

Thursday, February 27, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 9

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

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| MOVED | Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the February 27, 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

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| MOVED | Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the February 20, 2014 meeting be adopted. |
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| FOR THE MOTION | Blair McDowell, Scott Mackie | CARRIED |
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3. OLD BUSINESS

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| 1. | LDA12-0260 1268822061-001 | Tentative plan of subdivision to create 93 single detached residential lots from Lot 1, Block B, Plan 122 1655, located north of Windermere Boulevard NW, and east of Windermere Wynd NW; WINDERMERE |
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| MOVED | Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended |
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| FOR THE MOTION | Blair McDowell, Scott Mackie | CARRIED |
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4. NEW BUSINESS

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| 1. | LDA13-0073 135374518-001 | Tentative plan of subdivision to create one (1) mixed use lot from Block 20, Plan 5079HW, located south of 114 Avenue NW and east of 135 Street NW; WOODCROFT |
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| MOVED | Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended |
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| FOR THE MOTION | Blair McDowell, Scott Mackie | CARRIED |
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| 2. | LDA13-0250 139117405-001 | Tentative plan of subdivision to create 8 (eight) semi-detached residential lots and two (2) Municipal Reserve lots from Lot 1, Block 3, Plan 132 0711, located east of Graydon Hill Boulevard and south of Ellerslie Road SW; GRAYDON HILL |
| MOVED | | Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell, Scott Mackie CARRIED |
| 3. | LDA13-0294 140598722-001 | Tentative plan of subdivision to create five (5) commercial lots from Lot 11, Block 1, Plan 132 4378, located north of 100 Avenue NW and west of 184 Street NW; PLACE LA RUE |
| MOVED | | Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell, Scott Mackie CARRIED |
| 4. | LDA13-0354 141869315-001 | Tentative plan of subdivision to create 50 single detached residential lots from NE 22-51-25-4, located south of Ellerslie Road SW and west of 156 Street SW; GLENRIDDING HEIGHTS |
| MOVED | | Blair McDowell, Scott Mackie That the application for subdivision be Tabled. |
| FOR THE MOTION | | Blair McDowell, Scott Mackie CARRIED |
| 5. | LDA13-0461 138860660-001 | Tentative Plan of subdivision to create 135 single detached residential lots, 58 semi-detached residential lots, two (2) Public Utility lots and three (3) Municipal Reserve lots from the NW6-54-24-4, located north of 167 Avenue NW and west of 119 Street NW, RAPPERSWILL |
| MOVED | | Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell, Scott Mackie CARRIED |
| 6. | LDA13-0469 145084937-001 | Tentative plan of subdivision to create 31 single detached residential lots and 48 semi-detached residential lots from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY) |
| MOVED | | Blair McDowell, Scott Mackie That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell, Scott Mackie CARRIED |
| 5. | ADJOURMENT The meeting adjourned at 10:30 a.m. | |



Subdivision Authority

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

February 27, 2014

File No. LDA12-0260

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

ATTENTION: Aminu Bello

Dear: Mr. Bello:

RE: Tentative plan of subdivision to create 93 single detached residential lots from Lot 1, Block B, Plan 122 1655, located north of Windermere Boulevard NW, and east of Windermere Wynd NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on February 27, 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 subdivision boundary be amended to exclude the portions of road right-of-way at the two intersections along Windermere Wynd, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register the emergency access walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a disturbed soil restrictive covenant in favour of the City of Edmonton that will be registered against the lots adjacent to the emergency access, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement to allow for overland drainage flows to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision within the Windermere Neighbourhood (File No. LDA13-0379) be registered prior to or concurrent with this application; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (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 to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the sidewalk connection between the emergency access and the existing sidewalk on Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205 for all lots backing onto or flanking Windermere Boulevard, to the satisfaction of Transportation Services as shown on Enclosure I;
9. that the owner construct a 3 m concrete emergency access walkway, with bollards and lighting, 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, 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.

