

Thursday, July 7, 2011

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 27

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the July 7, 2011 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the June 30, 2011 meeting be adopted.

**3. OLD BUSINESS**

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA07-0451<br>Posse 071940118-001 | Tentative plan of subdivision to create 18 single detached residential lots, one (1) medium density parcel, and three (3) Public Utility lots, from portions of the SE 25-52-26-4 and NE 25-52-26-4; <b>ROSENTHAL</b> |
|----|-----------------------------------|---|

**4. NEW BUSINESS**

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA10-0328<br>Posse 103426136-001 | Tentative Plan of subdivision to create three (3) industrial lots, from a portion of NE-35-53-25-4; located west of the existing 142 Street NW and south of 162 Avenue NW, <b>RAMPART INDUSTRIAL</b>  |
| 2. | LDA10-0343<br>Posse 103986608-001 | Tentative plan of subdivision to create 136 single detached residential lots, 26 semi-detached residential lots, one (1) medium density lot and one (1) public utility lot from SE 24-53-26-W4M; located west of Winterburn Road (215 Street); <b>HAWKS RIDGE</b> |
| 3. | LDA11-0017<br>Posse 10677725-001  | Tentative plan of subdivision to create three (3) public utility lots, two (2) municipal reserve lots and one (1) provincially claimed wetland/natural area from NW¼ 20-53-25-W4M; <b>STARLING</b>  |

**5. OTHER BUSINESS**



Subdivision Authority

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

July 7, 2011

File No. LDA07-0451

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

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create 18 single detached residential lots, one (1) medium density parcel, and three (3) Public Utility lots, from portions of the SE 25-52-26-4 and NE 25-52-26-4; **ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on July 7, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserves in the amount of 1.62 hectares by a Deferred Reserve Caveat registered against the remainder of the north portion of SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserves in the amount of 4.7 hectares by a Deferred Reserve Caveat registered against the remainder of the south portion of SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserves in the amount of 6.261 hectares by a Deferred Reserve Caveat registered against the remainder of the NE 25-52-26-4, 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 665 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 subdivision boundary be amended to include that portion of Rosenthal Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
7. that the subdivision boundary be amended to exclude that portion of the Public Utility lot for future site access to the future medium density residential site north of Rosenthal Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
8. that the subdivision boundary be amended to include that portion of 215 Street road right-of-way dedication, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;

9. that the dedication of 215 Street conform to an approved concept plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. subject to condition I (9), the owner clear and level 215 Street, to the satisfaction of Transportation Services;
11. that the owner dedicate a portion of road right-of-way to accommodate the abandoned well site working area, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lot backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 (4) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner 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 Infrastructure Services;
8. that the engineering drawings include the construction of an offsite 450mm water main along 215 Street, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all necessary roadway modifications at the intersection of 215 Street and the Rosenthal Boulevard, including a northbound left turn bay on 215 Street, to the satisfaction of Transportation Services, as shown on "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a westbound right turn bay on Whitemud Drive at the 215 Street intersection to satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include the construction of an offset 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of future traffic signals at the intersection of 215 Street and Rosenthal Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, 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;
13. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform noise attenuation screen fence (density of 20 kg/m<sup>3</sup>) or combination thereof, within residential property lines adjacent to 215 Street and the PUL, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct fences, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Community Services and Infrastructure Services.

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

Municipal Reserve (MR) is being provided by way of Deferred Reserve Caveats 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,

