

Thursday, December 18, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the December 18, 2014 meeting be adopted as amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the December 11, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA14-0078 147250687-001	Tentative plan of subdivision to create 179 single detached residential lots, 146 semi-detached residential lots, one (1) multiple family lot (MFL), two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lots 2 and 3, Block 1, Plan 122 4640, and Lot 5, Block 9, Plan 142 1418, located north of 167 Avenue NW and east of 66 Street NW; McCONACHIE
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MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	LDA14-0102 150120083-001	Tentative plan of subdivision to create 63 single detached residential lots and 52 semi-detached residential lots from the NE 25-52-26-W4M, located north of Rosenthal Boulevard NW and west of Winterburn Road NW; ROSENTHAL
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MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	LDA14-0109 150333039-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 1, Plan 962 3226 located south of Maple Ridge Drive and east of 17 Street NW; MAPLE RIDGE INDUSTRIAL
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
4.	LDA14-0179 151324524-001	Tentative plan of subdivision to create two (2) multiple family lots, one (1) commercial lot and one (1) Municipal Reserve lot from Block D, Plan 892 2649, located west of 156 Street SW and south of 11 Avenue SW; GLENRIDDING HEIGHTS
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
5.	LDA14-0245 154598331-001	Tentative plan of subdivision to create 81 single detached residential lots, two (2) Municipal Reserve lots and one (1) Public Utility lot, from the SE 7-52-25-W4M and Area A, Plan 142 5380, located north of 35 Avenue NW and west of 199 Street NW; EDGEMONT
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
6.	LDA14-0246 155127258-001	Tentative plan of subdivision to create 141 single detached residential lots from the SE 28-51-25-W4M located north of Ellerslie Road SW and west of 170 Street SW; WINDERMERE
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
7.	LDA14-0412 160375007-001	Tentative plan of subdivision to create 25 single detached residential lots and two (2) semi-detached residential lots from the NE 25-53-24-W4M located south of 153 Avenue NW and East of Manning Drive NW; EBBERS
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	



Subdivision Authority

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

December 18, 2014

File NO. LDA14-0078

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 179 single detached residential lots, 146 semi-detached residential lots, one (1) multiple family lot (MFL), two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lots 2 and 3, Block 1, Plan 122 4640, and Lot 5, Block 9, Plan 142 1418, located north of 167 Avenue NW and east of 66 Street NW; **McCONACHIE**

I The Subdivision by Plan is APPROVED on December 18, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.57 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 provide money in place of Municipal Reserve in the amount of \$339,625.00 representing 0.55 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 new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., and EPCOR Water Services Inc., 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 owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA13-0084 be registered prior to or concurrent with this application to provide the logical roadway extension and essential water main feeds;
7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Natural Area, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 66 Street, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the proposed Public Utility lots be dedicated as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings for Stage 2 include the construction of 170 Avenue and McConachie Boulevard, to an urban collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings for Stage 2 include the construction of 169 Avenue and the alley connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings for Stage 2 include a 200 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
11. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centerline and "Shared Use" signage, within the Natural Area buffer with Stage 7 of the plan of subdivision, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the engineering drawings include the grading and landscaping of the Natural Area buffer, in accordance with the approved Natural Area Management Plan (NAMP), to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include grading plans for the shared use path within the Municipal Reserve lot to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include 3 phase power for the Municipal Reserve lot, to the satisfaction of Sustainable Development;
15. that the owner construct a temporary 4 m gravel emergency access with T-Bollards, with Stage 2 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This temporary emergency access will be required prior to CCC for roads (or when required by Transportation Services);
16. that the owner construct a temporary 12 m radius gravel turnaround with bollards or mini-barriers, with Stage 2 of the plan of subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
17. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve lot, with a dividing yellow centerline, "Shared Use" signage and bollards, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines, for all lots backing onto 167 Avenue to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 66 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct all fences wholly on privately-owned lands, and post and rail fence within the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat registered against Lot 2, Block 1, Plan 122 4640 will be fully discharged with this subdivision and provided as a 2.57 ha Municipal Reserve parcel and money in place.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

