

Thursday, March 13, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 11

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 13, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 6, 2014 meeting be adopted.	
3.	NEW BUSINESS	
1.	LDA13-0181 137508490-001	Tentative plan of subdivision to create one (1) commercial lot from Lot A, Plan 1368NY and SW 26-51-25-4 located west of Rabbit Hill Road SW and south of Allan Drive SW; AMBLESIDE
2.	LDA13-0252 139212537-001	Tentative plan of subdivision to create one (1) Municipal Reserve parcel from Lot 1, Block 21, Plan 1026207 and one (1) commercial lot from a portion of Lot 1, Plan 9422589 to be consolidated with Lot 1, Block 21, Plan 1026207; located west of 116 Street NW and north of 104 Avenue NW; OLIVER
3.	LDA13-0353 141869785-001	Tentative plan of subdivision to create 47 single detached residential lots from NE 22-51-25-4, located south of Ellerslie Road SW and west of 156 Street SW; GLENRIDGING HEIGHTS
4.	LDA13-0354 141869315-001	Tentative plan of subdivision to create 50 single detached residential lots from NE 22-51-25-4, located south of Ellerslie Road SW and west of 156 Street SW; GLENRIDGING HEIGHTS
5.	LDA13-0464 144847529-001	Tentative plan of subdivision to create 62 single detached residential lots and 2 Public Utility lots from Lot 1, Plan 8120646 and SW-23-51-24-4 located south of 18 Avenue SW and east of 66 Street SW; WALKER
6.	LDA13-0189 137513492-001	Tentative plan of subdivision to create two (2) commercial lots from SW 26-51-25-4, and Lot A, Plan 1368NY, located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; AMBLESIDE
7.	LDA13-0343 141584354-001	Tentative plan of subdivision to create three (3) commercial lots from SW 26-51-25-4, located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; AMBLESIDE
8.	LDA13-0416 142986384-001	Tentative plan of subdivision to create five (5) commercial lots from SW 26-51-25-4, located east of 156 Street SW and south of Windermere Boulevard SW; AMBLESIDE
4.	OTHER BUSINESS	



Subdivision Authority

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

March 13, 2014

File No. LDA13-0181

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot A, Plan 1368NY and SW 26-51-25-4 located west of Rabbit Hill Road SW and south of Allan Drive SW;
AMBLESIDE

I The Subdivision by Plan is APPROVED on March 13, 2014 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$676,533 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., 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 road closure file no. LDA13-0075 RC be approved prior to or concurrent with this application;
5. that LDA11-0426 be registered prior to or concurrent with this application;
6. that the subdivision boundary be amended to include the north/south walkway as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register the walkway as legal road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges applicable to the area of subdivision 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 includes upgrades to Rabbit Hill Road SW to an arterial roadway standard, including the construction of the right-in/right-out intersection and turn bay, modifications to the existing shared use path and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard-surface shared use path, with a connection to the subject site, with T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. 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
10. that the owner is responsible for the design, landscaping and construction within, utility right-of-ways, road islands, boulevards, medians and walkways, to the satisfaction of Transportation Services and Sustainable Development.

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









Money in place of municipal reserve represents 0.91 ha owing for Lot A, Plan 1368NY, and 0.003 ha owing from the road closure area under LDA13-0075.

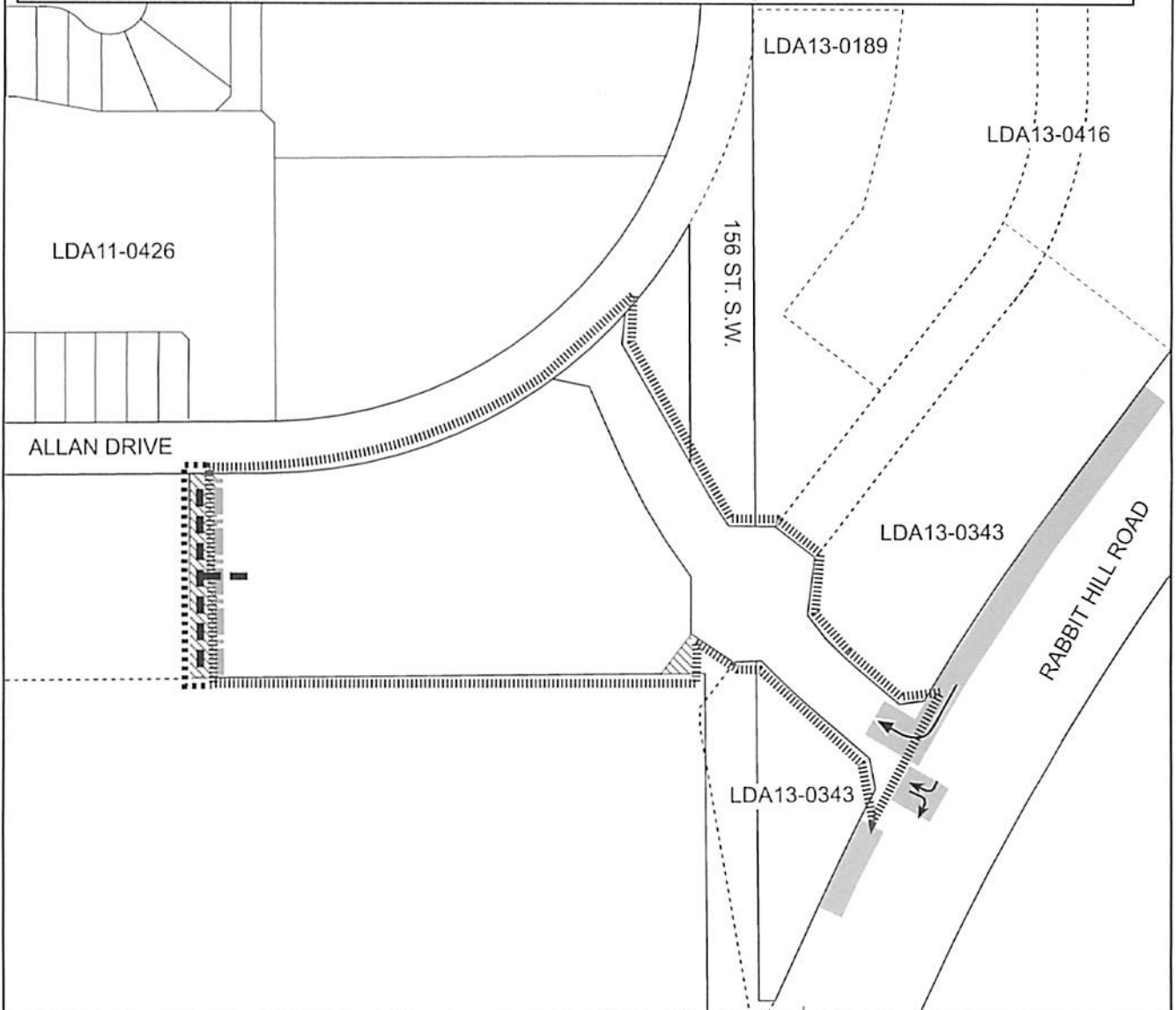
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 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.



