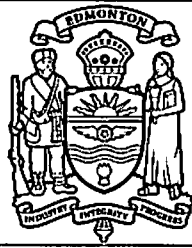


Thursday, March 27, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 27, 2014 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the March 20, 2014 meeting adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0463
144522836-001 Tentative plan of subdivision to create 124 single detached residential lots from SW 28-51-25-4 and SE 28-51-25-4, located north of Ellerslie Road SW and east of 181 Street SW; **WINDERMERE**

MOVED Blair McDowell
That the application for subdivision be Approved

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0289
140464879-001 Tentative plan of subdivision to create 35 single detached residential lots from Lot A, Block 1, Plan 1322811 located south of Ellerslie Road SW and west of 141 Street SW; **HAYS RIDGE**

MOVED Blair McDowell, Scott Mackie
That the application for subdivision be Approved

FOR THE MOTION Blair McDowell, Scott Mackie **CARRIED**

3. LDA13-0290
140470325-001 Tentative plan of subdivision to create 29 single detached residential lots from Lot A, Block 1, Plan 1322811 located south of Ellerslie Road SW and west of 141 Street SW; **HAYS RIDGE**

MOVED		Blair McDowell, Scott Mackie	
		That the application for subdivision be Approved	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
4.	LDA13-0312 140766143-001	Tentative plan of subdivision to create 10 single detached residential lots from Lot A, Block 1, Plan 1322811, located north of Hays Ridge Boulevard SW and west of 141 Street SW; HAYS RIDGE	
MOVED		Blair McDowell, Scott Mackie	
		That the application for subdivision be Approved	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	LDA13-0441 144033514-001	Tentative plan of subdivision to create 74 single detached residential lots, three (3) Public Utility lots and one (1) Environmental Reserve lot from Lot 2, Plan 982 0129, Block OT, Plan 854 MC, Lot 53, Block RW, Plan 3987 MC, and Lot A, Plan 2480 NY located east of 18 Street NW and south of 153 Avenue NW; FRASER	
MOVED		Blair McDowell, Scott Mackie	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
6.	LDA13-0183 137920746-001	Tentative plan of subdivision to create 10 industrial lots, one (1) commercial lot and three (3) Public Utility lots from NW 7-53-25-4, located south of Yellowhead Trail and east of 215 Street NW; WINTERBURN INDUSTRIAL AREA EAST	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:25 a.m.		



Subdivision Authority

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

March 27, 2014

File No. LDA13-0289

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 35 single detached residential lots from Lot A, Block 1, Plan 1322811 located south of Ellerslie Road SW and west of 141 Street SW;
HAYS RIDGE

I The Subdivision by Plan is APPROVED, on March 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 approved subdivision within the Hays Ridge Neighbourhood LDA13-0155 be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the ER parcel as per the applicable development restrictions determined by CT & Associates Engineering “Jagare Ridge Land Slope Stability Evaluation & Set-Back Distance Determination” and “Jagare Ridge Lands Subdivision Level Geotechnical Investigation” reports, as shown on the “Conditions of Approval” map, Enclosure I;
5. that the owner register the emergency access walkway as legal road right-of-way as shown on the “Conditions of Approval” map, Enclosure I;
6. that the owner register the upland areas abutting the ER parcel along both Hays Ridge Boulevard SW and Howatt Drive SW as legal road rights-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 the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing Charges in the basin 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 an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner provide a Letter of Consent from Altalink, confirming that the proposed crossing of Hays Ridge Boulevard SW through the powerline right-of-way is acceptable, prior to the approval of engineering drawings to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary offset 17 m radius asphalt 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 provide carriageway widening at the collector road intersection to accommodate the proposed island median, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3 m asphalt shared use path within the top-of-bank setback area with dividing yellow-centre line, "Shared Use" signage, lighting, bollards and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2.5 m hard-surface shared use path along the north side of Hays Ridge Boulevard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m concrete sidewalk within the emergency access walkways with T-bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately owned land to the satisfaction of 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 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.

Deferred Reserve Caveat No. 132197375 is currently registered on title and will be carried forward with this subdivision. Reserve credit for the upland setback areas, being the residual land between the roadway and the urban development line plus the roadway, shall be provided with a future subdivision.