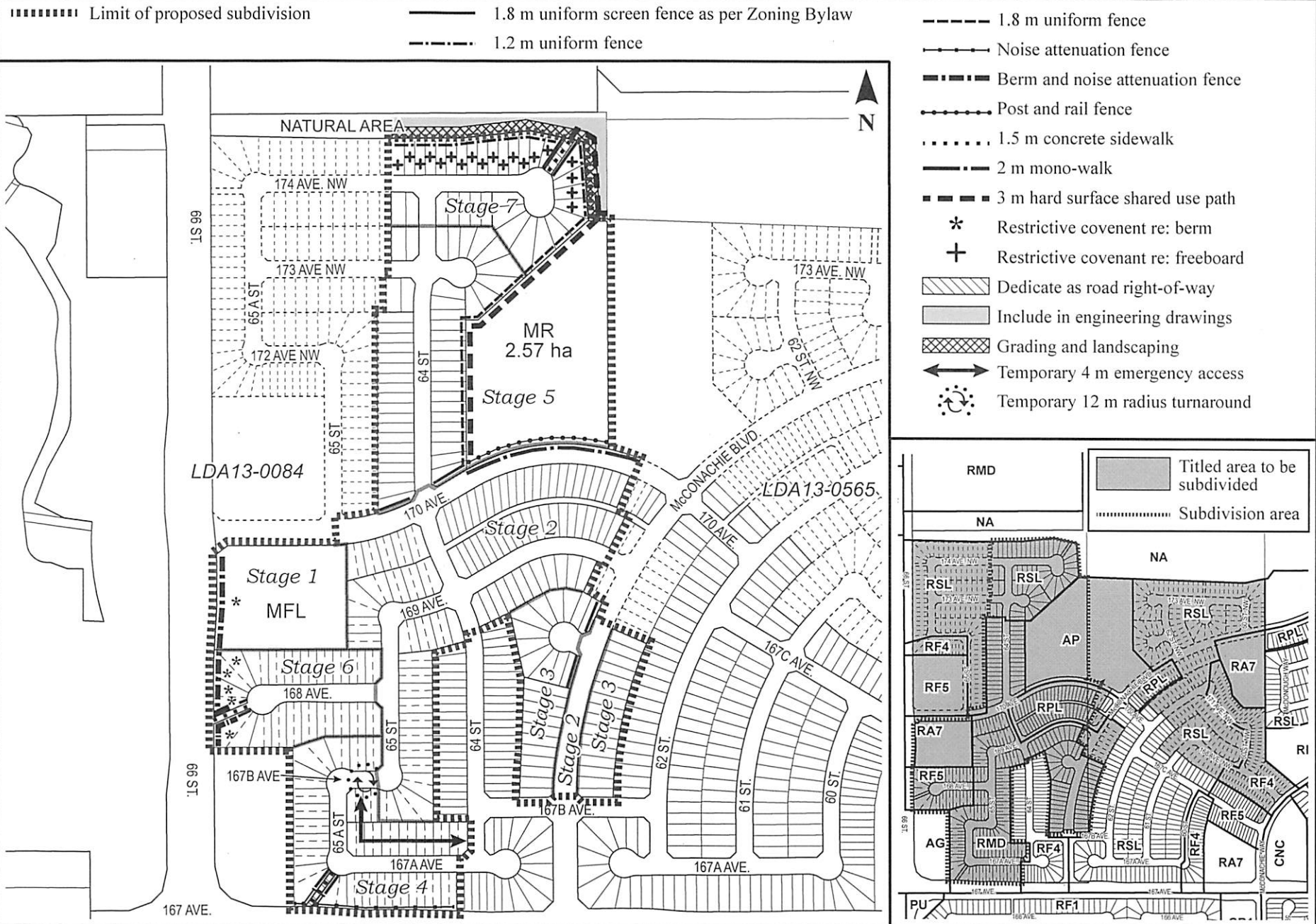
SM/mn/Posse #147250687-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2014

