

Thursday, October 25, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 43

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 25, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 18, 2012 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA11-0456
118615030-001 | Tentative plan of subdivision to create 128 single detached residential lots and 20 semi-detached residential lots from S ½ NW 36-52-26-4 and Lot B, Plan 5396 NY, located south of Stony Plain Road and east of 231 Street NW; SECORD |
| 2. | LDA12-0064
120884325-001 | Tentative plan of subdivision to create 56 single detached residential lots from NE-23-51-24-4 located south of Ellerslie Road SW and west of 50 Street SW; WALKER |
| 3. | LDA12-0135
123579068-001 | Tentative plan of subdivision to create 51 single detached residential lots from NE 23-51-24-4 located south of Ellerslie Road SW and west of 50 Street SW; WALKER |
| 4. | LDA12-0189
118383667-001 | Tentative plan of subdivision to create 31 single detached residential lots and 32 semi-detached residential lots from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; WINDERMERE |
| 5. | LDA12-0191
125448676-001 | Tentative plan of subdivision to create eight (8) semi-detached residential lots and 62 row housing lots from Lot 1, Block 15, Plan 112 0863, located north of Cameron Heights Way NW and east of Cameron Heights Drive; CAMERON HEIGHTS |

5. OTHER BUSINESS



October 25, 2012

File No. LDA11-0456

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 128 single detached residential lots and 20 semi-detached residential lots from S ½ NW 36-52-26-4 and Lot B, Plan 5396 NY, located south of Stony Plain Road and east of 231 Street NW; **SECORD**

I The Subdivision by Plan is APPROVED on October 25, 2012, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 1.53 ha by a Deferred Reserve Caveat registered against the remainder of Lot B, Plan 5396NY, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 1.610 ha by a Deferred Reserve Caveat registered against the remainder of S ½ NW 36-52-23-4;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act; pursuant to Section 669 of the Municipal Government Act;
4. 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;
5. that the approved subdivision LDA11-0115 be registered prior or concurrent with this application;
6. that the subdivision boundary be amended to include dedication of the collector roadway, as shown on the "Conditions of Approval" map Enclosure II;
7. that the owner dedicate road right-of-way to conform to the approved Concept Plan and to the satisfaction of Transportation Services for 231 Street NW, as shown on the "Conditions of Approval" map, Enclosure II;
8. that subject to Condition 7, the owner clear and level 231 Street NW, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register the walkway as road right-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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalks, shared use paths 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 owner construct a 150 mm water main, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include an offsite 450mm water main connection, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the first two lanes of 231 Street NW to an arterial roadway standard, from Stony Plain Road to the collector roadway including; channelization, accesses, intersections, shared use paths, lighting, and any transitional improvements (completed by November 30, 2013), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include the modifications to the intersection of Stony Plain Road and 231 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the construction of a 9 m temporary access road to a paved rural road standard connecting Secord Boulevard to 231 Street NW, including widening of 231 Street NW to provide a southbound left turn bay into the access road, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include the collector roadway to an urban standard from Secord Boulevard to 231 Street NW (completed by November 30, 2015), with the construction of the permanent collector roadway connection to 231 Street NW, the temporary access road must be removed and any required modifications to 231 Street NW must be completed to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the engineering drawings include a 6 m wide gravel temporary emergency access/roadway connections. The temporary emergency access/roadway will be required prior to CCC (or at the discretion and direction of Transportation Services), as shown on the "Conditions of Approval" map, Enclosure I;

14. that the engineering drawings include the construction of a 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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;
16. that the owner construct a 2.7 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design Standards Drawing No. 5205, or a combination thereof to the submitted Noise Study, within residential property lines for all the lots backing onto Stony Plain Road, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map Enclosure I; and
18. 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 and II is a maps of the subdivision identifying major conditions of this approval.

