

Thursday, March 6, 2014

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 10

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the March 6, 2014 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the February 27, 2014 meeting be adopted.

**3. NEW BUSINESS**

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA12-0323<br>129346059-001 | Tentative plan of subdivision to create 90 single detached residential lots, two (2) Public Utility Lots , and one (1) Private Utility Lot from the SE 19-53-25-4 and SW 19-53-25-4, located west of 204 Street NW and south of Trumpeter Way; <b>TRUMPETER</b> |
| 2. | LDA12-0427<br>131843913-001 | Tentative plan of subdivision to create 52 semi-detached residential lots from NE 25-52-26-4 located west of 215 Street NW and north of Rosenthal Link NW;  |
| 3. | LDA13-0084<br>135642069-001 | Tentative plan of subdivision to create 89 single detached lots, 12 semi-detached lots, and one (1) multi-family residential lot from Lot 3, Block 1, Plan 122 4640, located east of 66 Street and north of 170 Avenue; <b>McCONACHIE</b>                       |
| 4. | LDA13-0132<br>136351699-001 | Tentative plan of subdivision to create one (1) multiple family residential lot, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from NW 30-51-24-4, located west of 119 Street NW and south of 9B Avenue NW; <b>TWIN BROOKS</b>            |

**4. OTHER BUSINESS**



Subdivision Authority

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

March 6, 2014

File No. LDA12-0323

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 90 single detached residential lots, two (2) Public Utility Lots, and one (1) Private Utility Lot from the SE 19-53-25-4 and SW 19-53-25-4, located west of 204 Street NW and south of Trumpeter Way; **TRUMPETER**

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**I The Subdivision by Plan is APPROVED, on March 6, 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 Bylaw 16687 to amend the Zoning Bylaw receive Third reading prior to the endorsement of this subdivision;
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 amend the subdivision boundary to exclude a portion of 205 Street south of Trumpeter Way with the registration of Stage 2 as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner amend the subdivision boundary to include a portion of 205 Street /128 Avenue intersection with the registration of Stage 2 as shown on the "Conditions of Approval" map, Enclosure I
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that the owner dedicate the walkways as legal road rights-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 (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 servicing 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 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 12 m radius asphalt surface temporary transit turn-around 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 the Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2 m hard-surfaced shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, and bollards, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
9. that the owner construct a 4 m wide concrete emergency access walkway with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access walkways will be required prior to CCC for roads or at the discretion and direction of Transportation Services;
10. that the owner construct a temporary 4 m wide gravel surface roadway connection with Stage 2 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of Transportation Services;
11. that the engineering drawings include a temporary 4 m wide gravel surface roadway connection (to 215 Street existing emergency access) with Stage 3 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of Transportation Services;
12. that the owner construct 1.5 m concrete sidewalk with bollards and lighting to be provided within residential property lines to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m asphalt shared-use path within the power line right of way, with dividing yellow centerline and "Shared Use with signage, to the

satisfaction of Transportation Services, as shown on the Conditions of Approval” map, Enclosure I;

14. that the owner construct all fences, positioned wholly on privately owned lands in the locations as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
15. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, to the satisfaction of Transportation Services and Sustainable Development.

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

Municipal Reserves for the SE 19-53-25-4 were previously addressed with a Deferred Reserve Caveat (092 460 496) and will be carried forward on the title. Municipal Reserves for the SW 19-53-25-4 were previously addressed with a Deferred Reserve Caveat (132 329 997) and will be carried forward on the 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 Don Read at 780-496 3633 or write to:

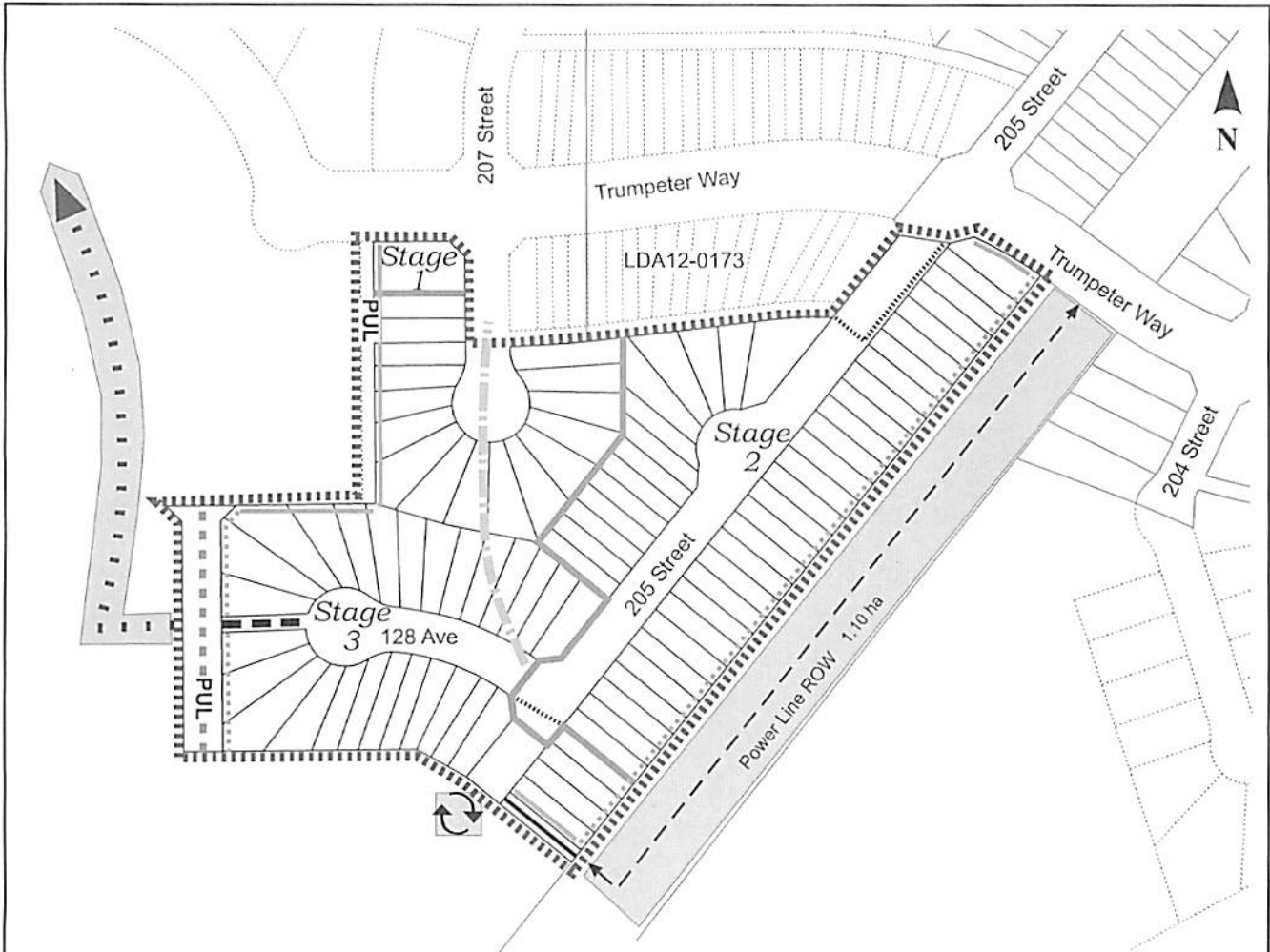
**Don Read, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