Scott Mackie  
Subdivision Authority






















SM/vs/Posse #071940118-001

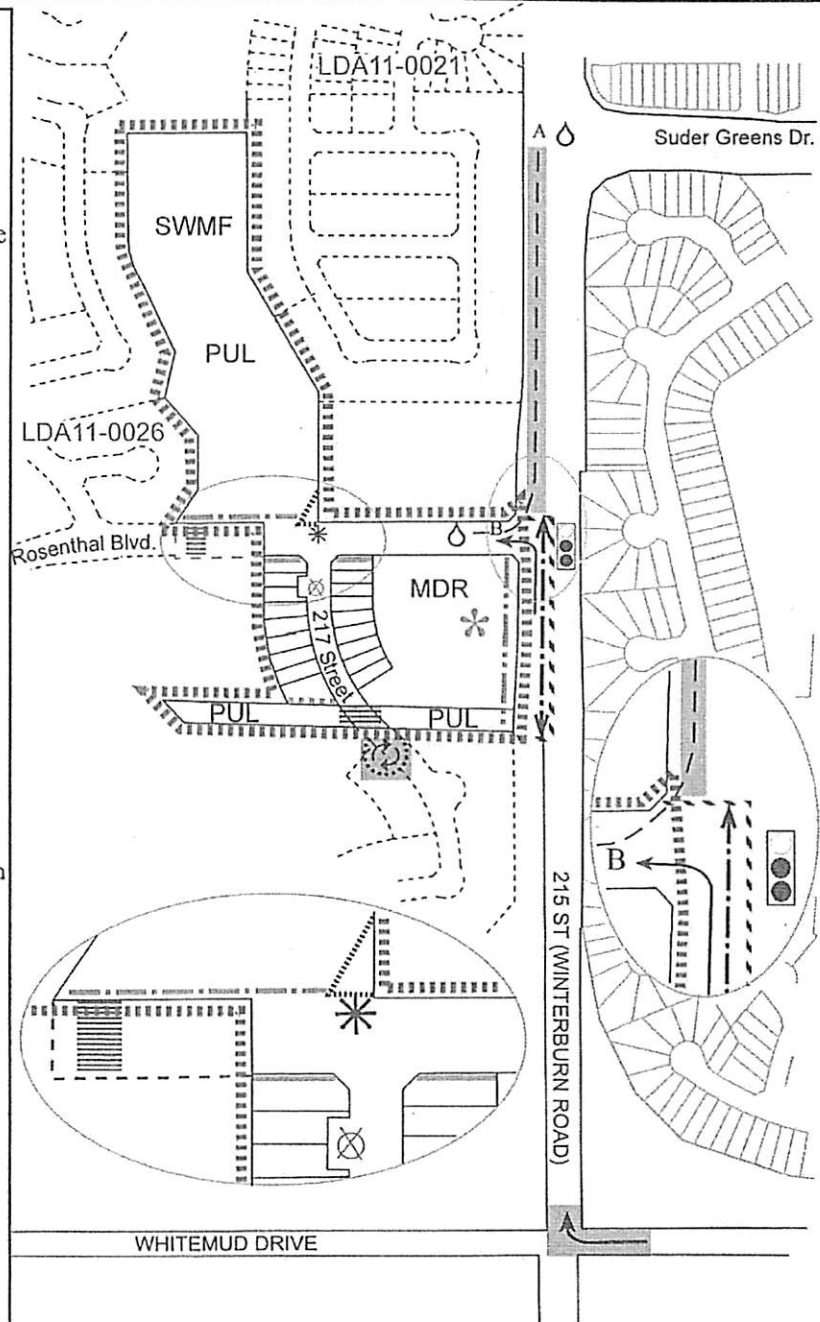
Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

