

Thursday, March 27, 2008

1:00 p.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 13

PRESENT

Phillip Arendt, Manager, Planning and Policy Services Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Agenda for the March 27, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2. ADOPTION OF MINUTES

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Minutes for the March 6, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. SUB/03-0124
Posse 36479455-001

Tentative plan of subdivision to subdivide a 0.30 ha portion of plan 4350R, consolidate it with the existing lot, Area A, Plan 972 1206, and create a new 0.57 ha lot, located west of 97 Street and north of Yellowhead Trail; **YELLOWHEAD CORRIDOR**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2. LDA06-0213
Posse 62536994-001

Tentative plan of subdivision to create 17 low density residential lots, 1 semi-detached block shell, 1 medium density residential site and 1 environmental reserve site from a portion of SW-34-51-25-4, located west of Anthony Henday Drive and south of 16 Avenue NW; **WINDERMERE**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3.	LDA07-0191 Posse 66755313-001	Tentative plan of subdivision to create five (DC1) Direct Control Provision lots, four Municipal Reserve parcels and three (PU) Public Utility lot on land south of 129 Avenue and east of Fort Road; BELVEDERE	
MOVED		Phillip Arendt, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Phillip Arendt	CARRIED
3.	LDA07-0286 Posse 68264433-001	Tentative plan of subdivision to create 788 single detached lots, 346 semi-detached lots, 131 row housing lots, 4 multi-family lots, 1 school site, 2 parks, 2 public utility lots and 4 greenways from Lot 3, Block 1, Plan 0226736, Lot 2, Block 1, Plan 8321482 and a portion of NE-18-51-24-4, Lot 1, Block 1, Plan 7521577 and SW-18-51-24-4; located south of 30 Avenue SW and east of 127 Street; ALLARD	
MOVED		Phillip Arendt, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Phillip Arendt	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 1:40 p.m.		



Subdivision Authority

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

March 27, 2008

File No. SUB/03-0124

Scheffer Andrew Ltd.
14505-123 Avenue
Edmonton AB T5L 2Y6

ATTENTION: Sheryl Watt

Dear Ms. Watt:

RE: Tentative plan of subdivision to subdivide a 0.30 ha portion of plan 4350R, consolidate it with the existing lot, Area A, Plan 972 1206, and create a new 0.57 ha lot, located west of 97 Street and north of Yellowhead Trail; **YELLOWHEAD CORRIDOR**

I The Subdivision by Plan is APPROVED on March 27, 2008 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$ 56,486 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. That the owner provide Municipal Reserve in the amount of 2.72 ha by a Deferred Reserve Caveat registered against the remainder of the original parcel pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as specified in Enclosure II, or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner consolidate Block X, Plan 4350R with Area A, Plan 9721206, prior to the endorsement of the plan of subdivision; 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision and as specified in Enclosure II;
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; and

4. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a table summarizing the detailed comments of the City Departments and affected agencies.

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.

If you have further questions, please call Laurie Moulton at 496-5480 or write to:

**Laurie Moulton, Principal Planner
Planning and Policy Services Branch
Planning and Development Department
6th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

PA/lm/Posse # 36479455-001

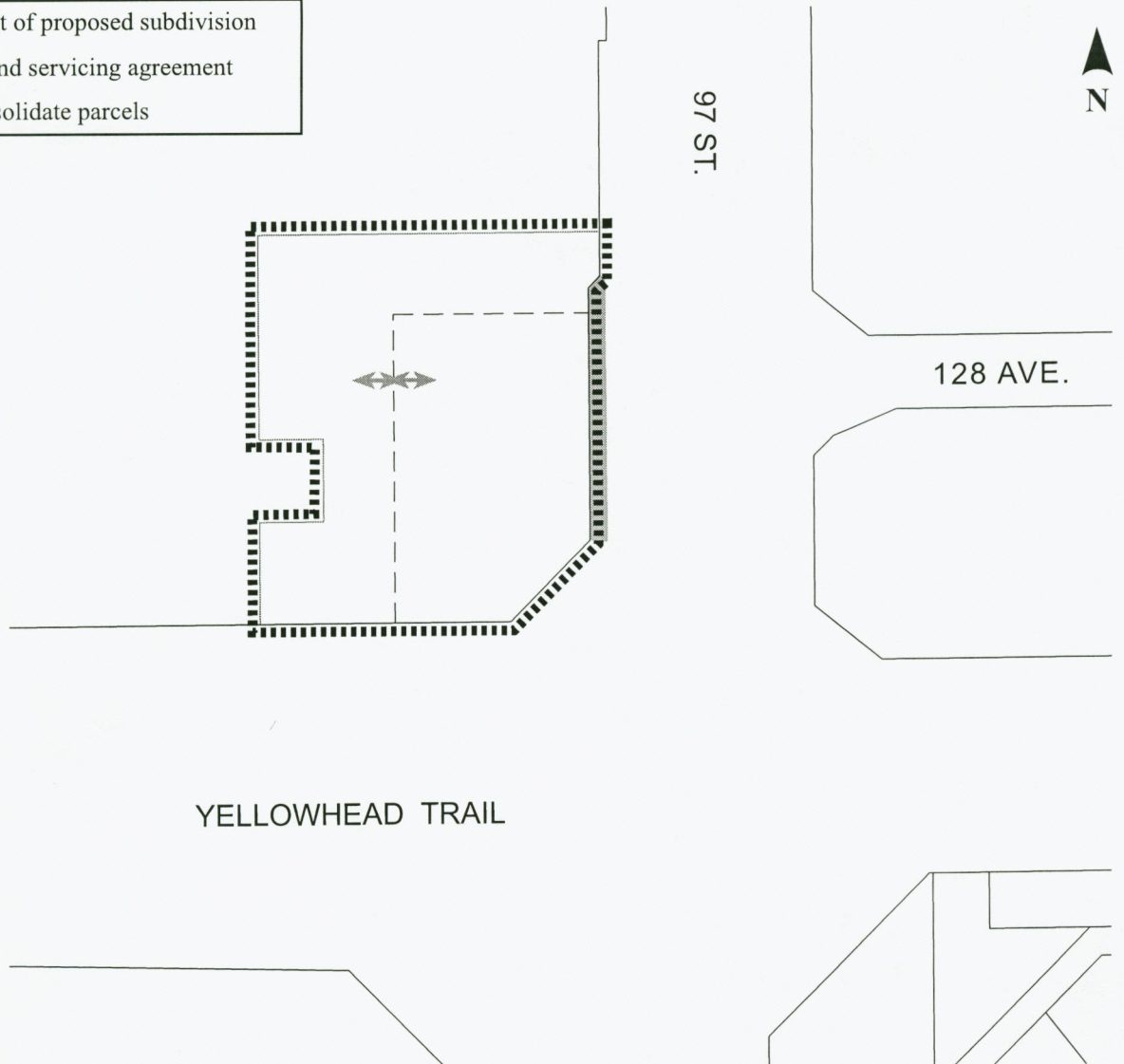
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

