Thursday, June 28, 2012 **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 28, 2012 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 21, 2012 meeting be adopted.	
FOR THE MOTION		Blair McDowell	**CARRIED**
3.	**NEW BUSINESS**		
1.	LDA10-0043 Posse 094535787-001	Tentative plan of subdivision to create 60 semi-detached residential lots from Lots 5 & 6, Plan 4717RS and Lot 7, Plan 7823226; located west of 215 Street NW and south of 100 Avenue NW, **SECORD**	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	**CARRIED**
2.	LDA11-0087 Posse107438531-001	Tentative plan of subdivision to create 179 single detached residential lots, 12 semi-detached residential lots, 31 rowhousing lots, two (2) Public Utility lots, and one (1) Municipal Reserve lot from N½ NE 20-51-25-4 and S½ NE 20-51-25-4, located west of 184 Street SW south of existing Ellerslie Road SW (9 Avenue SW); **KESWICK**	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	**CARRIED**
3.	LDA11-0330 Posse 113289944-001	Tentative plan of subdivision to create 71 single detached residential lots, 54 semi-detached residential lots and one (1) Public Utility Lot from the north half of NW-22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **AMBLESIDE**	

MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	**CARRIED**
4.	LDA11-0452 Posse 116724288-001	Tentative plan of subdivision to create 23 single detached residential lots from Lots 31, 32, 33, Block 42, Plan 112 4361 located east of 90B Street SW and north of 25 Avenue SW; **SUMMERSIDE**	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	**CARRIED**
5.	LDA12-0059 Posse 120621437-001	Tentative plan of subdivision to create 72 single detached residential lots, 56 semi-detached residential lots from a portion of East ½ of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	**CARRIED**
4.	**OTHER BUSINESS**		
5.	**ADJOURMENT** The meeting adjourned at 10:15 a.m.		

Subdivision Authority

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

June 28, 2012

File No. LDA10-0043

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 60 semi-detached residential lots from Lots 5 & 6, Plan 4717RS and Lot 7, Plan 7823226; located west of 215 Street NW and south of 100 Avenue NW, **SECORD**

I The Subdivision by Plan is APPROVED on June 28, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 subdivision boundary be amended to include the dedication of 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
4. subject to condition I (3), the owner clear and level 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Secord Neighbourhood LDA08-0004 be registered prior to or concurrent with this application to provide logical extension of roadways and services;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 provide updated concept plans for 215 Street to the satisfaction of Transportation Services;
8. that the owner construct a 2.2 m berm and 1.8 m noise attenuation fence or a combination thereof, as per the submitted Noise Study, for all residential lots backing onto 100 Avenue NW and 215 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Infrastructure Services.

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

Municipal Reserve has been previously addressed with subdivision Plans 4717RS and 782 3226.

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 Sigurdson at 780-944-0122 or write to:

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

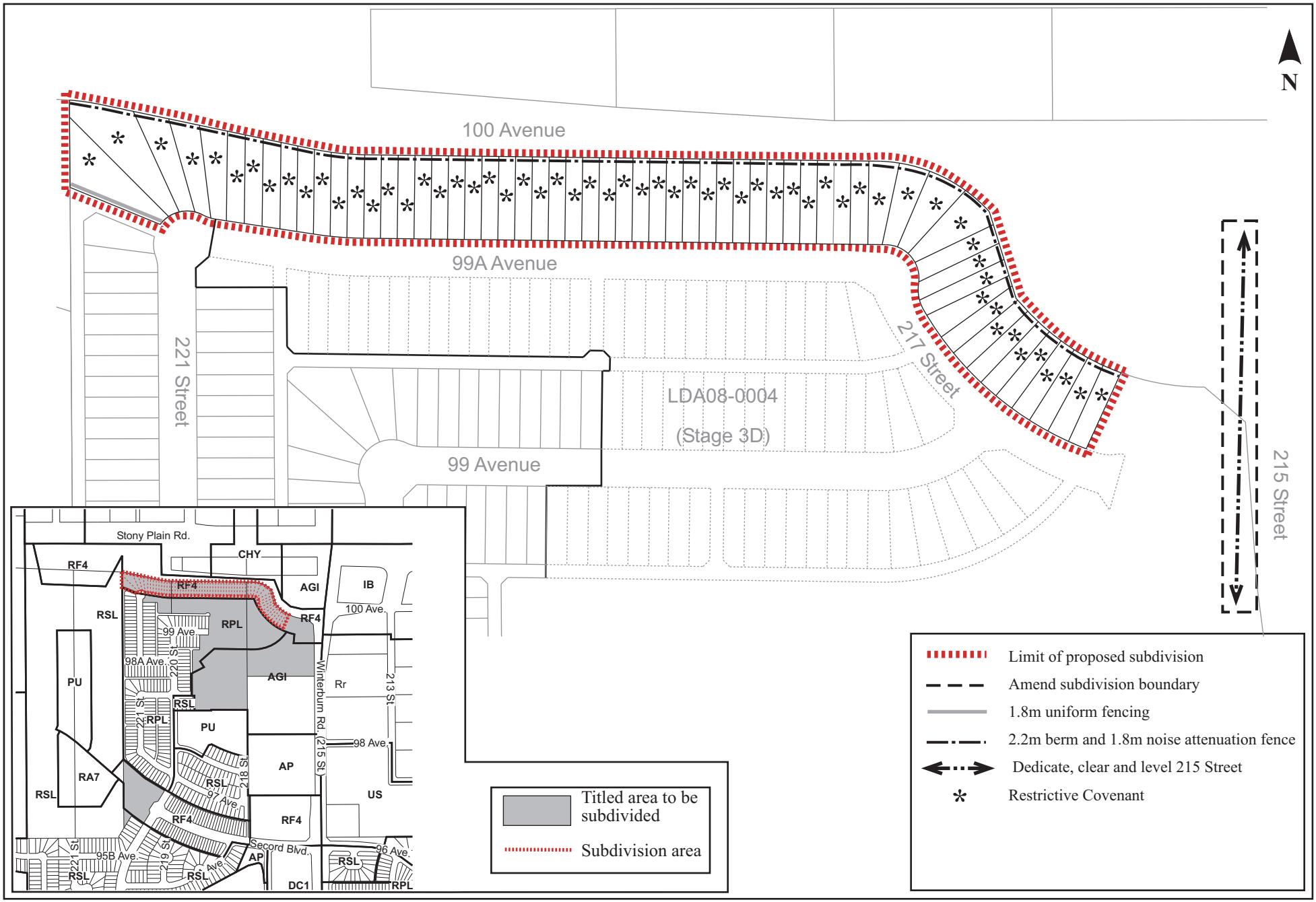
Yours truly,

For Scott Mackie
Subdivision Authority

SM/vs/Posse #094535787-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP **June 28, 2012** **LDA10-0043**



Subdivision Authority

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

June 28, 2012

File No. LDA11-0087

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 179 single detached residential lots, 12 semi-detached residential lots, 31 rowhousing lots, two (2) Public Utility lots, and one (1) Municipal Reserve lot from N½ NE 20-51-25-4 and S½ NE 20-51-25-4, located west of 184 Street SW south of existing Ellerslie Road SW (9 Avenue SW); **KESWICK**

I The Subdivision by Plan is APPROVED on June 28, 2012, subject to the following conditions:

1. that the owner dedicate 0.15 ha as Municipal Reserve which shall be consolidated with the adjacent 0.28 ha closure of Ellerslie Road to assemble a 0.43 ha Municipal Reserve parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;

2. that the owner provide Municipal Reserve in the amount of 3.096 ha by agreement and caveat to the remainder of N½ NE 20-51-25-4, pursuant to Section 669 of the Municipal Government Act;

3. that the owner provide Municipal Reserve in the amount of 3.24 ha by agreement and caveat to the remainder of S½ NE 20-51-25-4, pursuant to Section 669 of the Municipal Government Act;

4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;

5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;

6. that the subdivision boundary be amended to include the portion of Ellerslie Road SW subject to closure, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the subdivision boundary be amended to exclude one (1) single-detached residential lot, as shown on the "Conditions of Approval" map, Enclosure I;

8. that LDA12-0012 to close portions of Ellerslie Road SW and 184 Street SW receive third reading prior to the registration of this subdivision;

9. that LDA12-0069 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;

10. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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/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 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 the construction of the necessary offsite watermain connections, and sewer services to the satisfaction of EPCOR Water Services Inc. and Drainage Services. The offsite watermain connections are shown on the "Conditions of Approval" map, Enclosure II;

8. that the engineering drawing include construction of temporary roadway tie-ins at the existing Ellerslie Road SW/proposed north-south collector roadway intersection and at the existing 184 Street/proposed east-west local roadway intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the engineering drawing include reconstruction of existing Ellerslie Road SW (government road allowance) to a two lane 9 m rural roadway standard between approximately 173 Street SW and 184 Street SW, including intersection improvements at existing Ellerslie Road SW and 184 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;

10. that the owner construct 11.5 m enhanced local roadways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and direction of Transportation Services;

12. that the owner construct a walkway with a 1.5 m concrete sidewalk, bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 3 m asphalt shared use path as per City of Edmonton Design and Construction Standards, including bollards, lighting and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct all fences positioned wholly on privately-owned lands, and the Municipal Reserve site, to the satisfaction of Financial Services, Transportation Services, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and

15. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve (MR) in the amount of 3.246 ha is required for N½ NE 20-51-25-4, from which dedication in the amount of 0.15 ha will be used to create this subdivision's MR lot. A Deferred Reserve Caveat in the amount of 3.096 ha shall be placed on the remaining titled area. MR in the amount of 3.24 ha is required for S½ NE 20-51-25-4 and a DRC in this amount shall be placed on the remaining titled area. Environmental Reserve (ER) will be provided with the subsequent subdivision of these lands.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

