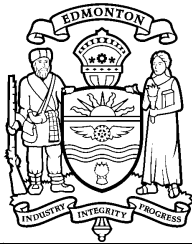


Thursday, November 3, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 44

PRESENT Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 3, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 27, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA10-0325
Posse 103685911-001

Tentative plan of subdivision to create 145 single detached residential lots, 120 semi-detached residential lots, two (2) Public Utility Lots, two (2) Municipal Reserve parcels and one (1) Environmental Reserve Parcel from a portion of NE 8-52-23-4, **MAPLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

Blair McDowell

CARRIED

2. LDA10-0397
Posse 105999515-001

Tentative plan of subdivision to create one (1) urban services lot and one (1) Municipal Reserve Lot from portions of Lot 1, Block A, Plan 102 7151, and OT-16-51-24-4 and from Lot 2, Block A, Plan 112 3519, and the road closure area under Bylaw #15794, located east of Orchards Gate SW and south of Orchards Drive SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

Blair McDowell

CARRIED

3.	LDA11-0170 Posse 110620493-001	Tentative plan of subdivision to create nine (9) residential Bare Land Condominium Units and one (1) environmental reserve parcel from Lot C, Block A, Plan 6216AE; Lot 6, Plan 6257EL; and Lot 7, Block A, Plan 5006KS, located west of 127 Street NW and south of Stony Plain Road; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
		Blair McDowell	CARRIED
4.	LDA11-0202 Posse 111704611-001	Tentative plan of subdivision to create 66 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block A, Plan 102 7151 located east of Orchards Gate and north of Orchards Drive; THE ORCHARDS AT ELLERSLIE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
		Blair McDowell	CARRIED
5.	LDA11-0277 Posse 112556018-001	Tentative plan of subdivision to create two (2) commercial lots and one (1) multiple family lot from Lot 7, Block 1, Plan 082 2710, located west of James Mowatt Trail SW and north of 17 Avenue SW; RUTHERFORD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
		Blair McDowell	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 10:40 a.m.		



November 3, 2011

File No. LDA10-0325

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 145 single detached residential lots, 120 semi-detached residential lots, two (2) Public Utility Lots, two (2) Municipal Reserve parcels and one (1) Environmental Reserve Parcel from a portion of NE 8-52-23-4, **MAPLE**

I The Subdivision by Plan is APPROVED on November 3, 2011, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.44 ha parcel, pursuant to Section 664 of the Municipal Government Act, as shown on the “Conditions of Approval” map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 0.50 ha parcel and a 0.32 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
3. that the owner provide Municipal Reserve in the amount of 4.494 ha by a Deferred Reserve Caveat to the remainder of NE 8-52-23-4 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner be permitted to register this plan of subdivision in stages at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the “Conditions of Approval” map, Enclosure I;
7. that the approved subdivision within the Maple Neighbourhood (File No. LDA10-0115) be registered prior to or concurrent with this application;
8. that the owner dedicate Maple Road NW in conformance with the approved Concept Plan or to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;

