalk with lighting |
| ■ Include in Engineering Drawings | 1.5m Concrete walk with lighting |
| 1.8m Uniform screen fence | xx T-bollards |
| ***** 1.2m Uniform fence | Bollards |







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

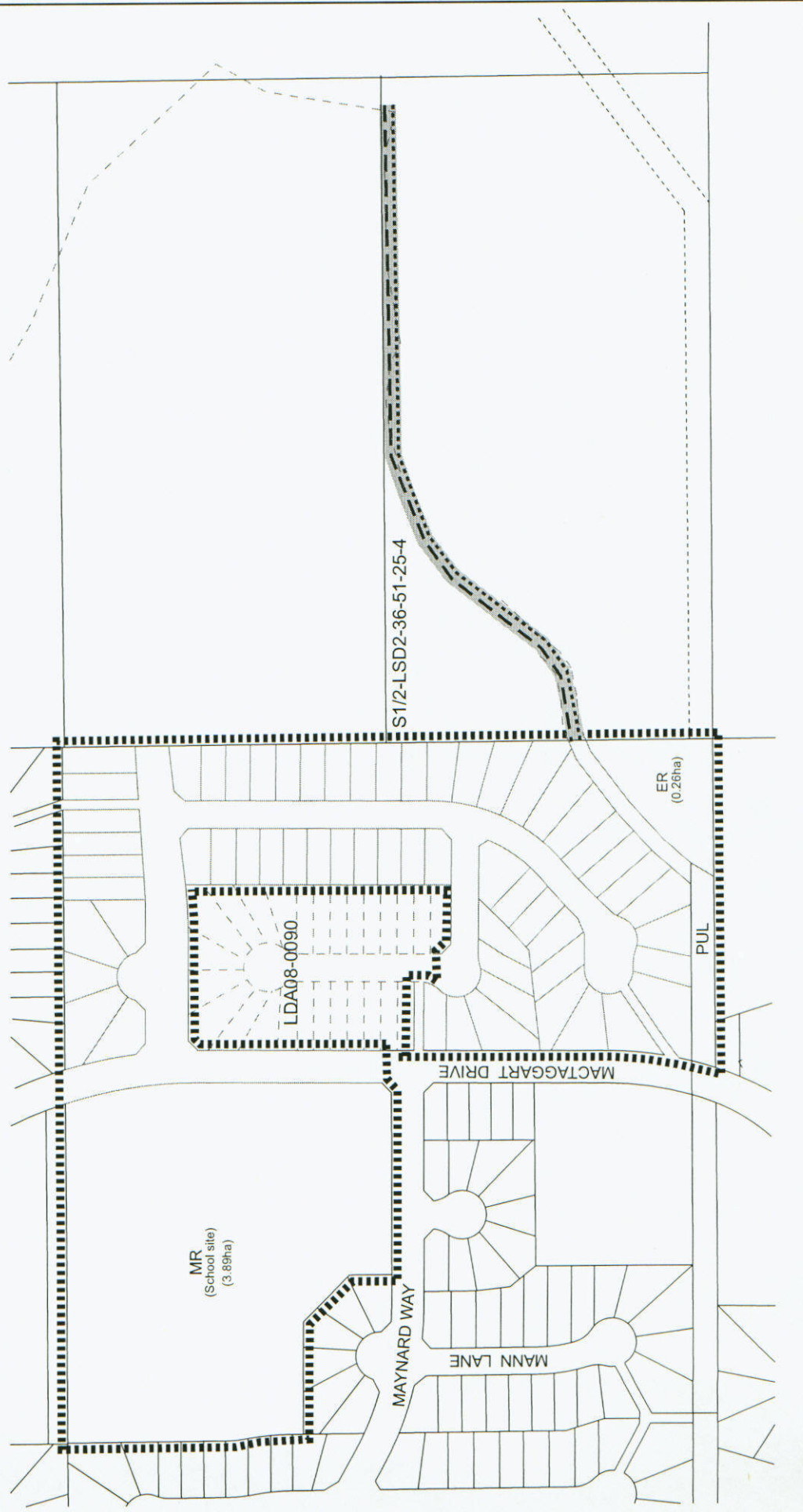


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2009

LDA07-0467

-  Limit of proposed subdivision
 Include in Engineering Drawings
 1.2m Uniform fence
 3.0m Asphalt multi-use trail with dividing yellow line and 'shared use' signage





Subdivision Authority

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

July 2, 2009

File No. LDA08-0090

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 26 semi-detached residential lots from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive;
MACTAGGART

I The Subdivision by Plan is APPROVED on July 2, 2009, 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 subdivision boundary be amended to remove a portion of the roadway, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the approved subdivision within the Mactaggart Neighbourhood (File No. LDA07-0467) be registered prior to or concurrent with this application;
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 (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 Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
7. that the owner construct all fences positioned wholly on privately-owned lands 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 the municipal reserve is not due for this subdivision area as all requirements will be dealt with under Subdivision File No. LDA07-0467.