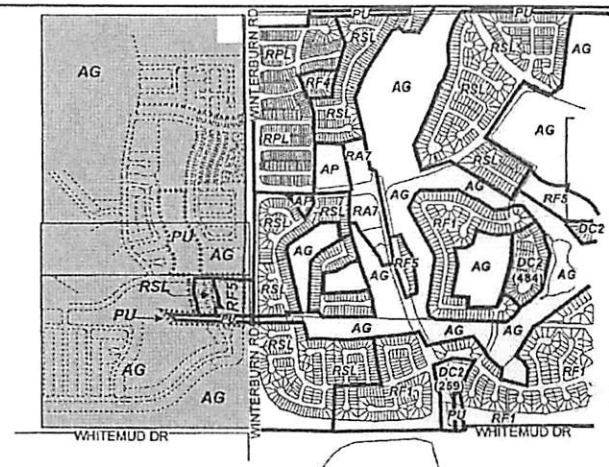
June 30, 2011

LDA07-0451

-  N
-  Limit of proposed subdivision
  -  Amend Subdivision Boundary to include collector roadway construction
  -  Amend Subdivision Boundary to exclude Future multi-family site access
  -  Amend Subdivision Boundary to include 215 Street
  -  215 Street Road right-of-way Dedication to Conform to Concept Plan
  -  1.8m Uniform Screen Fence
  -  Demarcation Fencing
  -  Post and Rail Fencing
  -  1m Berm and 1.8m Double Board/no Gap Solid Uniform noise attenuation fencing
  -  Construct 450mm water main between points "A" and "B"
  -  Dedication of Road right-of-way to accommodate abandon well site
  -  12m Radius Temporary Turnaround with Bollards or Mini-Barriers
  -  Future Traffic Signals
  -  Include in Engineering Drawings
  -  Construct Northbound Left-Turn Bay
  -  Zebra Marked Crosswalk
  -  Construct Right-Turn Bay (Whitemud Drive to 215 Street)
  -  Restrictive Covenant
  -  Future Access to Multi-Family Site
  -  Water Connection



-  Titled area to be subdivided
-  Subdivision area







Subdivision Authority

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

July 7, 2011

File No. LDA10-0328

Asset Management and Public Works Department  
19 Floor, 9308 - 102A Avenue  
Edmonton AB T5J 3A3

ATTENTION: Jennifer van Popta

Dear Ms. van Popta

RE: Tentative Plan of subdivision to create three (3) industrial lots, from a portion of NE-35-53-25-4; located west of the existing 142 Street NW and south of 162 Avenue NW,  
**RAMPART INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on July 7, 2011 subject to the following conditions:**

1. that the owner enter into a Memorandum of 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 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 of Agreement;
3. that the approved subdivisions within the Carlton Neighbourhood (File No. SUB/06-0083) be registered prior to or concurrent with this application; and
4. 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path, and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the 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 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 a connection to, the existing water main located in the new 142 Street alignment as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water;
8. that the engineering drawings include the construction of a water main in a steel casing under the CN Rail Right-of-Way as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the EPCOR Water;
9. that the owner shall construct the first two lanes of 162 Avenue to a two lane industrial road standard from the new 142 Street to the existing 142 Street. The construction must include 1.5 m sidewalks and lighting to the satisfaction of Transportation Services;
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 Infrastructure Services, Transportation Services and Sustainable Development; and
11. that the owner construct a 1.8m chain-link fence positioned wholly on privately-owned lands to the satisfaction of the Parks Planning Branch of Sustainable Development 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 in the amount of 1.09 hectares was dealt with as a Deferred Reserve Caveat (DRC) on the remainder of NE-35-53-25-4 (LDA09-0195). This DRC should now be carried forward to the remaining portion of the title area.

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 Lisa Stern at (780) 442-5387 or write to:

**Lisa Stern, Planner 1  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/Is/POSSE# 103426136-001


Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP


July 7, 2011

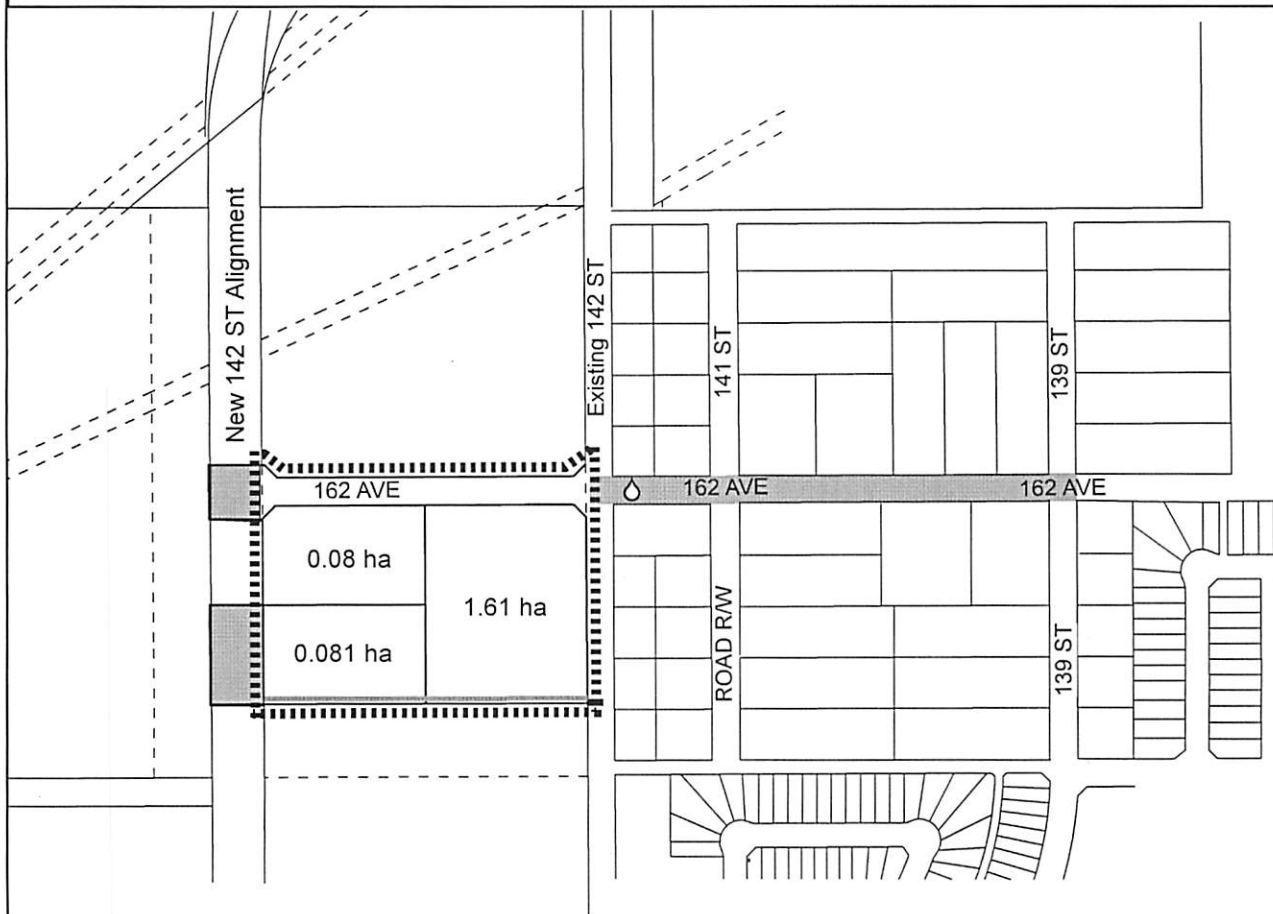
LDA10-0328


..... Limit of proposed subdivision

 Include in Engineering Drawings

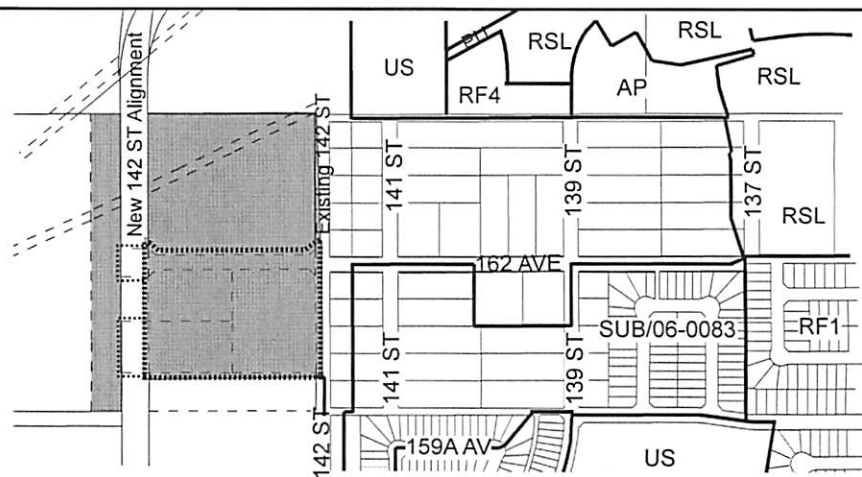
—— 1.8 m Chain link fence

 Water main in steel casing



 Titled area to be subdivided

..... Subdivision area





July 7, 2011

File No. LDA10-0343

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 136 single detached residential lots, 26 semi-detached residential lots, one (1) medium density lot and one (1) public utility lot from SE 24-53-26-W4M; located west of Winterburn Road (215 Street); **HAWKS RIDGE**

