

Thursday, January 23, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 4

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the January 23, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 9, 2014 and January 16, 2014 meetings be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. NEW BUSINESS

1. LDA12-0240
126464480-001
Tentative plan of subdivision to create 47 single detached residential lots, 56 semi-detached residential lots, one (1) Municipal Reserve lot and two (2) Public Utility Lot, from the North and South Halves of SE 23-51-24-4 and Lot 1, Plan 812 0646 located west of 50 Street SW, east of Watt Promenade SW and south of Watt Drive SW; **WALKER**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0043
134198342-001
Tentative plan of subdivision to create eight (8) single detached residential lots and 10 semi-detached residential lots from the East Half of SE ¼ 7-52-25-4, located north of 35 Avenue and west of 199 Street; **EDGEMONT**

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

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA13-0077
135452302-001
Tentative plan of subdivision to create 41 single detached residential lots and 42 semi-detached residential lots from the East Half of SE ¼ 7-52-25-

		4, located north of 35 Avenue and west of 199 Street; EDGEMONT
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA13-0232 138526403-001	Tentative plan of subdivision to create 44 single detached residential lots and eight (8) row housing lots from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; GLENRIDDING HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA13-0379 142033281-001	Tentative plan of subdivision to create 29 single detached residential lots from Lot 1, Block B, Plan 1221655 and Lot 2, Block 1, Plan 1045NY; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA13-0427 143724880-001	Tentative plan of subdivision to create 62 semi-detached residential lots from Lot 2, Block 1, Plan 122 4640, located east of 66 Street NW and north of 167 Avenue NW; McCONACHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	



Subdivision Authority

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

January 23, 2014

File No. LDA12-0240

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 47 single detached residential lots, 56 semi-detached residential lots, one (1) Municipal Reserve lot and two (2) Public Utility Lots, from the North and South Halves of SE 23-51-24-4 and Lot 1, Plan 812 0646 located west of 50 Street SW, east of Watt Promenade SW and south of Watt Drive SW;
WALKER

I The Subdivision by Plan is APPROVED on January 23, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.77 ha parcel upon the endorsement of Stage 2 of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure II;
2. that the owner provide Municipal Reserve in the amount of 3.2 ha by Deferred Reserve Caveat to the remainder of the South Half of SE 23-51-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that Bylaw 16688 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
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., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto 50 Street SW as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence;
7. 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 II, to protect the integrity of the stormwater management facility;
8. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" maps, Enclosures I and II, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;

9. that the approved subdivision within the Walker Neighbourhood (File No. LDA12-0252) be registered prior to or concurrent with this application for road and water infrastructure;
10. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 50 Street SW, as shown on the "Conditions of Approval" map, Enclosures I;
11. that subject to Condition 10 above, the owner clear and level 50 Street SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
12. that the owner provide all walkways and line-of-sight road widening as road right-of-way, as shown on the "Conditions of Approval" maps, Enclosures I and II; and
13. 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 (3) 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 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 other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards 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 design and construct the ultimate stormwater management facility to the satisfaction of Financial Services and Utilities;
8. that the water distribution system will not be commissioned until such time as the booster station and all related water infrastructure have been constructed and commissioned to the satisfaction of EPCOR Water Services Inc.;
9. that the engineering drawings include two 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers (prior to CCC for roads, or at the discretion and direction of Transportation Services) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" maps, Enclosures I and II;

10. that the engineering drawings include a 4 m wide gravel temporary emergency access with T-bollards (prior to CCC for roads, or at the discretion and direction of Transportation Services) to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
11. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centerline and “Shared Use” signage, lighting, bollards and landscaping, within the pipeline right-of-way, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure II;
12. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centerline and “Shared Use” signage, bollards and landscaping, within the stormwater management facility, to the satisfaction of Transportation Services, Sustainable Development and Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure II;
13. that the owner construct a noise attenuation fence for all lots backing onto 50 Street in accordance with the requirements outlined in the Noise Study, which shall be a minimum 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton’s Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
14. that subject to Condition II.13 above, the noise attenuation fence must wrap around both sides of the walkway opening, within residential property lines in accordance with the requirements of the Noise Study, and must extend from the rear property line to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner construct a 1.5 m concrete sidewalk with lighting, landscaping, and bollards in the locations as shown on the “Conditions of Approval” map, Enclosures I and II;
16. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the “Conditions of Approval” map, Enclosure II;
17. that the owner construct all fences positioned wholly on privately-owned lands, and the post and rail fence on the MR parcel, to the satisfaction of the Sustainable Development, and Transportation Services, in the locations as shown on the “Conditions of Approval” map, Enclosures I and II; and
18. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves owing were taken as Deferred Reserve Caveats for the North Half of SE 23-51-24-4 through LDA11-0053 and for Lot 1, Plan 812 0646 through LDA11-0411. The DRC on the North Half of SE 23-51-24-4 will be reduced by 0.77 ha for the MR parcel being dedicated with this subdivision. The DRC on Lot 1, Plan 812 0646 will be carried forward on title. Municipal Reserves owing for the South Half of SE 23-51-24-4 are to be provided as a DRC against the remainder of the title with this subdivision.

