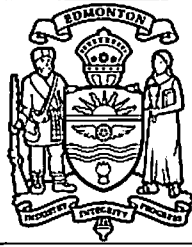


Thursday, April 24, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 24, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 17, 2014 meeting adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0082
134702710-001

Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 1, Plan 0925647, located west of Mark Messier Trail NW and north of 137 Avenue; **MISTATIM**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA13-0022
130013752-001

Tentative plan of subdivision to create 174 single detached residential lots, 144 semi-detached residential lots, 36 row housing lots, and one (1) Public Utility Lot from Lot 1, Block 1, Plan 042 1992 and Lot 3, Block 1, Plan 022 7056, located west of Calgary Trail SW and north of 41 Avenue SW; **CAVANAGH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA13-0506 145920099-001	Tentative plan of subdivision to create 47 single detached residential lots, 94 semi-detached residential lots, two (2) Municipal Reserve lots, and one (1) Public Utility lot from Lot 3, Block 1, Plan 022 7056, Lot 5, Block 1, Plan 032 0993, and Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail SW and north of 41 Avenue SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA13-0355 142106652-001	Tentative plan of subdivision to create 28 single detached residential lots and (1) one Public Utility lot from Lot 1, Block B, Plan 1221655 and Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and west of Windermere Wynd; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA13-0365 142383188-001	Tentative plan of subdivision to create 23 single detached residential lots from Lot 2, Block 1, Plan 1045NY and Lot 1, Block B, Plan 1221655, located north of Windermere Boulevard and west of Windermere Wynd; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA13-0516 145954016-001	Tentative plan of subdivision to create 20 semi detached residential lots from Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and east of Windermere Drive NW; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.	



Subdivision Authority

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

April 24, 2014

File No. LDA13-0082

AL-TERRA Engineering Ltd.
4010 - 76 Street
Edmonton, AB T6B 2P1

ATTENTION: Glen W. Thoman

Dear Mr. Thoman:

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 1, Plan 092 5647, located west of Mark Messier Trail NW and north of 137 Avenue, **MISTATIM**

I The Subdivision by Plan is APPROVED on April 24, 2014, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$316,258.25 representing 0.328 ha pursuant to Section 666 and 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., 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, 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 owner dedicate road right-of-way on 137 Avenue NW and Mark Messier Trail NW to conform to an approved Concept Plan to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pays 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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing charges within the basin applying 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 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 Phase 1 Servicing Agreement be registered on title for all lands within the subdivision boundary, and that the Phase 1 Servicing Agreement specify the future obligations that will need to be fulfilled within the Servicing Agreement for the lands included within Phase 2;
8. that the engineering drawings include the ultimate Mistatim Basin 6 stormwater management facility to the satisfaction of Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the extension of sanitary and storm sewer mains in accordance with the servicing schemes established in the approved Mistatim Basin 6 Drainage Design Report and the Draft Mistatim Basin 6 Drainage Design Report Amendment. If the Servicing Agreement for Mistatim Stage 18 (LDA11-0445) does not proceed, ultimate servicing for this subdivision shall follow the Mistatim Stage 8A Sanitary and Storm Drainage Preliminary Design report dated February 2014, to the satisfaction of the Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include storm sewer system design to accommodate existing interim surface drainage from the lands east of Mark Messier Trail NW as identified in the Mistatim Basin 6 Drainage Design Report to the satisfaction of the Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include offsite water main construction and connections to the satisfaction of EPCOR Water as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the upgrading of 137 Avenue and Mark Messier Trail NW to an arterial roadway standard including channelization, accesses, intersections shared use paths sidewalks, lighting, landscaping and any transitional improvements. Preliminary plans are required to be approved prior to the approval of detailed design drawings for arterial and engineering drawings to the satisfaction of Transportation Services;
13. that the engineering drawings include an eastbound left turn bay and a westbound right turn bay on 137 Avenue NW at the proposed intersection of 148 Street NW

and a southbound right turn bay and the northbound left turn bay on Mark Messier Trail NW at the proposed intersection of 148 Street NW to the satisfaction of Transportation Services;

14. that the engineering drawings include 148 Street NW to a collector roadway standard with a 28 m right of way, to the satisfaction of Transportation Services;
15. that the owner construct right-in/ right-out curb return accesses as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
16. that the owner pay for 100% of the installation of traffic signals at the intersection of the Mark Messier Trail NW and proposed 148 Street and at 137 Avenue NW and 148 Street, as shown on the Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the estimated cost at that time to fulfill this obligation;
17. that the engineering drawings include a 3m shared use path on the west side of Mark Messier Trail NW as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services; and,
18. 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 approval.

Municipal Reserve totaling 0.328 ha is being taken as money-in-place of land. The amount of money-in-place may vary depending on the arterial roadway dedication.

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

If you have further questions, please call Mr. Don Read at (780)-496-3633.