A Deferred Reserve Caveat is registered against the parent parcel 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. 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,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

FOR

Scott Mackie
Subdivision Authority

SM/as/Posse # 126822061-001



Enclosure(s)

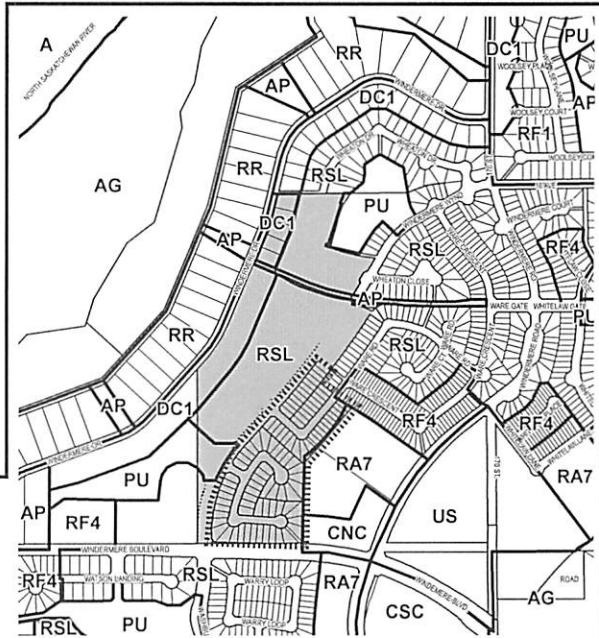
SUBDIVISION CONDITIONS OF APPROVAL MAP


February 27, 2014

LDA 12-0260

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ⋯⋯⋯⋯⋯ Amend Subdivision boundary
- 1.8m Uniform screen fence as per Zoning Bylaw
- - - - - 1.8m Noise attenuation fence
- - - - - Construct a 3m concrete emergency access with bollards and lighting

-  Register walkway as legal road right-of-way
- * Restrictive Covenant re: disturbed soil
- # Register Easement re: overland drainage
-  Include in Engineering Drawings



-  Titled area to be subdivided
- ⋯⋯⋯⋯⋯ Subdivision area



Subdivision Authority

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

February 27, 2014

File No. LDA13-0073

Pario Plan
#605 Empire Building, 10080 Jasper Avenue
Edmonton, AB T5J 1V9

ATTENTION: Campbell Mackenzie

Dear Mr. Mackenzie:

RE: Tentative plan of subdivision to create one (1) mixed use lot from Block 20, Plan 5079HW, located south of 114 Avenue NW and east of 135 Street NW; **WOODCROFT**

I The Subdivision by Plan is APPROVED on February 27, 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 cross lot access easement for the shared use of the existing access to 135 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

5. that the engineering drawings include one new fire hydrant on 135 Street NW, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves have been provided in this neighbourhood.

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

If you have further questions, please call Ms. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



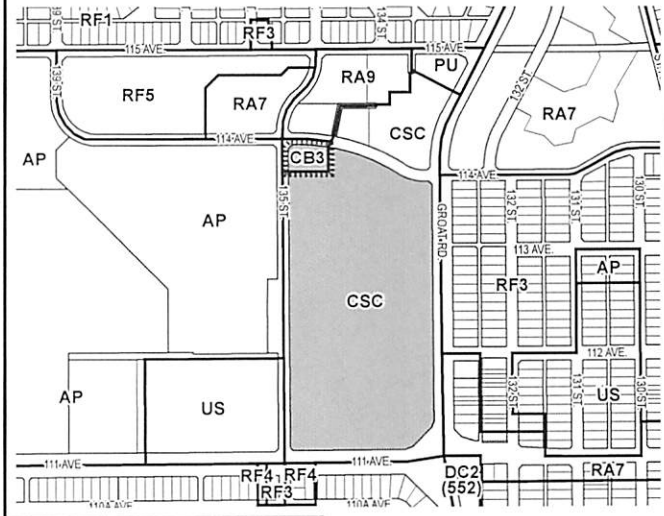
For

Scott Mackie
Subdivision Authority

SM/nk/Posse # 135374518-001

Enclosure(s)

- Limit of proposed subdivision
- ⊗ Construct Fire Hydrant
- ↪ Register Cross Lot Access Easement
- ▬ Include in Engineering Drawing



- ▬ Titled area to be subdivided
- Subdivision area

114 AVE.

135 ST.

EXISTING ACCESS





Subdivision Authority

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

February 27, 2014

File No. LDA13-0250

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 8 (eight) semi-detached residential lots and two (2) Municipal Reserve lots from Lot 1, Block 3, Plan 132 0711, located east of Graydon Hill Boulevard and south of Ellerslie Road SW; **GRAYDON HILL**

I The Subdivision by Plan is APPROVED on February 27, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as 0.58 ha and 0.66 ha lots 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 approved subdivision within the Graydon Hill neighbourhood (File No. LDA12-0060) be registered prior to or concurrent with this application;
5. that LDA13-0250 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
6. that the subdivision boundary be amended to include dedication of road right-of-way for the 3 m shared-use path, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all 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 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 engineering drawings include a 3 m hard-surface shared use path with dividing yellow centerline and “Shared Use” signage, bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner construct a 3 m hard-surface shared use path with dividing yellow centerline and “Shared Use” signage, bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The shared use path must be designed at a 30 kph design speed as per TAC guidelines including appropriate offsets. The alignment of the shared use path as it approaches Ellerslie Road SW may be incorporated into the cross section of the roadway;
9. 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;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. 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
12. 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat (#132 046 053) for Lot 1, Block 3, Plan 132 0711 shall be reduced for the two MR lots, with the remainder carrying 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 Ms. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to be 'Scott Mackie', written in a cursive style.

