

Thursday, March 15, 2012

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 11

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the March 15, 2012 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the March 8, 2012 meeting be adopted.

**3. OLD BUSINESS**

- |    |                                   |  |
|----|-----------------------------------|--|
| 1. | LDA08-0136<br>Posse 099882370-001 | Tentative Plan of subdivision to create one (1) Municipal Reserve Lot, three (3) Public Utility Lots and four (4) future park lots from Block C, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; <b>SCHONSEE</b> |
|----|-----------------------------------|--|

**4. NEW BUSINESS**

- |    |                                   |   |
|----|-----------------------------------|---|
| 1. | LDA11-0322<br>Posse 115255162-001 | Tentative plan of subdivision to create 63 single detached residential lots and two (2) Municipal Reserve lots from Lot 41, Block 2, Plan 052 6294, Lot A, Plan 5069 NY and NE 28-51-25-4, located east of Windermere Drive SW and south of Watson Green SW; <b>WINDERMERE</b>  |
| 2. | LDA11-0348<br>Posse 112600419-001 | Tentative plan of subdivision to create 143 single detached residential lots, 54 semi-detached residential lots, 23 row housing lots, one (1) multiple family residential lot, one (1) Public Utility Lot, and two (2) Municipal Reserve lots from SE-28-51-25-4 and SW-28-51-25-4, located west of Washburn Drive SW and north of Ellerslie Road SW; <b>WINDERMERE</b> |
| 3. | LDA12-0004<br>Posse 118695245-001 | Tentative plan of subdivision to create 61 single detached residential lots from NE-22-51-25-4, located west of 156 Street and south of Ellerslie Road; <b>GLENRIDDING HEIGHTS</b>  |
| 4. | LDA12-0005<br>Posse 118693230-001 | Tentative plan of subdivision to create 54 semi-detached residential lots from NE 22-51-25-4, located west of 156 Street and south of Ellerslie Road; <b>GLENRIDDING HEIGHTS</b>  |
| 5. | LDA12-0014<br>Posse 105508006-001 | Tentative plan of subdivision to create six (6) single detached residential lots from SW 5-52-23-4, located north of 23 Avenue NW and east of 17 Street NW; <b>TAMARACK</b>   |

**5. OTHER BUSINESS**



Subdivision Authority

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

March 15, 2012

File No. LDA08-0136

City of Edmonton  
19 Floor, 9803 - 102A Avenue  
Edmonton, AB T5J 3A3

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative Plan of subdivision to create one (1) Municipal Reserve Lot, three (3) Public Utility Lots and four (4) future park lots from Block C, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; **SCHONSEE**

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**I The Subdivision by Plan is APPROVED on March 15, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 1.60 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the 167 Avenue road right-of-way dedication and the remnant portion of Block C, Plan 2887AQ, identified as "Part A", as shown on the "Conditions of Approval" map, Enclosure I;
5. that the remnant portion of Block C, Plan 2887AQ, identified as "Part A" on the "Conditions of Approval" map, Enclosure I, be consolidated with the adjacent Block C, Plan 2887AQ;
6. that Public Utility Lots be provided in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Sustainable Development and the Drainage Branch of Infrastructure Services;
7. that the owner provide road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to Condition I (7), the owner clear and level 167 Avenue as required for road right of way dedication to the satisfaction of Transportation Services;
9. that the owner provide a blanket access easement on the balance of the title to provide temporary access to the Municipal Reserve parcel and future park lots; 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, 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 Schonsee East Neighbourhood Design Report be completed prior to the approval of Engineering Drawings, to the satisfaction of the Drainage Branch of Infrastructure Services;
6. that the owner design and construct the ultimate Schonsee Wetland Stormwater Management Facility and associated inlets, outlet and water quality treatment facilities;
7. that the owner construct a 1.5m wide gravel trail in the general location shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Parks Planning Branch of Sustainable Development and Transportation Services; and
8. that the owner be 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.

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

All Municipal Reserve owing for the titled areas is being provided as land 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, 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 Lisa Stern at 780-442-5387 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