Yours truly,



FM Scott Mackie
Subdivision Authority









SM/dr/Posse # 134702710-001

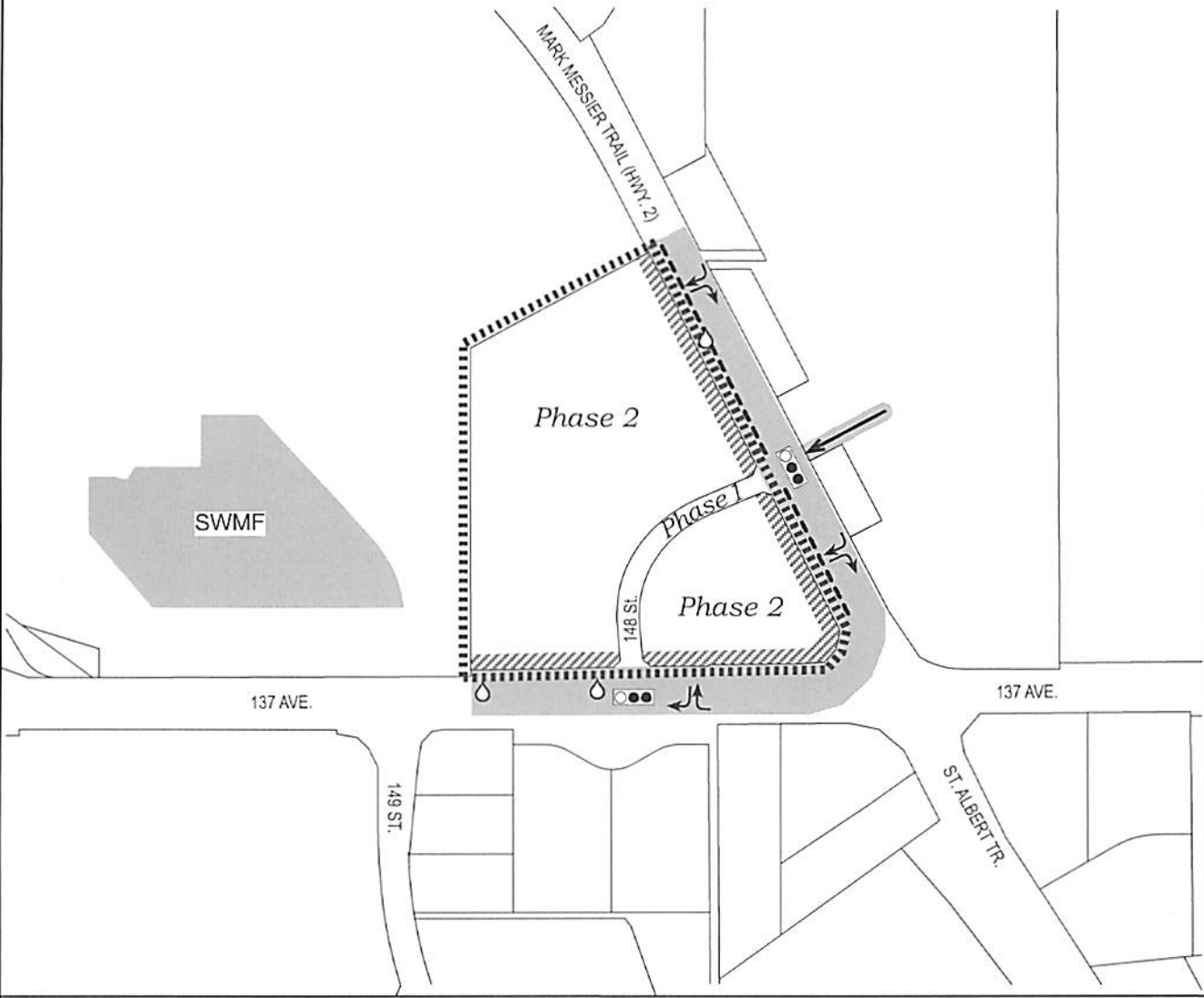
Enclosures



SUBDIVISION CONDITIONS OF APPROVAL MAP

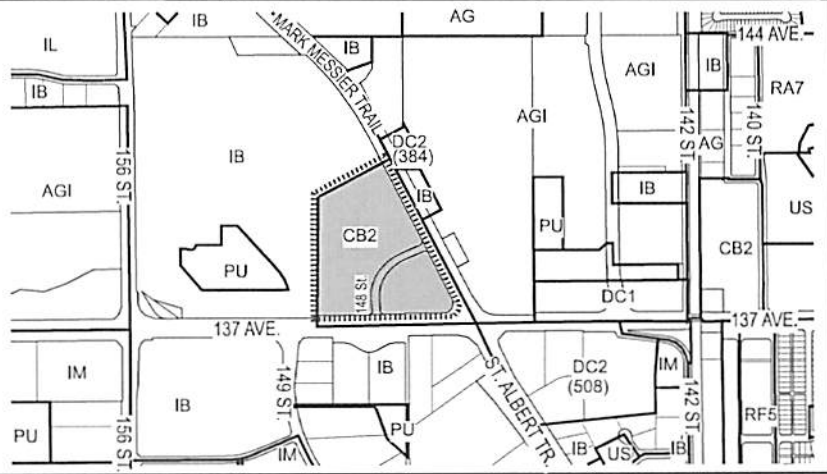
April 24, 2014

LDA 13-0082

	Limit of Proposed Subdivision		3.0 m shared use path
	Dedicate as road right-of-way		Traffic signal
	Include in engineering drawings		Watermain connection
	Right in, right out curb return access		Interim surface drainage



	Titled area to be subdivided
	Subdivision area





Subdivision Authority

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

April 24, 2014

File No. LDA13-0022

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 174 single detached residential lots, 144 semi-detached residential lots, 36 row housing lots, and one (1) Public Utility Lot from Lot 1, Block 1, Plan 042 1992 and Lot 3, Block 1, Plan 022 7056, located west of Calgary Trail SW and north of 41 Avenue SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on April 24, 2014 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.5 ha by agreement and caveat to the remainder of Lot 1, Block 1, Plan 042 1992, 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 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, 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 subdivision boundary be amended to include the dedication of 30 Avenue SW, as shown on the "Conditions of Approval" maps, Enclosures I and II;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 30 Avenue SW to 103A Street SW, as shown on the "Conditions of Approval" map, Enclosure II;
7. that subject to Conditions I(6), the owner clear and level 30 Avenue SW and 103A Street SW, 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 or flanking onto Calgary Trail SW to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the stormwater management facility, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner register the walkways as legal road rights-of-way, as shown on the “Conditions of Approval” map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) 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 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 the first two lanes of 30 Avenue SW to an arterial roadway standard, from 111 Street SW to 103A Street SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” maps, Enclosure I and II;
8. that the engineering drawings include the construction of the first two lanes of 103A Street SW to an urban collector roadway standard, from the existing southern limits of 103A Street SW construction to 30 Avenue SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
9. that the engineering drawings include temporary offset 17 m radius asphalt transit turnarounds 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 (or at the discretion and direction of Transportation Services);
10. that the owner construct a temporary 12 m radius gravel 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 and direction of Transportation Services);

11. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, with Stage 2, as shown on the “Conditions of Approval” map, Enclosure I. The temporary emergency access will be required prior to CCC for roads (or at the discretion and direction of Transportation Services).
12. that the engineering drawings include a temporary 6 m wide gravel roadway connection with Stage 1, as shown on the “Conditions of Approval” map, Enclosure I. The temporary emergency access will be required prior to CCC for roads (or at the discretion and direction of Transportation Services).
13. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage at the mid-block crossing, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the engineering drawings include a 450 mm water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure II;
15. that the owner construct the stormwater management facility be completed with Stage 1 to its ultimate size and design including control manhole, outfall pipe and outfall structure into Blackmud Creek, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct the sanitary sewer extension with Stage 1, across adjacent lands to connect to the existing sanitary sewer prior to CCC for the subdivision drainage facilities;
17. that the owner construct a 3 m hard-surface shared use path with bollards and landscaping, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing No. 5205, within residential property lines for all lots backing onto 30 Avenue SW, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner construct a 2 m noise barrier to conform to the submitted Noise Study, within residential property lines for all lots backing onto Calgary Trail SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
20. 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
21. 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 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 Reserve for Lot 1, Block 1, Plan 042 1992 is being provided in the amount of 3.5 ha to be registered as a Deferred Reserve Caveat (DRC). An existing DRC (#022 437 625) exists on Lot 3, Block 1, Plan 022 7056 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 Mr. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/ww/Posse 130013752-001

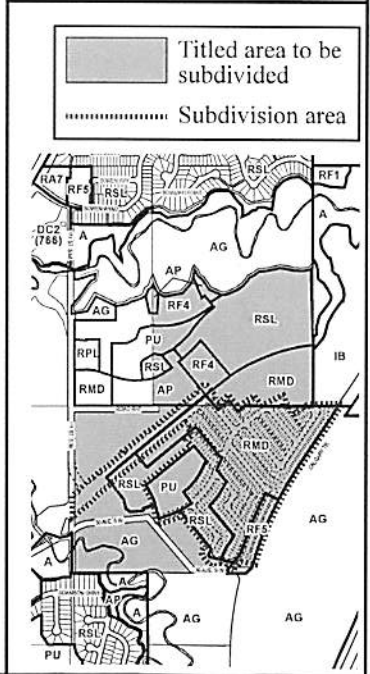
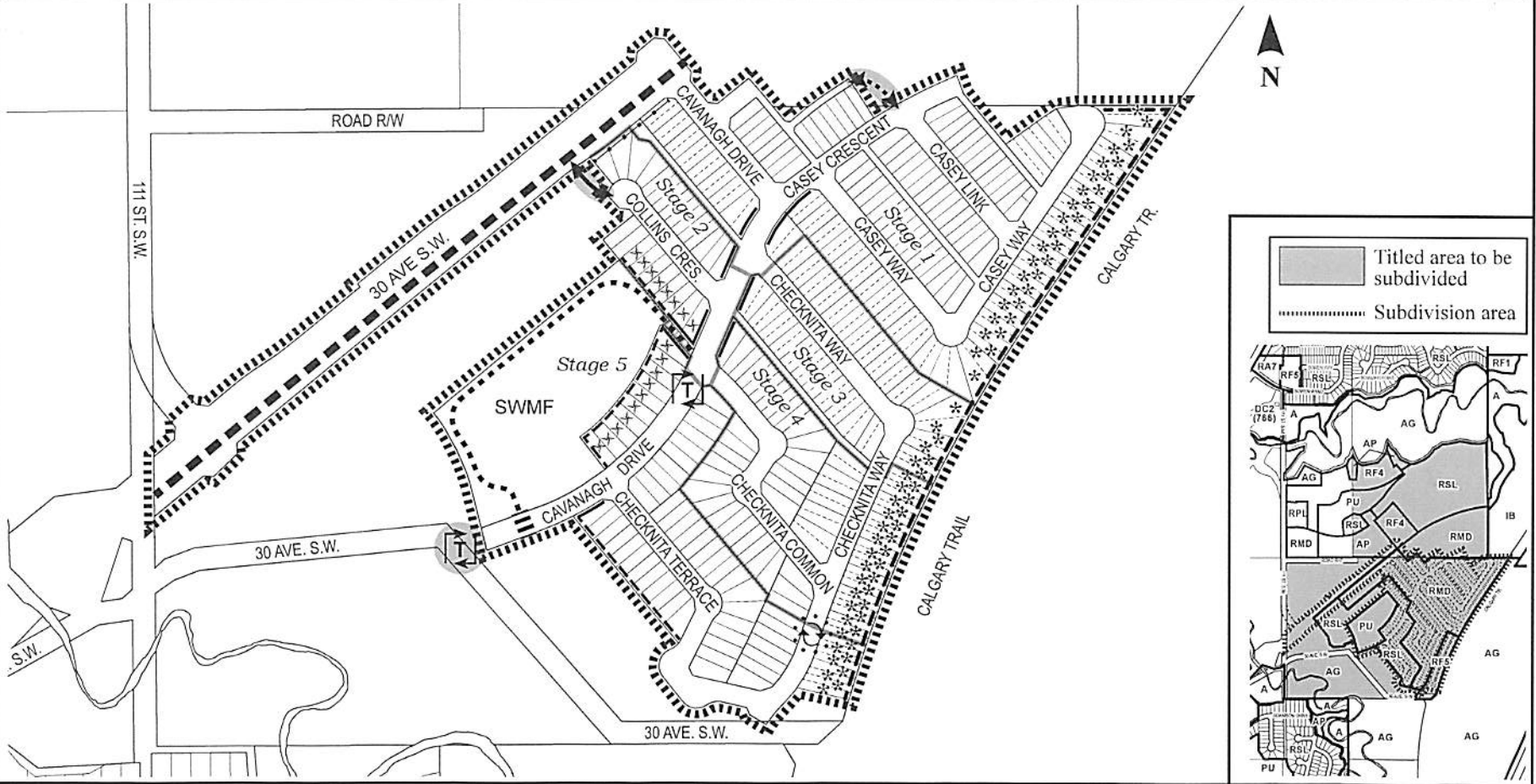
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 24, 2014