For Scott Mackie
Subdivision Authority









SM/kr/Posse #139117405-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

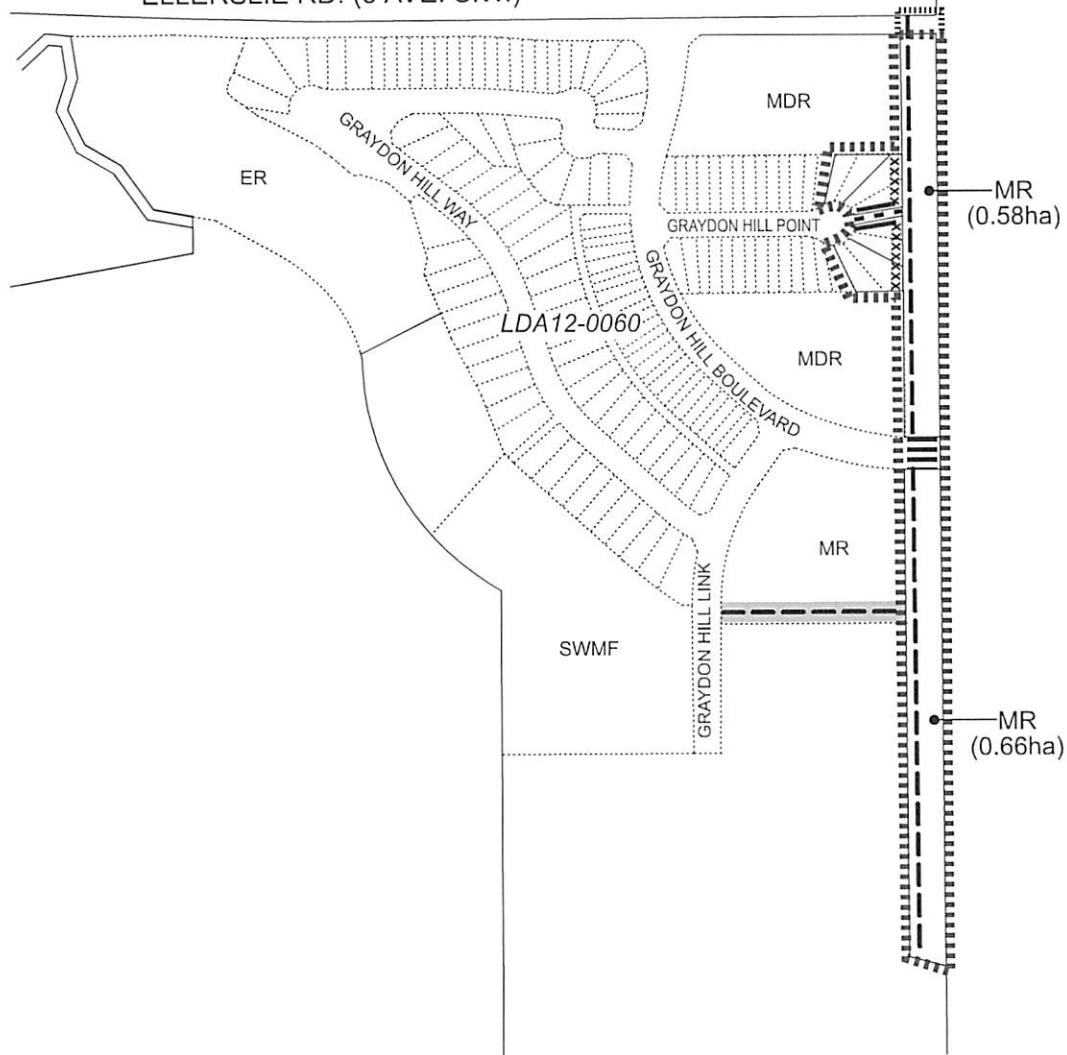
February 27, 2014



LDA 13-0250

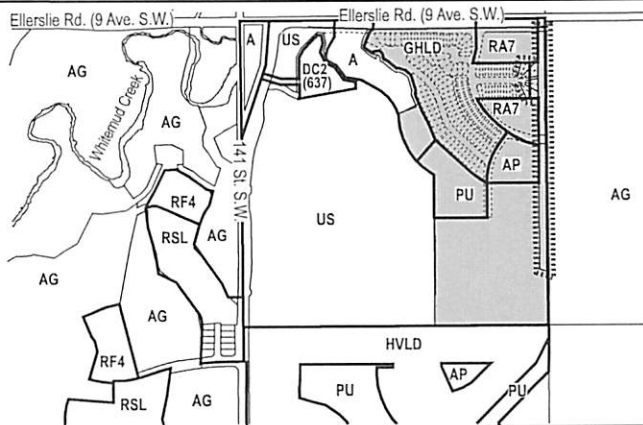
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|  Limit of Proposed Subdivision |  Amend Subdivision Boundary to Dedicate Road Right-of-Way for 3m Shared Use Path |
|  3m Shared Use Path with Dividing Yellow Centre Line, "Shared Use Signage," Bollards and Lighting |  Zebra Marked Crosswalk with Curb Ramps and Pedestrian Signage |
|  1.5m Concrete Sidewalk with Bollards and Lighting and Register as Road Right-Of-Way |  1.8m Uniform Screen Fence as per Zoning Bylaw |
|  1.2m Uniform Fence |  Include in Engineering Drawings |



ELLERSLIE RD. (9 AVE. S.W.)



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





Subdivision Authority

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

February 27, 2014

File No. LDA13-0294

G3 Development Services Inc.
204, 17220 – Stony Plain Road NW
Edmonton, AB T5S 1K6

ATTENTION: Ray Watkins

Dear Mr. Watkins:

RE: Tentative plan of subdivision to create five (5) commercial lots from Lot 11, Block 1, Plan 132 4378, located north of 100 Avenue NW and west of 184 Street NW; **PLACE LA RUE**

I The Subdivision by Plan is APPROVED on February 27, 2014, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$1,205,563.⁰⁰ representing 0.643 ha pursuant to Section 666 and 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 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 owner register a cross lot access easement on all proposed lots to allow for the use of the existing accesses to 100 Avenue and the proposed right-in/right-out access to 184 Street, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
5. that the owner register an additional cross lot access easement to also allow Lot 2A to use the existing accesses to 100 Avenue, to the satisfaction of Transportation Services, 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 (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; that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
 3. that the owner 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;
 4. that the engineering drawings include a 1.5m concrete sidewalk and curb ramps along the north side of 100 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 5. that the engineering drawings include a right-in/right-out access to 184 Street NW, extend the median, and show the relocation of any utilities as required to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
 6. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, to the satisfaction of Financial Services & Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves are being provided as money-in-place of land with this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Christopher Wilcott at 780-442-7579 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cw/Posse #140598722-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