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**I The Subdivision by Plan is APPROVED on July 7, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 5.47 ha by a Deferred Reserve Caveat to the remainder of SE 24-53-26-W4M, 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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street adjacent to the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to condition I (4) the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of Transportation Services;
6. that the owner dedicates the walkways as road right-of-ways, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner provide easements to accommodate the 12m temporary turnarounds, as shown on the "Conditions of Approval" map, Enclosure I;
8. that easements for the public access be registered for the temporary emergency accesses, as shown on the "Conditions of Approval" map, Enclosure I;
9. that Bylaw 15820 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; 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 (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 submit detailed engineering drawings and technical studies/assessments in accordance with the City of Edmonton Design and Construction Standards, and to the satisfaction of Infrastructure Services;
8. that the owner design and construct the ultimate or a suitable interim stage of the Southeast and Northeast Storm Water Management Facilities and associated outfalls as well as the realignment of the existing creek within the Natural Area to the satisfaction of Infrastructure Services;
9. that the owner enter into a 5 year maintenance period be included for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of Infrastructure Services;
10. that the owner develop and implement a water quality monitoring program for Neighbourhood Three. The monitoring program must be developed and approved prior to the approval of the engineering drawings to the satisfaction of Infrastructure Services;
11. that the owner design and construct the required sanitary pump station and forcemain, to be included in the engineering drawings to the satisfaction of Infrastructure Services;
12. that the Big Lake Neighbourhood Three Neighbourhood Design Report (NDR) be approved by Infrastructure Services prior to approval of engineering drawings;
13. that the owner construct the first half of 215 Street to a four lane divided urban arterial roadway standard from Yellowhead Trail to Hawks Ridge Boulevard, including all channelization, accesses, intersections, shared-use path, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner submit preliminary plans for 215 Street prior to submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure

I. These plans shall be approved by the Planning and Development Engineering Section;

15. that the owner submit a Hydraulic Network Analysis Report to the satisfaction of EPCOR Water Services;
16. that the owner construct an off-site 450 mm water main from an existing water main stub currently terminating on Trumpeter Way, west of 215 Street to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC or at the discretion and direction of Transportation Services;
18. that the owner construct a temporary 4 m wide gravel emergency accesses with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency accesses will be required prior to CCC or at the discretion and direction of Transportation Services;
19. that the owner submit driveway plans for the lots as shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve to the satisfaction of Transportation Services;
20. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I. Additional improvements at the crossing, such as curb extensions may be required. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings to the satisfaction of Transportation Services;
21. that the owner construct 1.5 m concrete walkways with bollards, lighting and minimum 1.2 m uniform screen fencing, to be provided within residential property lines to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a minimum 1.2 m uniform fence within residential property lines for all lots backing or flanking onto Hawks Ridge Boulevard as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 215 Street as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner construct a 3 m asphalt shared-use path within the greenway/ PUL to the satisfaction of Transportation Services, as shown on the Conditions of Approval" map, Enclosure I.
25. 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
26. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves will be provided through a Deferred Reserve Caveat.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

