

Thursday, January 30, 2014  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 5

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the January 30, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the January 23, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

1. LDA13-0232  
138526403-001 Tentative plan of subdivision to create 44 single detached residential lots and eight (8) row housing lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW;  
**GLENRIDGING HEIGHTS**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

**4. NEW BUSINESS**

1. LDA12-0286  
127871201-001 Tentative plan of subdivision to create one (1) additional industrial lot from Lot 1, Plan 7822228, located north of Whitemud Drive NW, south of 66 Avenue NW, east of 17 Street NW, and west of Meridian Street NW;  
**MAPLE RIDGE INDUSTRIAL**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA13-0131 136605804-001	Tentative plan of subdivision to create one (1) commercial lot, one (1) high density residential lot, and one (1) Municipal Reserve parcel from Lot 3, Plan 9826342 and Lot 4, Block B, Plan 0126286; located east of 121 Street NW and north of 104 Avenue NW; <b>OLIVER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA13-0310 140876668-001	Tentative plan of subdivision to create 61 single detached residential lots from SW 31-51-23-4 located east of 32 Street NW and south of 16A Avenue NW; <b>LAUREL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA13-0311 140872794-001	Tentative plan of subdivision to create 38 semi-detached residential lots from SW 31-51-23-4, located east of 32 Street NW and south of 16A Avenue NW; <b>LAUREL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA13-0344 141725460-001	Tentative plan of subdivision to create 16 single detached residential lots lot from NW 19-52-25-4, located east of Granville Drive NW and north of 62 Avenue NW; <b>GRANVILLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

January 30, 2014

File No. LDA13-0232

MMM Group Limited  
#200, 10576 - 113 Street NW  
Edmonton, AB T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create 44 single detached residential lots and eight (8) row housing lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on January 30, 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 identified lots be withheld from registration until such time as the temporary transit turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision applications LDA12-0373 and LDA13-0064 within the Glenridding Heights Neighbourhood be registered prior to or concurrent with this application;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton to be placed on the lots backing or flanking on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC for roads and asphalt prior to FAC for roads, or at the discretion and direction of Transportation Services;
8. that the owner submit a driveway plan for the lot identified on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Municipal Reserves for the south half of NW 22-51-25-4 were addressed through LDA11-0254. The existing Deferred Reserve Caveat 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. 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,



FOR

Scott Mackie  
Subdivision Authority

SM/as/Posse #138526403-001  
Enclosure(s)

