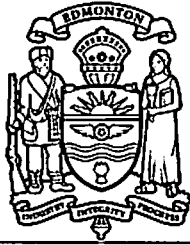


Thursday, April 10, 2014

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 15

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	<b>RECOMMENDATION</b>	
		That the Subdivision Authority Agenda for the April 3, 2014 meeting be adopted.
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	<b>RECOMMENDATION</b>	
		That the Subdivision Authority Minutes for the April 3, 2014 meeting be adopted.
<b>3.</b>	<b>NEW BUSINESS</b>	
1.	LDA13-0272 136097308-001	Tentative plan of subdivision to create 83 single detached residential lots, 34 semi-detached residential lots, and one (1) multiple-family residential lot from Block C, Plan 2887AQ; Lot 2, Block 1, Plan 132 0813; Lot 11, Block 16, Plan 122 0171; and Lot 4 Block C, Plan 132 0859 located north of 167 Avenue NW and west of 66 Street NW; <b>CRYSTALLINA NERA EAST</b>
2.	LDA13-0455 143935721-001	Tentative plan of subdivision to create 146 single detached residential lots from SE/SW 9-54-24-4, Lot 1, Block B, Plan 1870MC, and Block A, Plan 823MC, located north of 181 Avenue NW and west of 82 Street NW; <b>KLARVATTEN</b>
3.	LDA13-0467 144911766-001	Tentative plan of subdivision to create 123 single detached residential lots, 46 semi-detached residential lots, and 28 row housing residential lots from Lot 1, Block 3, Plan 132 0711, located east of 141 Street SW and south of Ellerslie Road SW; <b>GRAYDON HILL</b>
4.	LDA13-0509 146044413-001	Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) Municipal Reserve lot from Lot A, Block 1, Plan 1322811, located north of 28 Avenue SW and west of 141 Street SW; <b>HAYS RIDGE</b>
<b>4.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

April 10, 2014

File No. LDA13-0272

Select Engineering Consultants Ltd.  
Suite 201, 17220 Stony Plain Road  
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 83 single detached residential lots, 34 semi-detached residential lots, and one (1) multiple-family residential lot from Block C, Plan 2887AQ; Lot 2, Block 1, Plan 132 0813; Lot 11, Block 16, Plan 122 0171; and Lot 4 Block C, Plan 132 0859 located north of 167 Avenue NW and west of 66 Street NW;  
**CRYSTALLINA NERA EAST**

**I The Subdivision by Plan is APPROVED on April 10, 2014 subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 6.45 ha by a Deferred Reserve Caveat to the remainder Lot 2, Block 1, Plan 132 0813 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner 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 Bylaw 16757 to amend the Edmonton Zoning Bylaw receive Third Reading prior to the endorsement of this subdivision;
5. that the owner register road right-of-way for Crystallina Nera Drive as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
6. that the owner register the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
7. that the owner register an easement to facilitate the construction and development of the southern half of the shared use path, on Lot 11, Block 16, Plan 122 0171 and Block C, Plan 2887AQ, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner prepare 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 NW, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence; 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 (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 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 satisfaction of Financial Services and Utilities. CCC will not be issued for storm and sanitary until such a time as the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include right and left turn bays on 66 Street NW to Crystallina Nera Drive NW, including channelization and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a 3 m hard surfaced shared use path on the west side of 66 Street NW north of Crystallina Nera Drive NW, for the length of the subdivision and connector sidewalk on the west side of 66 Street NW south of Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the engineering drawings include a 3 m hard surfaced shared use path on the south side of Crystallina Nera Drive NW, from 66 Street NW to 67 Street NW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. A portion of the shared use path may be constructed on Lot 11, Block 16, Plan 122 0171 within an easement;
11. that the engineering drawings include a 1.5 m temporary granular connection to tie in to the existing granular trail constructed as a part of LDA08-0136, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the owner pay for the installation of traffic signals at the intersection of 66 Street and Crystallina Nera Drive 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 direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the future installation of traffic signals at that time to fulfil this obligation;

13. that the owner construct Crystallina Nera Drive NW to a 14.5 m collector standard from 66 Street NW to 69 Street NW, transitioning to an 11.5 m collector standard beyond 69 Street NW as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. A taper ratio of 15: 1 is to be applied bi-laterally between 68 Street and 69 Street. Crystallina Nera Drive NW, from 66 Street NW to 67 Street NW, will include one west-bound lane and two east-bound. This section must be signed "No Parking". Further details will be reviewed with the engineering drawings to the satisfaction of Transportation Services;
14. that the walkway contain 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;
15. the owner construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing on to 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
16. that the owner construct all fences, positioned wholly on privately owned land, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, and Sustainable Development; and
17. that the owner be 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 of Transportation Services and Sustainable Development.

