

Thursday, March 8, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 10

1. ADOPTION OF AGENDA

RECOMMENDATION

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

2. ADOPTION OF MINUTES

RECOMMENDATION

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

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 |
|----|-----------------------------------|---|

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 |
| 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; EBBERS |
| 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; EBBERS |
| 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; SCHONSEE |

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; CHAPPELLE
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; LAUREL
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; WINDERMERE
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; BRINTNELL
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; CHAPPELLE
5.	OTHER BUSINESS	

March 8, 2012

File No. LDA10-0227

Pals Surveys and Associates Ltd.
10704 - 176 Street
Edmonton, AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: 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**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the existing Deferred Reserve Caveat on Lot C, Plan 1494 NY, in the amount of 0.719, be transferred by agreement and caveat to NW 6-54-24-4, pursuant to section 669 of the Municipal Government Act;
2. that the existing Deferred Reserve Caveat on Lot B, Plan 1494 NY, in the amount of 0.7052, be transferred by agreement and caveat to NW 6-54-24-4, pursuant to section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way 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;
5. that the subdivision boundary be amended to include the portion of road right-of-way dedication required for 123 Street as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision within the Rapperswill Neighbourhood (File No. LDA11-0052) be registered prior to or concurrent with this application;
7. that the owner dedicate road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval Map", Enclosure I. That the owner clear and level 127 Street, 167 Avenue and Rapperswill Drive as required for road right of way dedication to the satisfaction of Transportation Services;
8. that the owner provide a 6 m wide public access easement, to allow for public use of the 3 m shared use path, as shown on the "Conditions of Approval Map", Enclosure I;
9. that the owner register an easement on the Certificates of Title for all affected parcels for the shared use of the accesses to 127 Street and 167 Avenue, as shown on the "Conditions of Approval Map", Enclosure I; 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (which may include but is 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 identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
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 pay a Boundary Assessment for the abutting portion of Rapperswill Drive that was constructed under the Servicing Agreement for LDA09-0268 (Rapperswill Stage 1);
6. that the owner pay a Boundary Assessment for a portion of the water main constructed along 167 Avenue;
7. 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 affect utility agencies;
8. 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;
9. that the engineering drawings include the construction of a joint accesses on 167 Avenue and 127 Street to the satisfaction of Transportation Services, as shown on the "Conditions of Approval Map", Enclosure I;
10. that the engineering drawings include the construction of right and left turn bays to serve the joint access on 167 Avenue to the satisfaction of Transportation Services, 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, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, within the easement area, as shown on the "Conditions of Approval Map", Enclosure I. The shared use path must tie-into the shared use path being constructed within the stormwater management facility as part of LDA10-0057;
12. that the owner pay for the installation of traffic signals in the locations identified on the "Conditions of Approval Map", Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services and will be concurrent with development of the commercial site. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the

Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation; 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 Parks Branch of Sustainable Development, Transportation Services and Infrastructure Services.

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

With this subdivision, Municipal Reserve for the titled lots is deferred by caveat to NW 6-54-24-4 for the assembly of the school/park site.

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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/ls/Posse # 100143814-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

LDA10-0227

..... Limit of proposed subdivision

..... Amend subdivision boundary

--- 3m hard surface shared-use path with a dividing yellow centerline and "shared use" signage to 3m shared-use path constructed under LDA10-0057

Register 6m public access easement for shared-use path (3m on lot 3, and 3m on block C)

Construct joint access. Access easement required

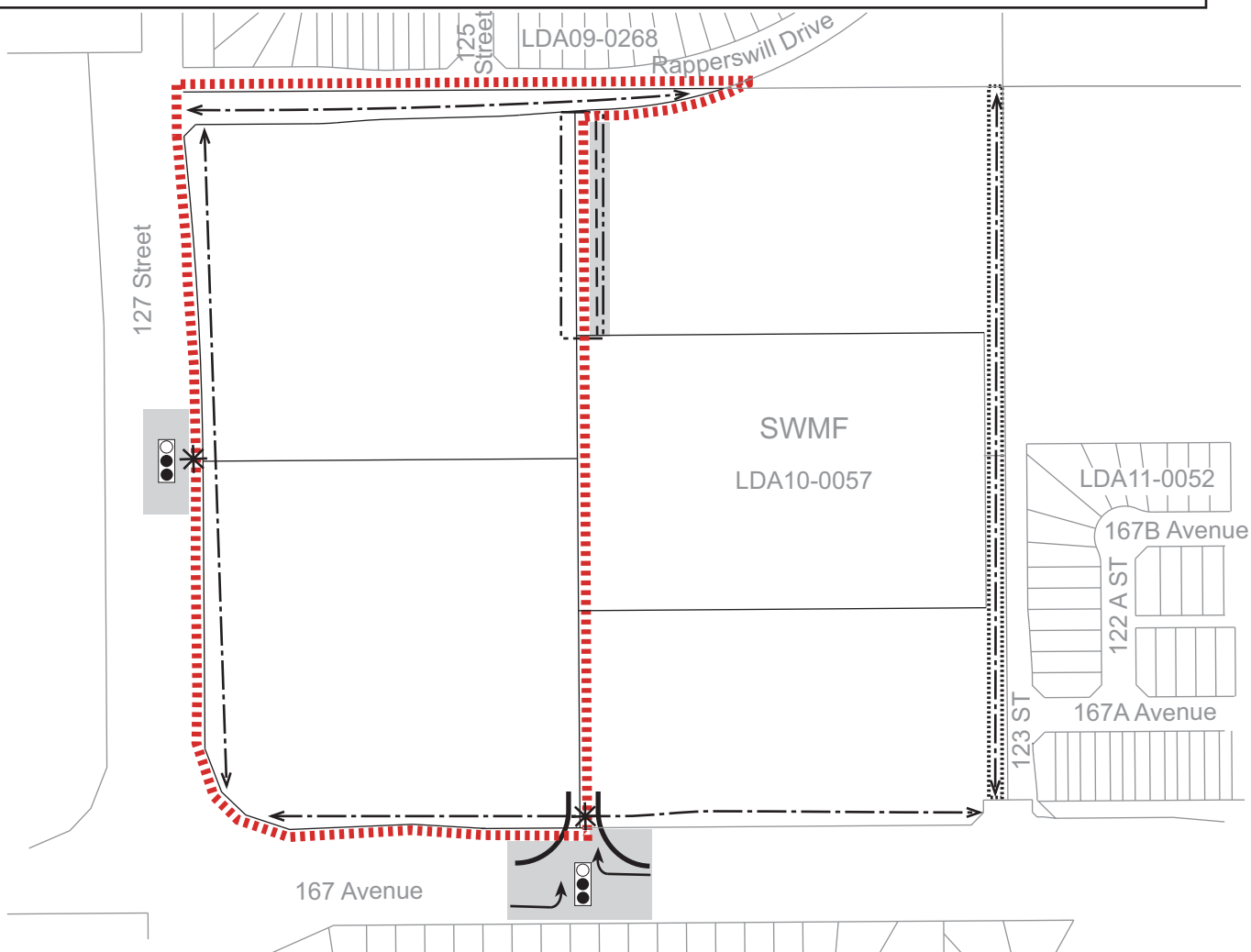
Construct left and right turn bays

Traffic signal

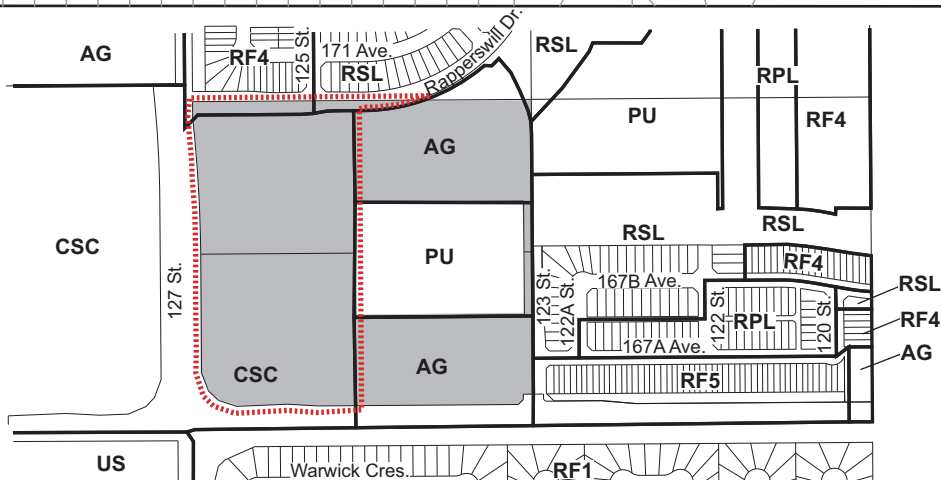
Road dedication required

Include in Engineering Drawings

Access easement required



Titled area to be subdivided
 Subdivision area



March 8, 2012

File No. LDA07-0292

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

ATTENTION: John Andrew

Dear Mr. Andrew:

RE: 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**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.32 ha parcel and a 1.36 ha parcel, for a total of 1.68 ha, pursuant to Section 666 of the Municipal Government Act as shown on the "Condition 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, rights-of-way, 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 Bylaw for File No. LDA11-0307 to close portions of Fort Road and 144 Avenue receive third reading, that these portions of road be physically closed and consolidated with the adjacent parcels, and that Ebbers Boulevard be constructed and operational from 153 Avenue to 144 Avenue to the satisfaction of Transportation Services prior to registration of this subdivision;
5. that the approved subdivisions within the Ebbers Neighbourhood (File Nos. LDA06-0049, LDA06-0058, LDA06-0174, LDA07-0330, and LDA07-0331) be registered prior to or concurrent with this application; 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 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 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 pay a Boundary Assessment for the abutting portion of 144 Avenue that was constructed under Servicing Agreement R-2F (June 28, 1979);
6. that the owner pay a Boundary Assessment for the water main within the 144 Avenue road right-of-way;
7. 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;
8. 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;
9. that the owner contribute 12.5% of the cost of the required traffic signals at the intersection of 144 Avenue and Ebbers Boulevard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The traffic signals are to be installed as part of the requirements of subdivisions LDA07-0008, LDA06-0270, and/or LDA07-0330. The timing for the installation of the traffic signals will be at the direction of Transportation Services and will likely coincide with the completion of the collector roads in Clareview and Ebbers. If traffic signals are not installed within a five year time period from the signing of the Servicing Agreement, the owner will pay the City the estimated construction costs at that time to fulfil this obligation and the signals will be installed when deemed required;
10. that the owner construct a 2.0m high berm and 1.8m high noise attenuation fence within residential property lines for all lots backing onto the railway right-of-way and within the Municipal Reserve site adjacent to the railway right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
12. 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. Enclosure II is an information map showing major roads in the area.

