

Thursday, May 08, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 8, 2014 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 1, 2014 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA13-0411 143353337-001	Tentative plan of subdivision to create 10 single detached residential lots, 8 semi-detached residential lots, and one (1) Municipal Reserve lot from SE-25-51-24-4, located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH	
MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell, Scott Mackie		CARRIED
2.	LDA13-0453 144468274-001	Tentative plan of subdivision to create 63 single detached residential lots, 70 semi-detached residential lots, 24 row housing residential lots, one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from SE-25-51-24-4, located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH	
MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended		
FOR THE MOTION	Blair McDowell, Scott Mackie		CARRIED

3.	LDA13-0339 141688734-001	Tentative Plan of subdivision to create one (1) multiple family residential lot from Lot 8, Block 5, Plan 032 4429, located south of 142 Avenue NW and east of 140 Street NW; HUDSON
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved
FOR THE MOTION		Blair McDowell, Scott Mackie CARRIED
4.	LDA13-0462 144237594-001	Tentative plan to create one (1) commercial condo unit and (1) remnant unit from Lot 9, Block 3, Plan 1025566 by phased condominium located south of 55 Avenue and west of 50 Street; ROPER INDUSTRIAL
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Scott Mackie, Blair McDowell CARRIED
5.	LDA13-0128 136494063-001	Tentative plan of subdivision to create twenty-three (23) single detached residential lots from the NE 25-52-26-W4M, located west of Winterburn Road NW and south of Rosenthal Link NW; ROSENTHAL
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.
FOR THE MOTION		Scott Mackie, Blair McDowell CARRIED
6.	LDA13-0267 139882764-001	Tentative plan of subdivision to create two (2) medium density residential lots from a portion of Lot C, Plan 1456 RS located south of 137 Avenue NW and east of 199 Street; STARLING
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved
FOR THE MOTION		Scott Mackie, Blair McDowell CARRIED
7.	LDA13-0535 146503660-001	Tentative plan of subdivision to create 48 row housing lots, and four (4) semi-detached residential lots, from NE 25-52-26-W4M located west of Winterburn Road NW and south of Rosenthal Link NW; ROSENTHAL
MOVED		Blair McDowell, Scott Mackie That the application for subdivision be Approved
FOR THE MOTION		Scott Mackie, Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

May 8, 2014

File No. LDA13-0411

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 10 single detached residential lots, eight (8) semi-detached residential lots, and one (1) Municipal Reserve lot from SE-25-51-24-4, located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on May 8, 2014 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.68 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., 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 additional road right-of-way for Ellerslie Road SW from 38 Street SW to 34 Street SW, as shown on the "Conditions of Approval" map, Enclosure II, to conform to an approved concept plan or to the satisfaction of Transportation Services;
5. that the subdivision boundary be amended to exclude the existing portion of Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare a utility right-of-way for the offsite sanitary sewer extension, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Financial Services and Utilities;
7. that the owner prepare easements for the Stormwater Management Facility as shown on the "Conditions of Approval" map, Enclosure II, and the associated all weather access road (not shown on Enclosure II), to the satisfaction of Financial Services and Utilities;

8. that the owner either dedicate additional road right-of-way or register an easement to facilitate the construction of Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure II, to conform to an approved Preliminary Plan or to the satisfaction of Transportation Services;
9. that subject to Conditions I(4) and I(8), the owner clear and level Ellerslie Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
10. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 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 engineering drawings include the 600 mm watermain connection to the booster station, relevant connections to the existing water network and stubs for future development, as shown on the "Conditions of Approval" Map, Enclosure II, to the satisfaction of Epcor Water;
8. that the engineering drawings include the first two lanes of Ellerslie Road SW to an arterial roadway standard, from the existing terminus of the urban portion of 50 Street SW to 38 Street SW, including a right turn bay and left turn bay into 38 Street SW, channelization, accesses, intersections, shared use path on the north side, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" Map, Enclosures I and II. Preliminary plans are required to be approved for Ellerslie Road SW prior to the approval of engineering drawings for the arterial and subdivision, to the satisfaction of Transportation Services;

