

Thursday, March 24, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 12

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 24, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 17, 2011 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA10-0048
Posse 094318990-001 | Tentative plan of subdivision to create three (3) Medium Density Residential lots and one (1) Municipal Reserve parcel from a portion of Lot 1, Block 1, Plan 092 7530, located south of Cunningham Drive SW and east of James Mowatt Trail; CALLAGHAN |
| 2. | LDA10-0190
Posse 099542580-001 | Tentative plan of subdivision to create 44 semi-detached lots, 2 medium density residential lots and 1 municipal reserve lot, from portions of east and west halves of NW 31-51-23-4 located east of 34 Street and south of 23 Avenue; LAUREL |

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA10-0182
Posse 099352093-001 | Tentative plan of subdivision to create one medium density residential lot from a portion of NW-8-52-23-4 located north of 38 Avenue NW and east of 17 Street NW; TAMARACK |
| 2. | LDA10-0309
Posse 102787671-001 | Tentative plan of subdivision to create 102 semi-detached lots, 93 single detached lots and 1 municipal reserve lot, from portions of SW-31-51-23-4 located east of 32 Street NW and south of 18 Avenue NW; LAUREL |

5. OTHER BUSINESS



Subdivision Authority

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

March 24, 2011

File No. LDA10-0048

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

ATTENTION: Chris Davis

Dear Chris Davis:

RE: Tentative plan of subdivision to create three (3) Medium Density Residential lots and one (1) Municipal Reserve parcel from a portion of Lot 1, Block 1, Plan 092 7530, located south of Cunningham Drive SW and east of James Mowatt Trail; **CALLAGHAN**

I The Subdivision by Plan is APPROVED on March 24, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.20 ha by agreement, and caveat to the remainder of Lot 1, Block 1, Plan 092 7350 pursuant to section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies, or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner 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;
5. that LDA10-0269 to close a portion of 30 Avenue SW be approved and registered prior to or concurrent to the registration of Stage 2 of this proposed subdivision;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
7. that a cross-lot access easement be registered for all properties affected by the all directional access to the site, 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 (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 pay the proportionate share of Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct all fences and berms positioned wholly on privately-owned lands in accordance with the City's Design and Construction Standards to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations 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, road rights-of-way, boulevards, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Please note, subject to the approval of LDA10-0269 those portions of 30th Avenue that will be closed and consolidated with the adjacent parcels will create an additional 0.114 ha which will owe an additional 0.014 ha of Municipal Reserve. Deferred Reserve Caveat #072675216 in the amount of 2.66 ha will increase to 2.674 ha and be used to assemble a 0.20 ha Municipal Reserve parcel, leaving a DRC of 2.474 ha on the remainder of the 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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Heather Dybvig at 780-442-5386 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/hd/Posse # 94318990