LDA14-0078



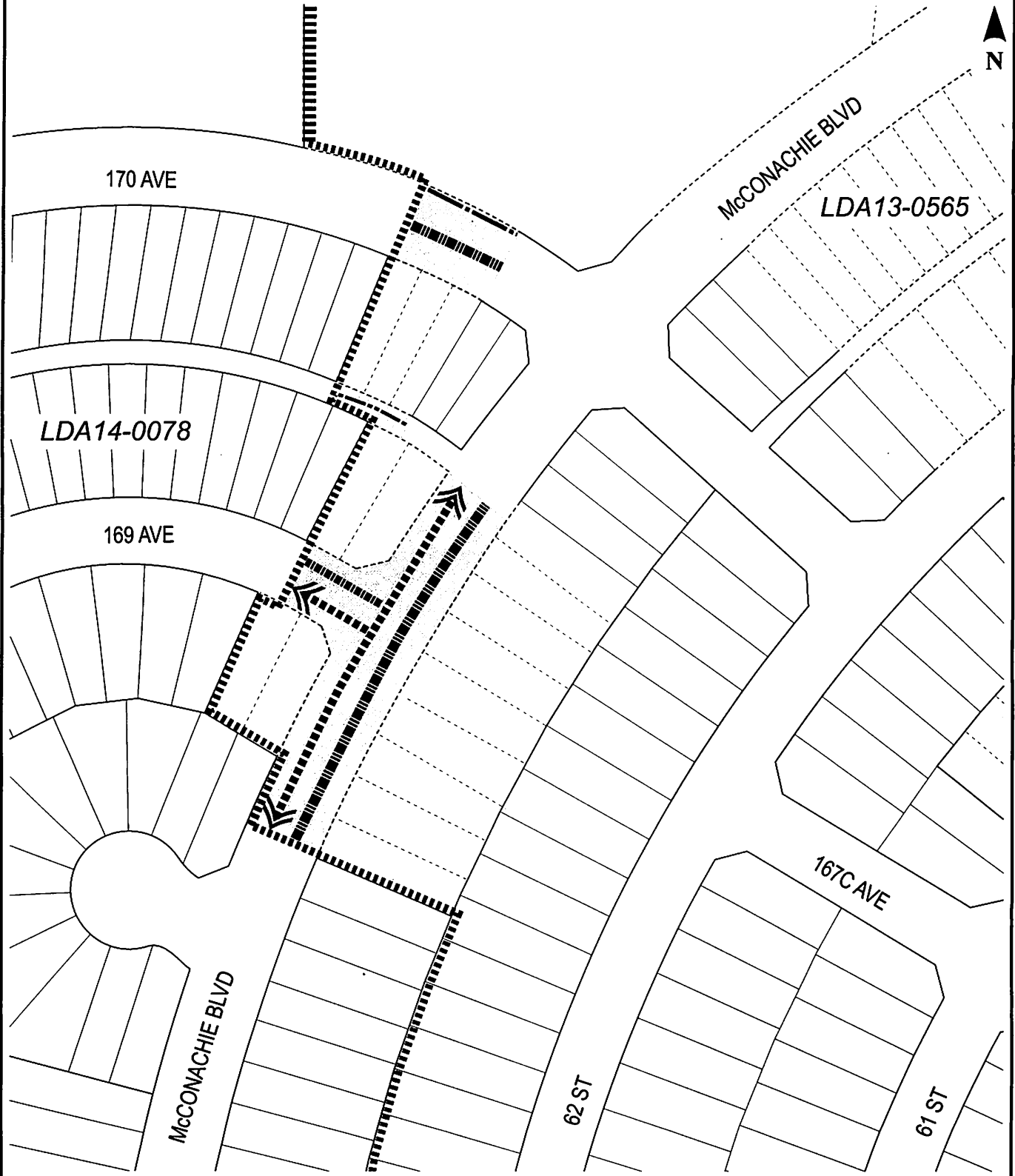
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2014

LDA14-0078

- ||||| Limit of proposed subdivision
- ▣ Construct collector roadway
- ▣ Construct local roadway
- Construct alley connection

- ◀---▶ 200 mm water main connection
- ▭ Include in engineering drawings
- 2 m mono-walk





Subdivision Authority

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

December 18, 2014

File NO. LDA14-0102

IBI Group Inc.
Suite 300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 63 single detached residential lots and 52 semi-detached residential lots from the NE 25-52-26-W4M, located north of Rosenthal Boulevard NW and west of Winterburn Road NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on December 18, 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 & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA14-0077 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the approved subdivision LDA13-0535 be registered prior to or concurrent with this application, to provide for logical roadway, drainage, and waterline extensions; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways, to the satisfaction of City Departments and affected utility agencies.

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

No Municipal Reserve (MR) dedication is required from this subdivision area. MR dedication for NE 25-52-26-W4M was previously provided under LDA07-0451, by way of Deferred Reserve Caveat (DRC). This DRC will be revised under LDA11-0026 and will be carried forward on the parent 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, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

SM/cw/Posse #150120083-001

Enclosure(s)

FOR



December 18, 2014

File No. LDA14-0179

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create two (2) multiple family lots, one (1) commercial lot and one (1) Municipal Reserve lot from Block D, Plan 892 2649, located west of 156 Street SW and south of 11 Avenue SW; **GLENRIDGING HEIGHTS**

I The Subdivision by Plan is APPROVED on December 18, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.62 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include that portion of the Municipal Reserve that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosures I and II;
5. that the owner register easements for the 3 m shared use path, 1.5 m concrete sidewalk, temporary 12 m turnaround and 163 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner clear and level Rabbit Hill Road SW as required for road right-of-way;
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 required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include the construction of the first two lanes of Rabbit Hill Road SW to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalks, lighting, landscaping and any transitional improvements to the satisfaction of Transportation, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include a 600 mm water main connection, to the satisfaction of EPCOR water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the construction of 163 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a temporary 12 m radius gravel turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
11. that the engineering drawings include a 3 m hard surface shared use path to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 1.5 m concrete sidewalk within the walkway, with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include a zebra marked crosswalk with curb ramps and pedestrian signage, and signals to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary offset 17 m radius hard surface transit turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);

15. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto or flanking Rabbit Hill Road, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways and greenways to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat (DRC) for Block D, Plan 892 2649 shall be reduced accordingly and the remainder shall carry forward on title. Environmental Reserve will be provided with future subdivision of this 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, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/kg/Posse #151324524-001