LDA13-0022

- | | |
|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - - - 1.2 m uniform fence - · - · - Noise attenuation fence - - - - - 2 m noise barrier - · - · - 3 m hard-surface shared use path with bollards and landscaping ◀ · · · · · ▶ 6 m temporary roadway connection ↔ 4 m gravel temporary emergency access ▨ Register as road right-of-way | <ul style="list-style-type: none"> ▬▬▬▬▬ Construct first two lanes to an urban arterial standard * Restrictive covenant re: berm and fence + Restrictive covenant re: freeboard ⊙ 12 m gravel temporary turnaround with bollards or mini-barriers ⊞ 17 m offset temporary transit turnaround with bollards or mini-barriers ▬▬▬▬▬ Zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage ▭ Include in Engineering Drawings |
|---|---|





Subdivision Authority

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

April 24, 2014

File No. LDA13-0506

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 47 single detached residential lots, 94 semi-detached residential lots, two (2) Municipal Reserve lots, and one (1) Public Utility lot from Lot 3, Block 1, Plan 022 7056, Lot 5, Block 1, Plan 032 0993, and Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail SW and north of 41 Avenue SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on April 24, 2014 subject to the following conditions:

1. That the owner dedicate Municipal Reserve as a 1.40 ha parcel and a 0.18 ha parcel pursuant to Section 666 of the Municipal Government Act, as shown on the “Conditions of Approval” map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or 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, 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 LDA13-0022 be registered prior to or concurrent with this application;
6. that the owner register the 6 m 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, 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 construction of the stormwater management facility including the control manhole, outfall pipe, and outfall structure into Blackmud Creek be completed to its ultimate size and design, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the sanitary sewer extension with Stage 1, across adjacent lands to connect to the existing sanitary sewer prior to CCC for the subdivision drainage facilities;
9. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage, lighting, bollards and landscaping, 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 and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2 m mono-walk with straight faced curb and gutter, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing No. 5205, within residential property lines for all lots backing onto 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately owned lands and post and rail on Municipal Reserve lots to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; 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, and Municipal Reserve lots 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 Reserve for Lot 1, Block 1, Plan 042 1992 have been addressed with LDA13-0022. The existing Deferred Reserve Caveat shall be carried forward on the titles. The existing Deferred Reserve Caveat (#032 069 044) for Lot 5, Block 1, Plan 032 0993 shall be carried forward on title. The existing Deferred Reserve Caveat for Lot 3, Block 1, Plan 022 7056 shall be reduced by 1.58 ha.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/ww/Posse 145920099-001

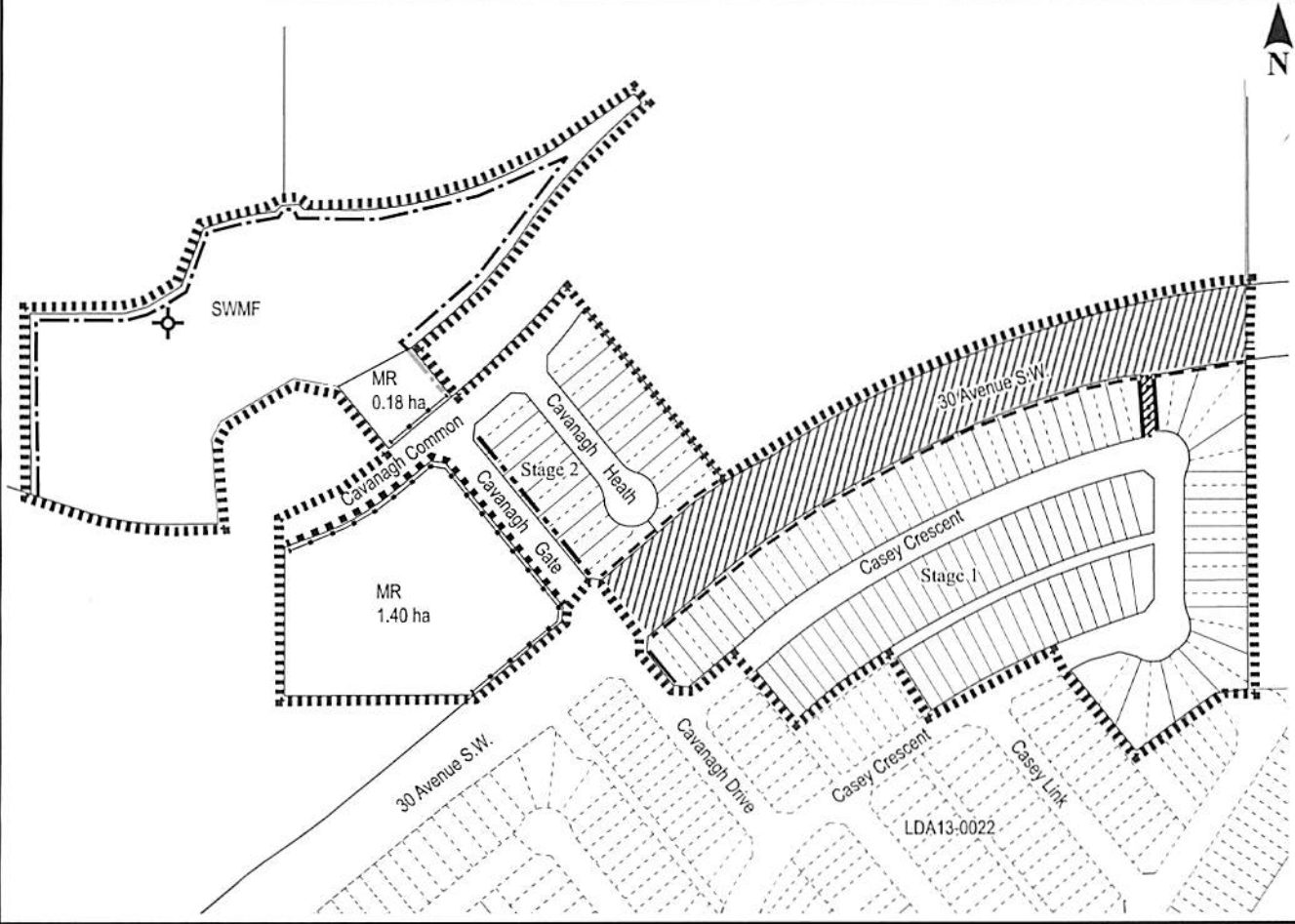
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

