

Thursday, September 11, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 37

PRESENT
Scott Mackie, Manager, Current Planning Branch
Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED
Scott Mackie, Blair McDowell
That the Subdivision Authority Agenda for the September 11, 2014 meeting be adopted as amended.

FOR THE MOTION
Blair McDowell, Scott Mackie
CARRIED

2. ADOPTION OF MINUTES

MOVED
Scott Mackie, Blair McDowell
That the Subdivision Authority Minutes for the September 4, 2014 meeting be adopted.

FOR THE MOTION
Blair McDowell, Scott Mackie
CARRIED

3. OLD BUSINESS

1. LDA12-0343
128941728-001
Tentative plan of subdivision to create one (1) School Reserve lot, from 107MR, Block 9, Plan 092 1526, located south of 13A Avenue SW and west of James Mowatt Trail SW; **RUTHERFORD**

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

FOR THE MOTION
Blair McDowell, Scott Mackie
CARRIED

4. NEW BUSINESS

1. LDA13-0495
145385151-001
Tentative plan of subdivision to create 212 single detached residential lots and one (1) Public Utility lot, from NW and SW 29-53-24-4, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

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

FOR THE MOTION
Blair McDowell, Scott Mackie
CARRIED

2.	LDA13-0488 145326177-001	Tentative plan of subdivision to create 56 single detached residential lots from the NE 22-51-25-4, located west of 156 Street SW and south of Ellerslie Road SW; GLENRIDDING HEIGHTS
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
3.	LDA13-0490 145326289-001	Tentative plan of subdivision to create two (2) semi-detached residential lots, 42 row housing lots, and one (1) Municipal Reserve lot from the NE 22-51-25-4, located west of 156 Street SW and south of Ellerslie Road SW; GLENRIDDING HEIGHTS
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
4.	LDA14-0194 153812908-001	Tentative plan of subdivision to create 47 single detached residential lots and one (1) Municipal Reserve lot from Lot 5, Block 1, Plan 032 0993 and Lot 3, Block 1, Plan 022 7056, located east of 111 Street SW and north of 30 Avenue SW; CAVANAGH
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

September 11, 2014

File NO. LDA12-0343

Hamilton & Olsen Surveys Ltd.
11805 – 149 Street
Edmonton, AB T5L 2J1

ATTENTION: Wayne Wesolowsky

Dear Mr. Wesolowsky:

RE: Tentative plan of subdivision to create one (1) School Reserve lot, from 107 MR, Block 9, Plan 092 1526, located south of 13A Avenue SW and west of James Mowatt Trail SW;
RUTHERFORD

I The Subdivision by Plan is APPROVED on September 11, 2014, subject to the following conditions:

1. That the owner enter into a Municipal Improvement 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., and EPCOR Water Services Inc., as required by the aforementioned agencies;
3. that the owner register an easement for mutual access to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Municipal Improvement 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 required by this subdivision;
2. that the owner pay all costs specified in the Municipal Improvement Agreement prior to endorsement of the plan of survey;
3. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;

4. that the owner construct a 3 m hard-surface shared use path within the Municipal Reserve lot with bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner is responsible for the landscape design and construction within the Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

A portion of the Municipal Reserve designation is changing to School Reserve designation 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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Wesley Woo at 780-496-7370 or wesley.woo@edmonton.ca.