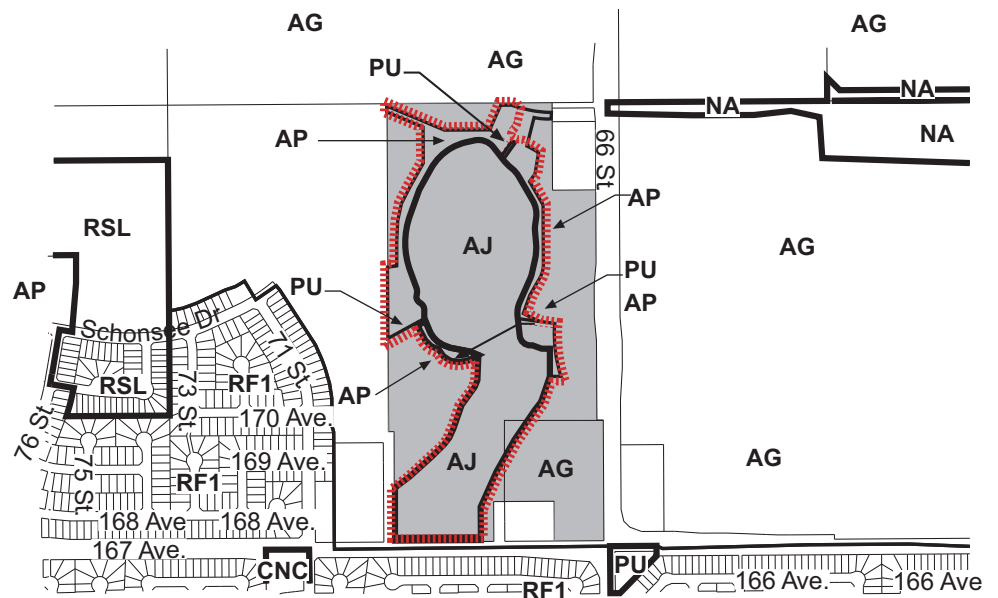
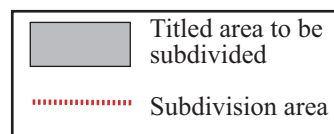
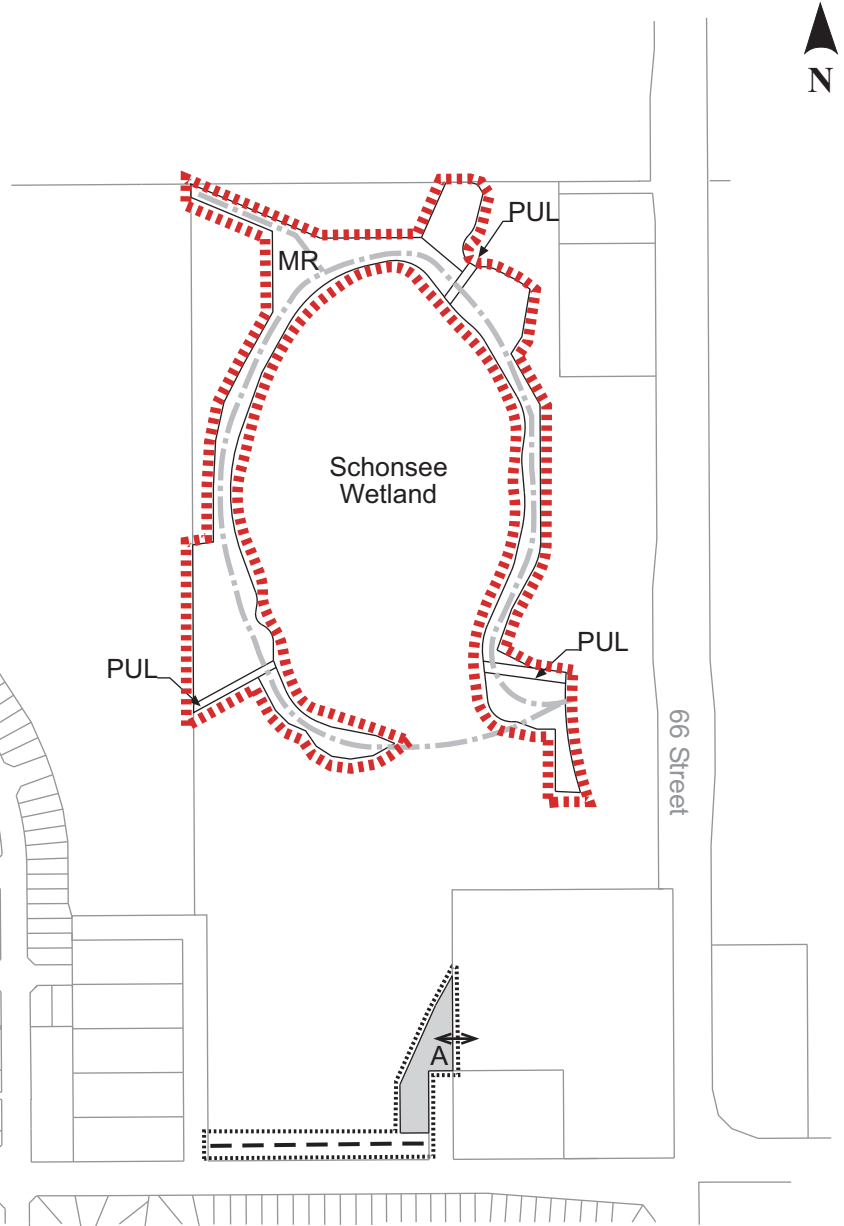
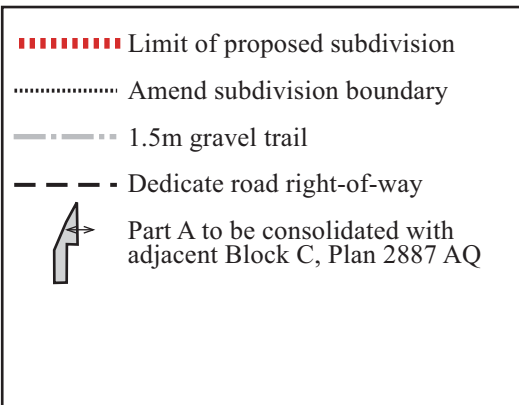
SM/Is/Posse #099882370-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 15, 2012