SUBDIVISION CONDITIONS OF APPROVAL MAP

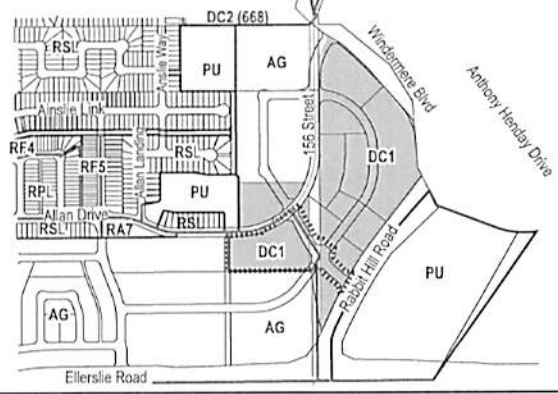
March 13, 2013

LDA 13-0181

	Limit of Proposed Subdivision		Register as Legal Road-Right-of-Way
	Construct 3m Hard Surfaced Shared Use Path to a Residential Alley Standard with T Bollards, Landscaping and Lighting		Right in, Right out intersection
	Amend the Subdivision Boundary		Include in Engineering Drawings
			Minimum 1.2m Screen Fence
			Turn Bay



	Titled area to be subdivided
	Subdivision area





Subdivision Authority

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

March 13, 2013

File No. LDA13-0252

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

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create one (1) Municipal Reserve parcel from Lot 1, Block 21, Plan 1026207 and one (1) commercial lot from a portion of Lot 1, Plan 9422589 to be consolidated with Lot 1, Block 21, Plan 1026207; located west of 116 Street NW and north of 104 Avenue NW; **OLIVER**

I The Subdivision by Plan is APPROVED on March 13, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.023 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 dedicate Municipal Reserve in the amount of 0.232 ha by a Deferred Reserve Caveat to Lot 1, Block 21, Plan 1026207, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide money-in-place of Municipal Reserve, in the amount of \$146,928.60 representing 0.026 ha to Plan 942 2589 pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 6 m shared use path as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner eliminate all existing private drainage connections between separately tilted lots prior to the registration of the plan of subdivision;
8. that LDA14-0106 to amend the Edmonton Zoning Bylaw receive third reading prior to endorsement of this subdivision; and

9. 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
 4. that the engineering drawings include construction of an offsite water distribution main complete with on-street hydrants at 90 m spacing located on 104 Avenue NW, as shown on the "Conditions of Approval Map", Enclosure I; and
 5. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians walkways to the satisfaction of the Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve for Plan 942 2589 has been addressed by Deferred Reserve Caveat (DRC) 93-X-198-S. The 0.397 ha DRC will be reduced by 0.026 ha by money-in-place of land and the remainder the 0.371 is to be carried forward on Plan 942 2589.

MR in the amount 0.255 ha is owing for Lot 1, Block 21, Plan 1026207. MR dedication in the amount of 0.023 ha will be provided as land and the remaining 0.232 ha will be carried forward as a DRC 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 Mr. Travis Pawlyk at 780-496-5369 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/tp/Posse #139212537-001

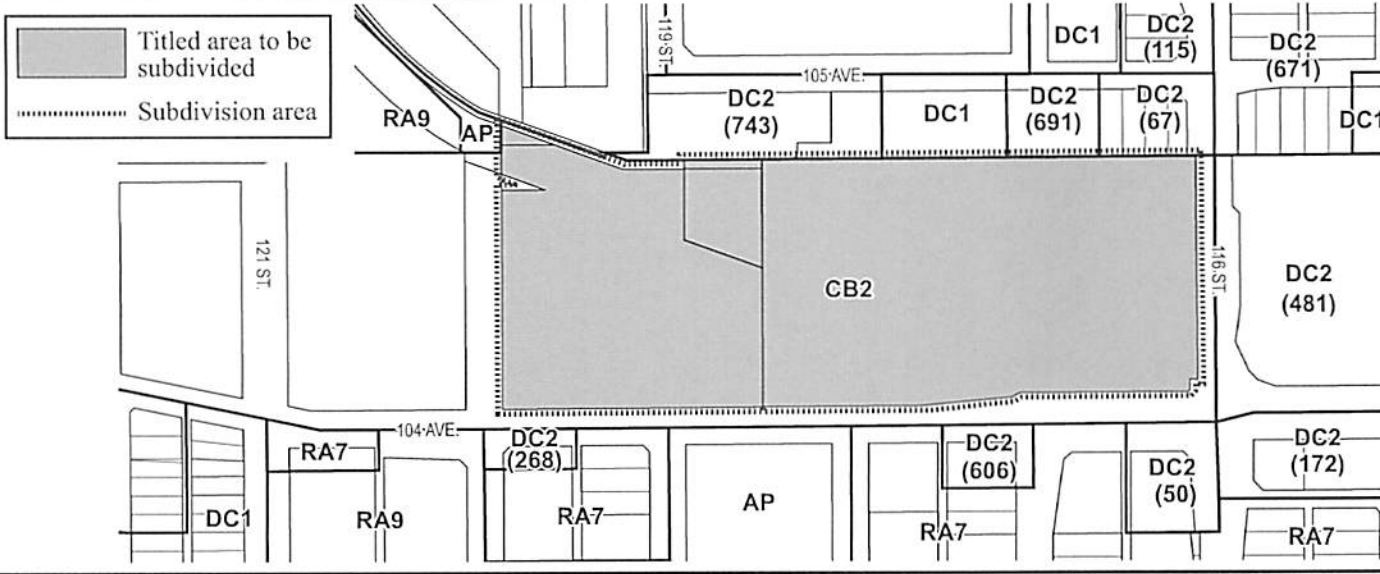
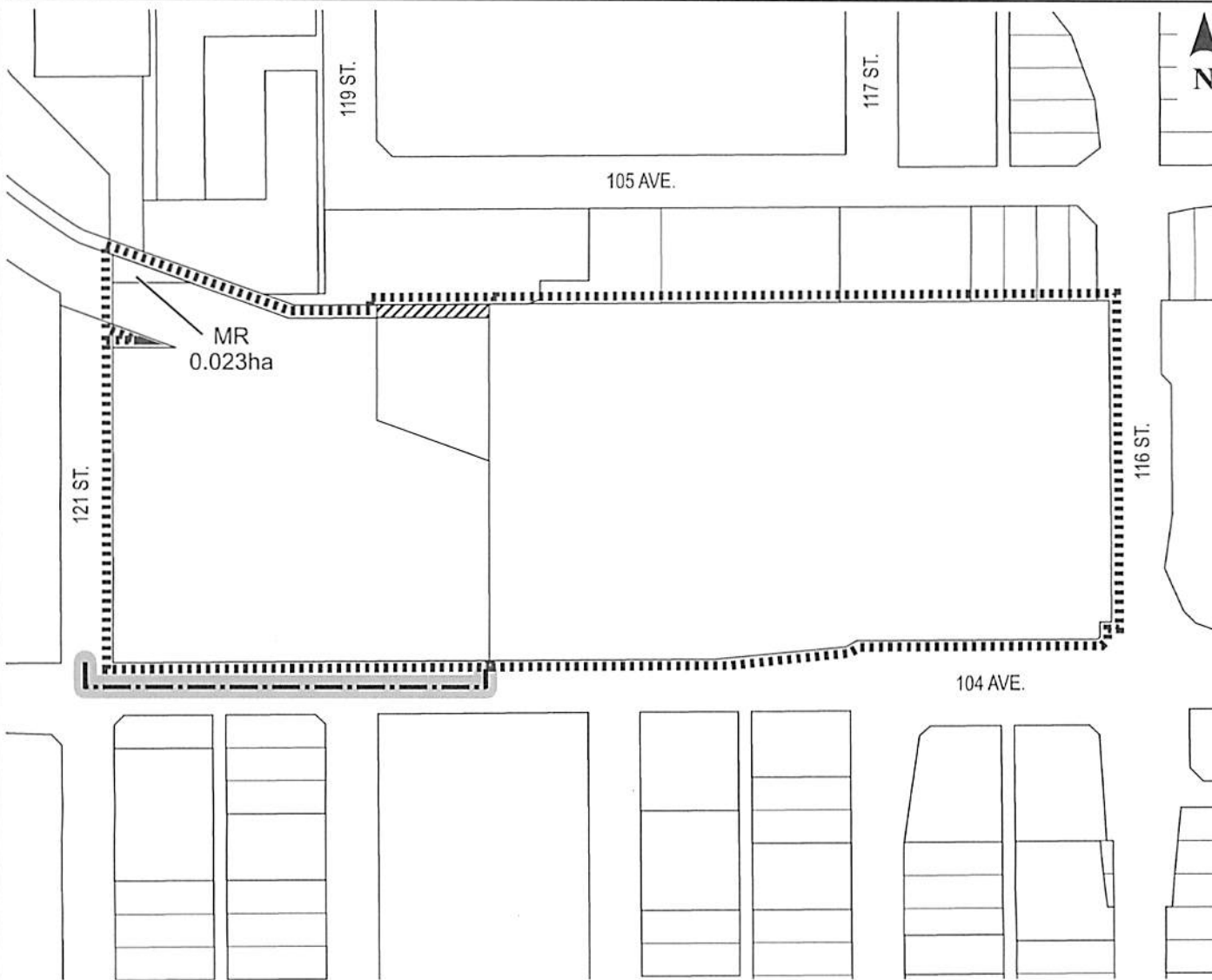
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2013