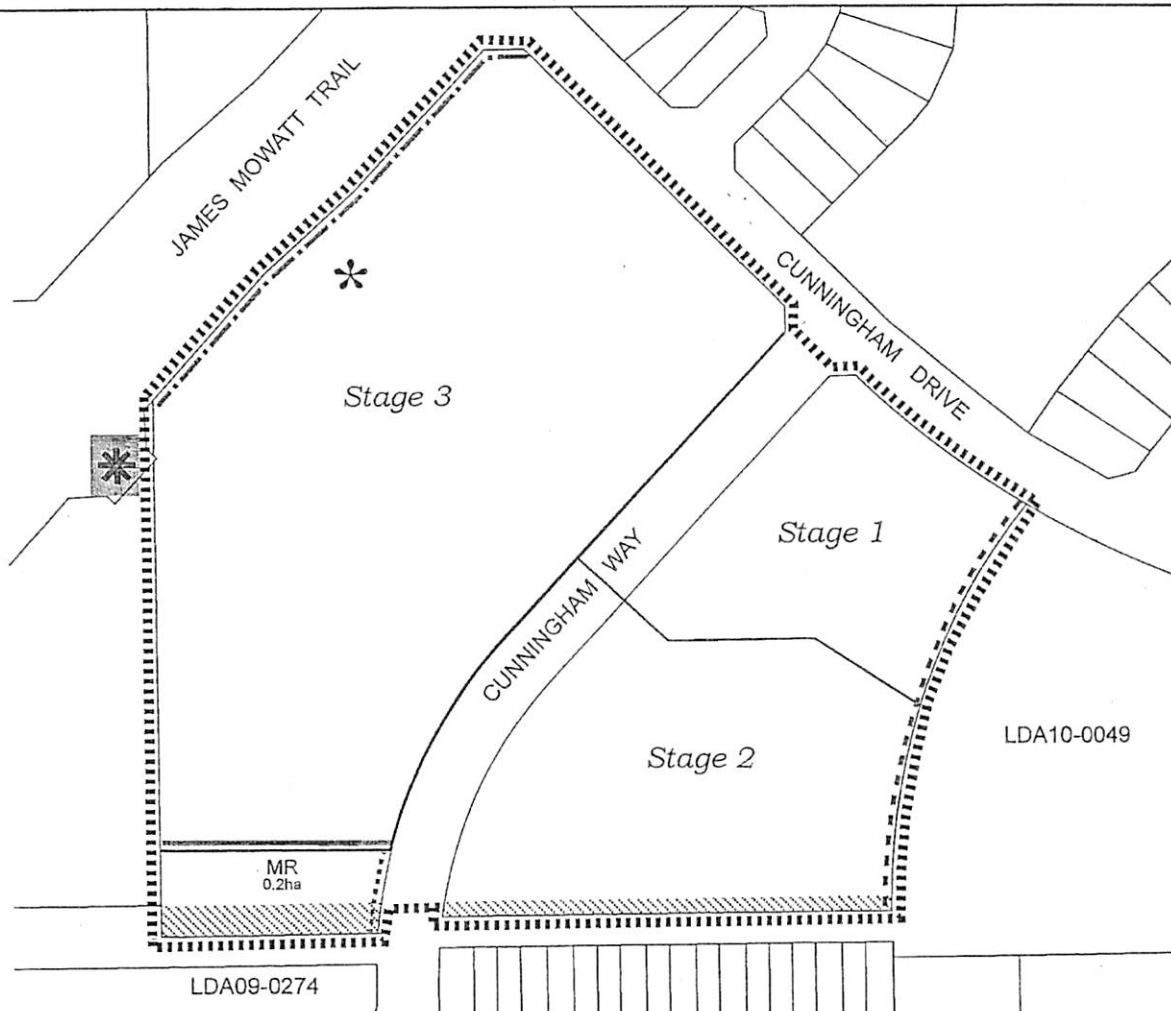
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

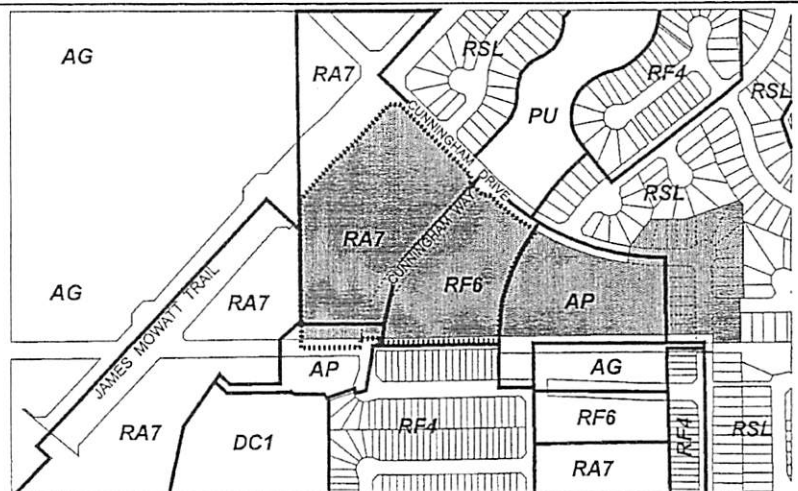
March 24, 2011

LDA10-0048

- | | | | |
|-------|--|-------|--|
| ----- | Limit of proposed subdivision | ----- | Demarcation fence |
| ▨ | Proposed road closure area (LDA10-0269) | | Post and rail fence |
| ----- | 1.0m Berm with a 1.8m double board no gap solid uniform screen fence | ✱ | Cross-lot all-directional joint access within easement |
| ----- | 1.2m Uniform screen fence | ✱ | Restrictive Covenant re: Berm |
| ▨ | Include in Engineering drawings | | |