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

If you have further questions, please call Ms. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,



FDR Scott Mackie
Subdivision Authority

SM/cp/Posse #126464480-001

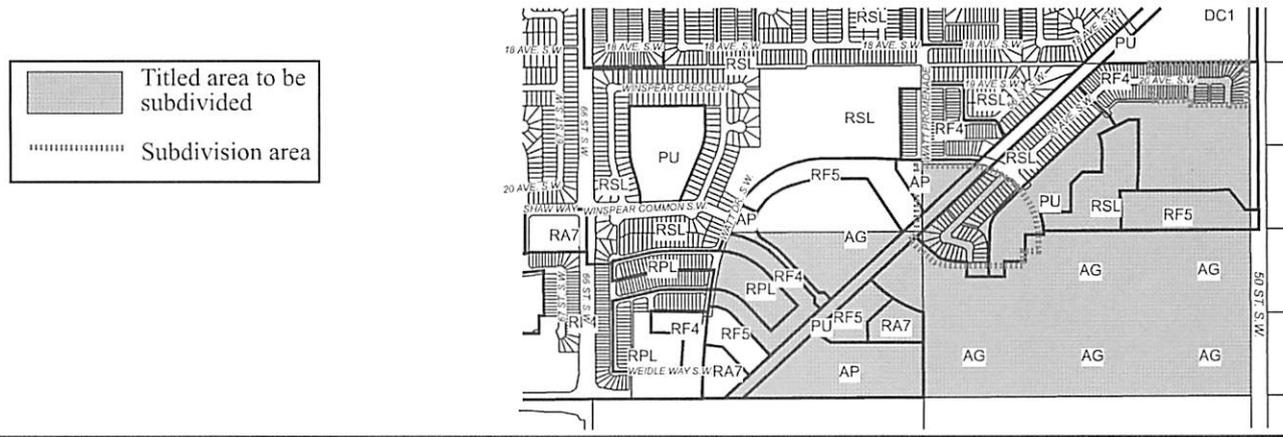
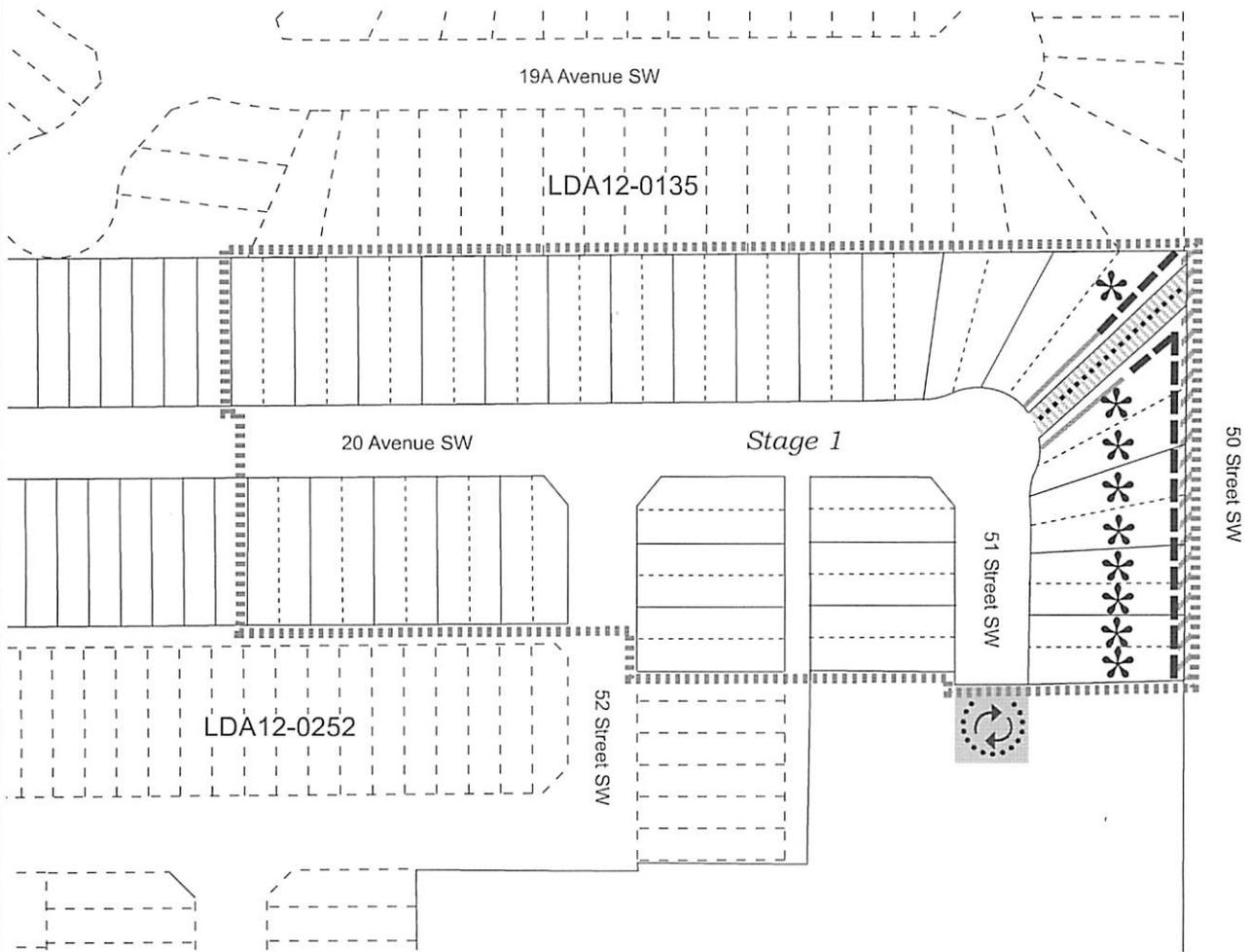
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2014

LDA 12-0240

	Limit of proposed subdivision		Dedicate walkway as road right-of-way
	1.8 m uniform fence as per Zoning Bylaw		1.5 m concrete sidewalk with bollards, lighting and landscaping
	Restrictive Covenant to protect the integrity of the berm and fence		1.0 m berm and 1.8 m noise attenuation fence
	12 m temporary turnaround with mini-barriers or bollards		Dedicated road right-of-way to conform to an approved concept plan for 50 St. SW
			Include in Engineering drawings