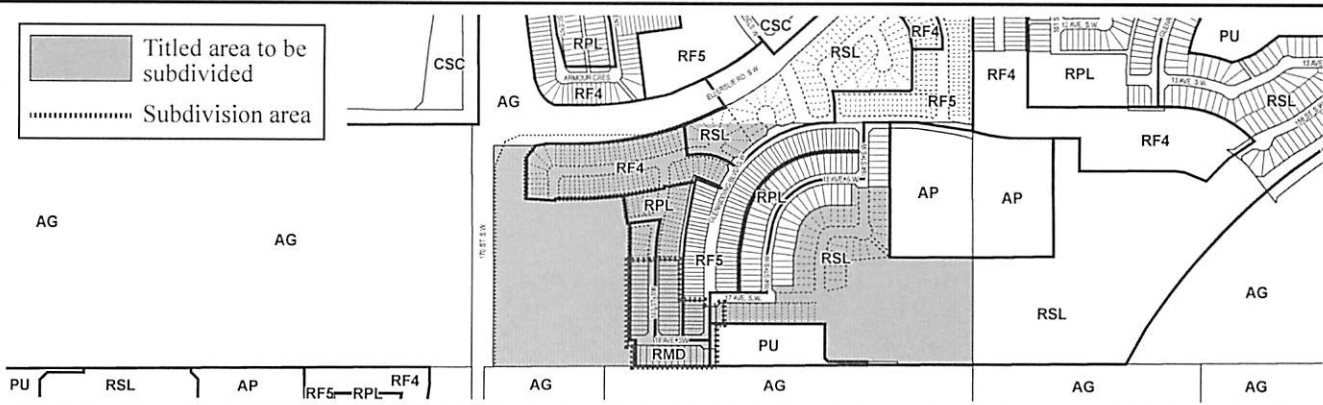
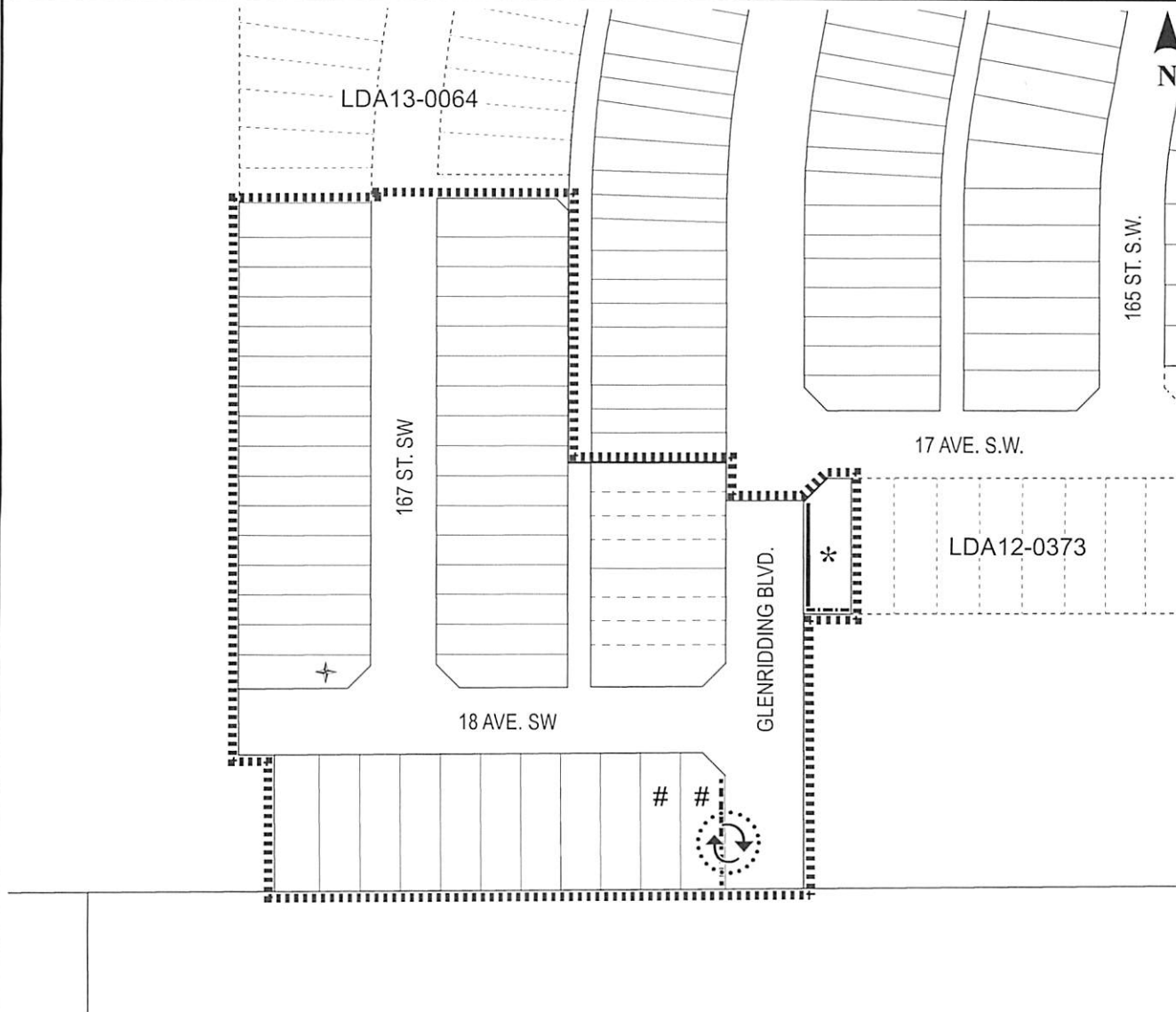


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 30, 2014

LDA 13-0232

- |  |  |
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| <ul style="list-style-type: none"> <li>▬▬▬▬▬▬▬ Limit of proposed subdivision</li> <li>— 1.8 m uniform screen fence as per Zoning Bylaw</li> <li>- - - - - 1.8 m uniform screen fence as per Zoning Bylaw with removal of temporary turnaround</li> <li>- · - · - · 1.2m m uniform fence</li> </ul> | <ul style="list-style-type: none"> <li>* Restrictive covenant re: freeboard</li> <li>⊙ 17 m temporary offset turnaround with bollards</li> <li># Withhold from registration</li> <li>✦ Submit driveway plan</li> </ul> |
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Subdivision Authority

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

January 30, 2014

File No. LDA12-0286

Delta Engineering Services  
9809 – 89 Avenue NW  
Edmonton, AB T6E 2S3

ATTENTION: John Sung

Dear Mr. Sung:

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 1, Plan 7822228, located north of Whitemud Drive NW, south of 66 Avenue NW, east of 17 Street NW, and west of Meridian Street NW; **MAPLE RIDGE INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on January 30, 2014, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$185,943 representing 0.43 ha as per Deferred Reserve Caveat No. 782181530 pursuant to Section 667 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 prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 (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 identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the engineering drawings include upgrades to Meridian Street to a 9.0 m rural roadway standard as shown on the "Conditions of Approval" map, Enclosure I; and

6. 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 permanent sanitary servicing is completed and operational to the satisfaction of Drainage Services.

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

DRC No. 782181530 is being provided as money-in-place with this application.