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

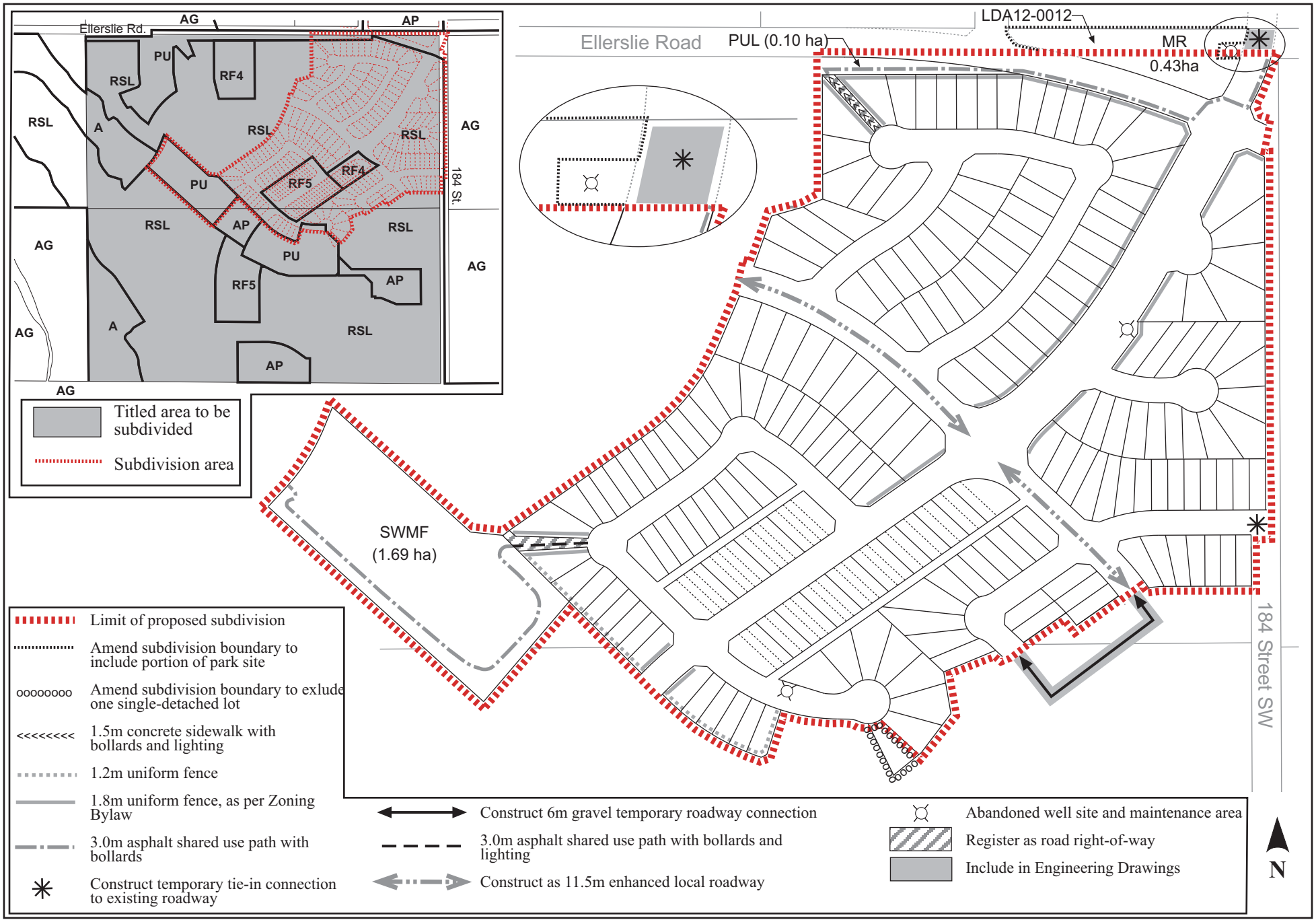
Yours truly,

For Scott Mackie
Subdivision Authority

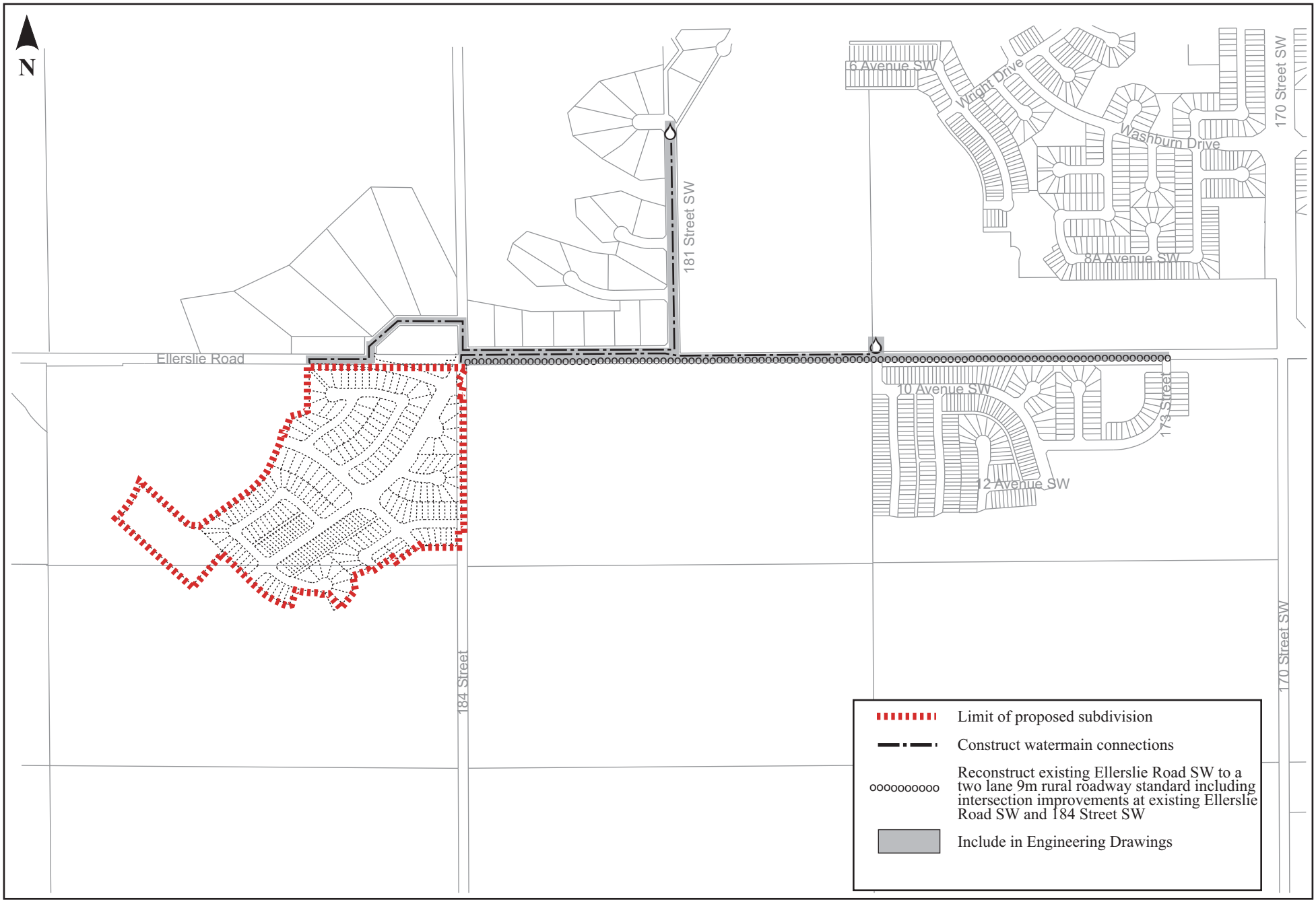
SM/kr/Posse #107438531-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP **June 28, 2012** **LDA11-0087**



