

Thursday, May 9, 2013  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 19

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 9, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 2, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. NEW BUSINESS**

1. LDA12-0238  
125876240-001

Tentative plan of subdivision to create 14 light industrial lots from a portion of SW18-52-23-W4M and Lot 52, Block RW, Plan 1105KS located south of 51 Avenue NW and north of Whitemud Drive NW;  
**SOUTHEAST INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA12-0335  
128892873-001

Tentative plan of subdivision to create 76 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from N½ NE 20-51-25-4 and S½ NE 20-51-25-4, located west of 184 Street SW south of existing Ellerslie Road SW (9 Avenue SW); **KESWICK**

MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA12-0378 130766607-001	Tentative plan of subdivision to create 61 single detached residential lots, 30 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot A, Block A, Plan 112 4483, Lot 3, Block 1, Plan 022 6736, and SW 18-51-24-4, located east of James Mowatt Trail and north of 41 Avenue SW; <b>ALLARD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA12-0441 132554044-001	Tentative plan of subdivision to create five (5) single detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; <b>WINDERMERE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA12-0466 132369827-001	Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) urban services lot from Lots 40 and 41, Block 27, Plan 792 1043, located east of 109 Street NW and south of 29 Avenue NW; <b>ERMINESKIN</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	<b>ADJOURMENT</b>		
	The meeting adjourned at 10:30 a.m.		



May 9, 2013

File No. LDA12-0335

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 76 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from N½ NE 20-51-25-4 and S½ NE 20-51-25-4, located west of 184 Street SW south of existing Ellerslie Road SW (9 Avenue SW); **KESWICK**

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**I The Subdivision by Plan is APPROVED on May 9, 2013, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.93 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 subdivision boundary be amended to include one single family residential lot that was excluded from approved subdivision LDA11-0087, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lot backing on the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that LDA13-0048 to close a portion of 184 Street SW receive third reading prior to the registration of stage 2 of this subdivision;

8. that the owner register the walkway as legal road right-of-way, with the dedication ending at the rear property line of the residential lots, 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 (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 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 owner construct the stormwater management facility to its ultimate size and design, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an 11.5 m enhanced local roadway for the portion of north/south roadway between the north and south subdivision boundary and for the portion of east/west roadway adjacent to the park, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The details relative to this cross-section shall be approved by the Development Planning and Engineering Section;
9. that the owner is responsible for physical closure of the 184 Street SW roadway to public access and will be responsible for all costs associated with roadway modifications, including the removal of the road structure and re-grading of the land, and/or utility relocation/modification deemed necessary as a result of the closure. 184 Street SW must not be physically closed until the enhanced local roadway is open and operational;
10. that the owner construct a 3 m hard-surface shared use path within the walkway, with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path within the MR and PUL parcels, with dividing yellow centerline and "Shared Use" signage, bollards and lighting, to the satisfaction of Transportation Services, 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 Financial Services, Transportation Services, and Sustainable Development, 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 Financial Services, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat (DRC) for S½ NE 20-51-25-4 shall be reduced by 0.93 ha to create this subdivision's Municipal Reserve lot and the remainder shall carry forward on title. The existing DRC for N½ NE 20-51-25-4 shall carry forward on title. Environmental Reserve will be provided with subsequent subdivision of these lands.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



**For** Scott Mackie  
Subdivision Authority

SM/kr/Posse #128892873-001

Enclosure(s)