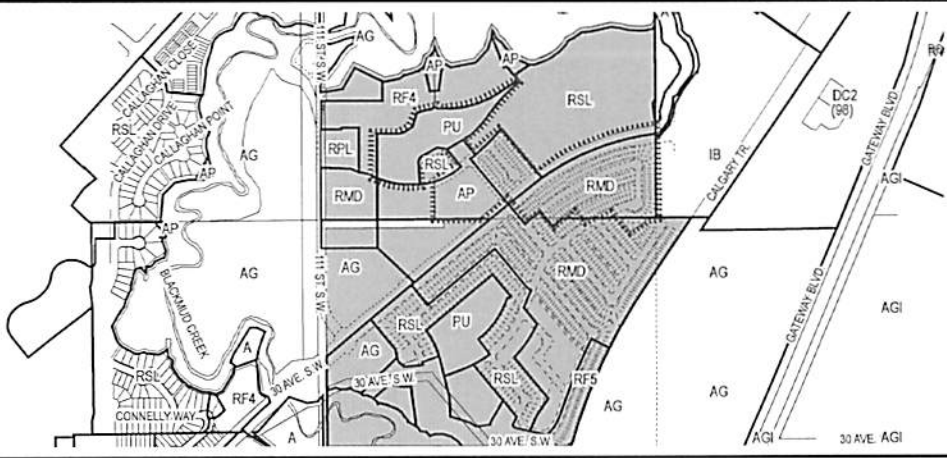
April 24, 2014

LDA 13-0506

- | | |
|--|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- 1.8 m uniform fence ----- Noise attenuation fence ----- Post and rail fence ----- 2.0 m mono-walk with straight faced curb and gutter ----- 3.0 m hard surface shared use path with bollards and landscaping ----- Exclude from subdivision boundary | <ul style="list-style-type: none"> ----- 1.8 m uniform screen fence as per Zoning Bylaw ----- Register as road right-of-way ----- 1.5 m concrete sidewalk with bollards and lighting ----- 3.0 m hard surface shared use path with dividing yellow centreline, "Shared Use" signage, lighting, bollards and landscaping ----- Abandoned well site |
|--|--|



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





April 24, 2014

File No. LDA13-0355

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

ATTENTION: Aminu Bello

Dear Mr. Bello:

RE: Tentative plan of subdivision to create 28 single detached residential lots and (1) one Public Utility lot from Lot 1, Block B, Plan 1221655 and Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and west of Windermere Wynd;
WINDERMERE

I The Subdivision by Plan is APPROVED on April 24, 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 Windermere Neighbourhood (File No. LDA13-0379) be registered prior to or concurrent with this application;
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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;

4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct a minimum 6 m carriageway on both sides of the island median to accommodate emergency access vehicles, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner install Parking Ban signage along the full length of the road adjacent to the island median, to the satisfaction of Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, within the stormwater management facility, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the public utility lot, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve for Lot 2, Block 1, Plan 1045NY was addressed and no MR is owing. MR for Lot 1, Block B, Plan 1221655 was addressed with previous subdivisions LDA07-0509, LDA11-0135, LDA11-0429, LDA12-0176 and LDA12-0281. Any remaining reserves will be carried forward on title.