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

Municipal Reserve for Block C, Plan 2887AQ and Lot 4, Block C, Plan 132 0859 was previously addressed with LDA08-0136. Municipal Reserves for Lot 2, Block 1, Plan 132 0813 are due and will be addressed by registering a Deferred Reserve Caveat on the remainder of the title. Municipal Reserves for Lot 11, Block 16, Plan 122 0171 are not required.

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,

**Scott Mackie  
Subdivision Authority**

**SM/Is/Posse # 136097308-001**

**Enclosure(s)**

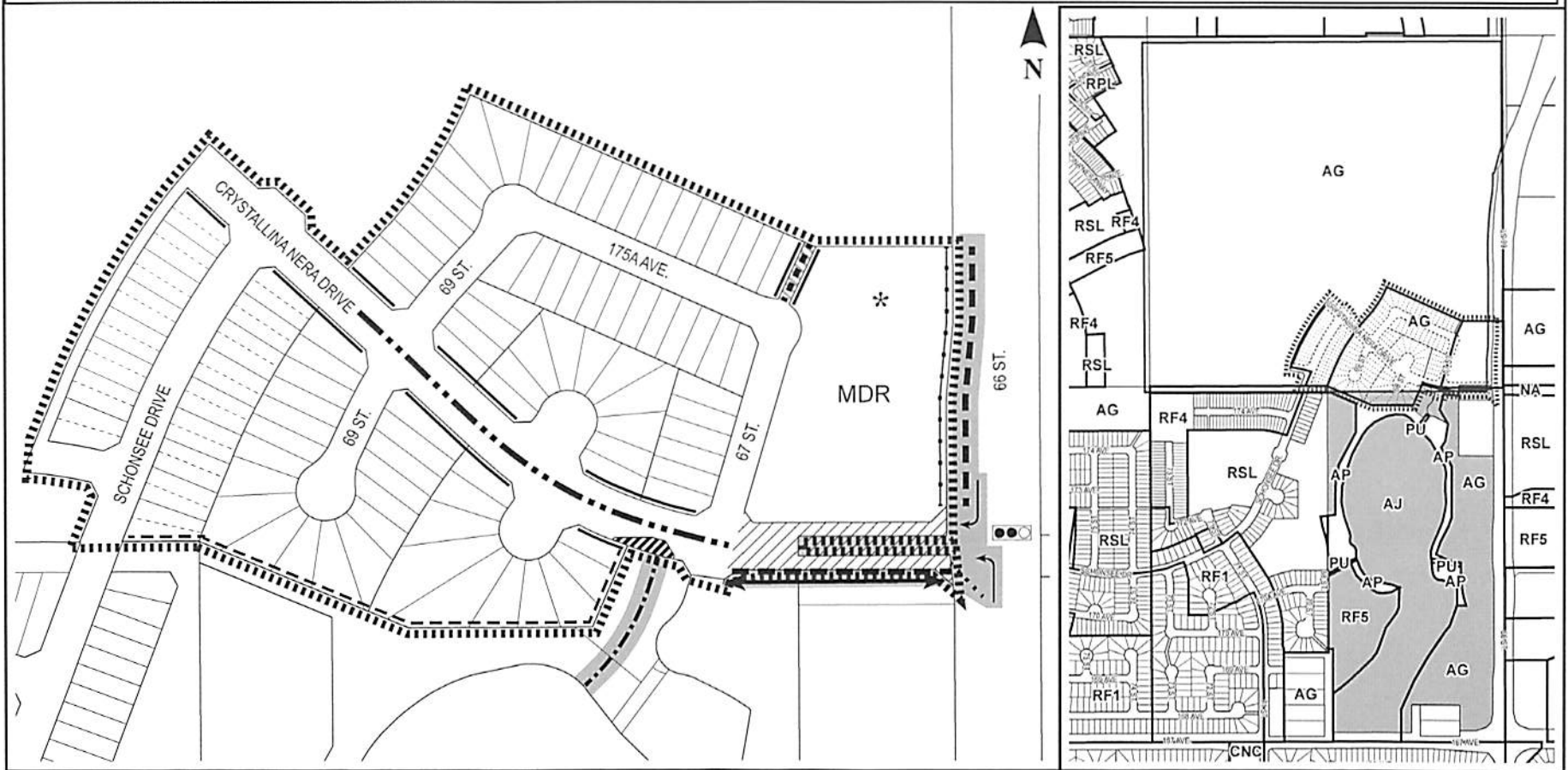
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 10, 2014