SUBDIVISION CONDITIONS OF APPROVAL MAP **June 28, 2012** **LDA11-0087**



Subdivision Authority

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

June 28, 2012

File No. LDA11-0330

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 71 single detached residential lots, 54 semi-detached residential lots and one (1) Public Utility Lot from the north half of NW-22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on June 28, 2012, 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 dedicates/designates road right-of-way to conform to a City Council approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW from the north property line to the south property line and for realigned Ellerslie Road SW from the west property line to Armour Bend, as shown on the "Conditions of Approval" maps, Enclosure I and II, pursuant to Section 662 of the Municipal Government Act. For clarification only, the land to be designated as road right-of-way for arterial roads (as per the approved Concept Plan) represents approximately 6.7% of the titled area. The dedication for the 170 Street freeway (as per the approved Concept Plan) represents approximately 5.3% of the titled area. The dedication for collector and local roads represents approximately 4.2% of the titled area. The dedication for the Stormwater Management Facility represents approximately 8.1% of the titled area;
4. that subject to Condition 1(3), the owner clear and level 170 Street SW and realigned Ellerslie Road SW as required for road right of way dedication, to the satisfaction of Transportation Services;
5. that the subdivision boundary be amended to exclude the portion of the realigned Ellerslie Road SW and the proposed RF5 parcel, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision within the Ambleside Neighbourhood (File No. LDA11-0086) be registered prior to or concurrent with this application;
7. 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;

8. that the owner register the utility access road and walkways as legal road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I; and

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

II That the Servicing Agreement required in Clause I (1) 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 engineering drawings include the offsite connection to the 450mm water main on 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the engineering drawings include the construction of water mains, connections and looping to the satisfaction of EPCOR Water Services Inc.;

9. that the engineering drawings include the construction of a 3 m hard-surface shared use path, within the pipeline corridor or within the existing Ellerslie Road SW right-of-way, as per City of Edmonton Design and Construction Standards, including a dividing yellow centreline and "shared use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 3 m hard-surface shared use path from the north walkway, through the Storm Water Management Facility (SWMF), and to connect to the existing hard-surface shared use path within the park site north of the existing Ellerslie Road SW right-of-way, as per City of Edmonton Design and Construction Standards, including lighting, bollards, fencing, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include the construction of a 3 m hard-surface shared use path to connect to the existing hard-surface shared use path within the park site north of the existing Ellerslie Road SW right-of-way, as per City of Edmonton Design and Construction Standards, including lighting, bollards, fencing, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 1.5 m concrete sidewalk with bollards, lighting, and fencing in accordance with Zoning Bylaw No. 12800 within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing on Allan Drive, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 6 m wide hard-surfaced access to the existing ATCO Gas and Telus utilities north of the proposed subdivision. The access must be designed to accommodate semi-trailer vehicles, to the satisfaction of Transportation Services;
15. that the engineering drawings include a 6 m wide hard-surfaced access to the existing ATCO Gas and Telus utilities north of the proposed subdivision. The access must be designed to accommodate semi-trailer vehicles, to the satisfaction of Transportation Services;
16. that the owner completes the design and construction of the ultimate stormwater management facility with this stage of development;
17. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5025, or combination thereof, within residential property lines for all lots backing onto Ellerslie Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The 1 m berm and 1.8 m noise attenuation fence must wrap around Lots 70 and 71 at the walkway to protect the amenity space of Lots 70 and 71;
18. that a noise study be provided to confirm the noise attenuation required adjacent to 170 Street 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, a 2 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 170 Street SW, as shown on as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
19. 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
20. 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.

A 3.24 ha Deferred Reserve Caveat (DRC) was a condition of LDA11-0086. The DRC 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,