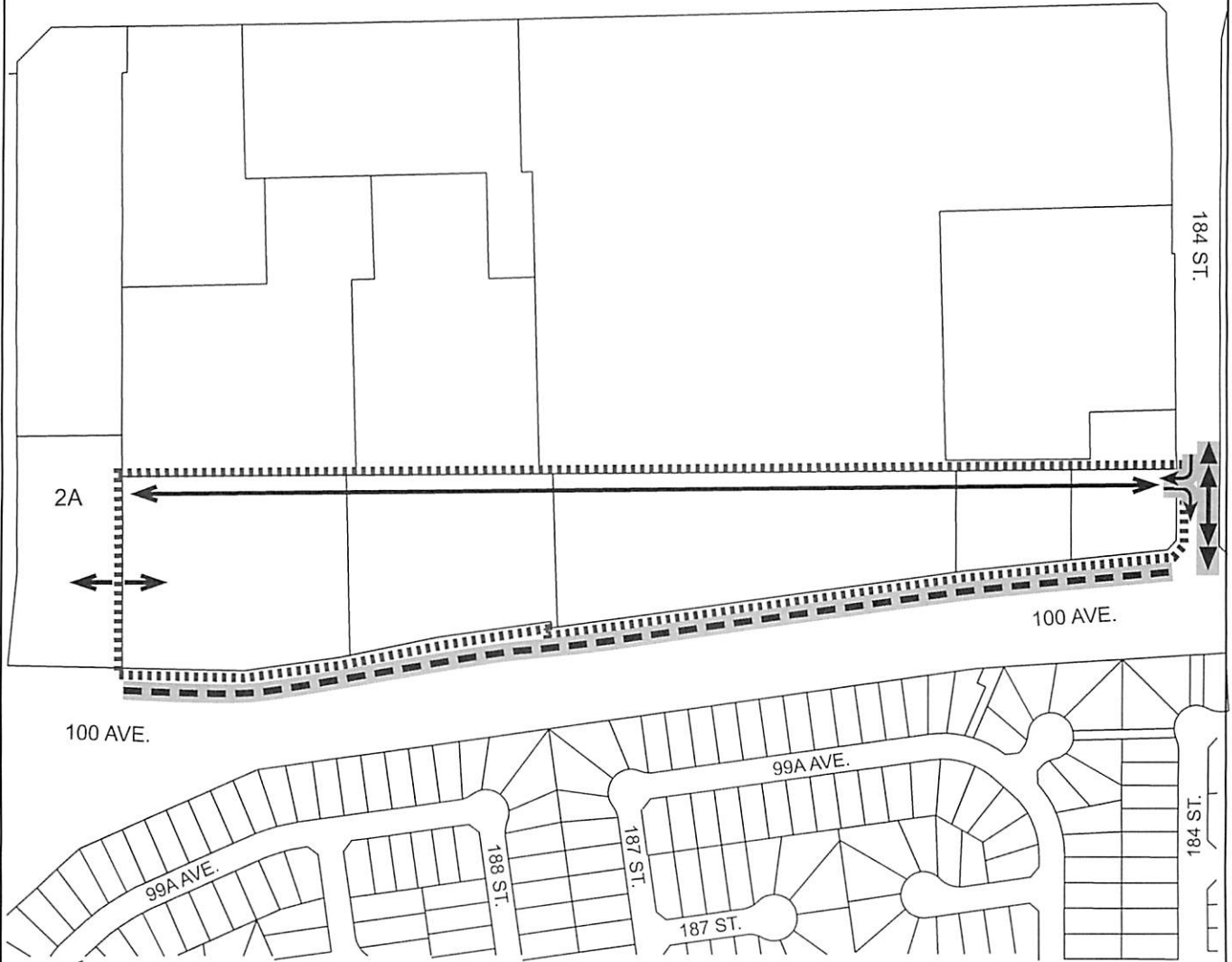
February 27, 2014

LDA 13-0294

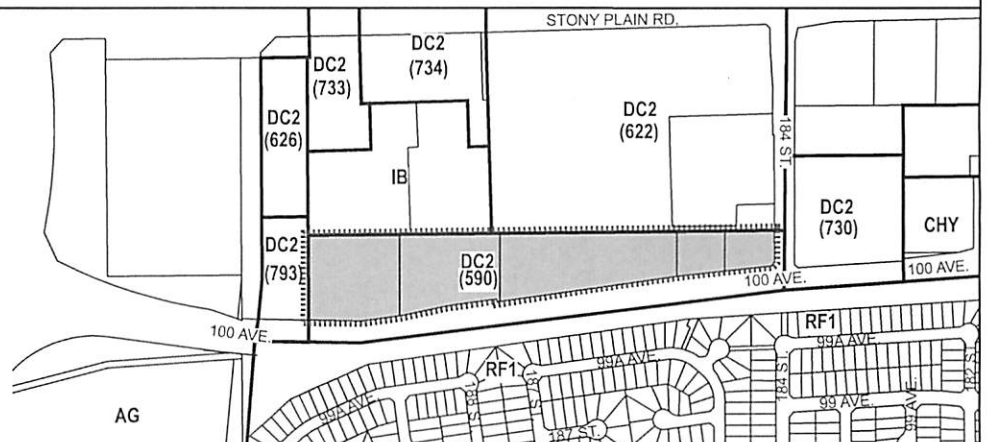
- Limit of Proposed Subdivision
- Construct 1.5m Sidewalk with Curbramps
- ↔ Register Cross-Lot Access Easement
- ↔↔↔ Extend the Median
- ↘ Construct Right-In/ Right-Out Access
- █ Include in Engineering Drawings



STONY PLAIN RD.



- █ Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

February 27, 2014

File No. LDA13-0461

Qualico Developments West Limited
280, 3203 - 93 Street
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative Plan of subdivision to create 135 single detached residential lots, 58 semi-detached residential lots, two (2) Public Utility lots and three (3) Municipal Reserve lots from the NW6-54-24-4, located north of 167 Avenue NW and west of 119 Street NW,
RAPPERSWILL

