

Thursday, May 01, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 01, 2014 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 24, 2014 meeting be adopted.

3. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA12-0352
128484091-001 | Tentative plan of subdivision to create six (6) multiple family residential lots, three (3) commercial lots and one (1) Public Utility lot from Lot 1, Block A, Plan 102 0680, Lot 2, Block 2, Plan 122 2662 and Lot A, Block A, Plan 112 4483, located west of James Mowatt Trail SW and south of 22 Avenue SW; HERITAGE VALLEY TOWN CENTRE |
| 2. | LDA14-0112
150659226-001 | Tentative plan of subdivision to create three (3) single detached residential lots from a portion of Lot 1, Plan 8021807 located south of 20 Avenue SW and east of 89B Street SW; SUMMERSIDE |
| 3. | LDA13-0115
132855343-001 | Tentative plan of subdivision to create 71 single detached residential lots, four (4) other lots to be consolidated with adjacent lots, and two (2) Municipal Reserve lots from Lot S, Block 99, Plan 122 5024, and portions (Areas 'A' and 'D') of the 141 Street SW closed Government Road Allowance, located west of 141 Street SW and north of 41 Avenue SW; CHAPPELLE |
| 4. | LDA13-0448
143967447-001 | Tentative plan of subdivision to create 21 single detached residential lots from Lot 1, Block B, Plan 1221655 and Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and west of Windermere Wynd; WINDERMERE |
| 5. | LDA13-0553
146703964-001 | Tentative plan of subdivision to create 109 single detached residential lots, 58 semi-detached residential lots, one (1) multi-family residential lot and two (2) Municipal Reserve lots from Lot 2, Block 1, Plan 132 0813 and Lot 1, Block, 1 Plan 112 3855, located west of 66 Street NW and south of 177 Avenue NW; CRYSTALLINA NERA |

6.	LDA13-0565	Tentative plan of subdivision to create 173 single detached residential lots, 62 semi-detached residential lots, one (1) multi-family residential lot and one (1) Municipal Reserve lot from Lot 5, Block 9, Plan 142 1418 and Lot 2, Block 1, Plan 122 4640, located west of McConachie Way NW and north of 167B Avenue NW; McCONACHIE
7.	LDA14-0024 14299552-001	Tentative plan of subdivision to create 70 single detached residential lots, 32 semi-detached residential lots, 10 row housing lots and two (2) Public Utility lots from Lot 1, Block 1, Plan 022 0944, located north of 167 Avenue NW and east of 50 Street NW, CY BECKER
4.	OTHER BUSINESS	



May 1, 2014

File No. LDA12-0352

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create six (6) multiple family residential lots, three (3) commercial lots and one (1) Public Utility lot from Lot 1, Block A, Plan 102 0680, Lot 2, Block 2, Plan 122 2662 and Lot A, Block A, Plan 112 4483, located west of James Mowatt Trail SW and south of 22 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on May 1, 2014, 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that LDA12-0352 to close portions of 30 Avenue SW and 127 Street SW receive Third Reading prior to the endorsement of Stage 2 of this subdivision;
5. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing or flanking onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to exclude portions of 127 Street SW and 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register joint access easements on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate any required road right-of-way for James Mowatt Trail to accommodate approved cross-sections of the Primary Streets at the intersections, turning bays, auxiliary lanes and site accesses, 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 (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 Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of Arterial Roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the construction of all accesses to James Mowatt Trail including right turn bays, an auxiliary lane, a left turn bay, any transitional improvements, and minimum 11 m wide curb return accesses, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a portion of 26 Avenue SW and 119A Street SW to tie into the existing roadways, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path with T-bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that construction of the stormwater management facility be completed to its ultimate size and design, including the control manhole and connecting pipe to the existing storm sewer at James Mowatt Trail, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide payment to the City of Edmonton for the operation and maintenance costs related to the sub-standard SWMF for a period of three years after FAC, to the satisfaction of Financial Services and Utilities;
12. that the engineering drawings include a 600 mm transmission main with Stage 1, to the satisfaction of EPCOR Water Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences, positioned wholly within private property lines to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 Reserve for Lot 1, Block A, Plan 102 0680 was addressed through SUB/05-0072, SUB/05-0081 and SUB/05-0093. The existing Deferred Reserve Caveat (#122 407 594) on Lot A, Block A, Plan 112 4483 shall be transferred to Lot 2, Block 2, Plan 122 2662. The existing Deferred Reserve Caveat (#122 208 419) on Lot 2, Block 2, Plan 122 2662 shall be carried forward on title.