LDA 13-0272

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ▬▬▬▬▬ 1 m Berm and 1.8 m noise attenuation fence
- ▬▬▬▬▬ 3 m hard surfaced shared use path
- ↔ Easement for southern half of shared use path
- ▬▬▬▬▬ 1.5 m concrete sidewalk with bollards and lighting
- · - · - · - · - Temporary 1.5m granular trail
- · · · · Connector sidewalk
- \* Restrictive Covenant re: berm and fence

- ▨ Register as road right-of-way
- ▩ Register as road right-of-way for Crystallina Nera Drive
- ▬▬▬▬ Construct Crystallina Nera Drive to a 14.5 m collector standard and transition to an 11.5 m collector west of 69 Street
- ▨ Construct Crystallina Nera Drive to a 14.5 m collector standard with one lane west bound and two lanes east bound signed "no parking"
- ⤵ Construct right and left turn bays
- Pay for installation of Traffic signals
- Include in Engineering Drawings





Subdivision Authority

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

April 10, 2014

File No. LDA13-0455

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

ATTENTION: Luis Esteves

Dear Mr. Esteves:

RE: Tentative plan of subdivision to create 146 single detached residential lots from SE/SW 9-54-24-4, Lot 1, Block B, Plan 1870MC, and Block A, Plan 823MC, located north of 181 Avenue NW and west of 82 Street NW; **KLARVATTEN**

---

**I The Subdivision by Plan is APPROVED on April 10, 2014, subject to the following conditions:**

1. that the owner provide Municipal Reserve for Lot 1, Block B, Plan 1870MC in the amount of 0.039 ha by Deferred Reserve Caveat registered against Block A, Plan 823MC, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner 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;
4. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence;
6. that the owner register the emergency access/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 (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

2. infrastructure), construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
4. 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 in the basin;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 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;
8. 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 conform with the submitted Noise Study, within residential property lines for all lots backing onto the Transportation/Utility Corridor to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 3 m granular shared use path within the Transportation/Utility Corridor as shown on the "Conditions of Approval" map, Enclosure I. Ministerial Consent is required for all development within the Transportation/Utility Corridor. The application for Ministerial Consent is to be made by the developer;
10. that the owner construct a 3 m concrete emergency access/walkway with T-bollards and lighting, 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 Sustainable Development and Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I; and
12. 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;



Enclosure 1 is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for SW/SE 9-54-24-4 and Block A, Plan 823MC was taken as land and a Deferred Reserve Caveat was registered against Block A, Plan 823MC with SUB/06-0114 in the amount of 2.0 ha. Municipal Reserve owing for Lot 1, Block B, Plan 1870MC will be provided by Deferred Reserve Caveat and also registered against Block A, Plan 823MC with this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton 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. Michelle Neilson at 780-496-6087 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/mn/Posse #143935721-001