Yours truly,



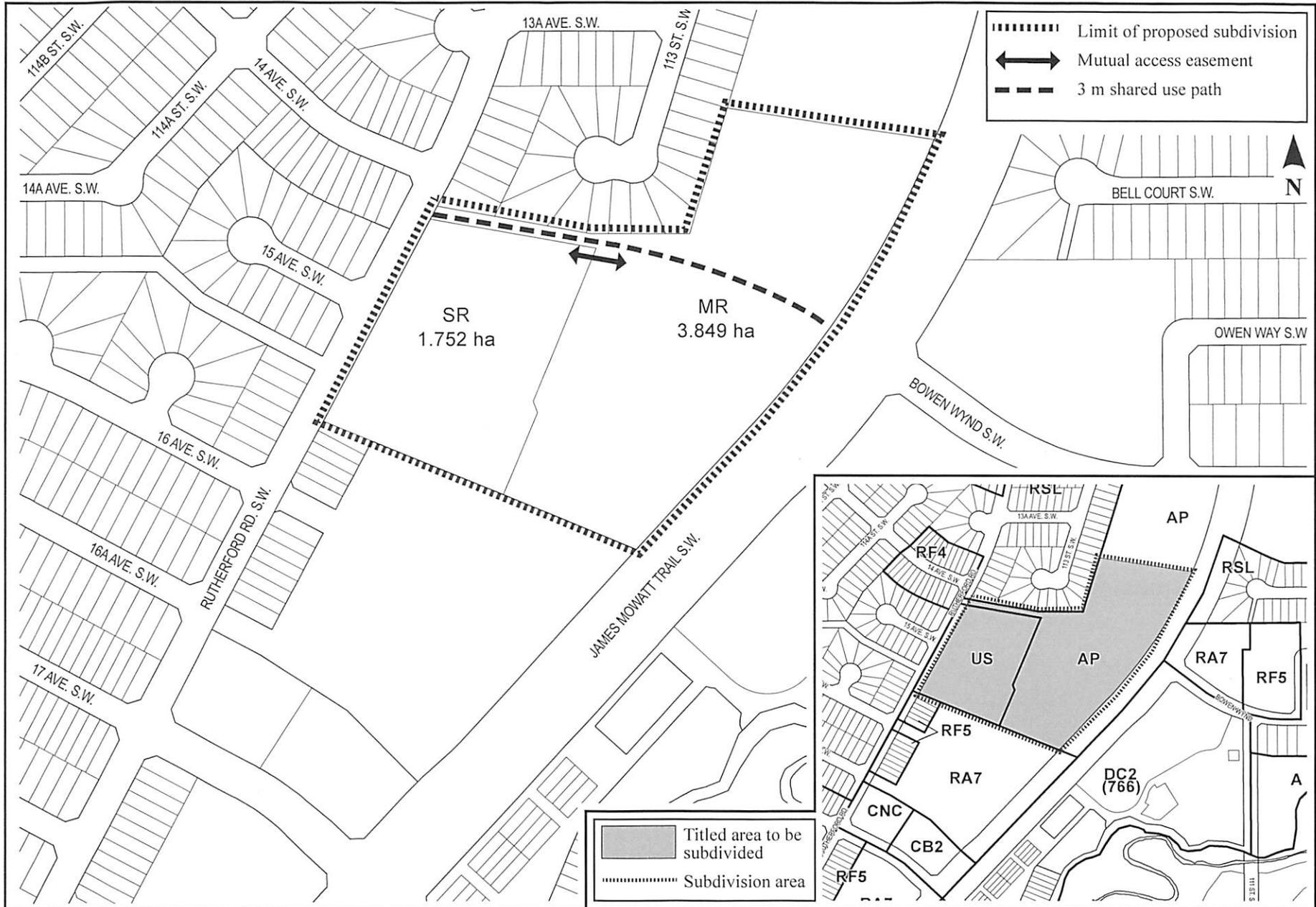
For Scott Mackie
Subdivision Authority
SM/ww/Posse #128941728-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 11, 2014

LDA12-0343





Subdivision Authority

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

September 11, 2014

File NO. LDA13-0495

Stantec Consulting Ltd.
1100 - 111 Dunsmuir Street
Vancouver, BC V6B 6A3

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create 212 single detached residential lots and one (1) Public Utility lot, from the NW and SW 29-53-24-4, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

