

Thursday, February 26, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 26, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 19, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0253 155147704-001	Tentative plan of subdivision to create 27 single detached residential lots, 56 stacked row housing lots, and one (1) multiple family lot (MFL), from the SE 28-51-24-W4M located north of Ellerslie Road SW and west of 170 Street SW; WINDERMERE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA14-0284 156200989-001	Tentative plan of subdivision to create 95 single detached residential lots, 66 semi-detached residential lots, 36 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Plan 992 1891, and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; LAUREL
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA14-0471 160762717-001	Tentative plan of subdivision to create 48 single detached residential lots from W ½ NE 31-52-25-W4M, located south of Stony Plain Road and west of 199 Street; STEWART GREENS	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA14-0533 163702395-001	Tentative plan of subdivision to create 46 single detached residential lots, from Block Y, Plan 7733 AM, located north of 151 Avenue NW and east of Kirkness Road NW; KIRKNESS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

February 26, 2015

File NO. LDA14-0253

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 27 single detached residential lots, 56 stacked row housing lots, and one (1) multiple family lot (MFL), from the SE 28-51-25-W4M located north of Ellerslie Road SW and west of 170 Street SW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on February 26, 2015, 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 & 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 provide a Memorandum of Understanding (MOU), signed by the area developers, for the conversion of the existing Ellerslie Road right-of-way, west of 170 Street SW, into a greenway to the satisfaction of Transportation Services prior to the endorsement of this subdivision;
4. that the owner register an emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5) above, the owner clear and level 170 Street SW as required for road right-of-way;
7. that the approved subdivision LDA14-0246 be registered prior to or concurrent with this application for the logical extension of roadway connections;
8. that Bylaw 17121 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 or flanking 170 Street 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 survey.

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 the construction of 173 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include grading plans for 170 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m berm centered on property line and a 1.83 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots adjacent to 170 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road islands, boulevards, and medians, 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 SE-28-51-25-4 was addressed with LDA06-0198 by placing a Deferred Reserve Caveat on title in the amount of 4.147ha. The Deferred Reserve Caveat was discharged with LDA11-0348.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,



For Scott Mackie
Subdivision Authority

SM/as/Posse #155147704-001

Enclosure(s)



Subdivision Authority

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

February 26, 2015

File NO. LDA14-0284

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 95 single detached residential lots, 66 semi-detached residential lots, 36 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Plan 992 1891, and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on February 26, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.87 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 provide Municipal Reserve in the amount of 1.98 ha by a Deferred Reserve Caveat to the remainder of the SE 31-51-23-W4M 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 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 & 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;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 17 Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right of way to conform to an approved Concept Plan, or to the satisfaction of Transportation Services for 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register easements for storm and water connections, temporary roadways and 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the approved subdivision LDA14-0165 be registered prior to or concurrent with this application for essential water main feeds;
9. that Bylaw 17124 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 (3) 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 the construction of the first 3 lanes of 17 Street NW from 23 Avenue to the Anthony Henday to an arterial roadway standard with lighting and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 17 Street prior to the approval of the engineering drawings, to the satisfaction of Transportation Services;
8. 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 II. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
9. that the engineering drawings include a temporary offset 17 m radius transit turnaround 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);

10. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the stormwater management facility, to the satisfaction of Transportation Services;
11. that the engineering drawings include 450 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure II;
12. that the engineering drawings include the design of the ultimate stormwater management facility 608A, the interim construction of the stormwater management facility and construction of the storm sewers connecting to this subdivision, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure II;
13. that the owner will not be issued the CCC for the subdivision sanitary drainage facilities until all required downstream sanitary sewer connections are completed to the satisfaction of Financial Services and Utilities;
14. that the engineering drawings include full site servicing for the Municipal Reserve lot including, but not limited to, 3 phase power, to the satisfaction of all affected Departments and agencies;
15. that the engineering drawings include a 3 m hard surface shared use path with “Shared Use” signage, and bollards to the satisfaction of Transportation Services, 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 Municipal Reserve lot, with a dividing yellow centerline, “Shared Use” signage, and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
17. 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;
18. that the owner construct a 9 m commercial crossing access to the MFL site, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner pays for and provides the developer agreement for the operation and maintenance of the temporary pumping of stormwater from the existing terminal storm manhole into Mill Creek until permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
20. that the owner pay for the installation of a traffic signal, 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 a traffic signal at that time to fulfill this obligation;