Deferred Reserve Caveats are being registered on remainder of Lot B, Plan 5396NY and the S ½ NW 36-52-23-4 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 Ms. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

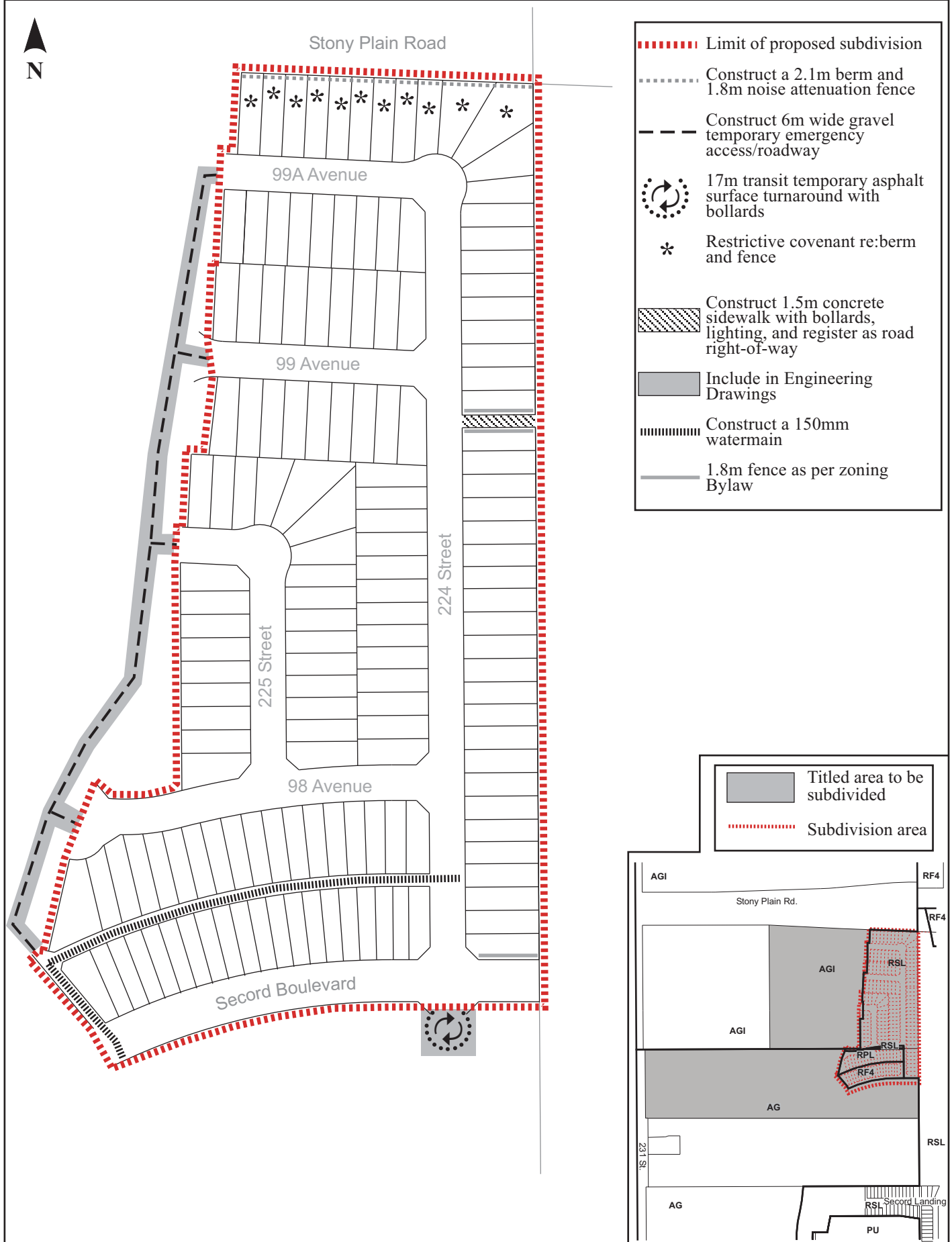
SM/vs/Posse # 118615030-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 25, 2012