I The Subdivision by Plan is APPROVED on September 11, 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for public access including the construction of a 1.5 m concrete sidewalk on the north side of Greenaway Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication of the road/alley intersection for Nonsuch Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) 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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the 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 engineering drawings include a temporary 12 m 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 when required by Transportation Services);
7. that the engineering drawings include a 1.5 m concrete sidewalk on the north side of Greenaway Avenue, to the satisfaction of Transportation Services and Community Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include and the owner provide "No Parking" signage for emergency access purposes, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include and the owner construct or upgrade the alleys to a 6 m commercial alley standard, with paved corner cuts, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner shall maintain the proposed bioswale for 3 years to the satisfaction of Financial Services and Utilities and Sustainable Development;
11. that the owner construct the proposed non-standard roadways within the subdivision boundary to the satisfaction of the affected City Departments and agencies. Design details of the proposed cross-sections and roadway design will be reviewed with the engineering drawings;
12. that the owner construct a 8 m combined walkway/alley with curb and gutter to separate the sidewalk from the driving surface, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct the alley south of Naden Landing to a residential standard and pave the eastern edge widening, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct a 2.5 m hard surface shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1.5 m concrete sidewalk, with lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Castle Downs Road, 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 privately-owned lands, and post and rail fence on the future Municipal Reserve lot, 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 landscape design and construction within the Public Utility lots, road islands, boulevards, medians, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat (No. 132 161 773) on the NW and SW 29-53-24-4 will be carried forward on title.

The owner may be required to dedicate additional road right-of-way for Greenaway Avenue to the satisfaction of Transportation Services.

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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Ms. Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/sr/Posse #145385151-001