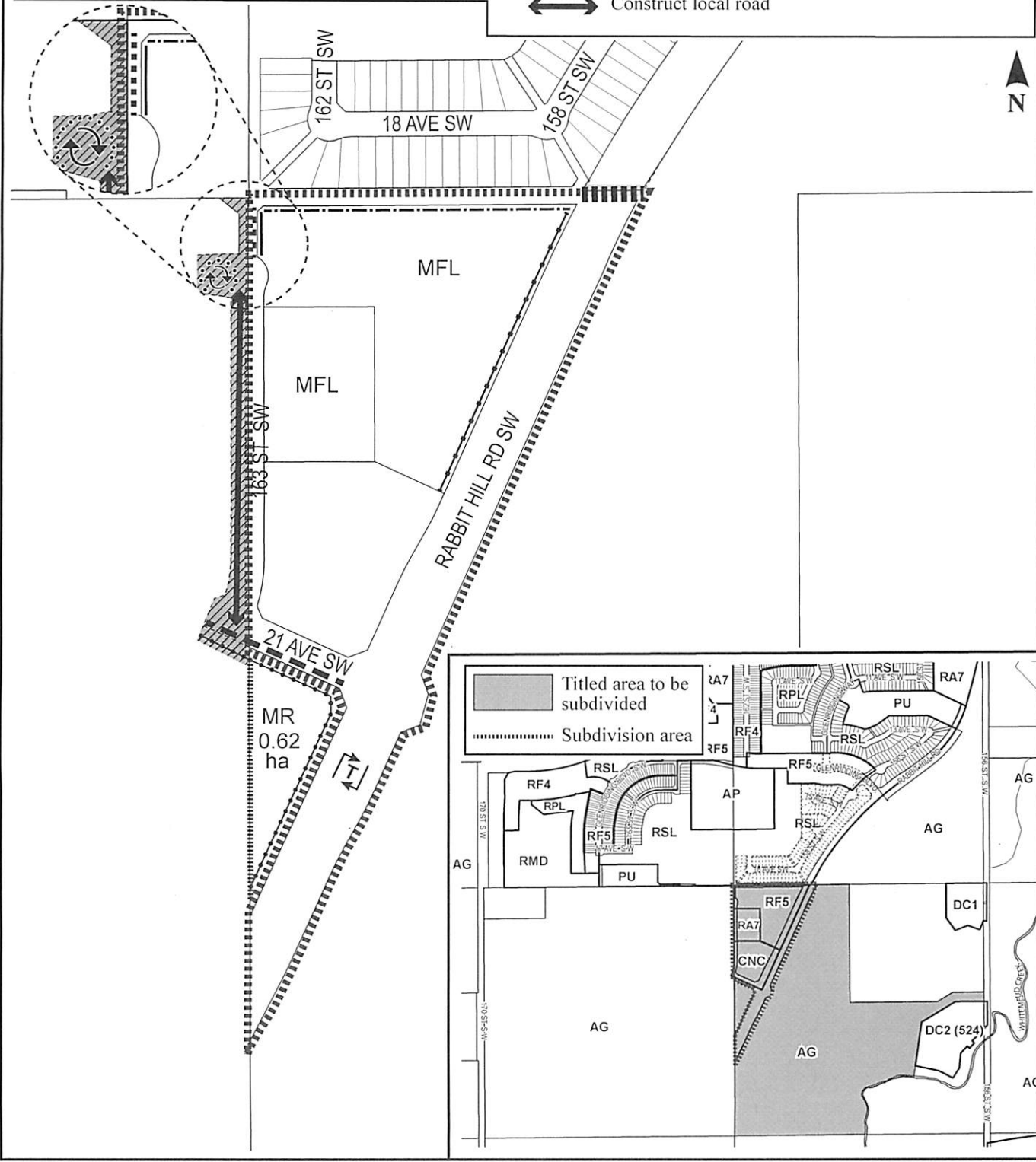
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2014

LDA14-0179

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬▬ Amend subdivision boundary ▬▬▬▬▬▬▬ 1.2 m uniform fence ▬▬▬▬▬▬▬ 1.5 m concrete sidewalk ▬▬▬▬▬▬▬ 3 m hard surface shared use path ▬▬▬▬▬▬▬ Noise attenuation fence ▬▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw | <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Post and rail fence ▬▬▬▬▬▬▬ Zebra marked crosswalk ▬▬▬▬▬▬▬ Include in engineering drawings ▬▬▬▬▬▬▬ Register easement ⊙ Temporary 12 m radius turnaround ⊙ Temporary 17 m transit radius turnaround ↔ Construct local road |
|--|---|



