

Thursday, November , 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 45

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1. ADOPTION OF AGENDA

MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the November 6, 2014 meeting be adopted as amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the October 30, 2014 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA13-0481 145328882-001	Tentative plan of subdivision to create 81 single detached residential lots, 40 semi-detached residential lots, 24 row housing lots, and one (1) Public Utility lot from the SW 36-52-26-W4, located east of 231 Street NW and south of Secord Promenade NW; SECORD
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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2.	LDA12-0095 121726168-001	Tentative plan of subdivision to create 230 single detached residential lots, 76 semi-detached residential lots, 28 row housing residential lots, one (1) multiple family lot, three (3) Public Utility lots, five (5) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lots 1 and 2, Block 1, Plan 122 3805 and Lots 1 and 2, Block 1, Plan 142 3401, located south of Lessard Road and east of 199 Street NW, EDGEMONT
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MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
3.	LDA14-0153 151462684-001	Tentative plan of subdivision to create 40 single detached residential lots and 56 semi-detached residential lots from the NW-14-51-24-4 located north of Chappelle Way SW and west of Chapman Way SW; CHAPPELLE
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
5.	ADJOURMENT	
	The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

November 6, 2014

File No. LDA13-0481

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 81 single detached residential lots, 40 semi-detached residential lots, 24 row housing lots, and one (1) Public Utility lot from the SW 36-52-26-W4, located east of 231 Street NW and south of Secord Promenade NW; **SECORD**

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant 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 subdivision boundary be amended to include the dedication of 231 Street NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" maps, Enclosure II;
4. that subject to Condition I(3) above, the owner clear and level 231 Street NW as required for road right-of-way;
5. that the owner register an easement for the construction of the arterial roadway, 92 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the subdivision boundary be amended, as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA13-0271, to amend the Edmonton Zoning Bylaw, shall be approved prior to the endorsement of this subdivision; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to the 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 Assessment applicable to this subdivision;
5. 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;
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 450 mm and a 300 mm (within Rosenthal Way NW and 92 Avenue NW) water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" maps, Enclosures I and II;
8. that the engineering drawings include the construction of a turn bay, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the first two (2) lanes of 92 Avenue NW to an arterial roadway standard with, from the Secord Boulevard NW to Winterburn Road NW (215 Street NW), including channelization, accesses, intersections, roundabouts, shared use paths, sidewalks, lighting, and any transitional improvements to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 92 Avenue NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
10. 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);
11. that the engineering drawings include 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 when required by Transportation Services);
12. 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;
13. 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;
14. 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 92 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of a traffic signal, as shown on the "Conditions of Approval" map, Enclosure II. 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 signal is not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the traffic signal at that time to fulfill this obligation;

16. 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
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat shall be carried forward on the parent 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 Michael Czarny at 780-423-5364 or michael.czarny@edmonton.ca, and or, Christopher Wilcott at 780-442-7579 or christopher.wilcott@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/mc/Posse #145328882-001