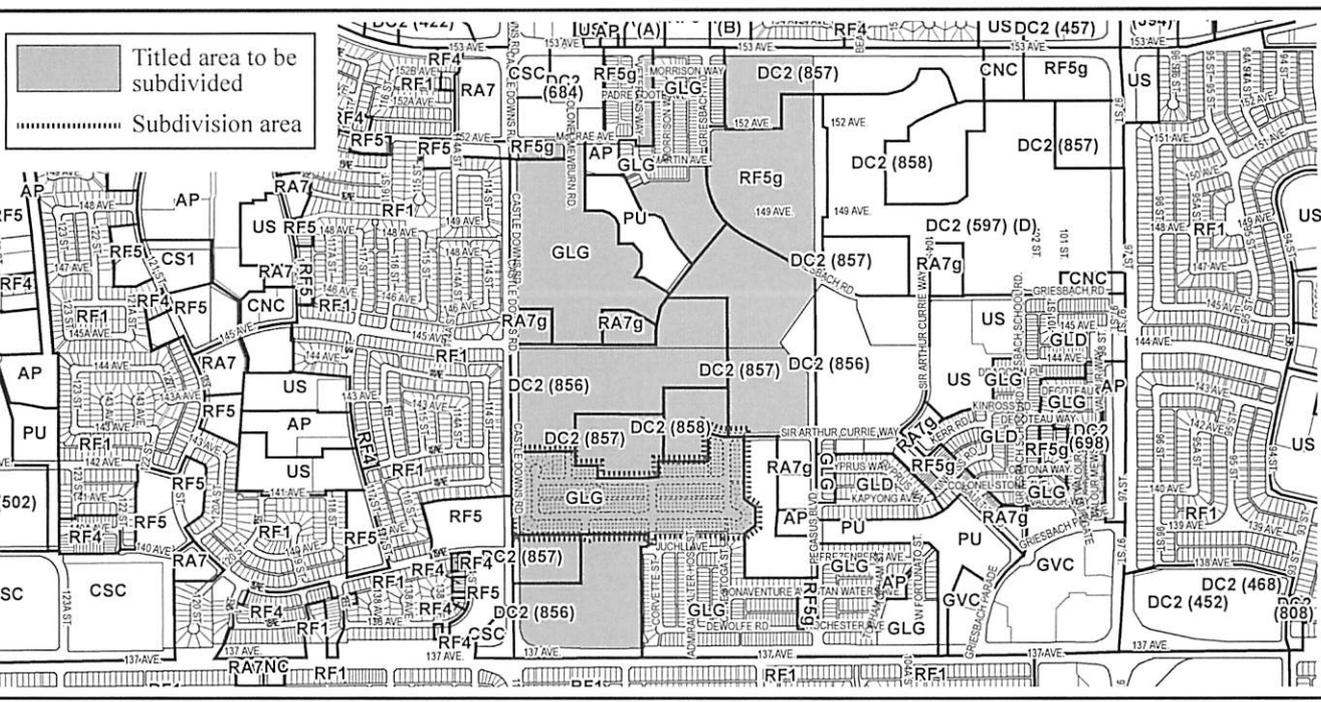
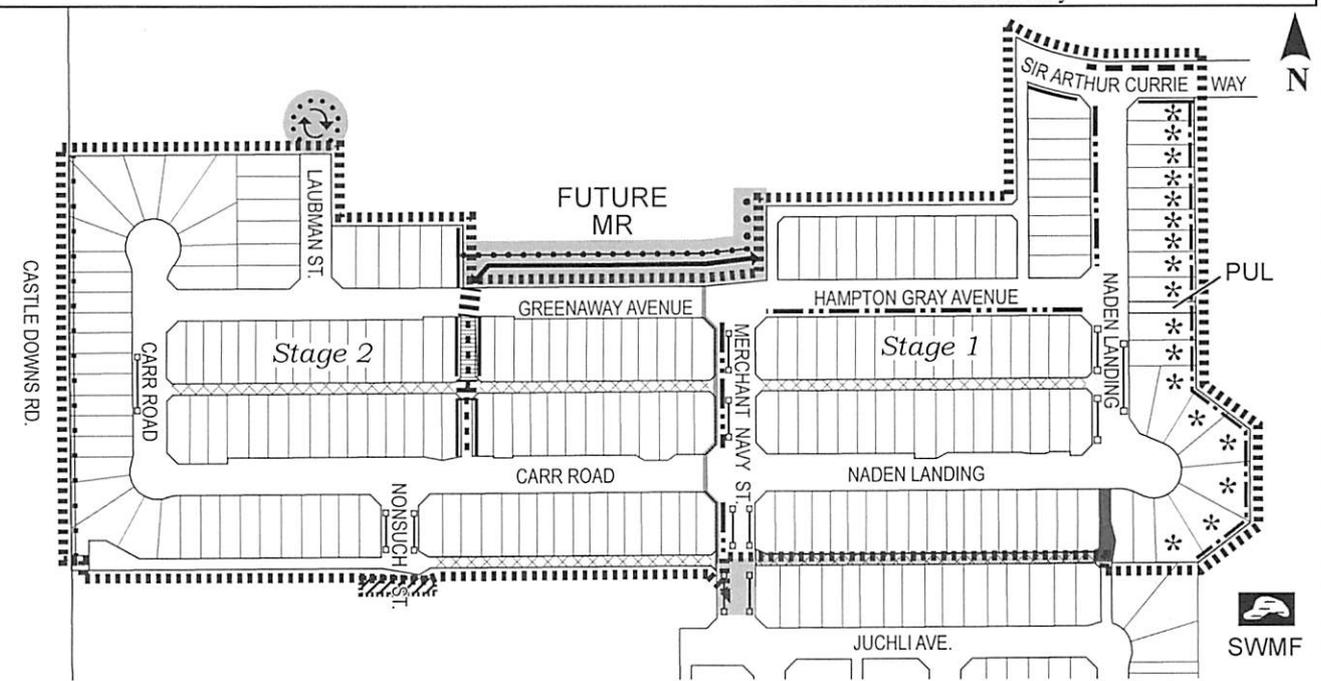
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 11, 2014

LDA13-0495

- | | |
|--|--|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision — 1.8 m uniform fence as per Zoning Bylaw - - - 1.2 m uniform fence —•—•—• 1.8m noise attenuation fence —••—••—• Post and rail fence ••••• 1.5 m concrete sidewalk —••—•• 3 m hard surface shared use path —••—•• 2.5 m hard surface shared use path ↔ Easement for public access including 1.5 m concrete sidewalk ▨ Dedicate as right-of-way | <ul style="list-style-type: none"> * Restrictive covenant re: freeboard ⊙ Temporary 12 m turnaround ▨▨▨▨▨ Zebra marked crosswalk •••• Bollards ▭ Include in engineering drawings □ No parking signs ▭ Pavement widening ▨▨▨▨▨ 6 m commercial alley ▨▨▨▨▨ 8 m combined walkway / alley ⋯ Amend subdivision boundary |
|--|--|