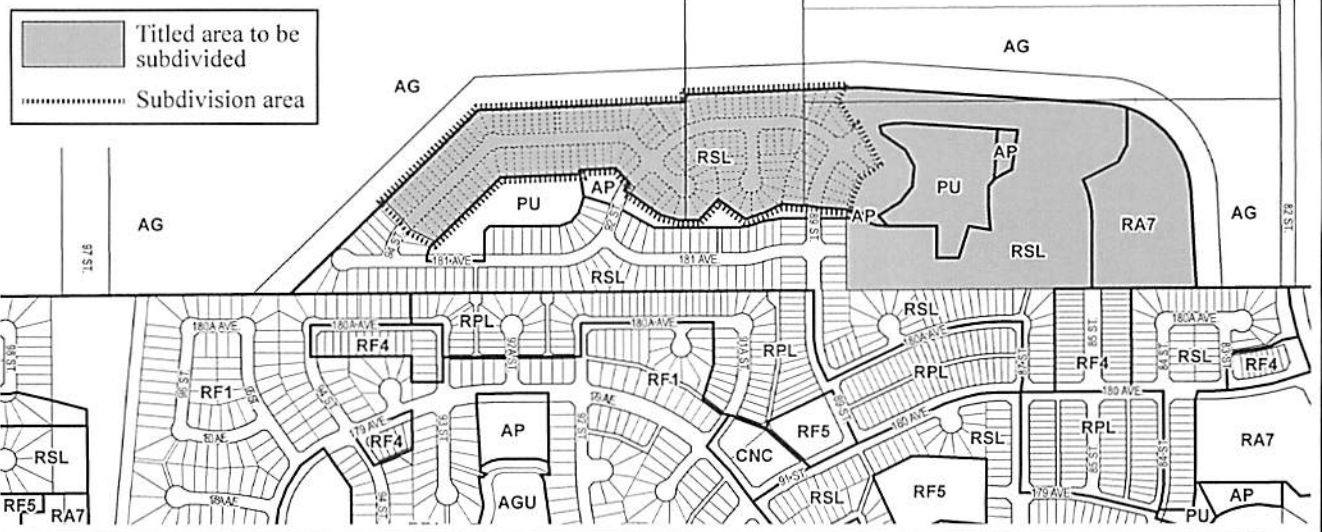
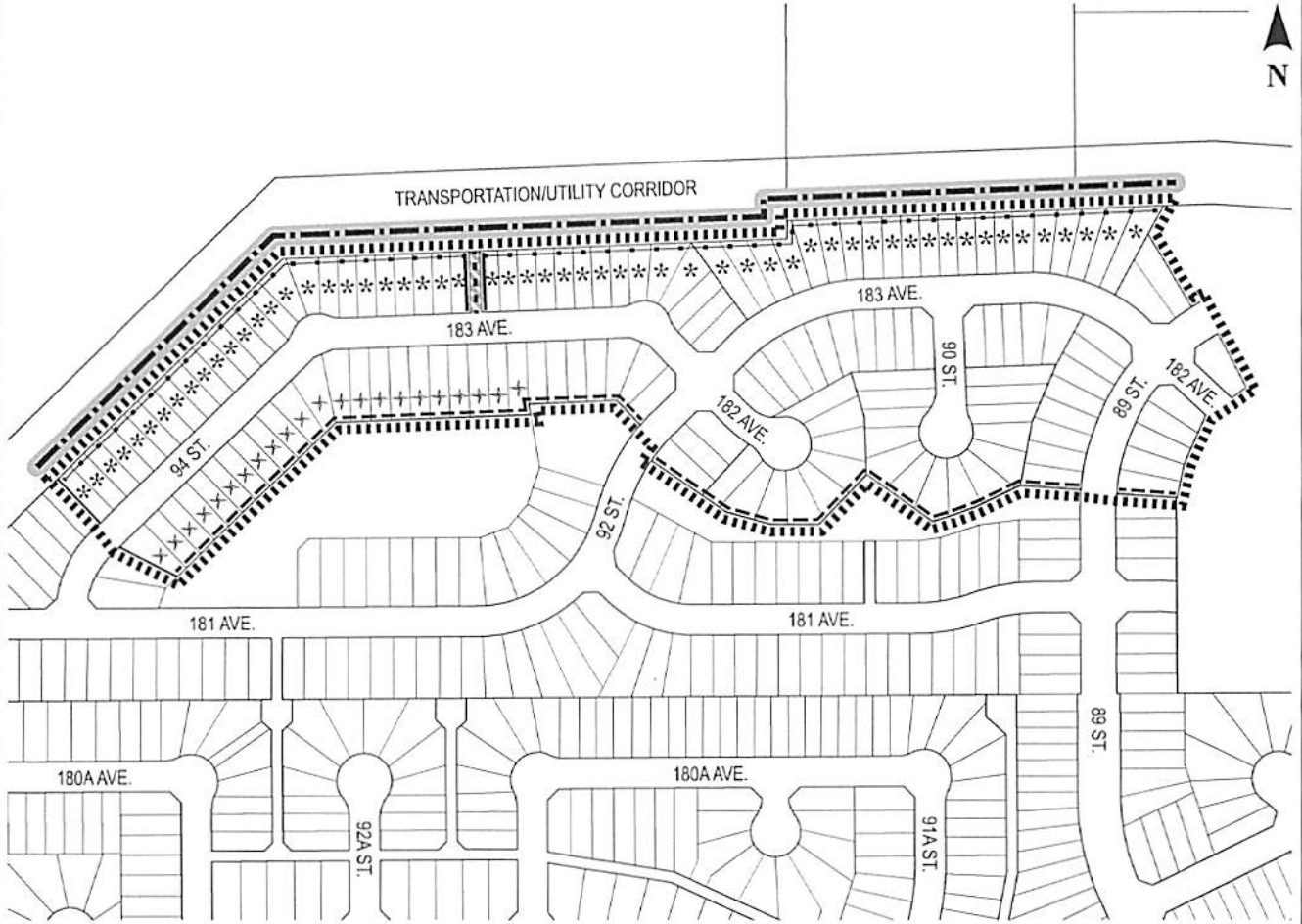
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 10, 2014