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. Tammy Niina at 780-496-1650 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/tn/Posse #75159137-001

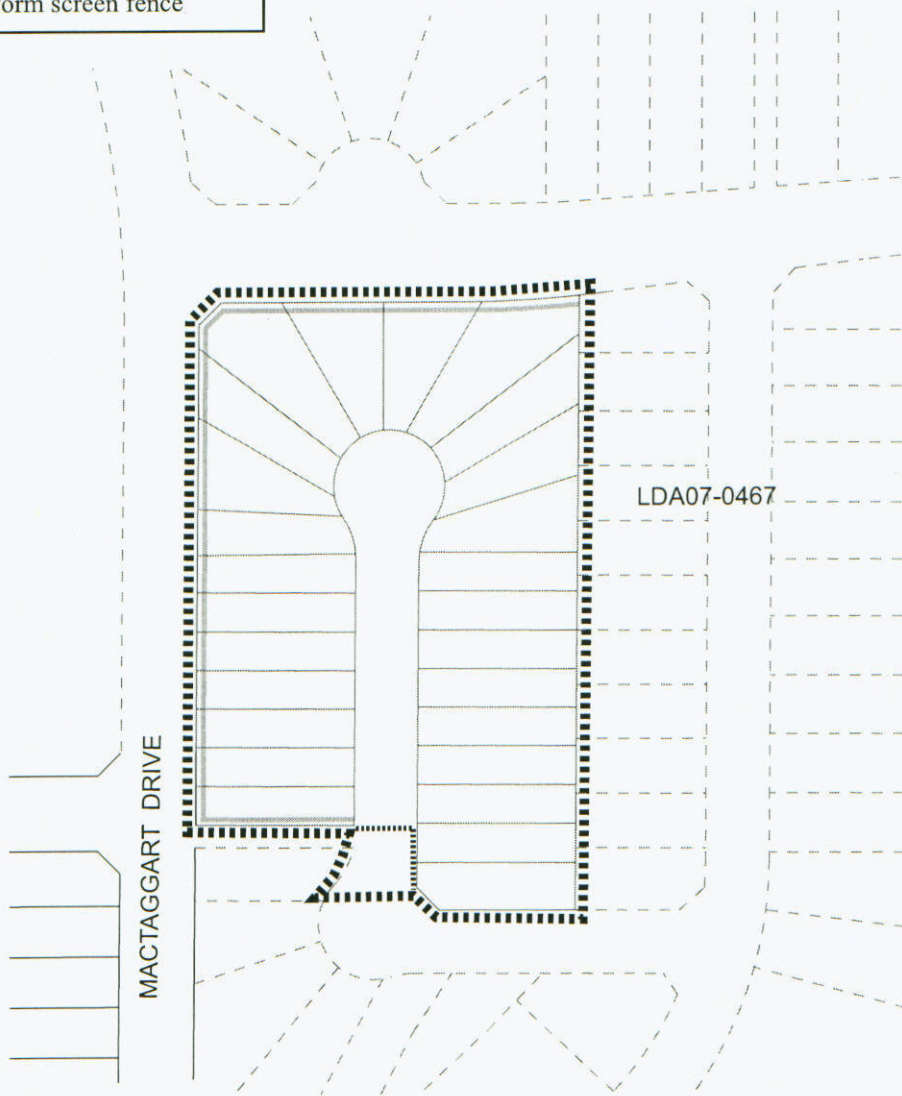
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