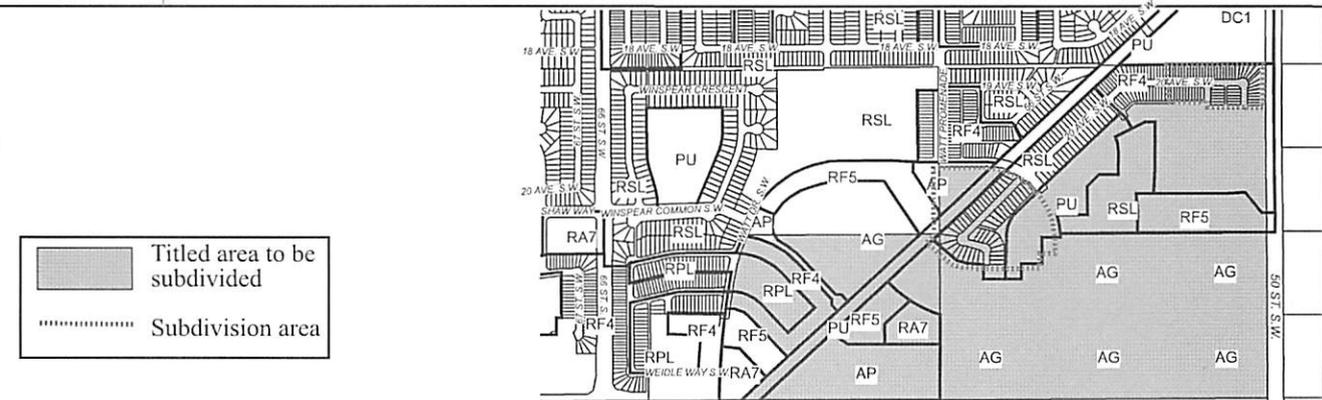
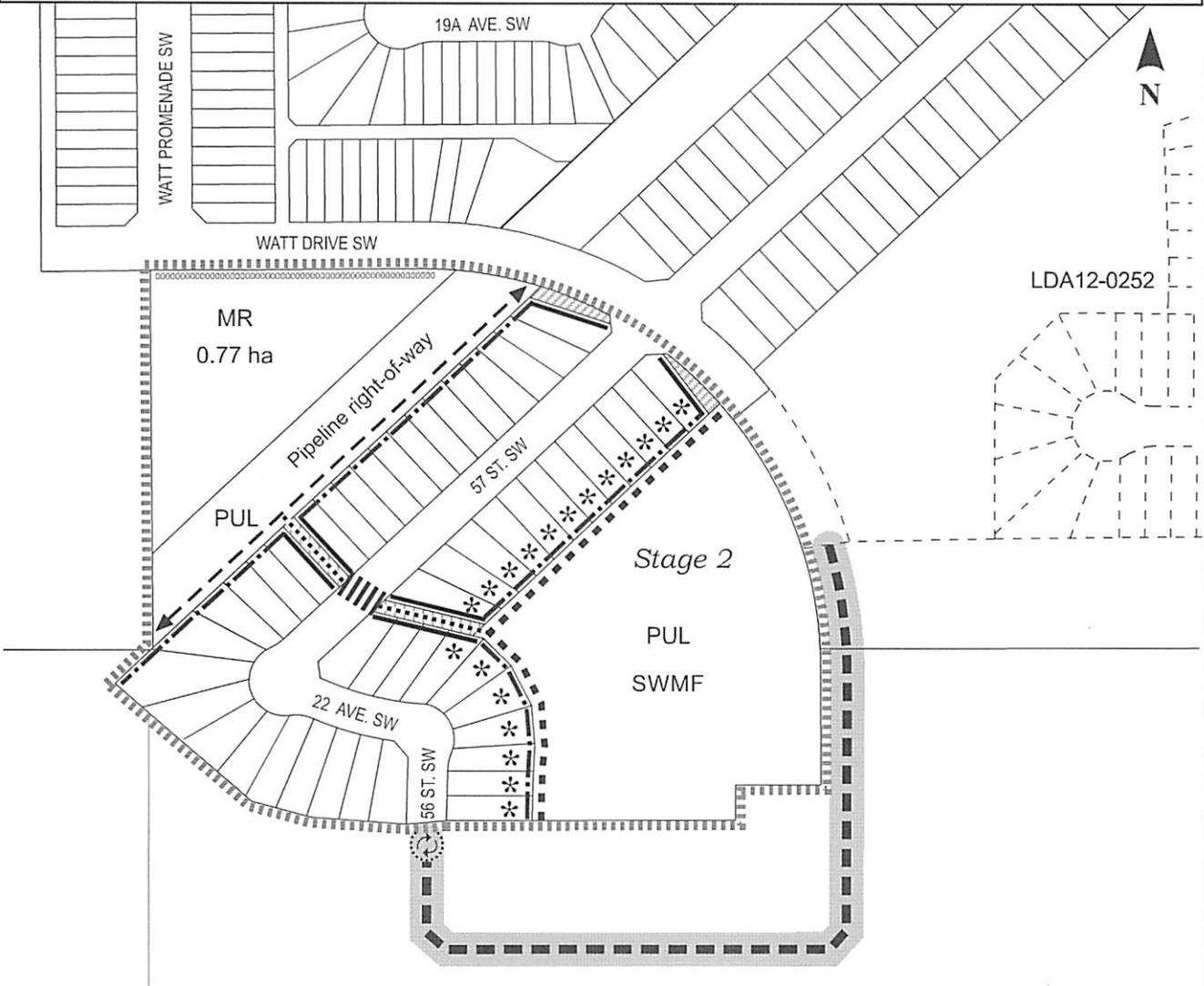