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





Subdivision Authority

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

March 24, 2011

File No. LDA10-0190

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 44 semi-detached lots, 2 medium density residential lots and 1 municipal reserve lot, from portions of east and west halves of NW 31-51-23-4 located east of 34 Street and south of 23 Avenue; **LAUREL**

I The Subdivision by Plan is APPROVED on March 24, 2011 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.97 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, 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 approved subdivision within the Laurel Neighbourhood (File No. LDA10-0189) be registered prior to or concurrent with this application;
5. that the owner register a public access easement to accommodate a portion of the walkway and cross walk, 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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(s) construction of walkways, emergency accesses and multi-use trail, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 12.0 m gravel surface temporary turnaround with bollards or mini-barriers in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the identified residential lots located where the temporary turnaround is required be withheld from development until such time as the temporary turnaround is no longer required, as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and further the owners are required to construct the permanent infrastructure necessary to service the lots affected by the temporary turnaround once the temporary turnaround is no longer required;
10. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards and 1.8 m uniform fencing in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3.0 m concrete sidewalk with lighting and t-bollards and 1.8 m uniform fencing in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 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 3.0 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, constructed to be used as a temporary emergency access, in the location as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 2.0 m mono-walk with straight faced curb and gutter, and 3 Phase power, along the collector roadway adjacent to the school/park site to the satisfaction of the Transportation and Asset Management and Public Works Departments in the location as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location 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 the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves are being addressed fully in this subdivision through the dedication of a 4.97 ha MR school/park site. The MR is coming from a DRC registered previously with LDA07-0043.