9. that subject to Clause I (8), the owner clear and level Maple Road NW as required for road right-of-way dedication to the satisfaction of Transportation Services;
10. that the owner register the emergency access and walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (4) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include construction of Fulton Marsh to its ultimate size and design with Stage 1, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
8. that the engineering drawings include the construction of an off-site watermain from the southern boundary of subdivision LDA10-0115 crossing Canadian National Railway connecting to the Tamarack Neighbourhood with Stage 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
9. that Stage 2 of this subdivision be withheld from registration until a second feed into this subdivision has been determined, to the satisfaction of EPCOR Water Services Inc.;
10. that the engineering drawings include the construction of an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers. The turnaround will be required to be gravel prior to issuance of Construction Completion Certificate, asphalt prior to Final Acceptance Certificate, or at the discretion and direction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include removal of the existing access to Whitemud Drive from Fulton Marsh with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include construction of two (2) 3 m hard-surface Shared Use Paths to a residential alley standard with dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the construction of a 3 m Shared Use Path with a yellow dividing centreline, "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
14. that the engineering drawings include the construction of a 3 m granular Shared Use Path, to the satisfaction of the Transportation Services and Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
15. that the engineering drawings include the construction of 1.5 m concrete sidewalks with bollards and lighting connecting the subdivision to the Shared Use Path, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include the construction of a temporary 3 m hard surface shared use path with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner provide grading plans for portions of the alley and greenway with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct the first two lanes (north side) of Maple Way NW of the 4 lane divided urban arterial roadway standard from the west subdivision boundary to Maple Way, including all channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 38 Avenue NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
19. that the owner construct the 6 m wide gravel temporary roadway connections with Stage 1. The temporary roadway will be required prior to issuance of Construction Completion Certificate, or at the discretion and direction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the median be removed from the subdivision plan, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct all fences (wholly within private lands), bollards, lighting, shared use paths, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
23. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians,

walkways, and Municipal Reserve parcels, to the satisfaction of the Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve is being addressed through the dedication of a 0.50 ha parcel (pocket park) and a 0.32 ha parcel (Greenway) with this subdivision. The remaining Municipal Reserve owing on title will be addressed through a Deferred Reserve Caveat (DRC) amounting to 4.494 ha.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 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. Adryan Wahl at 780-944-7688 or write to:

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

Yours truly,



For Scott Mackie
Subdivision Authority

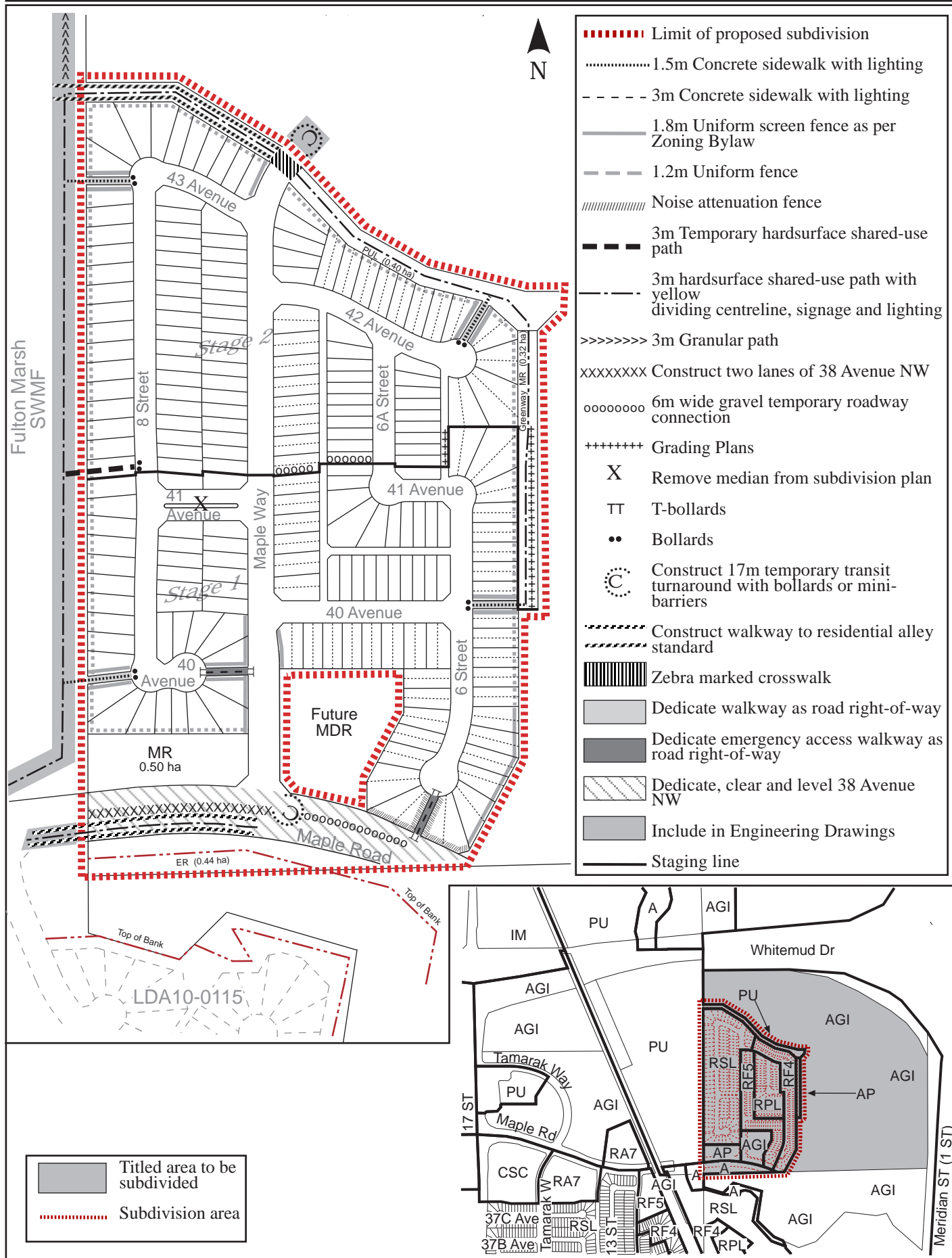
SM/aw/Posse # 103685911-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 3, 2011