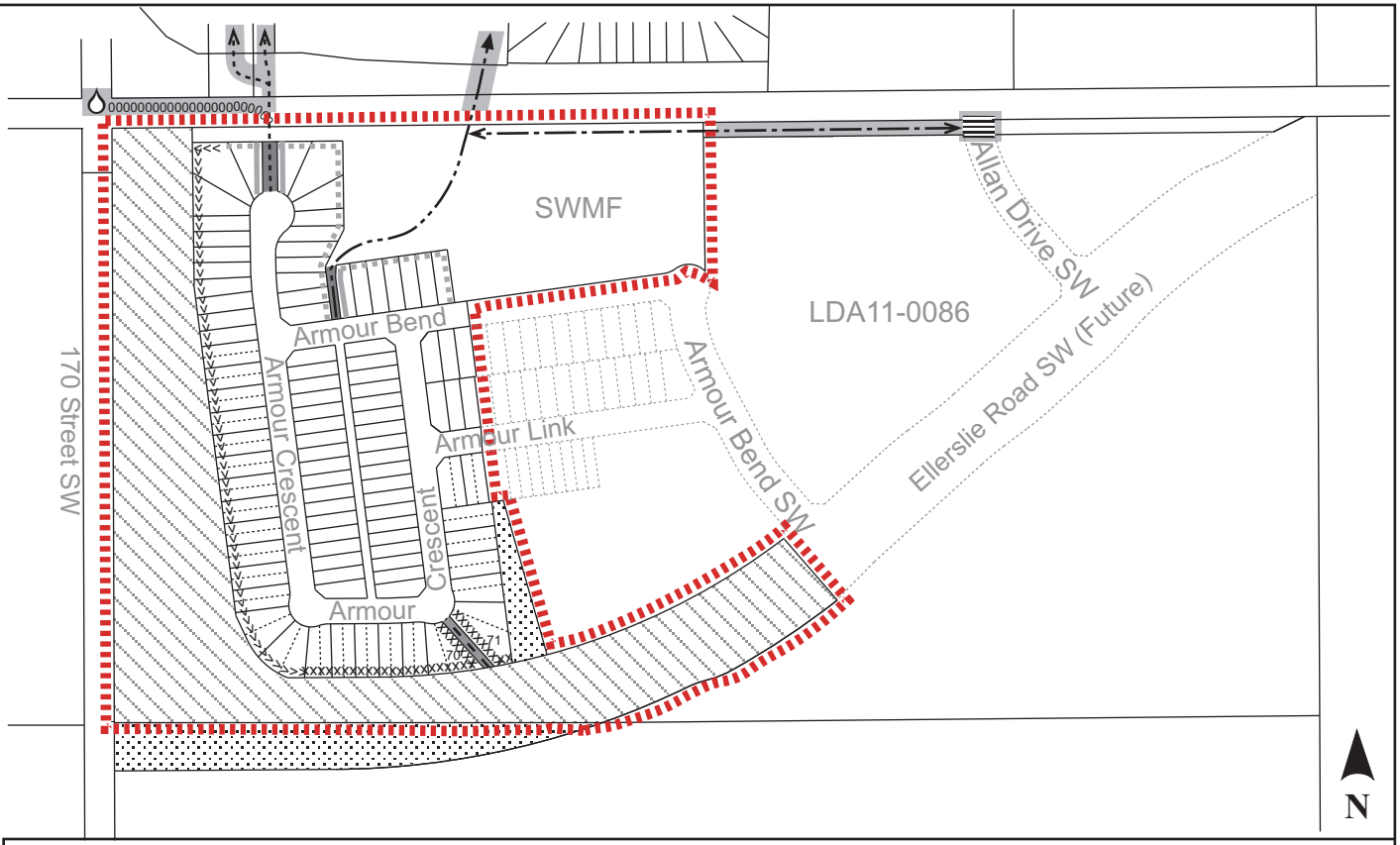
For Scott Mackie
Subdivision Authority

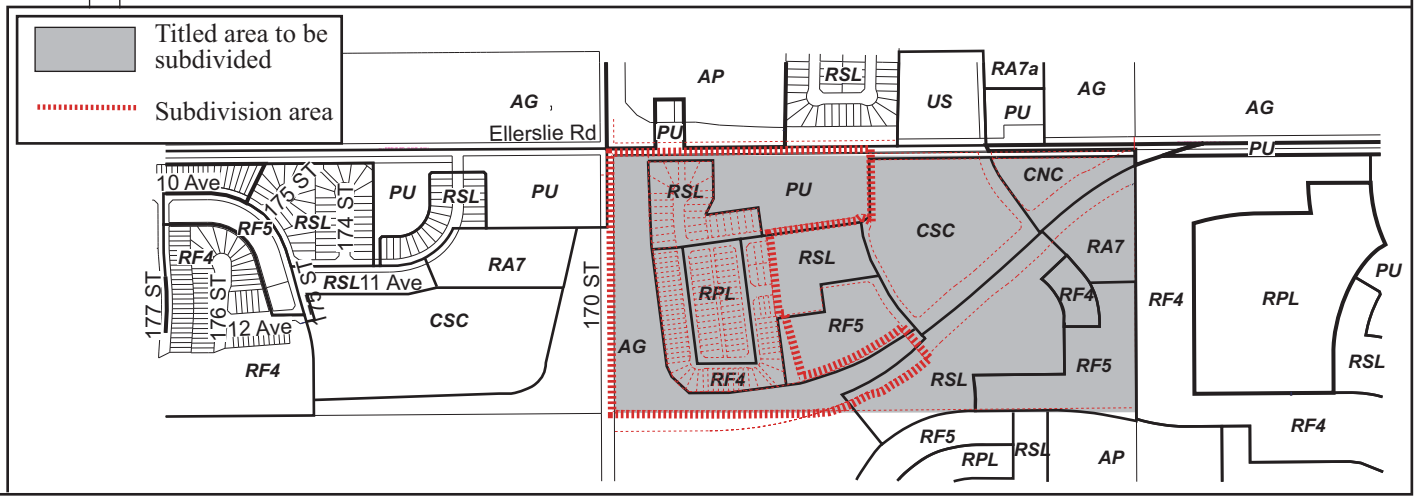
SM/ww/Posse # 113289944-001

Enclosure

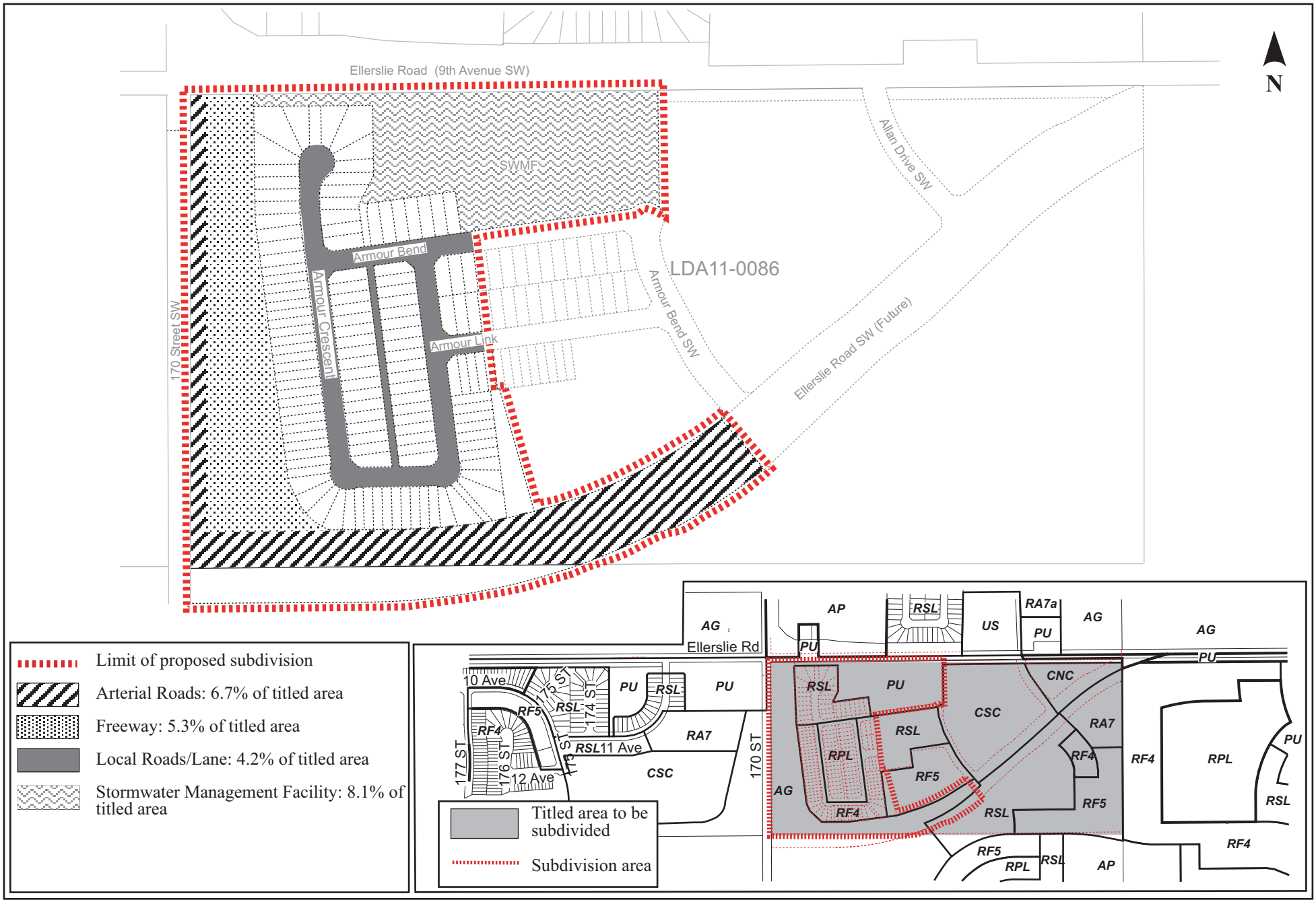
SUBDIVISION CONDITIONS OF APPROVAL MAP **June 28, 2012** **LDA 11-0330**

- Limit of proposed subdivision
- 1.8m Uniform fencing, per Zoning Bylaw
- 1.2m Uniform fencing
- Construct 3.0m shared-use path within the pipeline corridor or within the existing Ellerslie Road SW right-of-way , with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping
- Construct 3.0m hard surface shared-use path with lighting, bollards, fencing, and landscaping
- Construct 6.0m hard surface access
- Construct 1.5m concrete sidewalk with bollards, fencing, and lighting
- xxxxxxxxxxx Construct 1.0m berm and 1.8m noise attenuation fence and restrictive covenant to be registered
- >>>>>>>> Construct 2.0m berm and 1.8m noise attenuation fence and restrictive covenant to be registered
- 00000000000 Construct watermain connection
- Watermain connection
- Utility access road and walkways to be registered as road right-of-way
- Dedicate 170 Street SW and Ellerslie Road SW as road right-of-way
- Provide zebra marked crosswalk with curb ramps and pedestrian signage
- Include in Engineering Drawings
- Exclude from subdivision boundary





SUBDIVISION CONDITIONS OF APPROVAL MAP **June 28, 2012** **LDA 11-0330**



Subdivision Authority

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

June 28, 2012

File No. LDA11-0452

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 23 single detached residential lots from Lots 31, 32, 33, Block 42, Plan 112 4361 located east of 90B Street SW and north of 25 Avenue SW; **SUMMERSIDE**

I The Subdivision by Plan is APPROVED on June 28, 2012, 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 Bylaw 16149 to amend the Summerside Neighbourhood Structure Plan receive three readings prior to the registration of this subdivision;
4. that Bylaw 16150 to close a portion of 24 Avenue receive three readings prior to the registration of this subdivision;