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

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse # 99542580

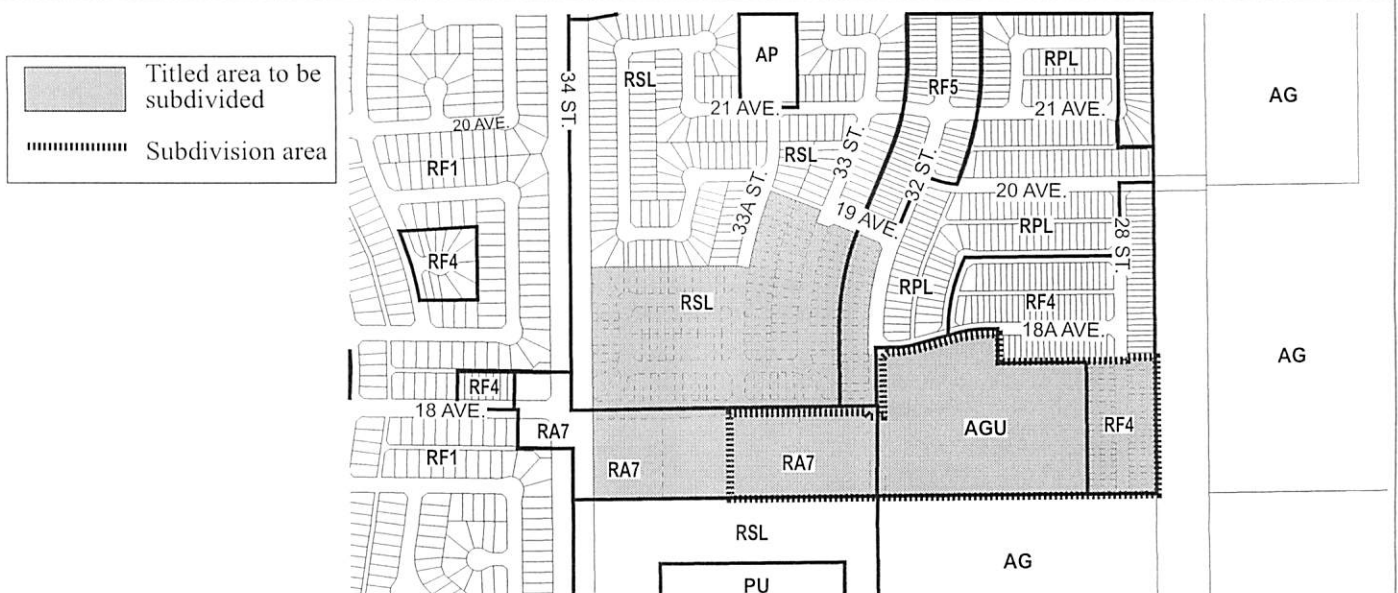
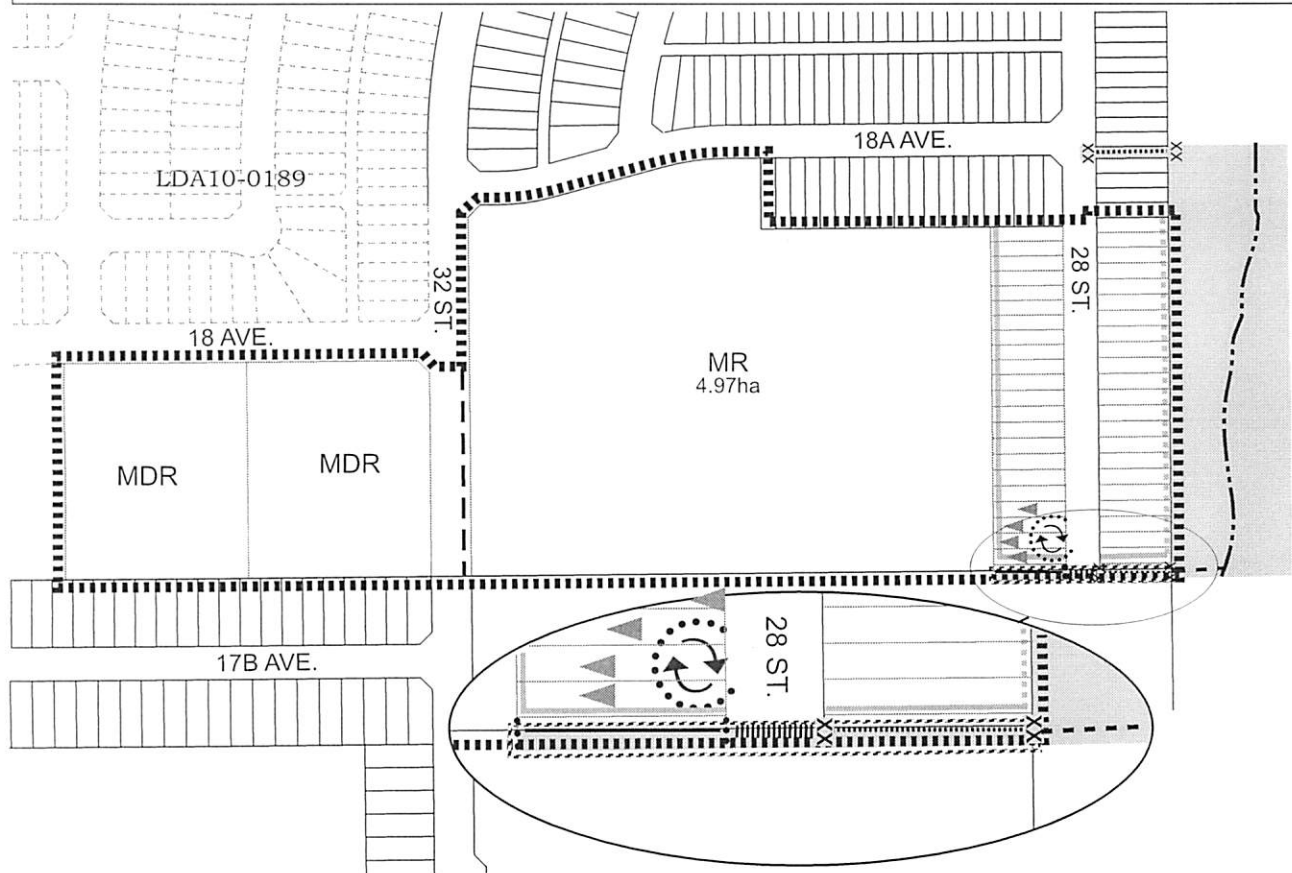
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2011