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

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/sb/Posse # 142106652-001

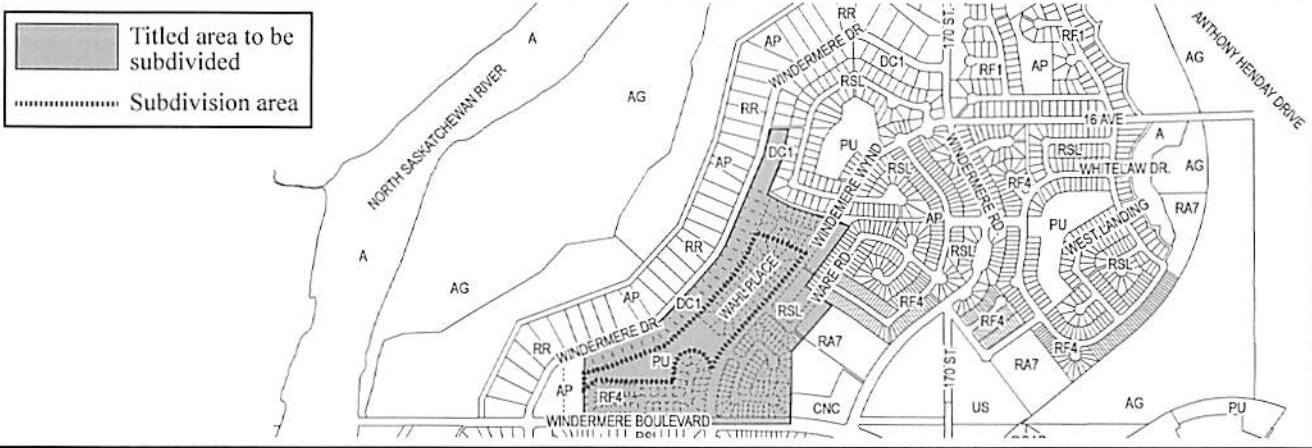
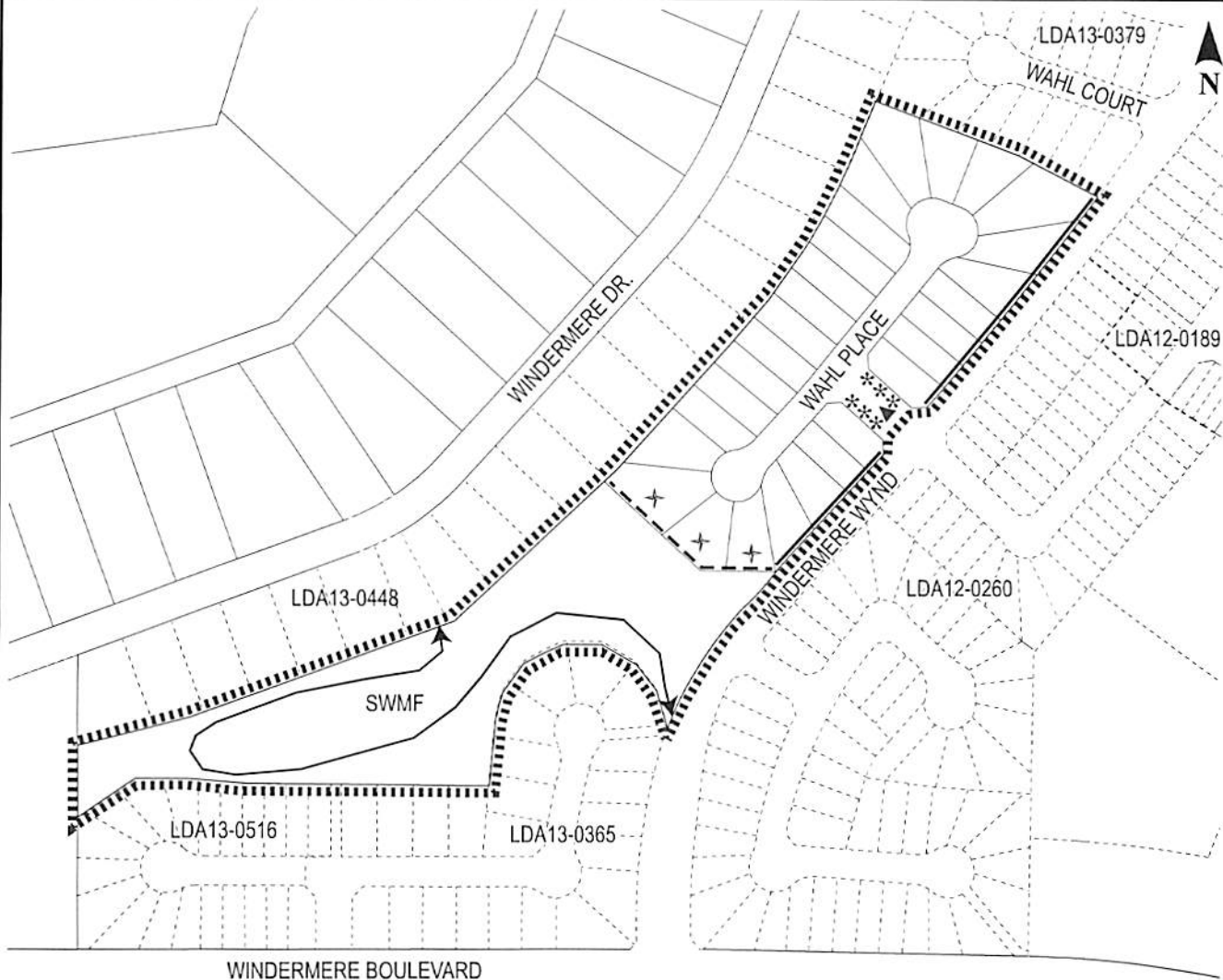
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 24, 2013

LDA 13-0355

- Limit of proposed subdivision
- 1.8 m uniform fence
- 1.2 m uniform fence
- Construct minimum 6.0m wide carriageway on both sides of the island median
- Restrictive covenant re: freeboard
- Construct 3.0m hard surface shared use path with bollards, lighting, "shared use" signage, dividing yellow centreline and landscaping
- Parking ban required





Subdivision Authority

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

April 24, 2014

File No. LDA13-0365

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 23 single detached residential lots from Lot 2, Block 1, Plan 1045NY and Lot 1, Block B, Plan 1221655, located north of Windermere Boulevard and west of Windermere Wynd; **WINDERMERE**

I The Subdivision by Plan is APPROVED on April 24, 2014, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$259,257 representing 0.311 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 strata easement for the South Edmonton Sanitary Sewer (SESS) in accordance with the SESS SW Preliminary Design Report Update technical report;
5. that the approved subdivision within the Windermere neighbourhood (File No. LDA13-0355) be registered prior to or concurrent with this application;
6. 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;
7. that the owner register the emergency access walkway with 6 m road frontage, the west walkway and the corner cut 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 (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 construct a 3 m hard-surface shared use path with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m concrete sidewalk with T-bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 1.5 m concrete sidewalk with curb ramps, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

MR has been addressed for Lot 2, Block 1, Plan 1045NY. An existing Deferred Reserve Caveat (#122 310 984) for Lot 1, Block B, Plan 1221655 in the amount of 0.311 ha is to be paid out as money-in-place 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,