LDA 13-0252

- Limit of Proposed Subdivision
- Water Main Upgrade with Hydrant Construction at 90m Spacing
- Dedicate 6m Road Right-of-Way
- Include in Engineering Drawing





Subdivision Authority

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

March 13, 2014

File No. LDA13-0353

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 47 single detached residential lots from NE 22-51-25-4, located south of Ellerslie Road SW and west of 156 Street SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED, on March 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., 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 subdivision LDA13-0354 be approved and registered prior to or concurrent with this application to provide the logical roadway extension;
4. that the walkways be registered as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare an easement to accommodate a temporary turnaround 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 Permanent Area Contributions [and/or lateral Sewer Oversizing Charges] for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include a temporary 12 m radius gravel turnaround with bollards, (required prior to CCC for roads), as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
8. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, (required prior to CCC for roads), as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
9. that the owner construct a 3 m hard-surface shared use path, within the walkways, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct walkways with a 3 m hard-surface shared use path with bollards, lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a noise attenuation fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct all fences positioned wholly on privately owned land 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 right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services & Utilities.

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

Municipal Reserve was addressed in a previous subdivision with LDA11-0122. The Deferred Reserve Caveat 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 5 days from the date the decision is mailed.

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

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

Yours truly,











Scott Mackie
Subdivision Authority

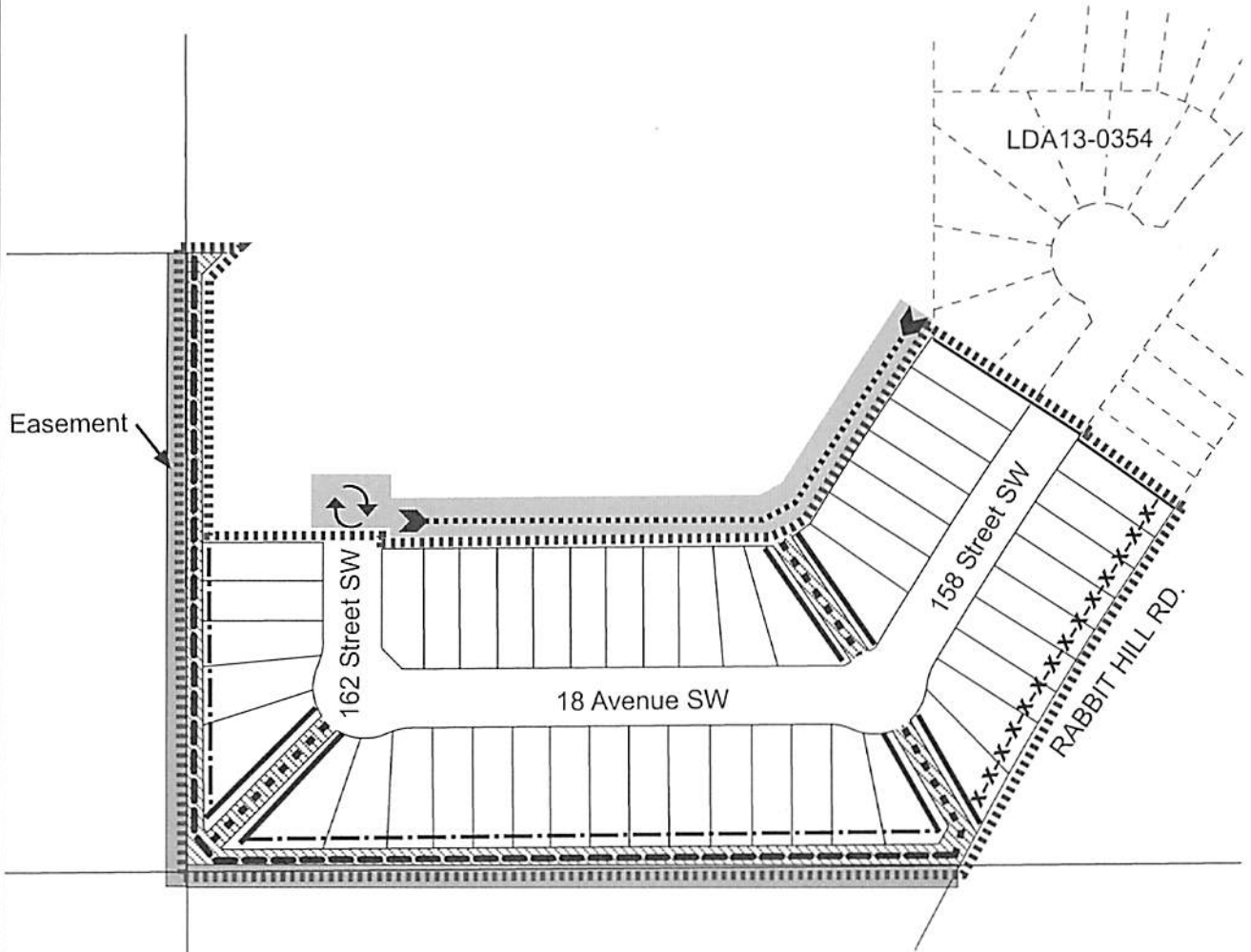
SM/sb/Posse #141869785-001
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

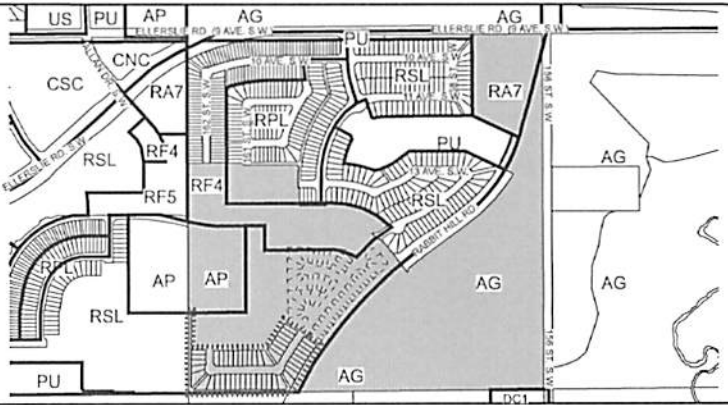
March 13, 2014

LDA 13-0353

- Limit of Proposed Subdivision
-  Register as Legal Road Right-of-Way
-  Construct 4m Temporary Gravel Emergency Access with T-Bollards
-  Construct 3m Hard-Surfaced Shared Use Path with Dividing Centreline, "Shared Use" Signage, Lighting, Bollards, and Landscaping
-  12m Radius Temporary Gravel Turnaround
-  Construct a 3m Hard-Surface Shared Use Path with Bollards and Lighting
-  Construct a 1.8m Noise Attenuation Fence
-  Construct a 1.8m Wood Screen Fence as per Zoning Bylaw
-  Construct a 1.2m Uniform Fence
-  Include in Engineering Drawings
-  Provide Easement



-  Titled area to be subdivided
-  Subdivision area





March 13, 2014

File No. LDA13-0354

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 50 single detached residential lots from NE 22-51-25-4, located south of Ellerslie Road SW and west of 156 Street SW; **GLENRIDDING HEIGHTS**

I The Subdivision by Plan is APPROVED, on March 13, 2014 subject to the following conditions:

1. that the subdivision cannot be registered until Bylaw 16028, south of Ellerslie Road, is approved by Council. The closure area must be consolidated with adjacent parcels prior to registration of this subdivision;
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 complete dedication of Rabbit Hill Road SW from Ellerslie Road SW to the south side of the Storm Management Facility and from the intersection of Glenridding Boulevard SW to the south property line of the parent parcel, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Transportation Services;
5. that the subdivision boundary be amended to include the dedication of the intersection of Glenridding Way SW & Glenridding Boulevard SW to accommodate the construction requirements within the roadway, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
6. that the owner dedicate Rabbit Hill Road SW as road right-of-way from Ellerslie Road SW to the south side of the Storm Management Facility and from the intersection of Glenridding Boulevard SW to the property line of the parent parcel, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Transportation Services;
7. that the owner clear and level Rabbit Hill Road SW as required for road right of way dedication to the satisfaction of Transportation Services; 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 for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct the first 2 lanes of Rabbit Hill Road SW to an arterial roadway standard, from Ellerslie Road SW to the south side of the intersection at Glenridding Boulevard SW, including channelization, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services, preliminary Plans are required to be approved for Rabbit Hill Road SW prior to the approval of engineering drawings for arterial and subdivision;
8. that the engineering drawings include 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
9. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I, prior to CCC for roads at the discretion and direction of Transportation Services; to the satisfaction of Transportation Services;
10. that the engineering drawings include grading plans for Rabbit Hill Road SW, south of Glenridding Boulevard SW, to the satisfaction of Development Planning and Engineering;
11. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I, prior to CCC for roads at the discretion and direction of Transportation Services; to the satisfaction of Transportation Services;
12. that the engineering drawings include grading plans for Rabbit Hill Road SW, south of Glenridding Boulevard SW, to the satisfaction of Development Planning and Engineering;
13. that the owner construct the portion of Glenridding Boulevard SW, west of the local road to Glenridding Way SW, as a temporary connection. The temporary

roadway shall be constructed as a minimum 9 m paved cross-section with ditch drainage and temporary street lighting, as shown on the "Conditions of Approval" map, Enclosure I, prior to CCC for roads, to the satisfaction of Transportation Services;

14. that the owner construct a temporary road connection from the south end of Rabbit Hill Road to tie into the existing 156 Street to the east, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Transportation Services;
15. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawings #5205, within residential property lines for all lots backing or flanking Rabbit Hill Road SW, to conform to the submitted Noise Study, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
16. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
17. 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 Transportation Services, Sustainable Development and Financial Services and Utilities.

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

Municipal Reserve was addressed in a previous subdivision with LDA11-0122. The existing Deferred Reserve Caveat 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 5 days from the date the decision is mailed.

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

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

Yours truly,

Scott Mackie
Subdivision Authority










SM/sb/Posse #141869315-001

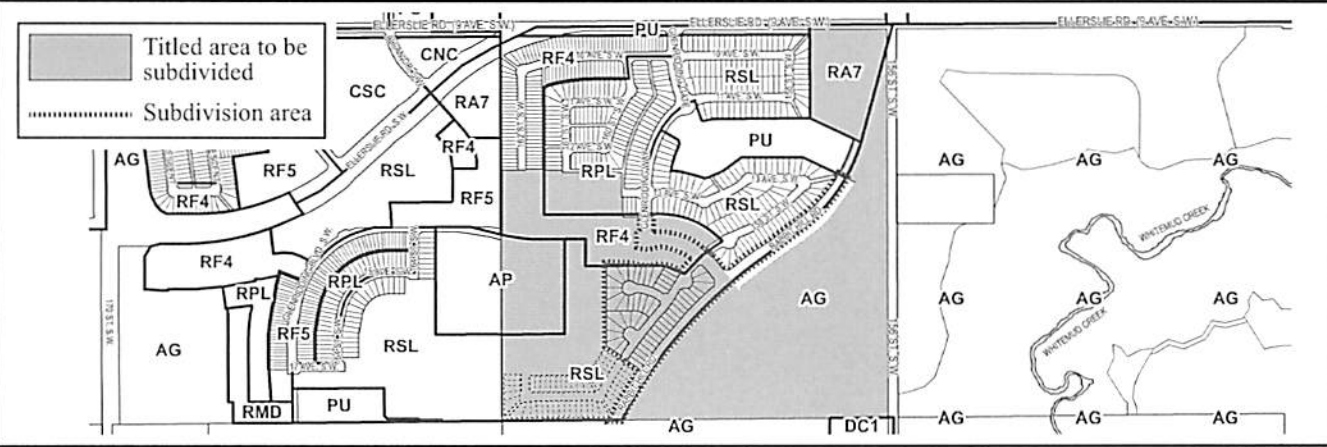
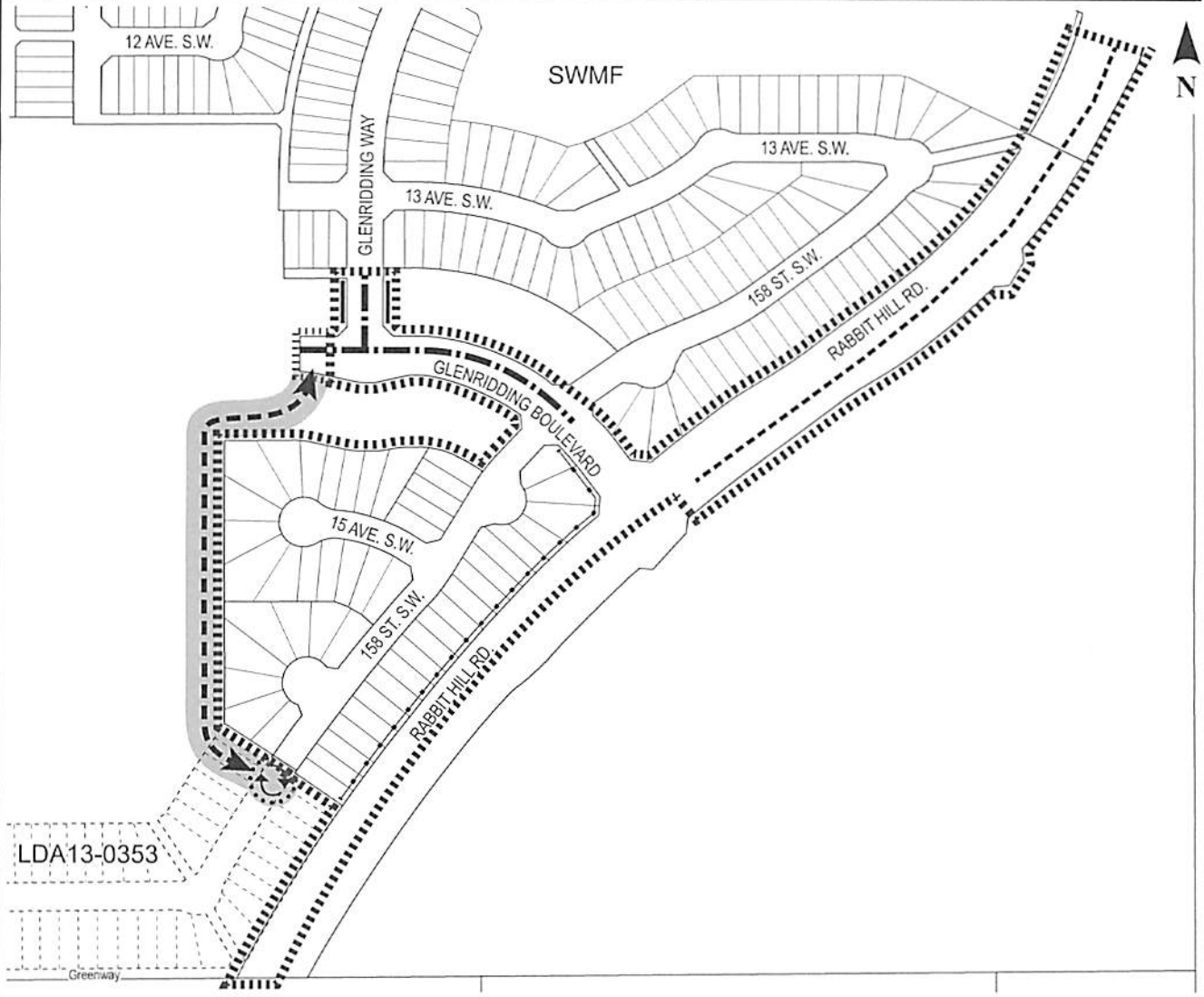
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2014

LDA 13-0354

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Construct 12 m temporary gravel turnaround with bollards |
|  | Amend subdivision boundary to include |  | Construct 4 m temporary gravel emergency access with T-bollards |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Include in Engineering Drawings |
|  | Noise attenuation fence |  | Construct the first 2 lanes of Rabbit Hill Road |
|  | Construct minimum 9m temporary paved collector roadway | | |