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

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

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

Yours truly,



For Scott Mackie
Subdivision Authority





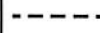









SM/sb/Posse #140464879-001

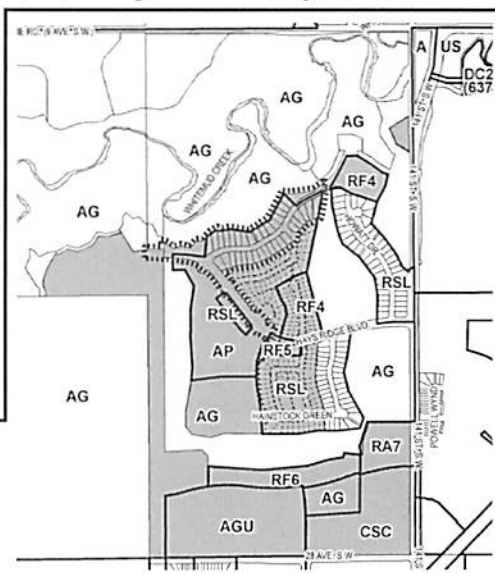
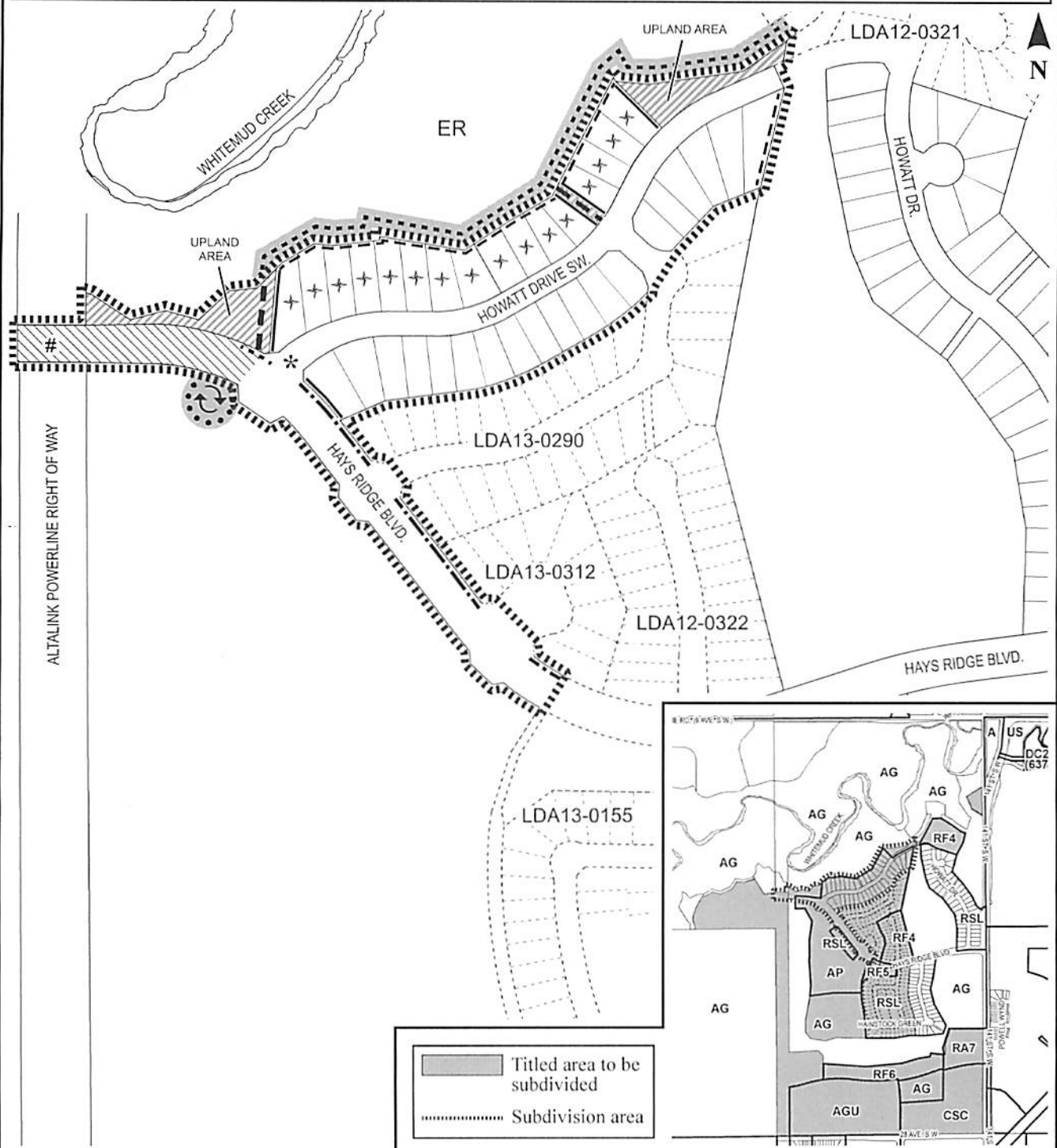
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2014

LDA 13-0289

	Limit of proposed subdivision		Register as legal road right-of-way
	1.8 m uniform screen fence as per Zoning Bylaw		Road construction required with future subdivision
	1.2 m uniform fence		Restrictive covenant re: Geo-technical report
	Construct a 2.5 m hard-surface shared use path		Letter of consent from Altalink for road crossing
	Construct a 3 m asphalt shared use path with a dividing yellow centreline and "Shared Use" signage with landscaping		Carriageway widening to accomodate island median
	Construct a 3 m concrete emergency access sidewalk with T-bollards and lighting		Construct an offset 17 m paved temporary transit turnaround with bollards or mini-barriers
	Construct a 3 m concrete emergency access sidewalk with T-bollards and lighting		Include in Engineering drawings



	Titled area to be subdivided
	Subdivision area



Subdivision Authority

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

March 27, 2014

File No. LDA13-0290

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 29 single detached residential lots from Lot A, Block 1, Plan 1322811 located south of Ellerslie Road SW and west of 141 Street SW;
HAYS RIDGE

I The Subdivision by Plan is APPROVED, on March 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 approved subdivision LDA13-0289 shall be registered prior to or concurrent with this application;
4. that the owner register the emergency access walkway as legal road right-of-way, to the satisfaction of Transportation Services, 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, the Expansion Assessment, and/or Lateral Sewer Oversizing Charges in the basin 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 owner construct a 3 m concrete sidewalk within the emergency access walkway with T-bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences positioned wholly on privately owned land, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction Transportation Services and Sustainable Development.

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

An existing Deferred Reserve Caveat is registered on title and shall be carried forward 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 Ms. Sabrina Brar at 780-496-6092 or write to:

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

Yours truly,



SM Scott Mackie
Subdivision Authority


SM/sb/Posse #140470325-001

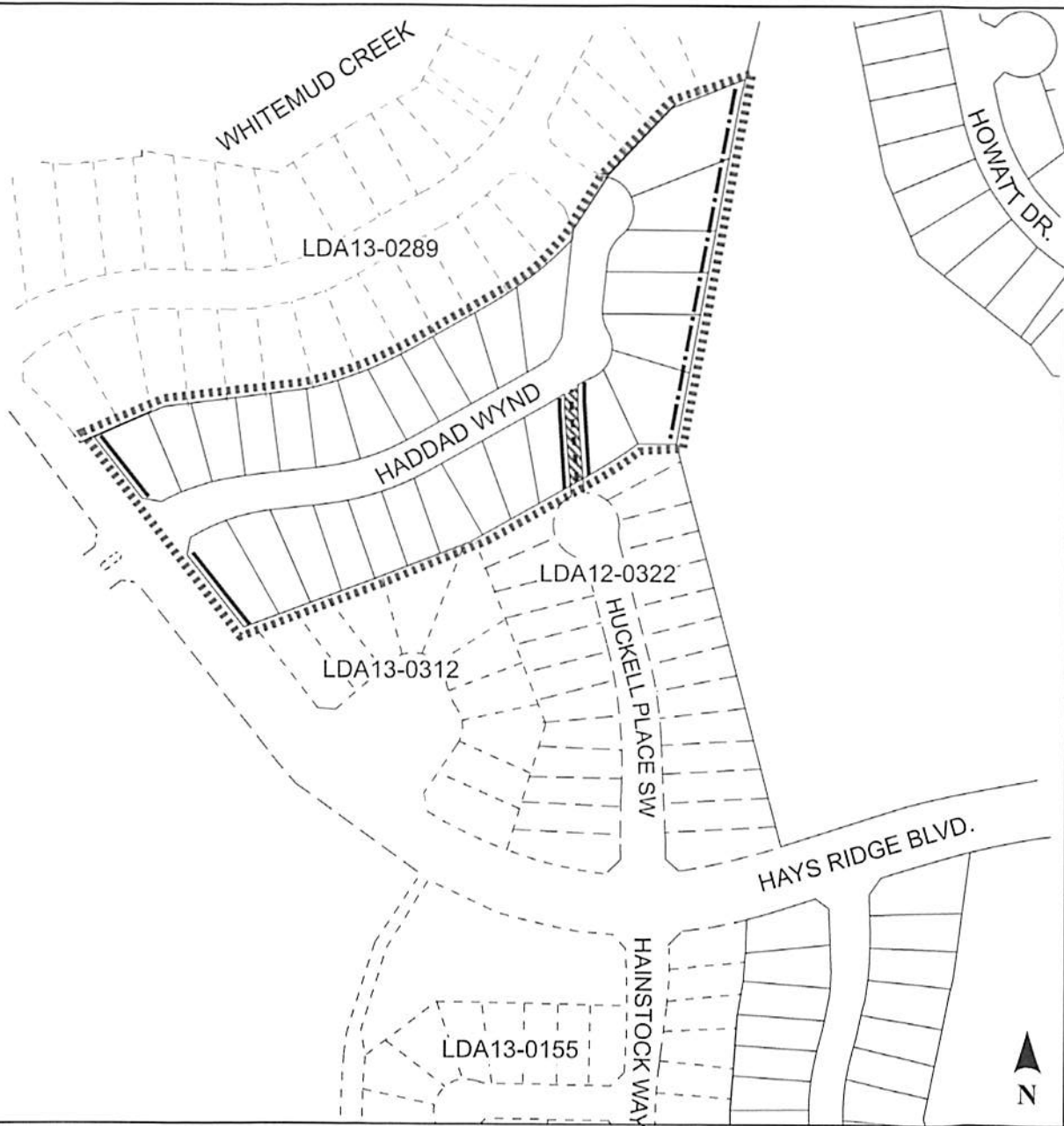
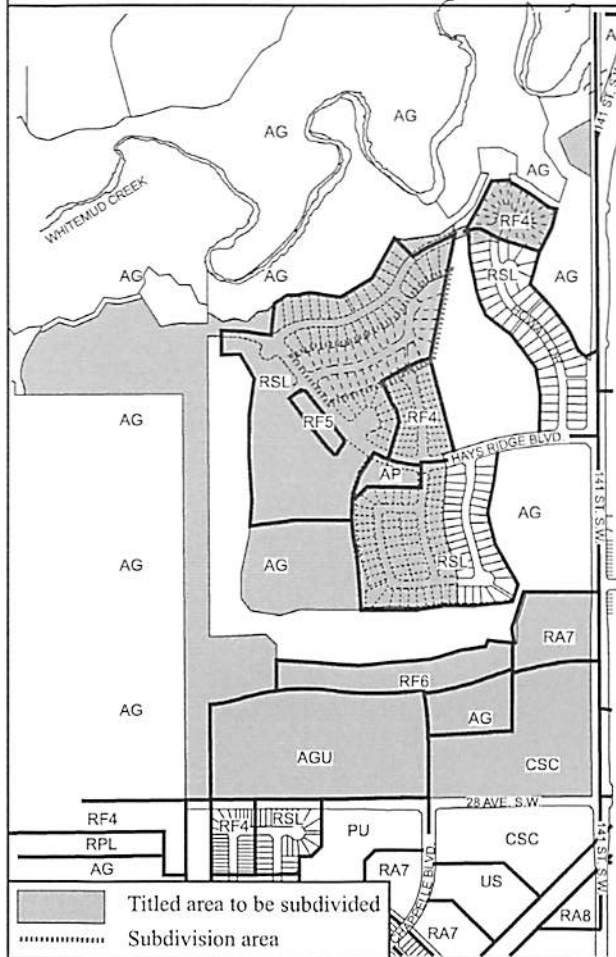
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2014

LDA13-0290

- Limit of Proposed Subdivision
- Amend Subdivision Boundary
-  Register emergency access as Legal Road Right-of-Way
- - - - - Construct 3.0m Concrete Emergency Access Sidewalk with T-Bollards and Lighting
- Construct 1.8m Uniform Screen Fence as per the Zoning Bylaw
- · - · - Construct 1.2m Uniform Fence





Subdivision Authority

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

March 27, 2014

File No. LDA13-0312

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 10 single detached residential lots from Lot A, Block 1, Plan 1322811, located north of Hays Ridge Boulevard SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED, on March 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 approved subdivisions within the Hays Ridge Neighbourhood (LDA12-0322 and LDA13-0289) be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. That the owner pay all servicing costs, assessments, 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, the Expansion Assessment, and/or Lateral Sewer Oversizing Charges in the basin 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 an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a 1.5 m concrete sidewalk within the crescent, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences positioned wholly on privately owned land to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the design, landscaping and construction within utility right-of-ways, 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.