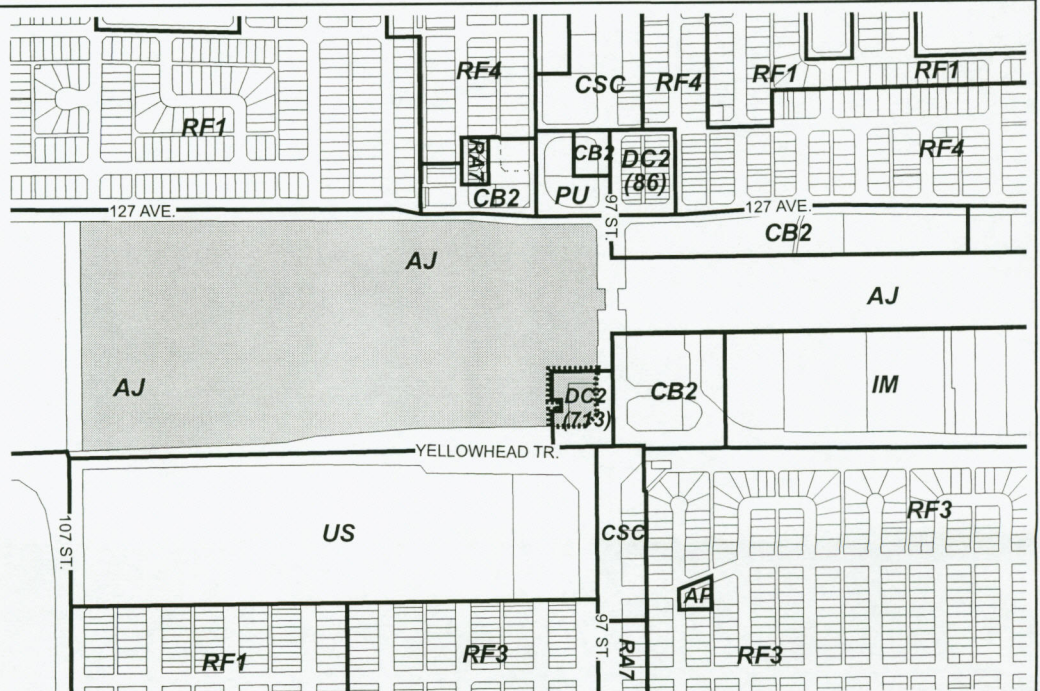
March 27, 2008

SUB/03-0124

- Limit of proposed subdivision
■ Extend servicing agreement
↔ Consolidate parcels