LDA10-0325

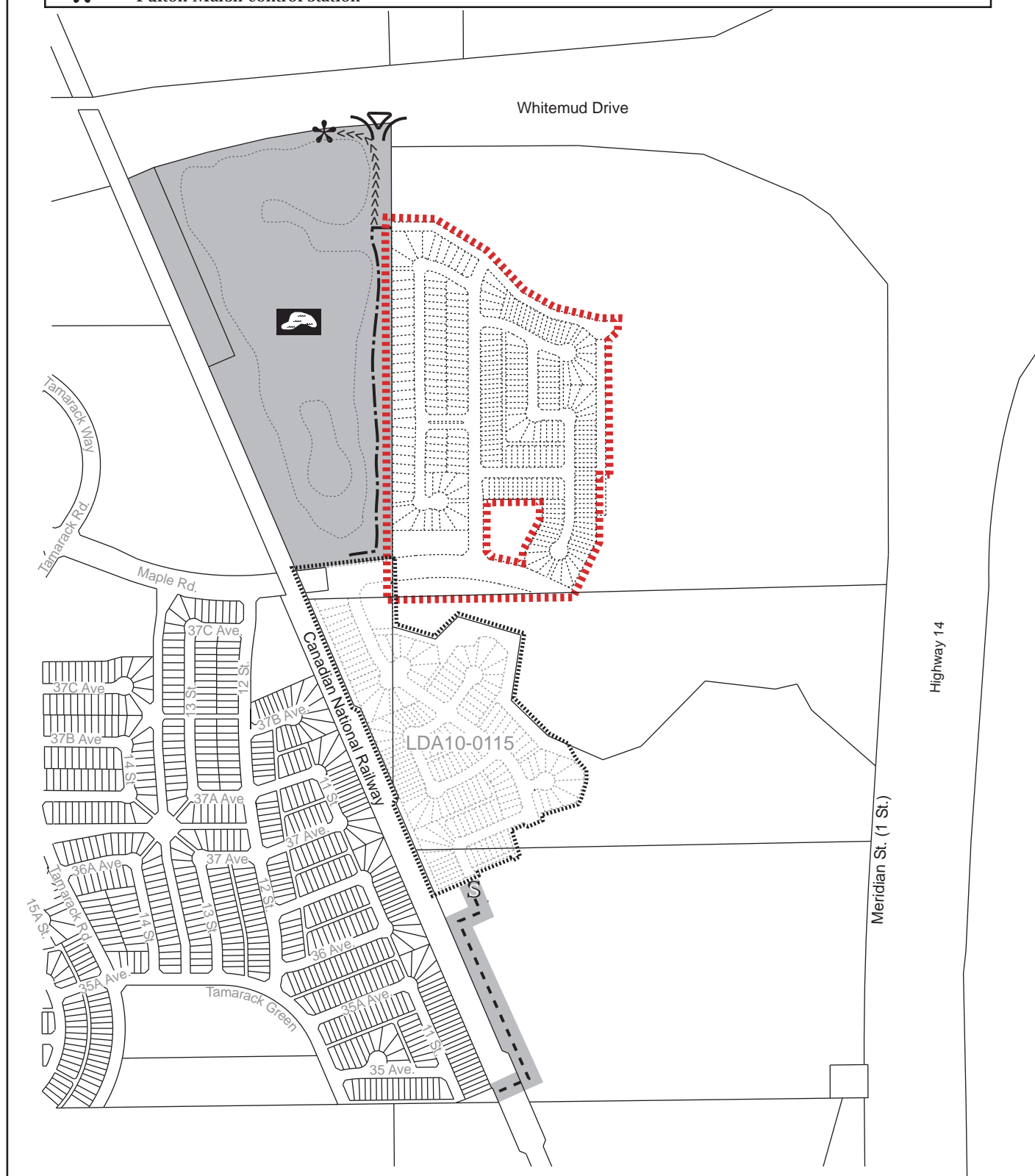


SUBDIVISION CONDITIONS OF APPROVAL MAP

November 3, 2011

LDA10-0325

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Remove existing access from Whitemud Drive |
|  | LDA10-0115 |  | 3m Granular path for service vehicle access |
|  | Off-site watermain connection |  | 3m hardsurface shared-use path with yellow dividing, centreline, signage and lighting |
|  | Design and construct ultimate stormwater management facility | | |
|  | Fulton Marsh control station | | |





Subdivision Authority

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

November 3, 2011

File No. LDA10-0397

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create one (1) urban services lot and one (1) Municipal Reserve Lot from portions of Lot 1, Block A, Plan 102 7151, and OT-16-51-24-4 and from Lot 2, Block A, Plan 112 3519, and the road closure area under Bylaw #15794, located east of Orchards Gate SW and south of Orchards Drive SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on November 3, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.13 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 consolidation of Block A, Plan 112 3519 and Road Closure Bylaw #15794 (to close a portion of 91 Street) occur prior to or concurrent with the registration of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (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 Engineering Drawings include construction of Orchards Drive, to the east side of the Alta Link easement, including curb extensions, a zebra marked crosswalk with curb ramps and pedestrian signage, at the shared use crossing on Orchards Drive, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Engineering Drawings include an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, prior to FAC (gravel prior to CCC at the discretion and direction of Transportation Services), to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct within the municipal reserve parcel (greenway), a 3.0 m hard surface shared use path with a dividing yellow centreline and "Shared Use" signage, landscaping and other improvements as outlined in The Orchards at Ellerslie Neighbourhood Structure Plan, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the Engineering Drawings include a 3.0 m hard surface shared use path within the Alta-Link right-of-way and 30 Avenue right-of-way, with a dividing yellow centreline and "Shared Use" signage, landscaping and connections to the 3.0 m Shared Use Path within the greenway and on Orchards Drive SW, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the location 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 Sustainable Development and Transportation Services.