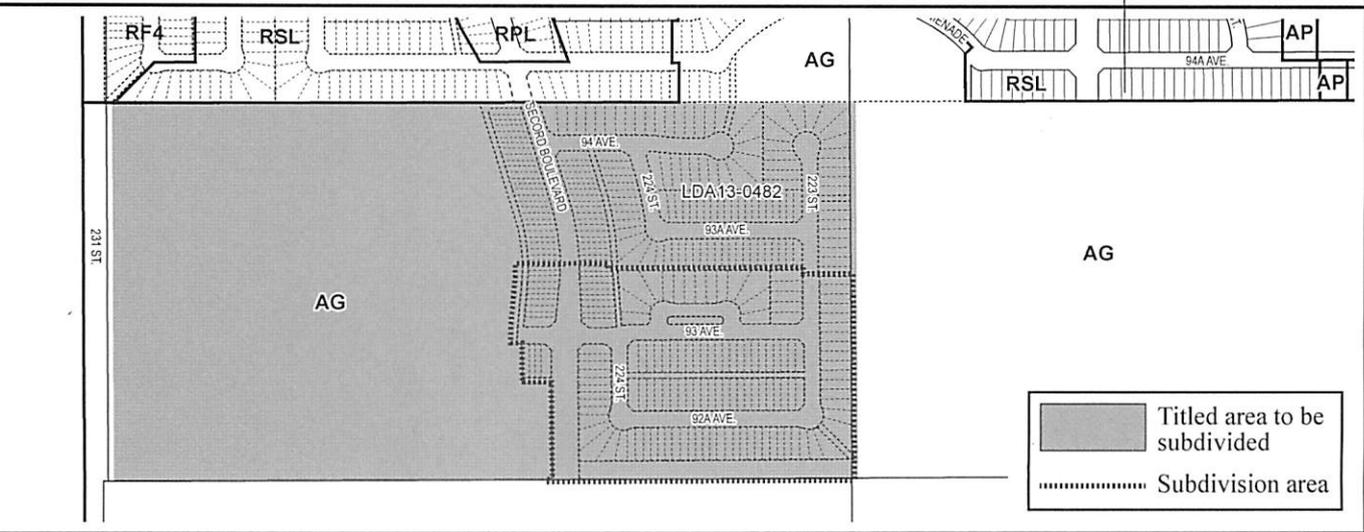
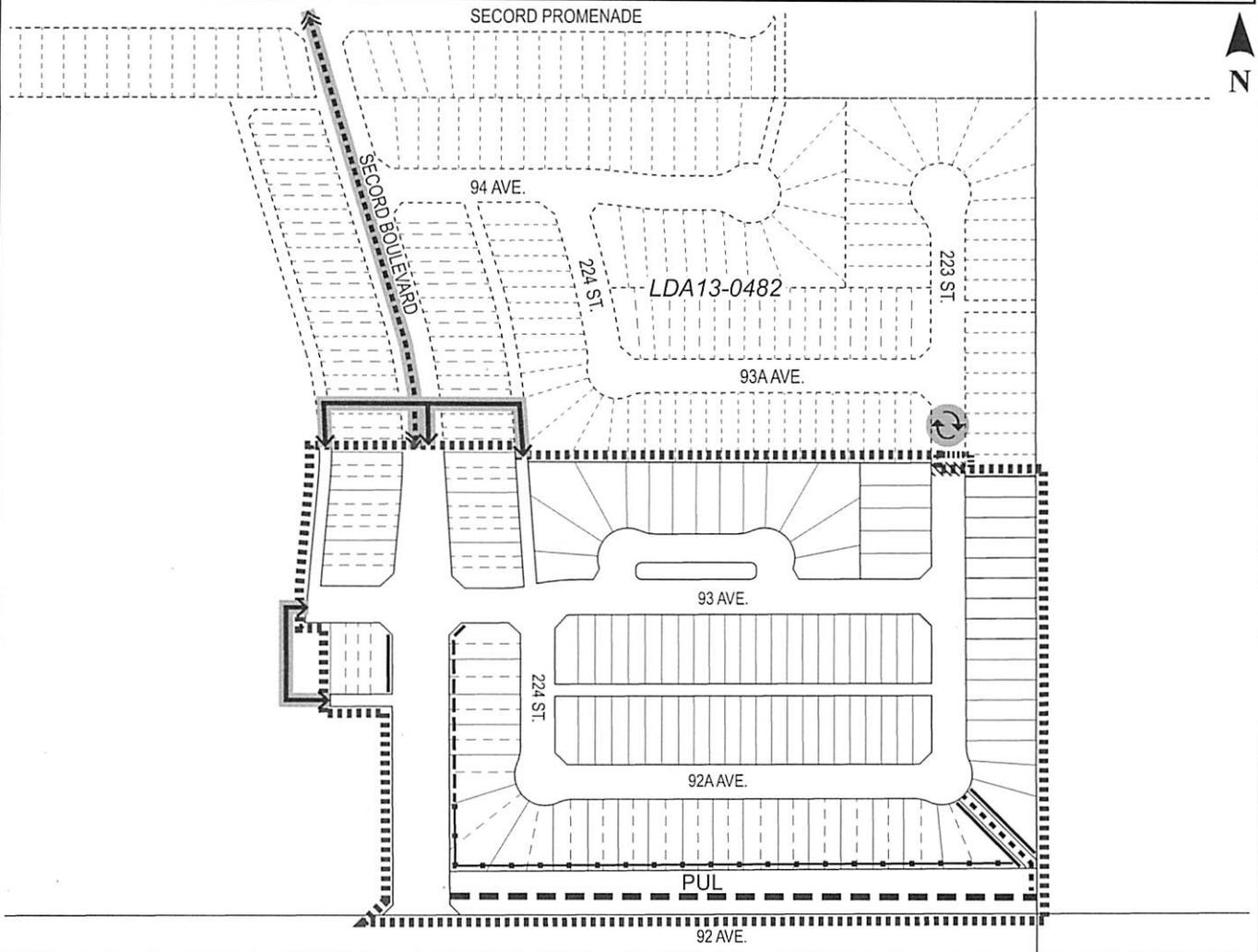
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 30, 2014

