

Thursday, June 13, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 24

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 13, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 6, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA11-0450
118229717-001

Tentative plan of subdivision to create 61 single detached residential lots, 38 semi-detached residential lots, 25 row housing lots, and one (1) multiple family residential lot from the North Half of NW 22-51-25-4 and the South Half of NW 22-51-25-4, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDDING HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0321
120964327-001

Tentative plan of subdivision to create one (1) single detached and 18 semi-detached residential lots from NE 23-51-25-4, located west of 141 Street SW and north of Hays Ridge Boulevard SW; **HAYS RIDGE**

MOVED		Blair McDowell	
		That the application for subdivision be approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA12-0322 120964327-001	Tentative plan of subdivision to create 26 semi-detached residential lots from SE 23-51-25-4 and NE 23-51-25-4, located west of 141 Street SW and north of Hays Ridge Boulevard SW; HAYS RIDGE	
MOVED		Blair McDowell	
		That the application for subdivision be approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA12-0384 131107659-001	Tentative plan of subdivision to create three (3) commercial lots, one (1) medium density residential lot, one (1) high density residential/mixed use lot, one (1) public utility lot, and one (1) lot gifted to the Canadian National Railway from NW-8-52-23-4 located south of Whitemud Drive and east of 17 Street NW; TAMARACK	
MOVED		Blair McDowell	
		That the application for subdivision be approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA13-0061 126332902-001	Tentative plan of subdivision to create 57 single detached residential lots from SW 19-52-25-4, located south of Glastonbury Boulevard and east of 215 Street NW; GRANVILLE	
MOVED		Blair McDowell	
		That the application for subdivision be approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	ADJOURMENT The meeting adjourned at 10:20 a.m.		



June 13, 2013

File No. LDA11-0450

Qualico Developments
#280, 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 61 single detached residential lots, 38 semi-detached residential lots, 25 row housing lots, and one (1) multiple family residential lot from the North Half of NW 22-51-25-4 and the South Half of NW 22-51-25-4, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on June 13, 2013, subject to the following conditions:

1. That the owner provide money-in-place of Municipal Reserve, in the amount of \$617,500.00 per hectare less ten percent of arterial dedication and public utility lots for pipeline rights-of-way, 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 owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the berm and fence as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City 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 pay for the installation of traffic signals at the intersection of Ellerslie Road SW and 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within five 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;
8. that a noise study be provided to confirm the noise attenuation required adjacent to Ellerslie Road SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in the noise study. The owner must construct at a minimum 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing onto Ellerslie Road SW, as shown on as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, and Sustainable Development.

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

Municipal Reserves for the North Half of NW 22-51-25-4 are to be paid in cash in the amount of \$617,500.00 per hectare less ten percent of arterial dedication and public utility lots for pipeline rights-of-way. A DRC in the amount of 0.39 ha is to be registered with LDA11-0254 on the South Half of NW 22-51-25-4 and will be carried forward on 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 the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,