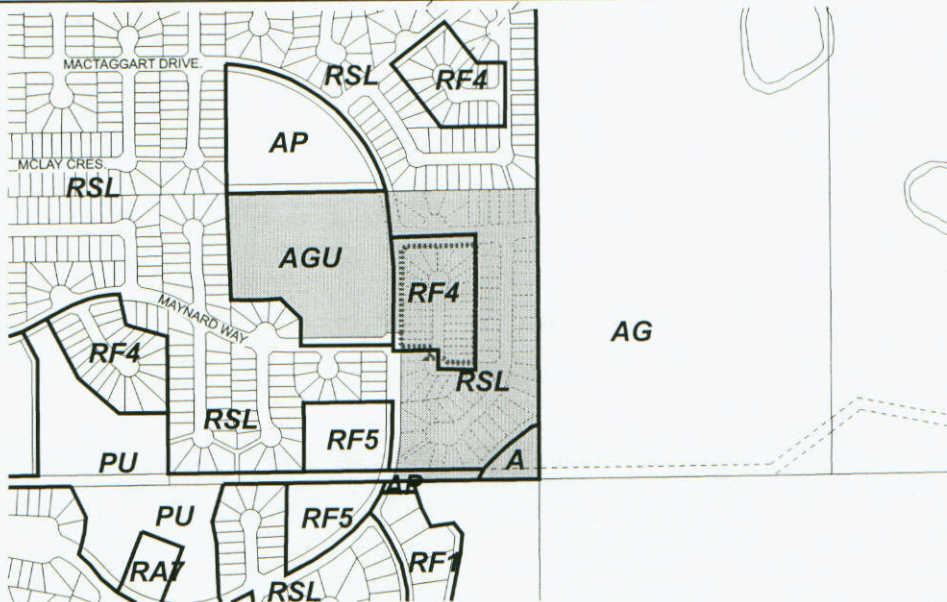
July 2, 2009

LDA08-0090

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8m Uniform screen fence



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

July 2, 2009

File No. LDA09-0051

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

Dear Mr. Marando

RE: Tentative plan of subdivision to create one (1) commercial lot from Lots 2 and 3, Block 2, Plan 6215V for the purpose of consolidation with the adjacent lot to the south, located south of 160 Avenue and east of 97 Street; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on July 2, 2009, subject to the following conditions:

1. That the owner provide money-in-place of Municipal Reserve, in the amount of \$289,434 pursuant to Section 666 and Section 667 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 storm sewer servicing required under the approved subdivisions LDA07-0353 and LDA07-0270 be provided prior to concurrent with this subdivision;
5. that the owner register, a joint access easement for all properties affected by the right-in/right out access to the site, as shown on the "Condition of Approval Map" Enclosure I, to the satisfaction of the 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 (2) contain, among other things, the following:

1. that the owner pay all servicing cost, 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 lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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;
6. the owner design and construct a suitable stage of the Lake District Lake 11W storm water management facility or alternative temporary storm water storage as may be required to provide adequate capacity for the proposed subdivision, to the satisfaction of drainage services;
7. that the owner construct two 8 m wide curb return access to 97 Street, as shown on the "Conditions of Approval Map" Enclosure 1, to the satisfaction of the Transportation Department;
8. that the owner construct the southbound left turn bay on 97 Street for the southernmost access, as shown on the "Conditions of Approval Map" Enclosure 1, to the satisfaction of the Transportation Department;
9. that the owner construct a 1.5 m sidewalk in the ultimate alignment of 97 Street from 160 Avenue to the south property line of Remainder of Lot 1, Block 2, Plan 6215 V, as shown on the "Condition of Approval Map" Enclosure 1;
10. that the owner construct the northbound auxiliary lane on 97 Street from 157 Avenue as shown on the "Conditions of Approval Map" Enclosure 1, to the satisfaction of the Transportation Department; and
11. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

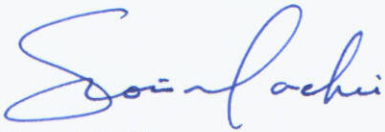
Municipal Reserves are being taken as money-in-place of land for Lots 2 and 3, Block 2, Plan 6215 V, which are consolidated on the same Certificate of Title

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

If you have further questions, please call Laurie Moulton at 780-496-5480 or write to:

**Laurie Moulton, Principal Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

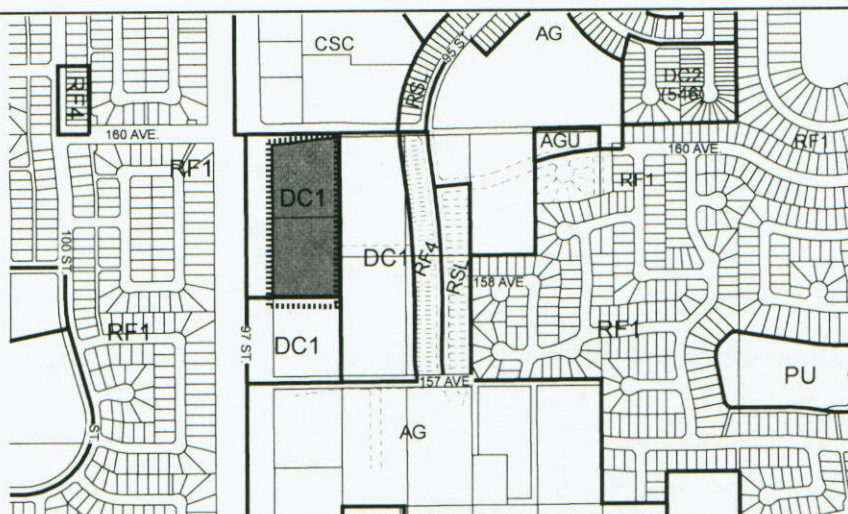
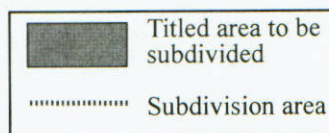
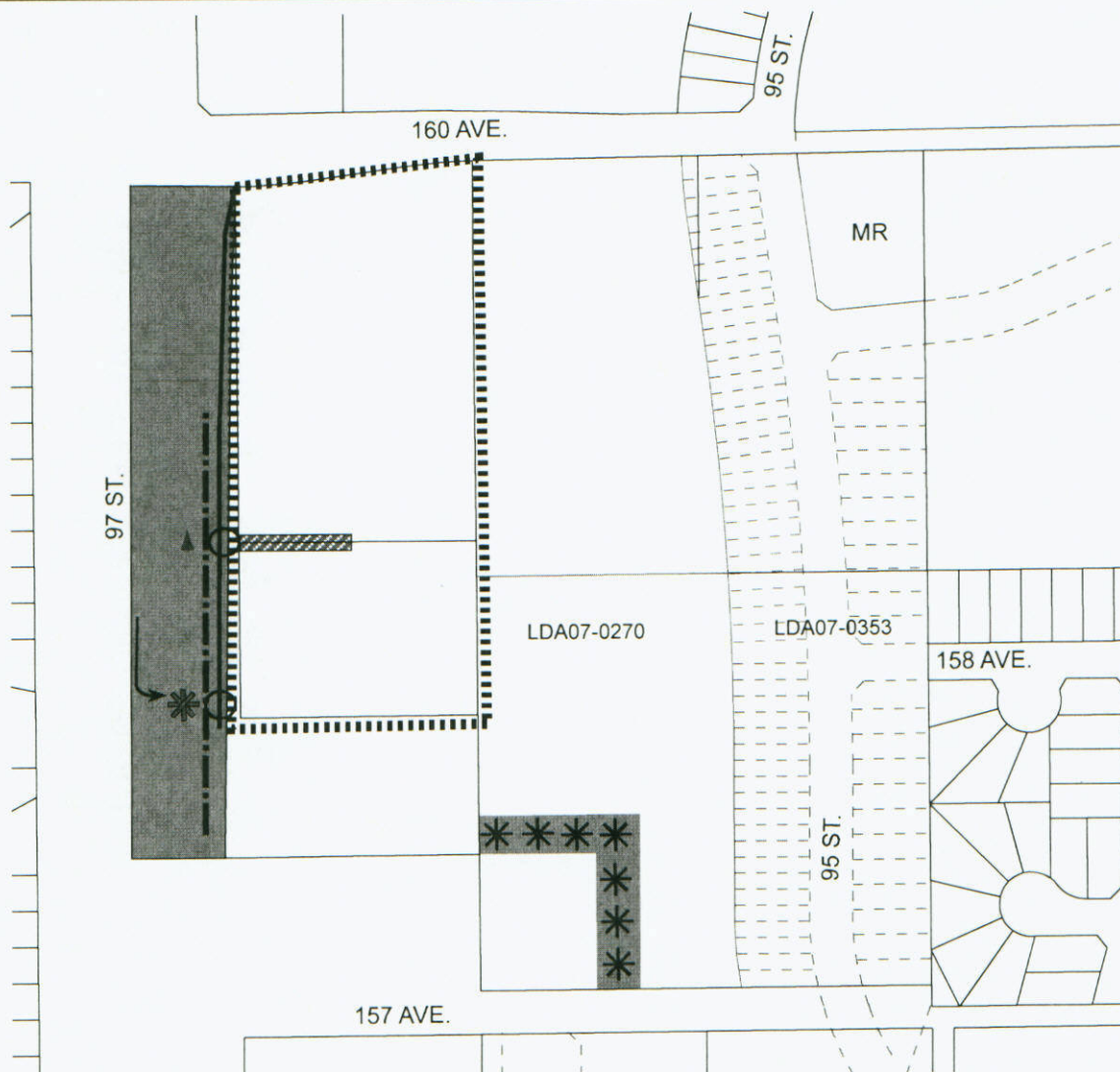
Yours truly,