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



SUMMARY OF CIRCULATION		Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.		FILE NO. SUB/03-0124																																					
SOURCE & SUMMARY COMMENTS		N O R E P L Y	O B J E C T I O N S	N O O B J	E A S E R O W R E Q																																				
<p style="text-align: right;">* Denotes Not Circulated</p>																																									
<p>Planning and Development (Planning and Policy Services Branch)</p> <p><u>Statutory Plan</u></p> <p>This application conforms to the Yellowhead Area Structure Plan which designates this area for commercial land uses. (Approved by Council, January 14, 2008, Bylaw 14776)</p> <p><u>Zoning Bylaw</u></p> <p>The lot proposed with this subdivision conforms with the (DC2) Site Specific Development Control Provision, as approved by Council, January 14, 2008 (Bylaw 14777).</p> <p><u>Calculations</u></p> <table> <tr> <td>Gross Area (titled area)</td> <td></td> <td>27.2372 ha</td> </tr> <tr> <td>Gross Area (subdivision area)</td> <td>0.30 ha</td> <td></td> </tr> <tr> <td colspan="3">Deductions</td> </tr> <tr> <td>. Environmental Reserve</td> <td>n/a</td> <td></td> </tr> <tr> <td>. Arterial Roads</td> <td>n/a</td> <td></td> </tr> <tr> <td>. Pipeline ROWs</td> <td>n/a</td> <td></td> </tr> <tr> <td>Gross Developable Area</td> <td></td> <td>0.30 ha</td> </tr> <tr> <td colspan="3">Deductions</td> </tr> <tr> <td>. Circulation</td> <td>n/a</td> <td></td> </tr> <tr> <td>. MR lands</td> <td>n/a</td> <td></td> </tr> <tr> <td>. Other lands</td> <td>n/a</td> <td></td> </tr> <tr> <td>Net Developable Area</td> <td>0.30 ha</td> <td></td> </tr> </table> <p><u>Other Comments</u></p> <p>A Servicing Agreement is required.</p> <p>Cash-in-lieu of Municipal Reserve is due on the portion of land being subdivided from the larger rail land. This is 10 percent of 0.3 hectares. A Deferred Reserve Caveat is being requested for the remainder of the parcel currently held by the rail company.</p> <p>The parcel being subdivided (Area X, Plan 4350R) is to be consolidated with Area A, Plan 972 1206 as part of this subdivision.</p> <p>An Appraisal Report has been submitted by the applicant. Real Estate Services of Asset Management and Public Works have advised that the final value estimate of \$1,882,881/ha for the proposed lot is appropriate.</p>		Gross Area (titled area)		27.2372 ha	Gross Area (subdivision area)	0.30 ha		Deductions			. Environmental Reserve	n/a		. Arterial Roads	n/a		. Pipeline ROWs	n/a		Gross Developable Area		0.30 ha	Deductions			. Circulation	n/a		. MR lands	n/a		. Other lands	n/a		Net Developable Area	0.30 ha				X	
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SUMMARY OF CIRCULATION

Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.

FILE NO. SUB/03-0124

SOURCE & SUMMARY COMMENTS	NO R E P L Y	O B J E C T I O N S	N O O B J	E A S E R O W R C R E Q
* Denotes Not Circulated				
Transportation and Streets (Transportation & Transit) Access to 97 Street shall operate as a right-in, right-out access. The owner may reconstruct the access under the provisions of a Servicing Agreement or a Municipal Improvement Agreement. No access will be permitted from Yellowhead Trail to the proposed site.			X	
Community Services Area A, Plan 972 1206 should be consolidated with Block X, Plan 4350R prior to further subdivision. Municipal Reserve in the amount of 0.053 ha is due upon submission to create the desired parcel. This reserve should be provided as money-in-place of land. A DRC for 10% of the remaining area of Block X should be placed on the title of Block X, Plan 4350R. The servicing/development boundary should be expanded to include the boulevards along 97 Street and Yellowhead Trail. Trees are required on these boulevards. <u>Disposition of Reserves:</u> GDA				

SUMMARY OF CIRCULATION

Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.

FILE NO. SUB/03-0124**SOURCE & SUMMARY COMMENTS****N
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* Denotes Not Circulated

Asset Management and Public Works (Drainage)

That the owner prepare the necessary plans and documentation to grant easements in favour of the City of Edmonton as required by Asset Management and Public Works, Drainage Services Branch.

That any existing private drainage system connections between the proposed new lot and the remainder of Block X, Plan 4350R must be eliminated.

A sanitary sewer service currently exists to the subject property from 97 Street.

Permanent storm service is available by connection to the combined sewer systems within 97 Street or to an existing 525mm storm sewer along Yellowhead Trail.

The owner will be required to obtain storm sewer service and provide a private storm drainage system within the property for any development of the property. Suitable site mechanical and grading plans must be submitted to Drainage Services for approval of development of building permits.

There will be onsite storm water management requirements to limit the rate of storm runoff flow from the property to 0.035 cubic metres per second per hectare for any new or re-development of the property.

Storm and Sanitary sewer trunk cost sharing requirements (PACs) do not apply to the subject property.

The Sanitary Trunk Sewer Charge further to the Sewers Bylaw, may be payable as a condition of approval of any future development permits for the properties, to be paid prior to the issuance of building permits.

X**X**

SUMMARY OF CIRCULATION

Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.

FILE NO. SUB/03-0124

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* Denotes Not Circulated

EPCOR Water Services Inc.

Water service for the property must meet the standard of water supply under the City of Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Manager of Network Services.

The applicant/owner will be responsible for all related costs of any modifications or additions to the existing water infrastructure required by this application/proposal.

We require that the existing/future water services to the property be provided such that each revised lot is serviced with individual and separate water services provided directly to the property from EPCOR's water main. Water services cannot extend from one property to another.

Our records indicate that one existing water service currently enters the 0.27 ha portion at 27.0m NNPL of Yellowhead Trail, off 97 Street.

Once subdivided, the 0.30 ha parcel created will be consolidated with the adjacent 0.27 ha parcel. Once consolidated under one title, the existing water service may be utilised to provide water service to the entire consolidated parcel. Additional water service to the newly consolidated Lot will be available from the existing 250mm water mains adjacent to the site on 97 Street. The Water and Sewer Servicing Section will respond on the requirements for additional water service and/or the arrangement of any existing services into the revised lots.