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2013

LDA 12-0240

-----	Limit of proposed subdivision	-----	3 m hard surface shared-use path with dividing yellow centreline and "Shared Use" signage, bollards and landscaping		Dedicate line of sight road widening as road right-of-way
————	1.8 m uniform fence as per Zoning Bylaw	-----	1.5 m concrete sidewalk, with bollards, landscaping and lighting		Include in engineering drawings
-----	1.2 m uniform fence	000000000	Post and rail fence	*	Freeboard restrictive covenant
-----	3 m hard surface shared use path with dividing yellow centre line and "Shared Use" signage, lighting, bollards and landscaping		Dedicate walkways as road right-of-way		12 m gravel temporary turnaround with mini barriers or bollards
-----	4 m gravel temporary emergency access with t-bollards		Dedicate walkways as road right-of-way		Zebra marked crosswalk with curb ramps and pedestrian signage



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



Subdivision Authority

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

January 23, 2014

File No. LDA13-0043

MMM Group Planning
#200, 10576 – 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create eight (8) single detached residential lots and 10 semi-detached residential lots from the East Half of SE ¼ 7-52-25-4, located north of 35 Avenue and west of 199 Street; **EDGEMONT**

I The Subdivision by Plan is APPROVED on January 23, 2014 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 1.486 ha by a Deferred Reserve Caveat to the remainder of SE ¼ 7-52-25-4, 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 subdivision boundary be amended to include the dedication of 199 Street, as shown on the “Conditions of Approval” map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Service for 199 Street from the south property line to the north property line, as shown on the “Conditions of Approval” map, Enclosure I;
6. that subject to Condition I(5), the owner clear and level 199 Street as required for road right-of-way dedication to the satisfaction of Transportation Services;
7. that the plan of subdivision will not be endorsed until 199 Street is constructed (CCC issued) from Lessard Road to Elston Gate; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral sewer oversizing charges applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 be responsible for the handling and disposal of all sewage at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk and storm sewer is completed and operational to the satisfaction of Financial Services and Utilities;
8. that the owner construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include 6 m wide gravel temporary roadway connections, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadways will be required prior to CCC for roads (or at the discretion and direction of Transportation Services);
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 Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcel, 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 Reserves and Environmental Reserves will be carried forward by a Deferred Reserve Caveat registered against the remainder of SE ¼ 7-52-25-4.

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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/nk/Posse # 134198342-001

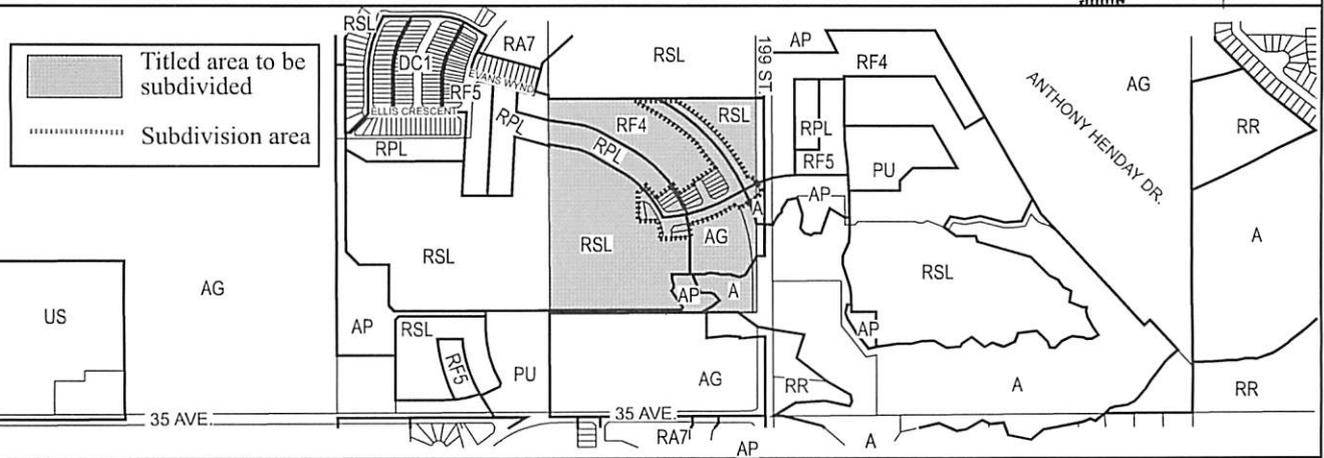
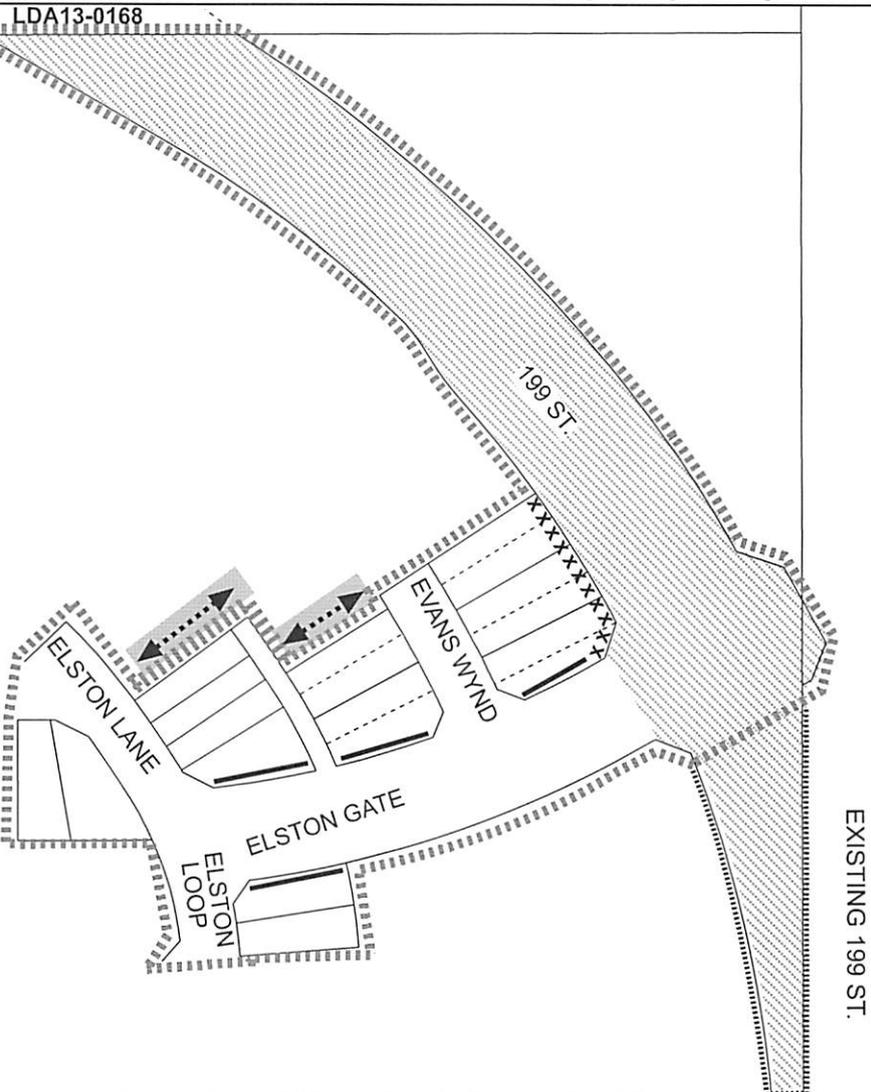
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2014