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

If you have further questions, please call 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 #128484091-001

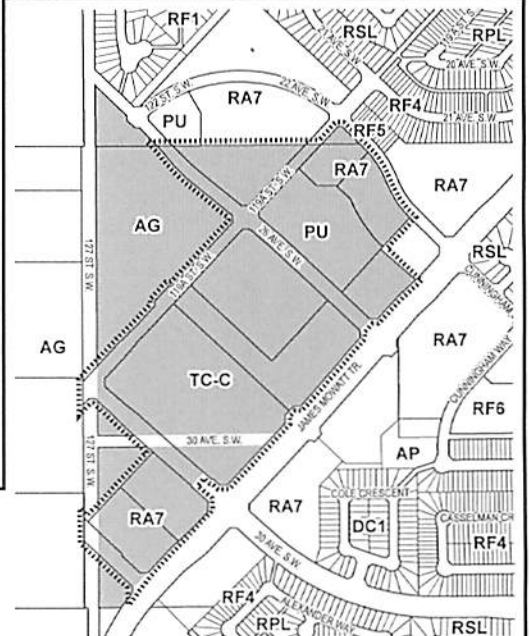
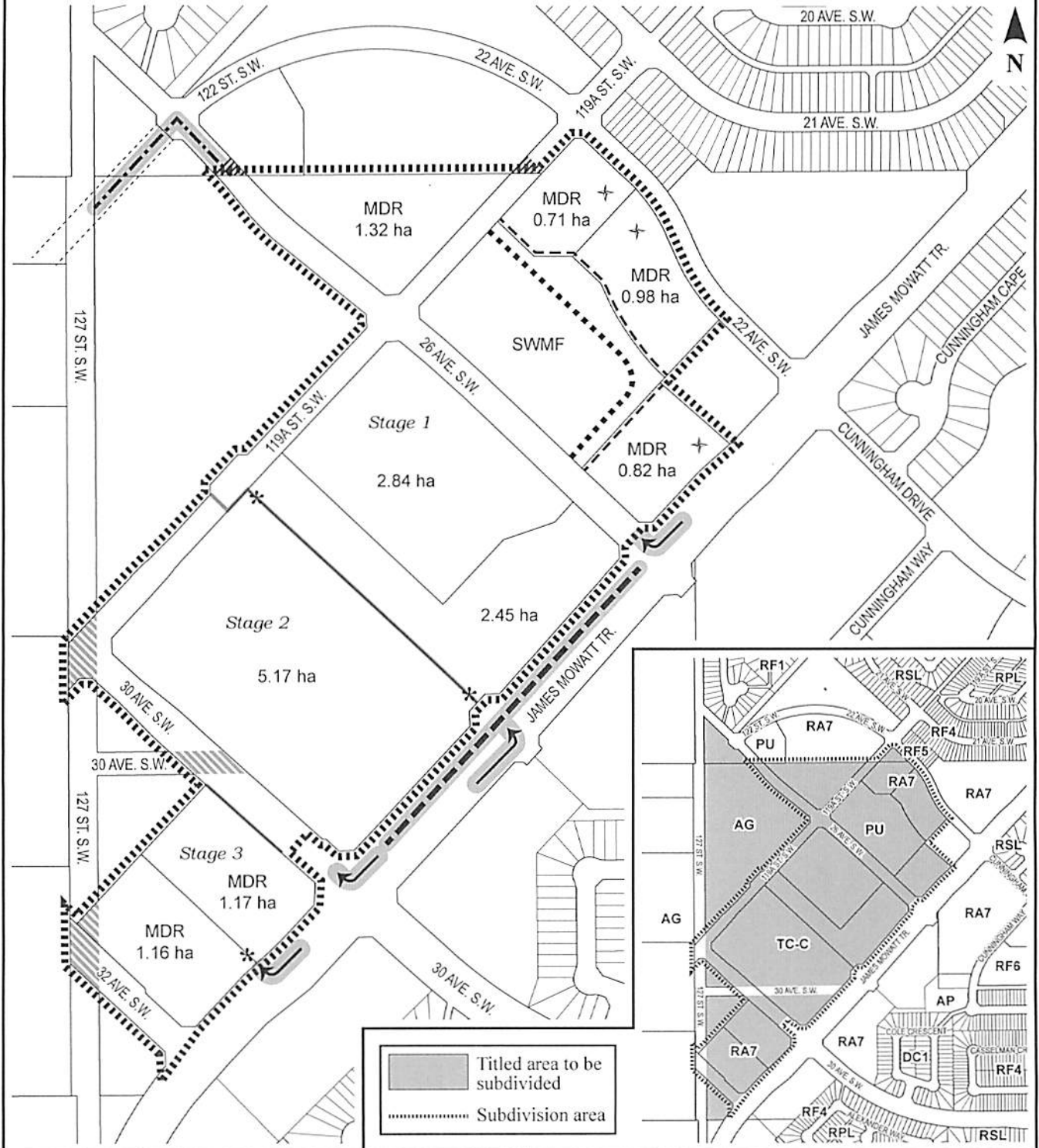
Enclosure(s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 1, 2014

LDA 12-0352

- | | |
|--|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision - - - - - 1.2 m uniform fence 3 m hard-surface shared use path with T-bollards and landscaping * Register joint access easement and construct a minimum 11 m curb return access - - - - - Auxiliary lane | <ul style="list-style-type: none">  Tie into existing roadway  Right turn bay  Left turn bay ⊕ Restrictive covenant re: freeboard - - - - - 600 mm transmission main  Exclude from subdivision boundary  Include in Engineering Drawings |
|--|--|