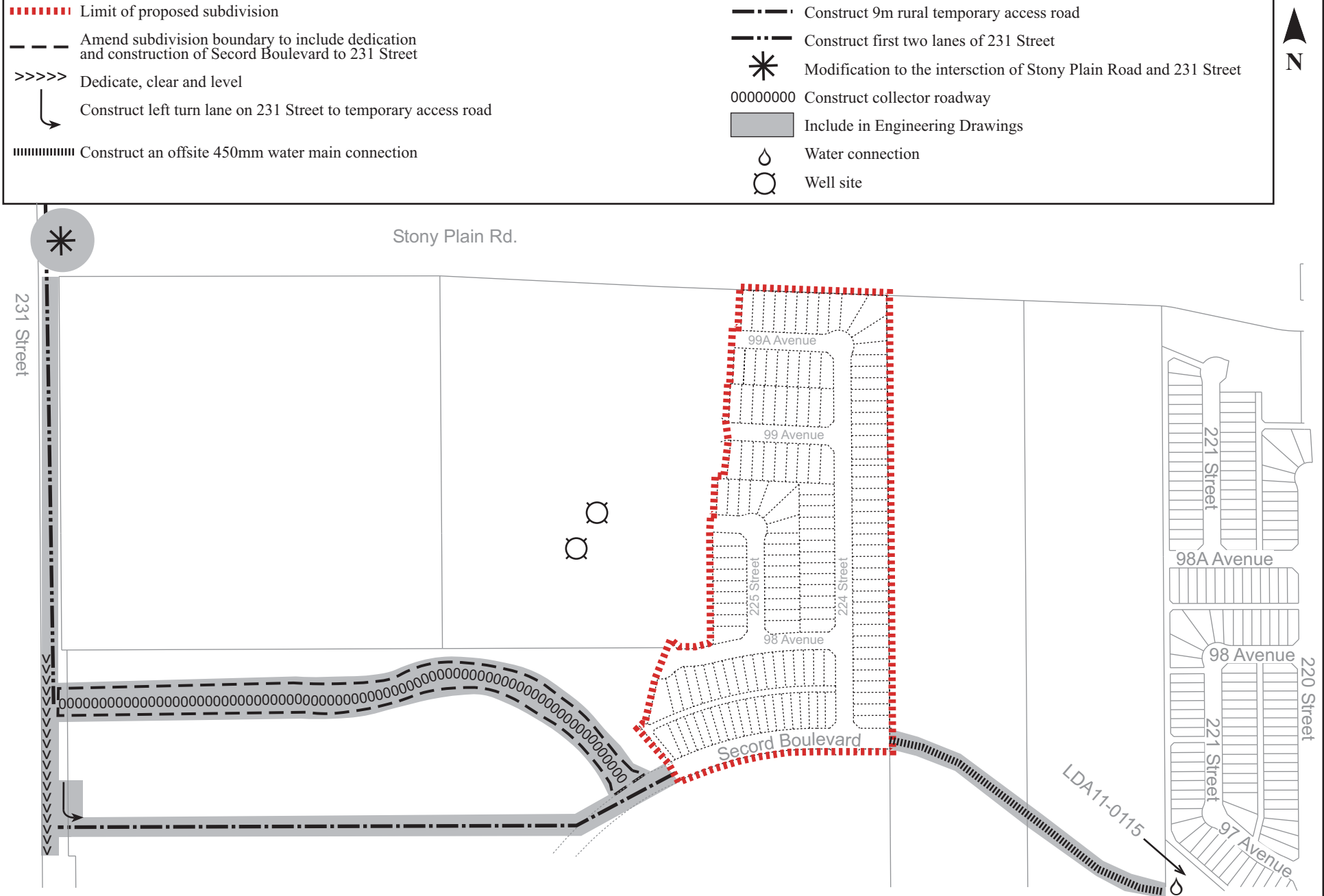
LDA11-0456



SUBDIVISION CONDITIONS OF APPROVAL MAP

October 25, 2012

LDA11-0456





October 25, 2012

File No. LDA12-0064

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 56 single detached residential lots from NE-23-51-24-4 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on October 25, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include road right-of-way dedication for 50 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan for 50 Street SW from the south side of the pipeline right-of-way to the south property line, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Clause I (3) the owner clear and level 50 Street SW as required for road right-of-way dedication, to the satisfaction of Transportation Services;
6. that the approved subdivisions within the Walker Neighbourhood (File Nos. LDA11-0123 and LDA12-0040) be registered prior to or concurrent with this application (water infrastructure); 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit

2. infrastructure), construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
4. 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;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 construction of a 6.0 m wide gravel temporary roadway, required prior to CCC or at the discretion and direction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of a 3 m hard-surface shared use path with dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping 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 the Sustainable Development and Transportation Services in the locations 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, and walkways to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves entitlements for NE 23-51-24-4 were addressed under LDA11-0123.

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

SM/cp/Posse #120884325-001

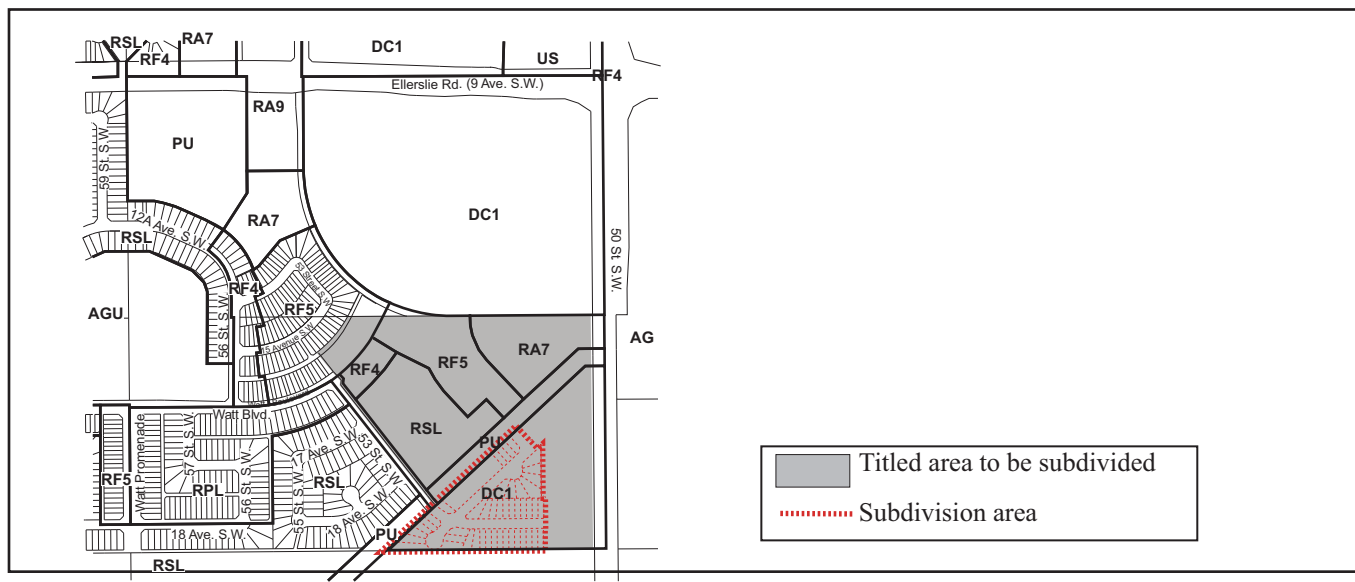
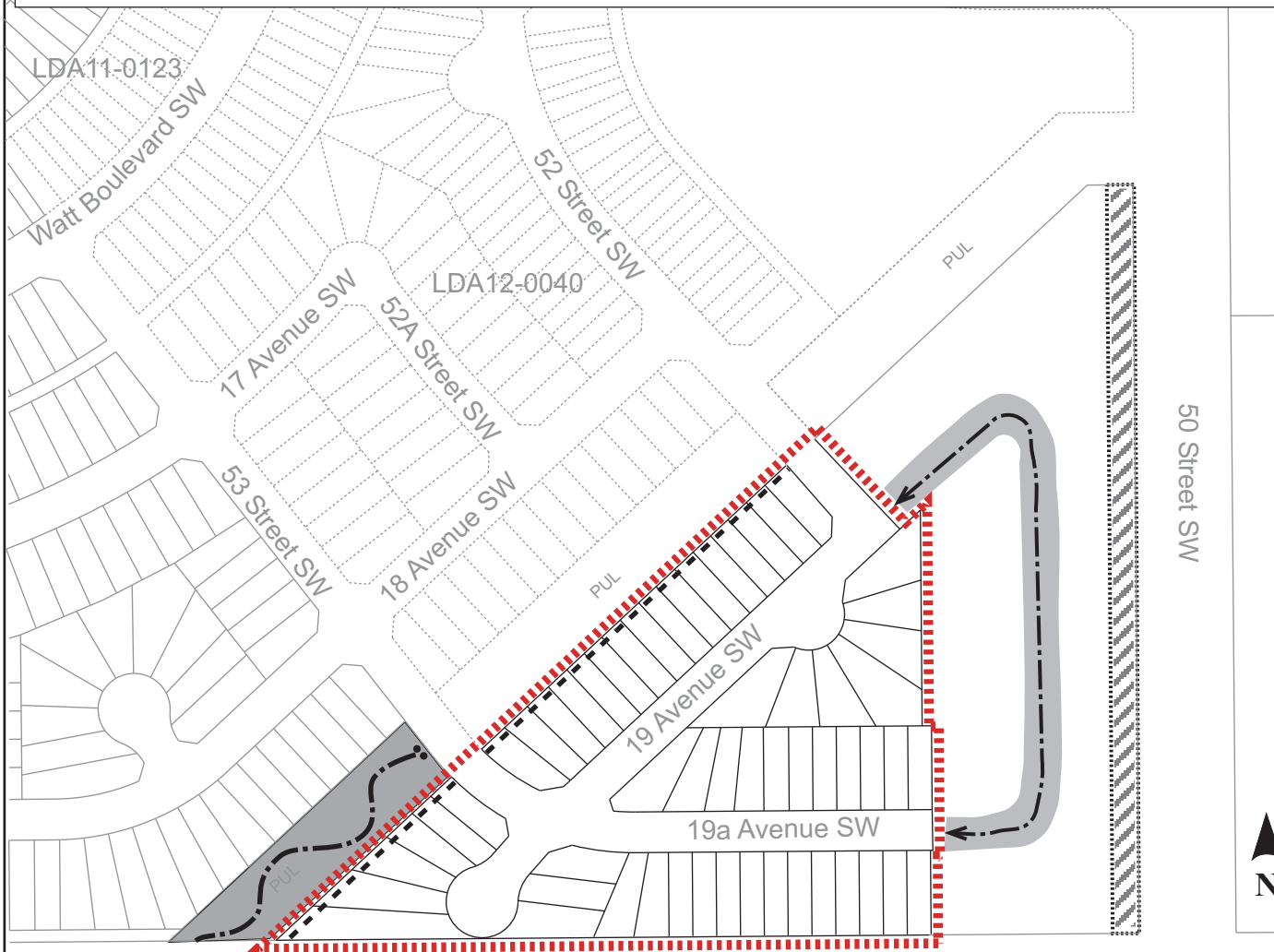
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 25, 2012

LDA12-0064

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>..... Limit of proposed subdivision</p> <p>..... Amend subdivision boundary to include road dedication for 50 Street SW</p> <p>--- 1.2m uniform fence</p> <p>--- 3m hard surface shared use path with dividing yellow centre line and "shared use" signage</p> | <p>↔ 6m wide gravel temporary roadway</p> <p>■ Include in Engineering Drawings</p> <p>/// Road dedication for 50 Street SW (clear and level) to conform to approved concept</p> <p>•• Bollards</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