LDA13-0481

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform screen fence
- ▬▬▬▬▬ Noise attenuation fence
- ▬▬▬▬▬ 3 m hard surface shared use path
- ⋯⋯⋯⋯ 1.5 m concrete sidewalk
- ↔ Temporary 6 m gravel roadway
- ▨▨▨▨▨ Dedicate as right-of-way
- ↔ Construct 450 mm water main
- ↻ Temporary 12 m radius turnaround
- ▭ Include in engineering drawings

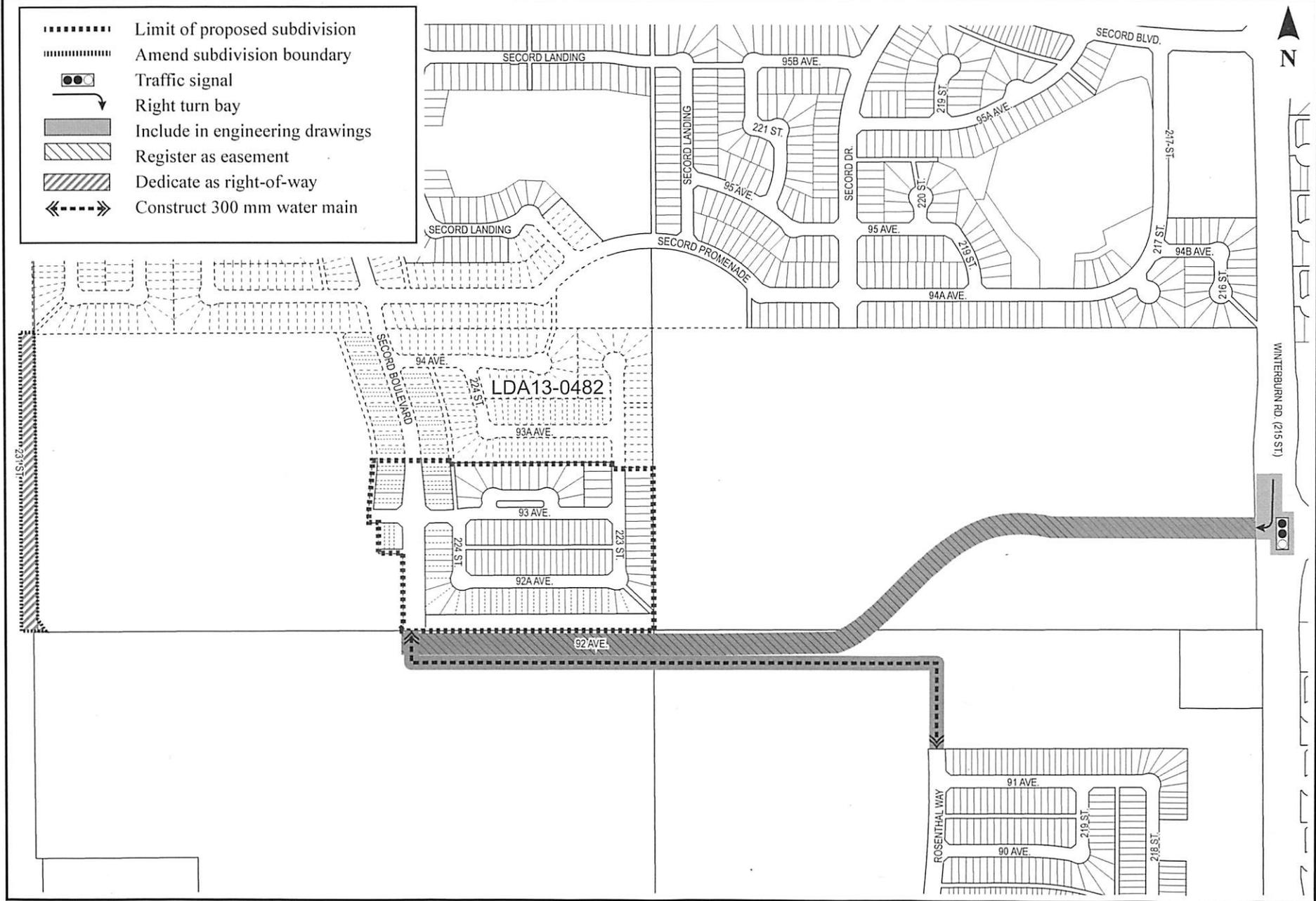


SUBDIVISION CONDITIONS OF APPROVAL MAP

October 30, 2014

LDA13-0481

- Limit of proposed subdivision
- Amend subdivision boundary
- ⬤⬤⬤ Traffic signal
- ↘ Right turn bay
- ▒ Include in engineering drawings
- ▨ Register as easement
- ▩ Dedicate as right-of-way
- ⬅- - - - ➡ Construct 300 mm water main





Subdivision Authority

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

November 6, 2014

File NO. LDA12-0095

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 230 single detached residential lots, 76 semi-detached residential lots, 28 row housing residential lots, one (1) multiple family lot, three (3) Public Utility lots, five (5) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lots 1 and 2, Block 1, Plan 122 3805 and Lots 1 and 2, Block 1, Plan 142 3401, located south of Lessard Road and east of 199 Street NW, **EDGEMONT**

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

1. that the owner dedicate Environmental Reserve (ER) as a 12.03 ha and 1.01 ha parcels pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.98 ha, 0.49 ha, 0.44 ha, 0.22 ha and 0.05 ha parcels pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of MR, in the amount of \$86,420.95 representing 0.178 ha and \$106,812.42 representing 0.220 ha pursuant to Section 667 of the Municipal Government;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant 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;
6. that the owner dedicate the walkway to the TUC as 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 199 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to Condition #7 above, the owner clear and level 199 Street NW as required for road right-of-way;
9. that the identified residential lots are required to be withheld from registration until such time as the temporary roadway connection is no longer required, as deemed by the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the subdivision boundary be amended to include that portion of ER, MR and Public Utility lots that abut this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
11. 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, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Anthony Henday Drive to protect the integrity of the berm, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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;