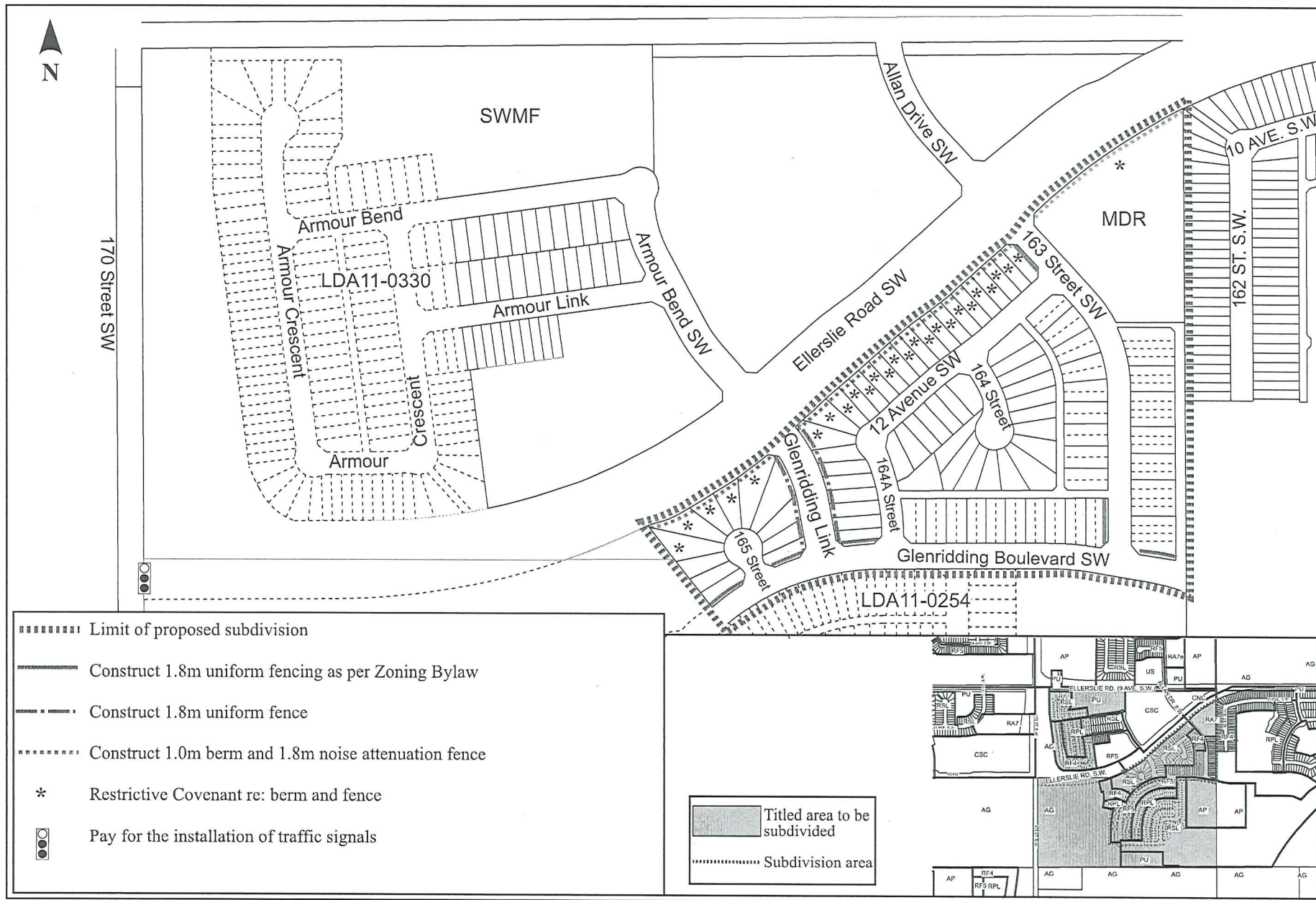


FOR

Scott Mackie
Subdivision Authority

SM/ww/Posse #118229717-001

Enclosure





June 13, 2013

File No. LDA12-0321

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create one (1) single detached and 18 semi-detached residential lots from NE 23-51-25-4, located west of 141 Street SW and north of Hays Ridge Boulevard SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on June 13, 2013, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions within the Hays Ridge Neighbourhood, File No. LDA12-0038 be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the block shell adjacent to top-of-bank as per the applicable development restrictions determined by CT & Associates Engineering "Jagare Ridge Lands Slope Stability Evaluation & Set-Back Distance Determination" and Jagare Ridge Lands Subdivision Level Geotechnical Investigation" reports, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of Howatt Drive, as shown on the "Conditions of Approval" map Enclosure I;
6. that the owner register a public access easement on the Certificate of Title as shown on the "Conditions of Approval" map Enclosure I;
7. that the owner register the emergency access as road right-of-way as shown on the "Conditions of Approval" map Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include a 200mm water main to provide water main looping to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map Enclosure I;
8. that the owner construct a 3.0 m hard surface shared use path with "Shared Use" signage, bollards, and landscaping, in the locations shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m concrete sidewalk for emergency access, with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly within private property lines, to the satisfaction of the Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve for SE 23-51-25-4 and NE 23-51-25-4 is to be deferred with LDA12-0143 and carried forward on title with this subdivision.