LDA 13-0043

- | | | | |
|---------|---|------------------|--|
| | Limit of Proposed Subdivision | xxxxx | Construct a 1.8m Noise Attenuation Fence |
| ←.....→ | Construct a 6m Wide Gravel Temporary Road | — | Construct 1.8m Uniform Fence as per Zoning Bylaw |
| | Amend Subdivision Boundary | [Hatched Box] | Dedicate, Clear and Level Road Right-of-Way |
| | | [Solid Grey Box] | Include in Engineering Drawings |





Subdivision Authority

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

January 23, 2014

File No. LDA13-0077

MMM Group Planning
#200, 10576 – 113 Street
Edmonton, Alberta T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create 41 single detached residential lots and 42 semi-detached residential lots from the East Half of SE ¼ 7-52-25-4, located north of 35 Avenue and west of 199 Street; **EDGEMONT**

I The Subdivision by Plan is APPROVED on January 23, 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 (LDA13-0043) be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral sewer oversizing charges applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

7. that the engineering drawings include the Edgemont stormwater management facility #5, to its ultimate final form to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the stormwater management facility be graded to accommodate a 3 m asphalt shared-use path across the north and east sides of the facility, to the satisfaction of Transportation Services;
9. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or at the discretion and direction of Transportation Services);
10. that the engineering drawings include a temporary 4 m wide granular vehicle access to provide a connection to stormwater management facility #5, to the satisfaction of Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto 199 Street, as show on the "Conditions of Approval" map, Enclosure I;
12. that the owner design and construct the median to accommodate waste management vehicles, 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 design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcel, 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.

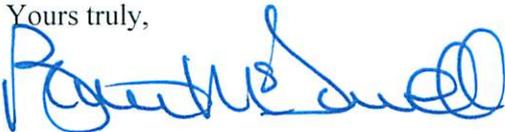
Municipal Reserves and Environmental Reserves will be carried forward by a Deferred Reserve Caveat created under LDA13-0043.

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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