14. that the owner register a Top-of-Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top-of-Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing (1980) Ltd (File No. 6004-22) together with supplemental technical correspondence, dated February 7, 2011, March 11, 2011, January 2, 2012 and October 1, 2013 geotechnical reports, as shown on the "Conditions of Approval" map, Enclosure I;
15. that endorsement of this subdivision cannot occur until such time as the re-alignment of 199 Street is open and operational from Lessard Road to East Gate, to the satisfaction of Transportation Services.; and
16. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (4) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs 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 two (2) offsite 300 mm water main connections to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include the construction of the intersection of 199 Street NW and East Gate to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m asphalt roadway connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a temporary offset 17 m hard surface transit turnaround, the offset is to be located on the multiple family lot to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
11. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the Enclosure. This turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services).
12. that the owner design and construct the ultimate Stormwater Management Facility (SWMF), to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner design and construct the ultimate storm outfall 1, to the satisfaction of Financial Services and Utilities as shown on the Conditions of Approval map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m granular shared use path within the Transportation Utility Corridor (TUC) with Stage 2, as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner construct a 3 m hard surface shared use path within the Top-of-Bank setback area to the satisfaction of Transportation Services with a dividing yellow centreline, and "Shared Use" signage and bollards. The shared use path must be designed at a 30 kph design as per TAC guidelines including appropriate offsets, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the engineering drawing include a 3 m hard surface shared use path along 199 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner pay for the installation of traffic signals, 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 Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
20. that the owner construct a 1 m berm centered on property line and 1.8 m 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 the TUC, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
21. 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
22. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