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

MR requirements for Lot 1, Block A, Plan 102 7151 (formerly NE-16-51-24-4) were previously addressed under LDA07-0438. The DRC (originally 2.79 ha, #102 434 765) registered to Lot 1, Block A, Plan 1027151 will be reduced by 0.13 ha with this subdivision and by 0.25 ha under LDA10-0334 and by 0.33 ha under LDA11-0219, with the balance of the DRC (2.08 ha) to being transferred to NE/NW 15-51-24-4 for the future assembly of a 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. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,



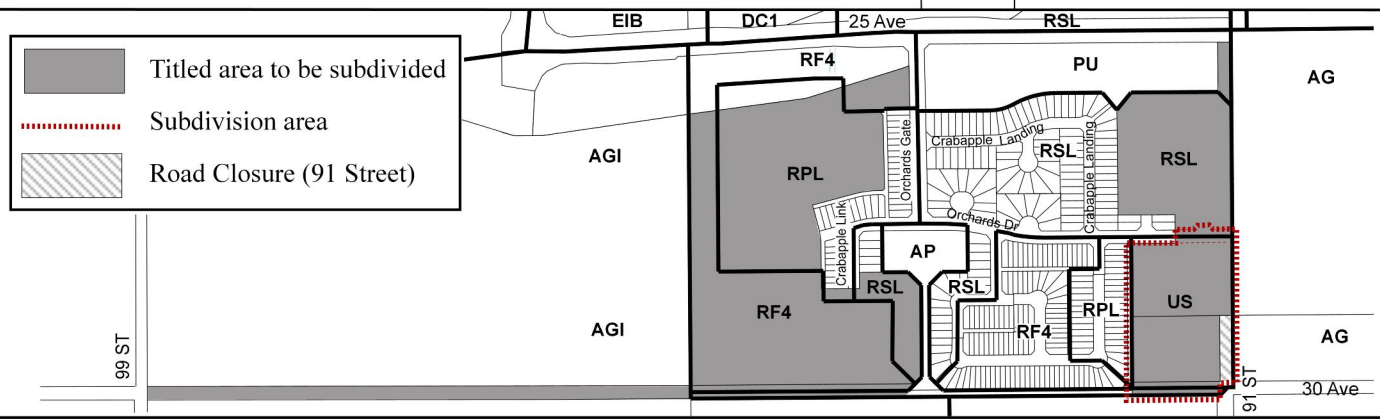
FOR

Scott Mackie
Subdivision Authority

SM/cp/Posse #105999515-001

Enclosure

LDA10-0397





Subdivision Authority

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

November 3, 2011

File No. LDA11-0170

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create nine (9) residential bare land condominium units and one (1) environmental reserve parcel from Lot C, Block A, Plan 6216 AE; Lot 6, Plan 6257 EL; and Lot 7, Block A, Plan 5006 KS, located west of 127 Street NW and south of Stony Plain Road; **WESTMOUNT**

I The Subdivision by Bare Land Condominium be APPROVED on November 3, 2011, subject to the following condition(s):

1. that the owner dedicate Environmental Reserve as a 0.135 ha parcel pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into an agreement with the City of Edmonton that will be registered against proposed Unit 9, acknowledging that upon future subdivision and/or development the 10.0 metre public upland setback shall be provided as additional Environmental Reserve as per City Policy C542 (Development Setbacks from River Valley/Ravine Crests), to the satisfaction of Sustainable Development;
3. that the owner provide money-in-place of Municipal Reserve, in the amount of \$184,756.00 pursuant to Section 666 and Section 667 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 easements 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 owner prepare a top of bank restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots as per the applicable development restrictions shown by the MDH Engineered Solutions Geotechnical Report No. A2712-3540011, dated May 2011, and the addendum to the geotechnical report, dated July 2011, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to conform to the approved Stony Plain Road Concept Plan, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner enter into an agreement with the City of Edmonton that will be registered against all proposed bare land units, acknowledging that future LRT expansion will eliminate the all directional access that currently exists to Stony Plain Road, to the satisfaction of Transportation Services; 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 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. The engineering drawings shall include the necessary service connections to the satisfaction of EPCOR Water and Infrastructure Services;
4. that the owner abandon all existing sewers and watermains within and outside the subdivision area that are no longer required as a result of the revised servicing requirements for the property;
5. 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;
6. that the owner remove the temporary construction access (existing access) and restore the boulevard and sidewalk once the new curb return access is operational; and
7. 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.