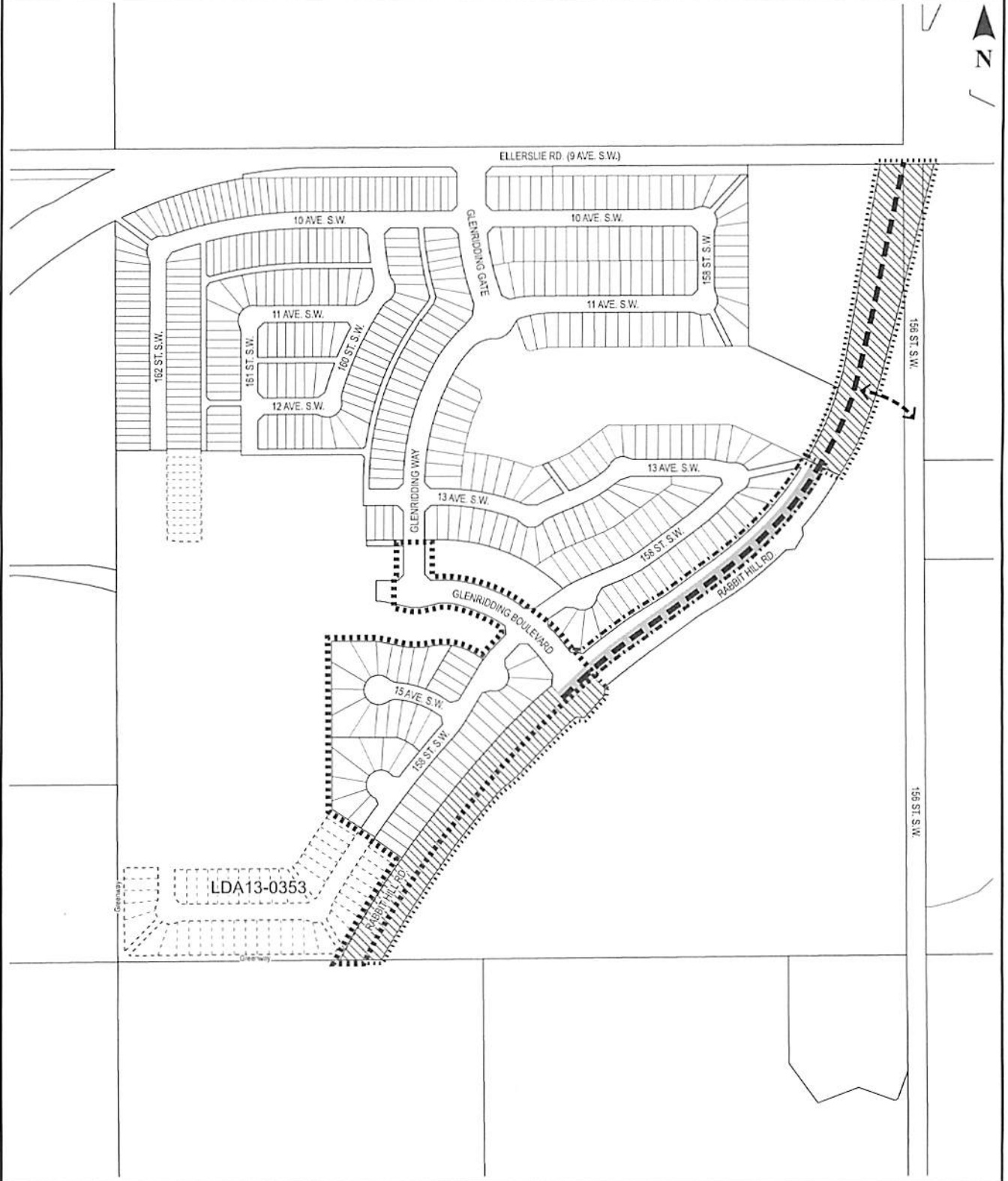
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2014

LDA 13-0354

- Limit of proposed subdivision
- Amend subdivision boundary to include
- Amend subdivision boundary to exclude
- Construct first 2 lanes of Rabbit Hill Road

-  Dedicate road right-of-way for Rabbit Hill Road SW
-  Construct a temporary road connection
-  Include in Engineering Drawings





March 13, 2014

File No. LDA13-0464

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

ATTENTION: Marcel Burkholder

Dear Mr. Burkholder:

RE: Tentative plan of subdivision to create 62 single detached residential lots and 2 Public Utility lots from Lot 1, Plan 8120646 and SW-23-51-24-4 located south of 18 Avenue SW and east of 66 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on March 13, 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 a portion of the roadway and utility lot, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the approved subdivisions within the Walker Neighbourhood (File No. LDA11-0409 and LDA12-0355) be registered prior to or concurrent with this application;
6. that the owner dedicate road right-of-way as shown on the "Conditions of Approval" map, Enclosure I, to conform to an approved Concept Plan or to the satisfaction of Transportation Services; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments 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/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct Wonnacott Way to the Satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide curb extensions, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
12. 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 is a map of the subdivision identifying major conditions of this approval.

Municipal Reserves have been provided with LDA09-0187, LDA11-0411 and LDA12-0355. Deferred Reserve Caveat (DRC) 112 372 948 will be carried forward on title for SW 23-51-24-4. DRC 122 411 438 will be carried forward on title for Lot 1, Plan 8120646.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Madeleine Baldwin at (780) 496-5672 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/mb/Posse #144847529-001

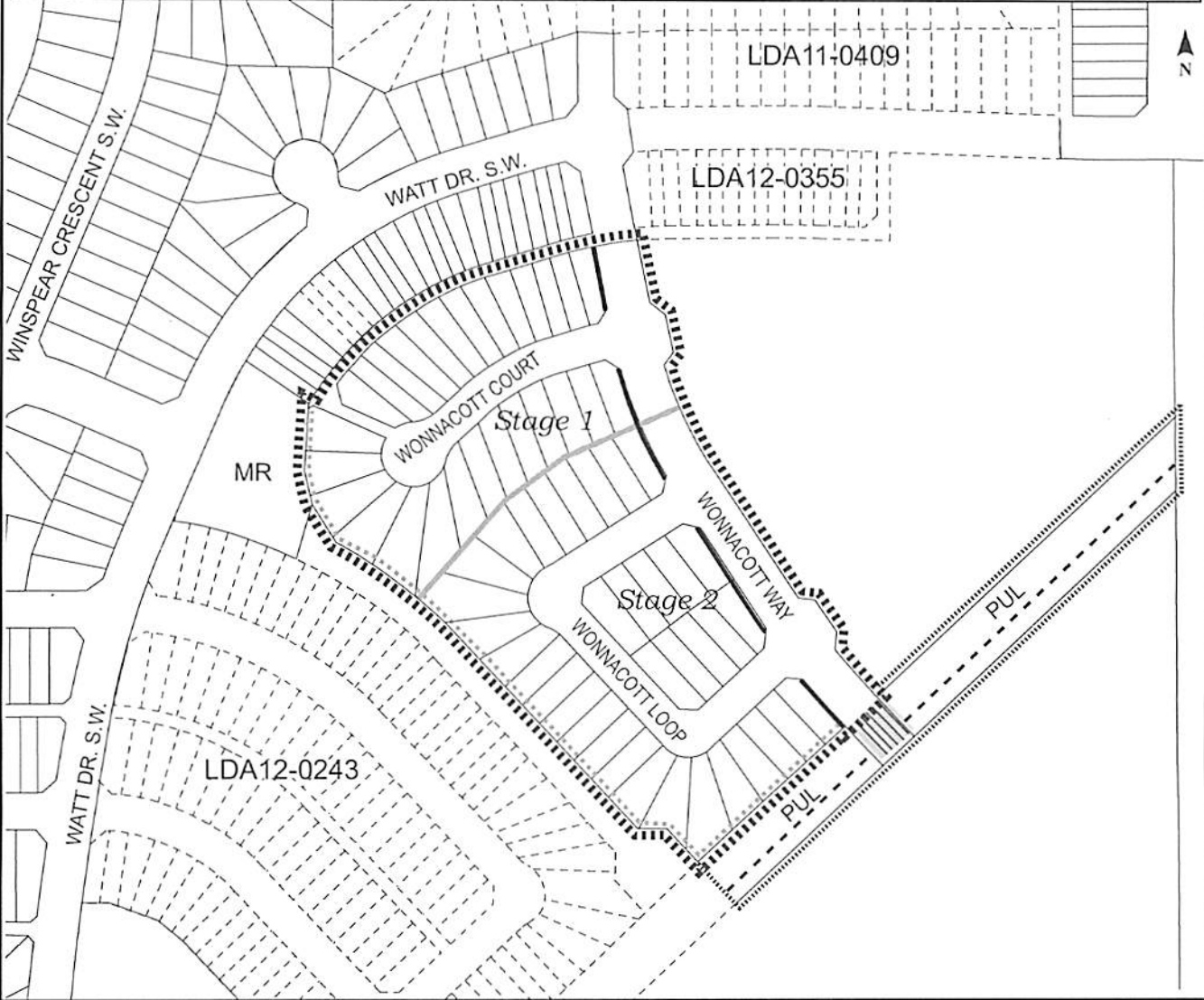
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