21. 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 or flanking 17 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
22. 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
23. 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 and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) of 3.19 ha is owed for Lot 1, Plan 9921891. MR for SE 31-51-23-4 of 2.66 ha is owed. MR owing is being provided through dedication of a 3.87 ha MR lot with the balance placed on title (SE 31-51-23-4) title as a 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 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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/cp/Posse #156200989-001

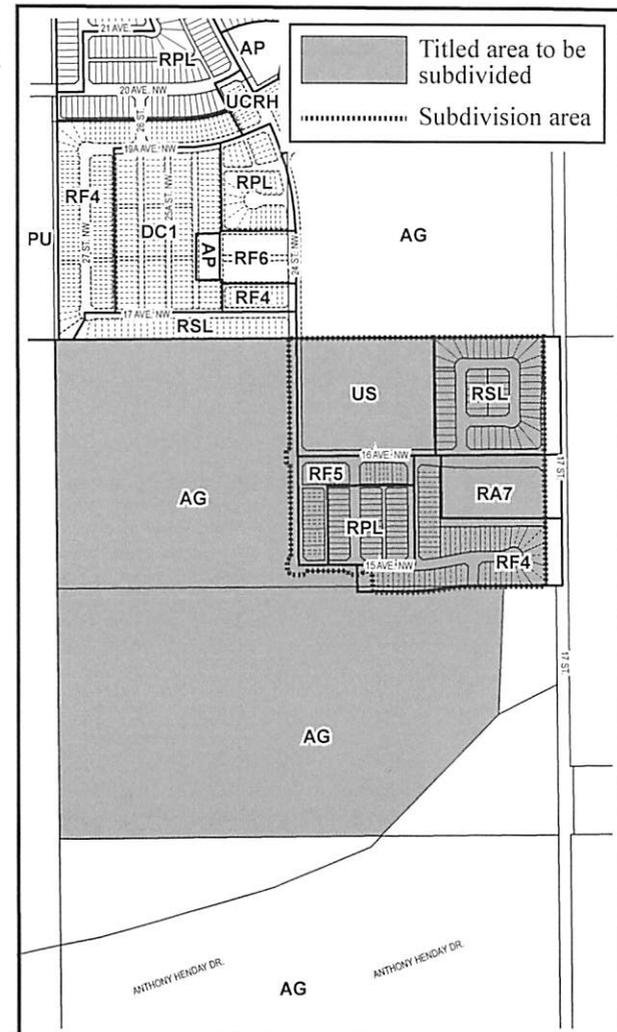
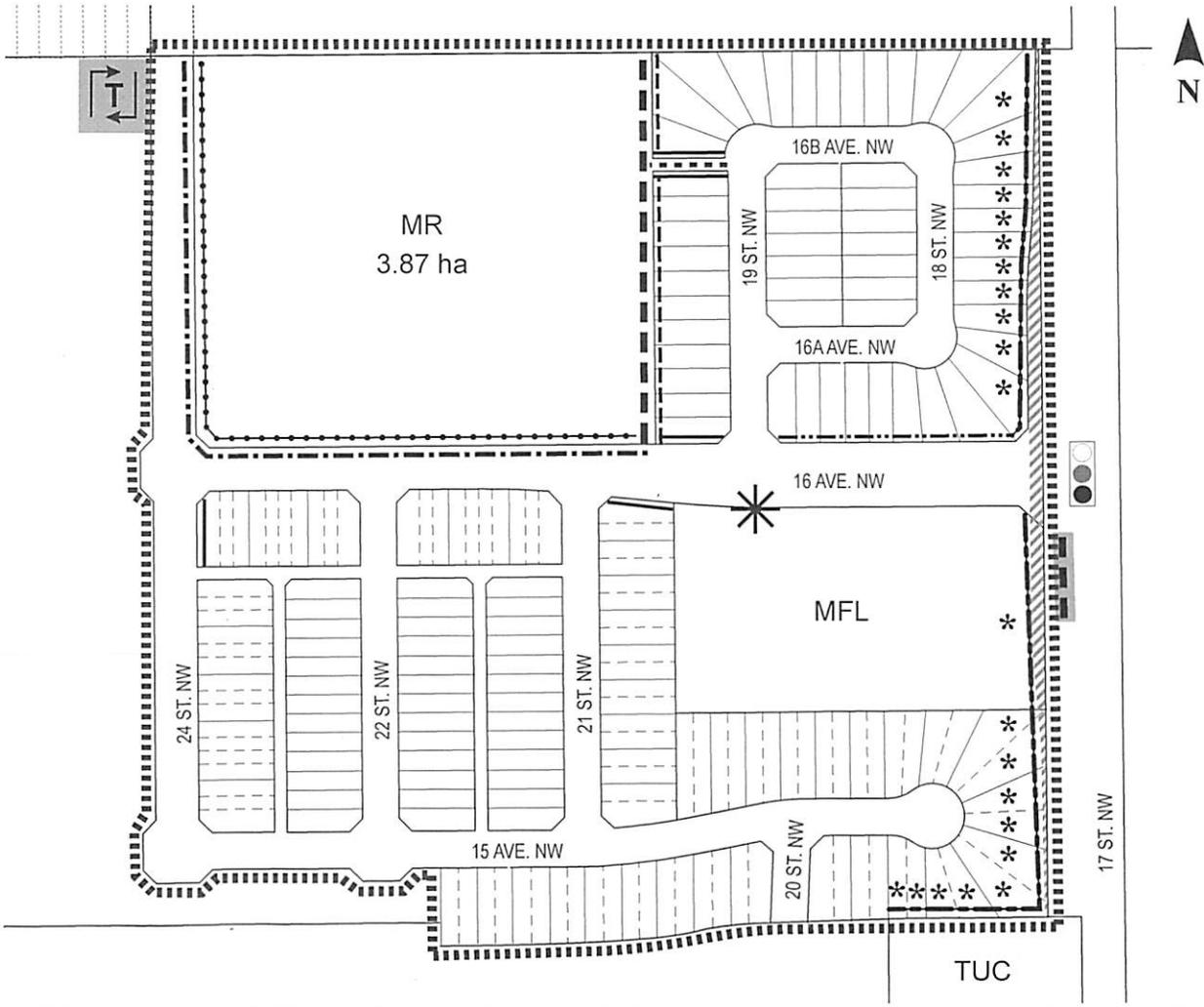
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0284