The DRC 132197375 is registered on title 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 5 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,

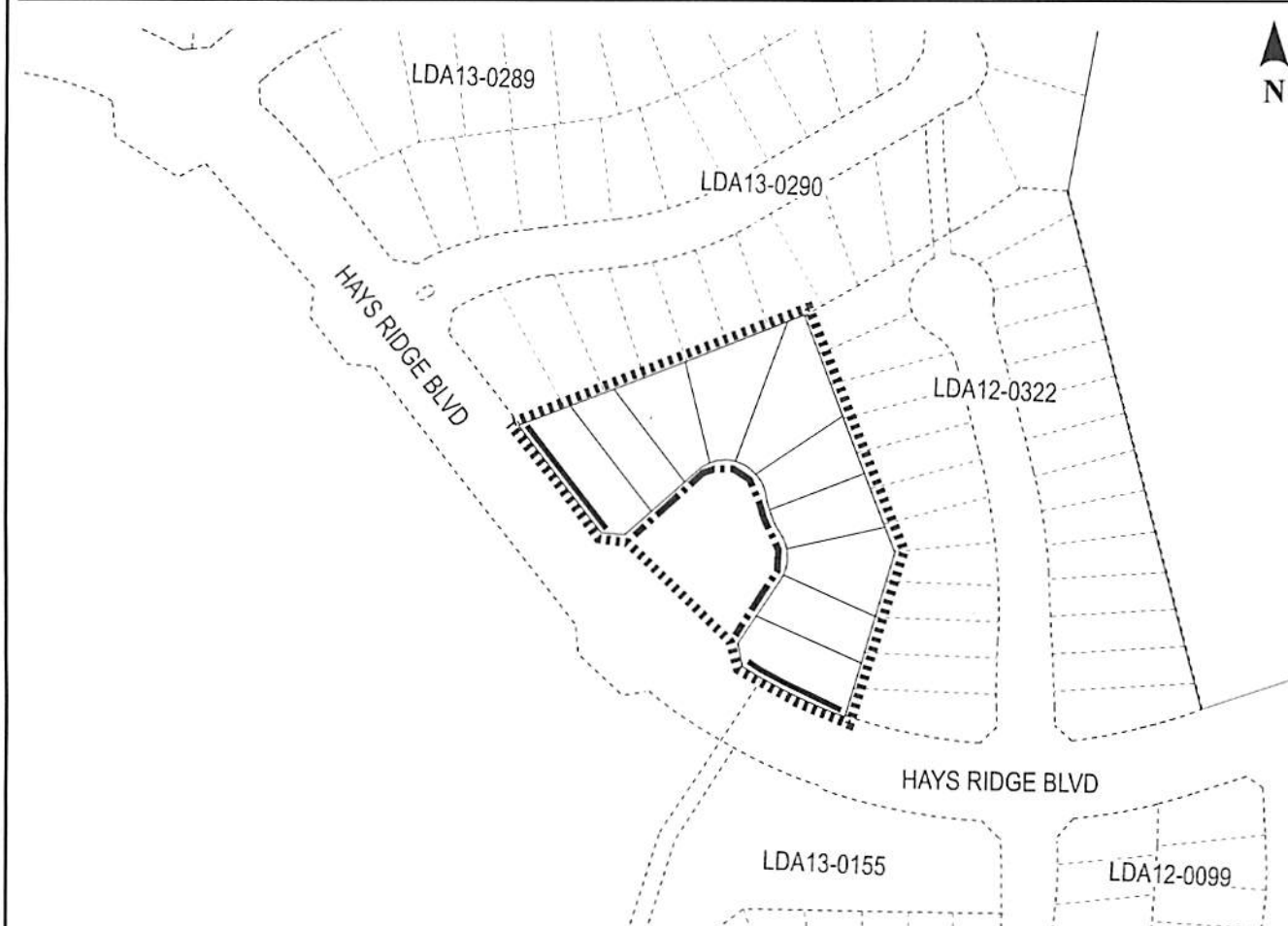


FOR Scott Mackie
Subdivision Authority

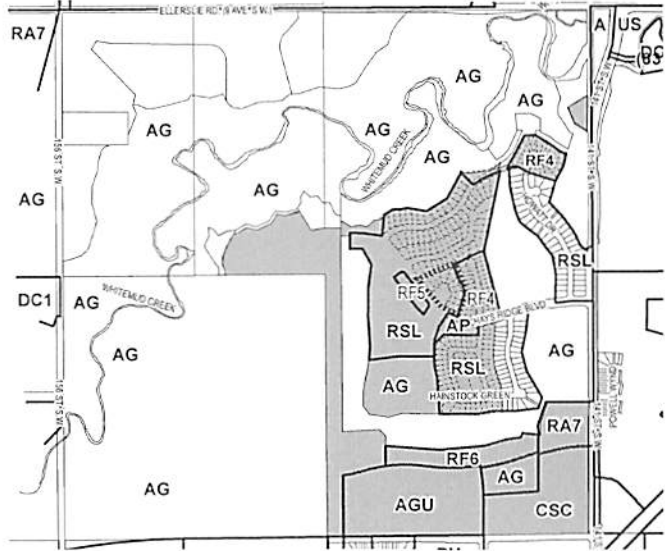
SM/as/Posse #140766143-001

Enclosure(s)

- Limit of proposed subdivision
- Construct a 1.8m Uniform Screen Fence as per Zoning Bylaw
- · — · — Construct a 1.5m Concrete Sidewalk