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

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. Heather Chisholm at 780-944-0127 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/nd/Posse # 110620493-001

Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

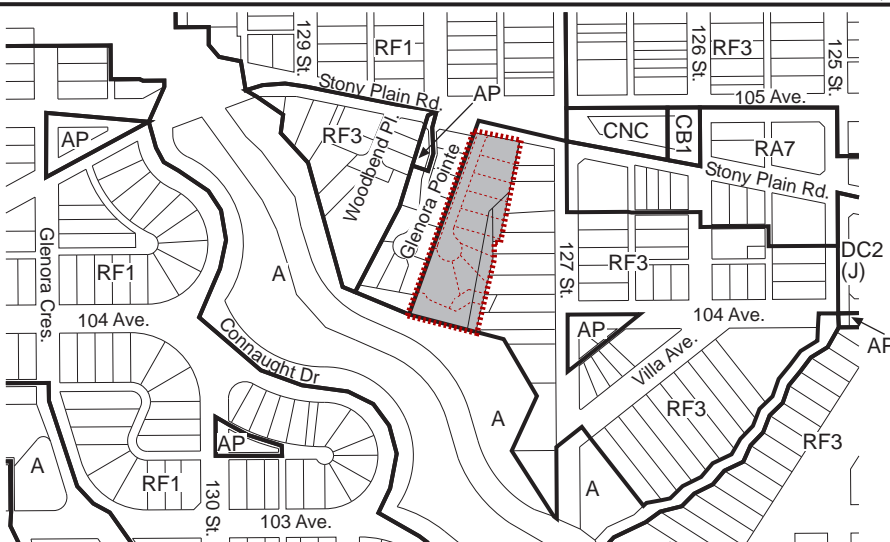
November 3, 2011

LDA11-0170

- | | |
|---|---|
| <p>..... Limit of proposed subdivision</p> <p>..... 1.2m Uniform fence</p> <p>← - - - → Existing bus route-Future West LRT</p> <p> Dedicate road right-of-way</p> <p> Include in Engineering Drawings</p> | <p>1 Agreement re: Future LRT/Temporary all directional access</p> <p>S Hydrant required</p> <p>* Restrictive Covenant re: Top of Bank</p> <p>* Agreement re: Future ER/Public Upland Setback</p> |
|---|---|


 N


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





Subdivision Authority

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

November 3, 2011

File No. LDA11-0202

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 66 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block A, Plan 102 7151 located east of Orchards Gate and north of Orchards Drive; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on November 3, 2011, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include Orchards Drive to the Alta Link right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register the walkways as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the corner cut be removed, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pays 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 pays his proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct 1.5m concrete sidewalks with bollards and lighting within the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5m concrete sidewalk through the Public Utility Lot to connect the walkway to the 3.0m hard surface shared use path within the Alta Link right-of-way, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
9. that the engineering drawings include the construction of a 3.0m hard-surface shared use path within the Alta Link right-of-way, with a dividing yellow centreline and "Share Use" signage, bollards and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of Orchards Drive to the east boundary of the Alta Link right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage at the shared use path crossing on Orchards Drive within the Alta Link right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction of an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to Construction Completion Certificate and asphalt prior to Final Acceptance Certificate, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences (wholly within private lands), sidewalks, lighting and bollards to the satisfaction of the Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-ways, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for Lot 1, Block A, Plan 102 7151 were addressed by LDA07-0438 through the dedication of 1.2 ha of land and the registration of a Deferred Reserve Caveat (#102 434 765) for 2.79 ha. Registration of approved subdivision applications LDA10-0334 and LDA11-0219 will reduce the existing DRC by 0.25 ha and 0.33 ha respectively, leaving 2.21 ha to 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, Churchill Building, 10019-103 Avenue, Edmonton, Alberta, T5J 0G9 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Teresa Tang at 780-496-2939 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/tt/Posse #111704611-001