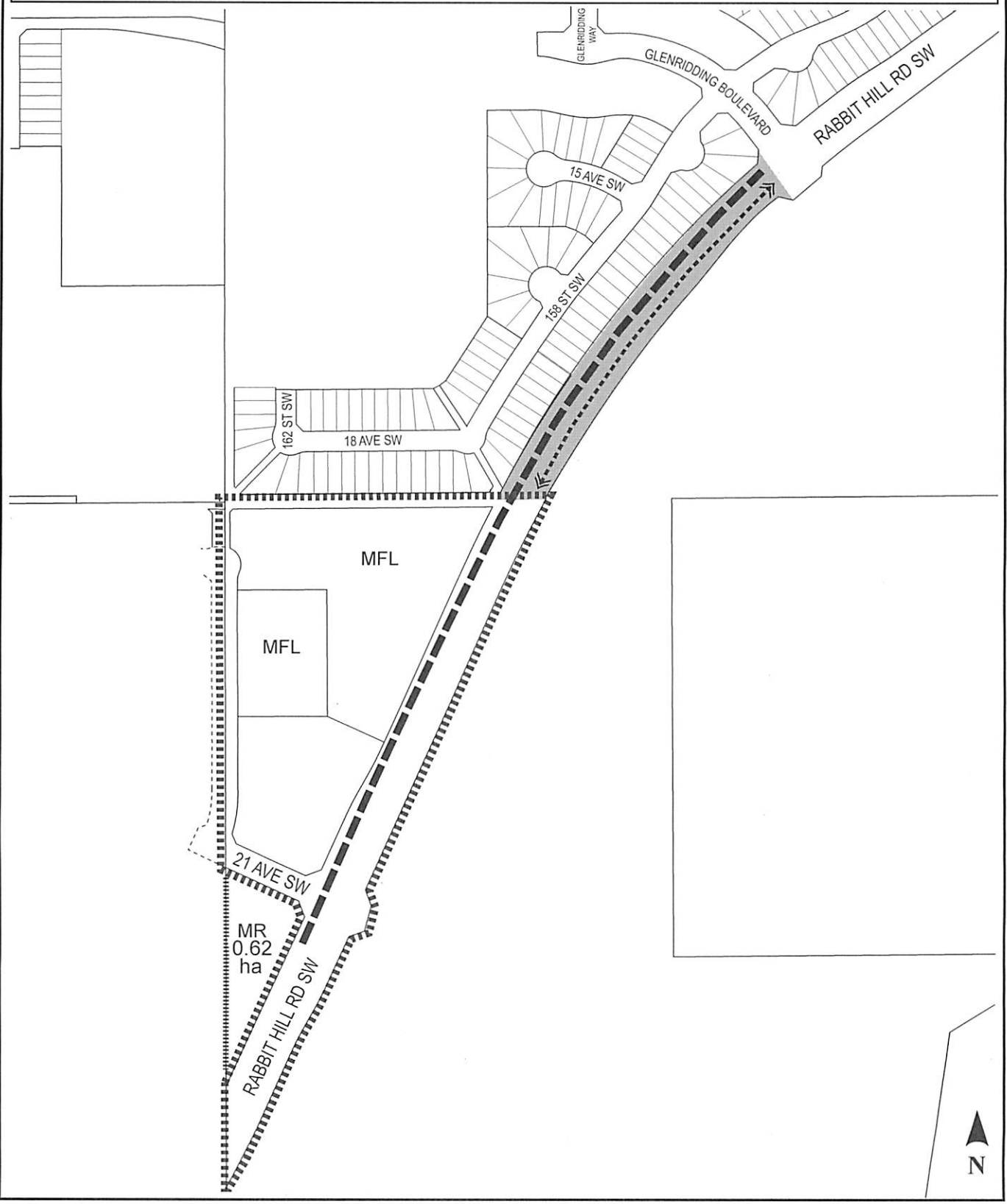
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2014

LDA14-0179

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬▬▬▬▬▬▬ Construct first two lanes to an arterial road standard

- ↔---↔ Water main connection
- ▬▬▬▬▬▬▬ Include in engineering drawings





Subdivision Authority

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

December 18, 2014

File NO. LDA14-0245

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 81 single detached residential lots, two (2) Municipal Reserve lots and one (1) Public Utility lot, from the SE 7-52-25-W4M and Area A, Plan 142 5380, located north of 35 Avenue NW and west of 199 Street NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on December 18, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.89 ha and 0.11 ha parcels pursuant to Section 666 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 0.009 ha by a Deferred Reserve Caveat for Area A, Plan 142 5380 and registered against the SE 7-52-25-W4M 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 and Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that Bylaw 17051 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the approved subdivision LDA12-0231 be registered prior to or concurrent with this application;
7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. that that endorsement of this subdivision cannot occur until such time as the re-alignment of 199 Street is open and operational from Lessard Road to Elston Gate, to the satisfaction of Transportation Services; and

9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 12 m radius gravel turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
8. that the owner design and construct the ultimate SWMF to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the relocation of the T-bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path within the greenway, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path within the Municipal Reserve, with a dividing yellow centerline, as per City of Edmonton Design and Construction Standards, including bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a zebra marked crosswalk with curb extensions, curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

The existing DRC will be reduced accordingly and the remainder amount will carry to the parent title. Municipal Reserves for Area A, Plan 142 5380 will be provided through this subdivision and transfer to the SE 7-52-25-W4M.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/vg/Posse #154598331-001

Enclosure(s)