Scott Mackie
Subdivision Authority

SM/lm/Posse #84858670-001

Enclosure





Subdivision Authority

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

July 2, 2009

File No. LDA09-0019

Pinnacle International
Suite 300, 911 Homer Street
Vancouver, BC V6B 2W6

ATTENTION: Vito De Cotis

Dear Mr. De Cotis:

RE: Tentative plan of subdivision to create one (1) industrial parcel from a portion of SW-26-53-25-4, located east of 156 St and north of 137 Ave; **MISTATIM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on July 2, 2009, the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$167,190.50 pursuant to Section 666 and 667 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 4.017 ha. by agreement and caveat to the balance of the SW 26-53-25-4 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 dedicate the required roadway dedication as per the Approved Concept Plan for 137 Ave east of 156 Street and for Mark Messier Trail as shown on the "Conditions of Approval" map, Enclosure II to the satisfaction of the Transportation Department;
5. that the owner clear and level 137 Ave and Mark Messier Trail as required to the satisfaction of the Transportation Department;
6. that the owner enter in Public Walkway agreement to create an easement for the public multi-use trail as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner complete the design and construction of a suitable stage of the Mistatim Basin 6 storm water management facility including the ultimate control structure and ultimate outlet pipe connection to the storm trunk on 137 Ave., required to service the development;
8. that the owner complete the design and construction of required sanitary and storm sewer extensions with in easement across the southern portion of the subdivision area to provide for future sanitary servicing of the lands to the east and future storm servicing of the Mistatim Basin 5 on land to the west of 156 Street;
9. that the subdivision boundary be amended to include the dedication of the required roadways as shown on the "Conditions of Approval" map, Enclosure II;
10. 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 shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; and

11. 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 Lateral Sewer Oversizing 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 construct an asphalt multi-use trail to the satisfaction of the Transportation Department as shown on the "Conditions of Approval Map", Enclosure I;
7. that the owner construct a southbound left turn bay to the satisfaction of the Transportation Department as shown on the "Conditions of Approval Map", Enclosure I;
8. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval Map", Enclosure I;
9. 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;
10. that the owner construct a 13.5 m culvert crossing access as shown on the "Conditions of Approval Map", Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Streets, and Asset Management and Public Works Departments.

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

Reserve in the amount of 0.463 hectares are due from the area being subdivided and shall be provided as cash in lieu. Deferred Reserve Caveat #002 195 557 indicates that 4.48 hectares of Municipal Reserve is due from the title area. The remaining MR of 4.017 ha (10% of the remnant parcel) should be carried forward to the remainder of the title area.

The applicant should be advised that a caveat should be placed on title to advise future owners of the requirements for the collector roadway network with a provision to extend the caveat until

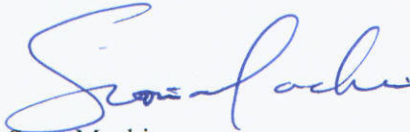
such time as the collector roadways are dedicated and constructed to the satisfaction of the Transportation Department.