LDA10-0190

■■■■■	Limit of proposed subdivision	◀	Withhold from development
■	Include in Engineering Drawings	---	3.0m Asphalt multi-use trail with dividing yellow center line and shared use signage
—	1.8m Uniform Fence	▭	Easement area
.....	1.2m Uniform open fence	XX	T-Bollards
- - -	Walkway connection	...	Bollards
—	1.5m Concrete sidewalk and lighting		Zebra marked crosswalk with curb ramps and pedestrian signage
- - -	Mono walk with straight face curb and gutter and 3 phase power	⦿	12.0m Temporary turnaround with bollards or mini barriers
.....	3.0m Concrete sidewalk and lighting		





Subdivision Authority

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

March 24, 2011

File No. LDA10-0182

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create one medium density residential lot from a portion of NW-8-52-23-4 located north of 38 Avenue NW and east of 17 Street NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on March 24, 2011 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, 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 10.0 m road right-of-way dedication for a multi-use trail to the west, and to include lands to be gifted (after construction of the berm and fence) to the CN to the east, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lot as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility that flanks 38 Avenue; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments and roadway modification costs (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 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 noise attenuation facility (combination berm and fence) to a minimum height of 4.5 m in the locations as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the 10.0 m road right of way for multi-use trail purposes (to a residential alley standard on the east/west leg), with a v-ditch, lighting, landscaping, bollards and/or t-bollards as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m hard surface multi-use trail with a dividing yellow centerline and "Shared Use" signage in the location as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.2 m uniform open fence abutting the multi-use trail to the west in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m uniform open fence abutting the future public utility lot to the north, in the location 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 Asset Management and Public Works Department, 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 Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval. The Transportation Department and Asset Management and Public Works Department will review the details (i.e. location) of the requirements of the MUT (including pedestrian connectivity to the proposed MDR site) at the time of review of Engineering Drawings.

The owner is required to prepare a restrictive covenant in favour of the Canadian National Railway Company that will be registered against the proposed lot adjacent to the 4.5 m noise attenuation facility to protect the integrity of the berm and fence and to register a 30 m development setback from the current rail right of way to protect the integrity of the site with respect to noise, vibration and safety.

Upon construction of the berm and fence, ownership of the land on the east side of the fence as shown on the "Conditions of Approval" map, Enclosure I, will be transferred to the Canadian National Railway Company.

MR for NW-8-52-23-4 was previously addressed in SUB/06-005 where cash-in-place was provided.

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

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse # 99352093

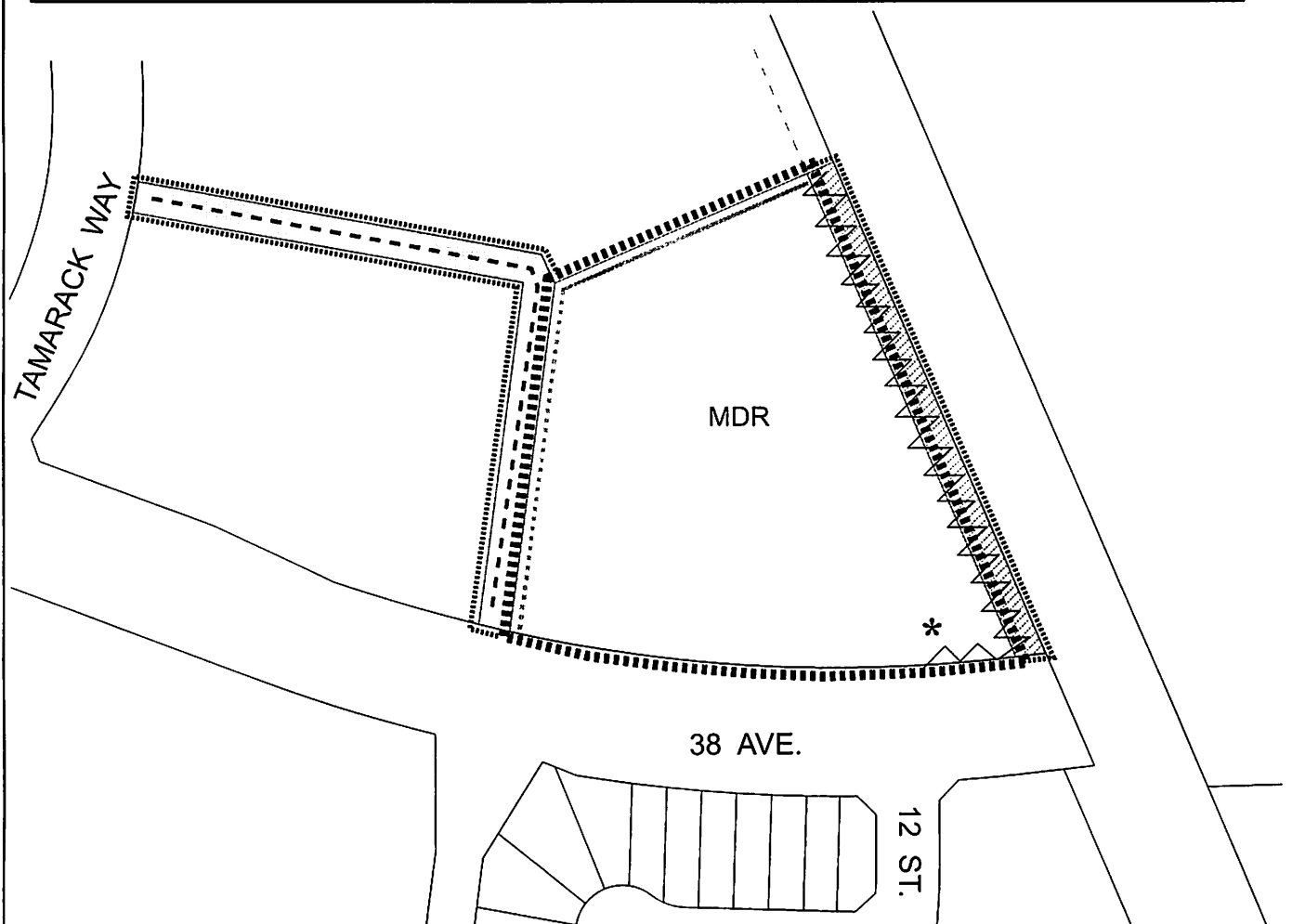
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