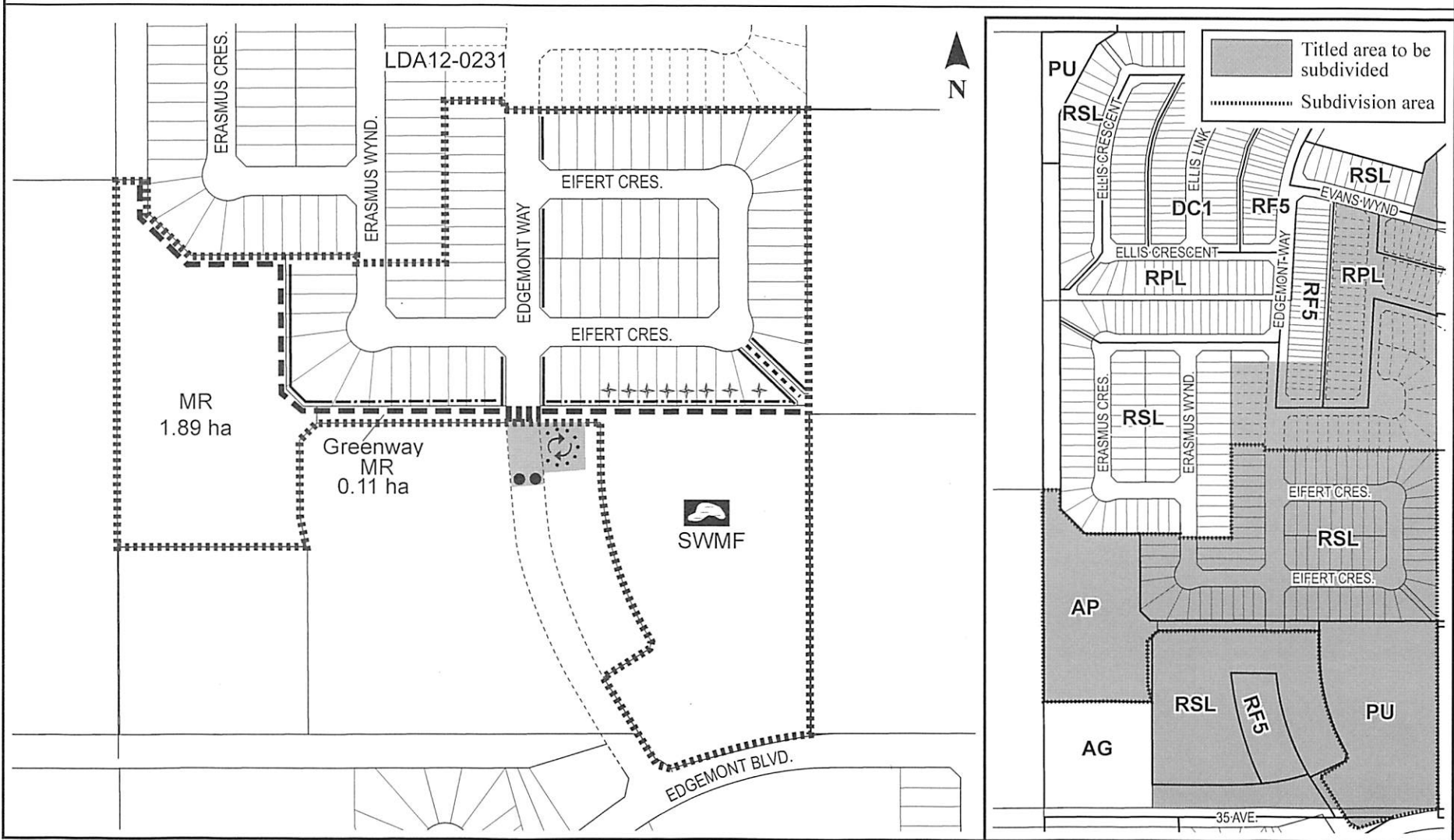
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2014

LDA14-0245

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ 1.5 m concrete sidewalk
- ▬▬▬▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬▬▬▬ Zebra marked crosswalk
- Relocate T-bollards
- ▭ Include in engineering drawing

- ⊙ Temporary 12 m radius turnaround with bollards
- ✦ Restrictive Covenant re: freeboard





Subdivision Authority

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

December 18, 2014

File NO. LDA14-0246

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

ATTENTION: Nick Djach

Dear Mr. Djach:

RE: Tentative plan of subdivision to create 141 single detached residential lots from the SE 28-51-25-W4M located north of Ellerslie Road SW and west of 170 Street SW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on December 18, 2014, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount \$1,560,570.70 representing 1.886 ha from the SW 28-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
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 provide a Memorandum of Understanding (MOU), signed by the area developers, for the conversion of the existing Ellerslie Road right-of-way, west of 170 Street SW, into a greenway to the satisfaction of Transportation Services prior to the endorsement of this subdivision;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the approved subdivisions LDA13-0463 be registered prior to or concurrent with this application for the logical extension of roadway connections and Servicing Agreements; 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 (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 required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 6 m gravel roadway connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat for SW 28-51-25-4 for 1.886 ha will be provided as money-in-place with this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Ania Schoof at 780-423-7495 or ania.schoof@gmail.com.