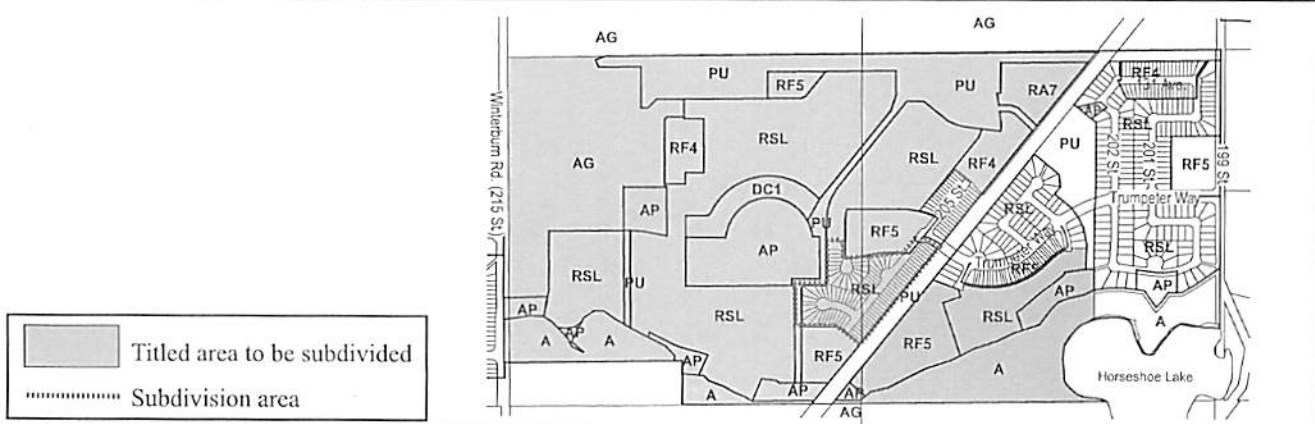
Scott Mackie  
Subdivision Authority

SM/dr/POSSE # 129346059-001

Enclosures(s)



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|---|---|
| <ul style="list-style-type: none"> <li>▬▬▬▬▬▬ Limit of proposed subdivision</li> <li>▬▬▬▬▬▬ Amend subdivision boundary</li> <li>⋯⋯⋯⋯⋯ 1.2m Uniform fence</li> <li>— — — — — 1.8m Uniform screen fence as per Zoning Bylaw</li> <li>← - - - - -&gt; 3.0m Shared use path</li> <li>▬▬▬▬▬▬ Register walkway as legal road rights-of-way</li> <li>▬▬▬▬▬▬ Include in Engineering drawings</li> </ul> | <ul style="list-style-type: none"> <li>↻ Construct 12m temporary turnaround</li> <li>— — — — — Construct 1.5m sidewalk</li> <li>▬▬▬▬▬▬ Construct 3m emergency access walkway with lighting</li> <li>⋯⋯⋯⋯⋯ Construct 2m shared use path</li> <li>◀ - - - - -▶ 4m Temporary gravel emergency access to 215 Street (Stage 3)</li> <li>◀ - - - - -▶ 4m Temporary gravel emergency access (Stage 2)</li> </ul> |
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Subdivision Authority

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

March 6, 2014

File No. LDA12-0427

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 52 semi-detached residential lots from NE 25-52-26-4 located west of 215 Street NW and north of Rosenthal Link NW; **ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on March 6, 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. 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 Bylaw 16718 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition 4 above, the owner clear and level 215 Street NW as required for road right-of-way dedication to the satisfaction of Transportation Services;
6. 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;
7. that the location of the abandoned well heads relative to the well site working areas and the adjacent lot must be confirmed by an Alberta Land Surveyor, to the satisfaction of the Chief Subdivision Officer;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on to 215 Street NW as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence;
9. that the owner register the walkway as road right-of-way, to the satisfaction of Transportation Services, 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/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 in an ultimate location on 215 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;
9. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities 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 Utilities lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Transportation Services and Sustainable Development.

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

Municipal Reserves have been addressed by way of a Deserve Reserve Caveat (No. 132 316 922) and will be carried forward.

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 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,

Scott Mackie  
Subdivision Authority

SM/vg/Posse # 131843913-001

Enclosure(s)