All Municipal Reserves and Environmental Reserve are being taken with this subdivision through a combination of land and money-in-place of land. The existing Deferred Reserve Caveats, No. 122314581 and No. 122314582, will be discharged accordingly.

Ministerial Consent is required and made by the owner when developing within the Transportation Utility Corridor.

That subsequent to Bylaw 16777 approval, the owner will be responsible for the physical closure of the existing portion of road closure area adjacent to the subdivision and will be responsible for all costs associated with roadway modifications and/or utility relocation/modification remediation deemed necessary as a result of the closure, including roadway removal, remediation and intersection improvements, to the satisfaction of Transportation Services and Sustainable Development.

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.

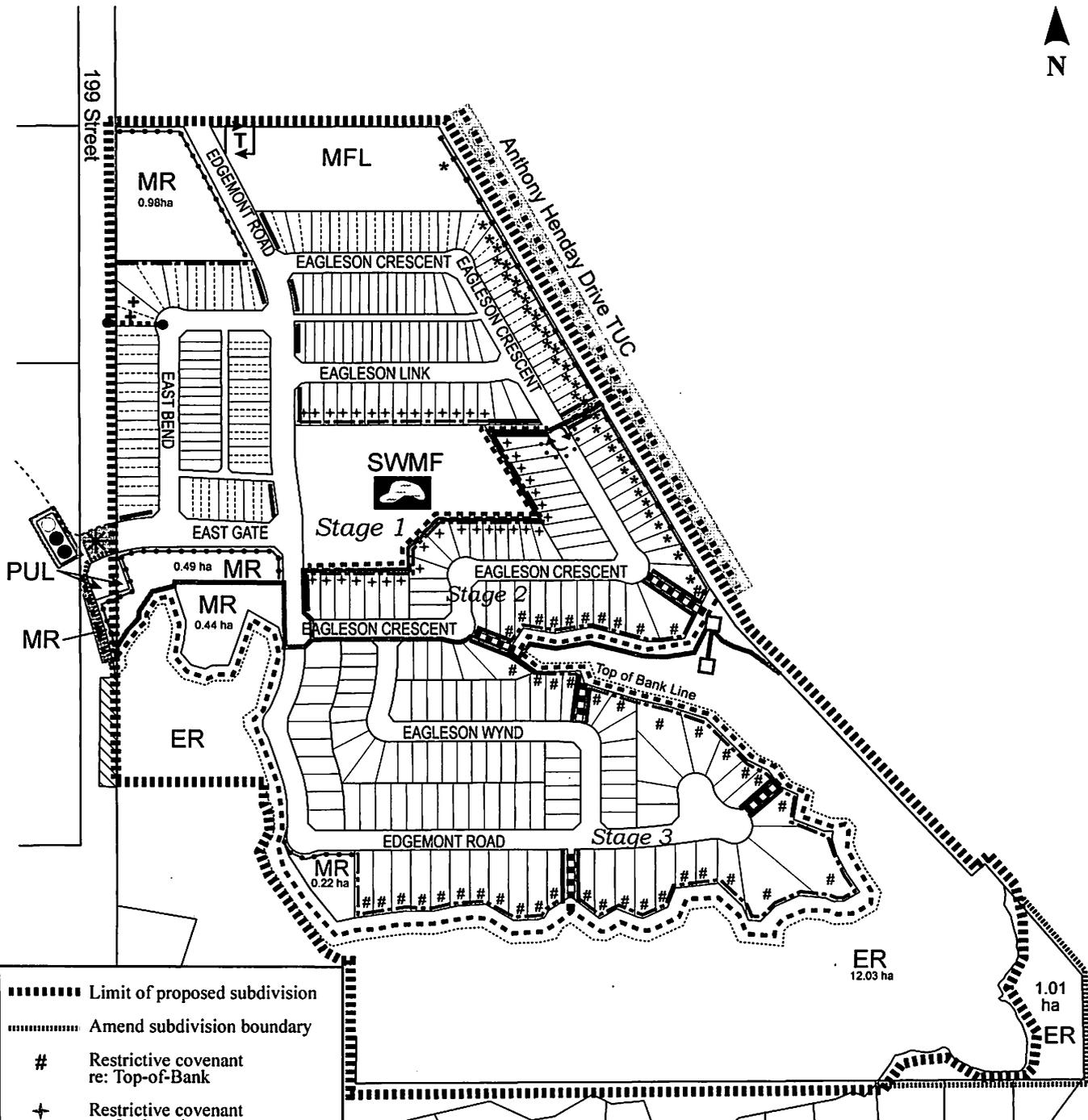
If you have further questions, please contact Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Mackie".