Subdivision Authority

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

September 11, 2014

File NO. LDA13-0488

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 56 single detached residential lots from the NE 22-51-25-4, located west of 156 Street SW and south of Ellerslie Road SW; **GLENRIDGING HEIGHTS**

I The Subdivision by Plan is APPROVED on September 11, 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., and EPCOR Water Services Inc., 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 LDA13-0353, LDA13-0354, and LDA13-0490 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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

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 walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, 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 landscape design and construction within road islands, boulevards, medians, walkways, and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for NE 22-51-25-4 was addressed with LDA13-0490. The existing DRC (#112 411 200) 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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Wesley Woo at 780-496-7370 or wesley.woo@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/ww/Posse #145326177-001

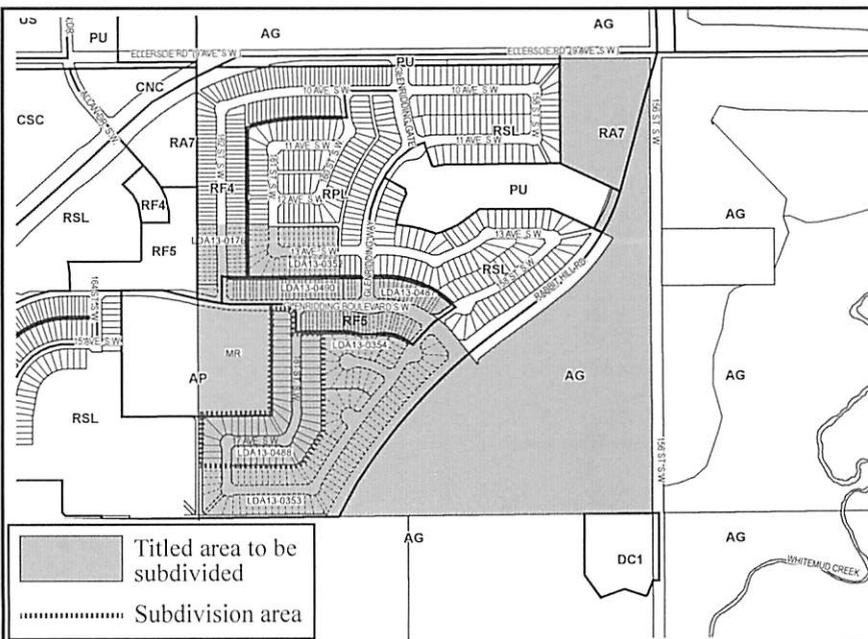
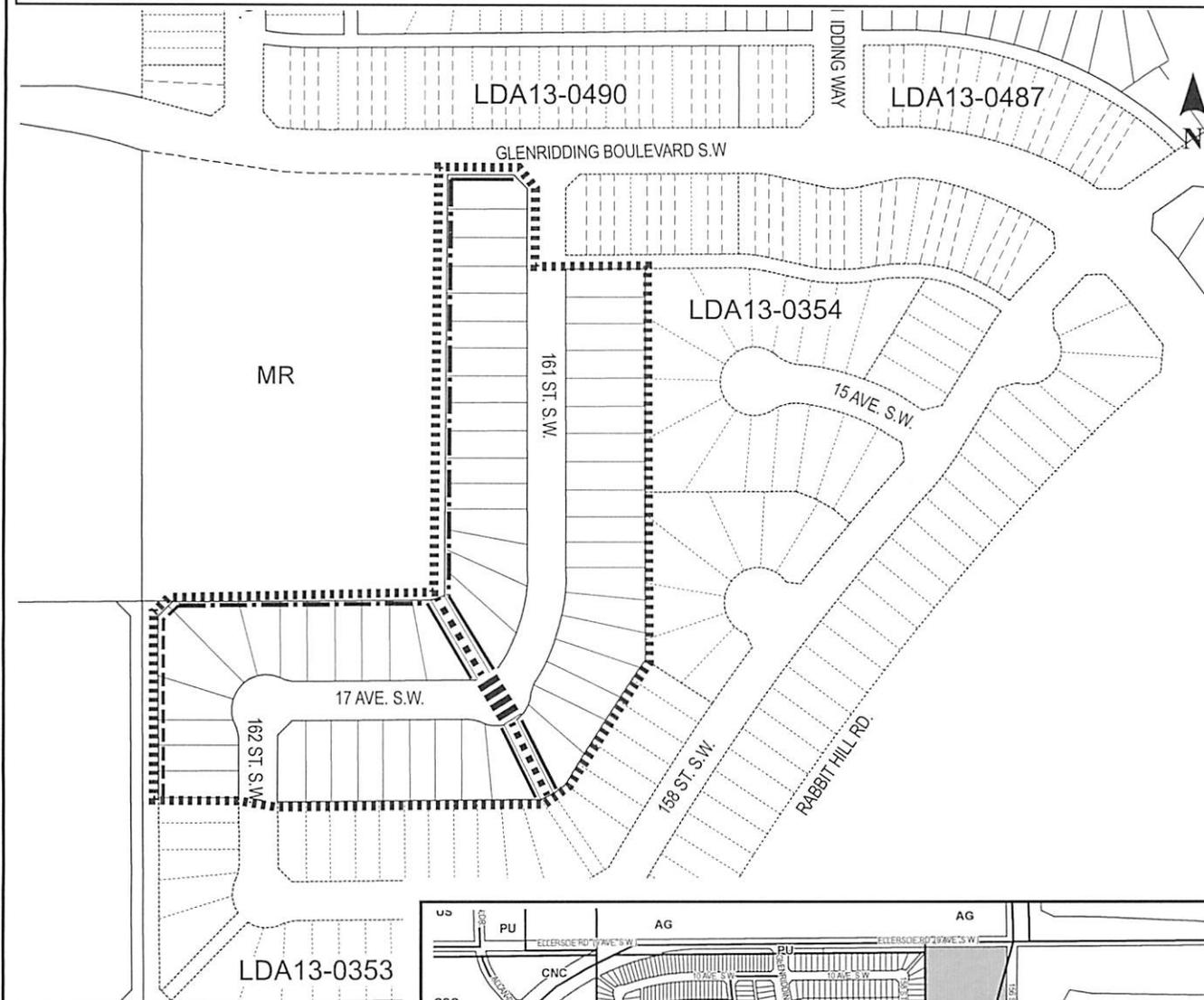
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 11, 2014