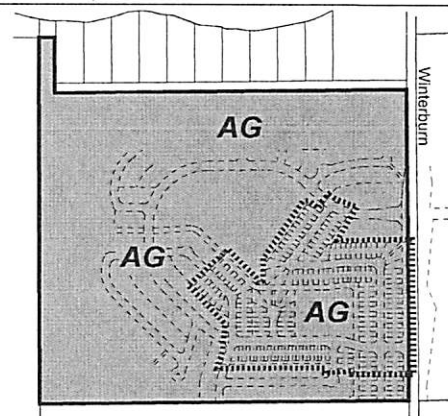
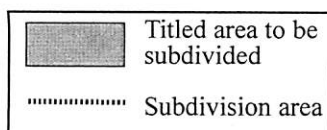
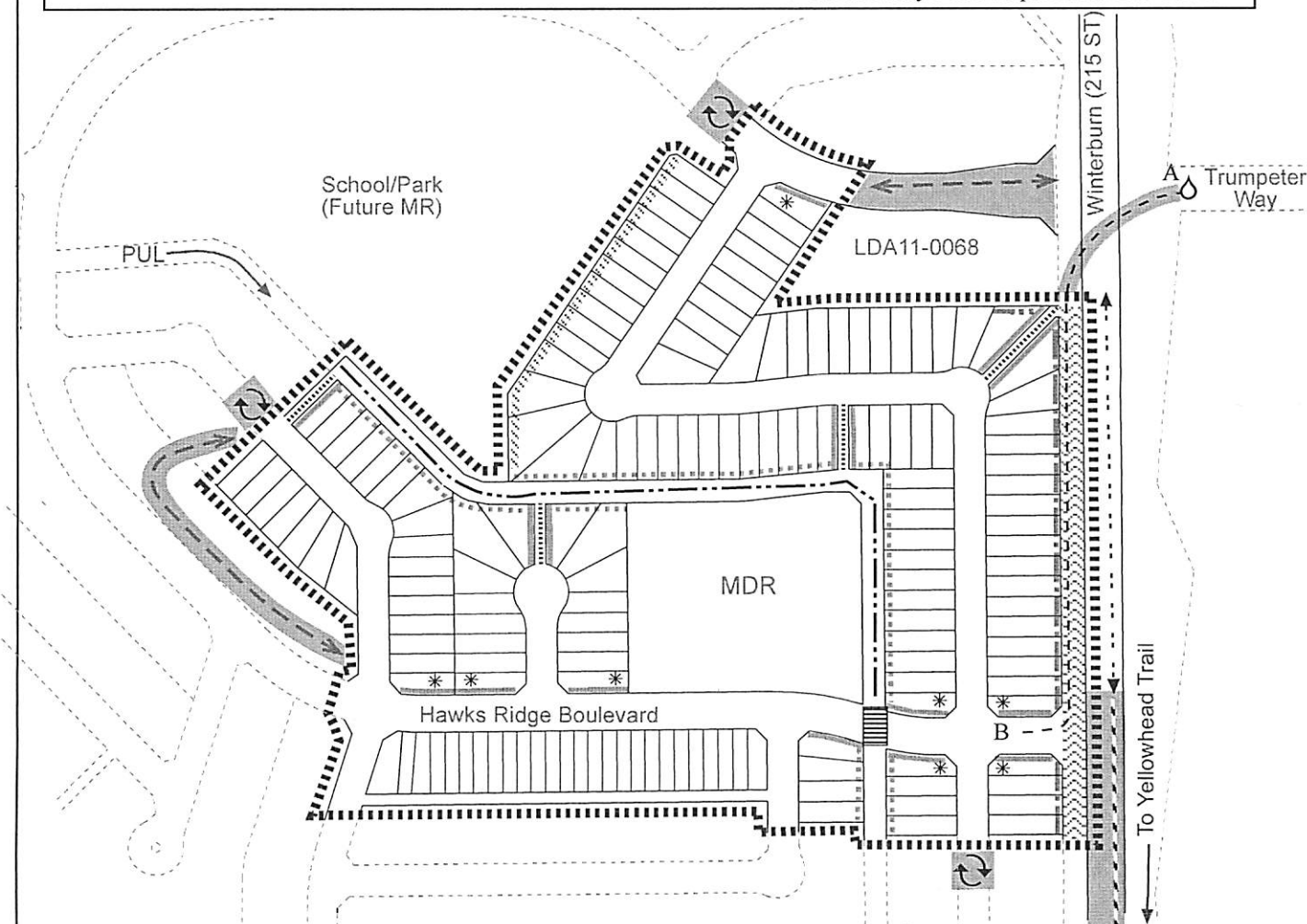
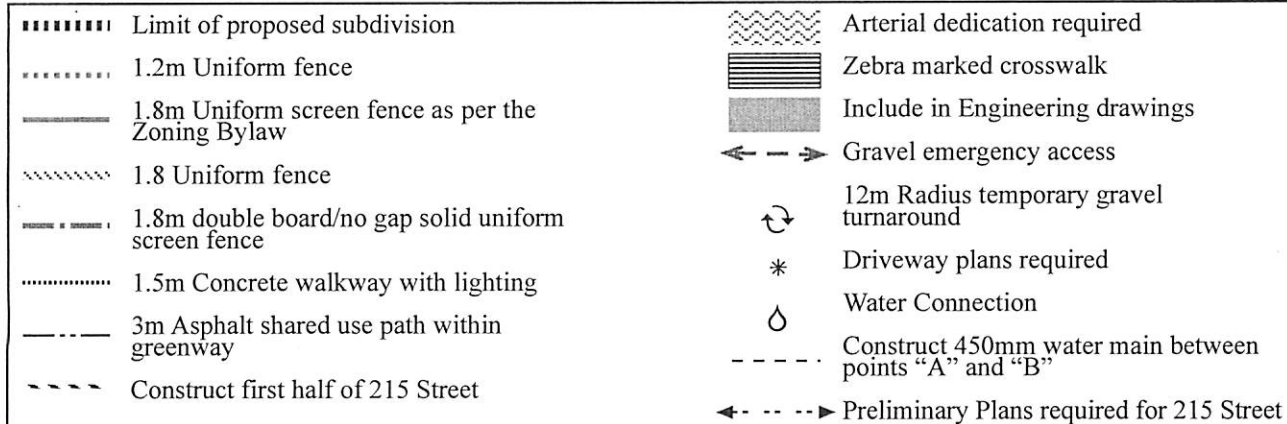
Yours truly,