The owner/applicant should contact the Water and Sewer Servicing Section at 496-5444 for water service details.

There is a deficiency in on-street fire protection. City standards for the existing/proposed zoning require 90m hydrant spacing. Our records indicate two hydrants spaced at approximately 220m apart. Additional levels of on-site fire protection requirements must be addressed at the Building Permit Stage.

X

SUMMARY OF CIRCULATION

Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.

FILE NO. SUB/03-0124

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* Denotes Not Circulated

EPCOR Distribution Inc.

There is an existing EPCOR facility in this area, any relocation or removal of EPCOR facilities shall be at the expense of the requesting party.

A registered right-of-way is required to maintain existing and future EPCOR facilities in the area. The right-of-way location and dimension are tentative depending on the owner's development plan in the area. Development plans for the area need to be submitted to EPCOR for the easement to be finalized. EPCOR may require, at the cost of the landowner, the removal of any existing fencing or obstruction crossing the subject property in order to facilitate the installation of, and maintain any existing or future electrical system. All costs procuring the easement or ROW are the responsibility of the landowner.

New construction is to maintain a 1.0m horizontal clearance from all EPCOR facilities, a 1.0m clearance from cable alignments and a 0.3m vertical separation from all EPCOR underground cables and ductlines when crossing these areas. Crossings are to be made as close to 90 degrees as possible. Minimum horizontal clearance is to be maintained between the edge of excavation and the edge of power poles.

Any damage to EPCOR facilities as a result of any construction work shall be repaired or replaced by EPCOR at the expense of the responsible party.

There are both underground and overhead lines in the immediate area. Safe limits of approach as set out in the AECUC regulations must be followed when working below and near these areas with energized lines, equipment and services.

Please call Alberta First Call to arrange for staking of all EPCOR facilities prior to construction.

X

X

SUMMARY OF CIRCULATION		Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.		FILE NO. SUB/03-0124	
SOURCE & SUMMARY COMMENTS		NO R E P L Y		O B J E C T I O N S	
		N O O B J		E A S E R O W	
* Denotes Not Circulated					
ATCO Gas				X	
<p>ATCO Gas existing Right-of-Way or other land rights to be carried forward and registered on any newly created lots. Any work, of any nature, affecting the surface of the ATCO Gas Right-of-Way must first receive prior written consent from ATCO Gas, Land Administration Department.</p> <p>There is an existing ATCO Gas facility in this area. If it is necessary to lower, relocate, or make any alteration to our existing pipelines and/or appurtenances due to this proposal, all costs will be borne by the developer/owner. Please contact Rawya Selby at 420-7973 prior to construction to enable an adequate and timely response by ATCO Gas.</p> <p>When on-site commercial gas service is required, to avoid delays, the owner/developer should contact ATCO Gas Commercial Contracts at 10540 – 112 Street, Edmonton at their earliest convenience to discuss the proposed gas service and timing details. A minimum of one month’s notice is recommended. ATCO Gas requires a detailed site plan and mechanical drawings with a gas load breakdown, in order to design and size the gas service. After the service is designed, a contract will be forwarded for signing from which it may take one month for the service installation. To avoid delays, the owner/developer should submit plans to ATCO Gas Commercial Contracts, 10540 – 112 Street, Edmonton at their earliest convenience. Please contact Commercial Contracts at 420-5533 to confirm project requirements. Each lot/unit is to have a separate service line.</p> <p>Contact Alberta One-Call (at 1-800-242-3447) to have gas lines located at least 48 hours prior to excavation.</p> <p>Maintain a 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.</p> <p>Clearance requirements from ATCO Gas pipelines for trees are:</p> <ul style="list-style-type: none">- 1 metre (minimum) for the tree spade (hand expose the pipeline);- if work must be carried out on a line with trees above it, the trees must be removed;- root balls should clear the buried pipeline by 1.2 metres;- shrubs may be planted in gas Right-of-Ways, but trees are not permitted;- maintain a minimum clearance of 1.2 metres from planted trees, prior written consent should be obtained through ATCO Gas Land Administration Department at 420-8012.					
Capital Health Authority, Shaw Cable, ATCO Pipelines, Edmonton Public Schools, Canada Mortgage & Housing, Canada Post, CNR/CPR (Ind.), Emergency Response, TELUS Communications (Edmonton) Inc.		X			
Alberta Environment, Alberta Community Development, Edmonton Catholic Schools		*			



Subdivision Authority

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

March 27, 2008

File No. LDA06-0213

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 17 low density residential lots, 1 semi-detached block shell, 1 medium density residential site and 1 environmental reserve site from a portion of SW-34-51-25-4, located west of Anthony Henday Drive and south of 16 Avenue NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on March 27, 2008 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.82 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 provide Municipal Reserve in the amount of 0.98 ha by agreement and caveat to Block B, Plan 752 0201, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that approved subdivision LDA06-0166 be registered prior to or concurrent with this application;
5. that the owner provide public/emergency access easements, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner provide a walkway as road right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare the necessary plans and documentation to grant new easements and/or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies, specified in the report or identified in the engineering drawings associated with the Servicing Agreement; 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 (3) contain, among other things, the following:

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and

inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;

2. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
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 construct a 3 m asphalt multi-use trail within the top-of-bank setback area and within the public access easement, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 1.5 m concrete sidewalk with bollards, lighting and a 1.8 m or a 1.2 m uniform fence within residential property lines, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 170 Street (Terwillegar Drive), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.2 m screen fence within residential property lines for the multi-family lot backing or flanking onto the east side of the environmental reserve parcel, 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 the Community Services, Transportation and Asset Management and Public Works Departments.