FOR

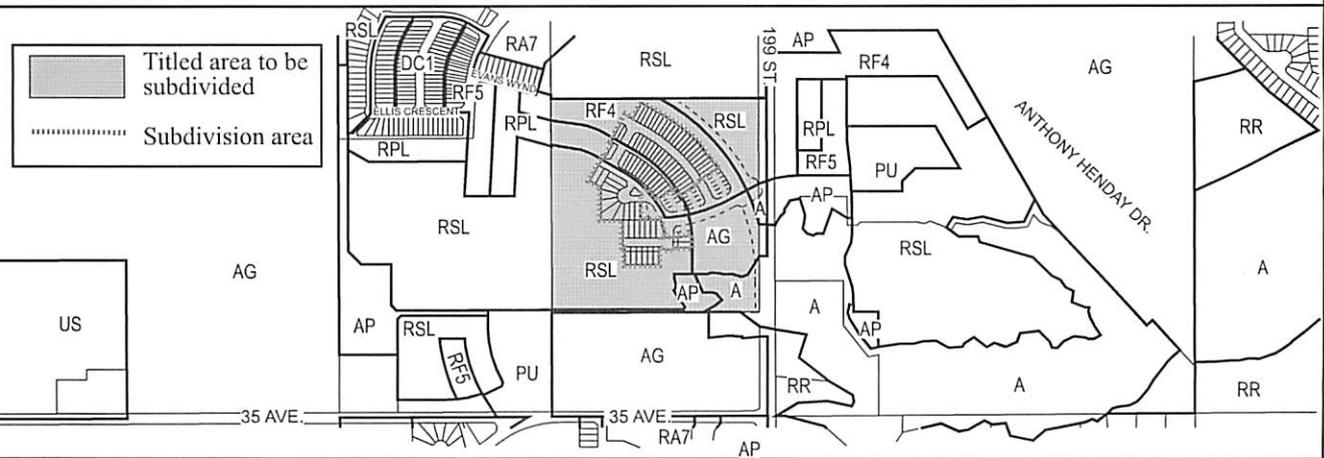
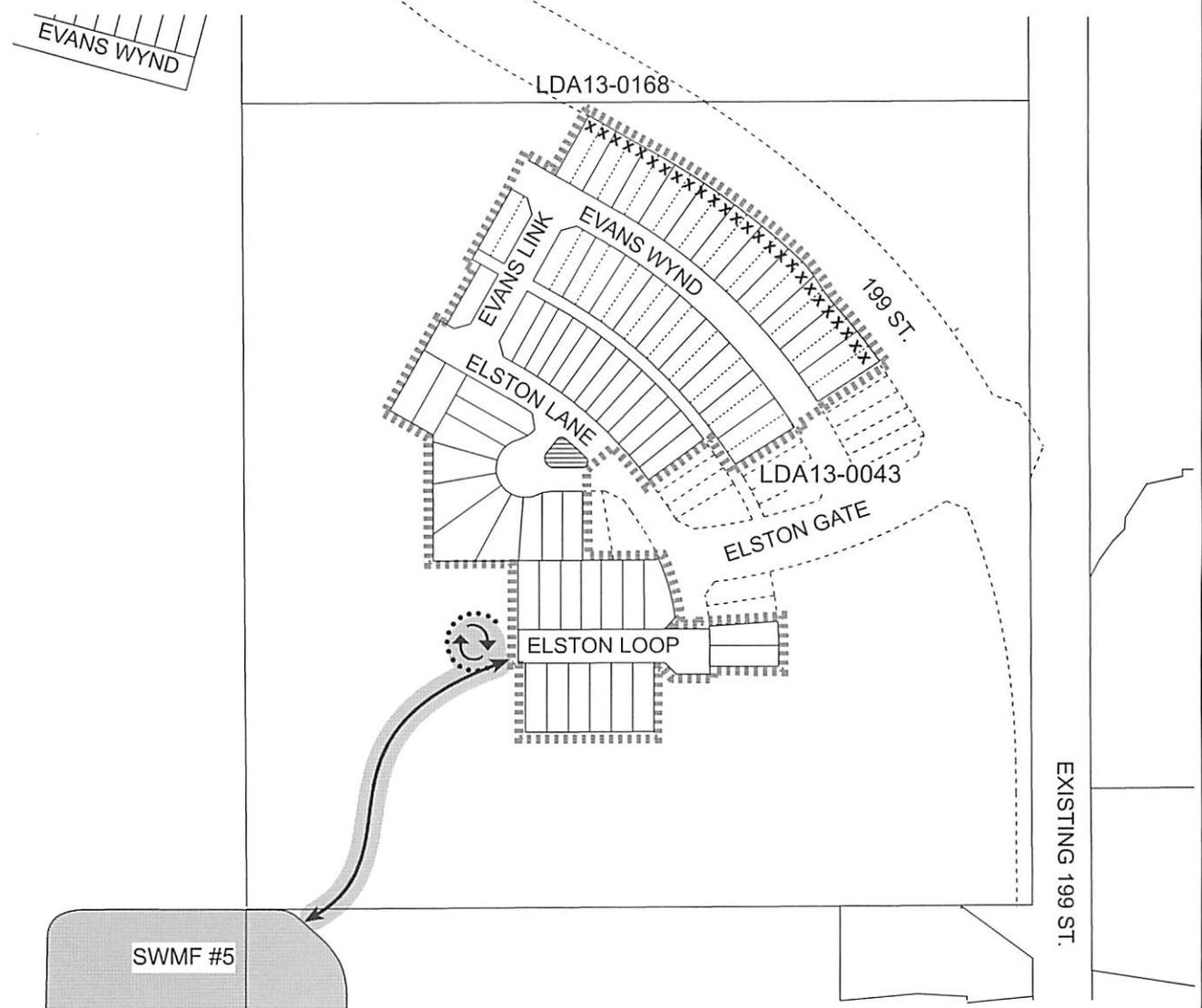
Scott Mackie
Subdivision Authority
SM/nk/Posse # 135452302-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2014

LDA 13-0077

- Limit of Proposed Subdivision
- Construct a 12m Radius Gravel Temporary Turnaround with bollards or mini barriers
- Include in Engineering Drawings
- Construct Median
- Construct a 1.8m Noise Attenuation Fence
- Temporary 4m Granular Vehicle Access





Subdivision Authority

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

January 23, 2014

File No. LDA13-0379

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

ATTENTION: Aminu Bello

Dear Mr. Bello:

RE: Tentative plan of subdivision to create 29 single detached residential lots from Lot 1, Block B, Plan 1221655 and Lot 2, Block 1, Plan 1045NY located north of Windermere Boulevard NW, east of Windermere Drive NW and west of Windermere Road NW;
WINDERMERE

I The Subdivision by Plan is APPROVED, on January 23, 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 subdivision boundary be amended to include the portions of road right-of-way that complete the northerly local road and collector road intersections along Windermere Wynd, as shown on the “Conditions of Approval” map, Enclosure I;
4. that the owner dedicate road right-of-way for Windermere Boulevard to conform to an approved Concept Plan or to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
5. that the walkway be registered as road right-of-way as shown on the “Conditions of Approval” map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. That the owner pay all servicing costs, assessments, 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing changes applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
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 westbound right turn- bay and transitional improvements on Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Financial Services and Utilities Services, Transportation Services and Sustainable Development.

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

Municipal Reserve was addressed under previous subdivisions. An existing DRC 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 or write to:

Ms. Sabrina Brar, Planner
Current Planning Branch, Sustainable Development
7th Floor, 10250 - 101 Street, Edmonton AB T5J 3P4

Yours truly,


Scott Mackie
Subdivision Authority
SM/sb/Posse #142033281-001
Enclosure(s)