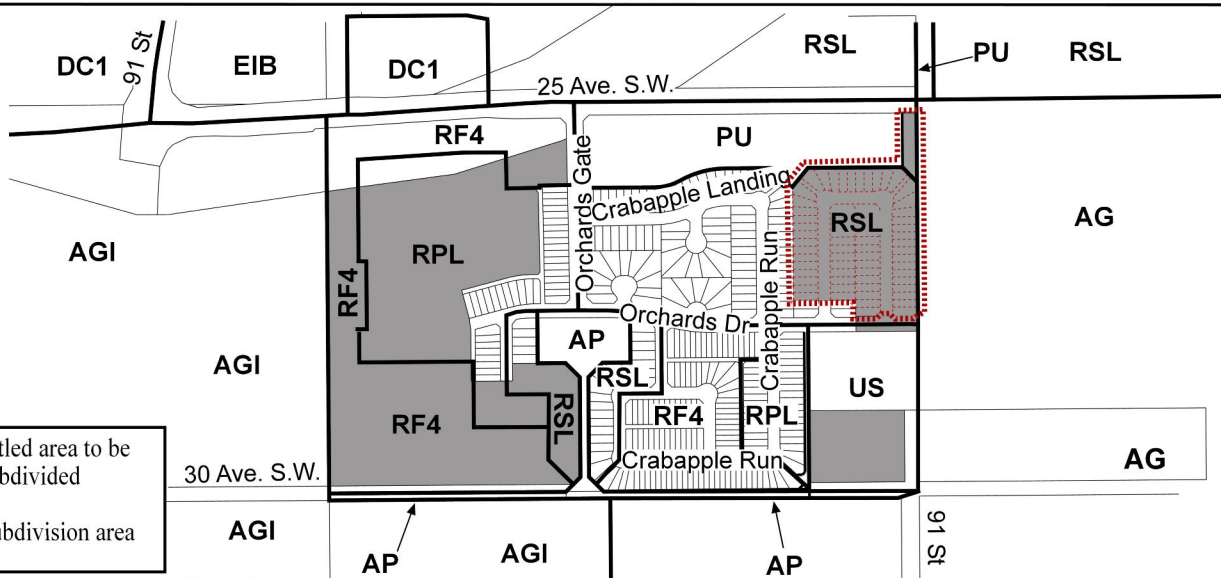
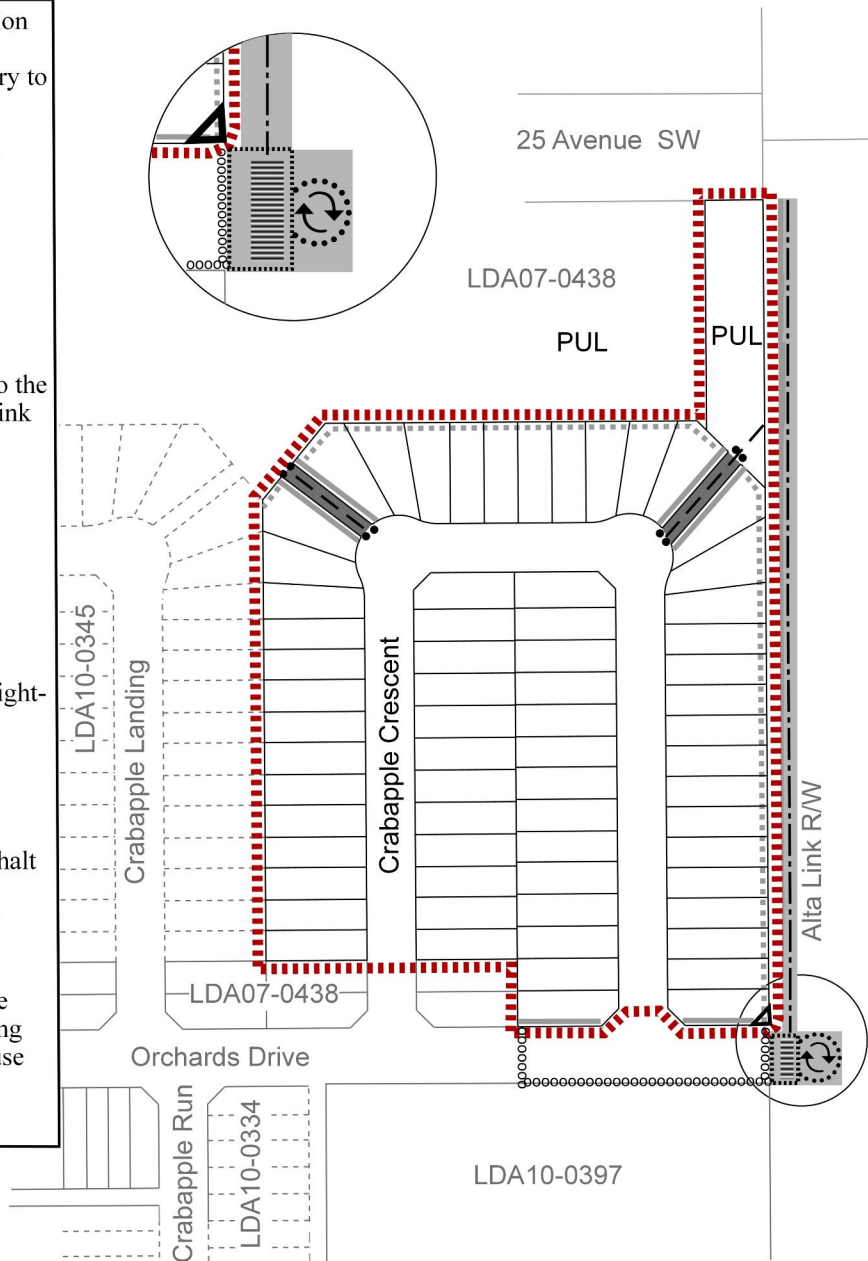
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 3, 2011