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

Please note that the owner shall provide a 6 m wide emergency access easement within the medium density residential site at the Development Permit stage. Also, Block B, Plan 752 0201 is a natural area located at the southeast corner of the Windermere school/park site.

Please be advised that an appeal may be lodged in accordance with 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.

If you have further questions, please call Ms. Jillian Savage at 496-1650 or write to:

**Ms. Jillian Savage, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

PA/js/Posse # 62536994-001

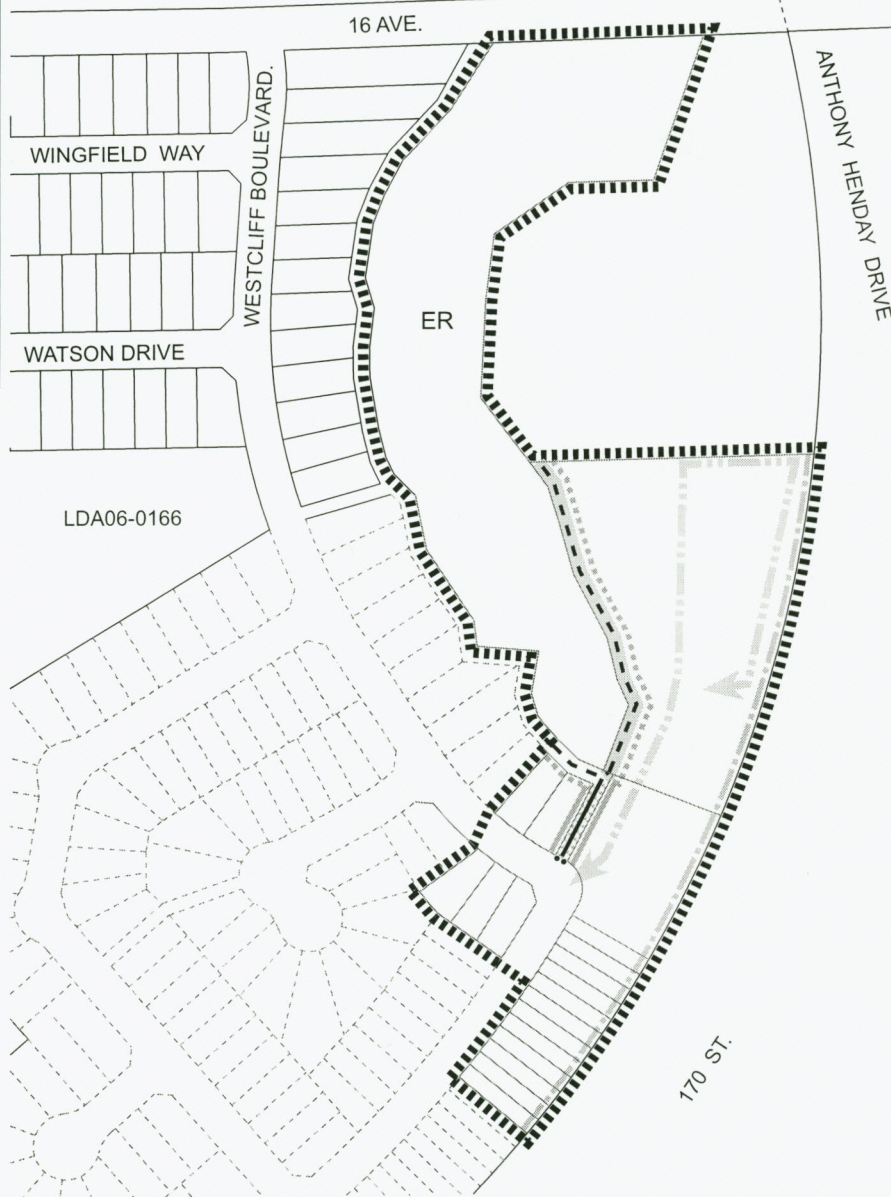
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