Yours truly,



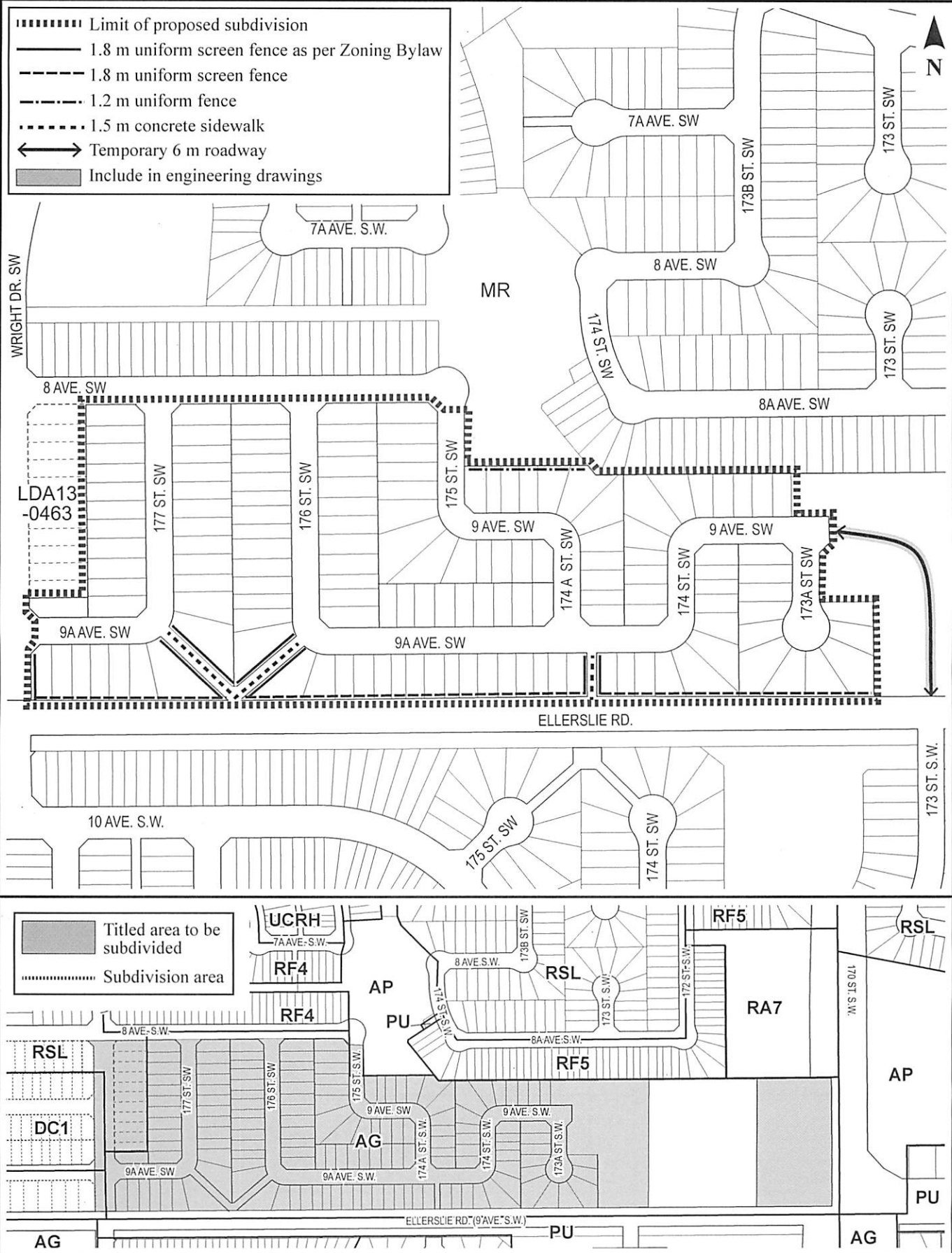
FOR
Scott Mackie
Subdivision Authority
SM/as/Posse #155127258-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2014

LDA14-0246

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - 1.8 m uniform screen fence
- · - · - 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk
- ↔ Temporary 6 m roadway
- Include in engineering drawings





Subdivision Authority

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

December 18, 2014

File NO. LDA14-0412

Stantec Consulting
10106 – 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 25 single detached residential lots and two (2) semi-detached residential lots from the NE 25-53-24-W4M located south of 153 Avenue NW and East of Manning Drive NW; **EBBERS**

I The Subdivision by Plan is APPROVED on December 18, 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA14-0118 be registered prior to or concurrent with this application, for the logical extensions of roadway connections and for essential water main feeds;
4. that Bylaw 17037 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against lots impacted by an abandoned in-place water main, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Manning Drive NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include the construction of a temporary 12 m radius gravel turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include the landscaping of Manning Drive boulevard to an arterial roadway standard, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of Ebbers Boulevard to an urban collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path on the north side of Ebbers Boulevard, with a dividing yellow centerline and "Shared Use" signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk within the walkway, with 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 1 m berm centered on the property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto Manning Drive, to the satisfaction of Transportation;
13. 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
14. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserved Caveat for the NE 25-53-24-W4M shall be carried forward to the remainder of the title area.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/kw/Posse #160375007-001