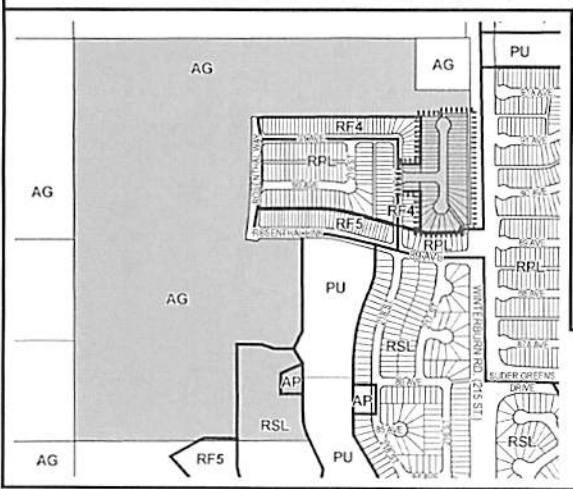
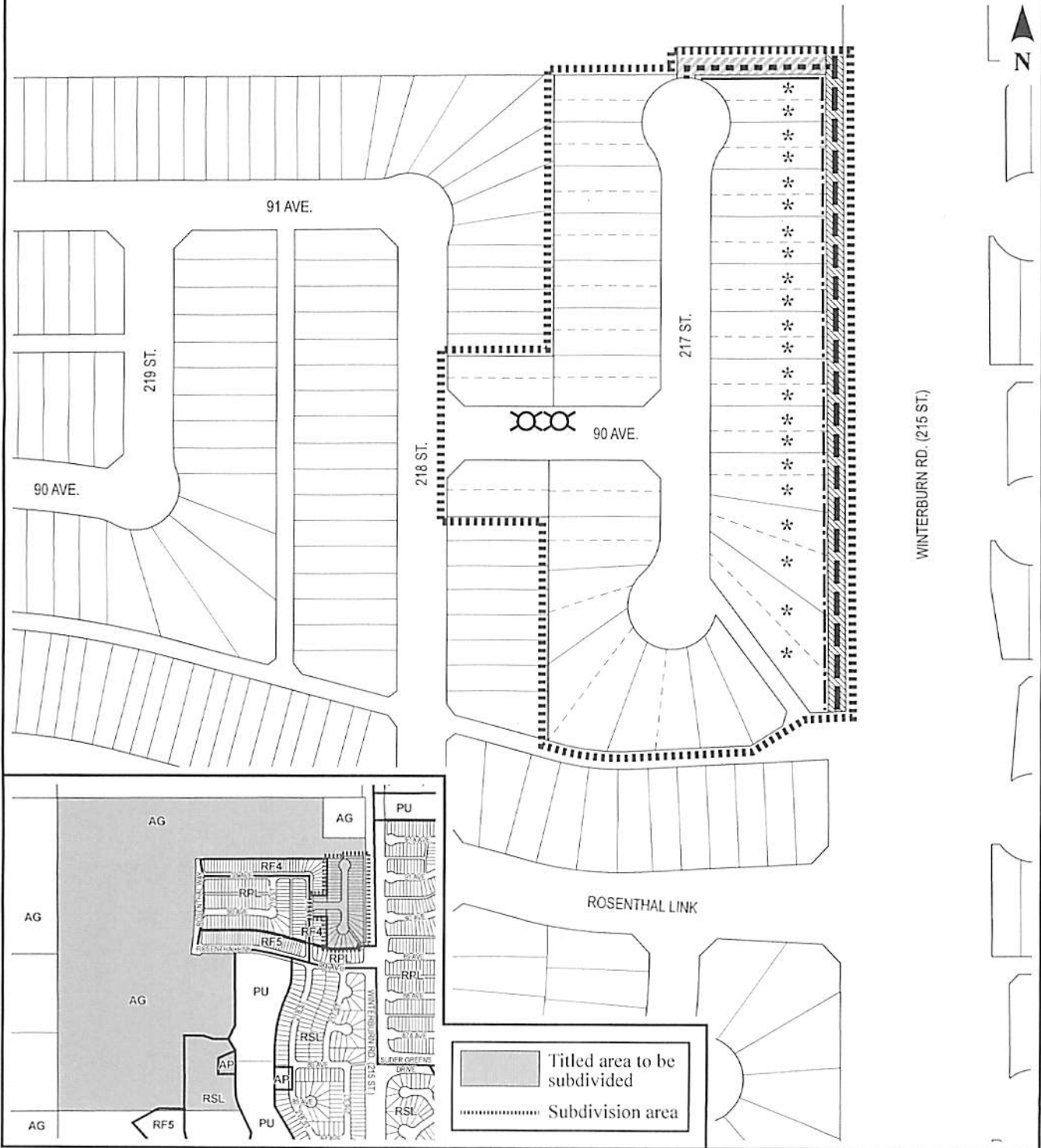