I The Subdivision by Plan is APPROVED on February 27, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.90 ha parcel, a 4.68 ha and a 0.33 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence;
5. that the owner register the walkways as legal road right-of-way, 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 (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 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 engineering drawings include an offsite watermain, as per the approved Hydraulic Network Analysis, in the location shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water;
8. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers in the location shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services. This turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
9. that the engineering drawings include a temporary 4 m gravel emergency access with T-Bollards in the location shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
10. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage at the midblock crossings, in the location shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting and bollards in the locations shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development;
12. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards in the locations shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
13. that the owner construct a 2 m mono-walk with straight faced curb and gutter, in the location shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development;
14. that the owner provide a Noise Study to confirm the noise attenuation required adjacent to the Transportation and Utility Corridor (TUC), in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Services, and that the owner construct a berm and 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 the Transportation Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
15. that the owner construct all fences positioned wholly on privately owned lands and post and rail fence on Municipal Reserve lands in the locations shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and

16. that the owner be 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 and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval. All Municipal Reserve owing for the titled areas is being provided as land with this subdivision. The existing Deferred Reserve Caveat will be reduced accordingly.

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 Ms. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/lS/Posse #138860660-001

Enclosure(s)

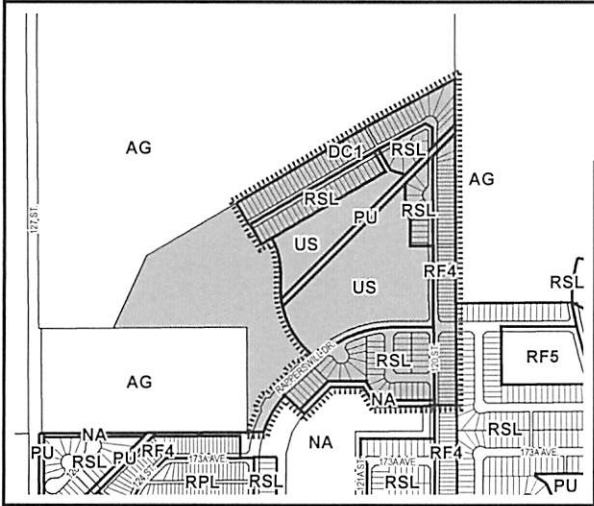
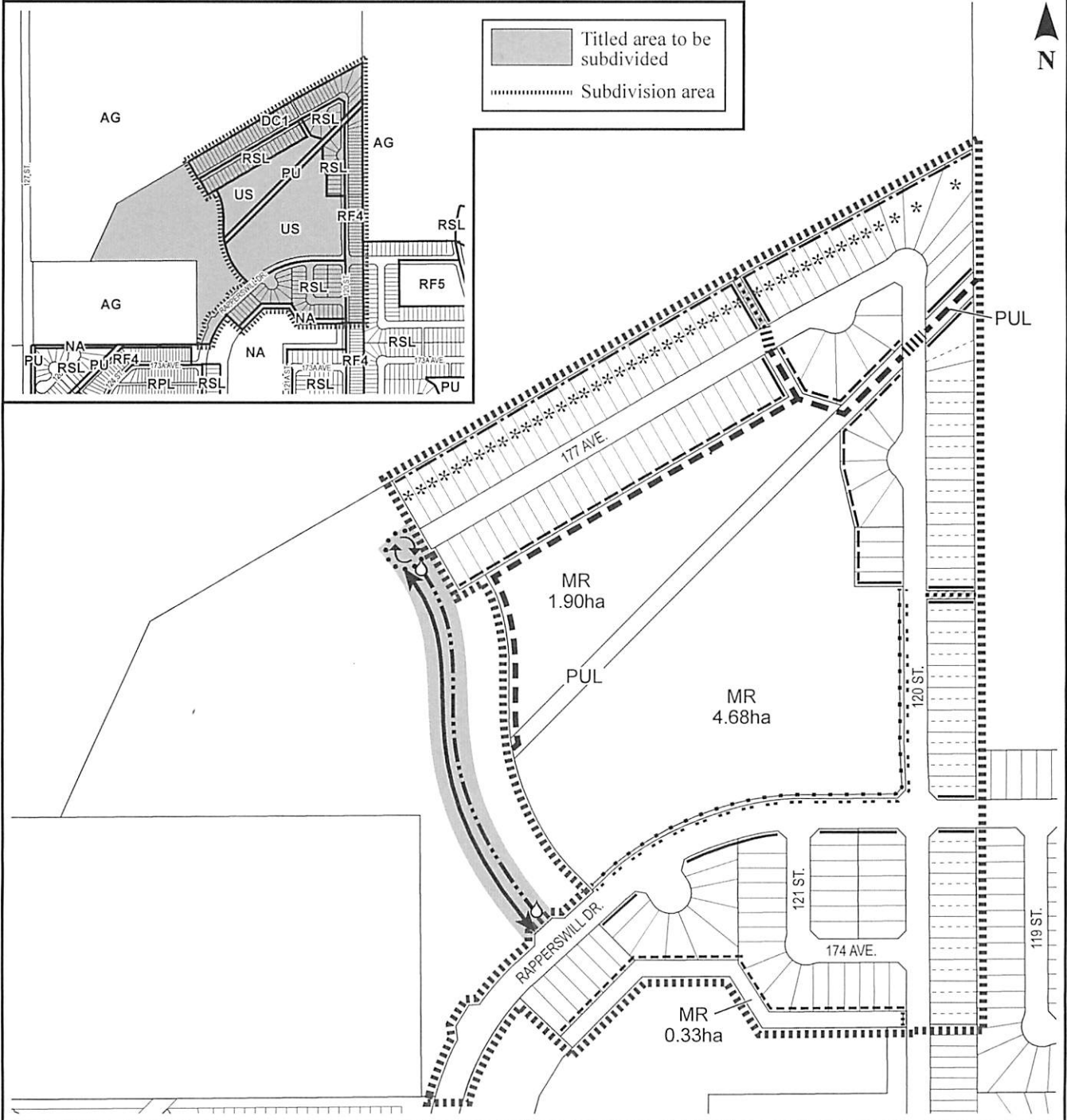
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 27, 2013