FOP Scott Mackie
Subdivision Authority

SM/vg/Posse #121726168-001
Enclosure(s)

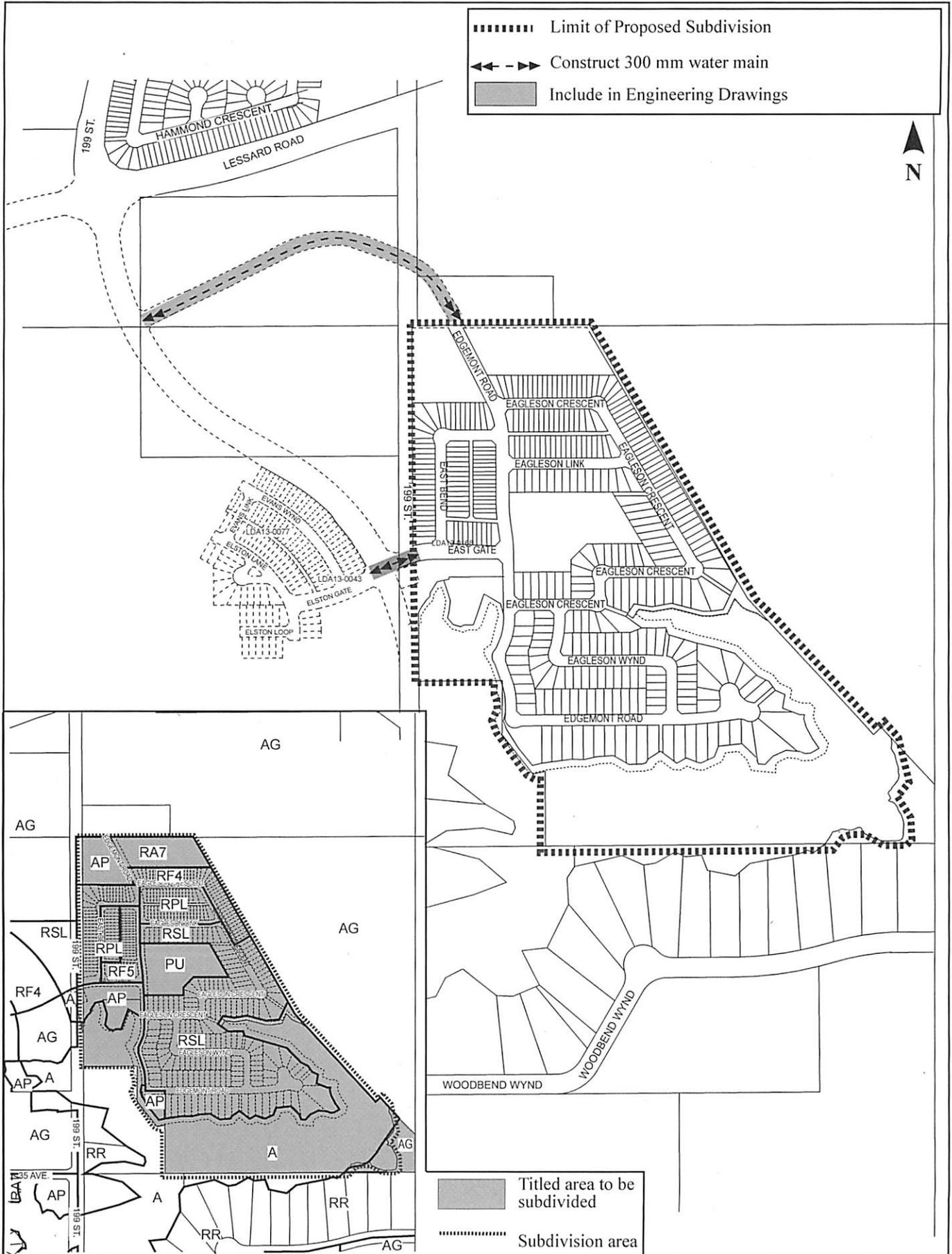


	Limit of proposed subdivision		12 m temporary turn around
	Amend subdivision boundary		Construct intersection
	Restrictive covenant re: Top-of-Bank		Traffic signal
	Restrictive covenant re: freeboard		Construct berm and noise attenuation fence
	Withhold lots from registration		1.8m uniform fence as per Zoning Bylaw
	Restrictive covenant re: berm		1.2m uniform fence
	3.0m granular shared use path		Post and rail fence
	3.0m hard surface shared use path		Include on engineering drawings
	1.5m concrete sidewalk		Construct 6 m roadway
	Dedicate, clear and level		
	17m transit turnaround with bollards		
	Outfall		

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 6, 2014

LDA 12-0095





November 6, 2014

File No. LDA14-0153

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 40 single detached residential lots and 56 semi-detached residential lots from the NW-14-51-24-4 located north of Chappelle Way SW and west of Chapman Way SW; **CHAPPELLE**

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant 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 subdivision boundary be amended to include the dedication of 28 Avenue SW, additional right of way for two intersections and a corner cut, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
4. 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 II;
5. that subject to Condition I(4) above, the owner clear and level 28 Avenue SW as required for road right-of-way;
6. that the owner dedicate 3 m x 3 m corner cuts to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register an easement for the water main connection and the construction of 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that Bylaw 17029 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;

9. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 28 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, 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 an offsite 600 mm water main connection, to the satisfaction of EPCOR water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include 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 II;
9. that the engineering drawings include the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalk, lighting, and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct Coughlan Lane and its north/south connection to Coughlan Green SW to a residential alley structure for the entire width of the right-of-way, including appropriate parking signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 0.5 m berm centered on property line and 2.3 m noise attenuation fence contained wholly within private property for all lots backing onto or flanking 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the road islands, boulevards and medians, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat shall carry 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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/kr/Posse #151462684-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 6, 2014

LDA14-0153

- Limit of proposed subdivision
- Amend subdivision boundary
- ==== Construct first two lanes to an arterial roadway standard
- ||||| Zebra marked crosswalk
- ←- - - -> Water main connection
- Register easement
- Dedicate as right-of-way
- Include in engineering drawings