October 25, 2012

File No. LDA12-0135

Stantec Consulting Ltd
10160 112 Street
Edmonton AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 51 single detached residential lots from NE 23-51-24-4 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on October 11, 2012 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the noise attenuation fence abutting 50 Street SW, to protect the integrity of the fence, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner prepare a pipeline setback restrictive covenant in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Walker Neighbourhood (File No. LDA12-0064) be registered prior to or concurrent with this application (road dedication and road and water infrastructure);
6. that the owner dedicate the walkway 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 submit a Noise Study to confirm the noise attenuation required adjacent to 50 Street SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy and to the satisfaction of Transportation Services;
8. that the owner construct a noise attenuation fence in accordance with the requirements outlined in the Noise Study, which shall be at minimum, a 1m berm and 1.8m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3m shared use path with bollards to connect from the shared use path within the PUL to the local roadway 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 the Sustainable Development, and Transportation Services in the location 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, and walkways to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves entitlements for NE 23-51-24-4 were addressed under LDA11-0123.

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

SM/cp/Posse #123579068-001

Enclosure(s)



October 25, 2012

File No. LDA12-0189

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 31 single detached residential lots and 32 semi-detached residential lots from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on October 25, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision within the Windermere Neighbourhood (File No. LDA11-0434) be registered prior to or concurrent with this application;
4. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the identified residential lot be withheld from registration until the temporary emergency access to the approved subdivision LDA12-0176 is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (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 submit driveway plans for the identified lots 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 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
 10. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Please be advised that the existing DRC will be carried forward on title 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,

Scott Mackie
Subdivision Authority

SM/ww/Posse #118383667-001

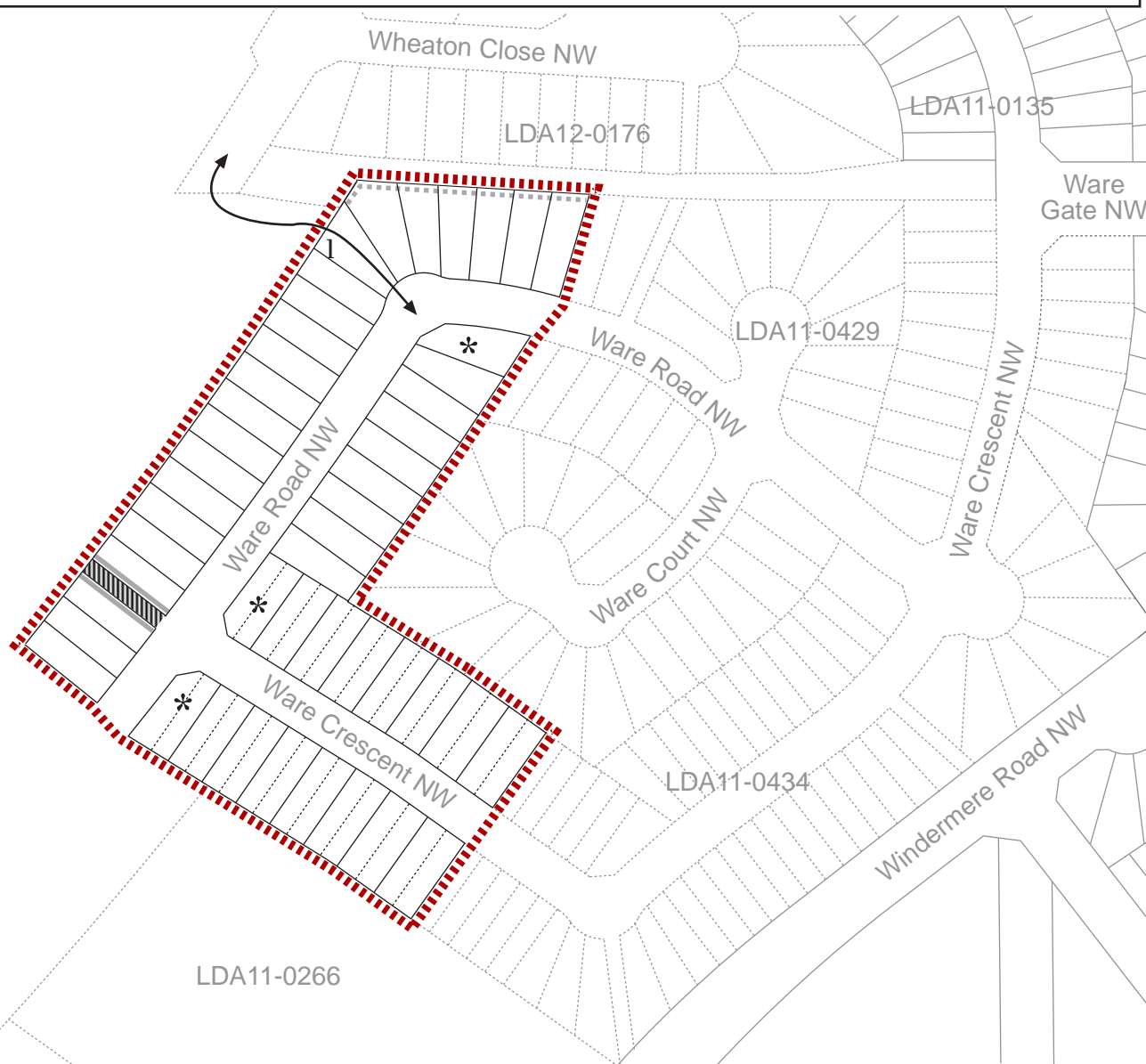
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