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. Don Read at 780-496-3633 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/dr/Posse #83235248-001

Enclosures

c: Martin Gillett, DGE Group

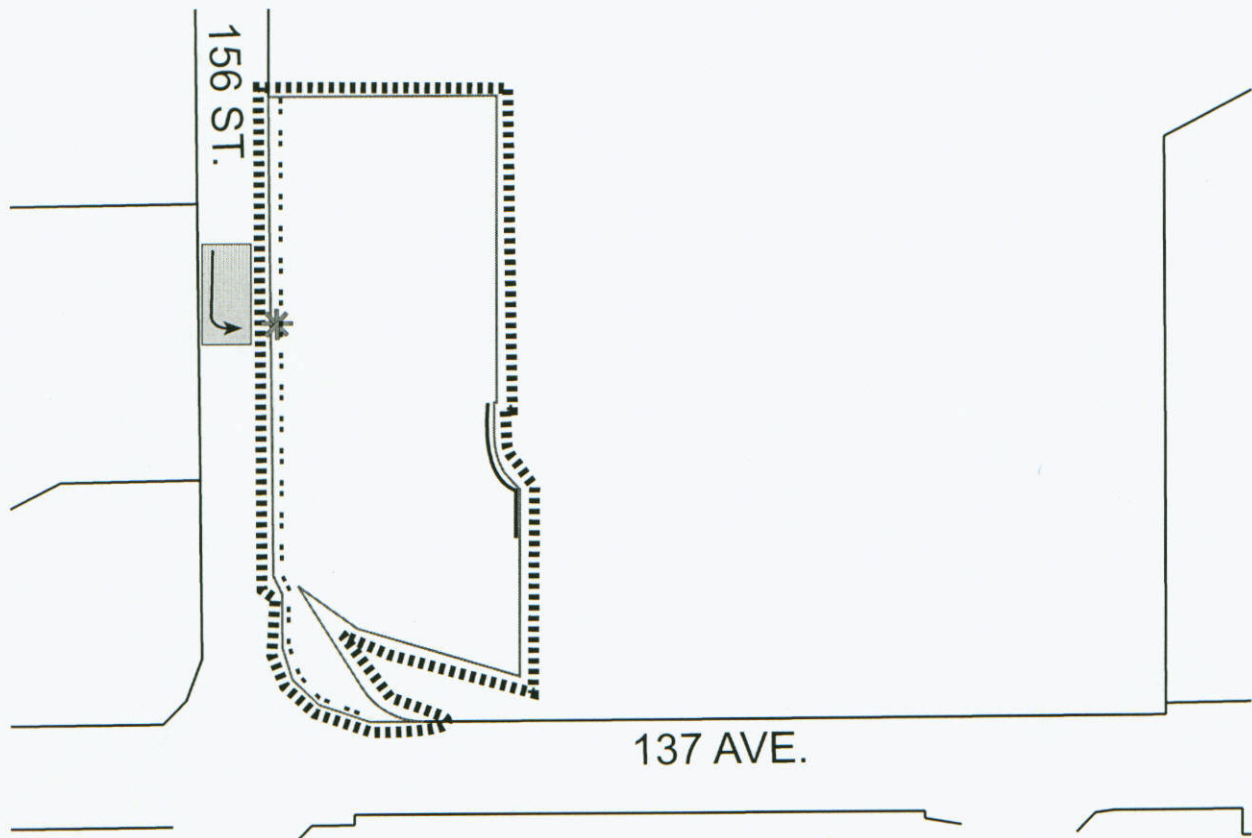
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2009