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

If you have further questions, please call Ms. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority





SM/as/Posse #120964327-001

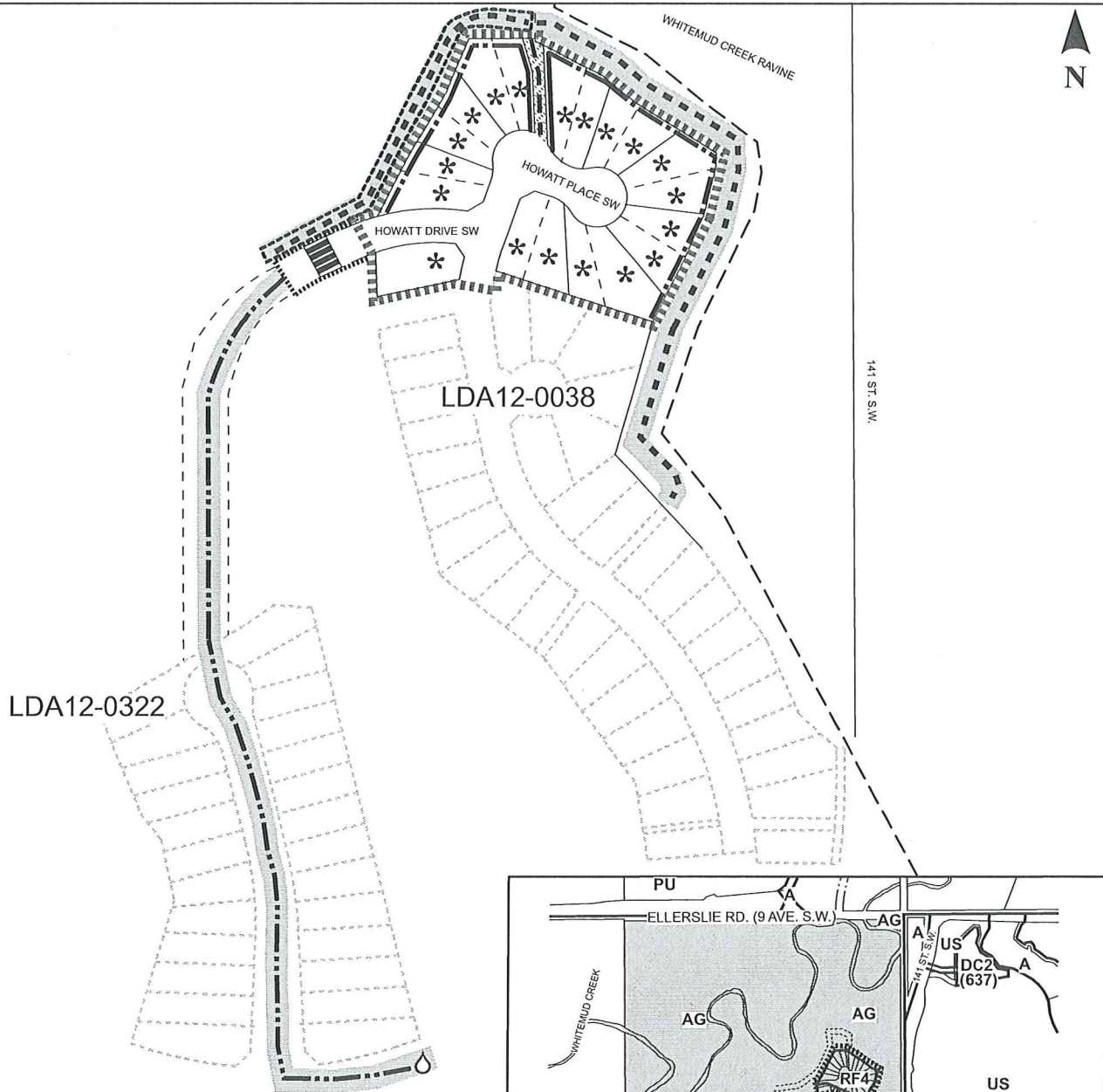
Enclosure (s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