LDA 13-0455

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>▬▬▬▬▬▬▬ Limit of proposed subdivision</li> <li>▬ 1.8m uniform screen fence as per Zoning Bylaw</li> <li>- - - - - 1.2m uniform fence</li> <li>- · - · - · - Berm and noise attenuation fence</li> <li>▬▬▬▬▬ Construct 3 m granular shared use path</li> <li>· · · · · 3 m concrete emergency access/walkway with lighting and bollards</li> </ul> | <ul style="list-style-type: none"> <li>▨ Register emergency access/walkway as road right-of-way</li> <li>* Restrictive covenant re: berm and fence</li> <li>+ Restrictive covenant re: freeboard</li> <li>▭ Include in Engineering Drawings</li> </ul> |
|--|--|





Subdivision Authority

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

April 10, 2014

File No. LDA13-0467

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 123 single detached residential lots, 46 semi-detached residential lots, and 28 row housing residential lots from Lot 1, Block 3, Plan 132 0711, located east of 141 Street SW and south of Ellerslie Road SW; **GRAYDON HILL**

---

**I The Subdivision by Plan is APPROVED on April 10, 2014, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$107,445 representing 0.145 ha, pursuant to Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution 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 utility right-of-way on affected parcels for an offsite water main, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the identified residential lot be withheld from registration until the temporary transit turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision within the Graydon Hill neighbourhood (File No. LDA12-0250) be registered prior to or concurrent with this application;
8. that Bylaw 16773 to amend the Edmonton Zoning Bylaw receive Third Reading prior to the endorsement of this subdivision;
9. that the owner register the walkways as legal 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 (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 200 mm and 250 mm offsite water main connections, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an offset 17 m radius asphalt temporary 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 prior to CCC for roads (or at the discretion 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 a 3 m hard surface shared-use path with bollards on Graydon Link, connecting with the shared-use path to the north, 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, and walkways, 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.

All reserves are being paid out in full with this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton 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,