All Municipal Reserve (MR) owing for the titled property and associated road closure areas is being provided as land. These MR parcels will be consolidated with adjacent MR parcels

approved through subdivisions LDA07-0330 and LDA07-0331. The Deferred Reserve Caveat created through subdivision LDA07-0330 will be discharged through this subdivision.

Please note that there will be an over-dedication of MR. Details to address this over-dedication will be negotiated in the future.

Please be advised that the owner is required to prepare a restrictive covenant in favour of the Canadian National Railway Company (CN Rail) that will be registered against the proposed lots backing onto the berm to protect the integrity of the berm. Upon construction of the berm, ownership of the land within Lot A will be transferred to CN Rail.

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 decision is deemed to be five (5) days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at 780-496-6087 or write to:

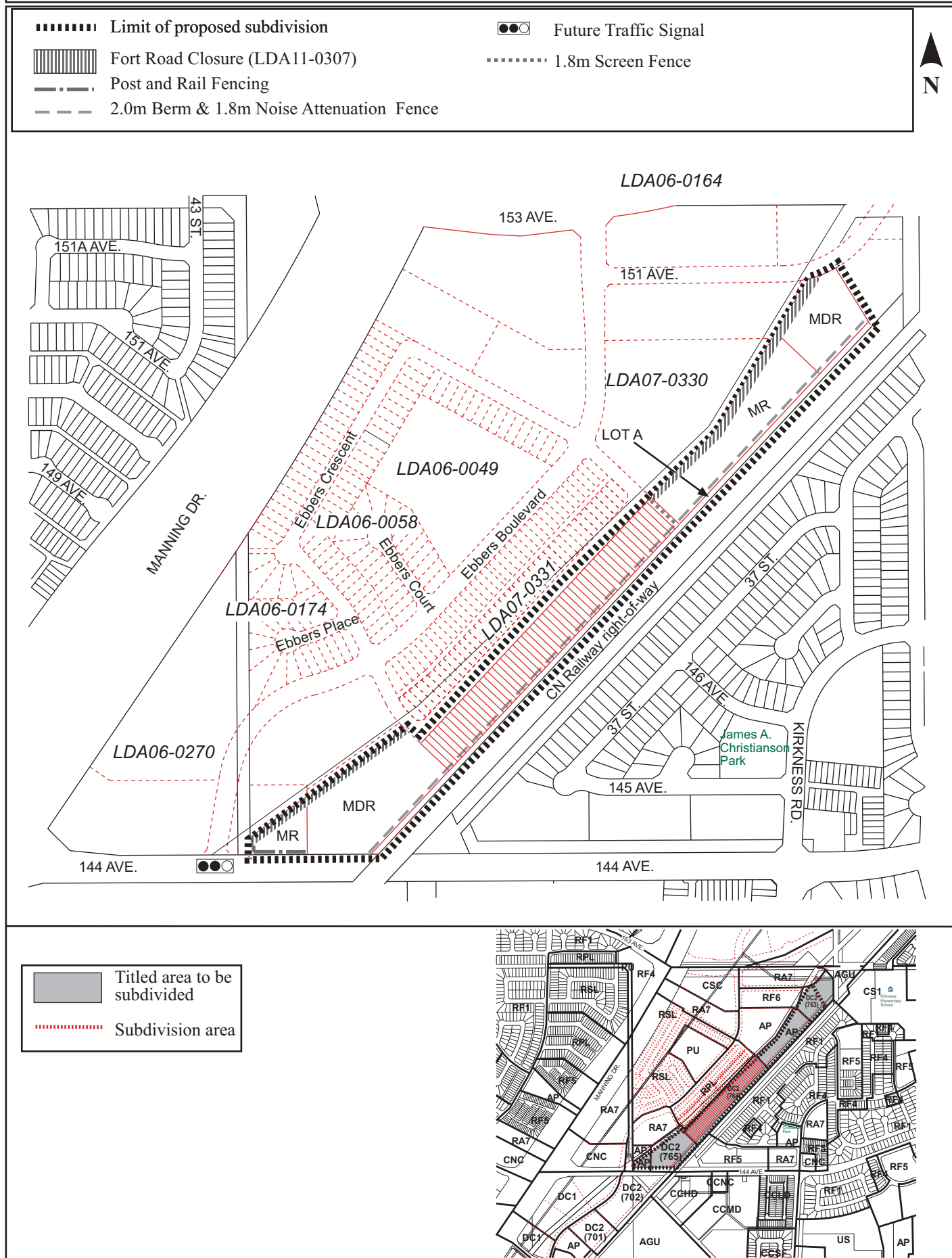
**Mr. Daniel MacGregor, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/dm/Posse #059159473-001

Enclosure

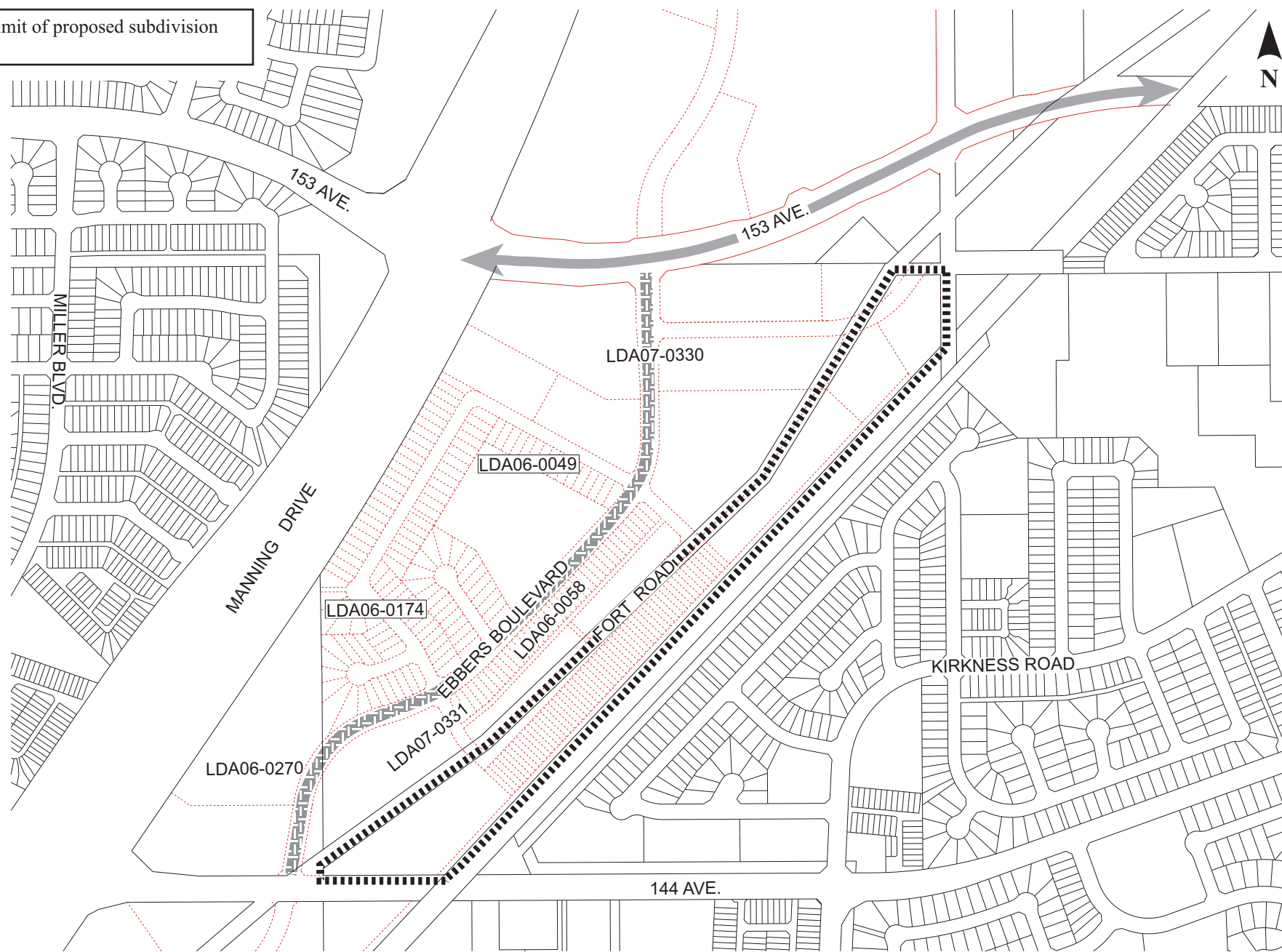


INFORMATION MAP

March 8, 2012

LDA07-0292

■■■■■■ Limit of proposed subdivision



March 8, 2012

File No. LDA07-0330

ParioPlan
#605 Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9

ATTENTION: Jamie Kitlarchuk

Dear Mr. Kitlarchuk:

RE: 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; **EBBERS**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.54 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 provide Municipal Reserve in the amount of 0.21 ha by a Deferred Reserve Caveat to the remainder of NE 25-53-24-4 on the north-western side of Fort Road, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 0.72 ha by a Deferred Reserve Caveat to the remainder of NE 25-53-24-4 on the south-eastern side of Fort Road, 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, rights-of-way, 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 Bylaw for File No. LDA11-0307 to close portions of Fort Road and 144 Avenue receive third reading, that these portions of road be physically closed and consolidated with the adjacent parcels, and that Ebbers Boulevard be constructed and operational from 153 Avenue to 144 Avenue to the satisfaction of Transportation Services prior to registration of this subdivision;
7. that the approved subdivisions within the Ebbers Neighbourhood (File Nos. LDA06-0049, LDA06-0058, and LDA06-0174) be registered prior to or concurrent with this application; 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 (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 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 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 pay a boundary assessment for the proportionate share of municipal improvements constructed within the future Ebbers Boulevard and 153 Avenue road rights-of-way;
6. 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;
7. 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;
8. that the engineering drawings include connections to the existing 300mm watermain stub located on 151 Avenue at 34 Street to provide a looped water supply to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the existing, temporary 200mm watermain located within proposed Lot 1, Block 9 be abandoned prior to the development of this lot to the satisfaction of EPCOR Water Services Inc.;
10. that the engineering drawings include Ebbers Boulevard to an urban collector roadway standard from 153 Avenue to 144 Avenue as shown on the "Information Map," Enclosure II, including a 3.0m multi-use trail on the west side, a 1.5m sidewalk on the east side, lighting, and landscaping to the satisfaction of Transportation Services;
11. that the owner pay for the installation of traffic signals at the intersection of Ebbers Boulevard and 144 Avenue, as shown on the "Information Map," Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within five years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfil this obligation;
12. that the owner construct a 12m radius paved temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a temporary 4m wide gravel emergency access to link the temporary 12m radius turnaround to the existing 34 Street to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The emergency access construction includes any required upgrades to 151 Avenue for emergency access and the installation of T-bollards;
14. that the MR lot be fully serviced along the entire roadway frontage, including 3 phase power with a cubicle;
15. that the owner construct a 1.8m high decorative fence in the location as shown on the "Conditions of Approval" map, Enclosure I. Breaks in the fence must be provided where required to permit accessibility to buildings adjacent to the park, to the satisfaction of Sustainable Development. The fence must be constructed to be consistent with the fence requirements of the adjacent DC2.763;
16. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
17. 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. Enclosure II is an information map showing major roads in the area and additional conditions of this approval.

Clause I (1) of the Conditional Approval letter for subdivision LDA06-0049 required the owner to provide Municipal Reserve (MR) in the amount of 2.69 ha by Deferred Reserve Caveat (DRC) registered against the remainder of NE 25-53-24-4, which will be discharged through this subdivision. This parcel requires 2.75 ha of MR, including 0.54 ha associated with the Fort Road closure area. This subdivision is dedicating 2.54 ha of MR. Therefore, the owner must provide MR in the amount of 0.21 ha by DRC to the remainder of NE 25-53-24-4 on the north-western side of Fort Road.

MR for NE 25-53-24-4 on the south-eastern side of Fort Road is addressed through a DRC in the amount of 0.72 ha to the remainder of that titled area.

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

If you have any questions, please contact Daniel MacGregor at 780-496-6087 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority


SM/dm/Posse #069224468-001





Enclosure

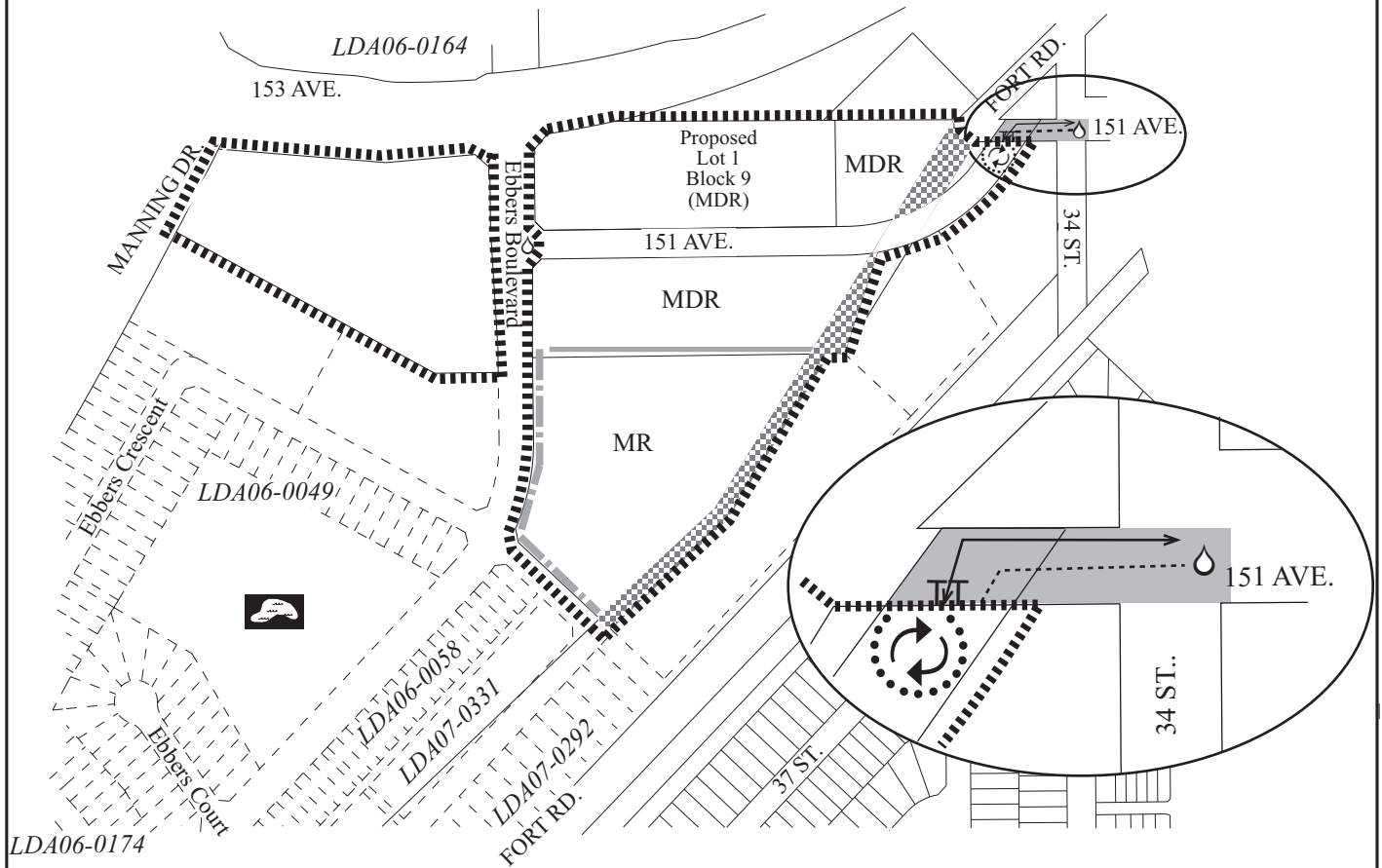
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

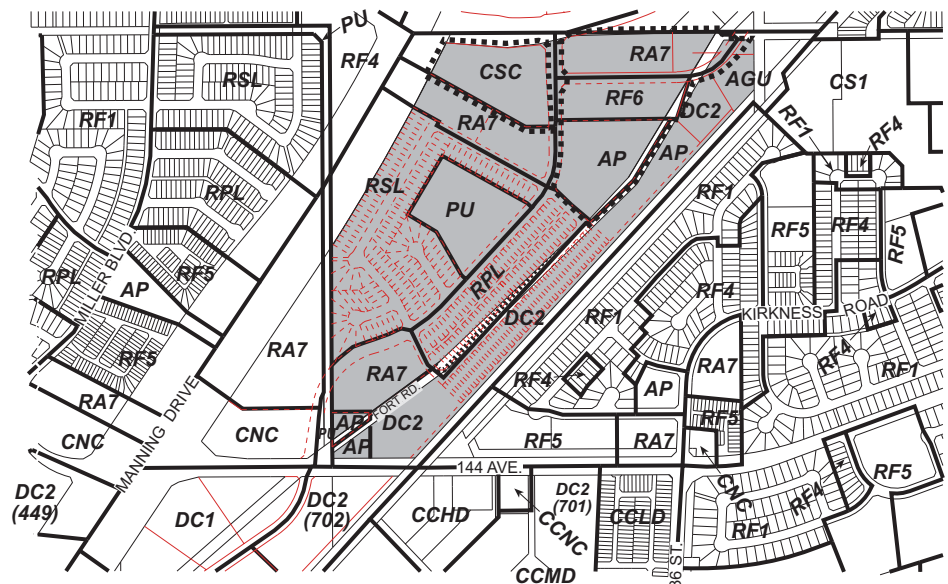
LDA07-0330

- Limit of proposed subdivision
- 1.8m Decorative fence
- - - Post and rail fence
- Include in engineering drawings
-  Storm retention pond
- TT T-bollards