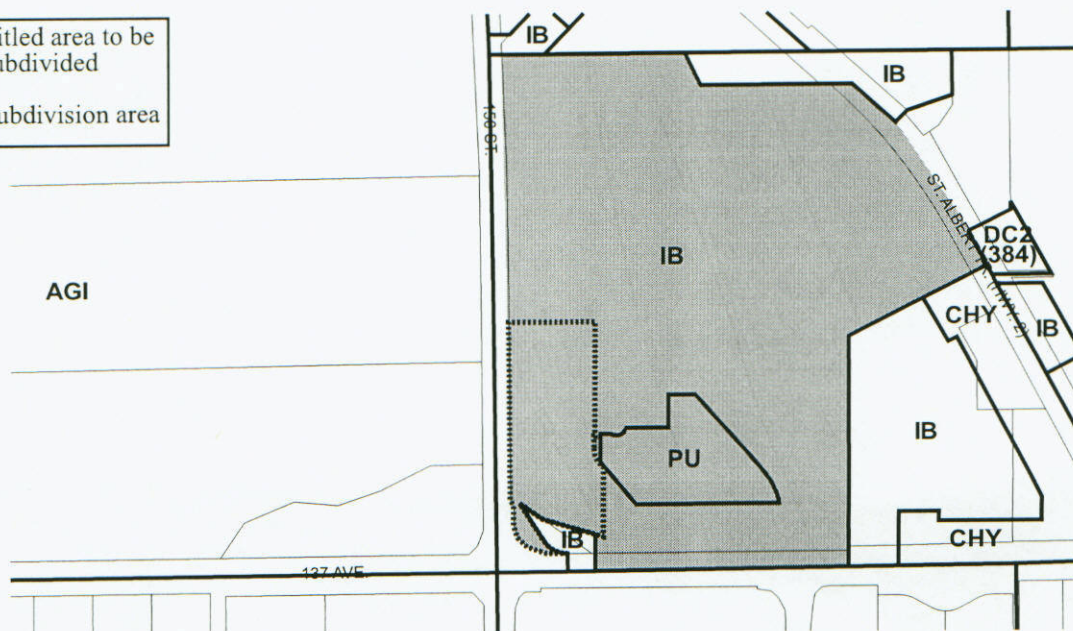
LDA09-0019

- Limit of proposed subdivision
- Include in Engineering drawings
- 1.2m Demarcation fence

- Construct left turn bay
- * Construct 13.5m culvert crossing access
- Construct multi-use trail



- Titled area to be subdivided
- Subdivision area



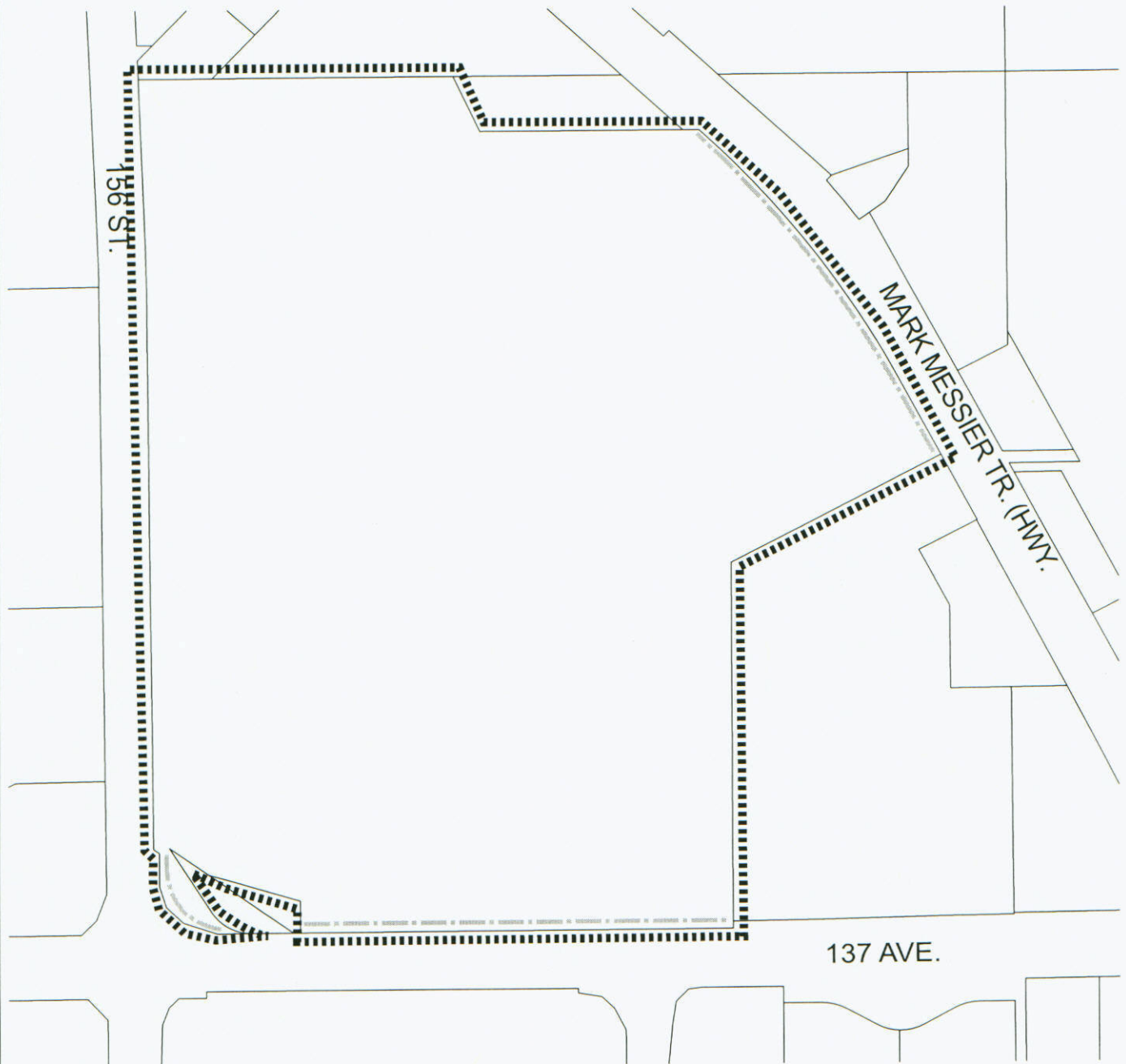
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2009