5. that Bylaw 16151 to amend the Edmonton Zoning Bylaw receive three readings prior to the registration of this subdivision;
6. that the subdivision boundary be amended to exclude Lot 41, Block 42, Plan 1125456 and that the owner consolidate the remnant portion of the subdivided parcel with Lot 41, Block 42, Plan 112 5456 to the west, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include Lots 31 and 33 Block 42, Plan 112 4361 for the road dedication required for the redesign of 24 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (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 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 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;
5. that the engineering drawings include that portion of 24 Avenue included under Summerside Stage 42 to reflect the required infrastructure (roadway and utility) revisions necessary for the extension of 24 Avenue, to the satisfaction of the City Departments and affected utility agencies;
6. that the section of 150 mm water main proposed under Summerside Stage 42 be upsized to a 200 mm water main as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner submit a driveway plan (to ensure that the driveway does not encroach into any portion of the corner radius of the curve) for the residential lot as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m sidewalk with lighting, 1.8 m uniform fencing and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m sidewalk connection in the locations as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205 for lots backing onto 25 Avenue SW in the locations as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 7.5 m landscaped setback and 1.8 m uniform screen fence, in accordance with the provisions of the Summerside NSP, within the residential lots abutting the Special Area Ellerslie Industrial, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services.

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

Municipal reserves for this titled parcel were previously dealt with under SUB/99-0072.