-  12m radius paved temporary turnaround with bollards
-  Water main connection
-  Temporary 4m wide gravel emergency access
-  Fort Road closure (LDA11-0307)
- Watermain



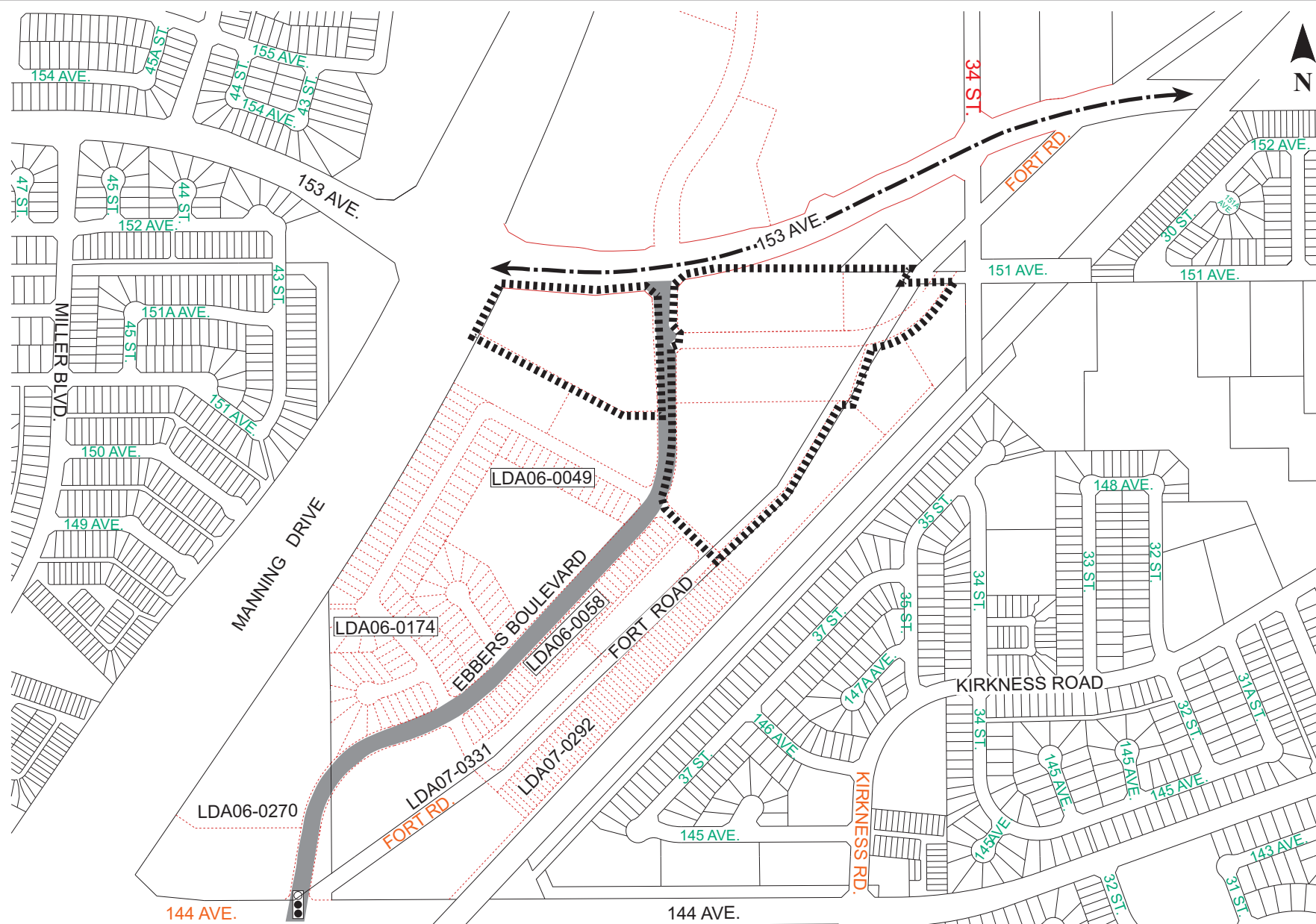
- Titled areas to be subdivided
- Subdivision area



INFORMATION MAP

March 8, 2012

LDA07-0330



March 8, 2012

File No. LDA07-0331

ParioPlan
#605 Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9

ATTENTION: Jamie Kitlarchuk

Dear Mr. Kitlarchuk:

RE: 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; **EBBERS**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.27 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Condition of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$77,425 pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, 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;
5. that the Bylaw for File No. LDA11-0307 to close portions of Fort Road and 144 Avenue receive third reading, that these portions of road be physically closed and consolidated with the adjacent parcels, and that Ebbers Boulevard be constructed and operational from 153 Avenue to 144 Avenue to the satisfaction of Transportation Services prior to registration of this subdivision;
6. that the approved subdivisions within the Ebbers Neighbourhood (File Nos. LDA06-0049, LDA06-0058, LDA06-0174, and LDA07-0330) be registered prior to or concurrent with this application;
7. that either subdivision LDA07-0292 be registered prior to or concurrent with this application or that a temporary easement be registered to provide legal access to the Municipal Reserve parcel at the south end of this subdivision. The temporary

easement must remain in place until such time as the Municipal Reserve parcel in this subdivision is consolidated with the MR parcel in LDA07-0292;

8. that the right-of-way for the alley connection in this subdivision be widened to 7.5m to accommodate the provision of a 1.5m sidewalk, 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 (3) 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 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 pay a Boundary Assessment for the water main within the 144 Avenue road right-of-way;
6. 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;
7. 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;
8. that the owner construct a sidewalk and any required curb ramps within the alley connection right-of-way, as shown on the "Conditions of Approval" map, Enclosure I. The alley connection sidewalk must line up with the sidewalk included in subdivision File No. LDA06-0058 to provide a continuous pedestrian connection between Ebbers Boulevard and the local road to the east to the satisfaction of Transportation Services;
9. that the engineering drawings include the installation of signs and markings at the mid-block pedestrian alley crossing, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner contribute 12.5% of the cost of the required traffic signals at the intersection of 144 Avenue and Ebbers Boulevard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The traffic signals are to be installed as part of the requirements of subdivisions LDA07-0008, LDA06-0270, and/or LDA07-0330. The timing for the installation of the traffic signals will be at the direction of Transportation Services and will likely coincide with the completion of the collector roads in Clareview and Ebbers. If traffic signals are not installed within a five year time

period from the signing of the Servicing Agreement, the owner will pay the City the estimated construction costs at that time to fulfil this obligation and the signals will be installed when deemed required;

11. that the owner construct a 1.8m high decorative fence in the location as shown on the "Conditions of Approval" map, Enclosure I. Breaks in the fence must be provided where required to permit accessibility to buildings adjacent to the park, to the satisfaction of Sustainable Development. The fence must be constructed to be consistent with the fence requirements of the adjacent DC2.765;
12. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
13. 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. Enclosure II is an information map showing major roads in the area.

All Municipal Reserve (MR) owing for the titled property and associated road closure areas is being provided as land with this subdivision and subdivision LDA07-0330. The MR parcels will be consolidated with adjacent MR parcels in subdivision LDA07-0292. The Deferred Reserve Caveat created through LDA07-0330 will be discharged through this subdivision.

MR for NE 25-53-24-4 on the south-eastern side of Fort Road is addressed through a DRC in subdivision LDA07-0330.

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 decision is deemed to be five days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at 780-496-6087 or write to:

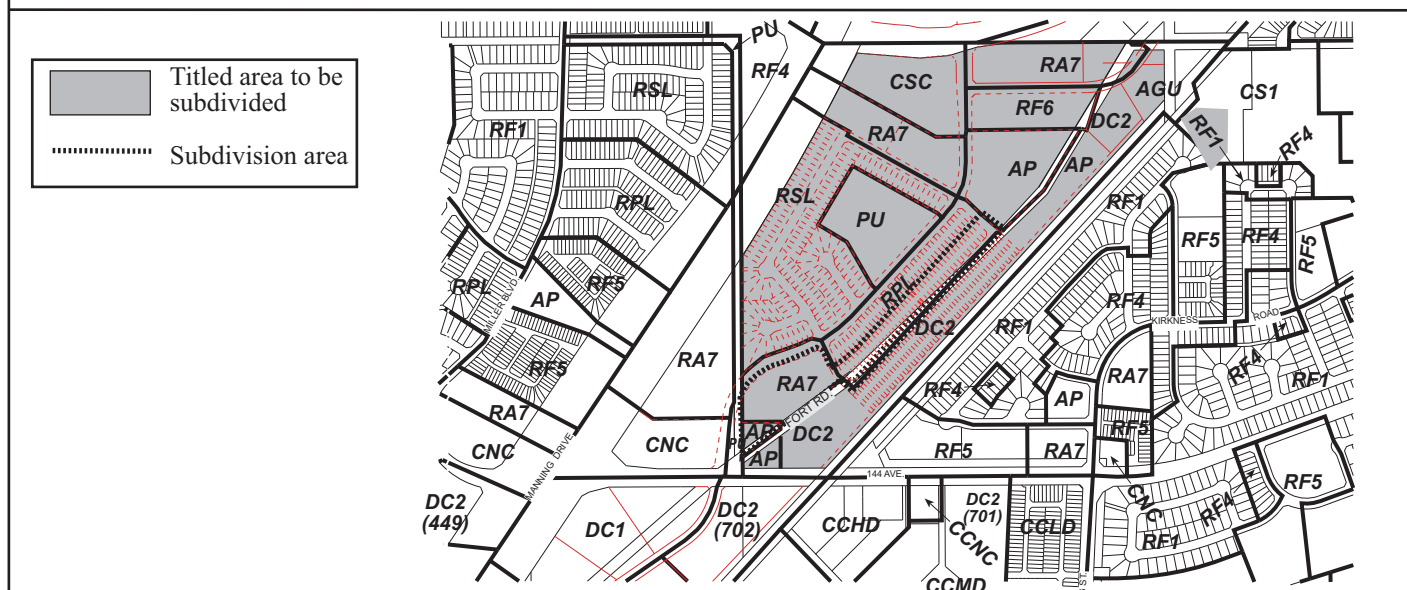
**Mr. Daniel MacGregor, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/dm/Posse #069231071-001

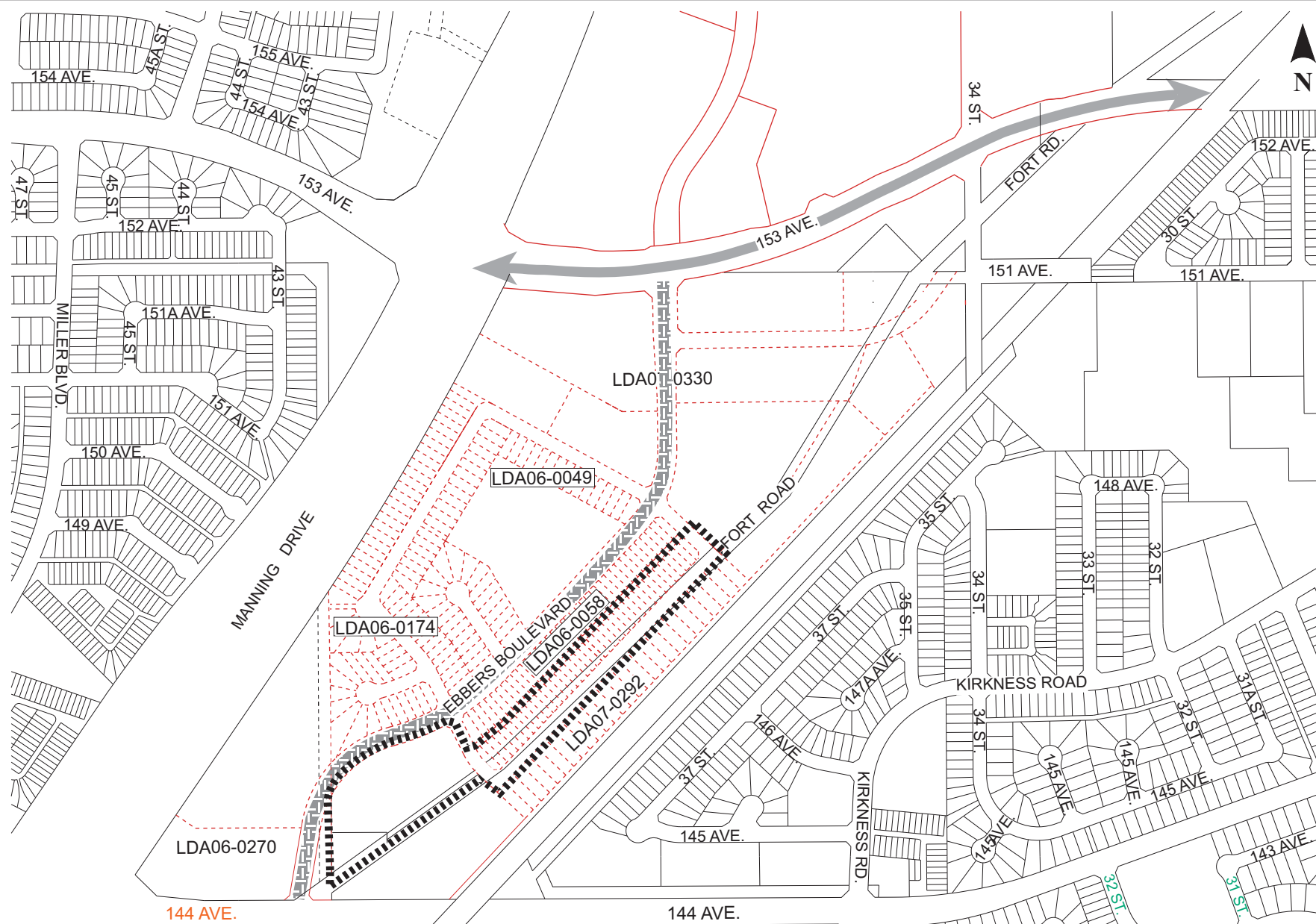
Enclosure



INFORMATION MAP

March 8, 2012

LDA07-0331



March 8, 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**

I The Subdivision by Plan is APPROVED on March 8, 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, 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 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:

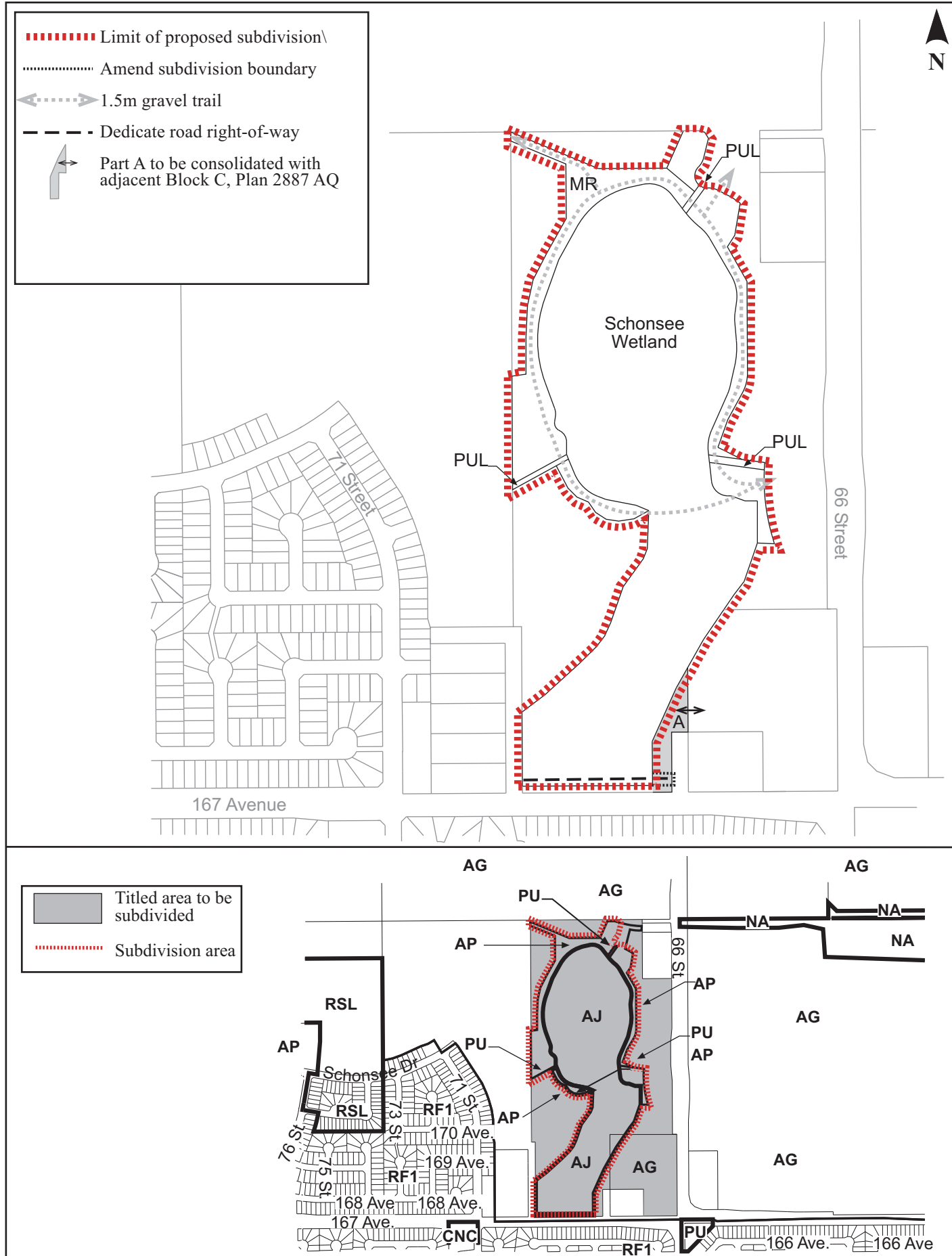
**Lisa Stern, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/ls/Posse #099882370-001