-  Titled area to be subdivided
- Subdivision area



May 1, 2014

File No. LDA14-0112

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create three (3) single detached residential lots from a portion of Lot 1, Plan 8021807 located south of 20 Avenue SW and east of 89B Street SW; **SUMMERSIDE**

I The Subdivision by Plan is APPROVED on May 1, 2014 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 subdivisions within the Summerside Neighbourhood (File Nos. LDA06-0216 and LDA06-0229) be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments 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; and
7. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, and medians, 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 Reserve entitlements were previously addressed under file LDA11-0451.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

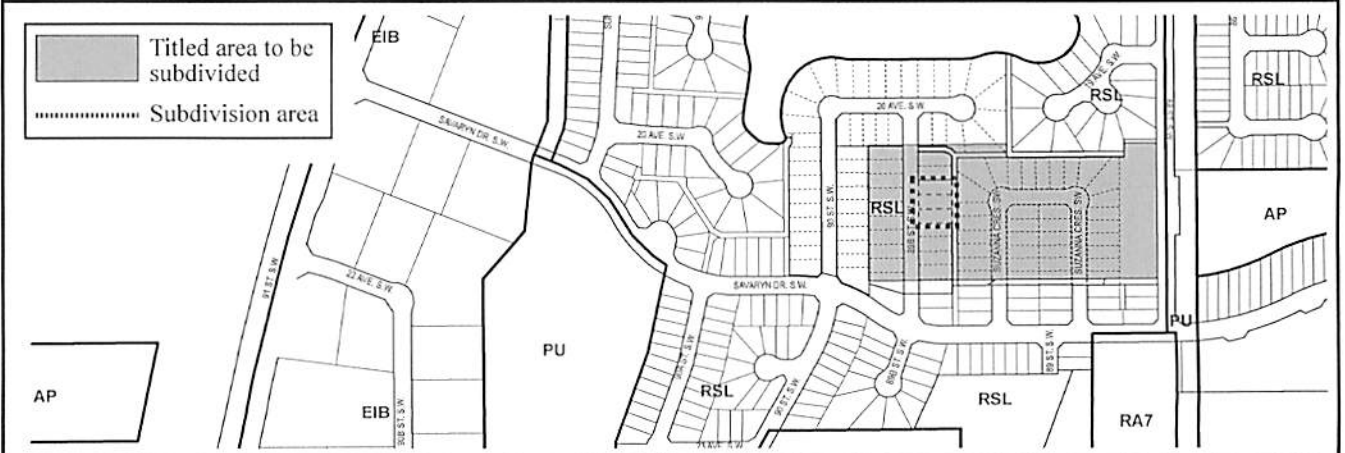
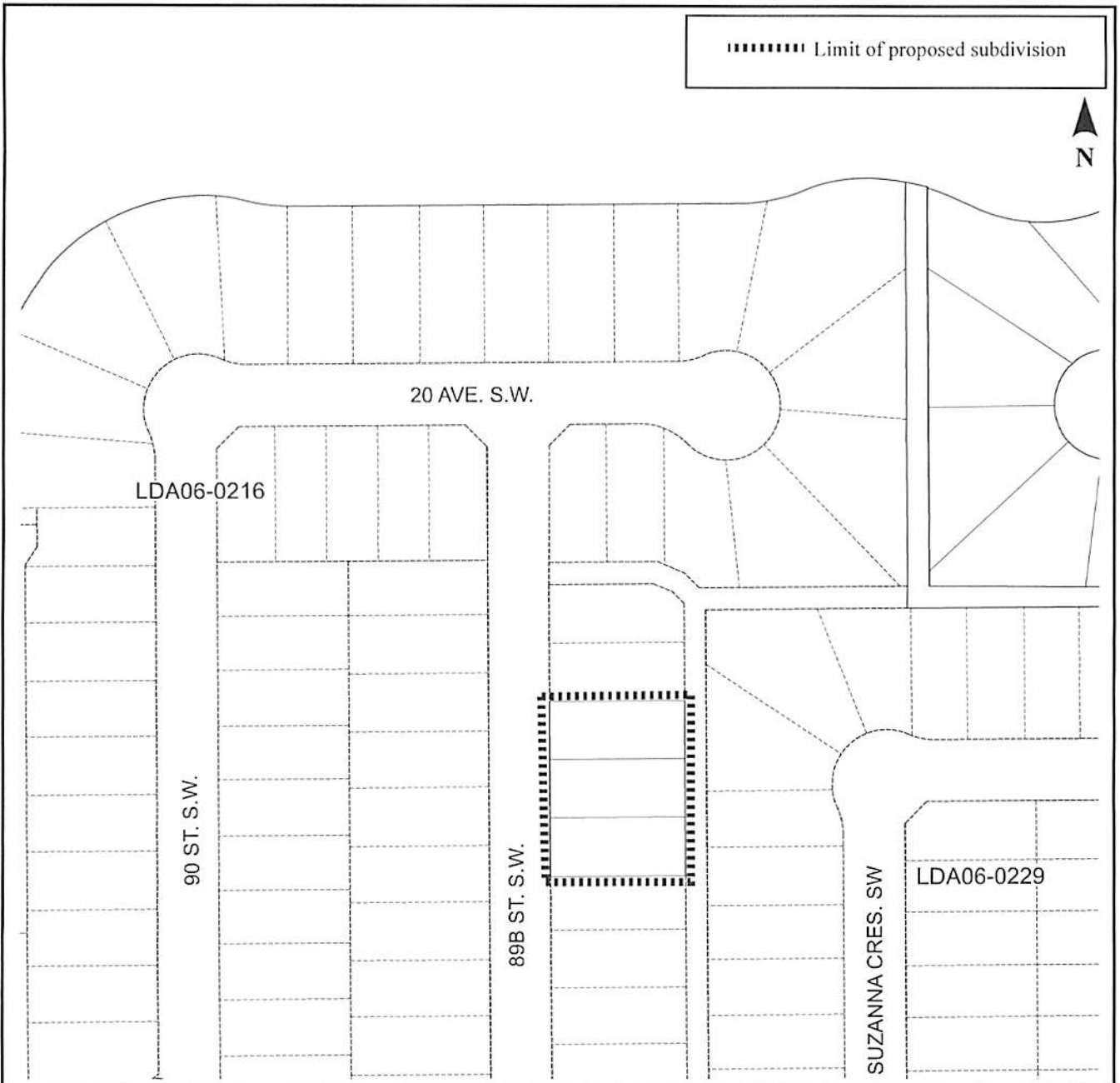
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 1, 2014