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

March 27, 2014

File No. LDA13-0463

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 124 single detached residential lots from SW 28-51-25-4 and SE 28-51-25-4, located north of Ellerslie Road SW and east of 181 Street SW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on March 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that Bylaw 16780 to amend the Windermere Neighbourhood Structure Plan and Bylaw 16781 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register the walkway 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 (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 identified 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 engineering drawings include the connection of Wright Drive SW to 178 Street SW, south of Ellerslie Road SW, 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 within the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the 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 for SE 28-51-25-4 were provided with subdivision applications LDA06-0198 and LDA11-0348. Municipal Reserves for SW 28-51-25-4 were addressed by Deferred Reserve Caveat with subdivision application LDA12-0256 and shall be carried forward on title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 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. Natasha Reaney at 780-496-1758 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/nr/Posse 144522836-001

Enclosure(s)



Subdivision Authority

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

March 27, 2014

File No. LDA13-0441

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 74 single detached residential lots, three (3) Public Utility lots and one (1) Environmental Reserve lot from Lot 2, Plan 982 0129, Block OT, Plan 854 MC, Lot 53, Block RW, Plan 3987 MC, and Lot A, Plan 2480 NY located east of 18 Street NW and south of 153 Avenue NW; **FRASER**

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

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$231,834.00 representing 0.494 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the subdivision boundary be amended to include the Environmental Reserve lot, as shown on the "Conditions of Approval" map, Enclosure II;
3. that the owner dedicate Environmental Reserve as a 0.11 ha parcel pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure II;
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 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;
6. that the owner dedicate road right-of-way for the collector roadway Fraser Way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a 7.5 m pipeline setback restrictive covenant in favour of the City of Edmonton that will be registered against the lots flanking the Public Utility Lots as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and

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

II That the Servicing Agreement required in Clause I (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 pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing charges applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pay the proportionate share of the Boundary Improvement Assessment for the waterline on 151 Avenue and 17 Street;
5. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include the 151 Avenue collector roadway to tie into 151 Avenue west of the 18 Street Government Road Allowance, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the removal of a portion of the existing granular trail within the 18 Street road right-of-way, including landscaping to discourage pedestrian usage, and the construction of a 3 m hard-surface shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner design and construct the entire ultimate Fraser Stormwater Management Facility to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a pedestrian connection, 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 Sustainable Development and Transportation Services in the locations 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

There is an existing Deferred Reserve Caveat registered against Lot 2, Plan 982 0129 in the amount of 0.615 ha. The Deferred Reserve Caveat will be reduced by 0.011 ha representing 10% of the area of Environmental Reserve being dedicated. The owner will provide money-in-place of Municipal Reserve in the amount of \$231,834.00 representing 0.494 ha. The remainder of the Deferred Reserve Caveat will be carried forward on the remainder of 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, 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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Michelle Neilson at 496-6087 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority





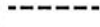

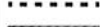



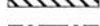


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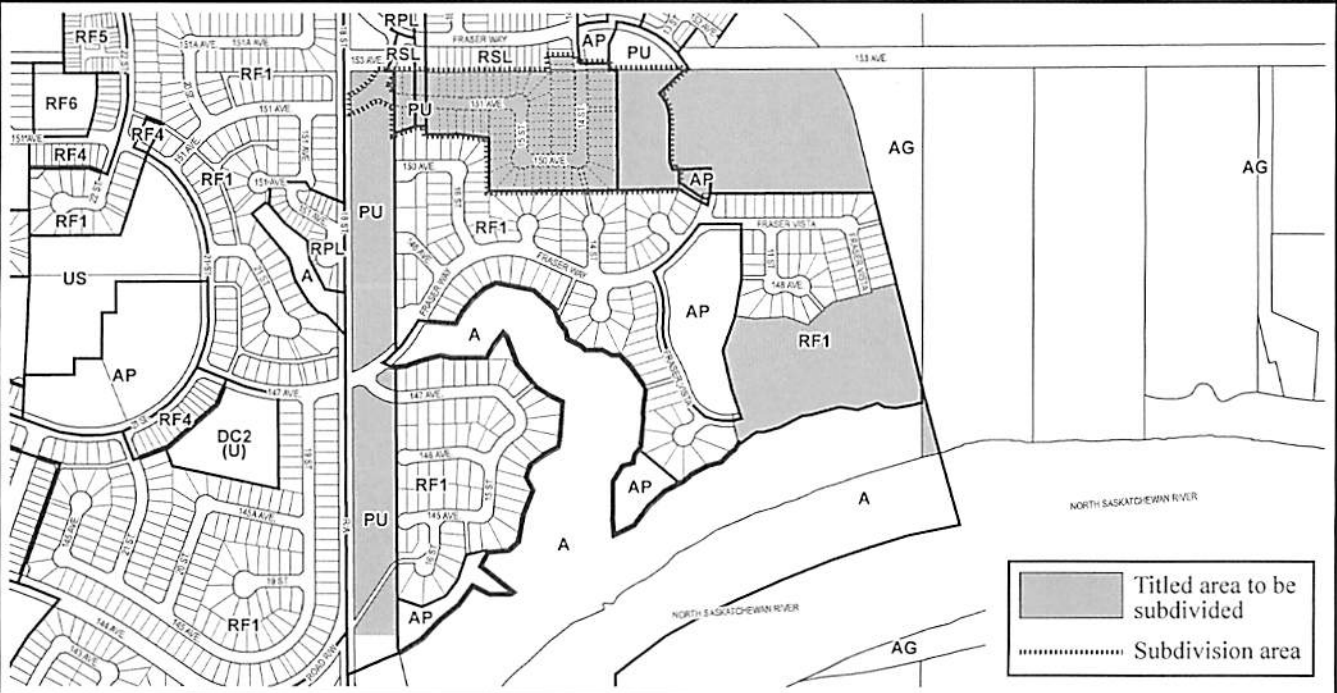
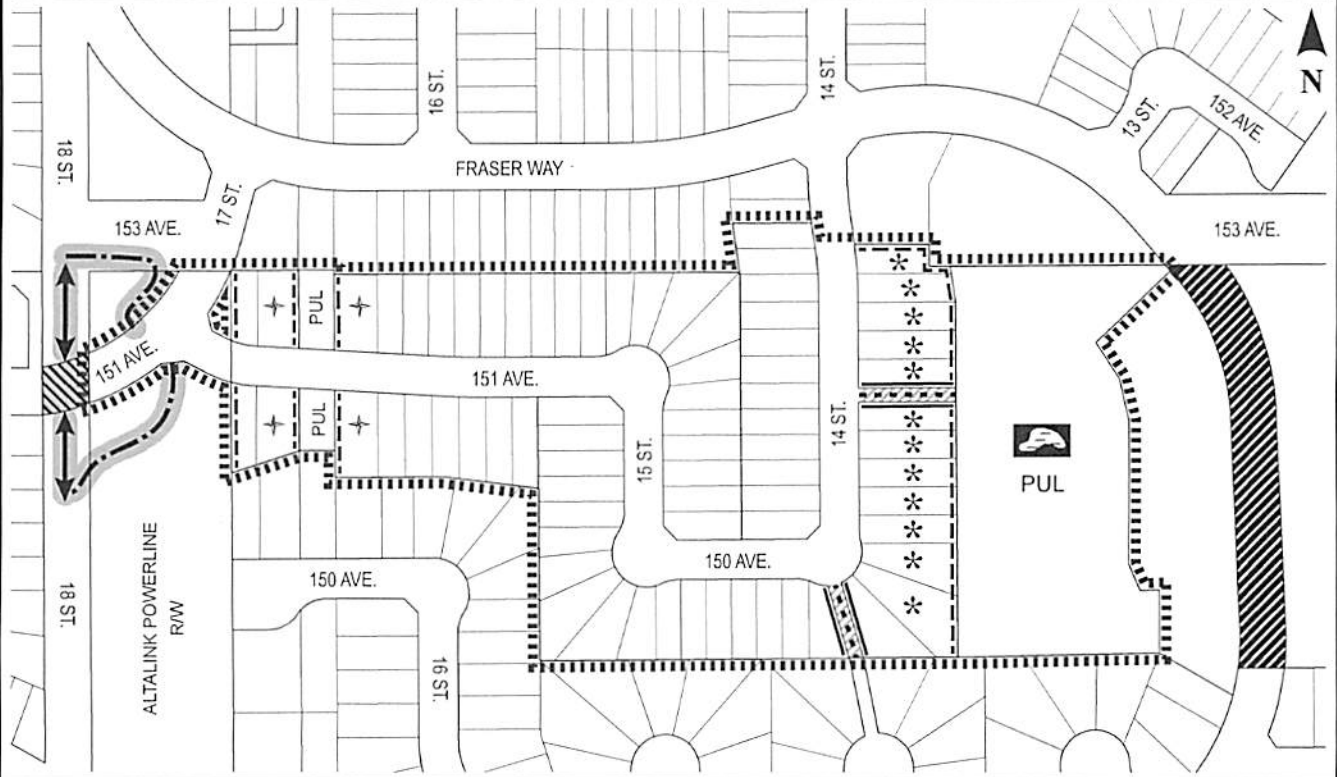
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2014

LDA 13-0441

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Dedicate road right-of-way |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Remove existing granular trail and restore right-of-way including landscaping |
|  | 1.2 m uniform fence |  | Restrictive covenant re: freeboard |
|  | 1.5 m concrete sidewalk with bollards & lighting |  | Restrictive covenant re: 7.5 m pipeline setback |
|  | Register walkway as legal road right-of-way |  | Construct Stormwater Management Facility |
|  | Construct collector roadway |  | Include in Engineering Drawings |
|  | Construct as a 3 m hard surface shared use path | | |