Enclosure



March 8, 2012

File No. LDA10-0310

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: 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; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.16 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 Bylaw 16038 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
6. that the walkways be registered as road right-of-way, 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 (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 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 a detailed lot grading plan in accordance with the City of Edmonton Design and Construction Standards and the Surface Drainage Bylaw;
7. 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;
8. that the owner update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water Services Inc.;
9. that the owner abandon the existing water main on 141 Street SW to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner completes the design and construction of the ultimate stormwater management facility with Stage 1 of development, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawing include 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;
12. that the owner construct a 3 m hard-surface shared use path with dividing centreline and "shared use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a walkway with a 1.5 m concrete sidewalk, bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, to conform to the submitted Noise Study, within residential property lines for the proposed single detached lots backing onto 141 Street SW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
15. that the owner construct all fences positioned wholly on privately-owned lands, except for the post and rail fence within the MR lot, 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, and walkways, 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 Municipal Reserve requirement for Lot B, Block 99, Plan 102 4614 was previously addressed through approved subdivision LDA10-0097. An existing Deferred Reserve Caveat (DRC #102 420 036) for Lot 2, Block 99, Plan 102 5203 in the amount of 1.125 ha will be used in its entirety to create a portion of the Municipal Reserve lot. The existing DRC (#102 429 460) for NE 14-51-25-4 will be used to create a 1.035 ha portion of the Municipal Reserve lot and the remainder will carry forward on the titled parcel. Upon registration of the last subdivision under NE 14-51-25-4, the DRC shall be transferred to NW 14-51-25-4.

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,

Scott Mackie
Subdivision Authority

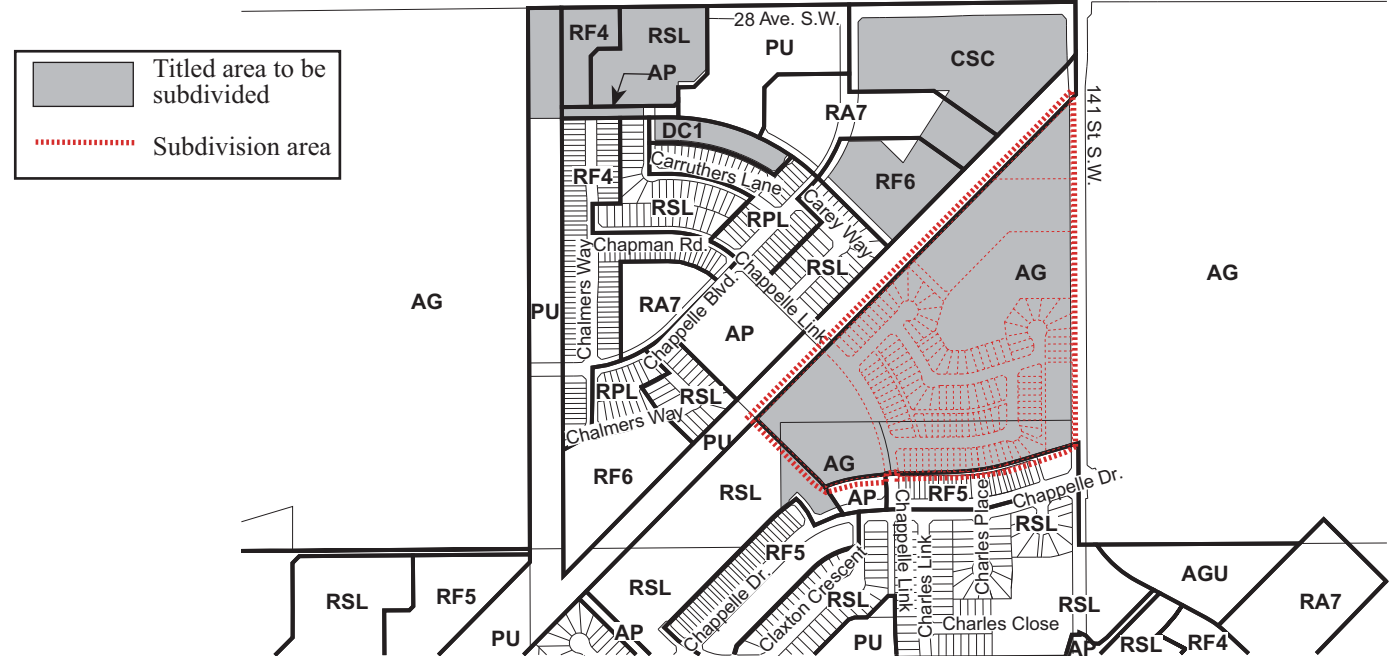
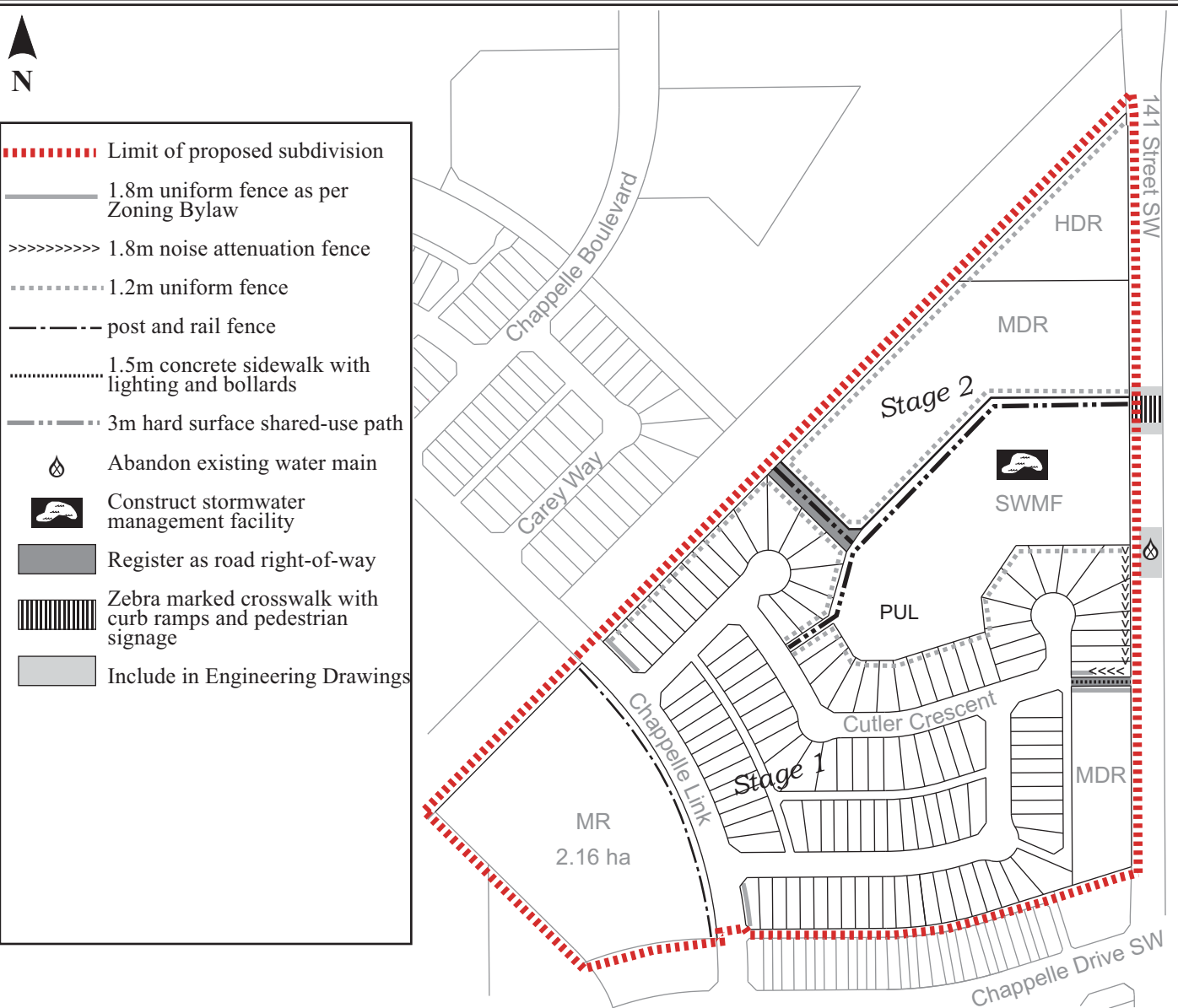
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

LDA10-0310



March 8, 2012

File No. LDA11-0248

Qualico Developments West Ltd.
#280, 3203 – 93 Street
Edmonton, AB T8N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: 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; **LAUREL**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.75 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 consolidate the proposed RA7 parcel with adjacent Lot 1, Block 3, Plan 1026809, 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;
6. that the owner register walkways as road right-of-way 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 (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 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 grading plans for 14 Avenue south of the MR site be included in the submission of engineering drawings for Stage I, as shown on the "Conditions of Approval" map, Enclosure I;
 8. that the owner construct a 12m radius gravel surface temporary turnaround with bollards or mini-barriers with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; required prior to CCC or at the discretion and direction of Transportation Services;
 9. that the owner construct a 1.5m concrete sidewalk with lighting and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
 10. that the owner construct a 3.0m concrete sidewalk with lighting and t-bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
 11. that the owner construct a noise attenuation fence on lots abutting 34 Street in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
 12. that the owner construct all fences positioned wholly on privately-owned lands (excluding the post and rail fence on the MR parcel) to the satisfaction of the Sustainable Development and Transportation 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 Infrastructure Services.