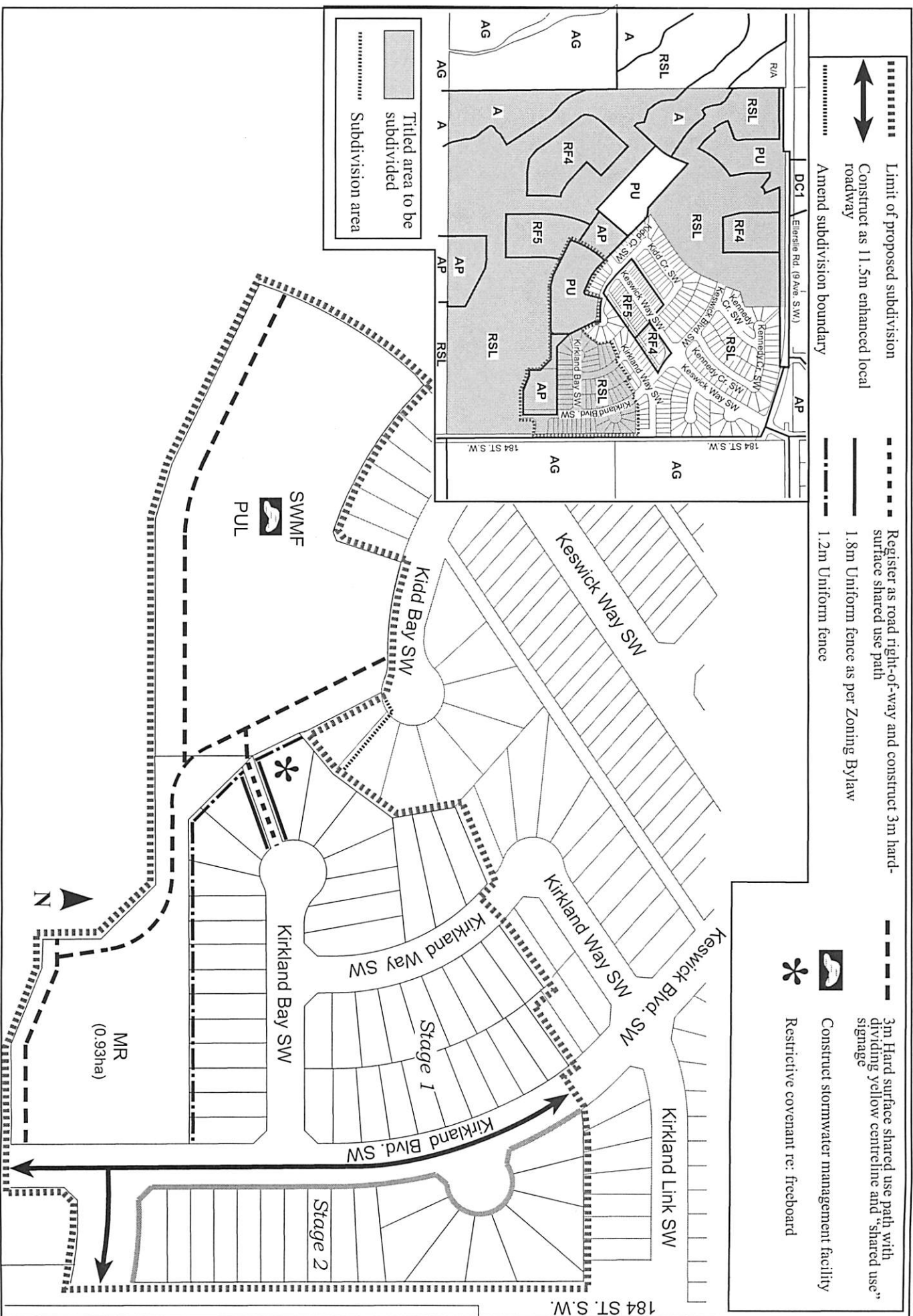


# SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2013

LDA12-0335

ENCLOSURE I





Subdivision Authority

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

May 9, 2013

File No. LDA12-0378

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 61 single detached residential lots, 30 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 3, Block 1, Plan 022 6736 and SW 18-51-24-4, located east of James Mowatt Trail and north of 41 Avenue SW; **ALLARD**

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**I The Subdivision by Plan is APPROVED on May 9, 2013, subject to the following conditions:**

1. that the owner provide Municipal Reserve as a 7.68 ha parcel, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement on the Certificate of Title for Lot 1, Block 1, Plan 092 6061 to facilitate construction of the local roadway, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for James Mowatt Trail SW and 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6), the owner clear and level James Mowatt Trail SW and 41 Avenue SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
8. that the approved subdivision within the Allard Neighbourhood (File No. LDA12-0058) be registered prior to or concurrent with this application; 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 (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the submission of a grading plan for a portion of Allard Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of the local roadway, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences, excluding post and rail fencing on the MR parcel, positioned wholly within private property lines to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserves were addressed through LDA07-0286 and is being implemented with this subdivision.