LDA08-0136







Subdivision Authority

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

March 15, 2012

File No. LDA11-0322

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 63 single detached residential lots and two (2) Municipal Reserve lots from Lot 41, Block 2, Plan 052 6294, Lot A, Plan 5069 NY and NE 28-51-25-4, located east of Windermere Drive SW and south of Watson Green SW;  
**WINDERMERE**

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**I The Subdivision by Plan is APPROVED on March 15, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve in the amount of 0.46 ha resulting in a 0.31 ha parcel and a 0.15 ha parcel 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 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 register the walkway as road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing 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 construct 12 m radius gravel temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services in Stages 1, 2, and 4, 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;
8. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

The registration of a 1.184 DRC on Lot A, Plan 5069 NY was a condition of SUB/05-0095. There was an error in the registration of the DRC (#052 533 017) on Lot A, Plan 5069 NY and a DRC for 0.710 ha was registered. This will be corrected through the endorsement of this subdivision. The DRC will be reduced to account for the dedication of 0.46 ha of MR with this subdivision and the balance will carry forward to 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,

Scott Mackie  
Subdivision Authority

SM/ww/Posse #115255162-001

Enclosure

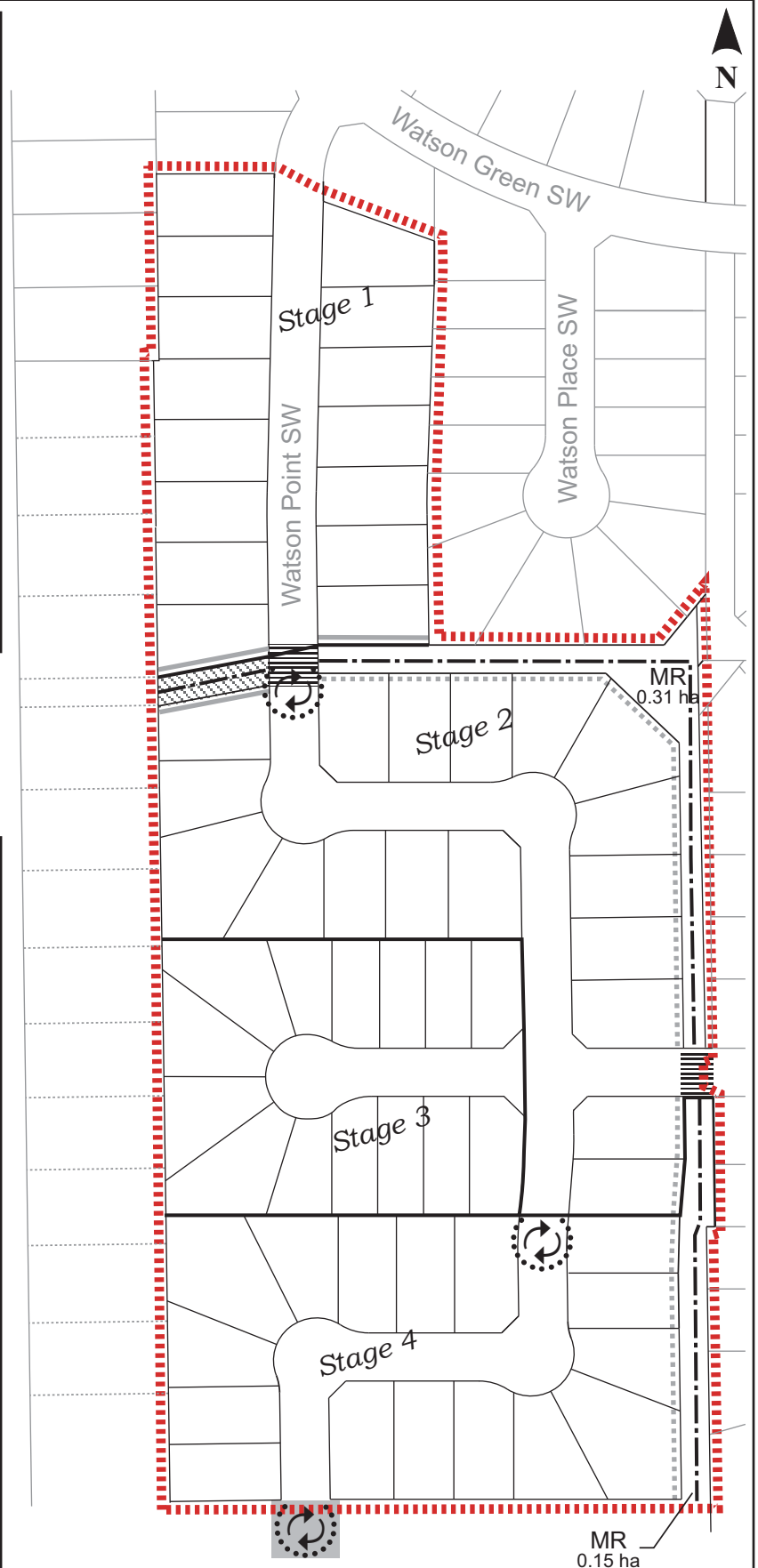
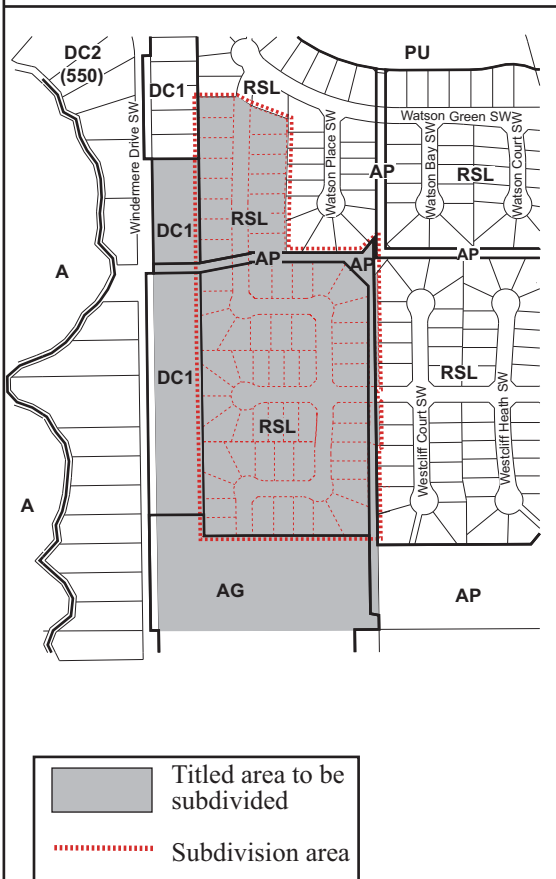


## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 15, 2012

LDA11-0322

- Limit of proposed subdivision
- 1.8m uniform screen fencing as per Zoning Bylaw
- ..... Minimum 1.2m uniform screen fencing
- - - Construct 3m hard-surface shared-use path with dividing yellow centreline and "Shared-Use" signage, lighting, bollards and landscaping
- ⊙ 12m temporary turnaround with bollards or mini-barriers
- Include in Engineering Drawings
- ▨ Dedicate as road right-of-way
- ▨ Provide zebra marked crosswalk with curb ramps and pedestrian signage





March 15, 2012

File No. LDA11-0348

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 143 single detached residential lots, 54 semi-detached residential lots, 23 row housing lots, one (1) multiple family residential lot, one (1) Public Utility Lot, and two (2) Municipal Reserve lots from SE-28-51-25-4 and SW-28-51-25-4, located west of Washburn Drive SW and north of Ellerslie Road SW;  
**WINDERMERE**

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**I The Subdivision by Plan is APPROVED on March 15, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 3.02 ha parcel and a 0.20 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the identified residential lot be withheld from registration until the temporary access connection is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
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, 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 construct a temporary 12 m radius gravel turnaround with Stage 1 with bollards or mini-barriers, (required prior to CCC,) to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers on Wright Drive SW with Stage 2, as shown on the "Conditions of Approval" map, Enclosure I. 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;
9. that the owner construct a temporary 4 m wide gravel emergency access with T-bollards, 8 Avenue SW to Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC, or at the discretion and direction of Transportation Services;
10. that the owner construct 6 m wide gravel temporary roadway connections to provide the logical roadway connections within the neighbourhood, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadways will be required prior to CCC, or at the discretion and direction of Transportation Services;
11. 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, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner construct a 3 m hard-surface shared use path as per City of Edmonton Design and Construction Standards, with dividing yellow centreline, "Shared Use" signage, lighting, bollards, and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.5 m concrete sidewalk with bollards, lighting, and fencing in accordance with Edmonton Zoning Bylaw No. 12800 within residential property lines to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct all fences positioned wholly on privately-owned lands , with the exception of the post and rail on the MR parcel, to the satisfaction of Transportation Services and Sustainable Development, 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 rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

The 2.227 ha DRC (#112 412 444) registered on SE-28-51-25-4 will be discharged with the registration of this subdivision. The 2.589 ha DRC (#022 486 638) registered on SW-28-51-25-4 will be reduced by 0.993 ha to complete the dedication of the Urban Village Park and the southern greenway within this subdivision. The remainder of the DRC (#022 486 638) on SW-28-51-25-4 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**