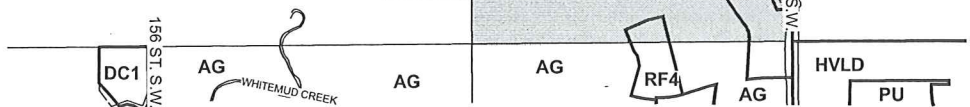
June 13, 2013

LDA 12-0321

=====	Limit of Proposed Subdivision		Register 6m Emergency Access as Road Right-of-Way
-----	Register a Public Access Easement on the Certificate of Title	---	200mm Water Main
	Zebra Marked Crosswalk with Curb Ramps and Signage		Water Connection
-----	3m Hard-Surfaced Shared Use Path with Dividing Yellow Centreline and Signage	---	1.2m Uniform Fence
---	3m Concrete Emergency Access with Bollards, and Lighting	---	1.8m Uniform Fence as per Zoning Bylaw
---	Top of Bank Line	-----	Amend Subdivision Boundary
*	Restrictive Covenant re: Top of Bank		Include in Engineering Drawings



	Titled Area to be Subdivided
-----	Subdivision Area





June 13, 2013

File No. LDA12-0322

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create 26 semi-detached residential lots from SE 23-51-25-4 and NE 23-51-25-4, located west of 141 Street SW and north of Hays Ridge Boulevard SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on June 13, 2013, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions within the Hays Ridge Neighbourhood, File No. LDA12-0099, LDA12-0038, and LDA12-0321 be registered prior to or concurrent with this application;
4. that the subdivision boundary be amended to include the dedication of the entire intersection at Hays Ridge Boulevard SW and Huckell Place SW, as shown on the "Conditions of Approval" map Enclosure I;
5. that the owner register the emergency access as road right-of-way as shown on the "Conditions of Approval" map Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

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

3. that the owner pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct a 2.5 m hard surface shared use path as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3.0 m concrete sidewalk for emergency access, with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly within private property lines, to the satisfaction of the Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve for SE 23-51-25-4 and NE 23-51-25-4 is to be deferred with LDA12-0143 and carried forward on title with this subdivision.

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

If you have further questions, please call Ms. Ania Schoof at 780-423-7495.