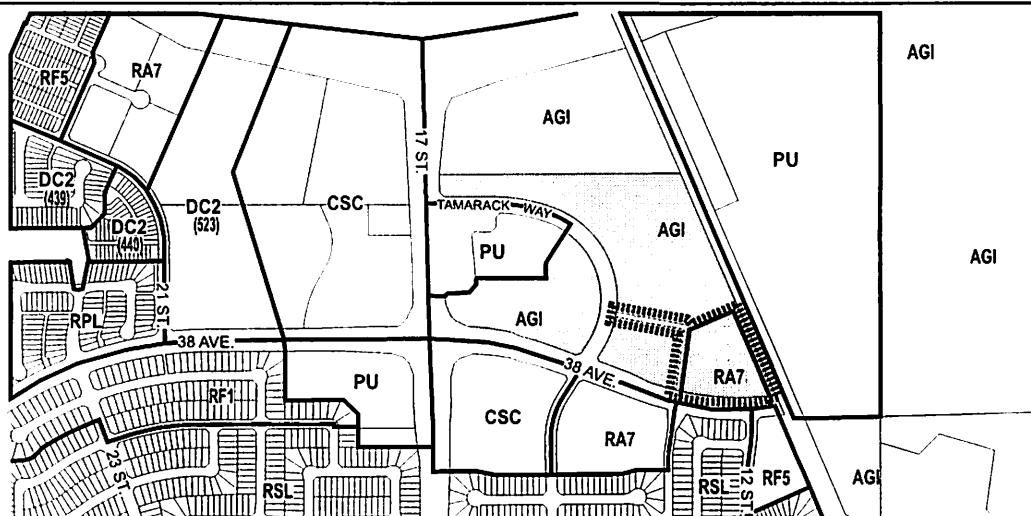
March 24, 2011

LDA10-0182

- | | | | |
|---------|--|---------|---|
| ■■■■■■■ | Limit of proposed subdivision | ~~~~~ | 4.5m Noise attenuation facility
(combination berm and fence) |
| ▨ | Area to be gifted to Canadian National Railway
(after construction of berm and fence) | ----- | 1.8m Uniform open fence |
| | Amend subdivision boundary to include road
dedication for multi-use trail and gifted CN lands | | 1.2m Uniform open fence |
| * | Restrictive Covenant re: Integrity of berm &
fence adjacent to 38 Avenue | - - - - | Multi-use corridor with 3.0m asphalt trail |
| □ | Built to residential alley standards | | |