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 AB T5J 0G9, 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. Alec Johnston at 780-496-6121 or write to:

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

Yours truly,



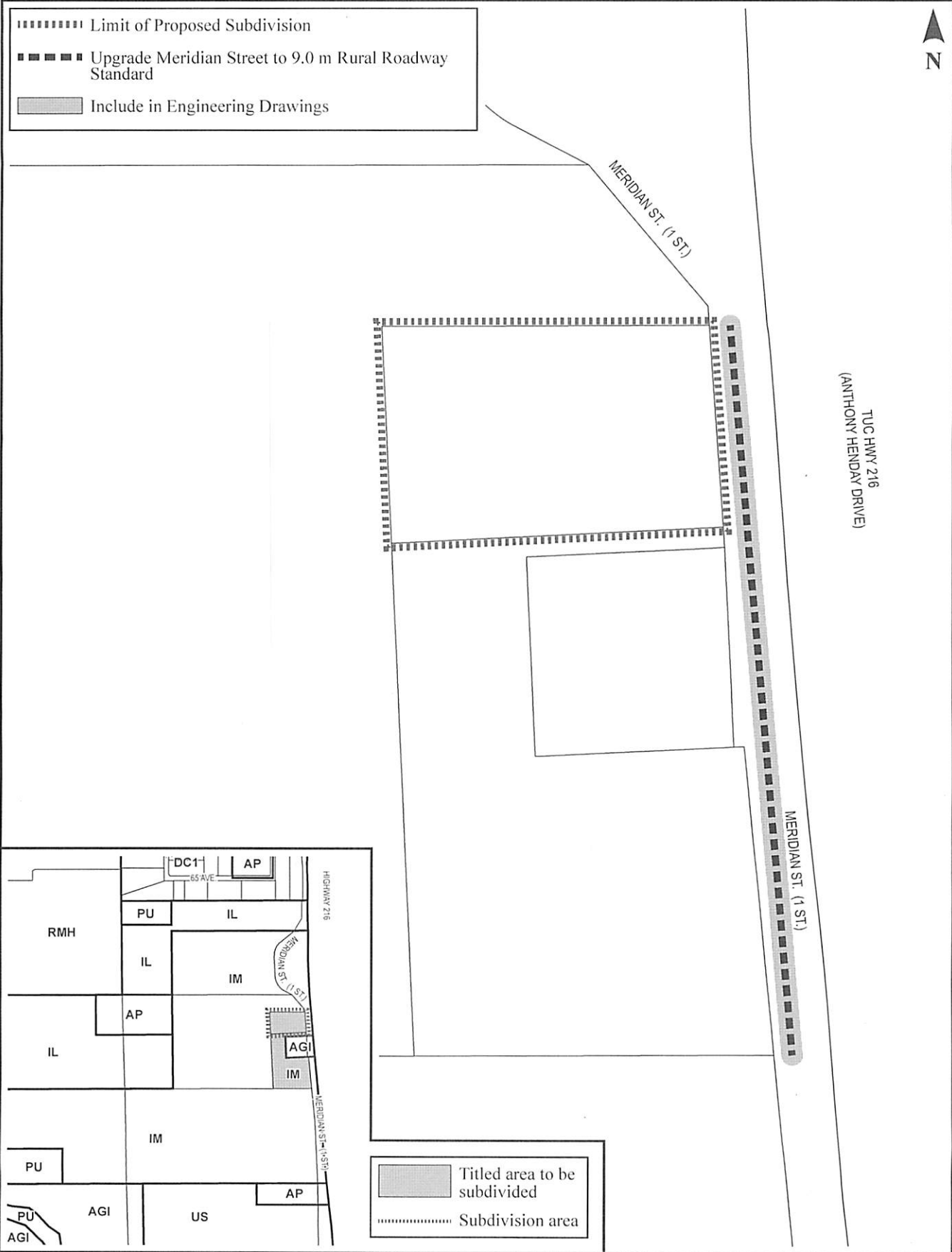
FOR

Scott Mackie  
Subdivision Authority

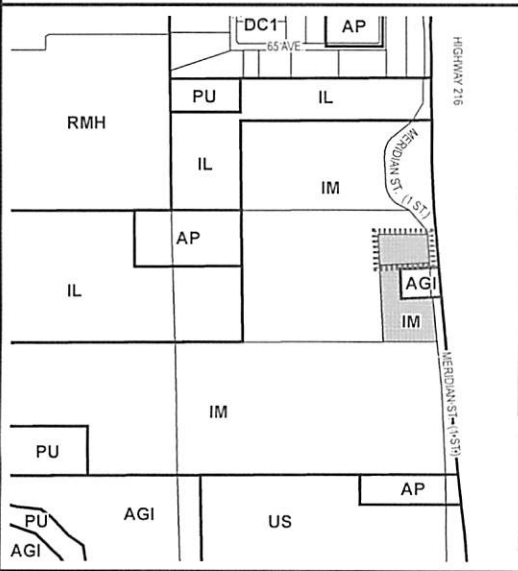
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Enclosure(s)

- ▬▬▬▬▬▬▬▬▬▬ Limit of Proposed Subdivision
- ▬▬▬▬▬▬▬▬▬▬ Upgrade Meridian Street to 9.0 m Rural Roadway Standard
- ▬▬▬▬▬▬▬▬▬▬ Include in Engineering Drawings



- ▬▬▬▬▬▬▬▬▬▬ Titled area to be subdivided
- ▬▬▬▬▬▬▬▬▬▬ Subdivision area







January 30, 2014

File No. LDA13-0131

ParioPlan INC.  
605, 10080 – Jasper Avenue NW  
Edmonton, AB T5J 1V9

ATTENTION: Patrick Barker

Dear Mr. Barker:

RE: Tentative plan of subdivision to create one (1) commercial lot, one (1) high density residential lot, and one (1) Municipal Reserve parcel from Lot 3, Plan 9826342 and Lot 4, Block B, Plan 0126286; located east of 121 Street NW and north of 104 Avenue NW;  
**OLIVER**