Scott Mackie  
Subdivision Authority

SM/cw/Posse #103986608-001

Enclosure







Subdivision Authority

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

July 7, 2011

File No. LDA11-0017

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

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create three (3) public utility lots, two (2) municipal reserve lots and one (1) provincially claimed wetland/natural area from NW¼ 20-53-25-W4M; **STARLING**

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**I The Subdivision by Plan is APPROVED, on July 7, 2011, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as one 0.33 ha and one 0.81 ha parcel for a total of 1.14 ha, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that Bylaw 15766 to amend the Zoning Bylaw (from AG to PU, AP and AJ) receive third reading prior to the endorsement of the plan of subdivision;
4. that the approved subdivision LDA10-0036 be registered prior to or concurrent with this application;
5. that an access easement be registered to provide temporary access to the Municipal Reserve, Environmental Reserve and Public Utility Lot parcels until such time that the permanent roads are constructed. The owner should consider a blanket easement registered across the affected lands;
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; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (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 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;
4. 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;
5. that the owner construct Starling Drive to the south edge of the PUL, as shown on the "Conditions of Approval map", Enclosure I;
6. that the owner construct a 1.5 m concrete sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner design and construct the ultimate Storm Water Management Facility (SWMF #1) and the ultimate storm outfall into Horseshoe Creek to the satisfaction of Infrastructure Services;
8. that the owner design and construct the required sediment forebays, outlet control structure, outlet channel and other works related to the retained Natural Wetland to the satisfaction of Infrastructure Services;
9. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and floating islands be included to the satisfaction of Infrastructure Services;
10. that the owner develop and implement a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Infrastructure Services;
11. 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
12. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves will be provided in the amount of 1.14 ha through this application. The DRC that was created with LDA10-0036 will be carried forward on NW¼ 20-53-25-W4M.

Please be advised that an appeal may be lodged in accordance with 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. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cw/Posse #10677725-001