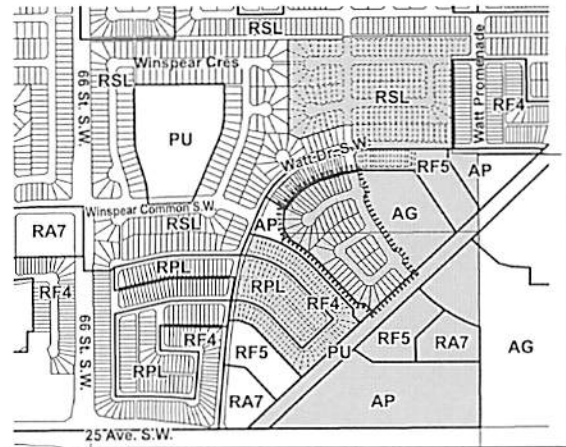
March 13, 2014

LDA13-0464

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬ 1.8m uniform fence as per Zoning Bylaw
- ▬▬▬▬▬▬▬ 1.2m uniform fence
- ▬▬▬▬▬▬▬ Stage boundary
- ▬▬▬▬▬▬▬ Dedicate road right-of-way and construct
- ▬▬▬▬▬▬▬ Construct a 3.0m shared use path
- ▬▬▬▬▬▬▬ Zebra marked crosswalk with curb ramps, pedestrian signage and bollards



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





Subdivision Authority

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

March 13, 2014

File No. LDA13-0189

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) commercial lots from SW 26-51-25-4, and Lot A, Plan 1368NY, located west of Rabbit Hill Road SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on March 13, 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 subdivisions within the Ambleside Neighbourhood, LDA13-0181 and LDA13-0343 be registered prior to or concurrent with this application;
4. that Bylaw 16712 to amend the Edmonton Zoning Bylaw and LDA13-0075 LC to close a portion of 156 Street SW, receive third reading prior to endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
7. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, and Sustainable Development.

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

Municipal Reserve was addressed with LDA13-0181.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #137513492-001

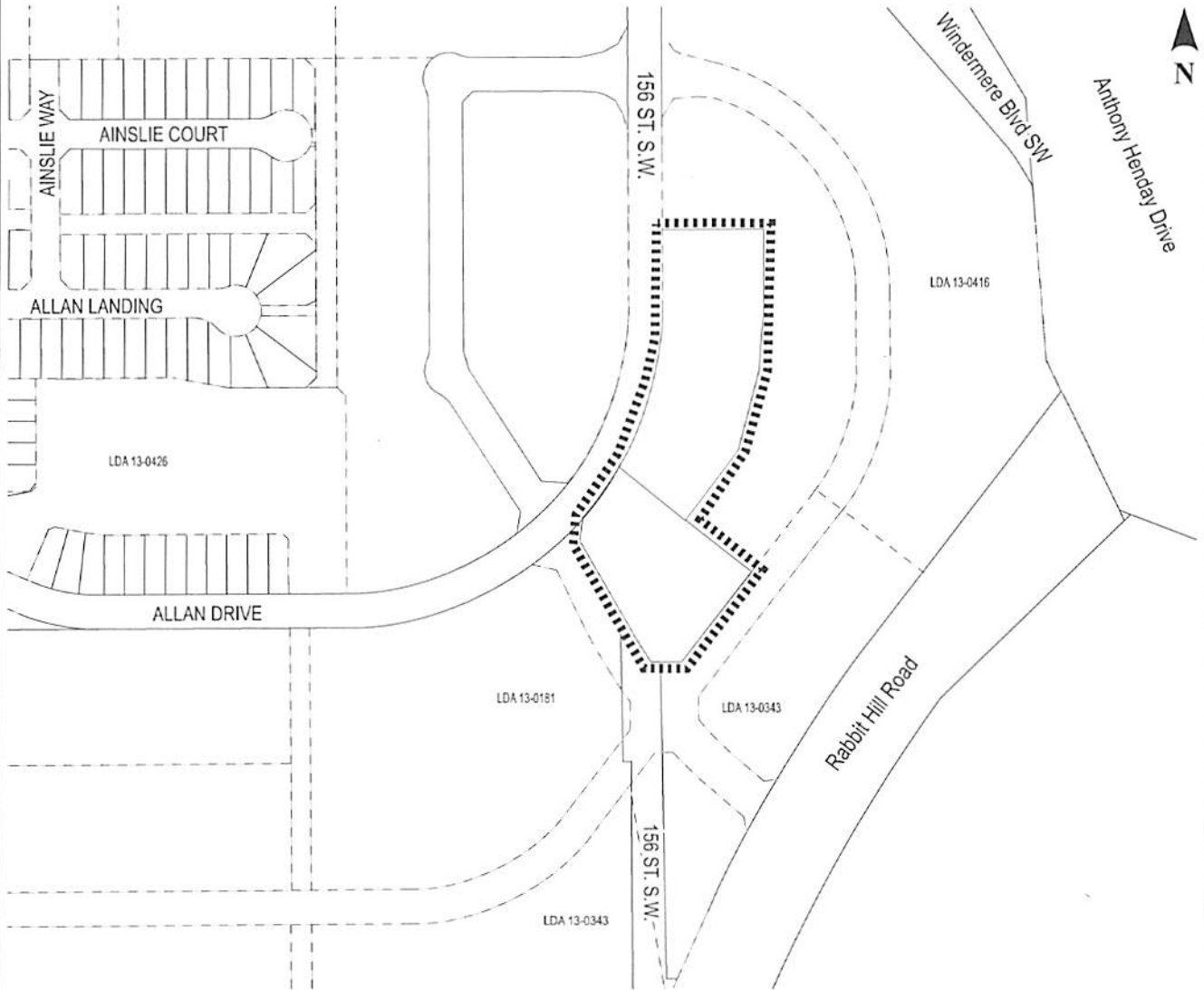
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

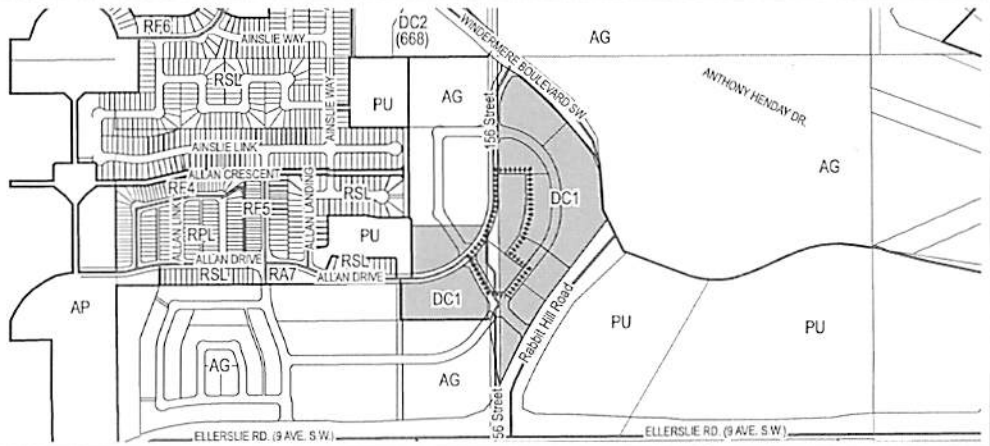
March 13, 2013

LDA 13-0189

Limit of proposed subdivision



Titled area to be subdivided
Subdivision area





Subdivision Authority

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

March 13, 2014

File No. LDA13-0343

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create three (3) commercial lots from SW 26-51-25-4, located west of Rabbit Hill Road SW and south of Windermere Boulevard SW;
AMBLESIDE