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**I The Subdivision by Plan is APPROVED on January 30, 2014, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 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 ensure the Municipal Reserve dedicated in Clause 1 (1) be remediated to the satisfaction of Sustainable Development. If remediation has not occurred prior to the registration of the subdivision \$1,051,558.85 shall be provided for the purposes of money-in-place of Municipal Reserve over and above the requirements outlined in Clause 1 (3);
3. that the owner provide money-in-place of Municipal Reserve, in the amount of \$411,479.55 representing 0.09 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new 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 TELUS, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. That a 6 m wide public access easement be registered to allow for public use of a 3 m hard-surfaced walkway, as shown on the “Conditions of Approval” map, Enclosure I;
7. that the owner dedicate 14.75 m road right-of-way, to the satisfaction of Transportation Services to accommodate the provisions of a 3.75 m auxiliary lane and 11.0 m to conform to the approved concept plan for the City Council approved West LRT along 104 Avenue from 120 Street to 121 Street, as shown on the “Conditions of Approval” map, Enclosure I;

8. that the associated closure area for 120 Street (LDA13-0156 / Bylaw # 16554, approved August 26, 2013) be consolidated with the subject parcel prior to or concurrent with registration of this subdivision;
9. that the owner register an easement for the shared use of the joint access to 121 Street, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner carry forward the Restrictive Covenant (Registration # 132274265 (August 30, 2013)) on subsequent Certificate of Titles created by the subdivision of land; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner 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;
4. that the owner upgrade 121 Street to a 11.5 m urban collector roadway standard, including street lighting and a 1.5 m sidewalk on the east side, from 105 Avenue to 106 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner construct a joint access to the site, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the engineering drawings include construction of an offsite water distribution main complete with on-street hydrants at 90 m spacing located on 121 Street NW and 104 Avenue NW, as shown on the "Conditions of Approval Map", Enclosure I;
7. that the owner pay for the installation of traffic signals at the intersection of 120 Street and 104 Avenue, as shown on the "Conditions of Approval Map", Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfil this obligation;

8. that the owner construct and maintain a 3.0 m hard surfaced walkway and associated landscaping to the satisfaction of the Transportation Services and Sustainable development in locations shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.2 m uniform fence wholly within private land, to the satisfaction of Transportation Services and Sustainable Development in the location shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the Municipal Reserve parcel, utility rights-of-way, road islands, boulevards, medians, and walkways to the satisfaction of the Financial Services and Utilities, Transportation Services and Sustainable Development.

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

MR in the amount 0.32 ha is owing for Lot 3, Plan 9826342 and Lot 4, Block B, Plan 0126286. MR dedication in the amount of 0.23 ha will be provided as land and the remaining .09 ha will be paid as money-in-place of land.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. 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. Travis Pawlyk at 780-496-5369 or write to:

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

Yours truly,



FOR

Scott Mackie  
Subdivision Authority










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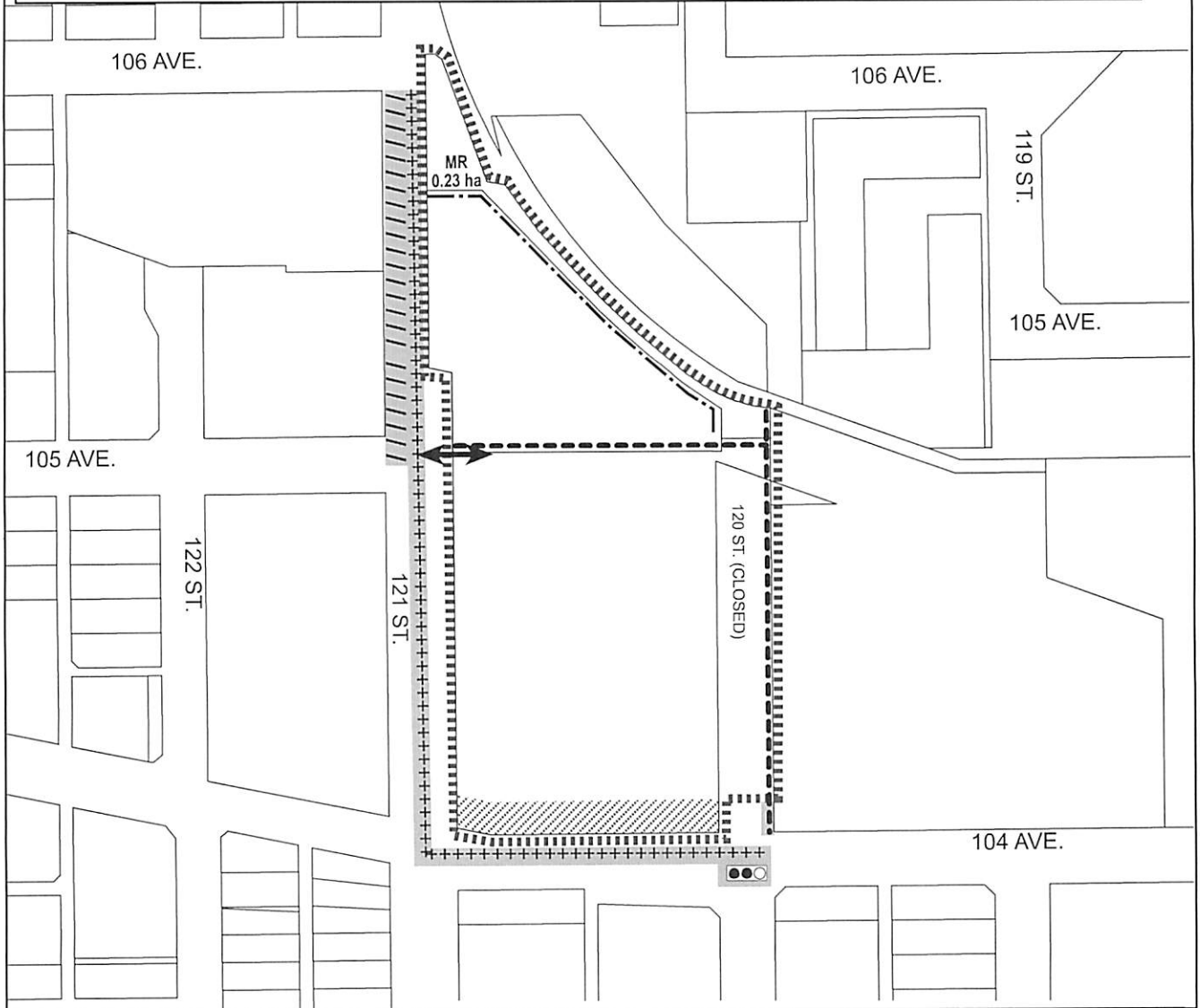
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