LDA14-0112





Subdivision Authority

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

May 1, 2014

File No. LDA13-0115

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

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create 71 single detached residential lots, four (4) other lots to be consolidated with adjacent lots, and two (2) Municipal Reserve lots from Lot S, Block 99, Plan 122 5024, and portions (Areas 'A' and 'D') of the 141 Street SW closed Government Road Allowance, located west of 141 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on May 1, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as 0.23 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the identified residential lots be withheld from registration until the turnaround and emergency accesses are no longer required, as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include a portion of Charles Way road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that the subdivision stage boundary be amended to include the Municipal Reserve lot in Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a 6 m wide emergency access walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner consolidate portions of the road closure area with abutting lots in Stage 2, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the approved subdivision within the Chappelle Neighbourhood (File No. LDA12-0027) be registered prior to or concurrent with this application; 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 12.0 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The turnaround will be required prior to CCC for roads (or at the discretion of Transportation Services);
8. that the owner construct a 3.0 m hard surface shared use path with a dividing yellow centreline and “Shared Use” signage, lighting, bollards, and landscaping, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner construct a noise attenuation fence on lots backing onto the realigned 141 Street SW, as per the City of Edmonton Roadway Design Standards Drawing #5205 for all lots backing onto the realigned 141 Street SW, to the satisfaction of Transportation Services as shown on Enclosure I;
10. that the owner construct a 3 m concrete emergency sidewalk, with bollards and lighting, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, required prior to CCC for roads, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;

12. that the owner construct all fences wholly within private property lines, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
13. that the owner is responsible for the design, landscaping and construction within the 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 in the amount of 0.23 ha is being dedicated through this subdivision. The existing Deferred Reserve Caveat will be reduced accordingly and will be carried forward on Lot S, Block 99, Plan 122 5024.

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. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #132855343-001