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



If you have further questions, please call Mr. 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,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

**For** Scott Mackie  
Subdivision Authority

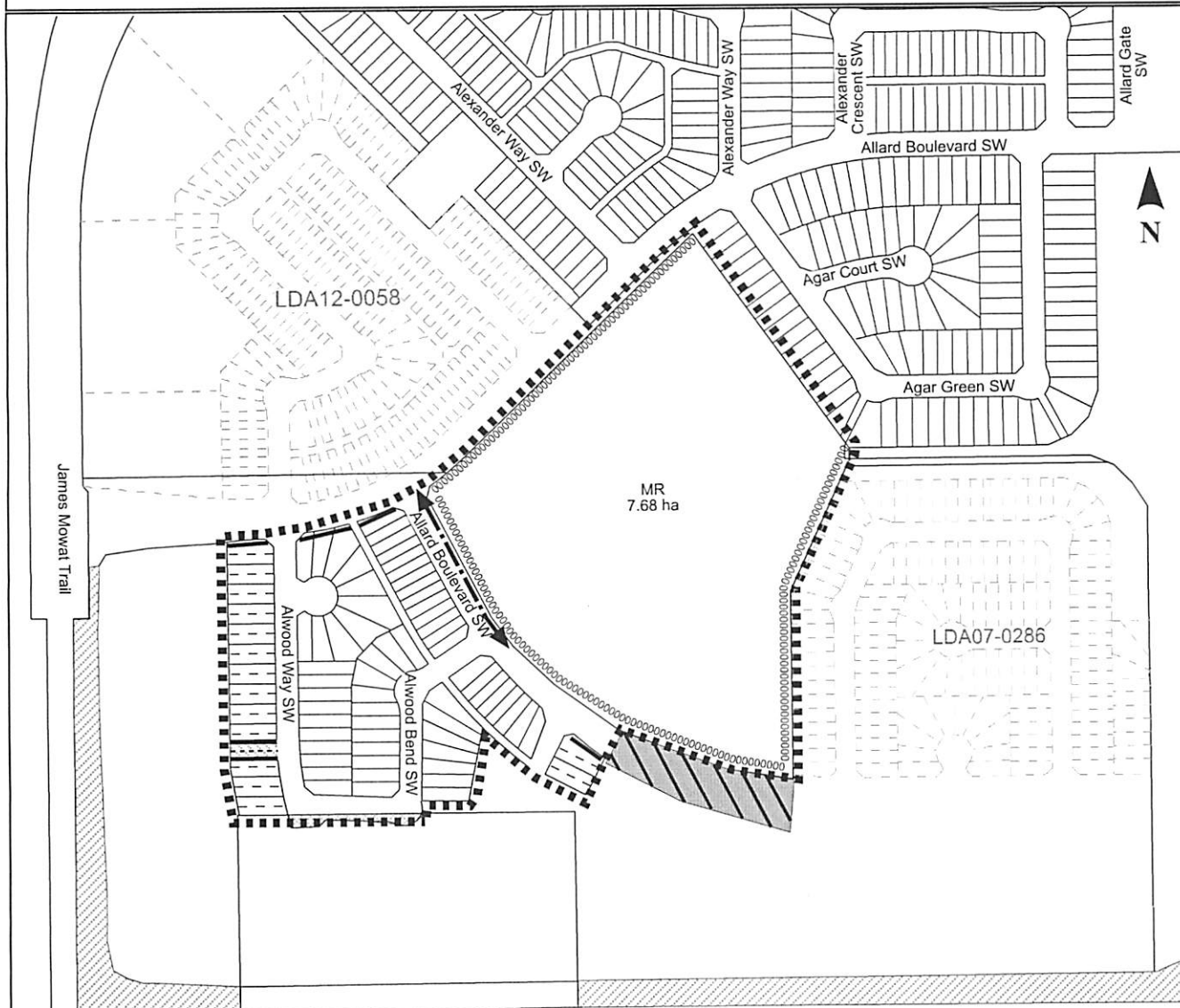
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Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2013

LDA 12-0378



41 AVE SW

----- Limit of proposed subdivision



Register easement and include in engineering drawings



Construct 2 m mono-walk



Register as road right-of-way and construct 1.5 m concrete sidewalk with lighting and bollards