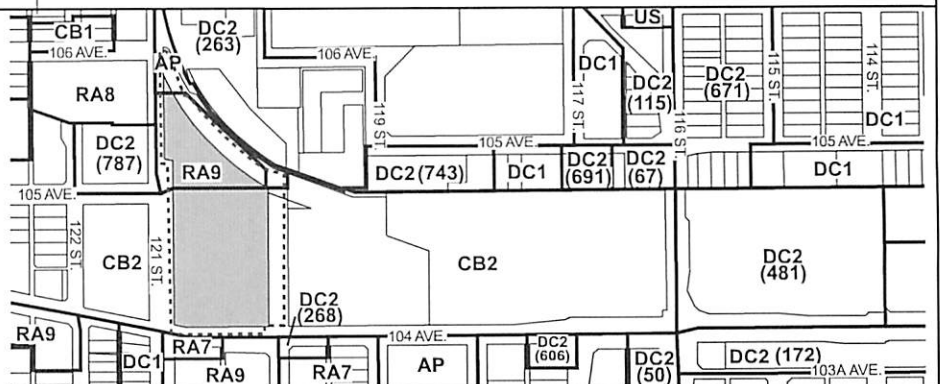
January 30, 2014

LDA 13-0131

	Limit of Proposed Subdivision		Construct Joint Access within Easement
	Dedicate 14.75m Wide Road Right-of-Way		Traffic Signal Payment
	6m Public Access Easement with 3m Hard Surfaced Walkway		New Water Main Construction with Hydrants at 90m Spacing
	Upgrade to 11.5m Collector Standard		1.2m Uniform Fence
			Include in Engineering Drawings



	Titled area to be subdivided
	Subdivision area







Subdivision Authority

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

January 30, 2014

File No. LDA13-0310

Qualico Developments West Ltd.  
280, 3203-93 St.  
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 61 single detached residential lots from SW 31-51-23-4 located east of 32 Street NW and south of 16A Avenue NW; **LAUREL**

---

**I The Subdivision by Plan is APPROVED on January 30, 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 subdivision within the Laurel Neighbourhood (File No. LDA12-0328) be registered prior to or concurrent with this application;
4. that the owner register the walkway and as legal road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; 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 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 applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner 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 a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include an offset 17 m radius asphalt surface temporary transit turnaround 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 to be gravel prior to CCC for roads and asphalt prior to FAC for roads (or at the discretion of Transportation Services);
9. that the owner construct all fences wholly within private property lines, to the satisfaction of Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Reserve parcels, to the satisfaction of the Financial Services & Utilities, Transportation Services and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I.

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

MR requirements for SW 31-51-23-4 have been addressed under previous subdivisions. The DRC 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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 Dave Onishenko at 780-496-5809 or write to:

**Dave Onishenko, Planner I  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



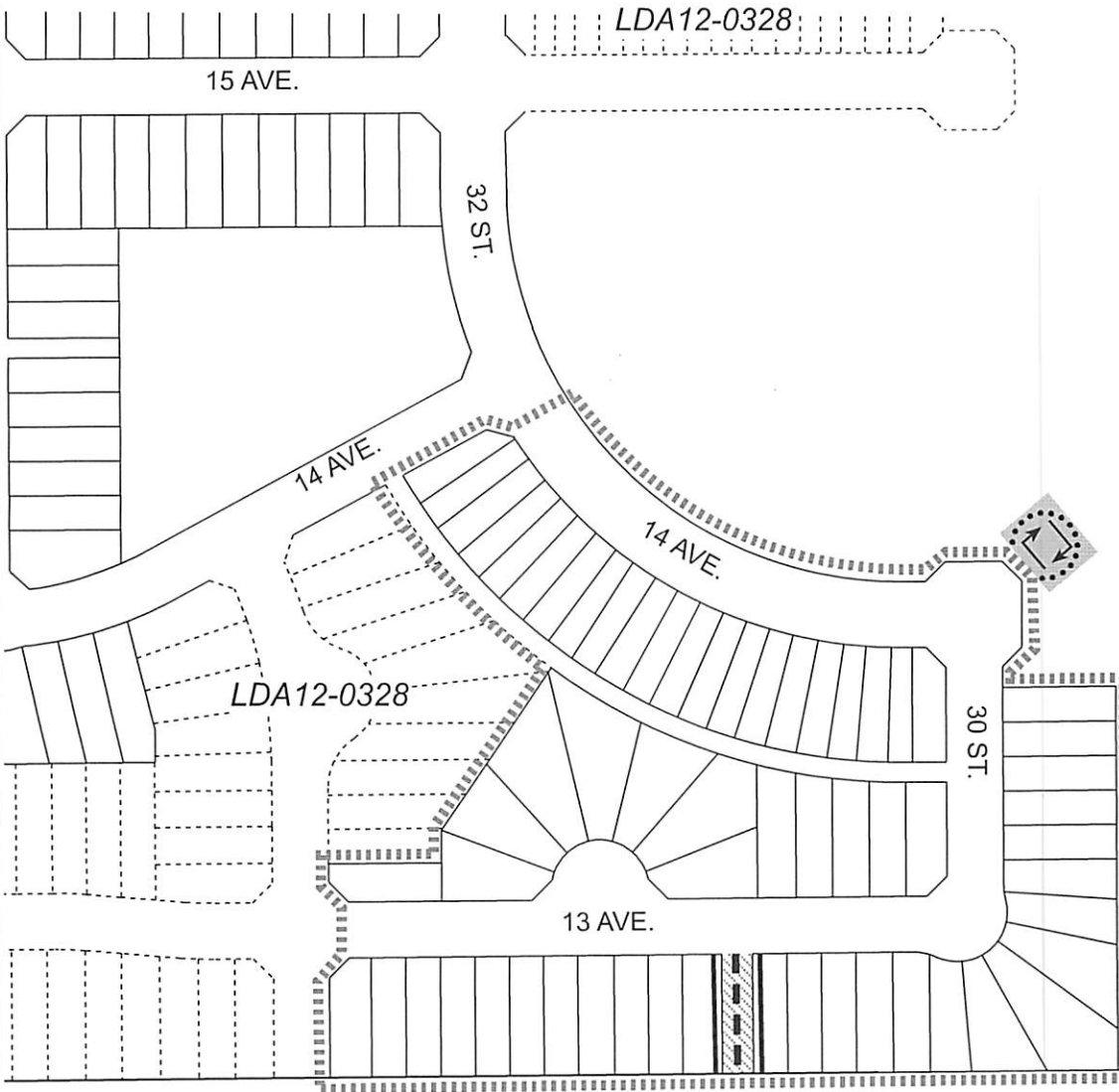
FOR  
Scott Mackie  
Subdivision Authority  
SM/do/Posse #140876668-001  
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

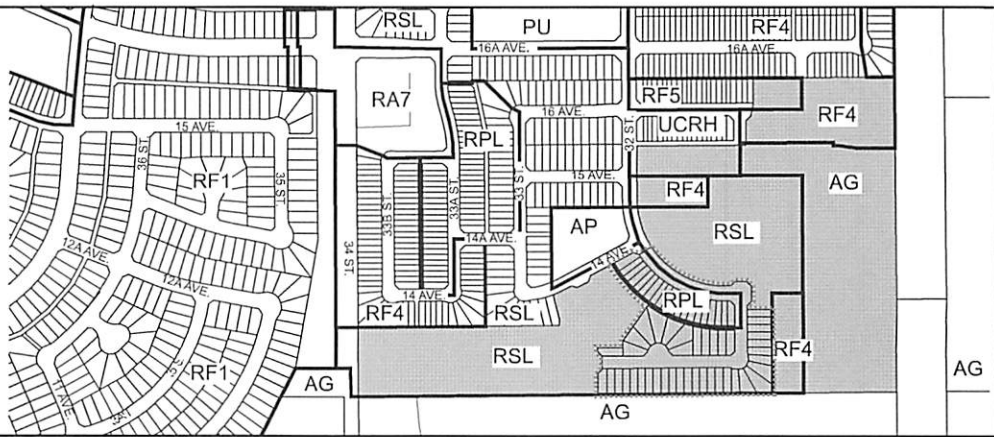
January 30, 2014

LDA 13-0310

- Limit of Proposed Subdivision
- Construct 17m Temporary Transit Turnaround with Bollards or Mini-Barriers
- Construct 1.5m Concrete Sidewalk with Bollards and Lighting
- Construct 1.8m Uniform Screen Fence as Per Zoning Bylaw
- Register as Road Right-of-Way
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area







Subdivision Authority

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

January 30, 2014

File No. LDA13-0311

Qualico Developments West Ltd.  
280, 3203-93 St.  
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 38 semi-detached residential lots from SW 31-51-23-4, located east of 32 Street NW and south of 16A Avenue NW; **LAUREL**

---

**I The Subdivision by Plan is APPROVED on January 30, 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; and
3. that the approved subdivision within the Laurel Neighbourhood (Files No. LDA12-0328) be registered prior to or concurrent with this application;
4. that the owner register the walkway and as legal road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; 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 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 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 a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3 m asphalt shared use path, through the Altalink right-of-way, with a dividing yellow centre line and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly within private property lines, to the satisfaction of Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Reserve parcels, to the satisfaction of the Financial Services & Utilities, Transportation Services and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I.