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. Cyndie Prpich at 780- 944-0115 or write to:

Ms. Cyndie Prpich, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4

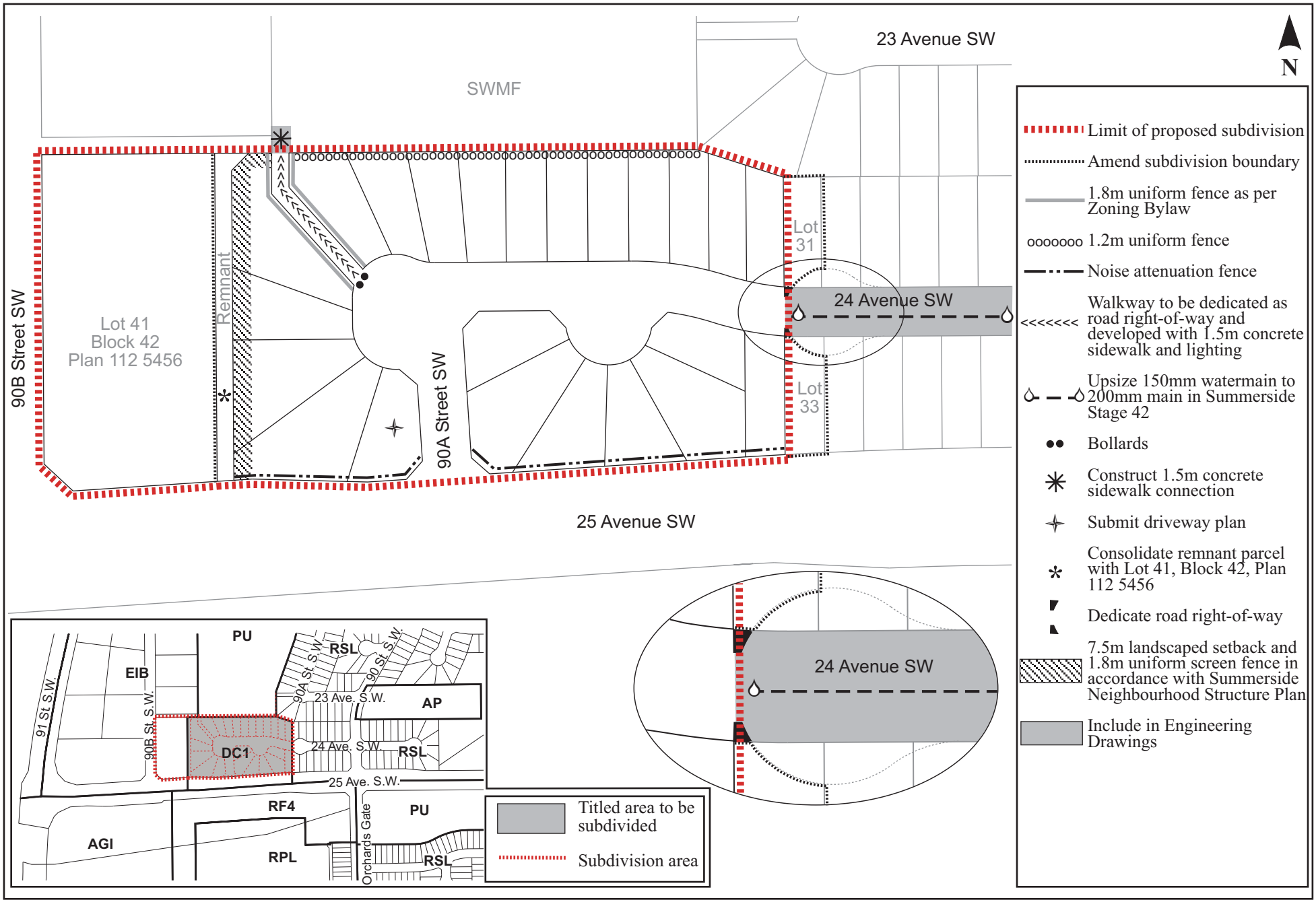
Yours truly,

FOR Scott Mackie
Subdivision Authority

SM/cp/Posse #116724288-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP **June 28, 2012** **LDA11-0452**



Subdivision Authority

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

June 28, 2012

File No: LDA12-0059

Scheffer Andrew Ltd.
12204 - 145 Street,
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 72 single detached residential lots, 56 semi-detached residential lots from a portion of East ½ of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**

I The Subdivision by Plan is APPROVED on June 28, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
3. that the proposed Bylaw 16161 to amend Edmonton Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan for 167 Avenue to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to condition #4 the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of Transportation Services; 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 pay his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing apply to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;

4. that the owner pays 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 submission of engineering drawings includes grading plans for 167 Avenue;

8. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205 within residential property lines for all lots backing onto 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner ensure driveway access for the lot shown on the "Conditions of Approval" map, Enclosure I, does not encroach into any portion of the corner radius of the curve;

10. that the owner is responsible for the disposal of any sewage generated from the proposed development at their own cost, until such time that the 66 Street Sanitary Truck Sewer is completed and operational to the satisfactory of Financial Services;

11. that the owner construct a 250 mm water main to replace the existing 200 mm water main stub located west of McConachie Way to the satisfaction of EPCOR Water Services Inc, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services in the located as shown on the "Conditions of Approval" map, Enclosure I; and

13. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Financial Services.

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

Municipal Reserve for the title lot is being carried forward through a DRC for future assembly of the school/park site located in the west central portion of the McConachie Neighbourhood.