Include in Engineering Drawings



Submit grading plans



Dedicate James Mowat Trail and 41 Avenue SW as road right-of-way

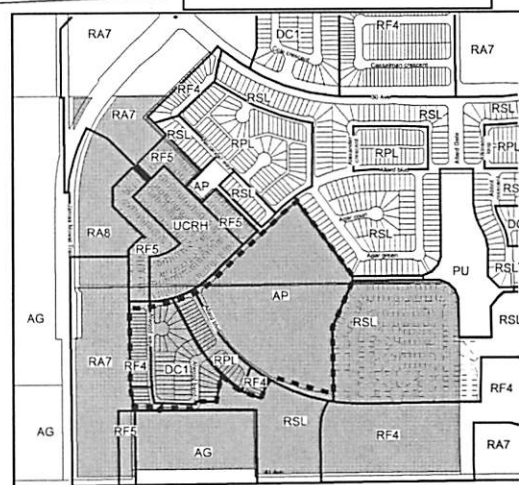


1.8 m uniform fencing as per Zoning Bylaw

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Post and rail fencing

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





May 9, 2013

File No. LDA12-0441

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create five (5) single detached residential lots and one (1) Municipal Reserve lot from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; **WINDERMERE**

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**I The Subdivision by Plan is APPROVED on May 9, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.05 ha lot pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement for the drainage ditch against all residential lots, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road right-of-way along the east side of Windermere Drive to accommodate the rural cross section, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the additional dedication required to accommodate the improvements to Windermere Drive, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a restrictive covenant in favour of EPCOR Water Services Inc. that will be placed on all residential lots to indicate the requirement for service line pressure reducing valves, 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, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the construction of Windermere Drive to a rural standard with a 7 m carriageway, 1.5 m sidewalk, and 1 m shoulders from Windermere Road to the south boundary of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage, bollards, lighting, and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include traffic calming measures and a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Please note that the existing Deferred Reserve Caveat (#122 310 984) on Lot 1, Block B, Plan 122 1655 will be reduced accordingly.

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

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

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

Yours truly,



*FOR*

Scott Mackie  
Subdivision Authority

SM/ww/Posse #132554044-001

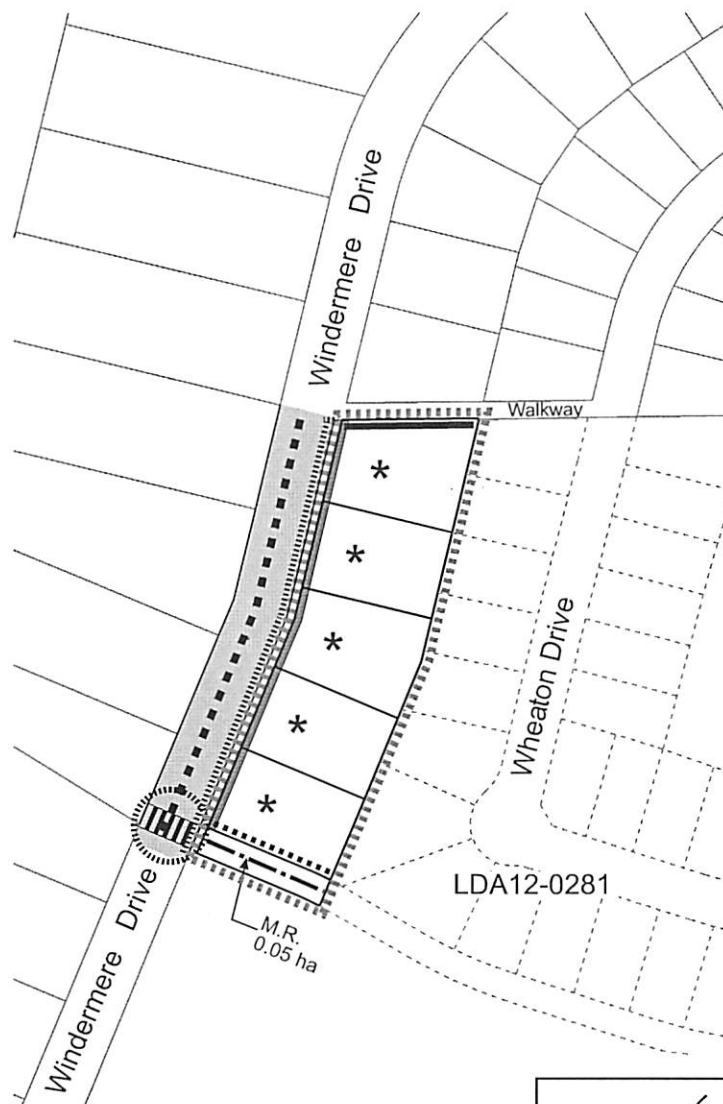
Enclosure(s)
