Yours truly,



FOR Scott Mackie
Subdivision Authority








SM/as/Posse #120964327-001

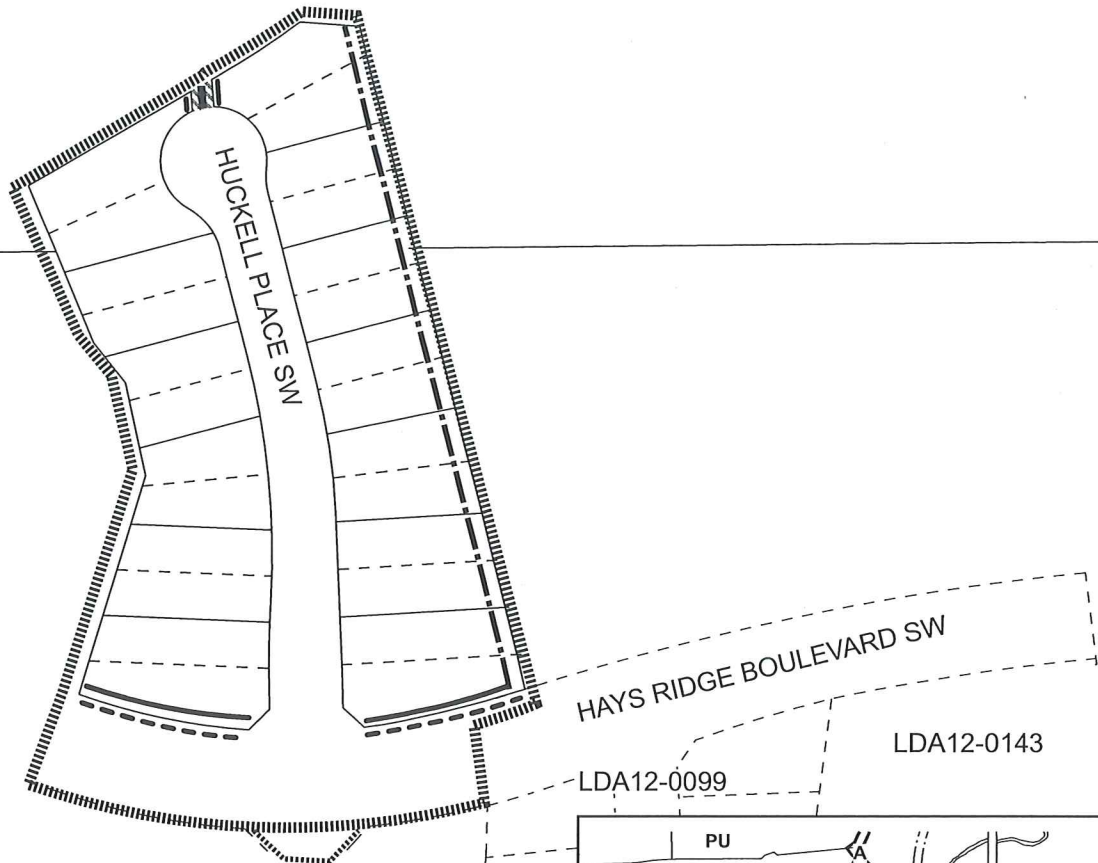
Enclosure (s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

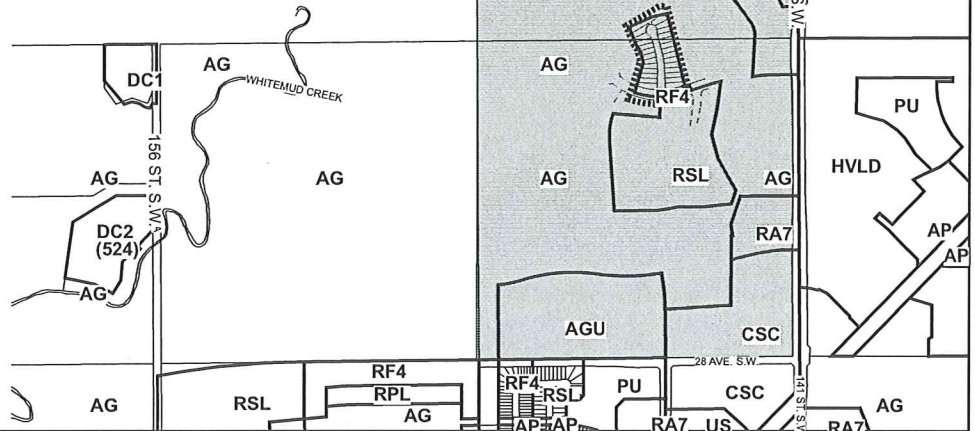
June 13, 2013

LDA 12-0322

- | | |
|--|---|
|  Limit of Proposed Subdivision |  1.2m Uniform Fence |
|  Amend Subdivision Boundary |  1.8m Uniform Fence as per Zoning Bylaw |
|  2.5m Hard-Surfaced Shared Use Path |  Register as 6m Wide Emergency Road Right-of-Way |
|  3m Concrete Sidewalk with Bollards, Lighting | |