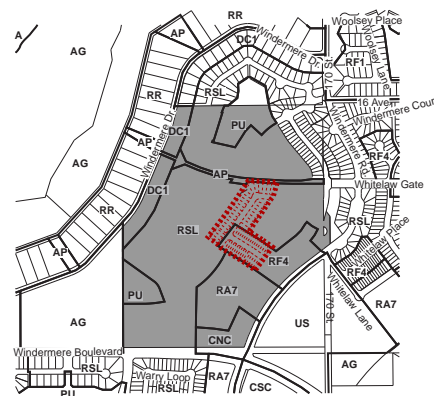
October 25, 2012

LDA 12-0189

- | | |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| ■■■■■■■ Limit of proposed subdivision | 1 Withhold from registration |
| — 1.8m uniform screen fencing, as per Zoning Bylaw | * Driveway plan required |
| 1.2m uniform fence | Register as road right-of-way and construct walkway with 1.5m concrete sidewalk, bollards and lighting |
| ↔ Temporary emergency access from LDA12-0176 | |



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





Subdivision Authority

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

October 25, 2012

File No. LDA12-0191

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

ATTENTION: Mark Lawrence

Dear: Mr. Lawrence

RE: Tentative plan of subdivision to create eight (8) semi-detached residential lots and 62 row housing lots from Lot 1, Block 15, Plan 112 0863, located north of Cameron Heights Way NW and east of Cameron Heights Drive; **CAMERON HEIGHTS**

I The Subdivision by Plan is APPROVED on October 25, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the proposed emergency access be changed to a walkway and registered as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 a second feed provided from an offsite connection to the 300mm water main located on Cameron Heights Way, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 1.5 m concrete sidewalk with bollards and lighting. The sidewalk in the walkway is to extend north and tie into the shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences 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
10. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of 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 have been provided under previous subdivision approval LDA09-0138.

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. Nola Kilmartin at 780-944-0123 or write to:

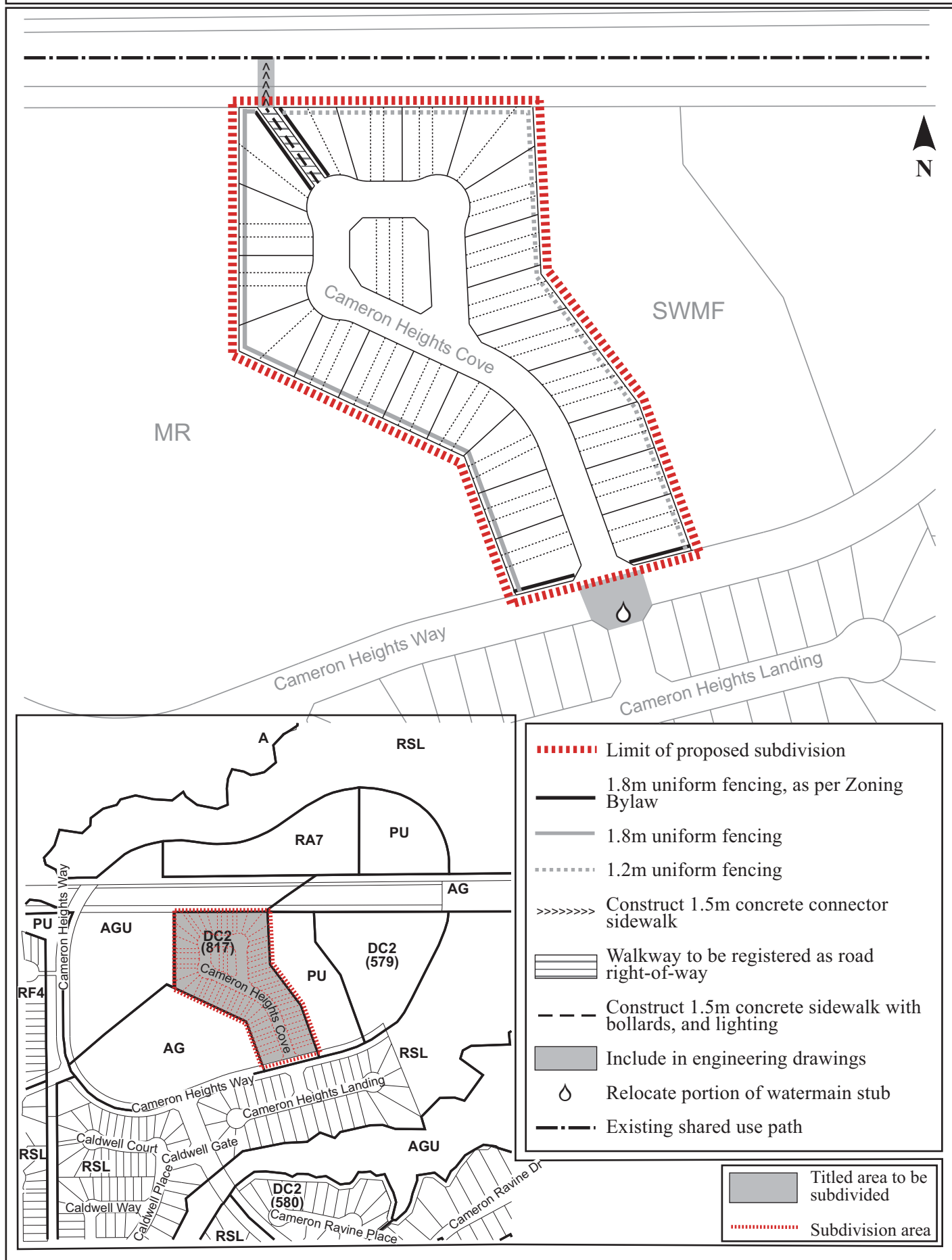
**Ms. Nola Kilmartin, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/nk/Posse # 125448676-001

Enclosure



Thursday, October 18, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 42

PRESENT	Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 18, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2.	ADOPTION OF MINUTES
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MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 11, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3.	NEW BUSINESS
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1.

LDA12-0126
Posse 121131511-001

Tentative plan of subdivision to create 81 single detached residential lots, 26 semi-detached residential lots from Lot 1, Block 1, Plan 022 0944, located north of 167 Avenue and west of Manning Drive; **CY BECKER**

MOVED

Blair McDowell

That the application for subdivision be approved as amended.

FOR THE MOTION

Blair McDowell

CARRIED

4.	ADJOURNMENT
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The meeting adjourned at 9:40 a.m.