Enclosure

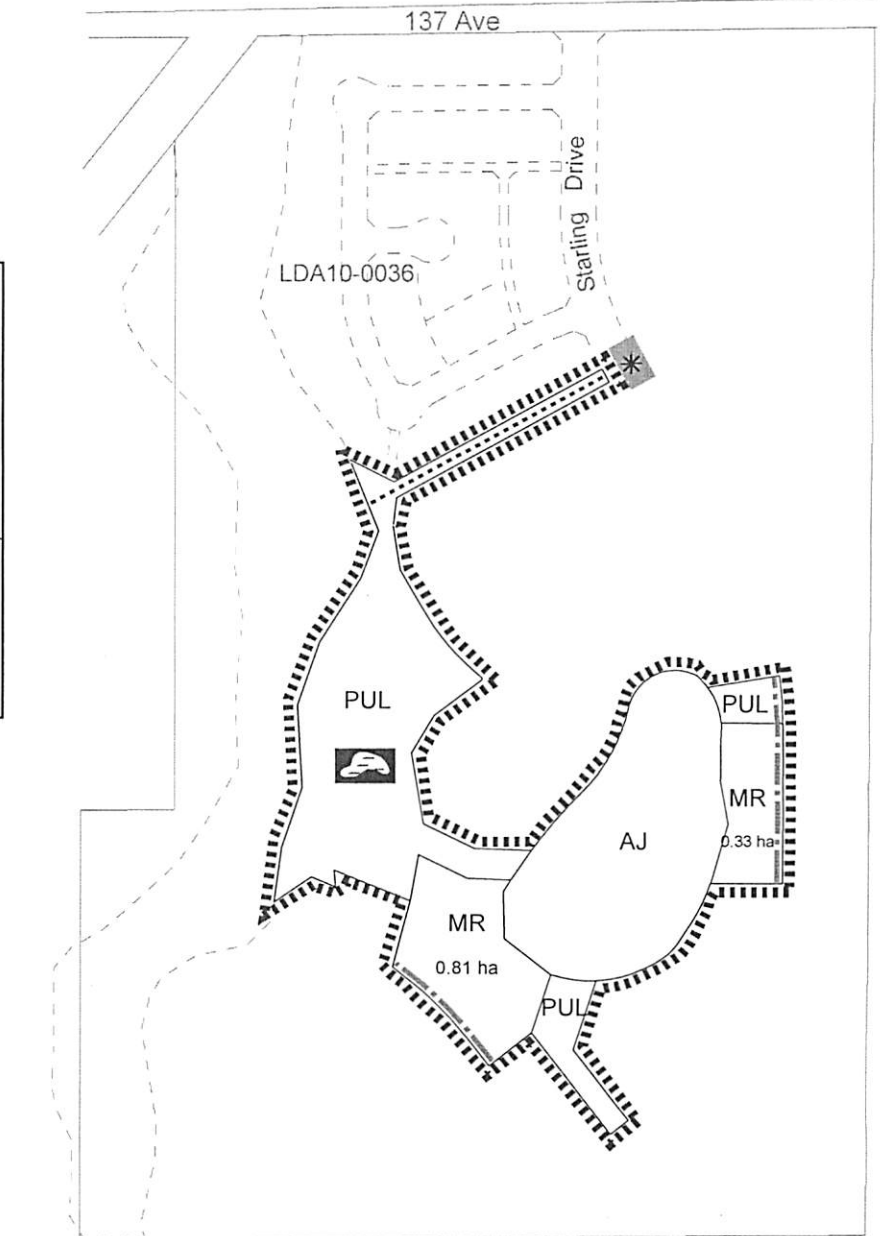
## SUBDIVISION CONDITIONS OF APPROVAL MAP


July 7, 2011

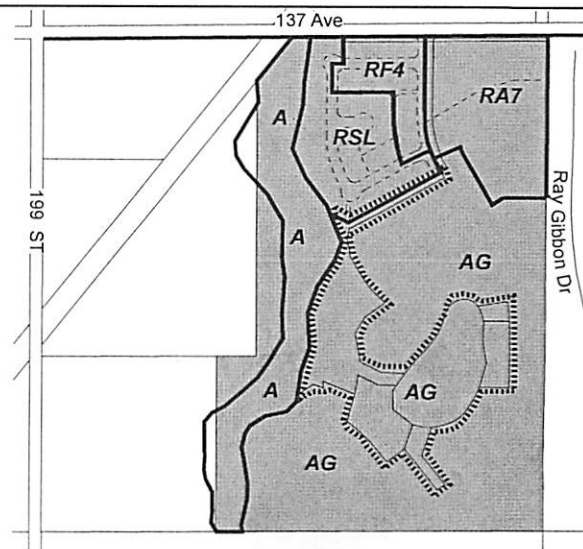
LDA11-0017



- Limit of proposed subdivision
- · — · — Post and Rail Fencing
- ..... 1.5m Sidewalk within PUL
-  Stormwater Management Facility
-  Include in Engineering Drawings
- \* Extend collector from boundary of LDA10-0036 to south end of PUL



-  Titled area to be subdivided
- ..... Subdivision area



Thursday, June 30, 2011  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 26

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 30, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 23, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA07-0451  
Posse 071940118-001

Tentative plan of subdivision to create 18 single detached residential lots, one (1) medium density parcel, and three (3) Public Utility lots, from portions of the SE 25-52-26-4 and NE 25-52-26-4; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA10-0207  
Posse 099882370-001

Tentative Plan of subdivision to create 175 single detached residential lots and a one (1) Municipal Reserve Lot from Block C, Plan 5392AE, Block D, Plan 5392AE, and Lots 26-35, Plan 5392AE, **CARLTON**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**5. OTHER BUSINESS**

**6. ADJOURNMENT**

The meeting adjourned at 10:15 a.m.