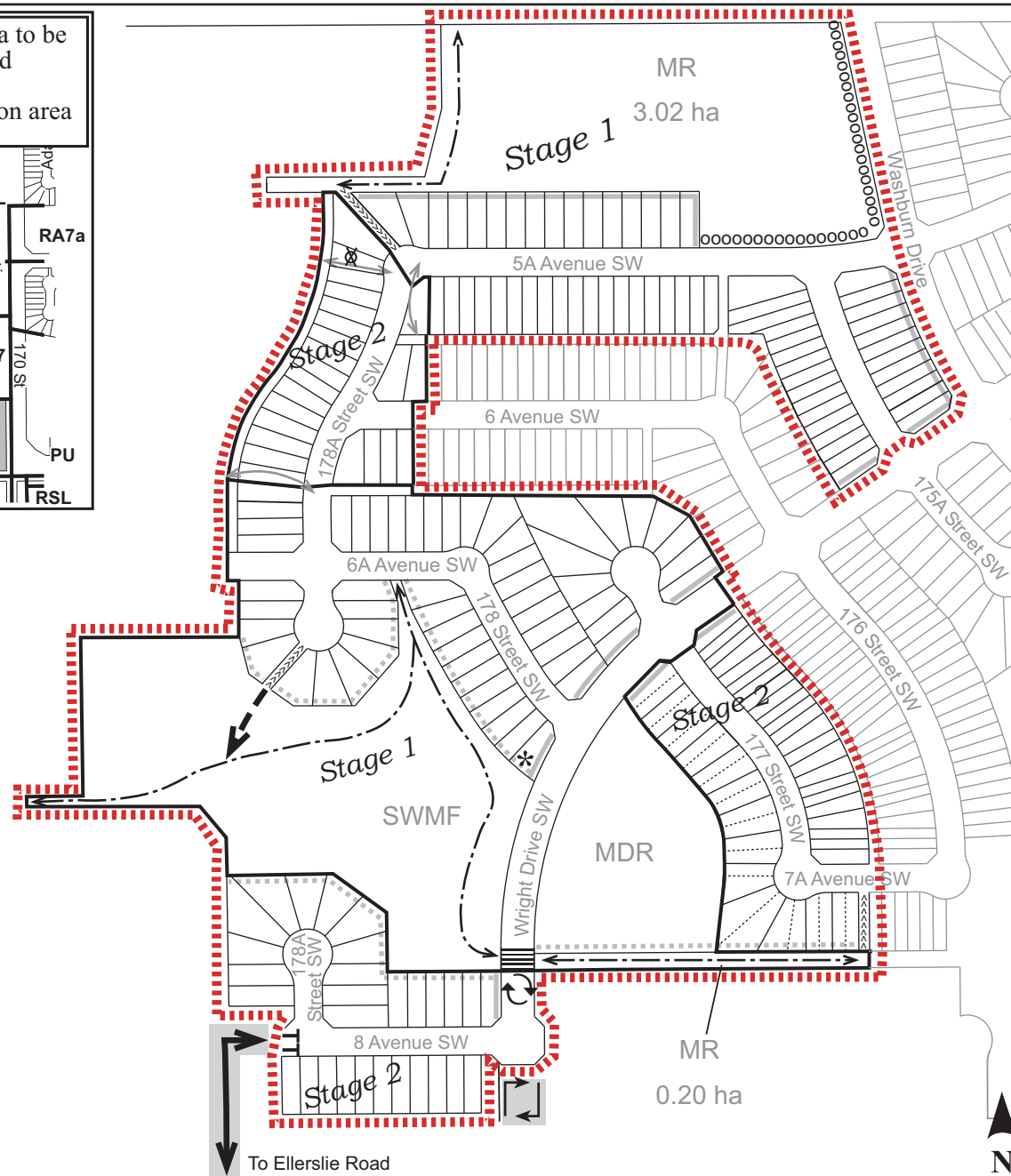
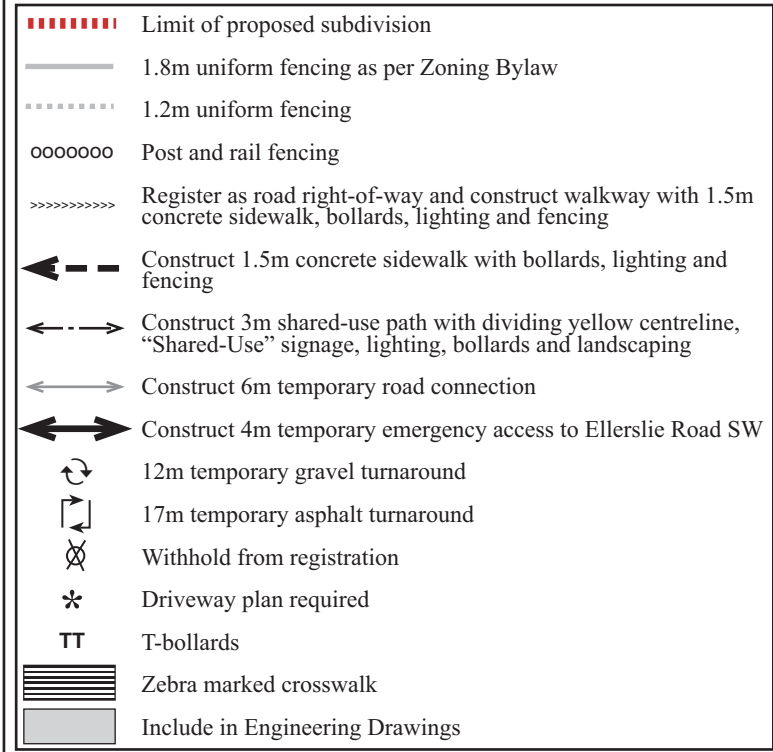
Yours truly,

Scott Mackie  
Subdivision Authority

SM/ww/Posse #112600419-001

Enclosure

**LDA11-0348**







Subdivision Authority

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

March 15, 2012

File No. LDA12-0004

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 61 single detached residential lots from NE-22-51-25-4, located west of 156 Street and south of Ellerslie Road; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on March 15, 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 register a public access easement for the temporary roadway/emergency access, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 the 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 6 m wide gravel temporary roadway/emergency access connection (gravel prior to CCC), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner construct the offsite water main looping connection to the satisfaction of Epcor Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly within private property lines as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; 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 the Infrastructure Services, Transportation Services and Sustainable Development.