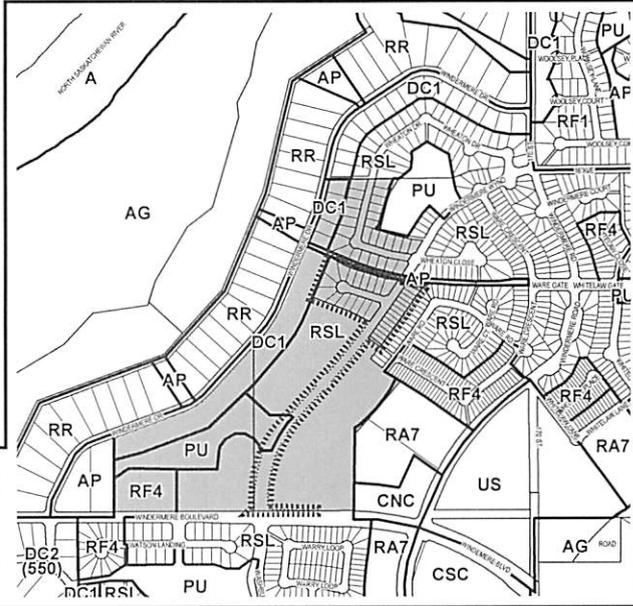
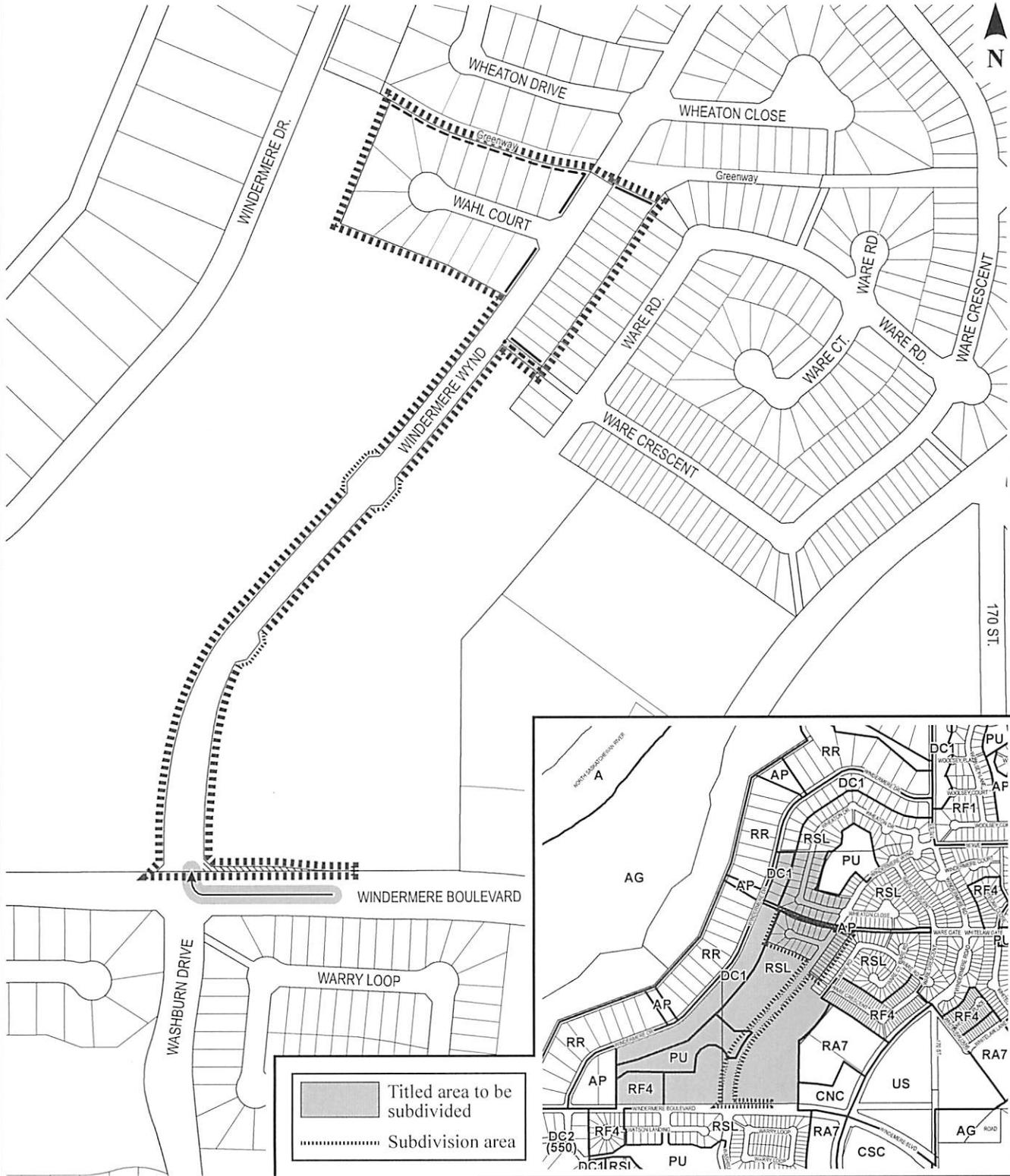
FOR

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2014

LDA 13-0379

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend Subdivision boundary
- ▬ 1.8m uniform fence as per Zoning Bylaw
- - - - - 1.2m uniform screen fence
- ▨▨▨▨▨▨▨ Dedicate road right-of-way
- - - - - Construct a 1.5m concrete sidewalk with bollards and lighting
- ▨▨▨▨▨▨▨ Register walkway as legal road right-of-way
- ↶ Construct a westbound right turn bay
- ▭ Include in Engineering Drawings



- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬▬ Subdivision area



Subdivision Authority

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

January 23, 2014

File No. LDA13-0427

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 62 semi-detached residential lots from Lot 2, Block 1, Plan 122 4640, located east of 66 Street NW and north of 167 Avenue NW;
McCONACHIE

I The Subdivision by Plan is APPROVED on January 23, 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 or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., ATCO Gas Ltd., and Telus, 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 proposed Bylaw 16702 to amend Zoning Bylaw 12800 receive third reading prior to the endorsement of the plan of subdivision;
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

5. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner be responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include the construction of water mains to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure II;
9. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the engineering drawings include the construction of a temporary 4 m gravel emergency access with T-bollards, 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;
11. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto 167 Avenue to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the locations shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities;

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

Municipal Reserve for the title lot is being carried forward through the existing Deferred Reserve Caveat.