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

Municipal reserves were previously addressed and the DRC on title will be reduced by 0.75 ha for the MR park dedication with this subdivision and the balance 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 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,

Scott Mackie
Subdivision Authority

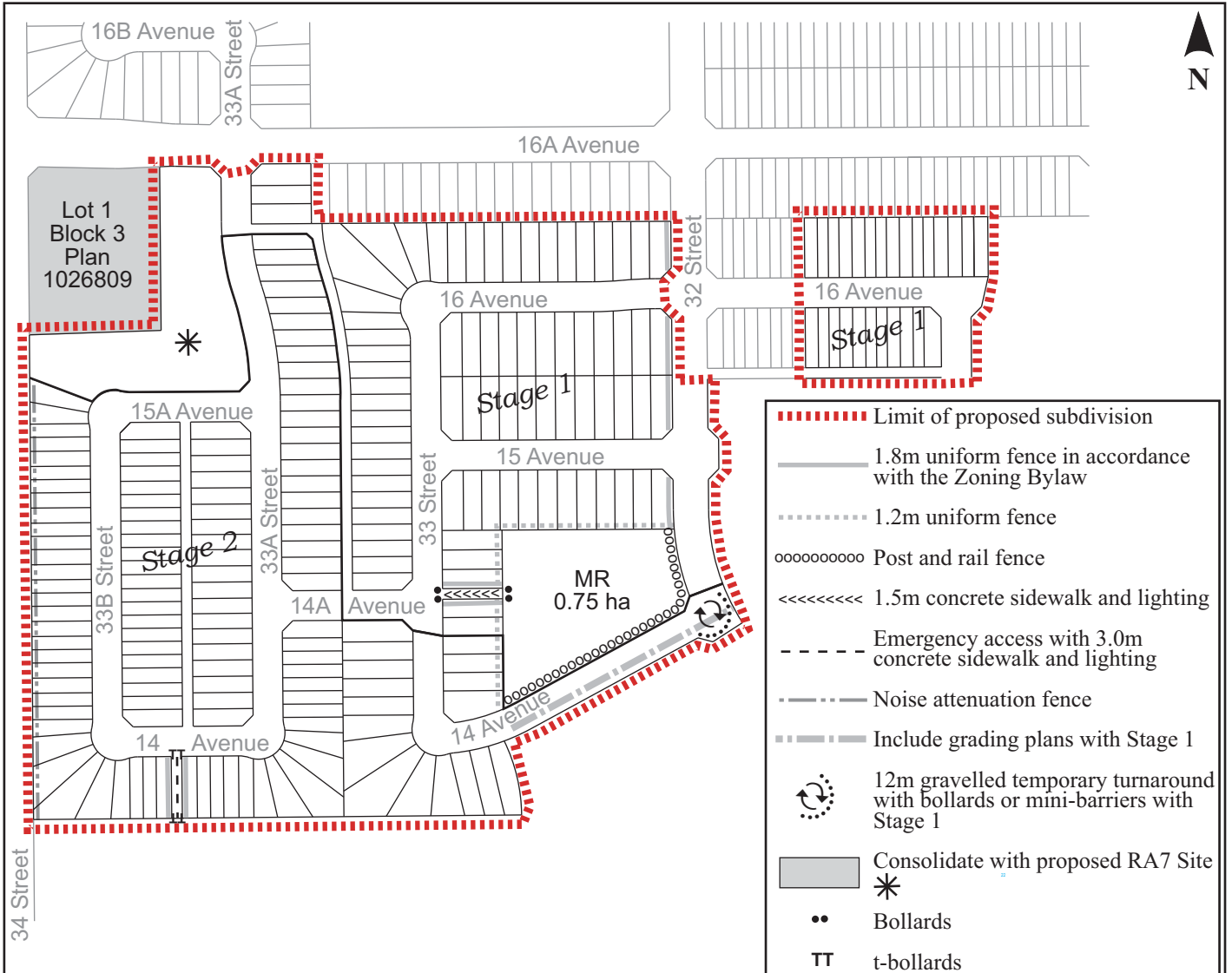
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Enclosure

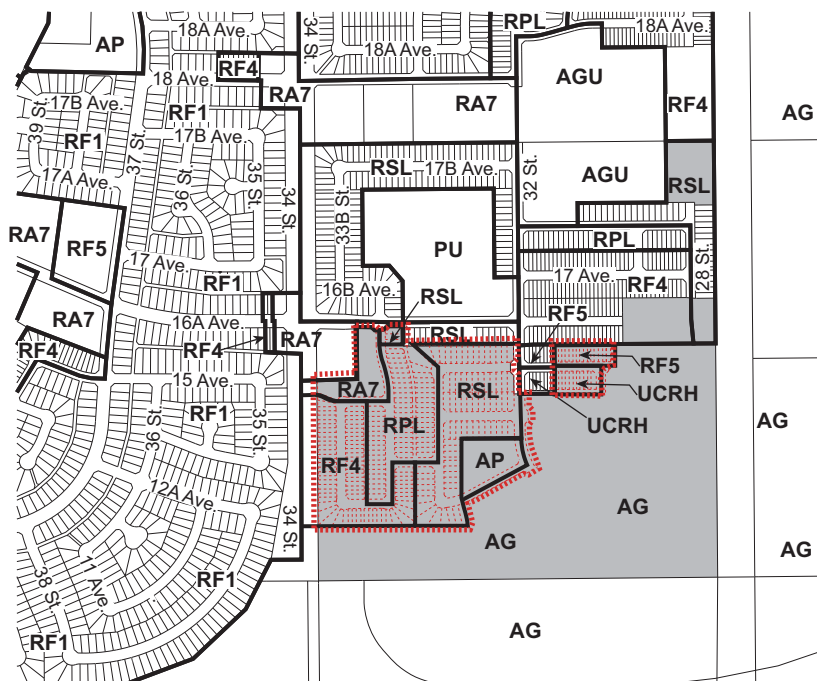
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

LDA11-0248



Titled area to be subdivided
 Subdivision area



March 8, 2012

File No. LDA11-0266

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: 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; **WINDERMERE**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.8208 ha by a Deferred Reserve Caveat registered against Block 1, Plan 2301 MC, 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 approved subdivision within the Windermere Neighbourhood (File No. LDA07-0509) be registered prior to or concurrent with this application;
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 Senior 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, including Windermere Road SW, 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, including Windermere Road SW, 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; and
7. 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.

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

A 4.7008ha DRC (4.393ha – Plan 2301MC, 0.2008ha – 170 Street road closure, 0.107ha – Windermere Road Dedication (LDA06-0166)) was a condition of LDA11-0135. The dedication of a 3.88 ha Municipal Reserve parcel was a condition of LDA07-0509. The DRC will be reduced to account for this dedication to 0.8208ha.

Please be advised that there is a remediated well site located within the proposed parcel.

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 #113580042-001

Enclosure



March 8, 2012

File No. LDA11-0319

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: 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; **BRINTNELL**

I The Subdivision by Plan is APPROVED on March 8, 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision within the Brintnell Neighbourhood (File No. LDA10-0383) be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the 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 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 pay a Boundary Assessment for Municipal Improvements within Brintnell Boulevard and 167 Avenue NW to be constructed by others under Servicing Agreement DS-1531 (Brintnell Stage 17A);

6. 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;
7. 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;
8. that the owner pay for the installation of traffic signals at the intersection of 167 Avenue and Brintnell Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner install fire hydrants at 90 metre spacing along 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves for NW ¼ 36-53-24-4 were paid with SUB/05-0126 and SUB/05-0253 and no Municipal Reserves are due.

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 Teresa Thomas at 780-496-6092 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