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

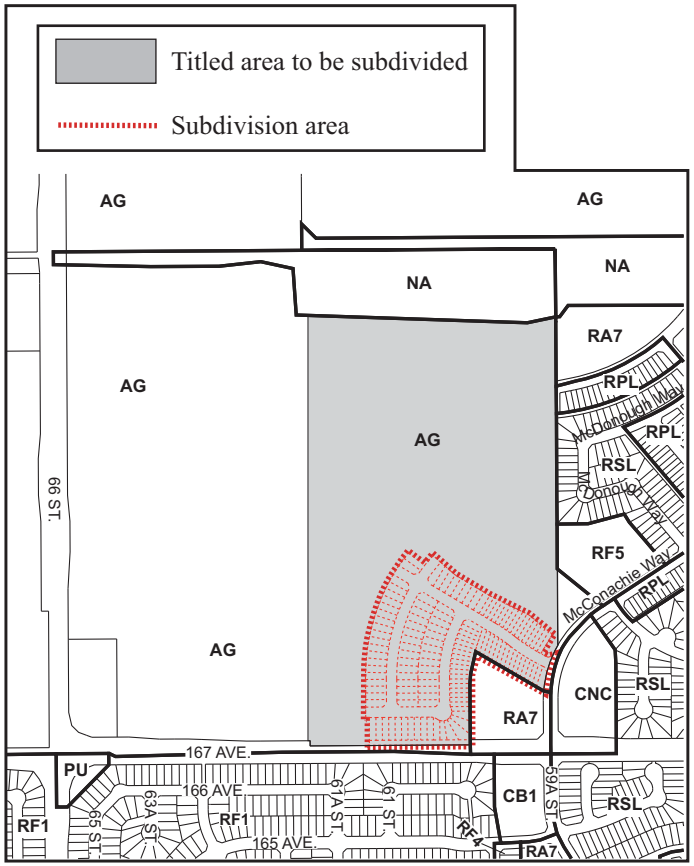
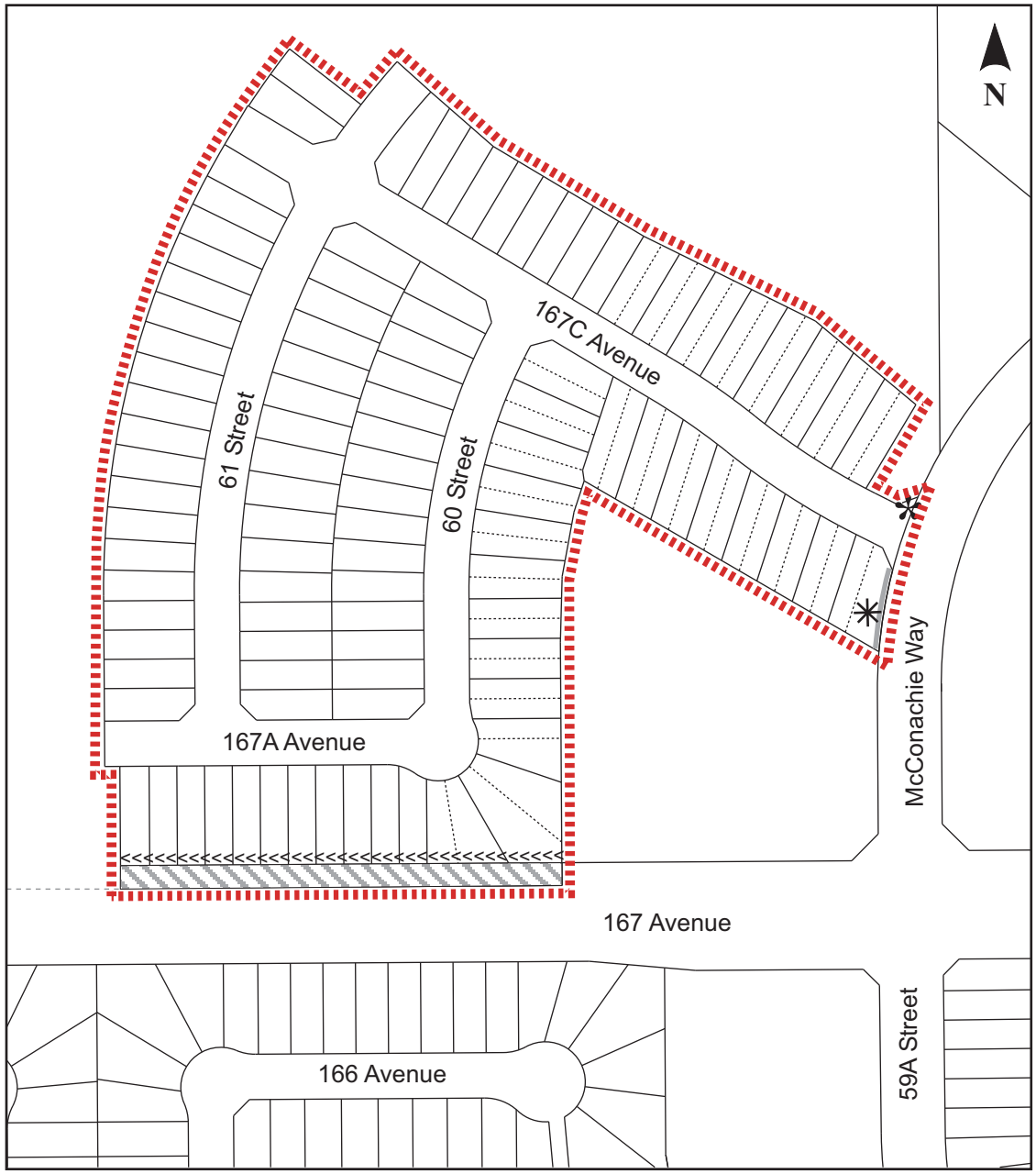
Ms. Carman Yeung, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,

FOR Scott Mackie
Subdivision Authority

SM/cy/Posse #120621437-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP **June 28, 2012** **LDA12-0059**

- Limit of proposed subdivision
- 1.8m Uniform fence, as per Zoning Bylaw
- <<<<<<< Noise attenuation fence
- ✳ No Encroachment into corner radius
- ✳ Abandon 200mm water main stub and replace with 250mm water main
- Dedicate, clear and level