-----	Limit of proposed subdivision	-----	Berm and noise attenuation fence	●●	Traffic signal
-----	1.8 m uniform screen fence as per Zoning Bylaw	-----	1.5 m concrete sidewalk	*	Restrictive covenant re: berm
-----	1.8 m uniform fence	-----	2 m mono-walk	*	9 m commercial crossing access
-----	Post and rail fence	-----	3 m hard surface shared used path	▨	Dedicate as road right-of-way
-----	1.8 m uniform screen fence	↻	Temporary 17 m radius transit turnaround	■	Include in engineering drawings

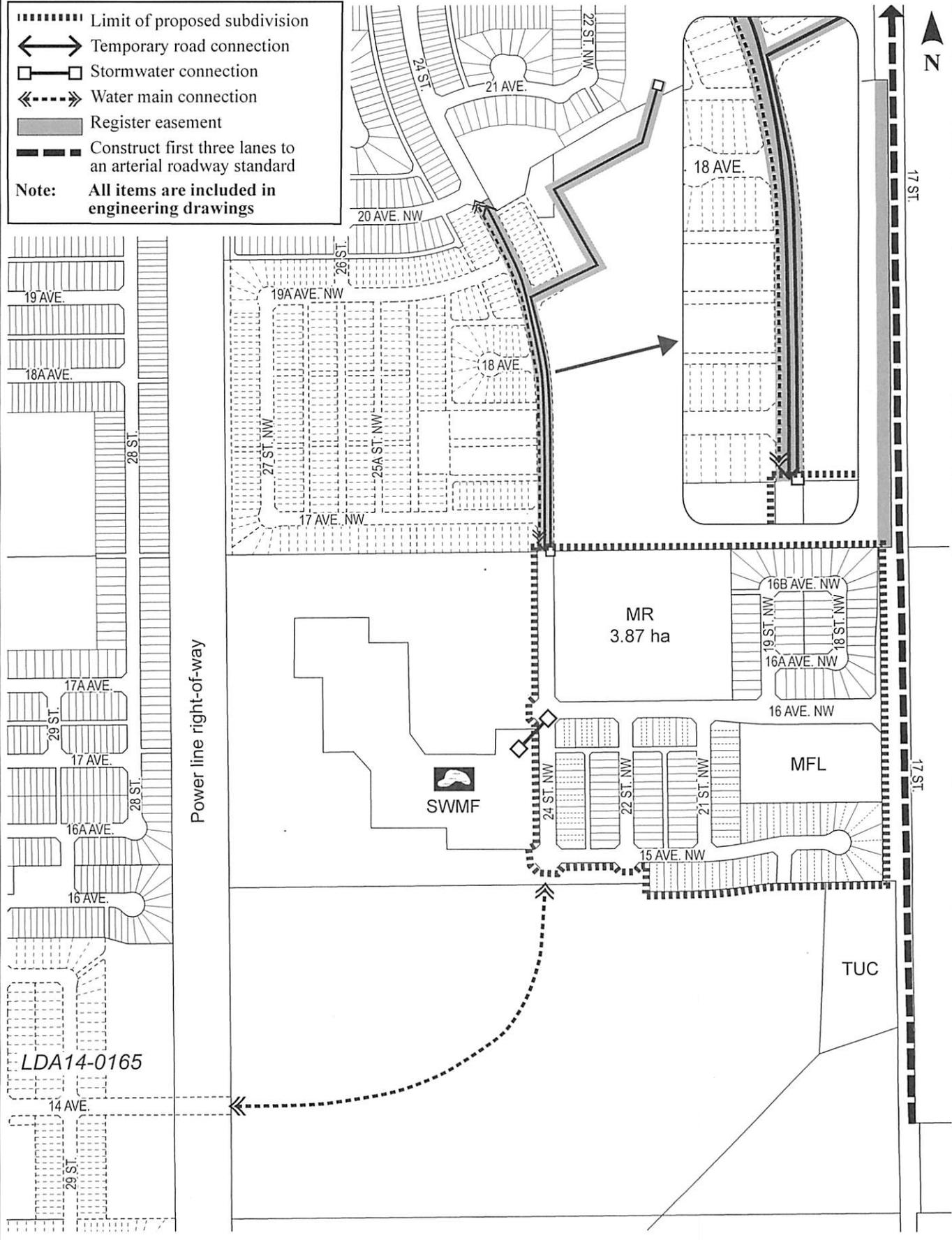


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0284

- Limit of proposed subdivision
 - ↔ Temporary road connection
 - Stormwater connection
 - ⚡ Water main connection
 - ▬ Register easement
 - Construct first three lanes to an arterial roadway standard
- Note:** All items are included in engineering drawings





Subdivision Authority

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

February 26, 2015

File NO. LDA14-0471

MMM Group
Suite 200, 10576 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create 48 single detached residential lots from W ½ NE 31-52-25-W4M, located south of Stony Plain Road and west of 199 Street; **STEWART GREENS**

I The Subdivision by Plan is APPROVED on February 26, 2015, 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 & 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 subdivision LDA14-0037 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 the endorsement of the plan of subdivision;
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 the suitable interim or ultimate stage of the storm water management facility (SWMF 3B) and the outfall, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include grading plans to accommodate the 3m shared use path adjacent to the stormwater management facility, to the satisfaction of Transportation Services;
9. that the engineering drawings include a 1.5 m hard surface sidewalk, including lighting, through the Natural Area, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways and Municipal Reserve lots, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves were dedicated with LDA14-0037 with a 2.49 ha parcel.