LDA13-0488

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform fence
- 1.2 m uniform fence
- Zebra marked crosswalk
- 1.5 m concrete sidewalk





Subdivision Authority

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

September 11, 2014

File NO. LDA13-0490

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create two (2) semi-detached residential lots, 42 row housing lots, and one (1) Municipal Reserve lot from the NE 22-51-25-4, located west of 156 Street SW and south of Ellerslie Road SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED on September 11, 2014, subject to the following conditions:

1. That the owner dedicate Municipal Reserve as a 2.47 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., and EPCOR Water Services Inc., 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 LDA13-0176 (for water infrastructure), LDA13-0352 and LDA13-0487 be registered prior to or concurrent with this application; 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 (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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways, and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies; and
10. that the engineering drawings shall include remediation plans for the proposed Municipal Reserve lot, if it is determined that the natural state of the proposed parcel has already been disturbed, or is unlikely to remain in an undisturbed condition, to the satisfaction of Sustainable Development.

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

The existing DRC (#112 411 200) on the NE 22-51-25-4 shall be reduced accordingly for the dedication of the Municipal Reserve lot (Urban Village Park). The remaining amount 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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Wesley Woo at 780-496-7370 or wesley.woo@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/ww/Posse #145326289-001

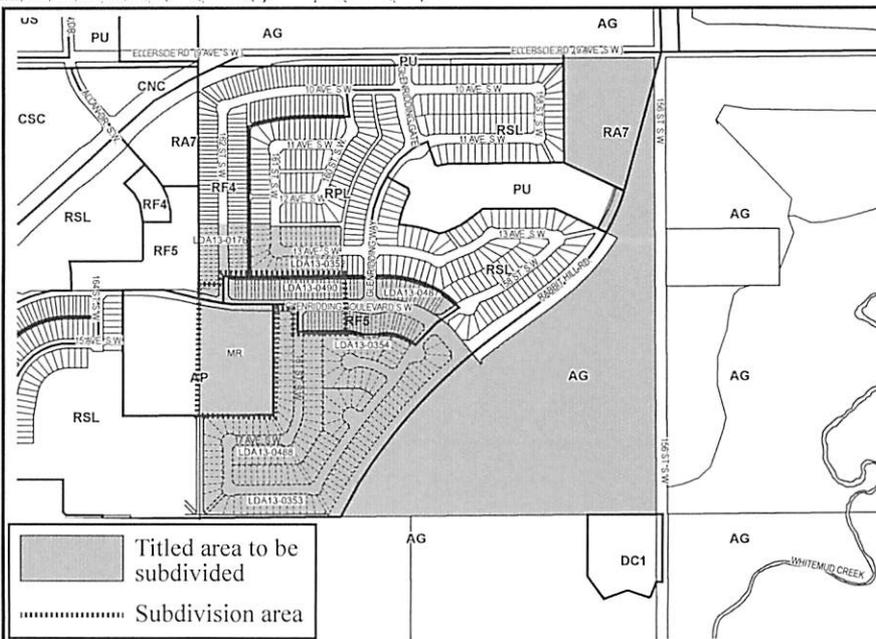
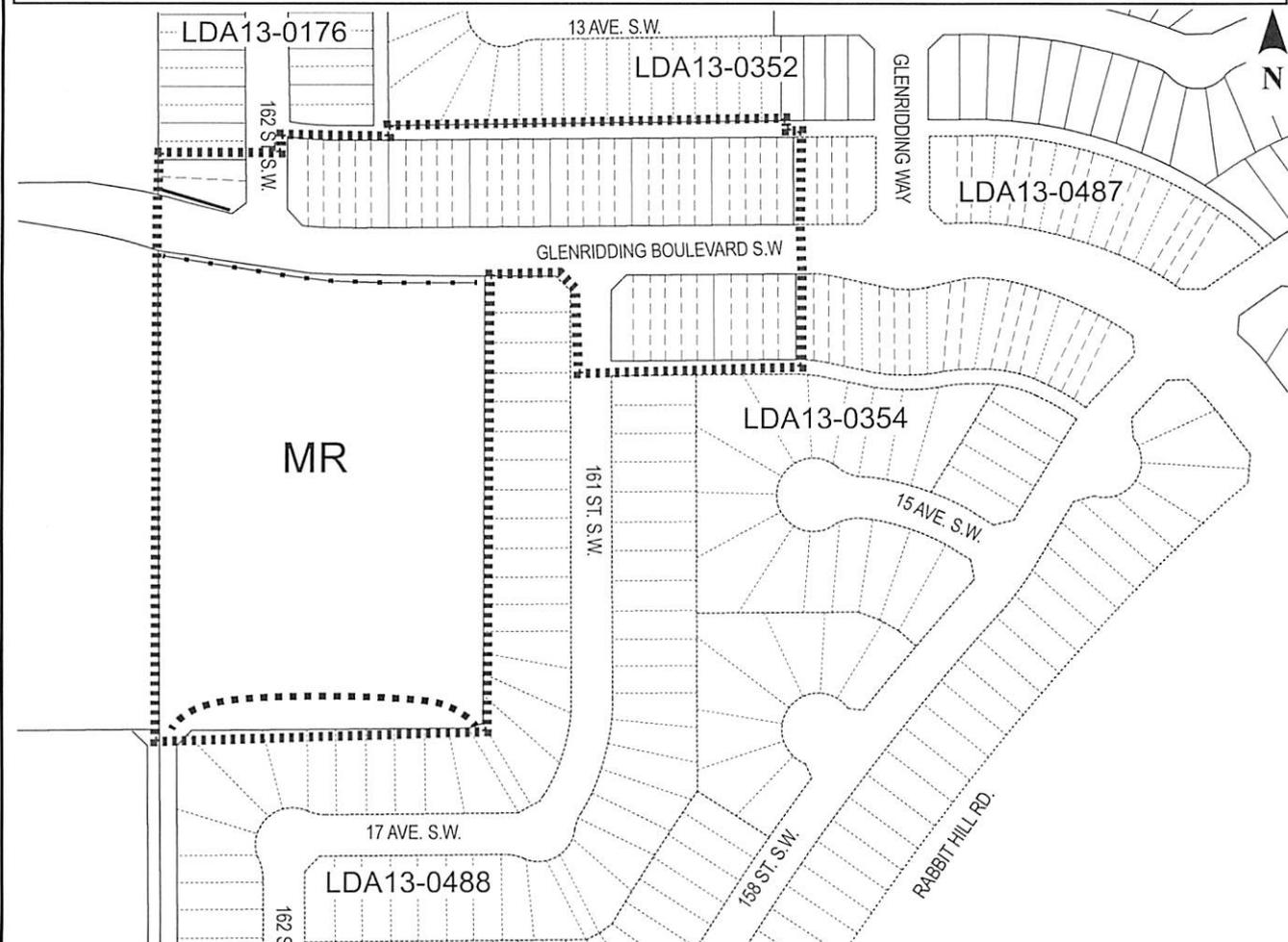
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 11, 2014