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2014

LDA 12-0427

- Limit of proposed subdivision
- 1.8m uniform screen fence, as per Zoning Bylaw
- Construct a 1 m berm and a 1.8 m noise attenuation fence
- Construct a 1.5 m concrete sidewalk with bollards and lighting
- Dedicate 215 Street to conform to Approved Concept Plan
- Construct a 1.5 m concrete sidewalk in ultimate alignment on 215 Street
- Register walkway as road right-of-way
- Restrictive Covenant re: berm and fence
- Well sites



Titled area to be subdivided  
 Subdivision area



March 6, 2014

File No: LDA13-0084

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 89 single detached lots, 12 semi-detached lots, and one (1) multi-family residential lot from Lot 3, Block 1, Plan 122 4640, located east of 66 Street and north of 170 Avenue; **McCONACHIE**

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**I The Subdivision by Plan is APPROVED on March 6, 2014 subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to exclude Lot 2, Block 1, Plan 122 4640 from the subdivision as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the approved subdivision within the McConachie Neighbourhood (File No. LDA13-0021) be registered prior to or concurrent with this application;
6. that the owner register a berm and fence restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto 66 Street as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register an easement for the 6 m temporary roadways on the adjacent property, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a utility right-of-way on affected parcels for an off site water main as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing apply to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the construction of 6 m wide gravel temporary roadway with each stage, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadways will be required prior to CCC or at the discretion and the direction of Transportation Services;
8. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205 to conform to the submitted Noise Study, within residential property lines for all lots backing onto 66 Street and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The walkway must tie into the 1.5 m boulevard walk on 66 Street;
10. that the owner is responsible for the disposal of any sewage generated from the proposed development at their own cost, until such time that the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfactory of Financial Services and Utilities;
11. that the engineering drawings include the construction of a 350 mm offsite water main along the future 170 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals at the intersection of 66 Street and 170 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 of Transportation Services. If traffic signal installation not deemed

warranted by 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 that time to fulfill this obligation;

13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Financial Services and Utilities.

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

Municipal Reserve for Lot 3, Block 1, Plan 122 4640 has been address through LDA12-0229.

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, 3<sup>rd</sup> Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