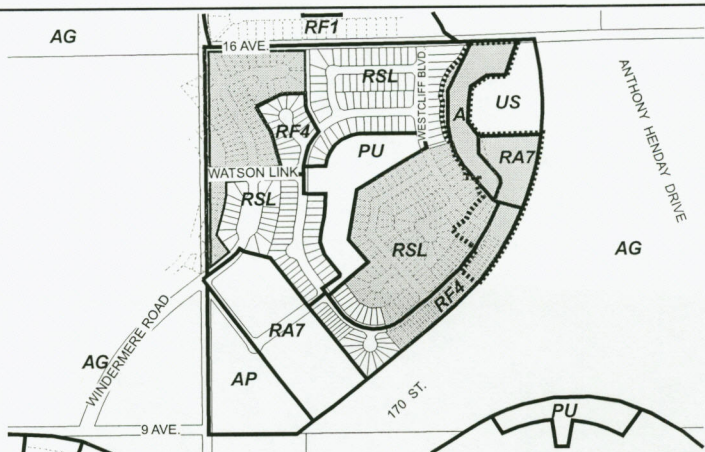
March 27, 2008

LDA06-0213

- Limit of proposed subdivision
- ▨ Register as road right-of-way
- 1.0m Berm with a 1.8m double board/no gap uniform screen fence
- 1.8m or 1.2m Uniform fence
- 1.2m Uniform fence
- - - 3.0m Top of the bank multi-use trail
- 1.5m Concrete walk and lighting
- Public access easement
- Emergency access easement and construct emergency access
- .. Bollards



- ▨ Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

March 27, 2008

File No. LDA07-0191

City of Edmonton
Asset Management & Public Works Dept.
19 Floor, 9803 - 102A Avenue
Edmonton AB T5L 3A3

ATTENTION: Martin Fereday

Dear Mr. Fereday:

RE: Tentative plan of subdivision to create five (DC1) Direct Control Provision lots, six Municipal Reserve parcels and three (PU) Public Utility lot on land south of 129 Avenue and east of Fort Road; **BELVEDERE**

I The Subdivision by Plan is APPROVED on March 27, 2008 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as six parcels totalling 0.79 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register public access easements as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a joint access easement as shown on the "Conditions of Approval" map, Enclosure I;
6. that the associated road closure areas (Bylaw 14652), approved by Council on September 10, 2007, be consolidated with the adjacent parcel prior to or concurrent with the registration of this subdivision;
7. that the owner register road rights-of-way in accordance with the Fort Road Urban Design Plan and Streetscape Plan, 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction

costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;

2. 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;
3. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services Department, the Transportation Department, the Asset Management and Public Works Department and the Planning and Development Department's Urban Design Group;
4. 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;
5. that the engineering drawings include improvements to the crossing island at Fort Road and 129 Avenue as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
6. that the owner pay for the construction of a traffic signal at the 64 Street and Fort Road intersection as shown on the "Conditions of Approval" map;
7. that the owner complete a noise and vibration study to the satisfaction of the Development Officer in consultation with the Transportation Department, prior to the issuance of the Development Permits for the residential and mixed use parcels;
8. that the owner construct a berm and mass wall in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of CN Rail and the Transportation Department;
9. that the owner enters into a Maintenance Agreement with the Transportation Department for the entry features constructed on road right-of-way; and
10. that the owner construct all fences, trails, walkways, entry features, signage, and streetscaping to the satisfaction of the Transportation Department, Asset Management and Public Works Department and the Planning and Development Department's Urban Design Group.

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.

If you have further questions, please call Mr. Jeremy Schiff at 944-0110 or write to:

**Mr. Jeremy Schiff, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

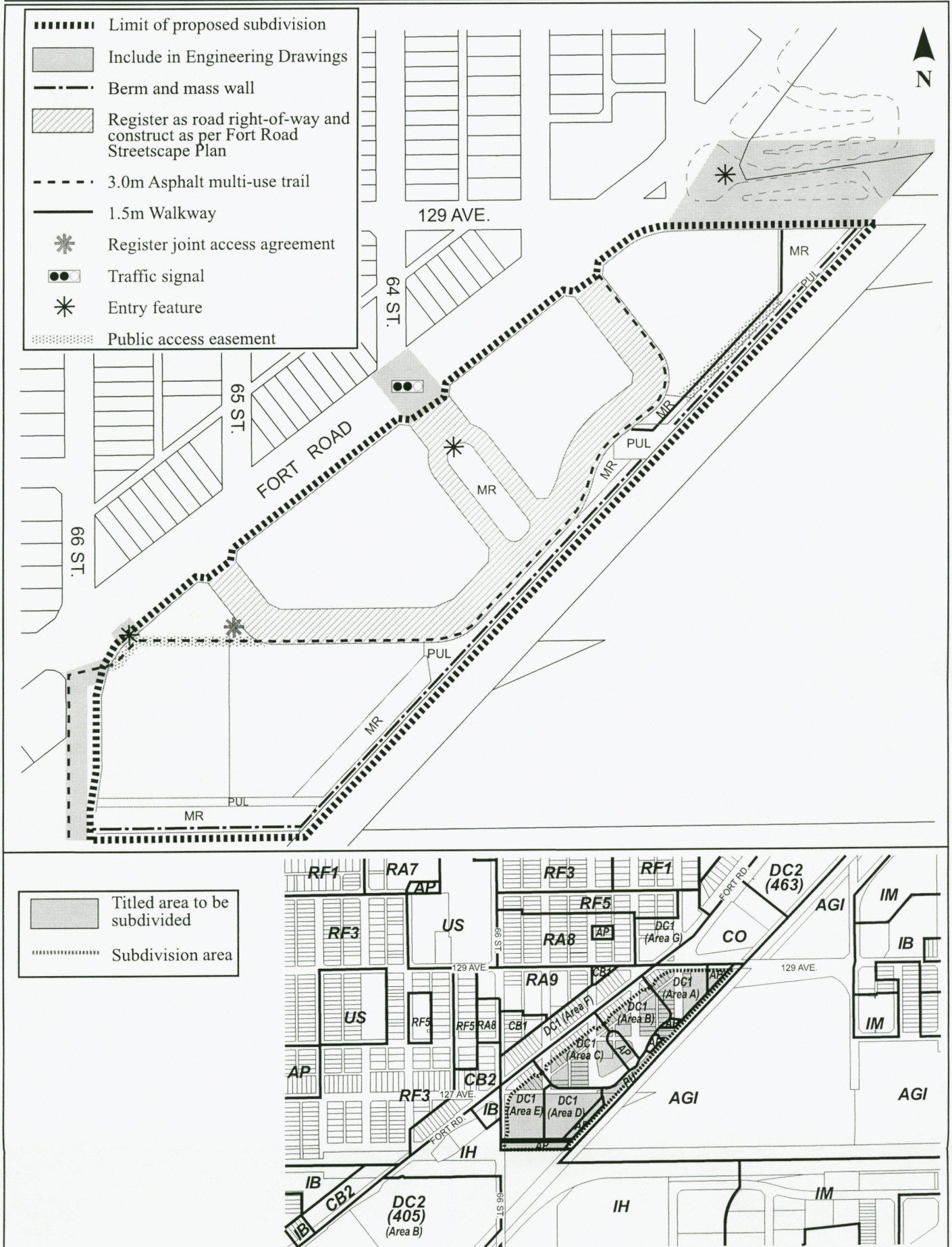
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2008