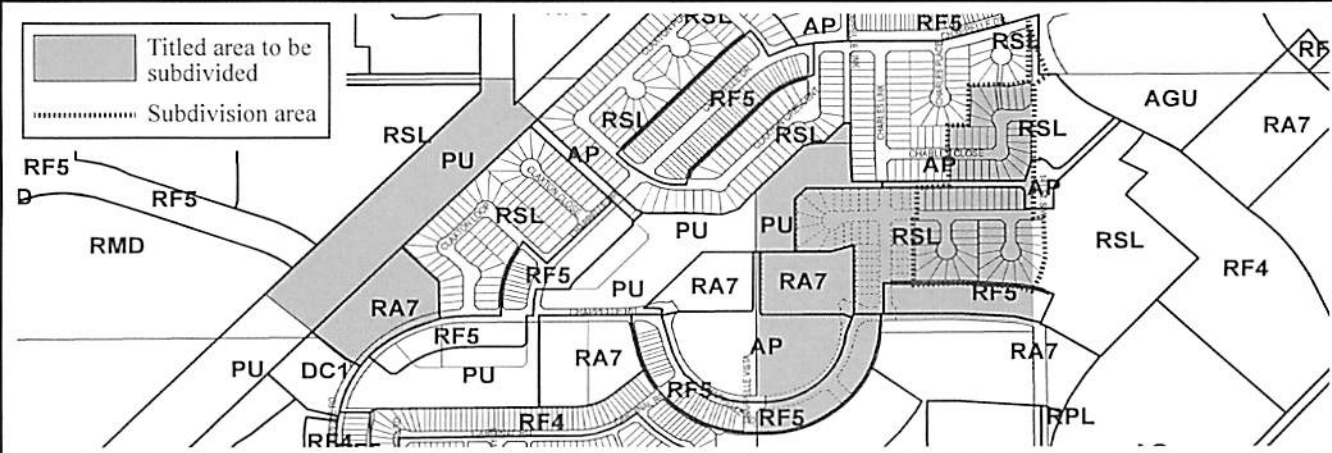
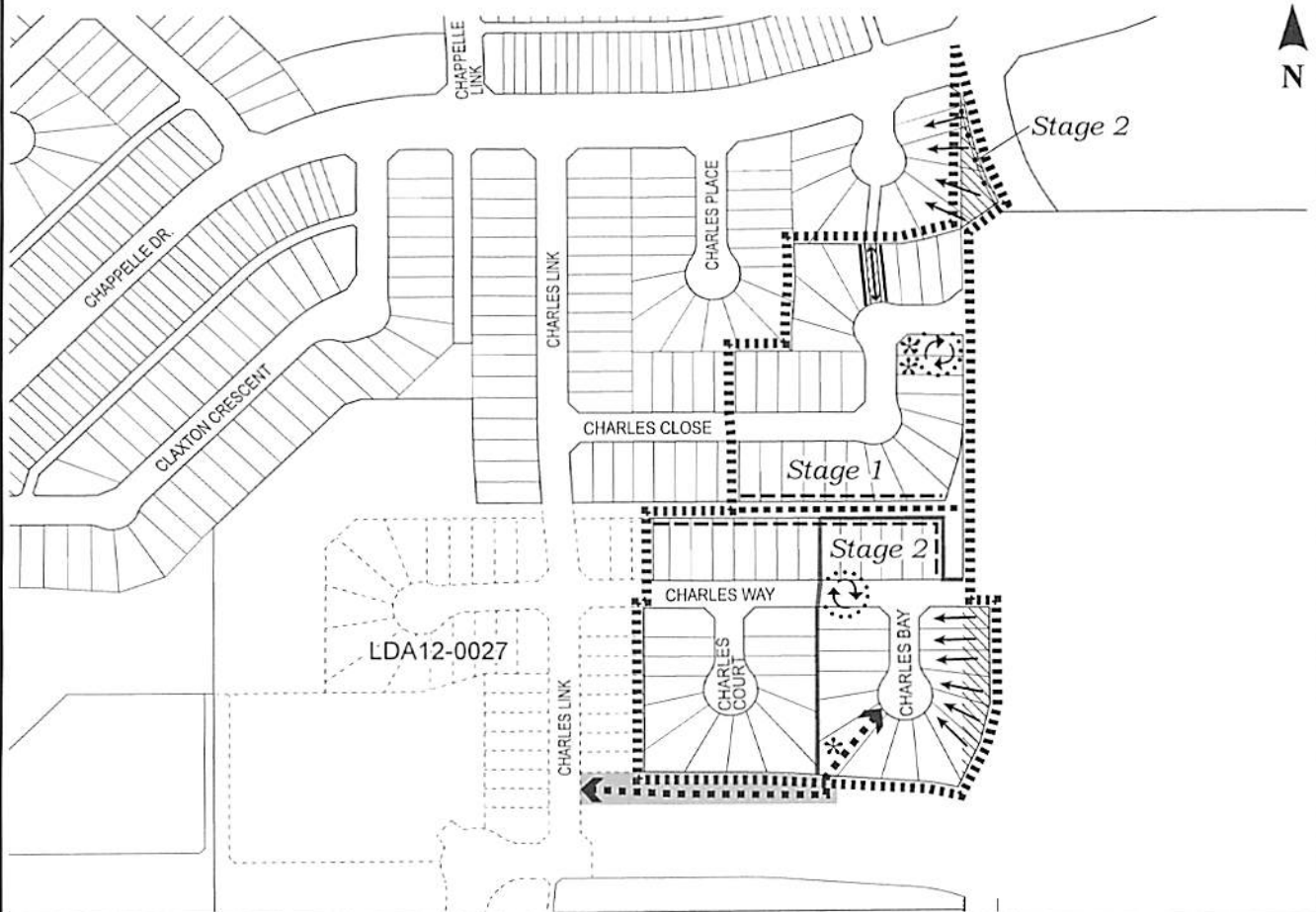
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 1, 2014

LDA 13-0115

- | | |
|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬ Amend subdivision boundary ▬▬▬▬▬▬ Include in Engineering Drawings * Withhold lots from registration until emergency access and turnaround are no longer required ← Consolidate with adjacent lots ▨ Road Closure area to be consolidated with adjacent parcels prior to registration of Stage 2 ▨ Register as 6 m legal road right-of-way ↔ Construct 3 m concrete sidewalk with bollards and lighting | <ul style="list-style-type: none"> — 1.8 m uniform screen fence as per Zoning Bylaw - - - 1.2 m uniform fence ⊙ Construct a 12 m radius gravel surface temporary turnaround with bollards and mini barriers ⋯ Construct a 3 m hard surface shared use path with a dividing yellow centreline and "Shared Use" signage with landscaping ↔ Construct a 4 m Wide temporary gravel emergency access with t-bollards ⋯ Construct noise attenuation fence |
|---|---|