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

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cy/Posse #135642069-001

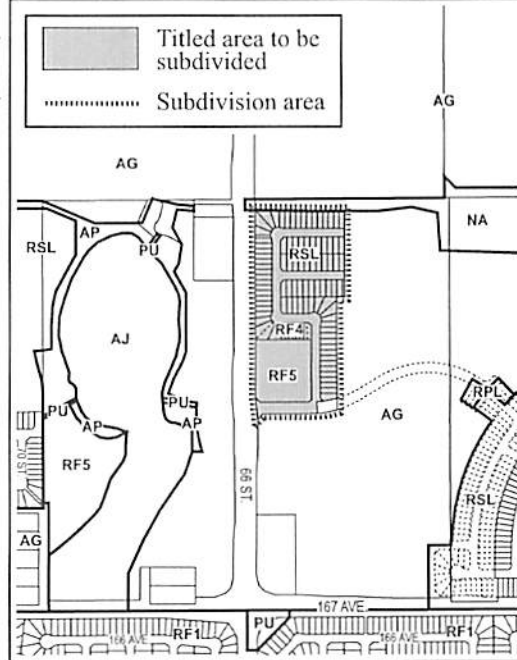
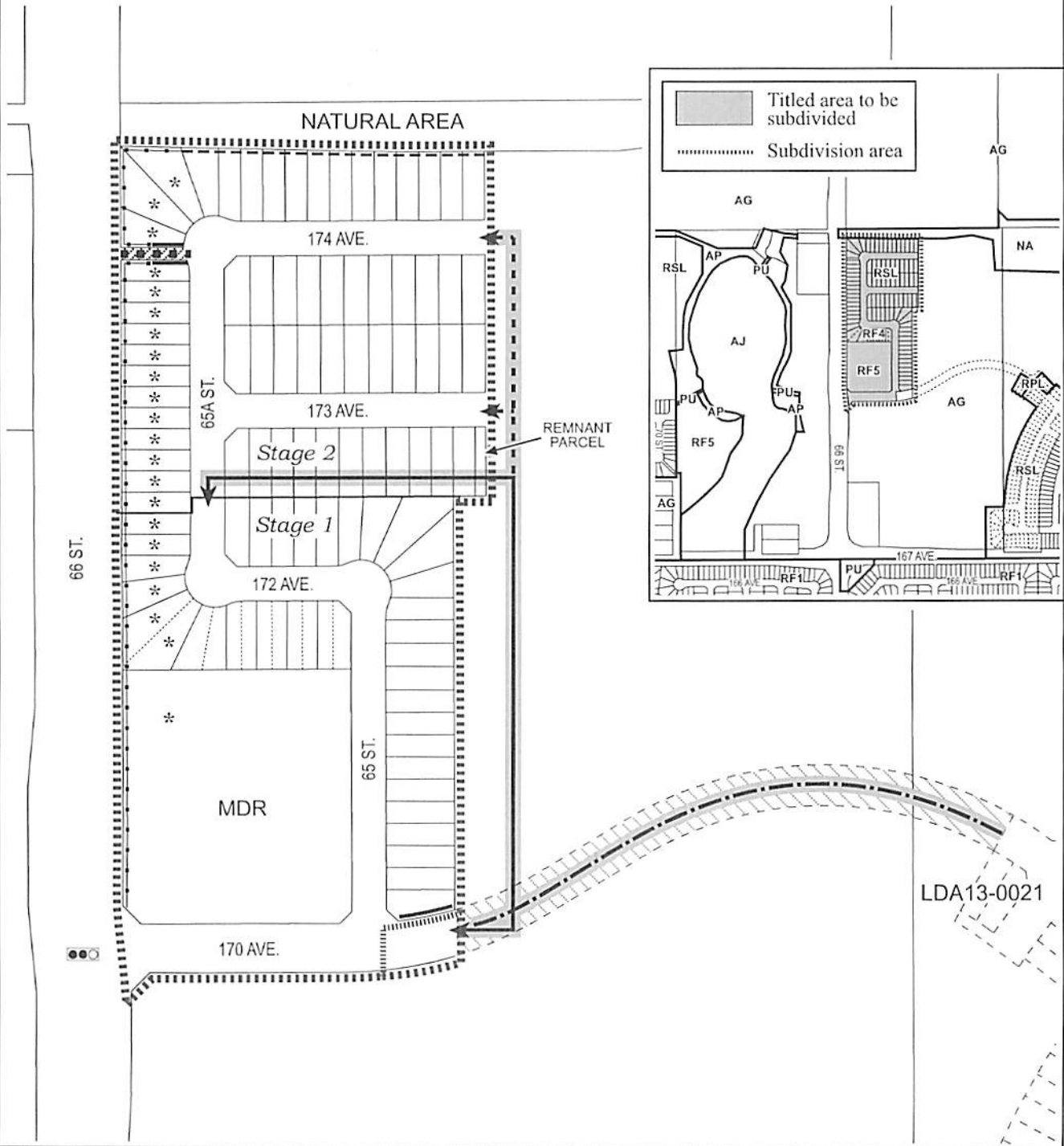
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2014

LDA 13-0084

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>■■■■■ Limit of proposed subdivision</li> <li>▤▤▤▤▤ Amend subdivision boundary</li> <li>— 1.8m uniform screen fence as per Zoning Bylaw</li> <li>- - - 1.2m uniform fence</li> <li>- · - · - Construct 1m berm and 1.8m noise attenuation fence to conform to noise study</li> <li>■ ■ ■ ■ Construct a 1.5m sidewalk with bollards &amp; lighting</li> <li>▨▨▨▨ Register walkway as legal road right-of-way</li> <li>- · - · - Construct 350mm offsite water main</li> </ul> | <ul style="list-style-type: none"> <li>* Register Restrictive Covenant on lots backing onto berm</li> <li>↔ Construct 6m gravel temporary roadway with Stage 1 and register easement</li> <li>↔ - - Construct 6m gravel temporary roadway with Stage 2 and register easement</li> <li>●●○ Pay for installation of traffic signal</li> <li>▭ Include in Engineering Drawing</li> <li>▨▨▨▨ Register utility right-of-way</li> </ul> |
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LDA13-0021