LDA13-0490

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Post and rail fence
- 3.0 m hard surface shared use path





September 11, 2014

File NO. LDA14-0194

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 47 single detached residential lots and one (1) Municipal Reserve lot from Lot 5, Block 1, Plan 032 0993 and Lot 3, Block 1, Plan 022 7056, located east of 111 Street SW and north of 30 Avenue SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on September 11, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.12 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., and EPCOR Water Services Inc., 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 LDA13-0022 and LDA13-0506 be registered prior to or concurrent with this application; 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 (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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 a temporary 6 m gravel roadway connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include a temporary 12 m 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 when required by Transportation Services);
9. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 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;
12. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 30 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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;
14. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, and the Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies; and
15. that the engineering drawings shall include remediation plans for the proposed Municipal Reserve lot, if it is determined that the natural state of the proposed parcel has already been disturbed, or is unlikely to remain in an undisturbed condition, to the satisfaction of Sustainable Development.

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

The existing 0.93 ha Deferred Reserve Caveat (#032 069 044) for Lot 5, Block 1, Plan 032 0993 shall be discharged with the dedication of the 1.12 ha School/Park site. The Deferred Reserve Caveat on Lot 3, Block 1, Plan 022 7056 is to be further reduced by 0.19 ha with the registration of LDA14-0194. Any additional Municipal Reserve dedications and/or Deferred Reserve Caveat reductions for Environmental Reserve (ER), for both lots, are to be accommodated with the Deferred Reserve Caveat to remain on title for Lot 3, Block 1, Plan 022 7056. Once ER has been dedicated and Deferred Reserve Caveats have been adjusted, any over-dedication within these two parcels will be dealt with at that time.

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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Wesley Woo at 780-496-7370 or wesley.woo@edmonton.ca.

Yours truly,



FOP Scott Mackie
Subdivision Authority

SM/ww/Posse #153812908-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 11, 2014

LDA14-0194

- | | |
|--|--|
| <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 —•— Post and rail fence - - - - - 3 m hard surface shared use path | <ul style="list-style-type: none"> —•— 2 m mono-walk ↔ Temporary 6 m roadway ⊙ Temporary 12 m turnaround ▭ Include in engineering drawings ▬▬▬▬▬ Zebra marked crosswalk |
|--|--|