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





June 13, 2013

File No. LDA12-0384

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create three (3) commercial lots, one (1) medium density residential lot, one (1) high density residential/mixed use lot, one (1) public utility lot, and one (1) lot gifted to the Canadian National Railway from NW-8-52-23-4 located south of Whitemud Drive and east of 17 Street NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on June 13, 2013 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner 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;
4. that the lands to the west of the Canadian National Railway (CNR) be gifted to CNR, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register cross-lot access easements, as shown on the "Conditions of Approval" map, Enclosure I;
7. that Bylaw 16455 and 16456, to amend the Tamarack NSP and the Edmonton Zoning Bylaw from AGI to DC1, receive third reading prior to the endorsement of this subdivision; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner pay for the installation of traffic signals at the intersection of Tamarack Way and Maple Road (38 Avenue), as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services 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;
8. that the owner construct a 3m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 1.5m concrete sidewalk as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation facility (combination berm and fence) to a minimum height of 4.5m in the locations 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves for NW-8-52-23-4 were previously provided as money-in-place representing 2.08 ha of land as determined under SUB/06-0005.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within

14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Madeleine Baldwin at (780) 496-5672 or write to:

**Ms. Madeleine Baldwin, Planner
Current Planning Branch
Sustainable Development
7th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

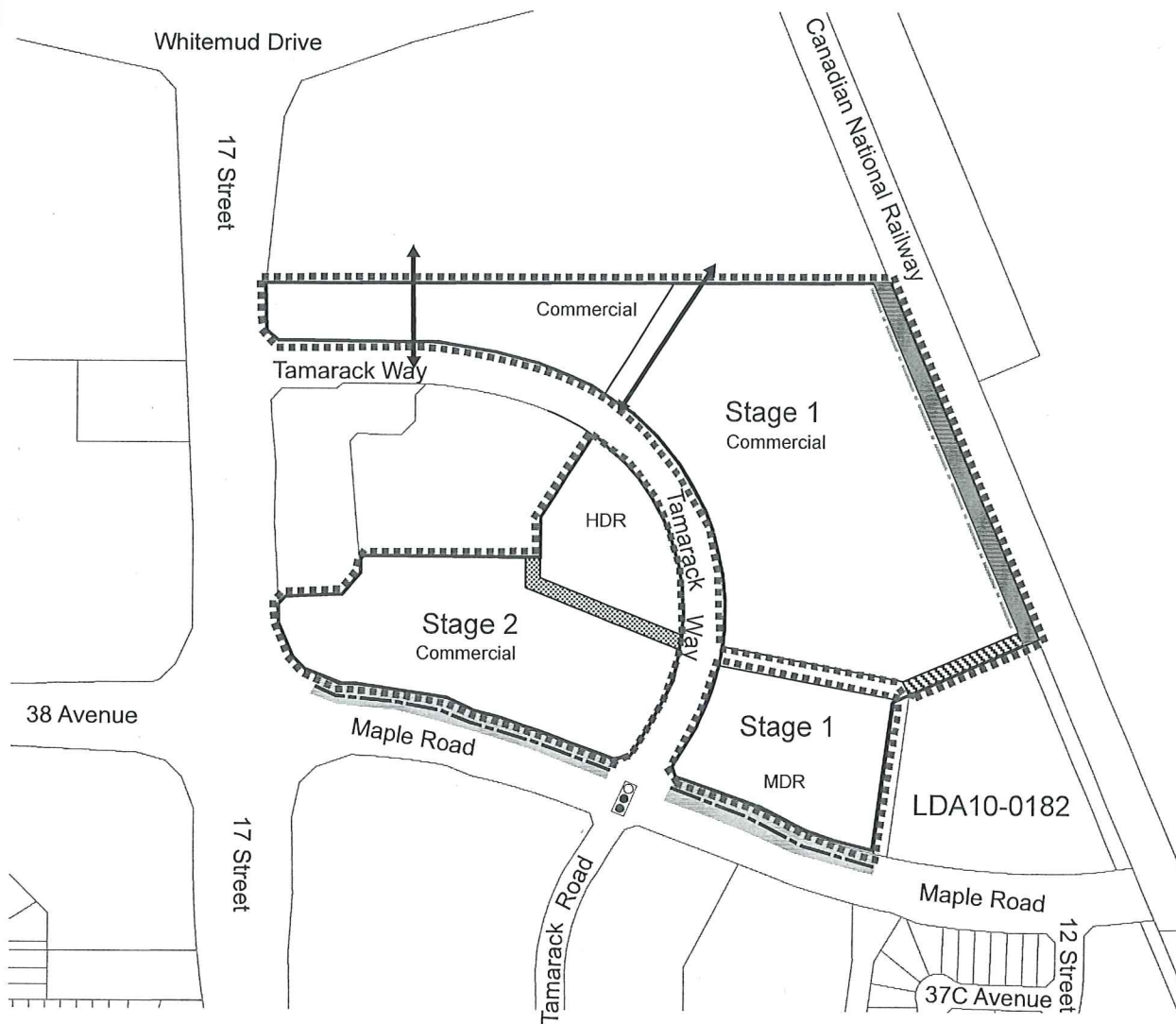
SM/mb/Posse #131107659-001

Enclosure(s)

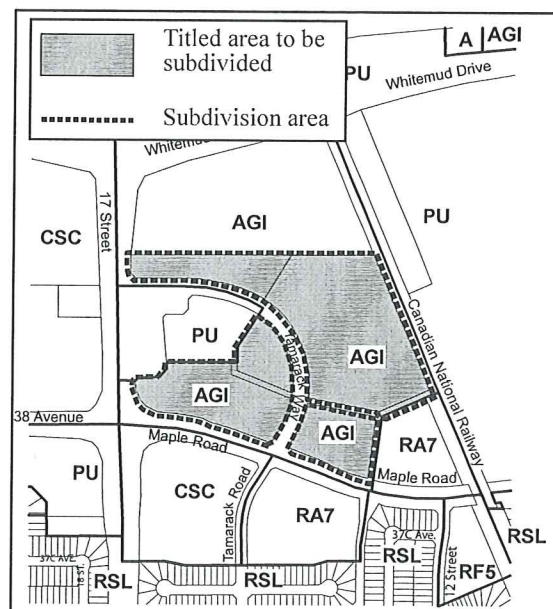
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 13, 2013

LDA 12-0384



- Limit of Proposed Subdivision
- 1.5 m Concrete Sidewalk
- Construct 4.5 m Noise Attenuation Facility (Combination Berm and Fence), to Match an Existing Berm in LDA10-0182