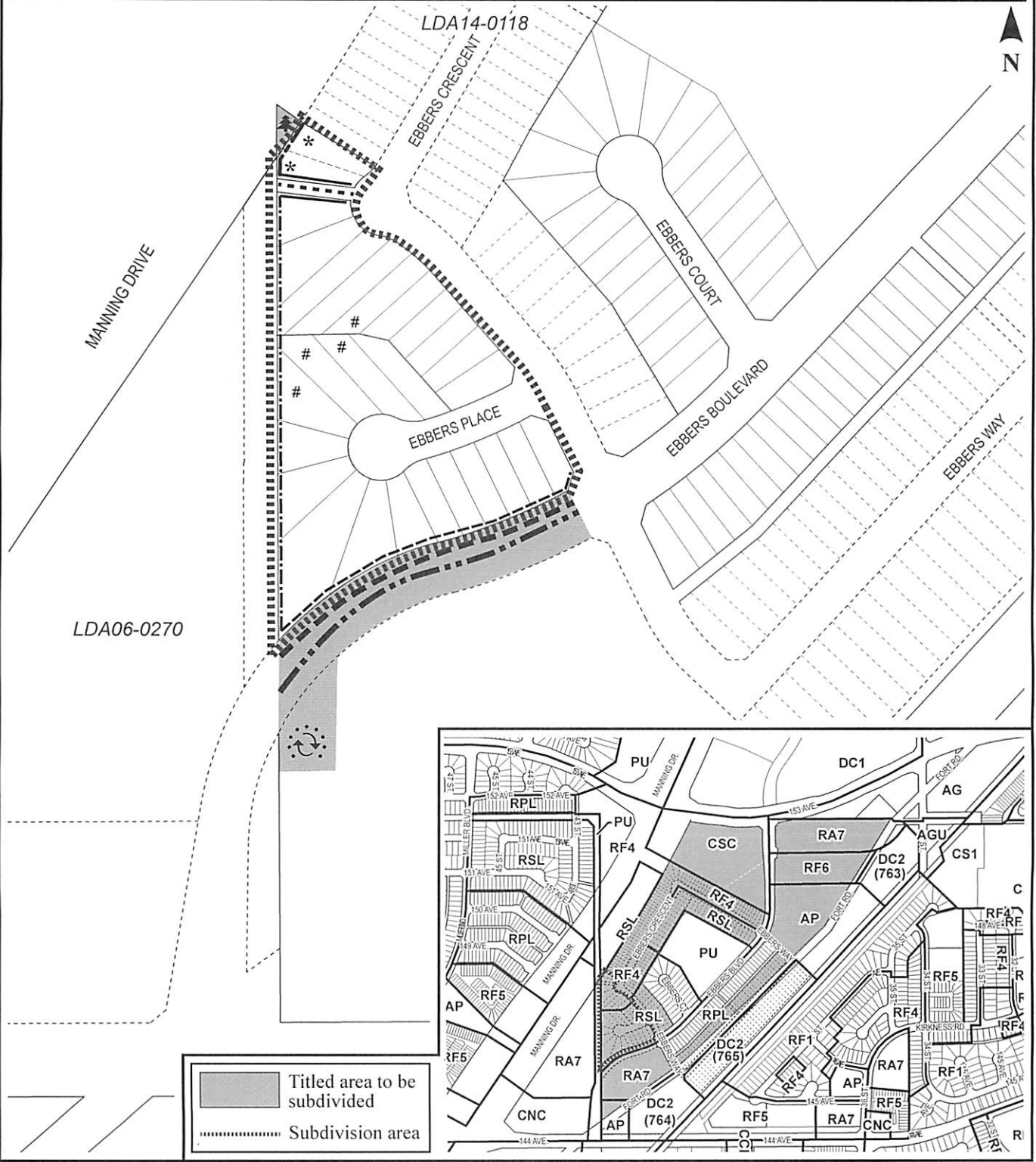
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2014

LDA14-0412

- | | |
|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - - - 1.8 m uniform screen fence - · - · - · 1.2 m uniform fence ▬▬▬▬▬ Berm and noise attenuation fence · · · · · 1.5 m concrete sidewalk ▬▬▬▬▬ 3 m hard surface shared use path | <ul style="list-style-type: none"> ▬▬▬▬▬ Construct collector roadway ⊙ ⊙ ⊙ ⊙ ⊙ Temporary 12 m radius turnaround with bollards * Restrictive covenant re: berm # Restrictive covenant re: disturbed soil 🌲 Landscape ▭ Include in engineering drawings |
|---|---|



▭ Titled area to be subdivided
 ▬▬▬▬▬▬▬ Subdivision area