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





Subdivision Authority

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

March 24, 2011

File No. LDA10-0309

PALS Survey
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: Mr. John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 102 semi-detached lots, 93 single detached lots and 1 municipal reserve lot, from portions of SW-31-51-23-4 located east of 32 Street NW and south of 18 Avenue NW; **LAUREL**

I The Subdivision by Plan is APPROVED on March 24, 2011 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.34 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 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;
5. that the owner register a public access easement to accommodate a portion of the walkway and cross walk, 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 (2) contain, among other things, the following:

1. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. 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;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 12.0 m gravel surface temporary turnaround with bollards or mini-barriers in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the identified residential lots located where the temporary turnaround is required be withheld from development until such time as the temporary turnaround is no longer required, as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and further the owners are required to construct the permanent infrastructure necessary to service the lots affected by the temporary turnaround once the temporary turnaround is no longer required;
9. that the owner construct a 1.5m sidewalk with lighting, 1.8 m uniform fencing and bollards in the locations 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 at the mid-block crossing; as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a mono-walk with straight faced curb and gutter along the roadways adjacent to the school/park site to the satisfaction of the Transportation and Asset Management and Public Works Departments in the location as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner install 3-phase power and a switching cubicle along the west side of the future school/park site to service the said site to the satisfaction of Transportation and Asset Management and Public Works Departments;
14. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location 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 the Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves were provided as a 5.917 Deferred Reserve Caveat under subdivision LDA07-0113. The DRC will be used for the dedication of a 03.34 ha MR school/park site with this subdivision and the 2.58 ha balance will be carried forward on the 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 5 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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse # 102787671

Enclosure

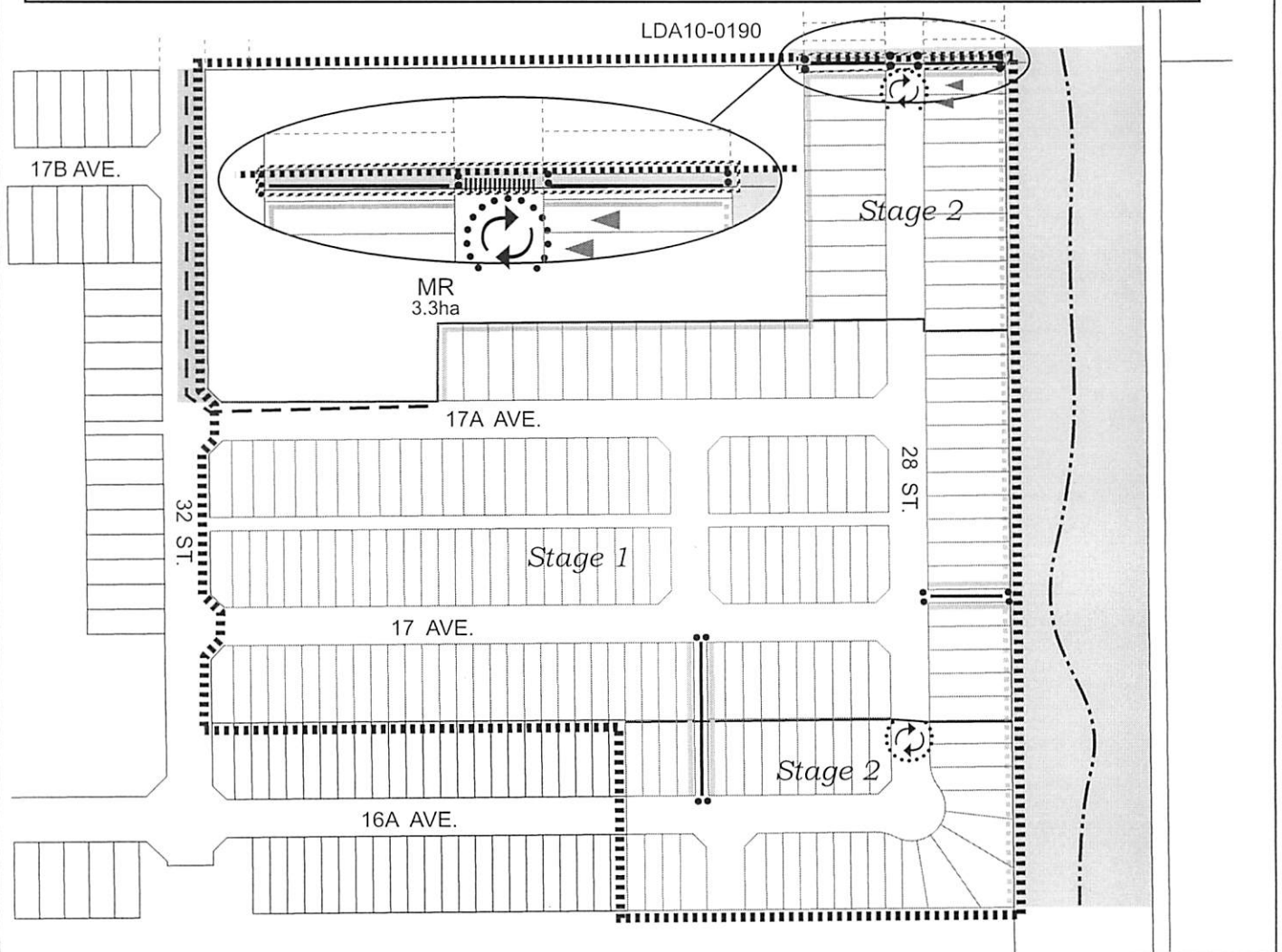
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2011