May 1, 2014

File No. LDA13-0448

IBI Group
300 – 10830 Jasper Avenue
Edmonton, Alberta T5J 2B3

ATTENTION: Aminu Bello

Dear Mr. Bello:

RE: Tentative plan of subdivision to create 21 single detached residential lots from Lot 1, Block B, Plan 1221655 and Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and west of Windermere Wynd; **WINDERMERE**

I The Subdivision by Plan is APPROVED on May 1, 2014, 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 strata easement for the South Edmonton Sanitary Sewer (SESS) in accordance with the SESS SW Preliminary Design Report Update technical report;
4. that the approved subdivision within the Windermere Neighbourhood (File No. LDA13-0355) be registered prior to or concurrent with this application;
5. that the proposed Public Utility lot be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right-of-way along the east side of Windermere Drive, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
7. that the owner register an easement for the drainage ditch for all lots along the east side of Windermere Drive, including the existing park site as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner 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 Windermere Drive to a rural standard with a 7 m carriageway and 1 m shoulders and lighting from the north subdivision boundary, to the north side of Windermere Boulevard and , as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk on the east side of Windermere Drive from the north subdivision boundary to the south side of the existing park as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, within the Storm Water Management Facility, with a 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 wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians and walkways, 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 Reserve for Lot 2, Block 1, Plan 1045NY was addressed and no MR is owing. Municipal Reserve for Lot 1, Block B, Plan 1221655 was addressed with previous subdivisions (LDA07-0509, LDA11-0135, LDA11-0429, LDA12-0176 and LDA12-0281). Any remaining reserves will be carried forward on title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk,

3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Sabrina Brar at 780-496-6092 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority


SM/sb/Posse # 143967447-001




Enclosure(s)