Scott Mackie  
Subdivision Authority


SM/kr/Posse #144911766-001

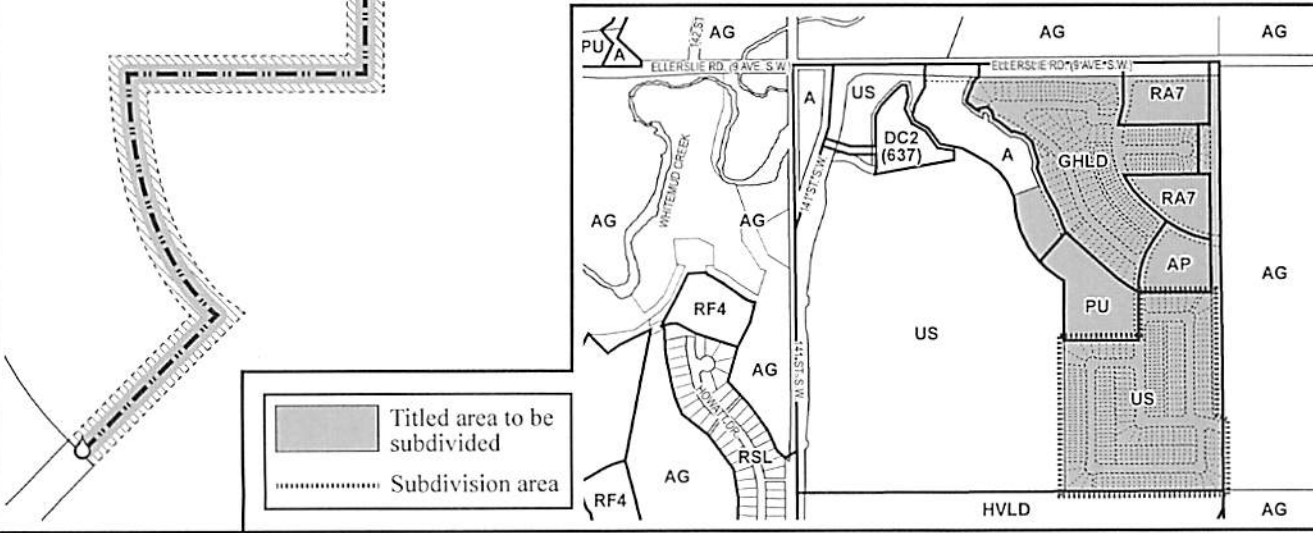
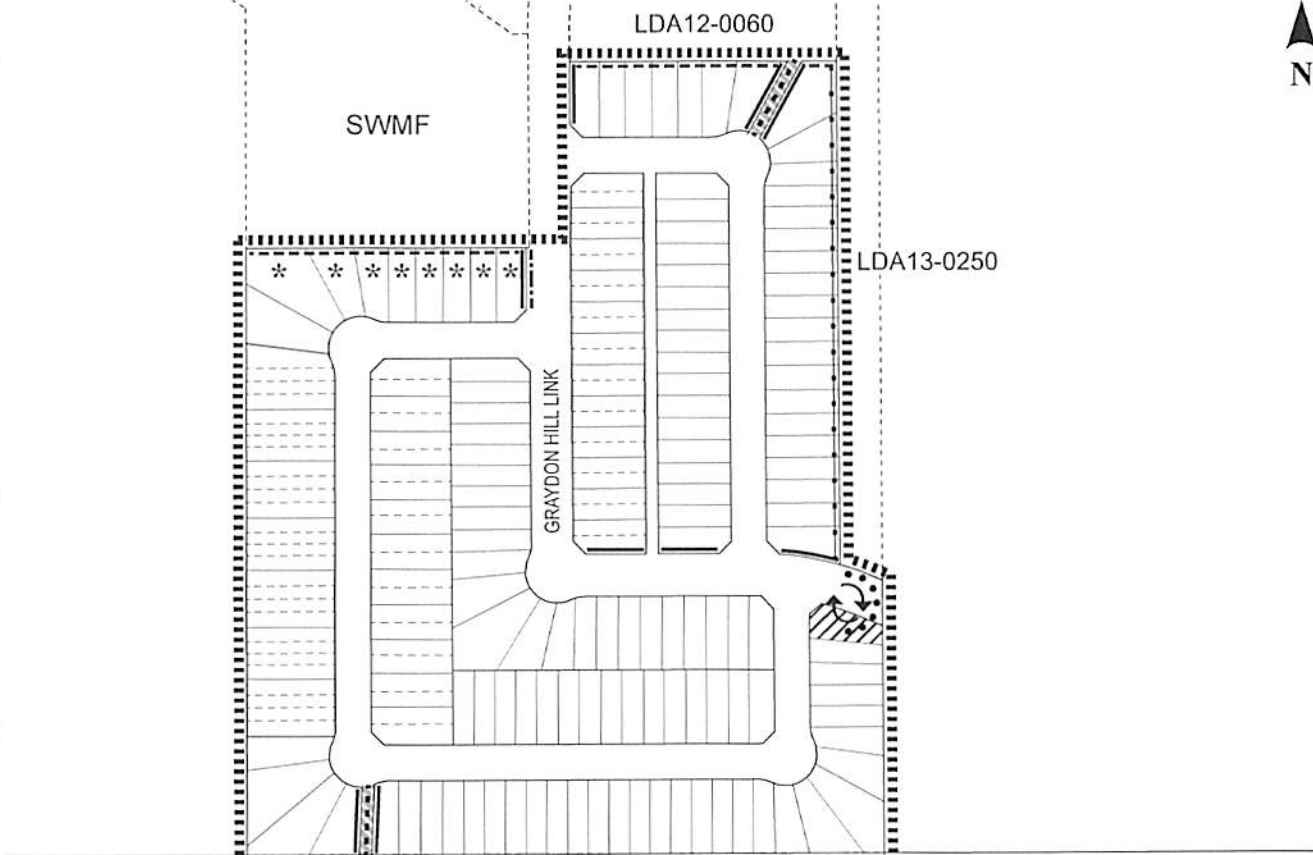
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 10, 2014

LDA 13-0467

- Limit of proposed subdivision
- 1.8m uniform fence as per Zoning Bylaw
- - - - - 1.2m uniform fence
- · - · - Construct 1.5m sidewalk with bollards and lighting
- · - · - 3m hard-surface shared-use path with bollards
- ▨ Register as legal road right-of-way
- \* Restrictive Covenant re: freeboard
-  17m radius asphalt temporary turnaround with bollards or mini-barriers
- ▨ Withhold lot from registration until temporary transit turnaround no longer required
- Construct 200 mm and 250 mm offsite watermain connections
- ▨ Register utility right-of-way
- ▨ Include in Engineering drawings