I The Subdivision by Plan is APPROVED on March 13, 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 subdivisions within the Ambleside Neighbourhood LDA13-0181 be registered prior to or concurrent with this application;
4. that Bylaw 16712 to amend the Edmonton Zoning Bylaw and LDA13-0075 LC to close a portion of 156 Street SW, receive third reading prior to endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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

4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the engineering drawings include the 300mm offsite water main connection as per approved Hydraulic Network Analysis, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers in the location shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction, to the satisfaction of the Transportation Services. This turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services; and
9. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, and Sustainable Development.

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

Municipal Reserve was addressed with LDA13-0181.

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. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/as/Posse #141584354-001

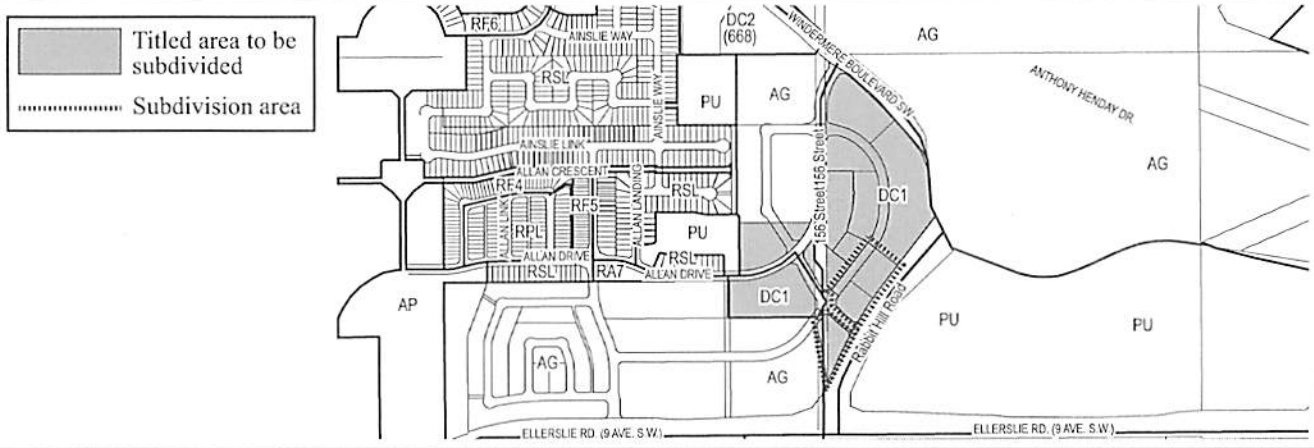
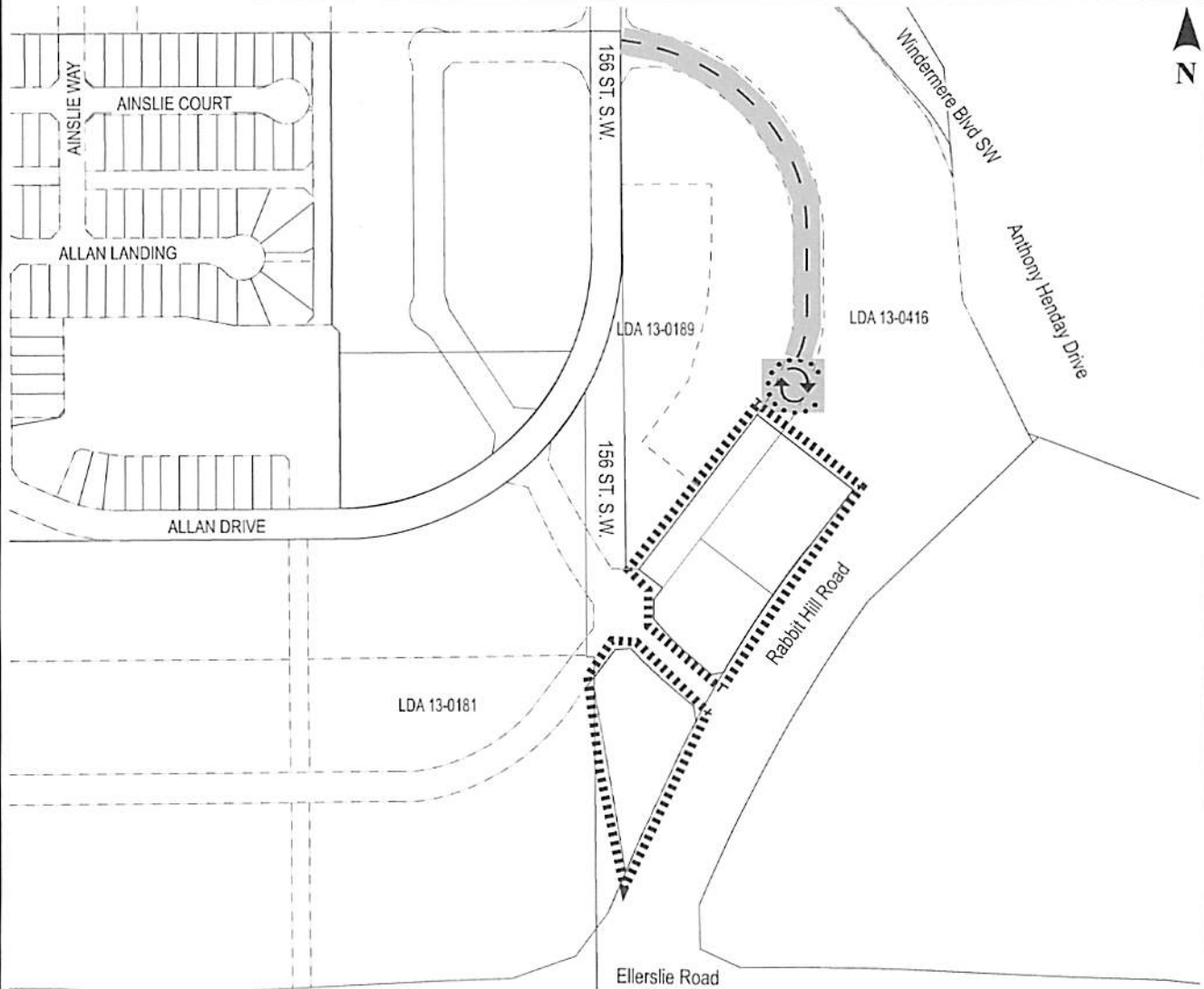
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2014

LDA 13-0343

- Limit of proposed subdivision
- Construct a 12.0m gravel temporary turnaround with bollards
- Include in Engineering Drawing
- Water Service





Subdivision Authority

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

March 13, 2014

File No. LDA13-0416

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create five (5) commercial lots from SW 26-51-25-4, located east of 156 Street SW and south of Windermere Boulevard SW;
AMBLESIDE

I The Subdivision by Plan is APPROVED on March 13, 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 owner dedicate road right-of-way to conform to an approved Concept Plan, to the satisfaction of Transportation Services, for Windermere Boulevard, from boundary of the Transportation Utility Corridor (TUC) west of Rabbit Hill Road, to the east side of the existing 156 Street government road allowance, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to Condition 3, the owner clear and level Windermere Boulevard as required for road right-of-way dedication to the satisfaction of Transportation Services;
5. that the approved subdivisions within the Ambleside Neighbourhood (File No. LDA13-0181 and LDA13-0343) be registered prior to or concurrent with this application;
6. that Bylaw 16712 to amend the Edmonton Zoning Bylaw and LDA13-0075 LC to close a portion of 156 Street SW, receive third reading prior to endorsement of this subdivision; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit

- infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
 3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
 4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
 5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
 6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
 7. that the engineering drawings include the construction of Windermere Boulevard to a four lane divided arterial roadway standard, from 156 Street to tie into the existing four lane cross section at Rabbit Hill Road, including an east bound right-turn bay, a west bound left turn bay, channelization, accesses, intersections, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I; and
 8. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, and Sustainable Development.