LDA07-0191





Subdivision Authority

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

March 27, 2008

File No. LDA07-0286

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 788 single detached lots, 346 semi-detached lots, 131 row housing lots, 4 multi-family lots, 1 school site, 2 parks, 2 public utility lots and 4 greenways from Lot 3, Block 1, Plan 0226736, Lot 2, Block 1, Plan 8321482 and a portion of NE-18-51-24-4, Lot 1, Block 1, Plan 7521577 and SW-18-51-24-4; located south of 30 Avenue SW and east of 127 Street; **ALLARD**

I The Subdivision by Plan is APPROVED on March 27, 2008 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 subdivision boundary be amended to include the dedication of James Mowatt Trail and 25 Avenue SW, and the collector roadway to 25 Avenue SW with Stage 2, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner clear and level James Mowatt Trail and 25 Avenue SW as required for road right of way dedication, to the satisfaction of the Transportation Department;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the approved subdivision within the Callaghan Neighbourhood (File No. LDA06-0176) be registered prior to or concurrent with Stage 1 of this application OR that the owner dedicate and construct the first 2 lanes of James Mowatt Trail from Callaghan Drive to 25 Avenue SW, the intersection of 25 Avenue SW and James Mowatt Trail and the first 2 lanes of 25 Avenue SW to the first collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivisions within the Callaghan Neighbourhood (File Nos. SUB/06-0020, LDA07-0018 and LDA07-0162) be registered prior to or concurrent with Stage 2 of this application OR that the owner dedicate and construct the first 2 lanes of 25 Avenue SW from 108 Street to the second collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the Bylaw 14782, to rezone a portion of NE-18-51-24-4 and Lot 3, Block 1, Plan 0226736, receive third reading from City Council prior to the endorsement of Stage 3 of this subdivision as shown on the "Conditions of Approval" map, Enclosure I;

8. the owner provide all emergency accesses and walkways as legal road rights-of-way in the locations as shown on the "Conditions of Approval" map, Enclosure I;
9. that Shared all-directional cross lot accesses will be granted to James Mowatt Trail and 25 Avenue SW, and the owner provide cross lot access easements on the Certificate of Titles in favour of the City of Edmonton for all affected parcels in Stage 1 and Stage 3, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for James Mowatt Trail and 25 Avenue SW adjacent to the subdivision as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner prepare the necessary plans and documentation to grant new easements and/or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies, specified in the report or identified in the engineering drawings associated with the Servicing Agreement; and
12. 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
5. that the engineering drawings include the construction of James Mowatt Trail, 25 Avenue SW, a portion of 106 Street, all temporary turnarounds, all permanent and temporary emergency accesses, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
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 complete the next stage of the stormwater management facility in Stage 2 to accommodate this and any previous stages of development, in a size and location shown in the Heritage Valley Neighbourhood 8 (Allard) Neighbourhood Design Report;
8. that the owner submit grading plans for the north-south minor walkway connection in Stage 2 with engineering drawings, to the satisfaction of the

Transportation Department and to be approved by Roadways Design Section, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct the first 2 lanes of James Mowatt Trail from Callaghan Drive to 25 Avenue SW, the full intersection of James Mowatt Trail and 25 Avenue SW in the north, south and east directions including permanent tie in connections and islands (if necessary) and the first 2 lanes of 25 Avenue SW to the first collector roadway (108 Street), with Stage 1, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct the first 2 lanes of 25 Avenue SW from 108 Street to 106 Street with Stage 2, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the first 2 lanes of James Mowatt Trail from 25 Avenue SW to 33 Avenue SW with Stage 3, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards and a 12 m radius graveled temporary turnaround with bollards, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary roadway connection to the easterly cul-de-sac in Stage 4 as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner not sell or convey the affected residential lots until the temporary roadway connection in Stage 4 is no longer required due to the completion of the local roadway network, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing in Stage 1 as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct curb extensions at the multi-use trail crossing on the collector in Stage 1 as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct walkways to contain a 1.5 m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing to be provided within residential property lines as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct emergency access walkways to contain a 3 m concrete sidewalk with T bollards, lighting and 1.8 m uniform fencing to be provided within residential property lines as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 1.8 m uniform fence within residential property lines for all lots backing or flanking onto the collector roadways, school/park sites and greenways as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct a temporary emergency access to 41 Avenue SW with Stage 4, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 25 Avenue in Stage 1 as shown on the "Conditions of Approval" map, Enclosure I;