Subdivision Authority

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

April 10, 2014

File No. LDA13-0509

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot and one (1) Municipal Reserve lot from Lot A, Block 1, Plan 1322811, located north of 28 Avenue SW and west of 141 Street SW; **HAYS RIDGE**

---

**I The Subdivision by Plan is APPROVED on April 10, 2014, subject to the following conditions:**

1. That the owner dedicate Municipal Reserve as a 7.03 ha lot 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 subdivisions within the Hays Ridge neighbourhood (File Nos. LDA12-0124, LDA12-0296) be registered prior to or concurrent with this application;
5. that the subdivision boundary be amended to include the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of Hays Ridge Drive SW and the dedication of the working area for the well site as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to condition I(7), the owner clear and level 28 Avenue SW, to the satisfaction of Transportation Services, 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 (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 owner provide a Letter of Consent from Altalink, confirming the proposed crossing of Hays Ridge Drive 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 carriageway width along Hays Ridge Drive SW shall transition from 14 m to 11 m, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or at the discretion of Transportation Services);
10. that the owner construct a 2 m mono-walk with straight faced curb and gutter, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands, with the exception of the post and rail fence on the MR lot, 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, and walkways to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.



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

The existing Deferred Reserve Caveat for Lot A, Block 1, Plan 132 2811 shall be reduced to dedicate a 7.03 ha portion of the park site, 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,

Scott Mackie  
Subdivision Authority

SM/kr/Posse #146044413-001

Enclosure(s)