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

Municipal Reserve was addressed with LDA13-0181.

Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,

**Scott Mackie
Subdivision Authority**

SM/as/Posse #142986384-001

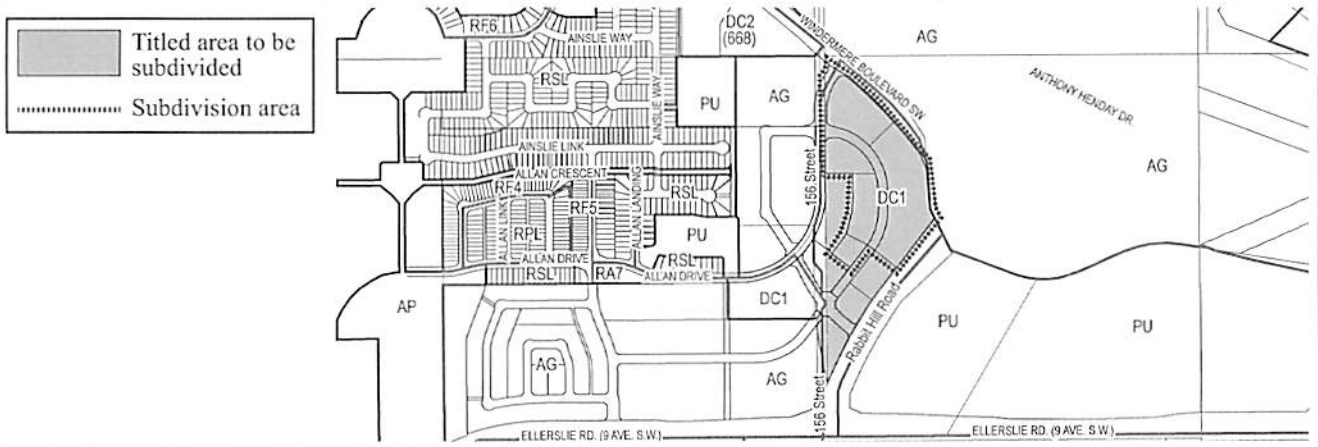
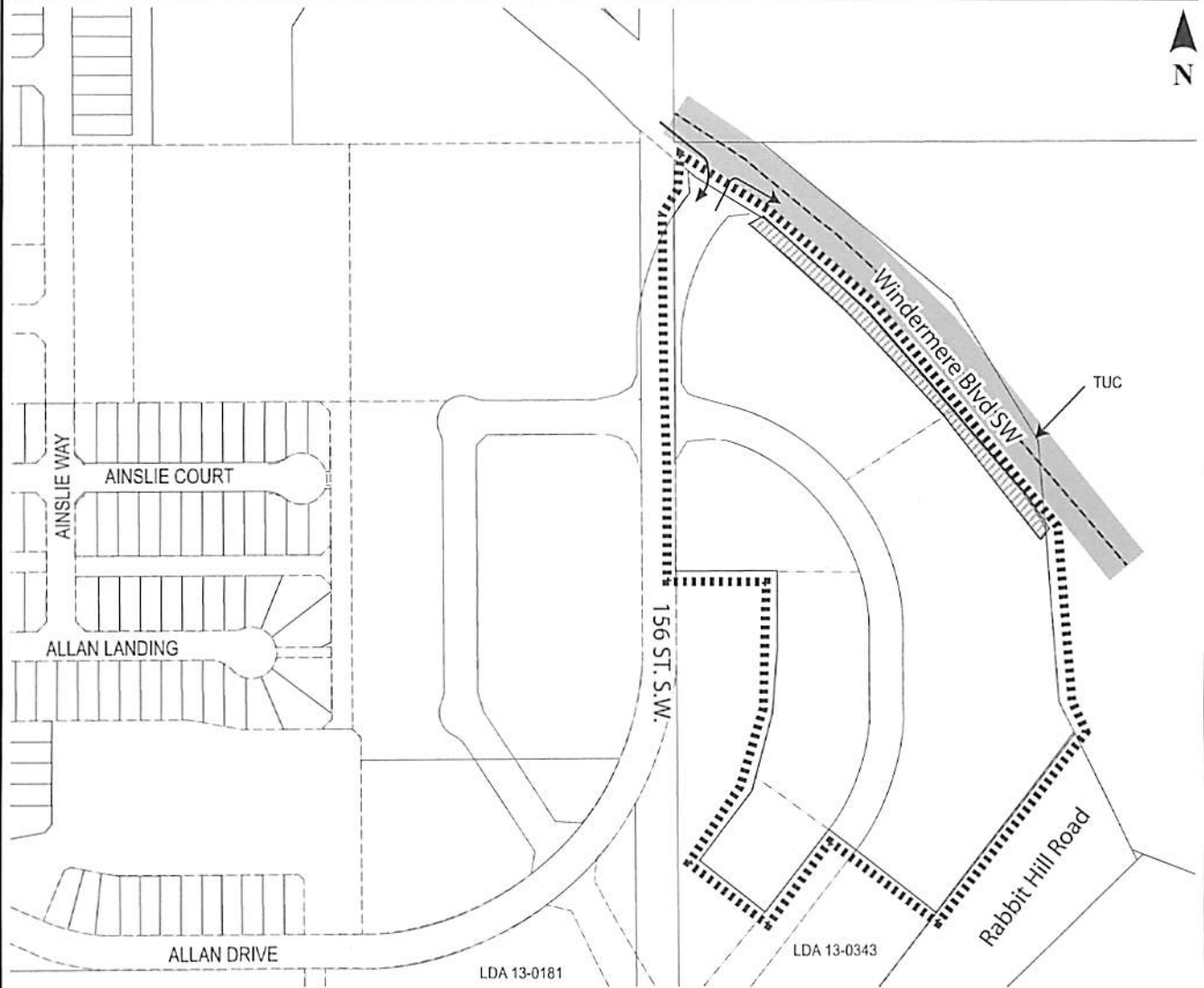
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2014

LDA 13-0416

- Limit of proposed subdivision
- Construct to 4 lane arterial standard
- ▨ Dedicate, clear and level Windermere Blvd.
- ▭ Include in Engineering Drawing
- ↪ Construct Turn bays



Thursday, March 6, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 10

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

1. ADOPTION OF AGENDA

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the March 6, 2014 meeting be adopted as amended.
-------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

2. ADOPTION OF MINUTES

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the February 20, 2014 meeting be adopted.
-------	--

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

3. OLD BUSINESS

1.	LDA13-0132 136351699-001	Tentative plan of subdivision to create one (1) multiple family residential lot, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from NW 30-51-24-4, located west of 119 Street NW and south of 9B Avenue NW; TWIN BROOKS
----	-----------------------------	---

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

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

4. NEW BUSINESS

1.	LDA12-0323 129346059-001	Tentative plan of subdivision to create 90 single detached residential lots, two (2) Public Utility Lots , and one (1) Private Utility Lot from the SE 19-53-25-4 and SW 19-53-25-4, located west of 204 Street NW and south of Trumpeter Way; TRUMPETER
----	-----------------------------	---

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

FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
----------------	------------------------------	----------------

2.	LDA12-0427 131843913-001	Tentative plan of subdivision to create 52 semi-detached residential lots from NE 25-52-26-4 located west of 215 Street NW and north of Rosenthal Link NW; ROSENTHAL	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
3.	LDA13-0084 135642069-001	Tentative plan of subdivision to create 89 single detached lots, 12 semi-detached lots, and one (1) multi-family residential lot from Lot 3, Block 1, Plan 122 4640, located east of 66 Street and north of 170 Avenue; McCONACHIE	
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		