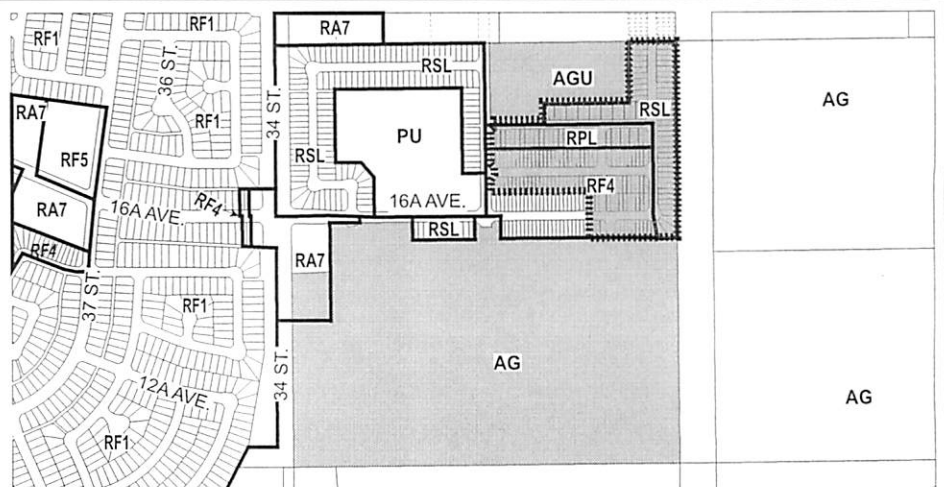
LDA10-0309



- | | |
|--|---|
| <ul style="list-style-type: none"> Limit of proposed subdivision Include in Engineering Drawings 1.8m Uniform fence 1.2m Uniform open fence 3.0m Asphalt multi-use trail with dividing yellow center line and shared use signage 1.5m Concrete sidewalk and lighting Mono walk with straight face curb and gutter | <ul style="list-style-type: none"> Public access easement 12.0m Temporary turnaround with bollards or mini barriers Withhold from development Bollards Zebra marked crosswalk with curb ramps and pedestrian signage |
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- | |
|--|
| <ul style="list-style-type: none"> Titled area to be subdivided Subdivision area |
|--|



Thursday, March 17, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 11

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 17, 2011 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the March 10, 2011 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA08-0173
POSSE 077391735-001
Tentative plan of subdivision to create one (1) commercial parcel and one (1) public utility lot from a portion of NW 19-52-25-4; located south of Whitemud Drive and east of Winterburn Road (215 Street), at 3004 Granville Drive and 7231 Winterburn Road NW; **GRANVILLE**

MOVED Blair McDowell
That the application for subdivision be tabled.

FOR THE MOTION Blair McDowell **CARRIED**

5. OTHER BUSINESS

6. ADJOURNMENT

The meeting adjourned at 10:00 a.m.