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

MR requirements for SW 31-51-23-4 have been addressed under previous subdivisions. The DRC 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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 Dave Onishenko at 780-496-5809 or write to:

**Dave Onishenko, Planner I  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/do/Posse #140872794-001

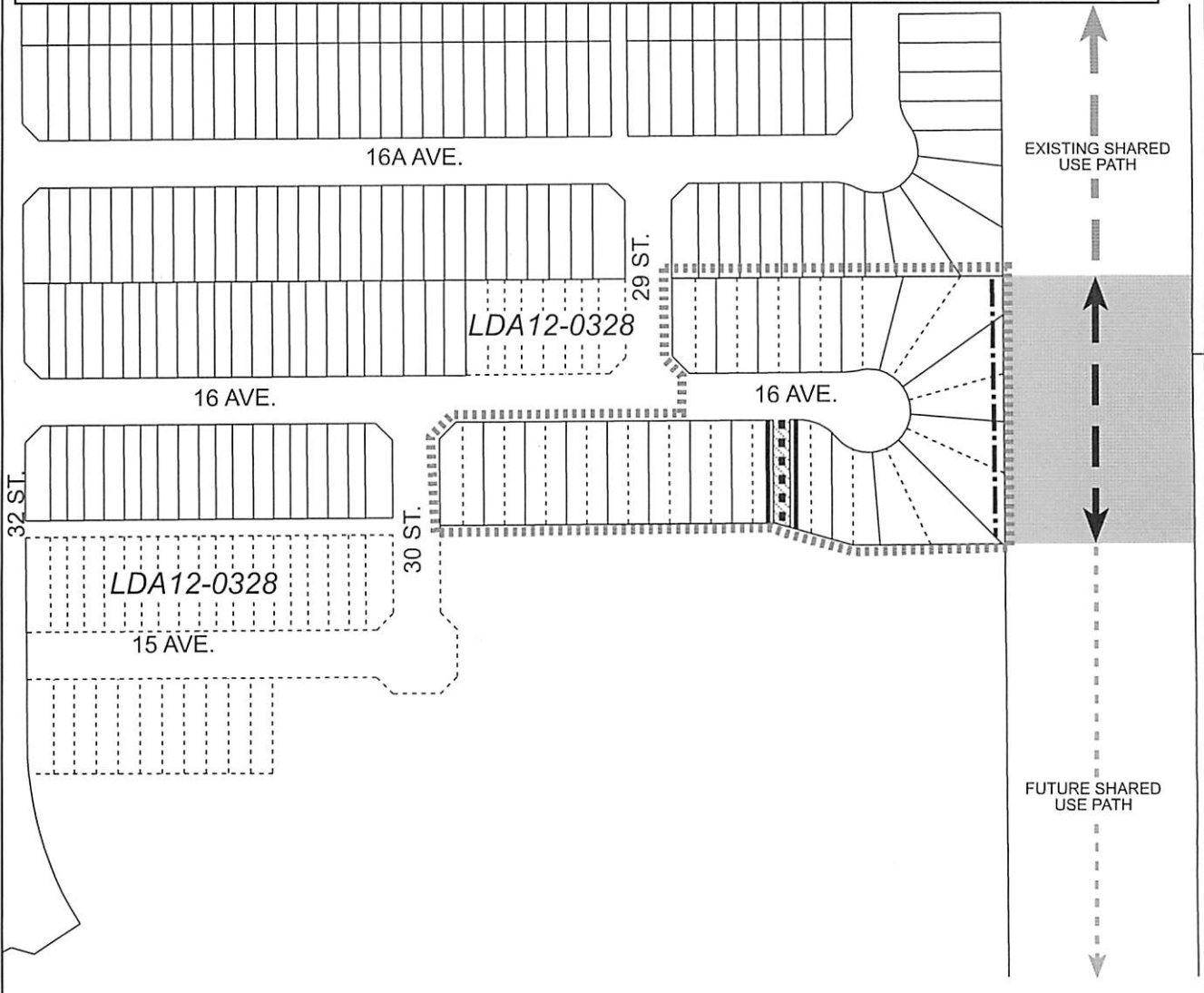
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