FDR Scott Mackie
Subdivision Authority

SM/kr/Posse #14283188-001

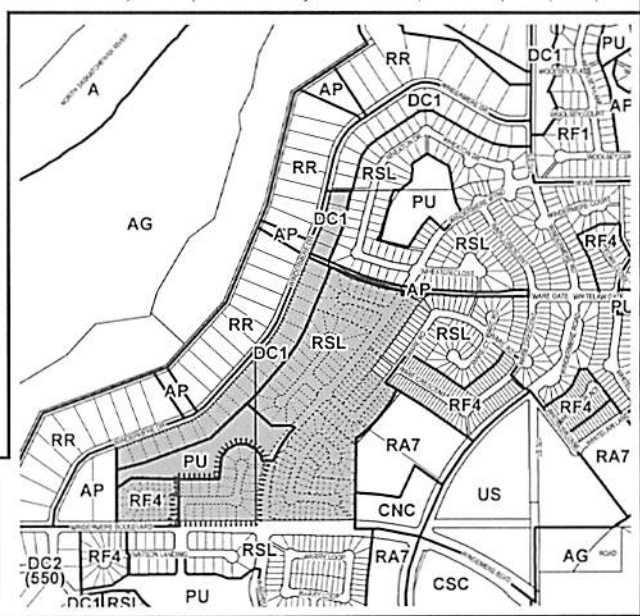
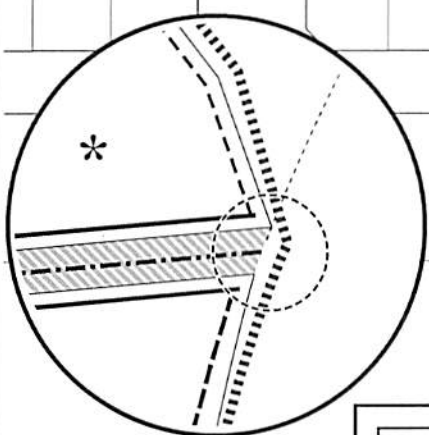
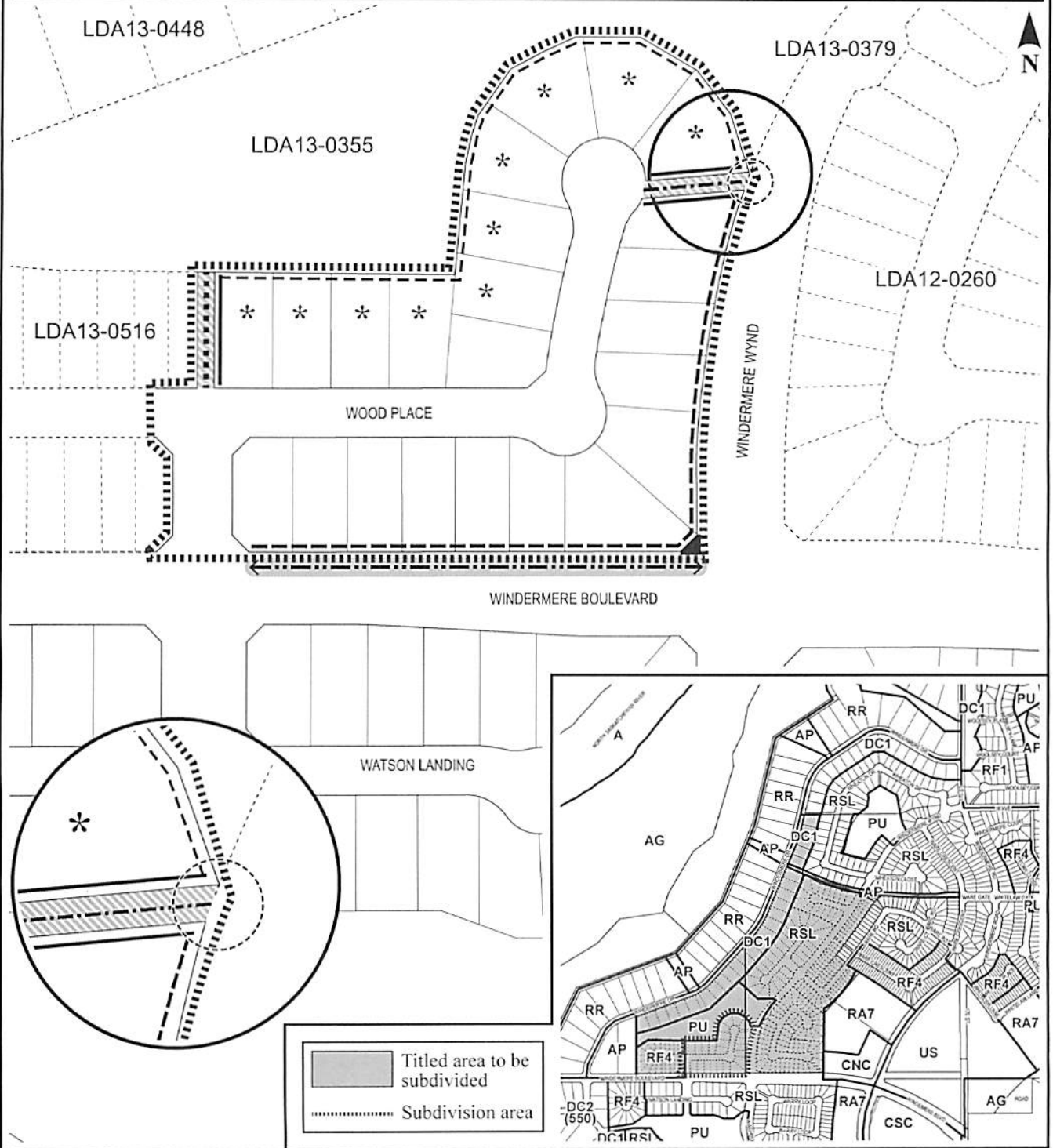
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 24, 2014

LDA 13-0365

- | | |
|---|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ———— 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.8 m uniform fence ----- 1.2 m uniform fence ----- 3 m hard surface shared use path with bollards and lighting ▲ Register corner cut as road right-of way | <ul style="list-style-type: none"> ----- 3 m concrete sidewalk with T bollards and lighting ←-----→ 1.5 m concrete sidewalk with curb ramps ▨ Register road right-of-way * Restrictive covenant: re freeboard ○ Provide 6 m frontage to Windermere Wynd ■ Include in Engineering Drawings |
|---|---|





Subdivision Authority

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

April 24, 2014

File No. LDA13-0516

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

ATTENTION: Aminu Bello

Dear Mr. Bello:

RE: Tentative plan of subdivision to create 20 semi detached residential lots from Lot 2, Block 1, Plan 1045NY, located north of Windermere Boulevard and east of Windermere Drive NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on April 24, 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 Windermere Neighbourhood (File No. LDA13-0365) be registered prior to or concurrent with this application;
4. that the owner prepare 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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include a 1.5 m concrete sidewalk on the north side of Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve was previously addressed for Lot 2, Block 1, Plan 1045NY. No MR is owing.