LDA 13-0461

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8m uniform screen fence as per Zoning Bylaw
- ▬▬▬ 1.8m uniform screen fence
- ▬▬▬▬▬ 1.2m uniform fence
- ▬▬▬▬▬▬▬ Post and rail fence
- ▬▬▬▬▬▬▬ Berm and noise attenuation fence
- ▬▬▬▬▬▬▬ 1.5m concrete sidewalk with bollards & lighting
- ▬▬▬▬▬▬▬ 2m monowalk with straight faced curb and gutter
- ▬▬▬▬▬▬▬ Zebra marked crosswalk with curb ramps and pedestrian signage

- ▬▬▬▬▬ 3m hard surface shared use path with a dividing yellow centerline & "Shared Use" signage, lighting and bollards
- * Restrictive covenant re: berm and fence
- ▨ Register walkway as road right-of-way
- ⊙⊙⊙ 12m radius gravel temporary turnaround with bollards or mini-barriers
- ↔ 4m gravel emergency access with bollards
- ⊙-⊙-⊙ Water main connection
- ▭ Include in Engineering Drawing



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





Subdivision Authority

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

February 27, 2014

File No. LDA13-0469

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 31 single detached residential lots and 48 semi-detached residential lots from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; **HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)**

I The Subdivision by Plan is APPROVED on February 27, 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 subdivision boundary be amended to include the dedication of 28 Avenue SW and Heritage Valley Trail, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 28 Avenue SW and Heritage Valley Trail, as shown on the "Conditions of Approval" map, Enclosure II;
5. that subject to condition I(4), the owner clear and level 28 Avenue SW and Heritage Valley Trail, to the satisfaction of Transportation Services;
6. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, 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 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 a 6 m wide gravel temporary roadway connections to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadways will be required prior to CCC for roads (or at the discretion of Transportation Services);
 8. that the owner construct, at a minimum, a 1.8 m noise attenuation fence, as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto 141 Street SW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
 9. 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;
 10. 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
 11. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat for SW 24-51-25-4 shall carry 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 Ms. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