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

A Deferred Reserve Caveat (#112411200) for 6.414 ha has been registered through LDA11-0122. This DRC will be carried forward 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 Mr. Nicholas Dyjach at 780-496-1758 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/nd/Posse #118695245-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

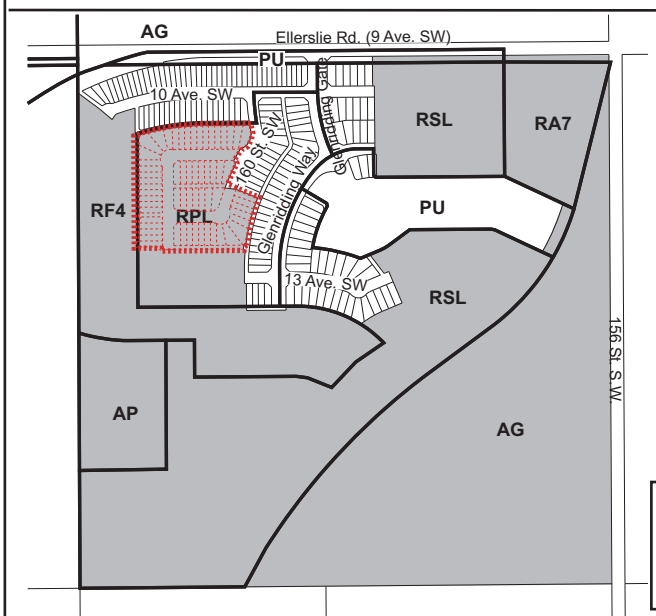
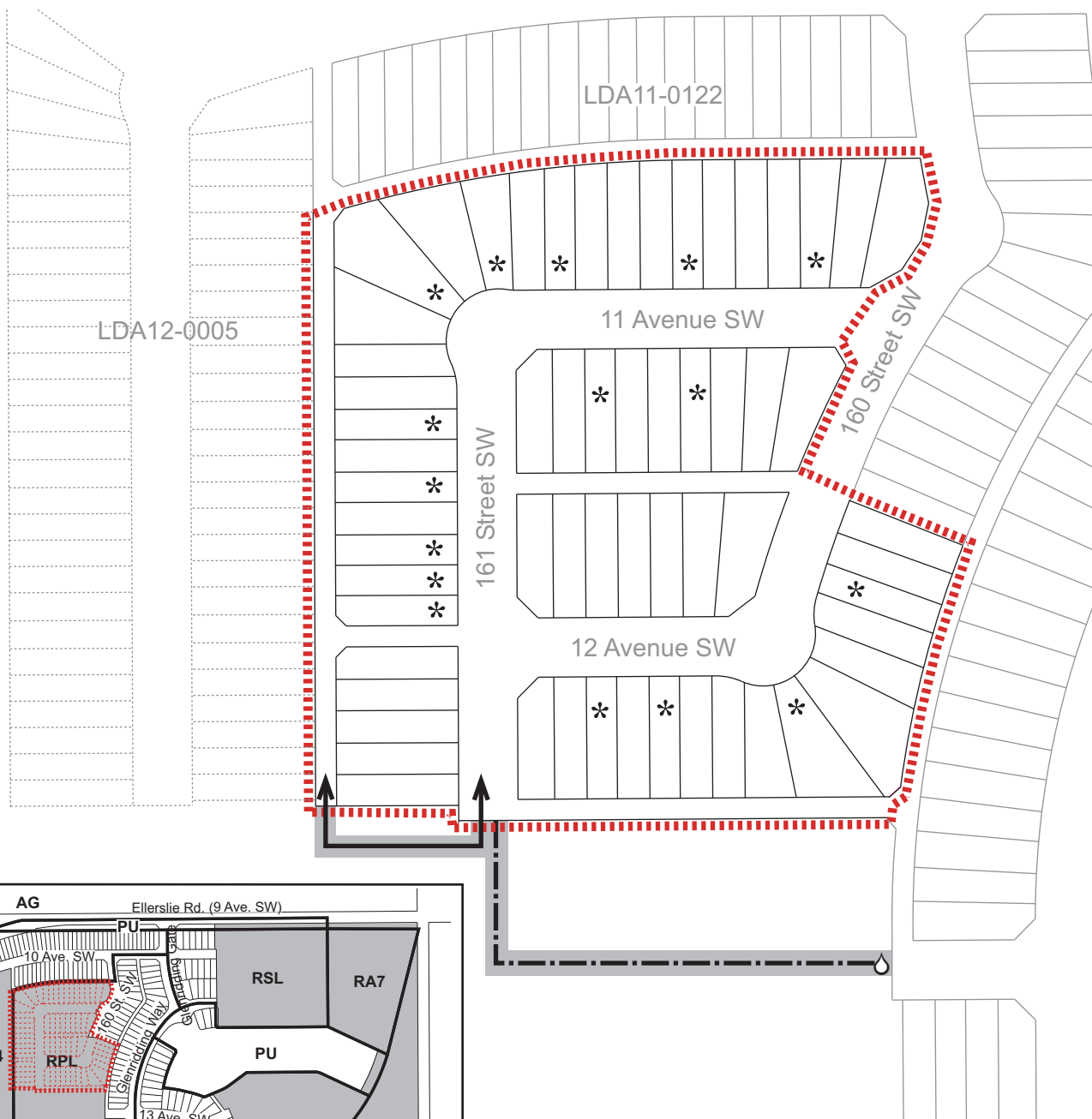
March 15, 2012