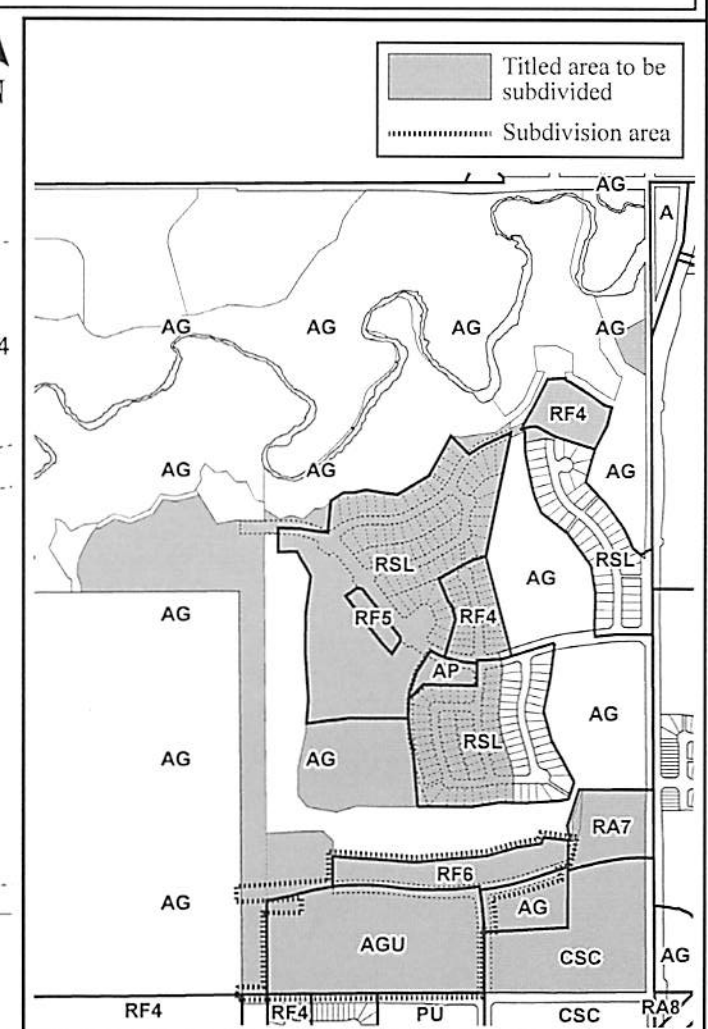
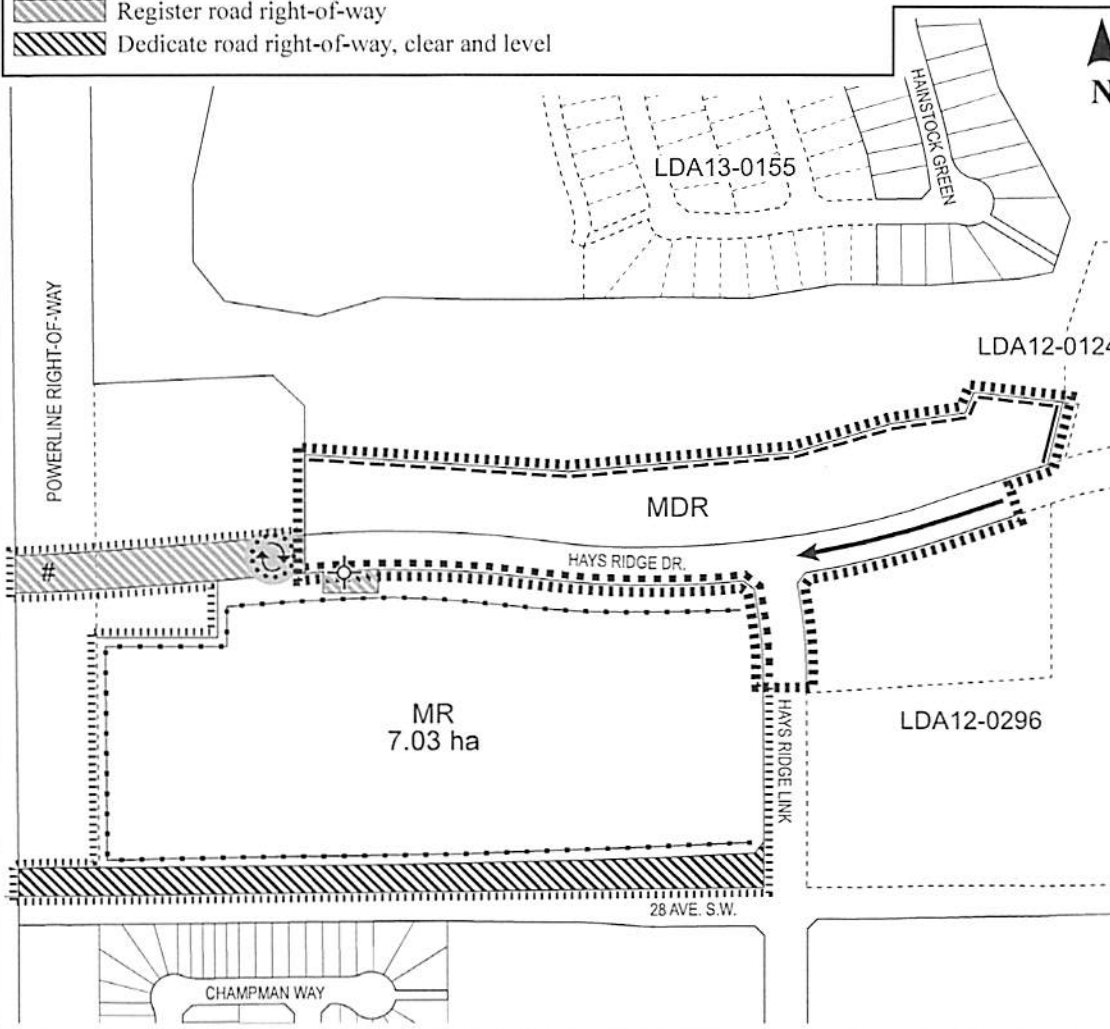
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 10, 2014

LDA 13-0509

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- Post and rail fence
- ▬▬▬▬▬▬▬ 2 m mono-walk with straight faced curb and gutter
- ▨ Register road right-of-way
- ▩ Dedicate road right-of-way, clear and level

- ← Transition carriageway from 14 m to 11 m
- # Letter of consent from Altalink for road crossing
- Abandoned well site
- ⊙ Construct 12 m temporary gravel turnaround with bollards or mini-barriers
- ▭ Include in Engineering drawings



**Thursday, April 03, 2014**  
**9:30 a.m.**



**PLACE: Room 701**

**SUBDIVISION AUTHORITY MINUTES**

**MEETING NO. 14**

**Cancelled**

<b>1.</b>	<b>ADOPTION OF AGENDA</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>
<b>3.</b>	<b>OLD BUSINESS</b>
<b>4.</b>	<b>NEW BUSINESS</b>
<b>5.</b>	<b>OTHER BUSINESS</b>
<b>6.</b>	<b>ADJOURNMENT</b>