23. that the owner construct a 1.5 m berm and a 1.83 m double board/no gap solid uniform screen fence or combination thereof within residential property lines for all lots backing onto James Mowatt Trail in Stage 3, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

Please note that there is an over-dedication of Municipal Reserve as a result of this subdivision. The over-dedication will be credited to the landowner with future subdivisions of their land.

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.

If you have further questions, please call Ms. Jillian Savage at 496-1650 or write to:

**Ms. Jillian Savage, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

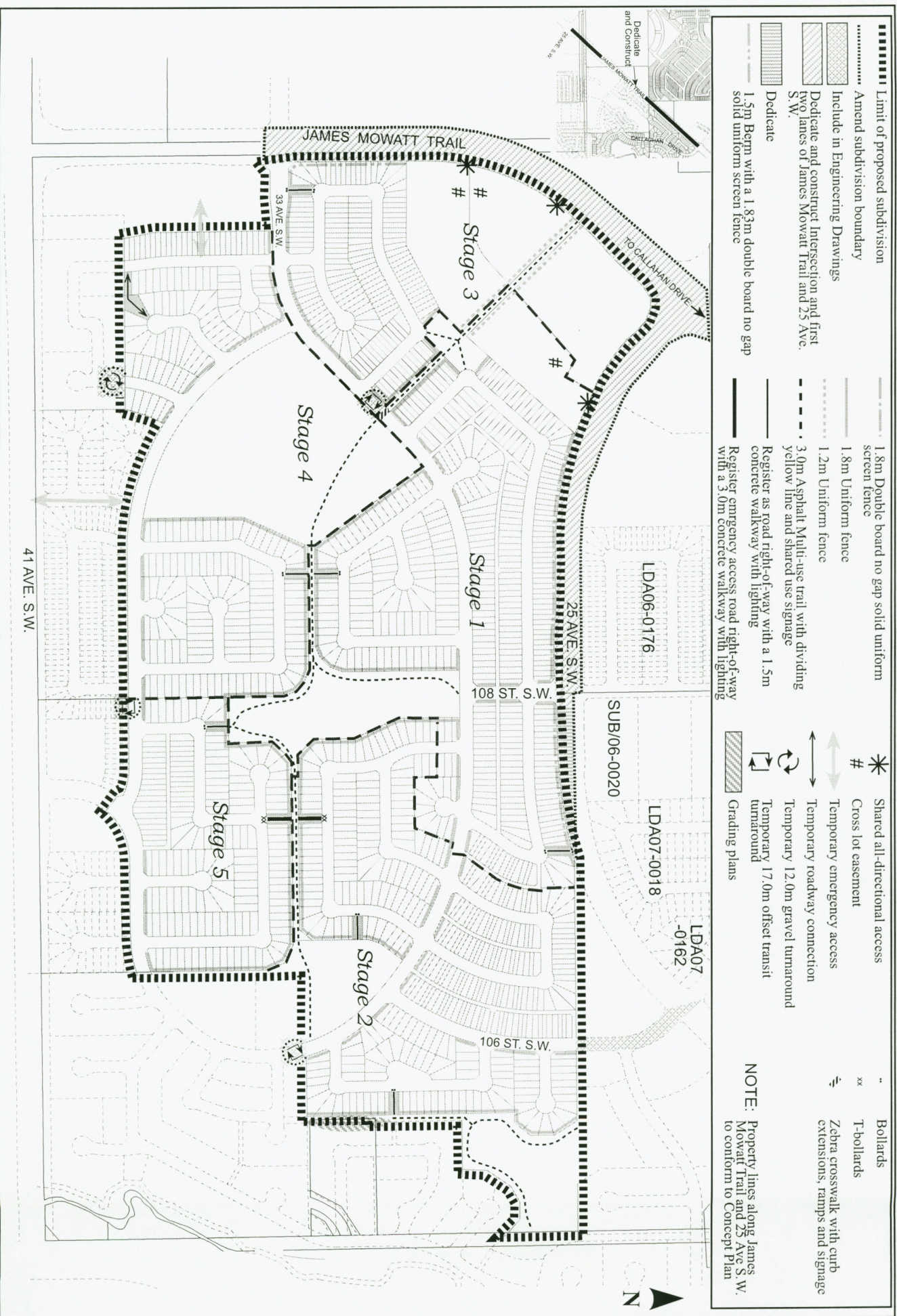


Phillip Arendt

Subdivision Authority

PA/js/Posse # 65560985-001




Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2008

LDA07-0286

	Titled area to be subdivided
	Subdivision area
	Bylaw 14782