- Register as Road Right-Of-Way and Construct 3m Hard-Surface Shared use Path With Dividing Yellow Centre-Line and "Shared Use" Signage, Lighting, Bollards and Landscaping
- Register as Road Right-Of-Way
- Area to be Gifted to CNR
- Register Cross lot Access Easement
- Pay for Installation of Traffic Signals
- Include in Engineering Drawings





June 13, 2013

File No. LDA13-0061

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

ATTENTION: Shree Shinde

Dear Mr. Shinde:

RE: Tentative plan of subdivision to create 57 single detached residential lots from SW 19-52-25-4, located south of Glastonbury Boulevard and east of 215 Street NW;
GRANVILLE

I The Subdivision by Plan is APPROVED on June 13, 2013, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act; pursuant to Section 669 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA08-0039 be registered prior or concurrent with this application to provide logical extension of services;
4. that the subdivision boundary be amended to include the dedication and construction of Glastonbury Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
5. that the owner register the walkways as road rights-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

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

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include Glastonbury Boulevard to a collector roadway standard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the reconstruction of the existing 17 m radius asphalt surface temporary turnaround with bollards or mini-barriers. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the identified residential lots are required to be withheld from registration until such time as the temporary transit turnaround is no longer required, as deemed by the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities 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 rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves will be carried forward by way of a Deferred Reserve Caveat (DRC) No. 112 345 256 (LDA08-0039) to the parent 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 the decision is deemed to be five days from the date the decision is mailed.

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

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/vg/Posse # 126332902-001

Enclosure(s)

-