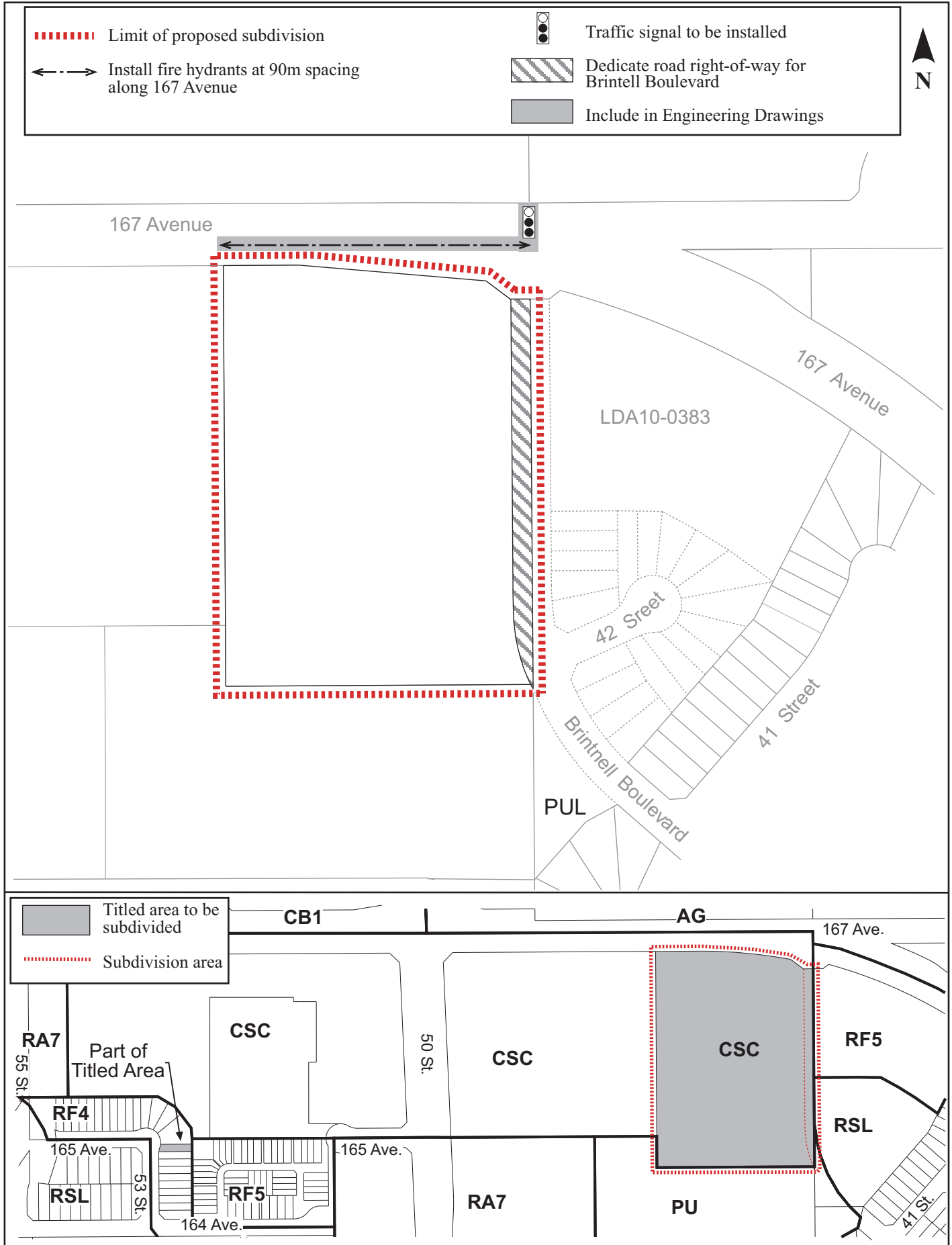
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

LDA11-0319



March 8, 2012

File No: LDA11-0396

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: 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; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 669 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. Bylaw 16040 receive third reading prior to the endorsement of the plan of subdivision;
4. that the owner register a joint access easement in the location shown on the "Conditions of Approval" map, Enclosure I; 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/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;

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 a detailed lot grading plan that meets the intent and requirements of the City's Design and Construction Standards and the Surface Drainage Bylaw;
7. 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;
8. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development in the location as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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.

There is no Municipal Reserve being taken with this subdivision. The existing DRC on NE 14-51-25-4 will be transferred to NW 14-51-25-4 upon registration of the last subdivision under NE 14-51-25-4.

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,

Scott Mackie
Subdivision Authority

SM/cy/Posse #117400671-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

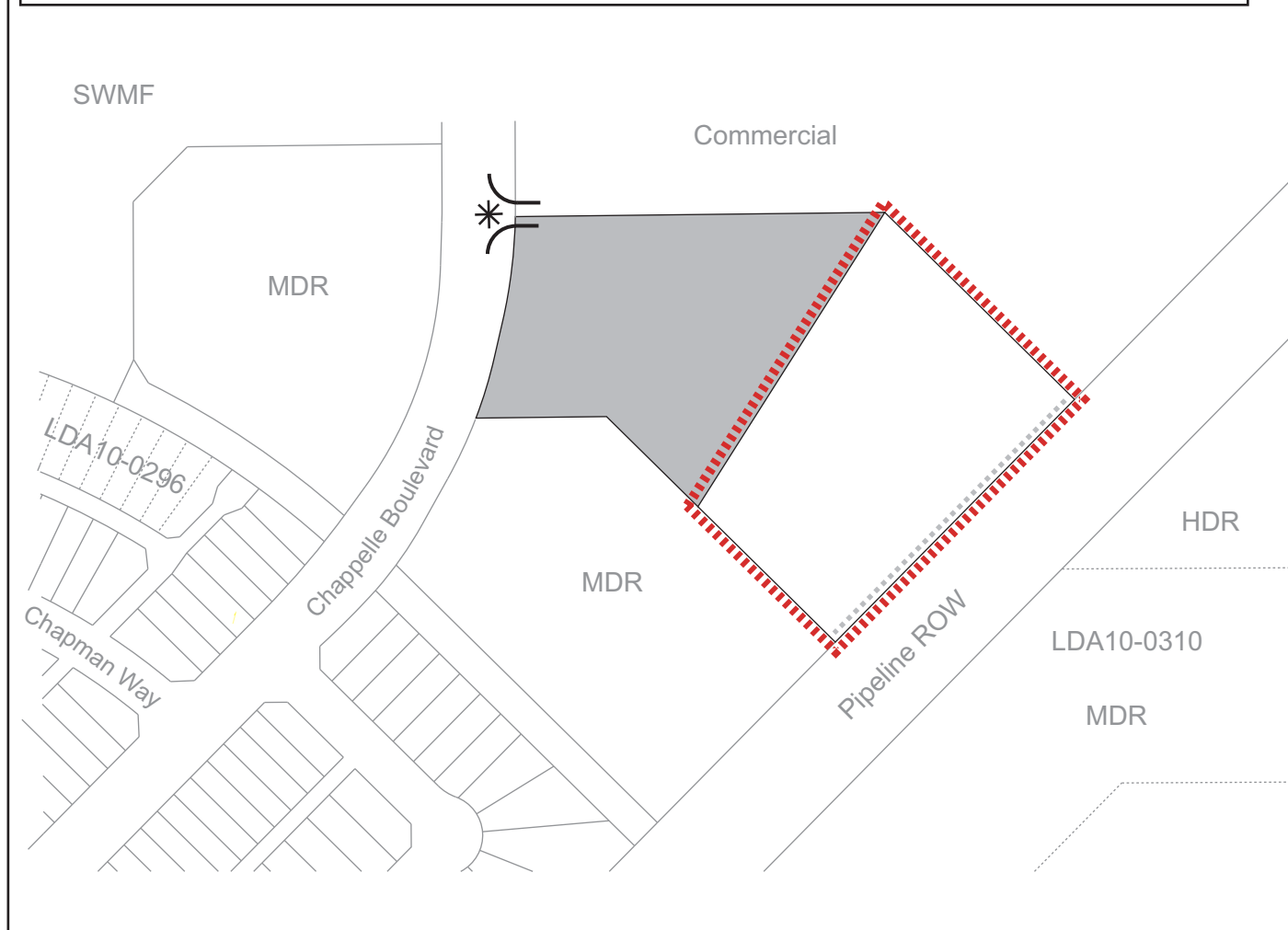
LDA11-0396

----- Limit of proposed subdivision

----- 1.2m uniform fence

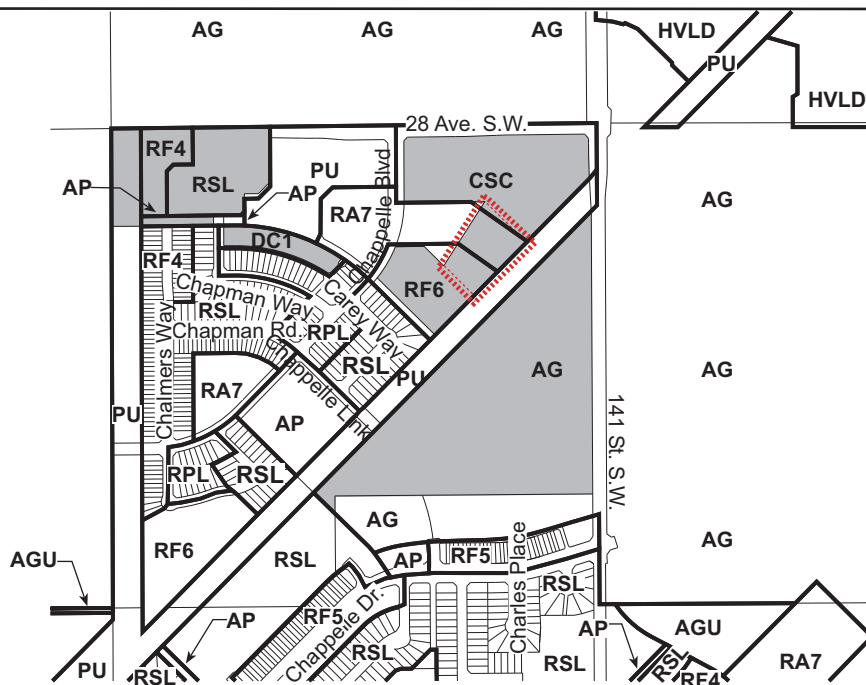
■ Pay assessments

* Easement for joint all-directional access to the future commercial site and the Resident's Association site



■ Titled area to be subdivided

----- Subdivision area



Thursday, February 16, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 7

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Senior Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the February 16, 2012 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the February 9, 2012 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	OLD BUSINESS
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4.	NEW BUSINESS
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1.	LDA11-0443 Posse 118380703-001	Tentative plan of subdivision to create one (1) lot from SE-28-51-25-W4M, located west of 170 Street SW and north of the existing Ellerslie Road (9 Avenue SW); WINDERMERE
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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5.	OTHER BUSINESS
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6.	ADJOURMENT
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The meeting adjourned at 9:55 a.m.