LDA12-0004

- Limit of proposed subdivision  
- - - Construct water main connection  
 \* RPL lots < 9m

6.0m Temporary roadway/  
emergency access

Include in Engineering Drawings

Titled area to be  
subdivided

Subdivision area



Subdivision Authority

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

March 15, 2012

File No. LDA12-0005

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 54 semi-detached residential lots from NE 22-51-25-4, located west of 156 Street and south of Ellerslie Road; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on March 15, 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 register a public access easement for the temporary roadway/emergency access, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 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 engineering drawings include a 6 m wide gravel temporary roadway/emergency access connection (gravel prior to CCC), as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a noise attenuation fence within the residential property line for the lot south of the walkway, as shown on the "Conditions of Approval" map, Enclosure I, as per the City of Edmonton Roadway Design Standards Drawing #5205. The noise attenuation fencing will transition to a fence in accordance with the Zoning Bylaw No. 12800;
9. that the owner construct all fences wholly within private property lines as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development; 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 the Infrastructure Services, Transportation Services, and Sustainable Development.

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

A Deferred Reserve Caveat (#112411200) for 6.414 ha has been registered through LDA11-0122. This DRC will be carried forward 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 Mr. Nicholas Dyjach at 780-496-1758 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/nd/Posse #118693230-001

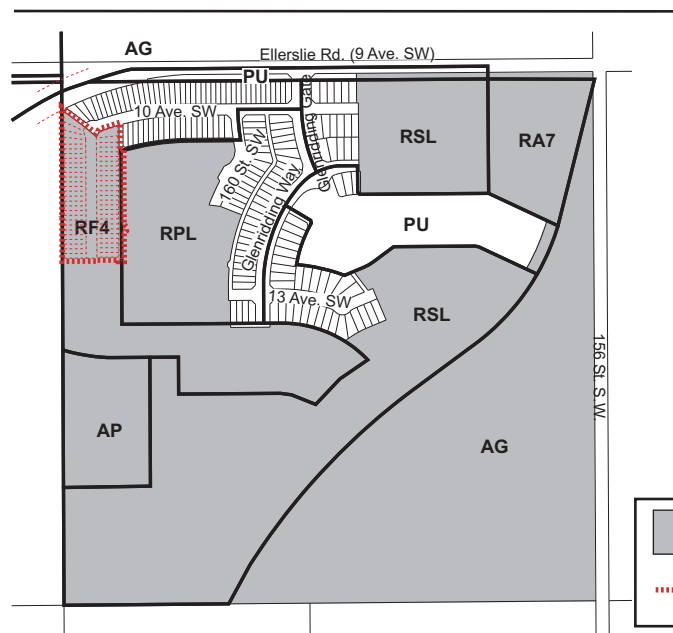
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 15, 2012

LDA12-0005

- Limit of proposed subdivision
- 1.8m uniform screen fence, as per Zoning Bylaw
- · - · - Noise attenuation fence
- ↕ ↕ Temporary gravel alley connection
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

March 15, 2012

File No. LDA12-0014

Pals Geomatics Corp.  
10704 - 176 Street NW  
Edmonton, AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create six (6) single detached residential lots from SW 5-52-23-4, located north of 23 Avenue NW and east of 17 Street NW; **TAMARACK**

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**I The Subdivision by Plan is APPROVED on March 15, 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 subdivision LDA11-0015 be registered prior to or concurrent with this application;
4. that Bylaw 16069 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, 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 construct all fences (wholly within private property lines) to the satisfaction of the Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-ways, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for SW 5-52-23-4 will be addressed by LDA11-0015 through the dedication of 1.91 ha of land and the registration of a Deferred Reserve Caveat in the amount for 0.905 ha.

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, Churchill Building, 10019-103 Avenue, Edmonton, Alberta, T5J 0G9 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. Teresa Tang at 780-496-2939 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/tt/Posse #105508006-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 15, 2012