LDA09-0019

■■■■■■ Limit of proposed subdivision

Dedicate road right-of-way to an approved concept plan or the satisfaction of the Transportation Department





Subdivision Authority

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

July 2, 2009

File No. LDA09-0073

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 66 single detached residential lots, two (2) medium density residential lots, and one (1) commercial lot from NE 6-52-23-4, located north of Mill Creek Ravine and west of 17 Street, **WILD ROSE**

I The Subdivision by Plan is APPROVED on July 2, 2009, 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 6 m wide emergency access be removed from the plan of subdivision and be incorporated as an easement within the residential lot to the north as shown on the "Conditions of Approval Map", Enclosure I;
4. that a 6 m wide easement be registered on the Certificate of Title for the lot that includes the emergency access, as shown on the "Conditions of Approval Map", Enclosure I;
5. that the owner shall provide a letter of understanding not to sell, transfer or convey the lot with the emergency access easement until such time as the land uses of the Stage 3 MDR site has been determined and the requirement for the emergency access has been confirmed;
6. that the owner prepare a restrictive covenant in 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 "Hydrogeotechnical Investigation" geotechnical report prepare by CT and Associates Engineering Inc. (CTA File No. 02-205.01, Subdivision Authority File No. SUB/04-0011);
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the residential lot adjacent to the berm and fence along 17 Street as shown on the "Conditions of Approval Map", Enclosure I, to protect the integrity of the berm;

8. that the subdivision boundary be amended to include the top-of-the-bank walkway to connect to the multi-use trail on 17 Street as shown on the "Conditions of Approval Map", Enclosure I;
9. that the owner dedicate and construct the top-of-the-bank right-of-way with Stage 2 as shown on the "Conditions of Approval Map", Enclosure I;
10. 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;
11. that the property line and road right-of-way dedication for 17 Street conform to an approved Concept Plan to the satisfaction of the Transportation Department as shown on the "Conditions of Approval Map", Enclosure I;
12. that subject to Condition 11, the owner clear and level 17 Street as required for road right-of-way dedication to the satisfaction of the Transportation Department; and
13. 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 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 19 Street, as shown on the "Conditions of Approval Map", Enclosure I, which will require the removal of the temporary turnaround and construction of the sidewalk, curb and gutter to tie into the local roadway to the north;
8. that the owner construct fences, berms, multi-use trails, bollards, and sidewalks wholly on privately owned lands, 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
9. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

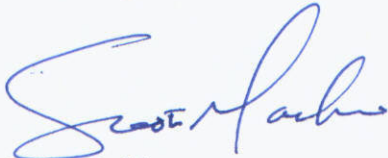
The Municipal Reserve has been previously taken as land through the approval of Files SUB/03-0109 and SUB/04-0016.

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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,




















Scott Mackie
Subdivision Authority

SM/aw/Posse #80097423-001

Enclosure



- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | Register 6m wide easement on lot for future emergency access |
|  | Amended subdivision boundary |  | Remove 6m wide emergency access from subdivision plan |
|  | 19th Street roadway construction |  | 1.5m granular multi-use trail |
|  | Property line/roadway dedication |  | 1.5m Concrete sidewalk with lighting |
|  | 1.8m Double board/no gap uniform solid screen fence and berm |  | Emergency access with a 3.0m sidewalk with lighting |
|  | 1.8m Uniform fence |  | Bollards |
|  | 1.2m Uniform fence |  | T-Bollards |
|  | Include in Engineering drawings |  | Restrictive Covenant re: top-of-bank |
| | |  | Restrictive Covenant re: berm |