LDA11-0202

- Limit of proposed subdivision
- Amend subdivision boundary to include Orchards Drive
- 1.8m Uniform fence, as per Zoning Bylaw
- 1.2m Uniform fence
- Construct 1.5m concrete sidewalk with lighting
- Construct Orchards Drive to the east boundary of the Alta Link right-of-way
- Bollards
- Remove corner cut
- Construct zebra marked crossing
- Register walkway as road right-of-way
- Include in Engineering Drawings
- Construct a 17m radius asphalt surface temporary transit turnaround with bollards or mini barriers
- Construct 3.0m hard surface shared-use path with dividing yellow centre line, shared-use signage, bollards and landscaping





November 3, 2011

File No. LDA11-0277

Qualico Communities
280, 3203 – 93 Street NW
Edmonton AB T6N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create two (2) commercial lots and one (1) multiple family lot from Lot 7, Block 1, Plan 082 2710, located west of James Mowatt Trail SW and north of 17 Avenue SW; **RUTHERFORD**

I The Subdivision by Plan is APPROVED on November 3, 2011, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a joint access easement on the Certificates of Title for all affected parcels as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 15956 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway, 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 the joint access on the property line to provide access to 17 Avenue SW as shown on the "Conditions of Approval" map, Enclosure I, and to the satisfaction of Transportation Services; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services and Sustainable Development.

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

Municipal Reserve for Lot 7, Block 1, Plan 082 2710 was addressed through LDA07-0131.

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,



FER

Scott Mackie
Subdivision Authority

SM/ww/Posse #112556018-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 3, 2011

LDA11-0277

..... Limit of proposed subdivision



Register joint access easement and construct joint access on property line