For Scott Mackie
Subdivision Authority




SM/kr/Posse #145084937-001

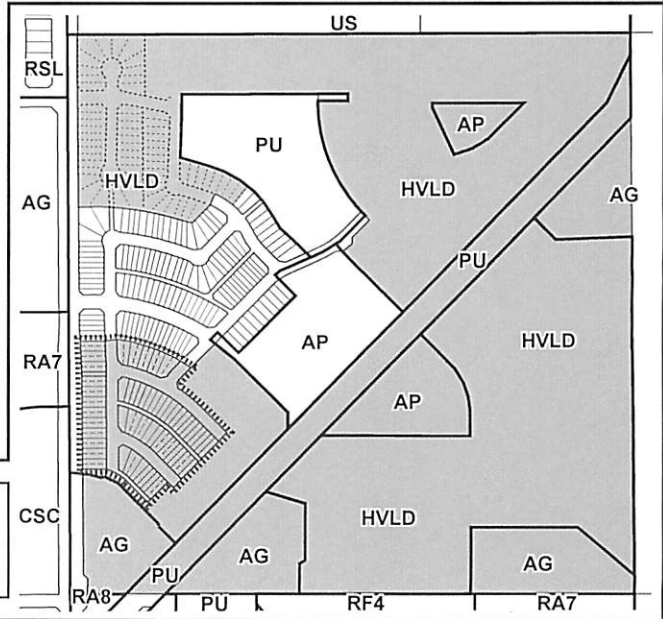
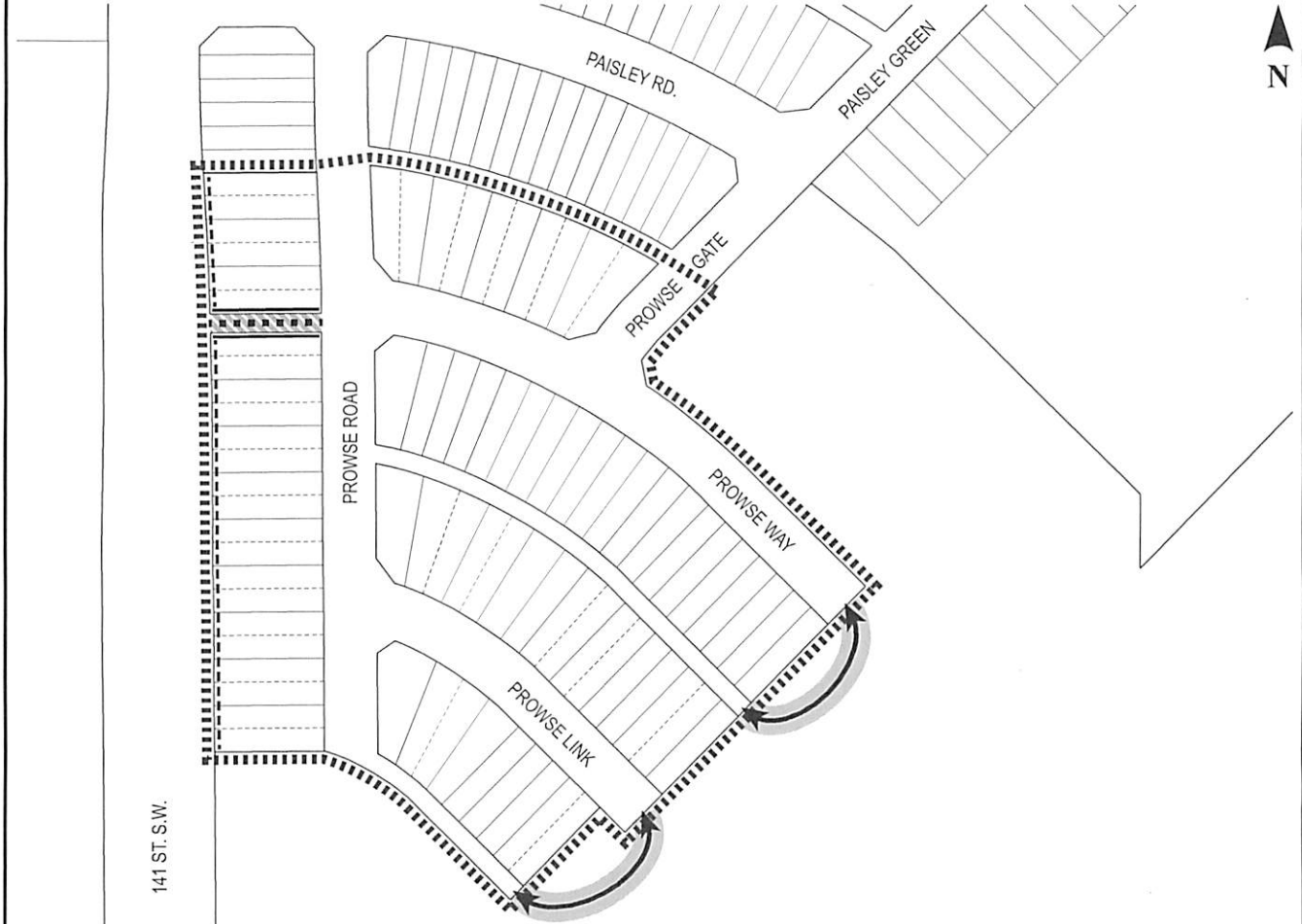
Enclosure(s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 27, 2014

LDA 13-0469

- Limit of proposed subdivision
- 1.8m uniform screen fence as per Zoning Bylaw
- - - - - 1.8m noise attenuation fence
- Construct 1.5m sidewalk with bollards and lighting
-  Register walkway as legal road right-of-way
-  Construct 6m wide gravel temporary roadway connection
-  Include in Engineering Drawings



-  Titled area to be subdivided
- Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 27, 2014

LDA 13-0469

Limit of proposed subdivision
Amend Subdivision Boundary

Dedicate as Road Right-of-way and Clear & Level