Subdivision Authority

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

March 6, 2014

File No. LDA13-0132

BG Development Services Ltd.  
7929 78 Avenue NW  
Edmonton, AB T6C 0N1

ATTENTION: Bard Golightly

Dear Mr. Golightly:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from NW 30-51-24-4, located west of 119 Street NW and south of 9B Avenue NW; **TWIN BROOKS**

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**I The Subdivision by Plan is APPROVED on March 6, 2014, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 0.53 ha parcel pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 0.04 ha parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Deferred 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., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that an Environmental Reserve Easement shall be registered against the proposed multiple family lot 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 Deferred Servicing Agreement required in Clause I(3) require that upon development application, the owner or its successor in title will be required to enter into another agreement which will 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 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;
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 engineering drawings include 2 m granular walkways, including curbs and ramps, connecting to existing walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include storm and sanitary sewer extensions across adjacent lands to connect to existing storm and sanitary sewers, to the satisfaction of Financial Services and Utilities;
8. that the owner submit the Twin Brooks Infill Site Technical Memorandum, and obtain approval by Financial Services and Utilities, prior to engineering drawing approval;
9. that the owner construct the required the water main service connection to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner abandon the existing water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the required water hydrant to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. 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 NW 30-51-24-4 are fully addressed through this subdivision.

Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer.

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

If you have further questions, please call Ms. Ania Schoof at 780-423-7495 or write to:

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












Yours truly,

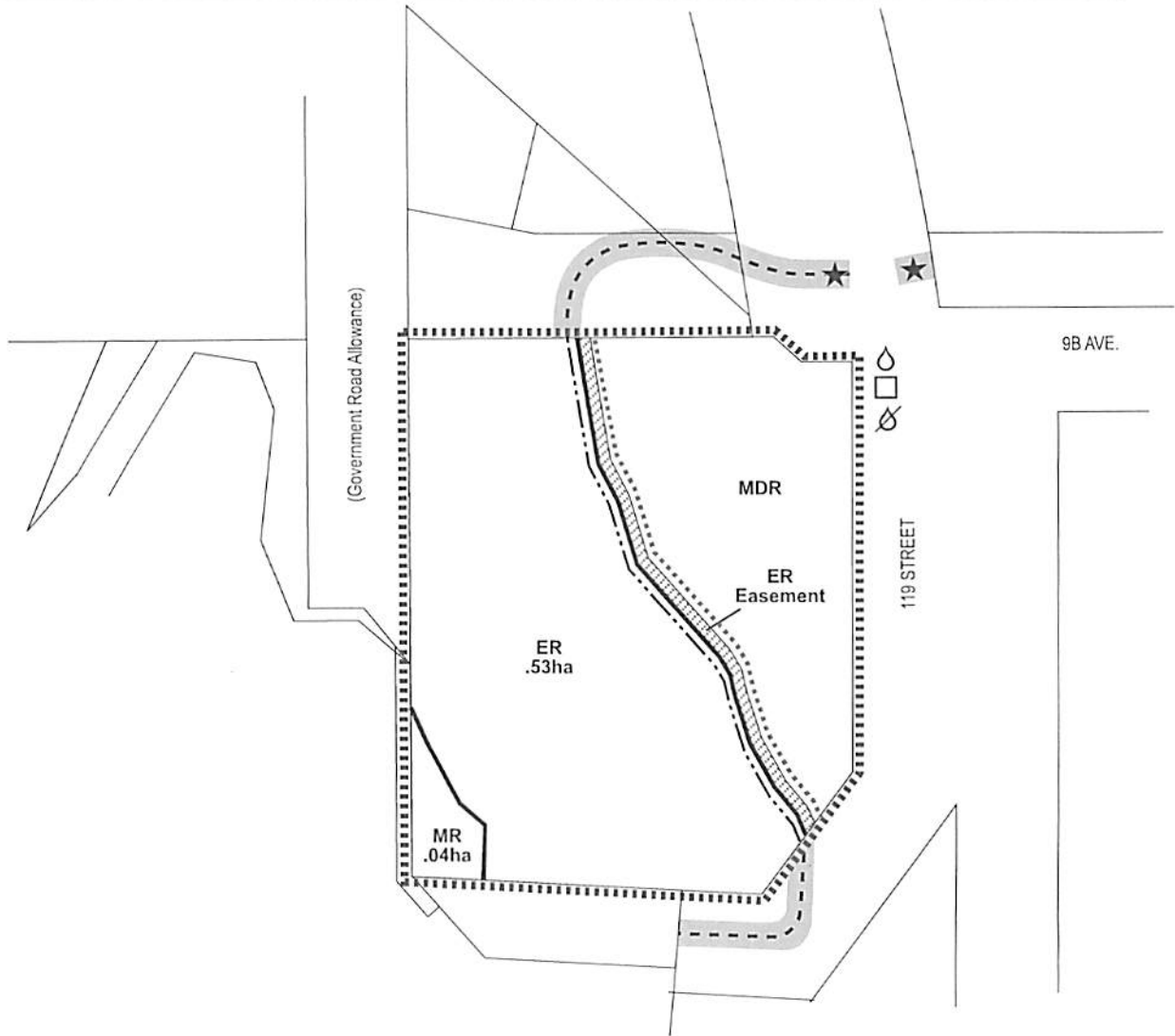
Scott Mackie  
Subdivision Authority  
SM/as/Posse #136351699-001  
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