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. 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 # 145954016-001

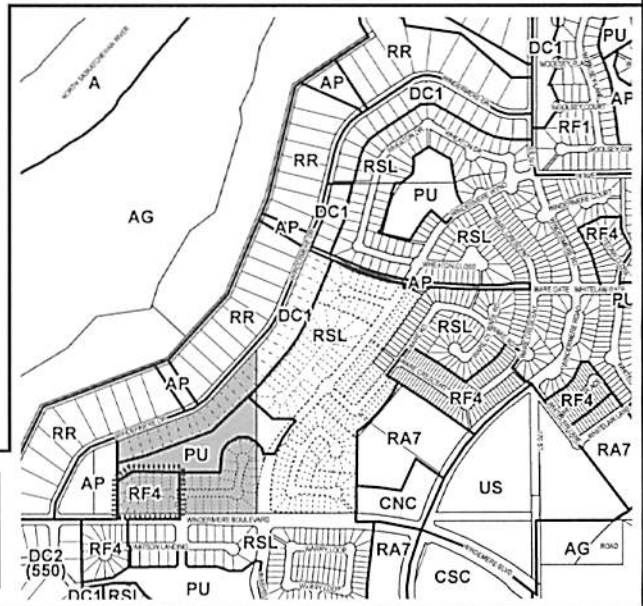
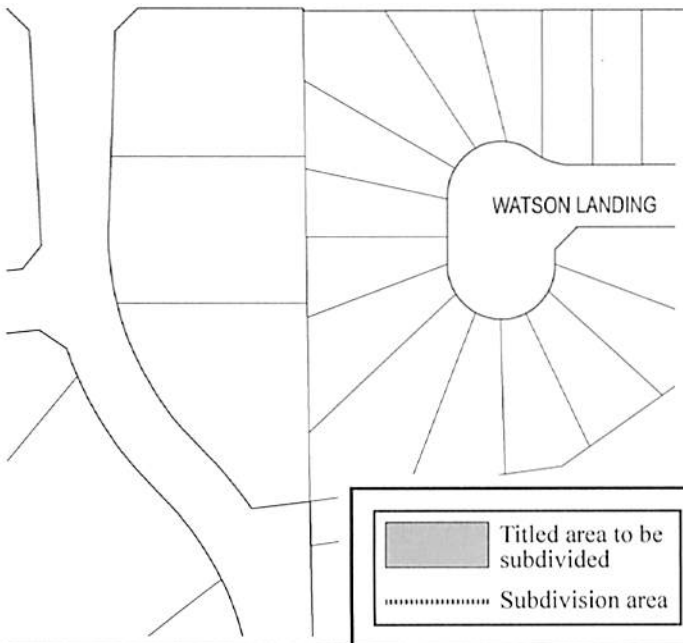
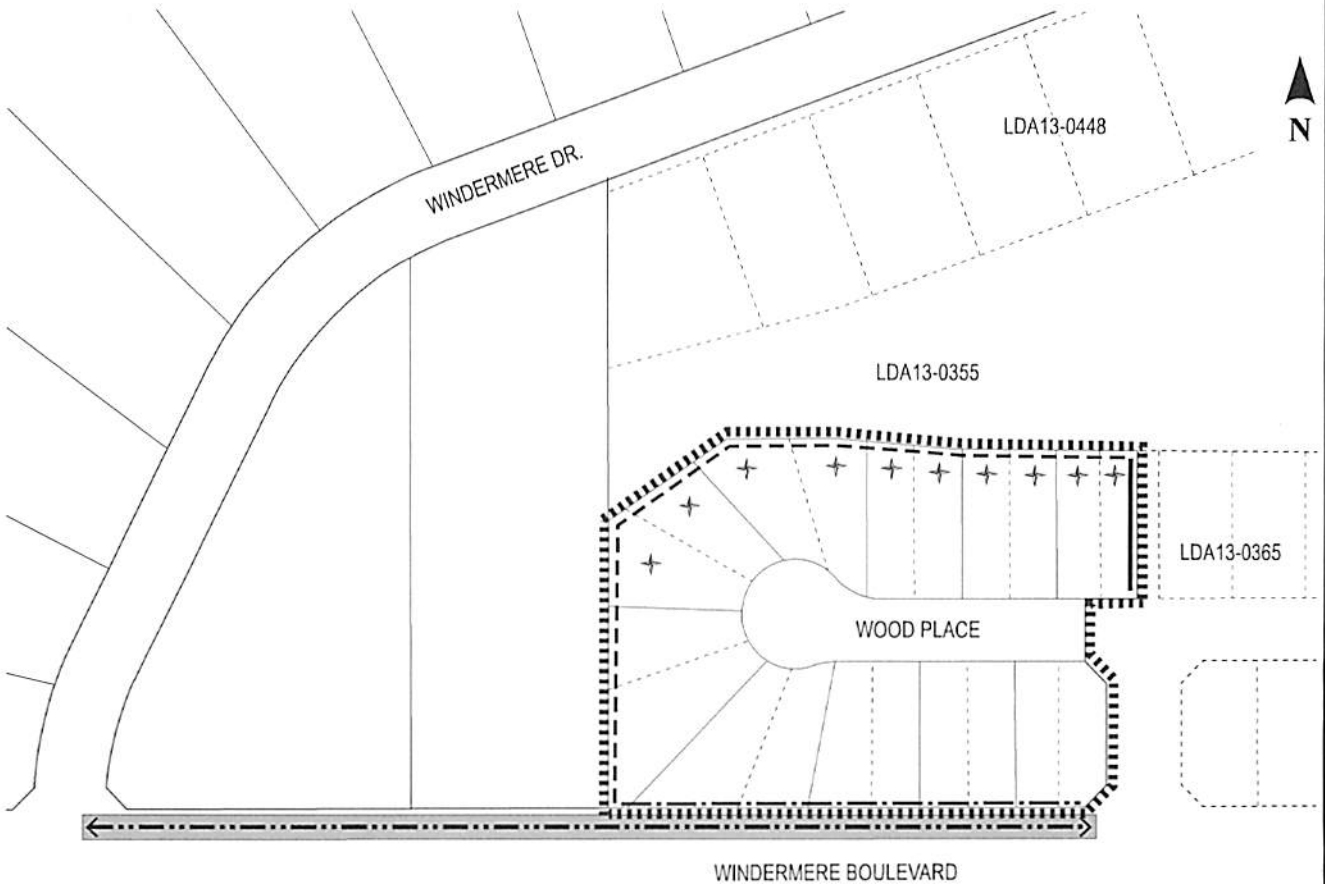
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 24, 2014

LDA 13-0516

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m uniform fence
- · - · 1.8m Uniform fence
- + Restrictive covenant re: freeboard
- ← · · · → Construct 1.5 m concrete sidewalk
- ▭ Include in Engineering Drawings



- ▭ Titled area to be subdivided
- Subdivision area