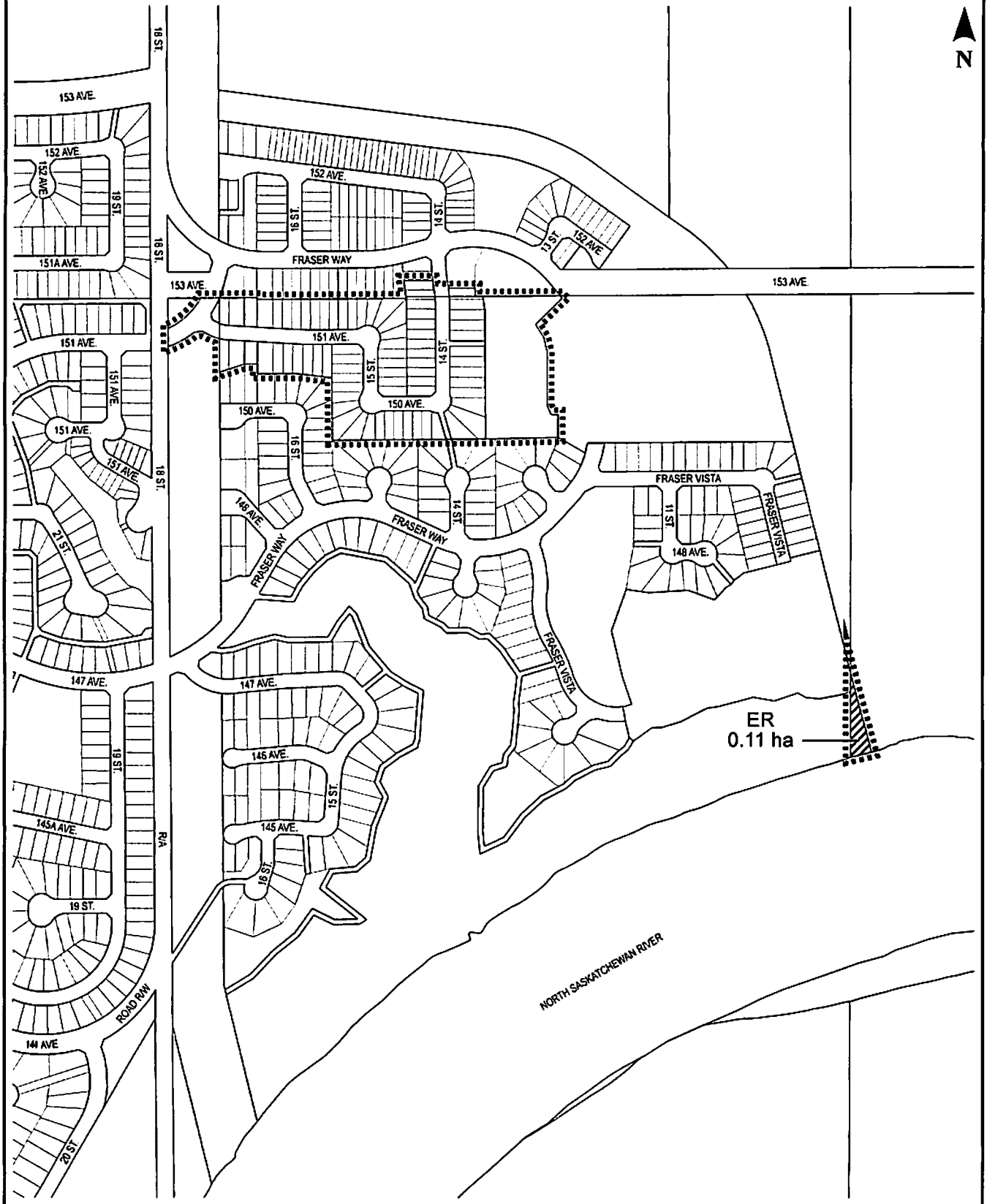


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2014

LDA 13-0441

- Amend Subdivision Boundary
- ▨ Dedicate Environmental Reserve





Subdivision Authority

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

March 27, 2014

File No. LDA13-0183

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

ATTENTION: Scott Cole

Dear: Mr. Cole:

RE: Tentative plan of subdivision to create 10 industrial lots, one (1) commercial lot and two (2) Public Utility lots from NW 7-53-25-4, located south of Yellowhead Trail and east of 215 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

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

1. that the owner provide money-in-place of Municipal Reserve for NW 7-53-25-4, in the amount of \$1,248,402.00 representing 5.314 ha pursuant to Sections 666 and 667 of the Municipal Government;
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., Telus 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 be permitted to register this plan of subdivision in stages at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register easements to facilitate the construction of 206 Street NW, the sanitary pump station, the sanitary trunk sewer and the water mains to the satisfaction of Transportation Services, Financial Services and Utilities and EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosures I & II;
6. that the owner register an easement for the storm sewer, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register cross lot access easements for to the satisfaction of Transportation Services, 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 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 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, 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 owner complete the design and construction of the stormwater management facility, associated control structure, and outlet pipe to its ultimate size and location, to the satisfaction of Financial Services & Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the sanitary pump station, (FAC will not be issued for the sanitary pump station with stage 2 until the PUL is registered on the adjacent property), to the satisfaction of Financial Services & Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the disposal of any sewage generated until such time as the downstream sanitary infrastructure and W14 sanitary trunk along 199 Street NW are complete and operational (CCC issued for sanitary infrastructure), to the satisfaction of Financial Services & Utilities;
10. that the engineering drawings include the Winterburn Sanitary Trunk Sewer from the connection point to the W14 Sanitary Trunk at 199 Street NW and 109 Avenue NW up to and through the proposed development to 215 Street, (CCC will not be issued until such time as the W14 Sanitary Trunk is completed and operational), to the satisfaction of Financial Services & Utilities as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the first two lanes of 215 Street NW to an arterial roadway standard as per the approved concept plans, from Yellowhead Trail to 114 Avenue NW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements. A transition from the first two urban lanes to the existing rural cross section will be required south of the 114 Avenue NW intersection, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 215 Street NW prior to the approval of the detailed

- design drawings for arterial and engineering drawings for the subdivision, to the satisfaction of Transportation Services;
12. that the engineering drawings include a slab-on concrete median on 215 Street NW at 118A Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 13. that the engineering drawings include 206 Street NW from 114 Avenue NW to 118A Avenue NW with stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 14. that the engineering drawings include information on sightlines for accesses proposed on/in the vicinity of the curved sections along 114 Avenue NW and 115 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 15. that the owner pays for the installation of traffic signals on 215 Street NW/Winterburn Road at the intersections of 115 Avenue NW, 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 Transportation Services within (5) five 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 the traffic signals at that time to fulfill this obligation;
 16. that the owner construct a 3.0 m hard-surface shared use path, within the Public Utility lot and the stormwater management facility, as per City of Edmonton Design and Construction Standards, with bollards and lighting, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
 17. that the engineering drawings include 300 mm, and 450 mm offsite water mains and that all water infrastructure be constructed under the approved Hydraulic Network Analysis, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
 18. that the owner provide 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;
 19. that the owner construct all fences wholly on private owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
 20. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction, Transportation Services and Sustainable Development.

Enclosures I and II are maps 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 five days from the date the decision is mailed.