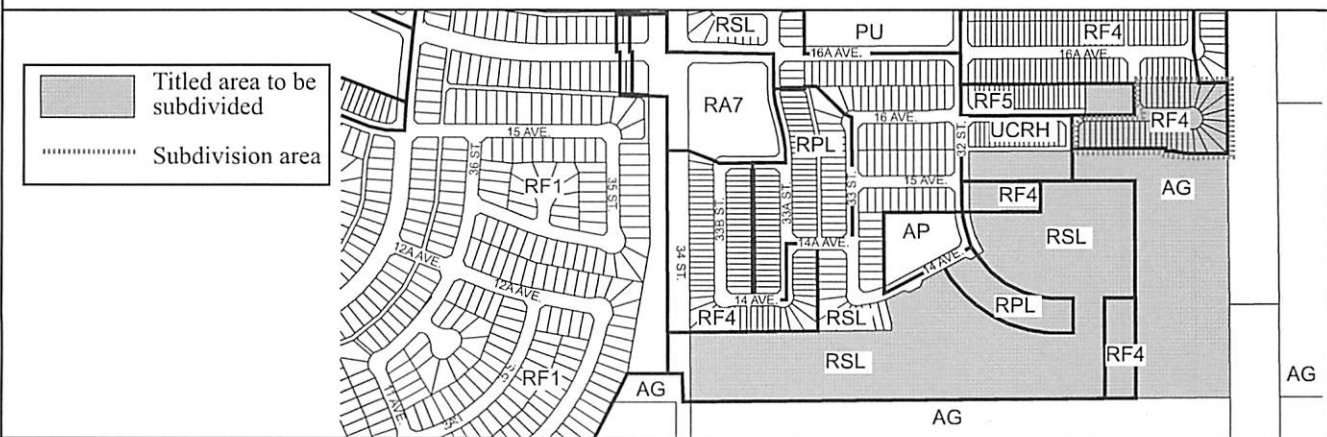
January 30, 2014

LDA13-0311

- ..... Limit of Proposed Subdivision
- Construct 1.5m Concrete Sidewalk with Bollards and Lighting
- ← → Construct 3m Asphalt Shared Use Path
- Construct 1.8m Uniform Screen Fence as per Zoning Bylaw
- - - Construct 1.2m Uniform Fence
- ▨ Register as Road Right-of-Way
- Include in Engineering Drawings



- Titled area to be subdivided
- ..... Subdivision area





Subdivision Authority

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

January 30, 2014

File No. LDA13-0344

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

ATTENTION: Aminu Bello

Dear Mr. Bello:

RE: Tentative plan of subdivision to create 16 single detached residential lots lot from NW 19-52-25-4, located east of Granville Drive NW and north of 62 Avenue NW;  
**GRANVILLE**

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**I The Subdivision by Plan is APPROVED on January 30, 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 dedicate sufficient road right-of way to accommodate the abandoned well site working area, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the location of the abandoned well head relative to the well site working area and the adjacent lot must be confirmed by an Alberta Land Surveyor, to the satisfaction of the Chief Subdivision Officer; 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 sidewalks, shared use paths and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges applicable for the construction of permanent storm and sanitary drainage facilities in the basin;



4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" Map. This turnaround will be required prior to CCC for roads or at the discretion and direction of Transportation Services;
8. that the engineering drawings include a 200 mm and a 300 mm water main connections to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map Enclosure II;
9. that the owner construct all fences wholly on private owned lands to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the right-of-way, road island, boulevards, medians, and walkway, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves previously were provided with a Deferred Reserve Caveat (# 132102042) and 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. Vivian Gamache at 780-944-0122 or write to:

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

Yours truly,



FOR








Scott Mackie  
Subdivision Authority  
SM/vg/Posse # 141725460-001  
Enclosure(s)





SUBDIVISION CONDITIONS OF APPROVAL MAP

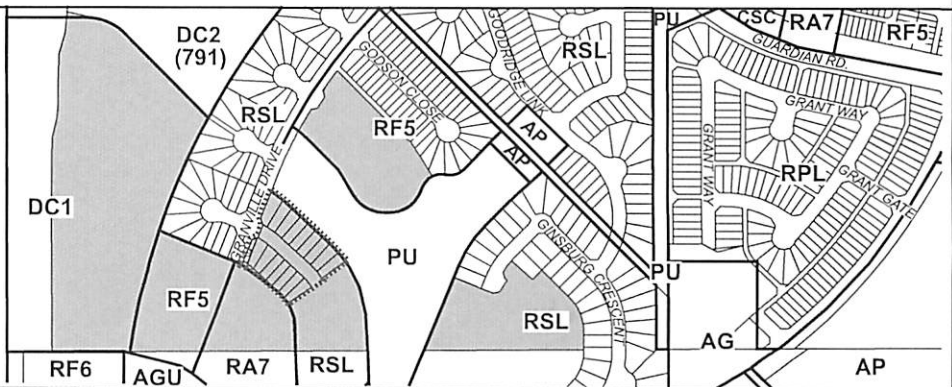
January 30, 2014

LDA 13-0344

-  Limit of Proposed Subdivision
-  1.2m Uniform Screen Fence
-  1.8m Uniform Screen Fence, as per Zoning Bylaw
-  12m Radius Gravel Surface Temporary Turnaround with Bollards
-  Abandoned Well Head
-  Include in Engineering Drawings
-  Dedicate sufficient road right-of-way



-  Titled area to be subdivided
-  Subdivision area



----- Limit of proposed subdivision  
- - - - - Construct 300m water main

--- Construct 200m water main  
[Shaded Area] Include in Engineering Drawings



WINTERBURN RD. (215 ST.)