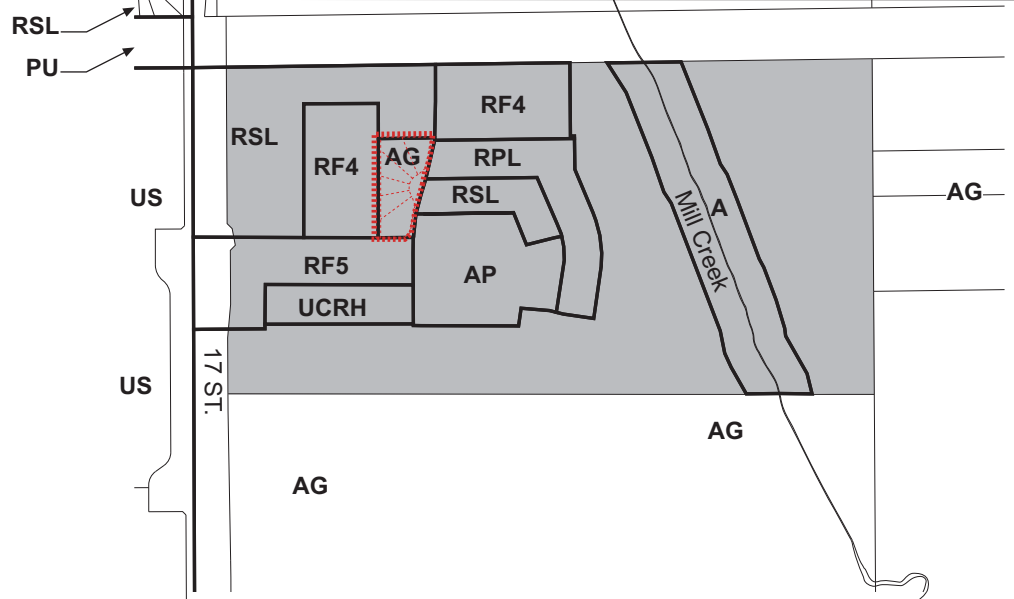
LDA12-0014

■■■■■■ Limit of proposed subdivision

—— 1.8m Uniform fence, as per Zoning Bylaw



■ Titled area to be subdivided  
■■■■■■ Subdivision area



Thursday, March 8, 2012  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 10

<b>PRESENT</b>	<b>Scott Mackie, Manager, Current Planning Branch</b> <b>Blair McDowell, Senior Subdivision Officer</b>
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#### 1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the March 8, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

#### 2. ADOPTION OF MINUTES

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Minutes for the February 16, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

#### 3. OLD BUSINESS

1. LDA10-0227  
Posse 100143814-001

Tentative plan of subdivision to create two (2) commercial lots from Block B and C, Plan 1494NY, located north of 167 Avenue and east of 127 Street; **RAPPERSWILL**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

#### 4. NEW BUSINESS

1. LDA07-0292  
Posse 059159473-001

Tentative plan of subdivision to create 54 semi-detached residential lots, two (2) medium density residential lots, two (2) Municipal Reserve lots, and one (1) other lot (proposed Lot A) for the purpose of transferring this lot to the Canadian National Railway Company from a portion of NE 25-53-24-4, located southeast of the existing Fort Road and north of 144 Avenue; **EBBERS**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

**CARRIED**

2.	LDA07-0330 Posse 069224468-001	Tentative plan of subdivision to create one (1) commercial lot, three (3) medium density residential lots, and one (1) Municipal Reserve lot from a portion of NE 25-53-24-4, located south of 153 Avenue and east of Manning Drive; <b>EBBERS</b>
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
3.	LDA07-0331 Posse 069231071-001	Tentative plan of subdivision to create 40 single detached residential lots, one (1) medium density residential lot, one (1) Municipal Reserve lot, and one (1) other lot (proposed Lot 5) for the purpose of consolidating that lot with an adjacent lot in NE 25-53-24-4 on the south-eastern side of Fort Road from a portion of NE 25-53-24-4, located southeast of Manning Drive and north of 144 Avenue; <b>EBBERS</b>
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
4.	LDA08-0136 Posse 099882370-001	Tentative Plan of subdivision to create one (1) Municipal Reserve Lot, three (3) Public Utility Lots and four (4) future park lots from Block C, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; <b>SCHONSEE</b>
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
5.	LDA10-0310 Posse 102885732-001	Tentative plan of subdivision to create 123 single detached residential lots, three (3) multiple family lots, one (1) Municipal Reserve lot and one (1) Public Utility lot from Lot B, Block 99, Plan 102 4614, NE 14-51-25-4 and Lot 2, Block 99, Plan 102 5203 located west of 141 Street SW and south of 28 Avenue SW; <b>CHAPPELLE</b>
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
6.	LDA11-0248 Posse 111978424-001	Tentative plan of subdivision to create (136) single detached residential lots, (72) semi-detached residential lots, (26) rowhouse residential lots (1) multi-family residential lot and (1) Municipal Reserve Lot from SW-31-51-23-4, located east of 34 Street NW and south of 16A Avenue NW; <b>LAUREL</b>
MOVED		Scott Mackie, Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
7.	LDA11-0266 Posse 113580042-001	Tentative plan of subdivision to create three (3) multiple family residential lots from Block 1, Plan 2301 MC, located west of 170 Street NW and north of Windermere Boulevard NW; <b>WINDERMERE</b>

MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
8.	LDA11-0319 Posse 114983778-001	Tentative plan of subdivision to create one (1) commercial lot from NW-36-53-24-4, located south of 167 Avenue NW, west of Brintnell Boulevard; <b>BRINTNELL</b>	
MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
9.	LDA11-0396 Posse 117400671-001	Tentative plan of subdivision to create one (1) urban services lot from NE 14-51-25-4 for the purpose of consolidation with Lot A Block 3 Plan 112 3895, located south of 28 Avenue and west of 141 Street SW; <b>CHAPPELLE</b>	
MOVED		Scott Mackie, Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>		
	The meeting adjourned at 10:50 a.m.		