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. Nola Kilmartin at 780-944-0123 or nola.kilmartin@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/nk/Posse # 160762717-001

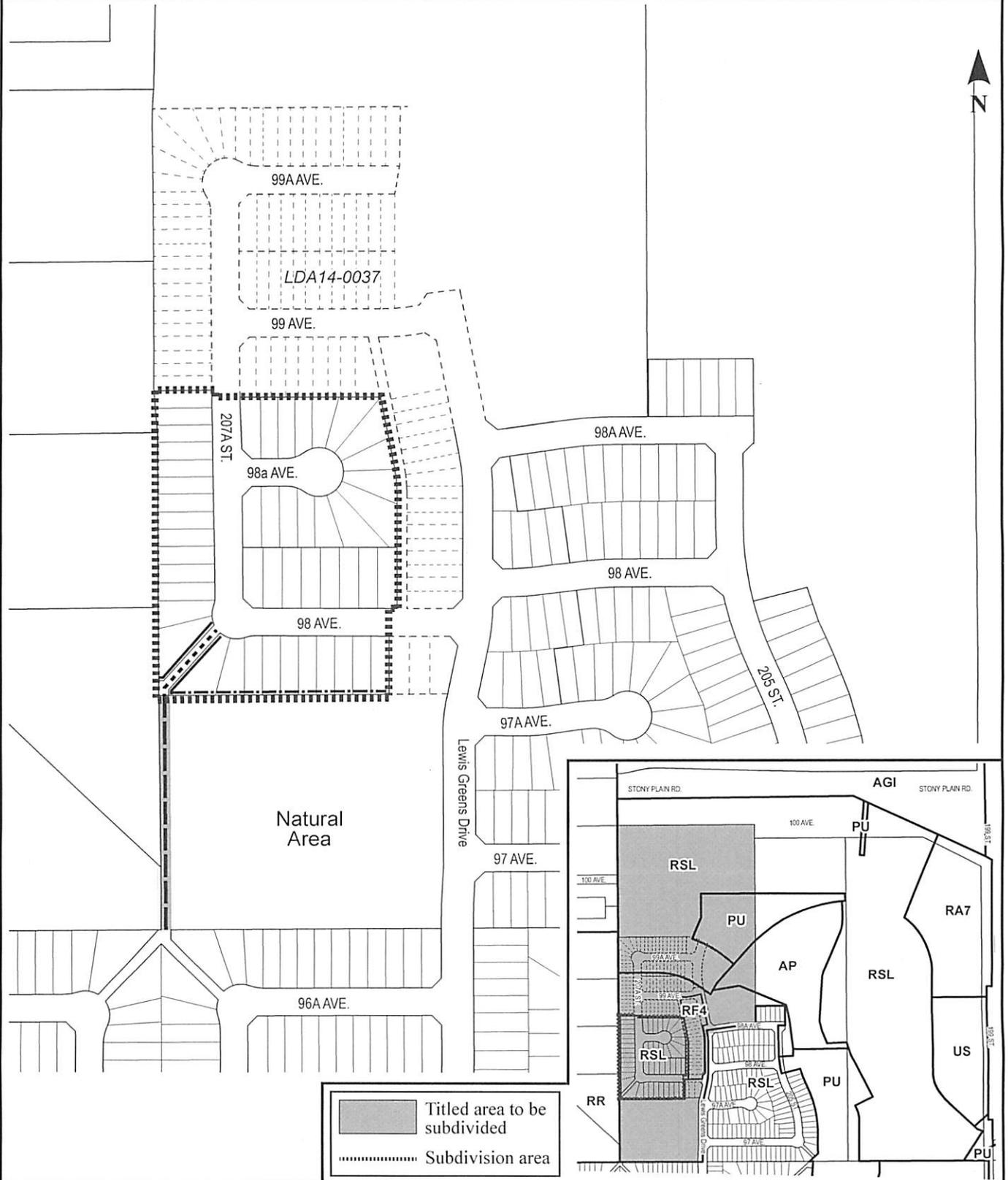
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0471