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

If you have further questions, please call Ms. Michelle Neilson at 780-496-6087 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

FJR

Scott Mackie
Subdivision Authority

SM/mn/Posse #143724880-001

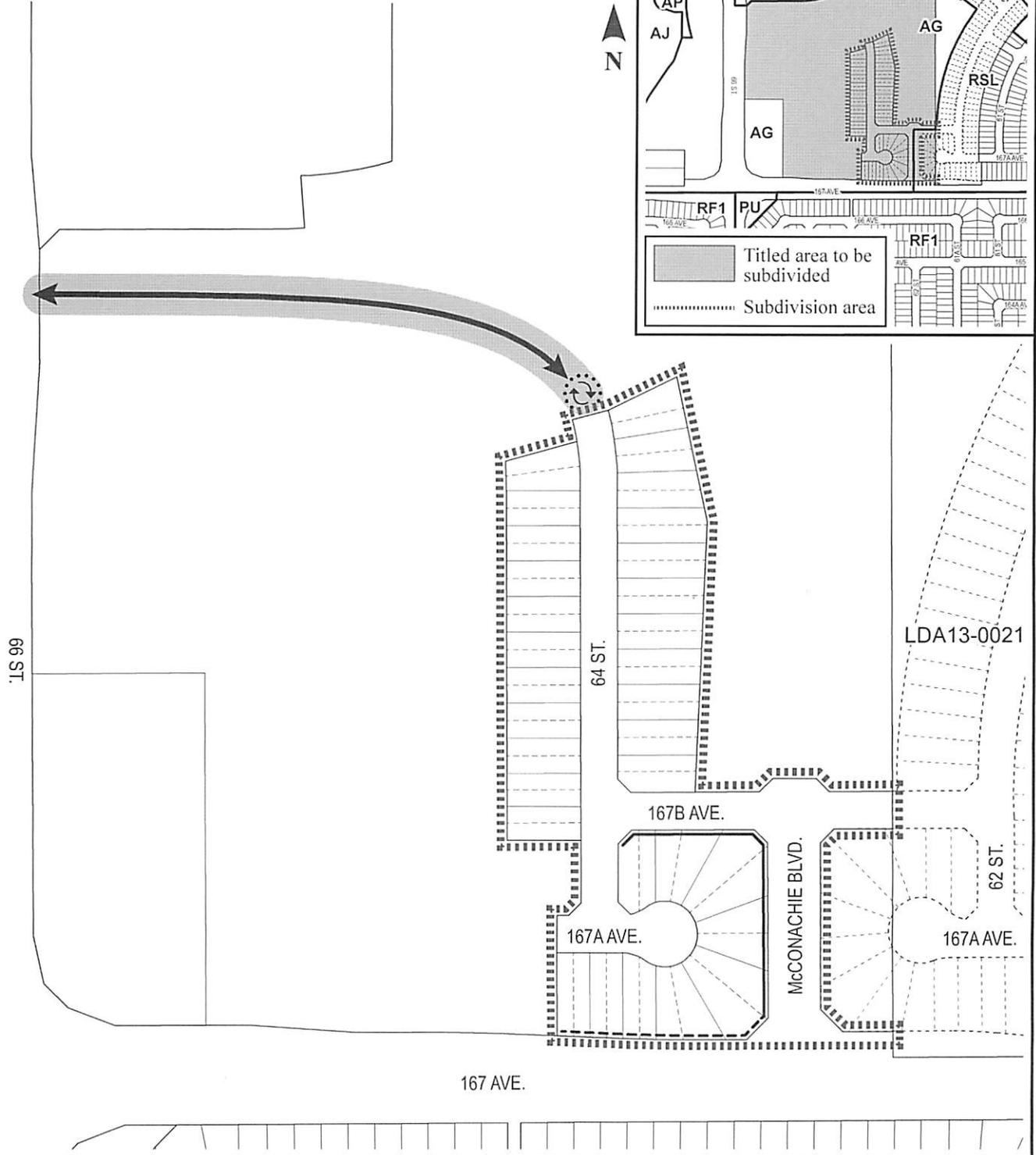
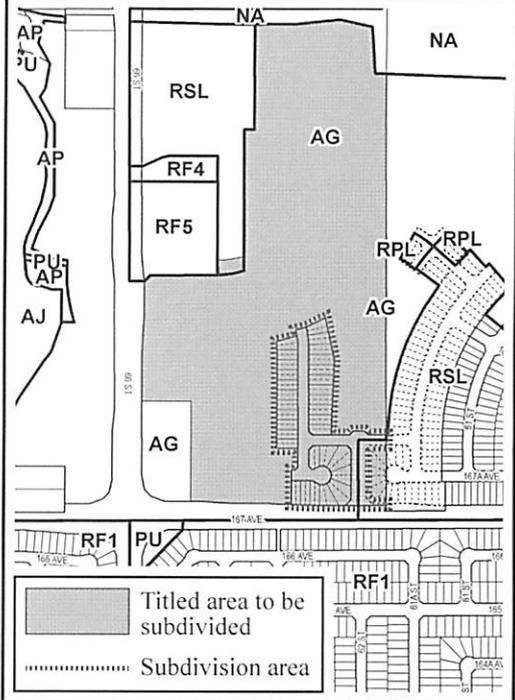
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2014

LDA 13-0427

- Limit of proposed subdivision
- 1.8m uniform screen fence
- - - - Construct noise attenuation fence
- ↔ Construct 4m temporary emergency access
- ⊙ Construct 12m temporary turnaround with bollards or mini-barriers
- ▒ Include in engineering drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

January 23, 2014

LDA 13-0427

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Construct water main
- ▭ Include in Engineering Drawings