If you have further questions, please call Vivian Gamache at 780-944-0122 or write to:

**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 #137920746-001

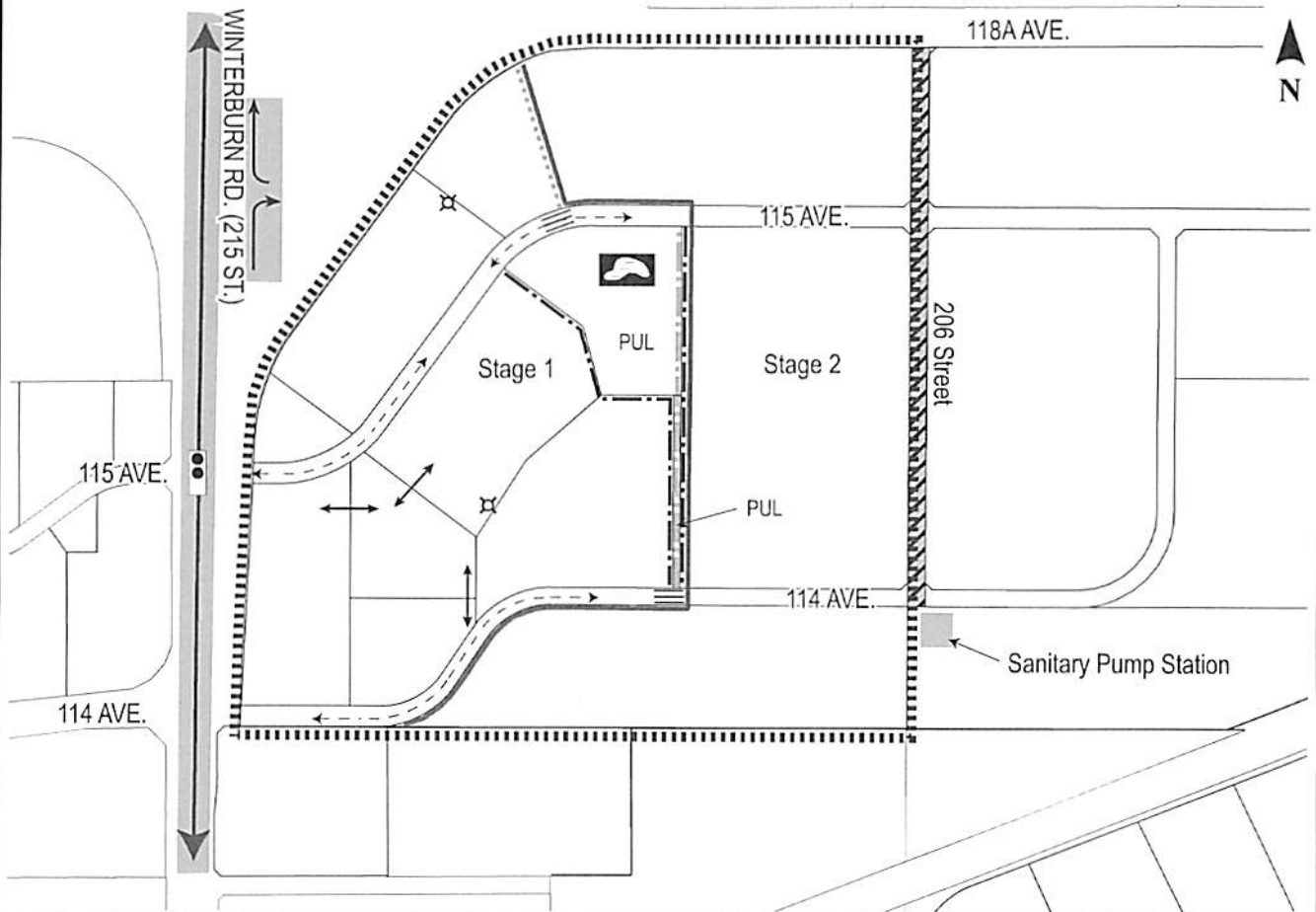
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

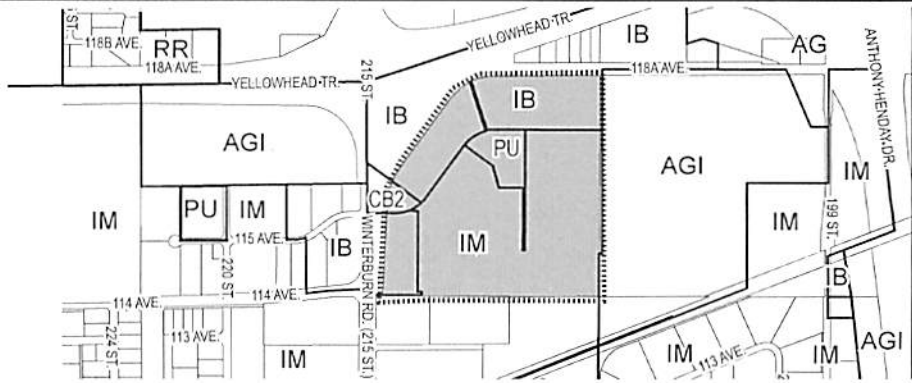
March 27, 2014

LDA 13-0183

- | | |
|--|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision —— Staging line - - - - Construct a 3.0m asphalt shared use path with bollards and lighting ↔ Construct first 2 lanes of 215 Street and transition from urban to existing rural - · - · 1.2m uniform fence ⊠ Abandoned well sites ······ Register storm sewer easement | <ul style="list-style-type: none"> ●● Traffic signals to be installed ▨ Construct 206 Street at stage 2 ↖ Construct a slab - on concrete median + right in / right out ≡ Construct a zebra cross walk with curb ramps and pedestrian signage ↔ Register cross lot access easement - · - · Provide sightline information ☐ Stormwater management facility ■ Include in engineering drawings |
|--|--|



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2013

LDA 13-0183

 Limit of Proposed Subdivision	 Construct 450mm Offsite Watermain
 Construct 300mm Offsite Watermain	 W14 Connection Point
 Sanitary Trunk Sewer	 Include in Engineering Drawings