## SUBDIVISION CONDITIONS OF APPROVAL MAP

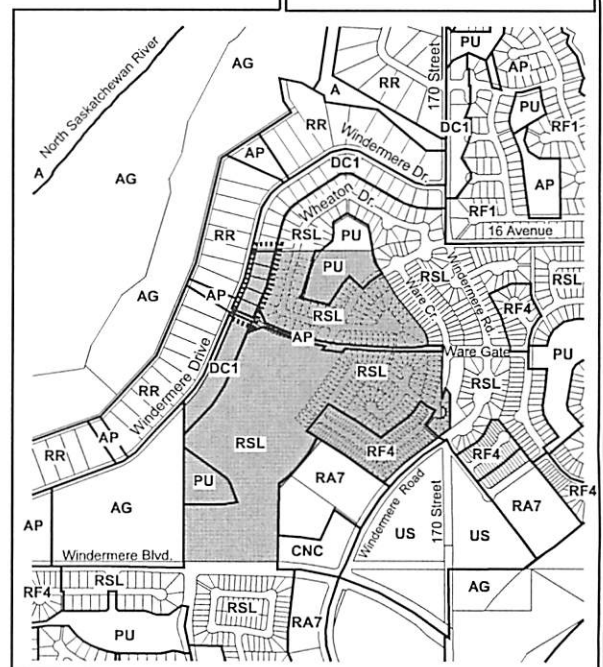
May 9, 2013

LDA 12-0441



 Titled area to be subdivided  
 Subdivision area

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Construct a Rural Cross Section with 1.5m sidewalk and lighting
-  1.2m uniform fence
-  1.8m uniform fence as per Zoning Bylaw
-  3m hard-surface shared use path with dividing yellow centreline, "Shared Use" signage, bollards, lighting and landscaping
-  Restrictive covenant re: pressure reducing valves
-  Zebra marked crosswalk
-  Traffic calming area
-  Register easement for drainage ditch
-  Include in Engineering Drawings





May 9, 2013

File No. LDA12-0238

Sustainable Development  
Corporate Properties Branch  
1900, Century Place  
9803 102A Avenue NW  
Edmonton AB T5J 3A3

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative plan of subdivision to create 14 light industrial lots from a portion of SW18-52-23-W4M and Lot 52, Block RW, Plan 1105KS located south of 51 Avenue NW and north of Whitemud Drive NW; **SOUTHEAST INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on May 9, 2013, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision within the Southeast Neighbourhood (Stage 2 of File No. LDA09-0018) 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 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 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 prior to submission of engineering drawings, the owner shall ensure the corner on the local industrial roadway that is less than 90 degrees be designed to provide adequate turning radius and site lines to the satisfaction of Transportation Services, as shown in Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of the Financial Services and Utilities, Transportation Services and Sustainable Development.

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

MR is provided for SW18-52-23-W4M and Lot 52, Block RW, PLAN 1105KS with LDA09-0018.

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. Travis Pawlyk at 780-496-5369 or write to:

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

Yours truly,



FOR

Scott Mackie  
Subdivision Authority

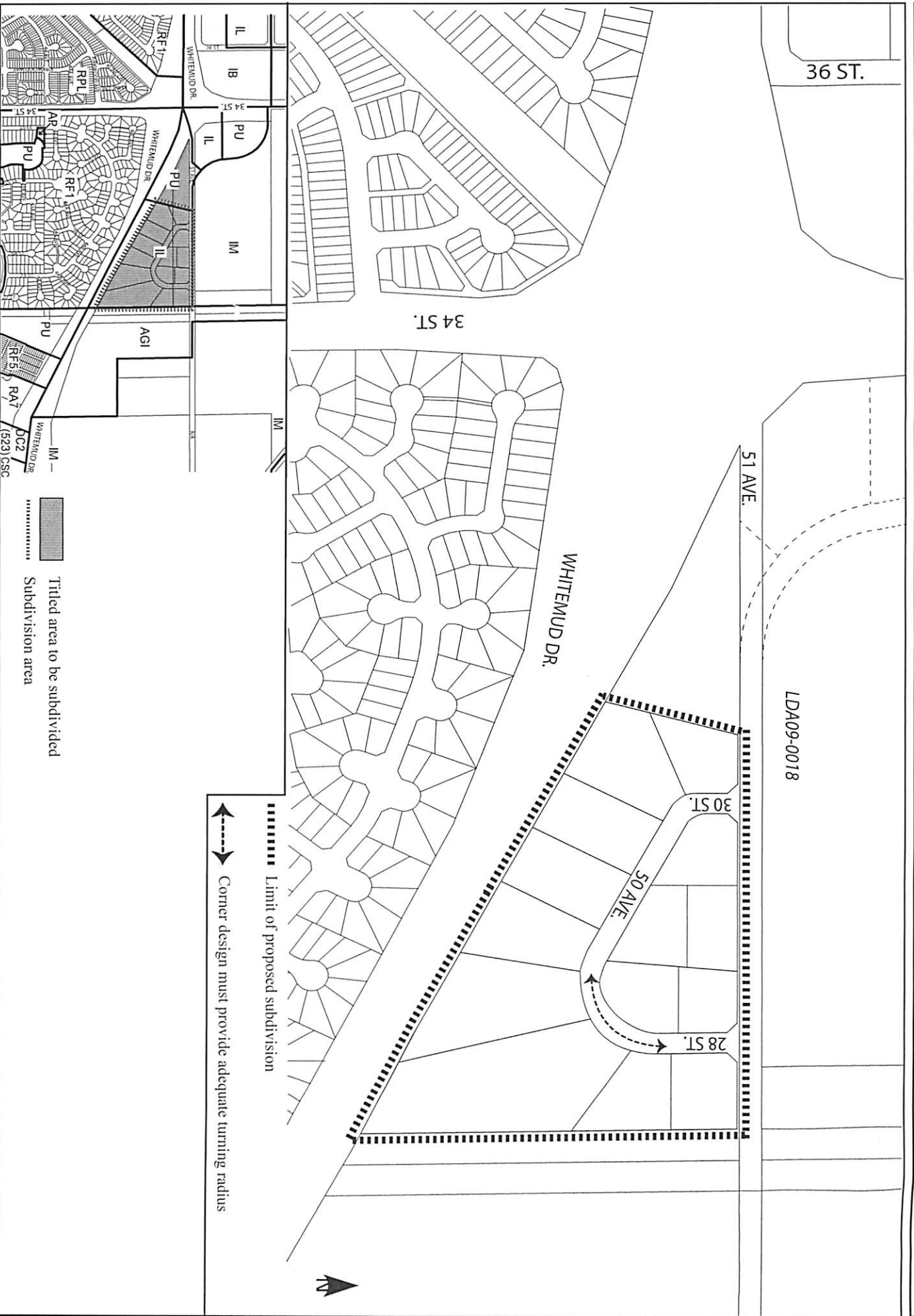
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2013

ENCLOSURE 1  
LDA12-0238







Subdivision Authority

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

May 9, 2013

File No. LDA12-0466

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

ATTENTION: Armin Preiksaitis

Dear Mr. Preiksaitis:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) urban services lot from Lots 40 and 41, Block 27, Plan 792 1043, located east of 109 Street NW and south of 29 Avenue NW; **ERMINESKIN**

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**I The Subdivision by Plan is APPROVED on May 9, 2013 subject to the following conditions:**

1. that the owner enter into a Municipal Improvement Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act for the provision of fencing, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an access easement on the Certificate of Title for Condominium Plan 952 4037 to allow public access and emergency access to 29 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 16467 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

Municipal Reserve was addressed by creating a Municipal Reserve parcel, Lot 43MR, Block 27, Plan 7921043, with registration of Plan 7921043.

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. Natasha Reaney at 780-496-1758 or write to:

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

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/nr/Posse # 132369827-001

Enclosure(s)