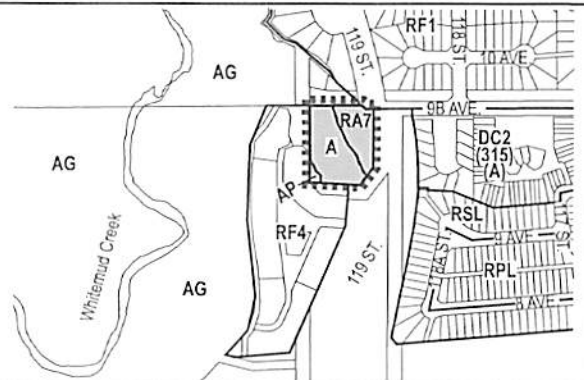
February 20, 2014

LDA 13-0132

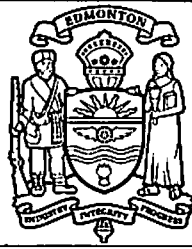
 Limit of Proposed Subdivision	 Environmental Easement
 Include in Engineering Drawings	 Construct Curb and Ramp
 1.2m Uniform Fence	 Construct New Water Service
 Construct 2m Granular Walkway Connection to Existing Walkways	 Abandon 25mm Water Service
 Construct 2m Granular Top-of-Bank Walkway	 Construct New On Street Hydrant
	 ER Boundary



 Titled area to be subdivided
 Subdivision area



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



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 9

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b> <b>Scott Mackie, Manager, Current Planning Branch</b>
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<b>1.</b>	<b>ADOPTION OF AGENDA</b>
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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	<b>CARRIED</b>
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<b>2.</b>	<b>ADOPTION OF MINUTES</b>
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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	<b>CARRIED</b>
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<b>3.</b>	<b>OLD BUSINESS</b>
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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; <b>WINDERMERE</b>
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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	<b>CARRIED</b>
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<b>4.</b>	<b>NEW BUSINESS</b>
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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; <b>WOODCROFT</b>
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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	<b>CARRIED</b>
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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; <b>GRAYDON HILL</b>
MOVED		Blair McDowell, Scott Mackie  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
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; <b>PLACE LA RUE</b>
MOVED		Blair McDowell, Scott Mackie  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
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; <b>GLENRIDGING HEIGHTS</b>
MOVED		Blair McDowell, Scott Mackie  That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
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, <b>RAPPERSWILL</b>
MOVED		Blair McDowell, Scott Mackie  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
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; <b>HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)</b>
MOVED		Blair McDowell, Scott Mackie  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:30 a.m.	