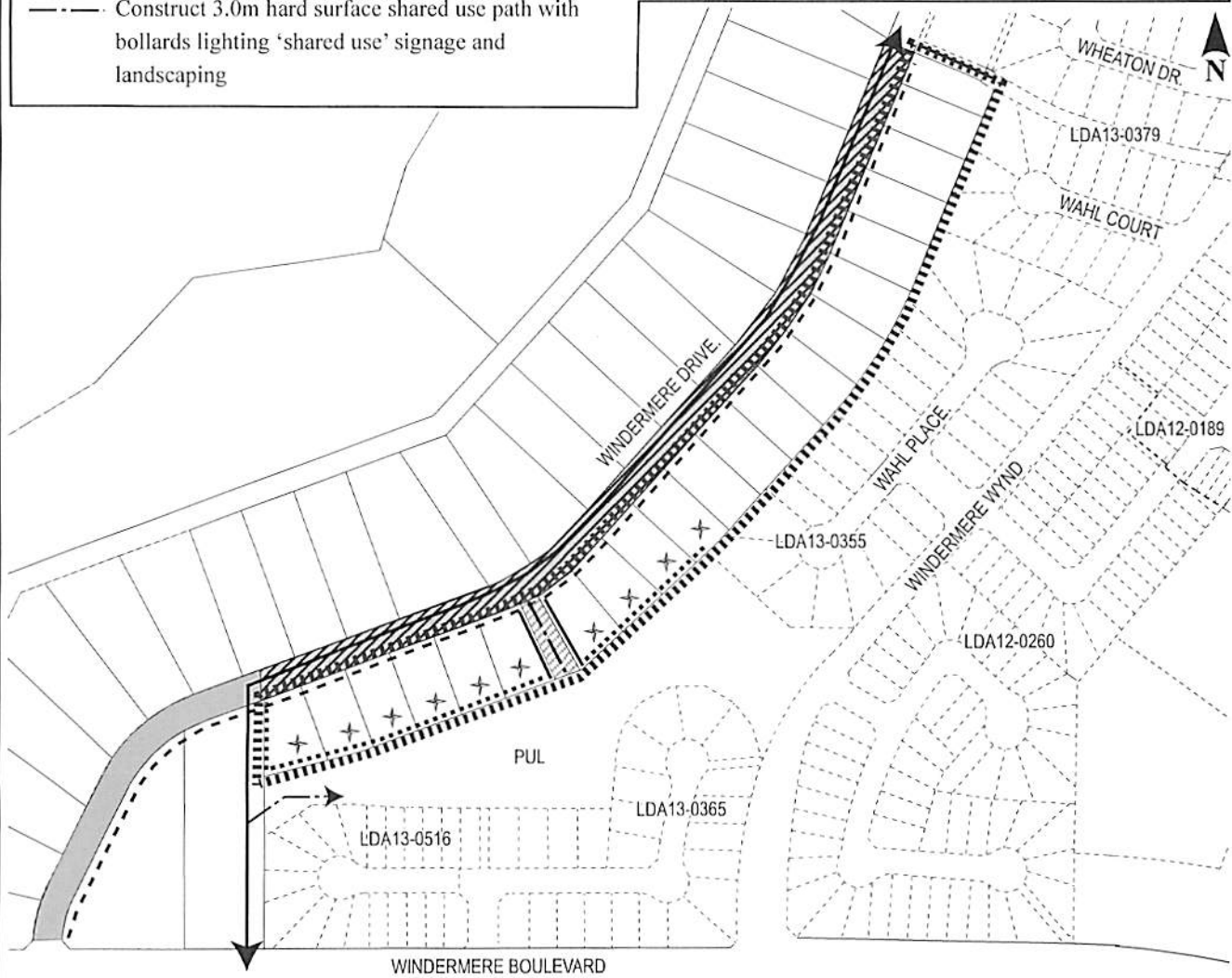
SUBDIVISION CONDITIONS OF APPROVAL MAP


May 1, 2014

LDA 13-0448

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per zoning bylaw
- - - - Easement for drainage ditch on Windermere Drive
-  Register as road right of way
- Construct 1.2m uniform fence
- ✦ Restrictive covenant re: freeboard
- · - · Construct 3.0m hard surface shared use path with bollards lighting 'shared use' signage and landscaping

-  Construct 1.5m concrete sidewalk on east side Windermere Drive
-  Include in engineering drawings
-  Dedicate additional road right of way to provide for a 23m right of way and construct to a rural cross section; including lighting



-  Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 17, 2014

File No: LDA13-0553

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 109 single detached residential lots, 58 semi-detached residential lots, one (1) multi-family residential lot and two (2) Municipal Reserve lots from Lot 2, Block 1, Plan 132 0813 and Lot 1, Block, 1 Plan 112 3855, located west of 66 Street NW and south of 177 Avenue NW; **CRYSTALLINA NERA**

I The Subdivision by Plan is APPROVED on April 17, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.18 ha and a 9.35 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 or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
4. that the proposed Bylaw 16804 to amend Edmonton Zoning Bylaw receive Third Reading prior to the endorsement of the plan of subdivision;
5. that the approved subdivisions within the Crystallina Nera Neighbourhood (File No. LDA12-0414 and LDA13-0272) be registered prior to or concurrent with this application;
6. that the proposed Public Utility lot be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things the following:

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

2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applicable to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities in the basin;
4. that the owner pays 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 enter into a flushing agreement with EPCOR Water Services Inc. prior to the approval of the Engineering Drawing. If a flushing program is required, it will be executed by EPCOR Water Services Inc. and paid for by the developer;
8. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities. CCC will not be issued for on-site storm and sanitary sewers until such a time as the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;
9. that the engineering drawings include 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required to be gravel prior to CCC for roads prior to FAC for roads or at the discretion and the direction of Transportation Services;
10. that the engineering drawings include a 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC for roads or at the discretion and direction of Transportation Services;
11. that the owner construct a 3 m hard-surface shared use path, within the Municipal Reserve lot, with dividing yellow centerline and "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2 m mono-walk with straight faced curb and gutter along Crystallina Nera Drive adjacent to the future school site to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the walkway contain a 1.5m concrete sidewalk with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct all fences positioned wholly on privately-owned lands, and post and rail fence to be located within the Municipal Reserve lot, to the satisfaction of Sustainable Development, and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Transportation Services and Sustainable Development.

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

Municipal Reserve owing against Lot 1, Block 1, Plan 112 3855 in the amount of 9.125 ha is fully discharged through the dedication of land with this subdivision. The Deferred Reserve Caveat registered against Lot 2, Block 1, Plan 132 0813 to be carried forward on title, will be reduced by 0.405 ha at the time of registration of 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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cy/Posse #146703964-001

Enclosure(s)



Subdivision Authority

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

May 1, 2014

File No: LDA13-0565

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 173 single detached residential lots, 62 semi-detached residential lots, one (1) multi-family residential lot and one (1) Municipal Reserve lot from Lot 5, Block 9, Plan 142 1418 and Lot 2, Block 1, Plan 122 4640, located west of McConachie Way NW and north of 167B Avenue NW; **McCONACHIE**

I The Subdivision by Plan is APPROVED on May 1, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.66 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve, in the amount of \$358,150.00 representing 0.58 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant 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 proposed rezoning, LDA13-0565, to amend Edmonton Zoning Bylaw receive Third Reading prior to the endorsement of the plan of subdivision;
6. that the subdivision boundary be amended to include the dedication of McConachie Boulevard and 170 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions within the McConachie Neighbourhood (File No. LDA13-0021 and LDA13-0084) be registered prior to or concurrent with this application;
8. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;

9. that the owner register an easement on the Certificate of Title for the temporary roadway connection to the adjacent property, as shown on “Conditions of Approval” map, Enclosure I;
10. that the owner register the walkways as legal 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 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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applicable to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities within 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 Grading Plans for the Municipal Reserve lot to the satisfaction of Sustainable Development;
8. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;
9. that the Engineering Drawings include McConachie Boulevard to an urban collector standard including sidewalk and street lighting to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the Engineering Drawings include a 6 m wide gravel temporary roadway connection to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that Engineering Drawings include a 3 m asphalt shared use path within the Natural Area as per City of Edmonton Design and Construction Standards, including bollards, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the Engineering Drawings include a north south 3 m shared use path connection within the Natural Area from the proposed walkway to the north greenway within the abutting subdivision. The shared use path shall be of permeable surface constructed as per the requirements of the McConachie Natural Area Management Plan (NAMP), and to the satisfaction of Sustainable Development and Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;