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m chainlink fence
- 1.5 m concrete sidewalk
- Include in engineering drawings
- - - - 1.5 m hard surface sidewalk



- Titled area to be subdivided
- Subdivision area



Subdivision Authority

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

February 26, 2015

File NO. LDA14-0533

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 46 single detached residential lots, from Block Y, Plan 7733 AM, located north of 151 Avenue NW and east of Kirkness Road NW; **KIRKNESS**

I The Subdivision by Plan is APPROVED on February 26, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 2.9 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM 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 & 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 LDA14-0533 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 153 Avenue and Victoria Trail, to protect the integrity of the berm, 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 survey.

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 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 200 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
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 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines, for the lots backing onto Victoria Trail, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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, for the lots backing onto 153 Avenue and Victoria Trail, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the 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.

A Deferred Reserve Caveat (DRC) is required to be registered for 2.9 ha for Block Y, Plan 7733 AM. LDA14-0532 also contains a condition for the registration of the DRC. The application that is endorsed first shall provide the registration of the DRC. The application registered second shall carry forward the DRC on the remainder of the 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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/mn/Posse #163702395-001

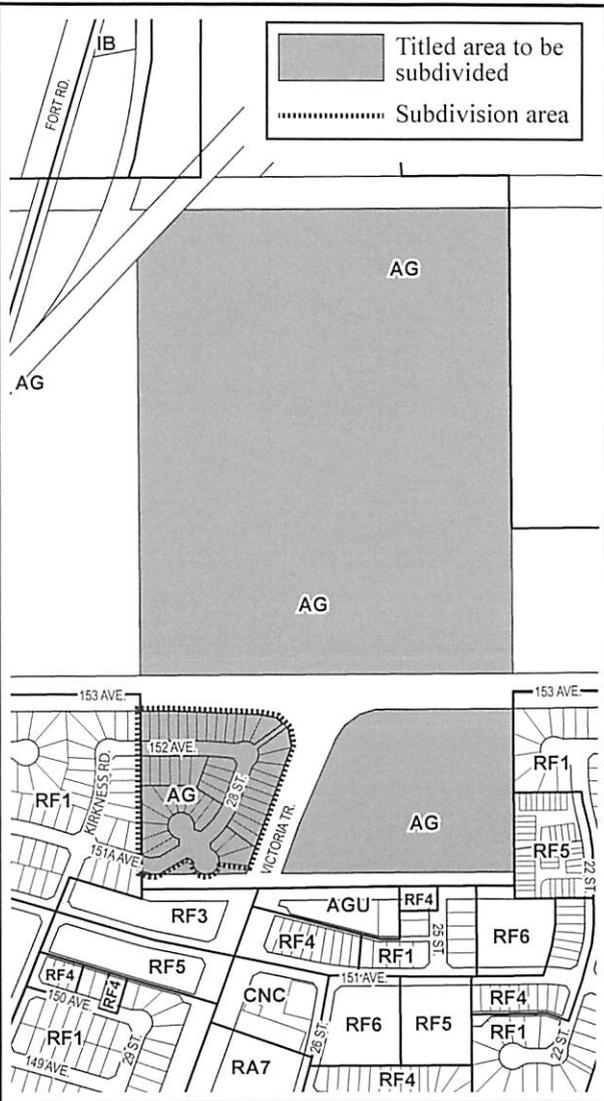
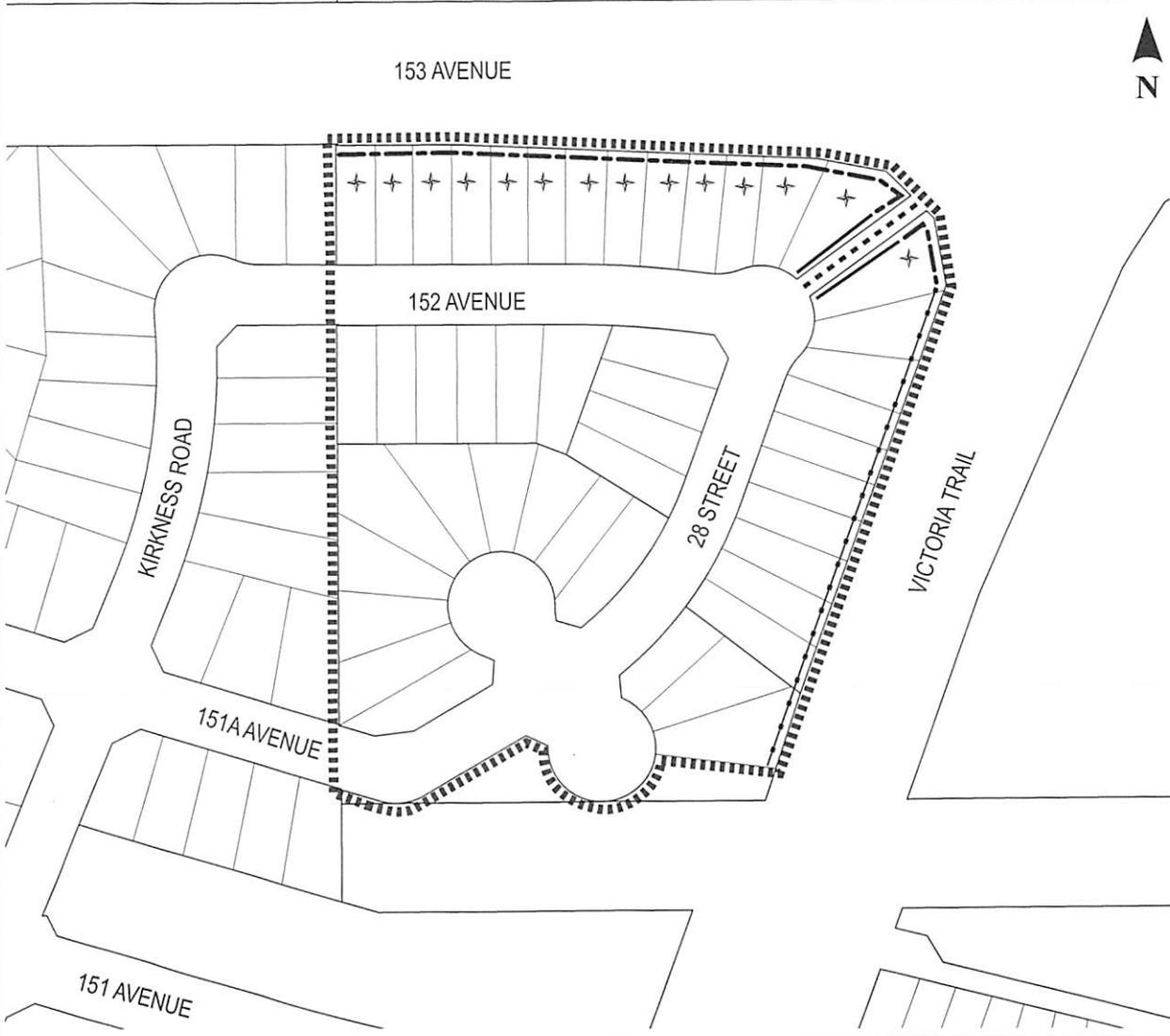
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0533

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬+▬+▬+▬ Noise attenuation fence
- ▬▬▬▬▬▬▬ Berm and noise attenuation fence
- ▬▬▬▬▬▬▬ 1.5 m concrete sidewalk
- + Restrictive covenant re: berm



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2015

LDA14-0533

- Limit of proposed subdivision
- 200 mm water main connection
- Include in engineering drawings