13. that the owner construct a 2 m mono-walk with straight faced curb and gutter along the collector roadway adjacent to the future Municipal Reserve lot to accommodate pick-up/drop-off activity, as shown on the "Conditions of Approval" map, Enclosure 1, to the satisfaction of Transportation Services;
14. that the walkway contain a 1.5m concrete sidewalk with bollards and lighting as shown on the "Conditions of Approval" map, Enclosure 1, to the satisfaction of Transportation Services;
15. that the engineering drawings include full site servicing including, among other things, three phase power, sanitary services, storm services, and water services for the Municipal Reserve lot, to the satisfaction of Sustainable Development, Financial Services and Utilities, and EPCOR Water Services Inc.;
16. that the owner construct all fences positioned wholly on privately-owned lands, and post and rail fence to be located within the Municipal Reserve lot, to the satisfaction of Sustainable Development and Transportation Services; and
17. 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 lot, to the satisfaction of the Transportation and Financial Services and Utilities.

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

Municipal Reserve for Lot 5, Block 9, Plan 142 1418 is being fully discharged with land dedication and money-in-place with this subdivision. The existing DRC registered on Lot 2, Block 1, Plan 122 4640 will be carried forward for the future dedication of school/park site located north of 170 Avenue NW and east of 66 Street NW.

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

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cy/Posse #147226609

Enclosure(s)



Subdivision Authority

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

May 1, 2014

File No: LDA14-0024

Qualico Developments West Ltd.
Suite 280, 3203-93 Street NW
Edmonton, AB T8N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 70 single detached residential lots, 32 semi-detached residential lots, 10 row housing lots and two (2) Public Utility lots from Lot 1, Block 1, Plan 022 0944, located north of 167 Avenue NW and east of 50 Street NW, **CY BECKER**

I The Subdivision by Plan is APPROVED on May 1, 2014 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 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 subdivisions LDA12-0126 and LDA12-0317 be registered prior to or concurrent with this application to provide the logical roadway connection;
4. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against all lots backing on to the stormwater management facility (SWMF), 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 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 proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing charges applicable to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities in the basin;
4. that the owner pays 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 the ultimate North Cy Becker (Lake 4A) Stormwater Management Facility to the satisfaction of Financial Services and Utilities, as shown on "Conditions of Approval" map, Enclosure I;
8. that the Engineering Drawings include grading plans for 50 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the Engineering Drawings include a 6 m wide paved temporary roadway connection and a 4 m wide paved temporary alley connection, as shown on "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC for roads or at the discretion and direction of Transportation Services;
10. that the owner construct a noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto 50 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path within the SWMF and walkway connection from the SWMF to the local roadway, as per City of Edmonton Design and Construction Standards, including bollards and landscaping, as shown on "Conditions of Approval" map, Enclosure I;
12. that the walkway contain a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditional of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services, 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-way, road islands, boulevards and medians, 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.

Reserves owing on Lot 1, Block 1, Plan 022 0944 were addressed with LDA11-0438 and are being carried forward by way of a Deferred Reserve Caveat (DRC #132 211 810).

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. Carla Semeniuk at 780-496-1583 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cs/Posse #14299552-001

Enclosure(s)

Thursday, April 24, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the April 24, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the April 17, 2014 meeting adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0082
134702710-001 Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 1, Plan 0925647, located west of Mark Messier Trail NW and north of 137 Avenue; **MISTATIM**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0022
130013752-001 Tentative plan of subdivision to create 174 single detached residential lots, 144 semi-detached residential lots, 36 row housing lots, and one (1) Public Utility Lot from Lot 1, Block 1, Plan 042 1992 and Lot 3, Block 1, Plan 022 7056, located west of Calgary Trail SW and north of 41 Avenue SW; **CAVANAGH**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA13-0506 145920099-001	Tentative plan of subdivision to create 47 single detached residential lots, 94 semi-detached residential lots, two (2) Municipal Reserve lots, and one (1) Public Utility lot from Lot 3, Block 1, Plan 022 7056, Lot 5, Block 1, Plan 032 0993, and Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail SW and north of 41 Avenue SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA13-0355 142106652-001	Tentative plan of subdivision to create 28 single detached residential lots and (1) one Public Utility lot from Lot 1, Block B, Plan 1221655 and Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and west of Windermere Wynd; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA13-0365 142383188-001	Tentative plan of subdivision to create 23 single detached residential lots from Lot 2, Block 1, Plan 1045NY and Lot 1, Block B, Plan 1221655, located north of Windermere Boulevard and west of Windermere Wynd; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA13-0516 145954016-001	Tentative plan of subdivision to create 20 semi detached residential lots from Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and east of Windermere Drive NW; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURMENT The meeting adjourned at 10:30 a.m.	