9. that the owner pay for the installation of traffic signals at the intersection of Ellerslie Road SW and 38 Street SW, 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 discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
10. that the owner provide temporary storm drainage in the Ivor Dent Sports Park, and repair any damage to the storm drainage swale to the satisfaction of Financial Services and Utilities;
11. that the owner design and construct the offsite sanitary sewer extension, as shown on the “Conditions of Approval” map, Enclosure II, to the satisfaction of Financial Services and Utilities;
12. that the owner design and construct the ultimate Stormwater Management Facility as shown on the “Conditions of Approval” map, Enclosure II (including control manhole, outfall pipe, outfall structure and all weather access road), to the satisfaction of Financial Services and Utilities;
13. that the owner construct a “Key Pedestrian Crossing” at the T-intersection of 7 Avenue SW and 38 Street SW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” Map, Enclosure I, to the satisfaction of Transportation Services;
14. that the owner construct a 3 metre hard-surface shared use path on the east side of 38 Street SW, with a dividing yellow centreline and “Shared Use” signage, lighting, and bollards, as shown on the “Conditions of Approval” Map, Enclosure I, to the satisfaction of Transportation Services;
15. that the owner construct a 1.5 m concrete sidewalk within the walkway, with bollards and lighting, as shown on the “Conditions of Approval” Map, Enclosure I, to the satisfaction of Transportation Services;
16. that the owner construct all fences wholly on privately-owned lands, and the post and rail fence on the MR lot to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
17. that the owner is responsible for the 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 Reserves are being provided as a 0.68 ha parcel with this subdivision. The existing Deferred Reserve Caveat will be reduced accordingly and 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. 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,



FOR Scott Mackie
Subdivision Authority

SM/mb/Posse #143353337-001







Enclosure(s)

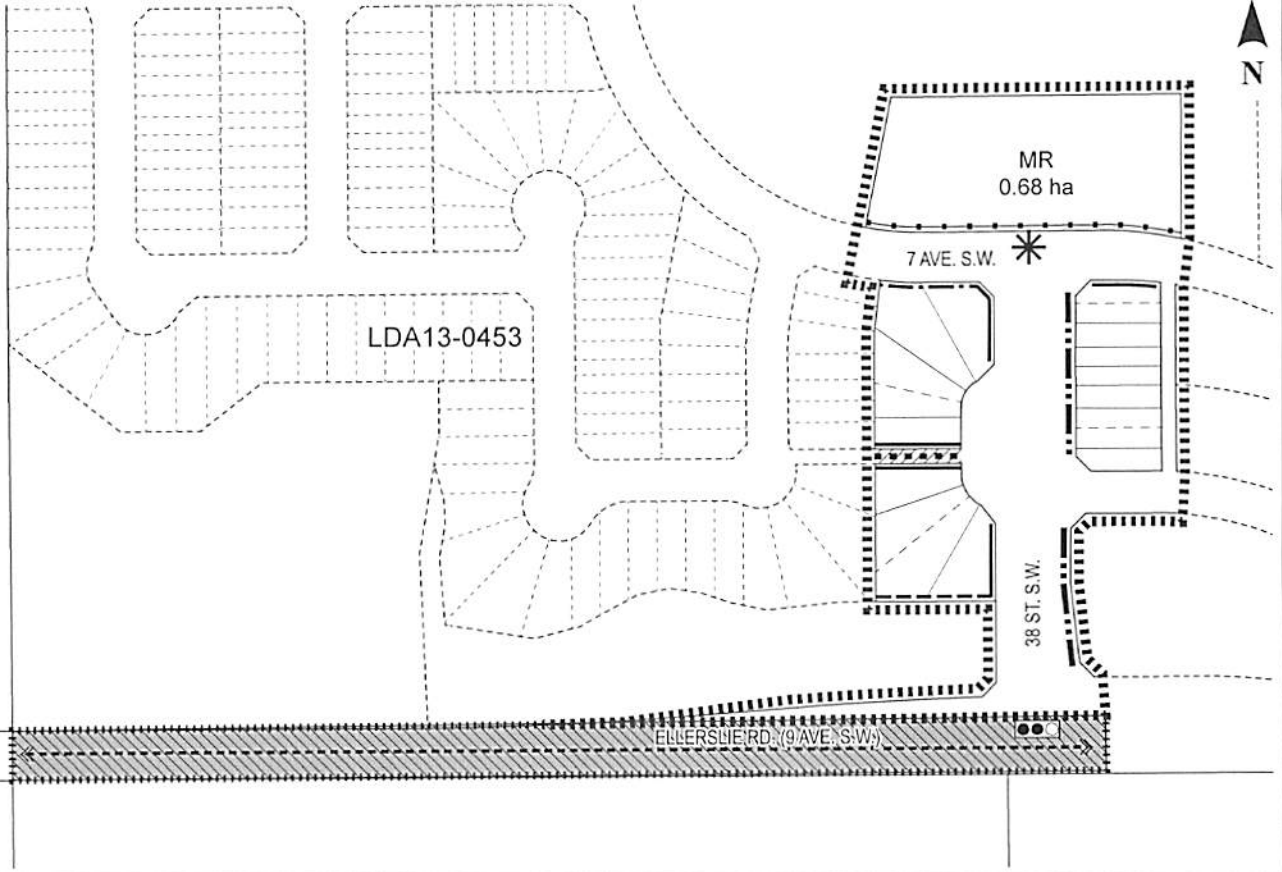
SUBDIVISION CONDITIONS OF APPROVAL MAP


May 8, 2014

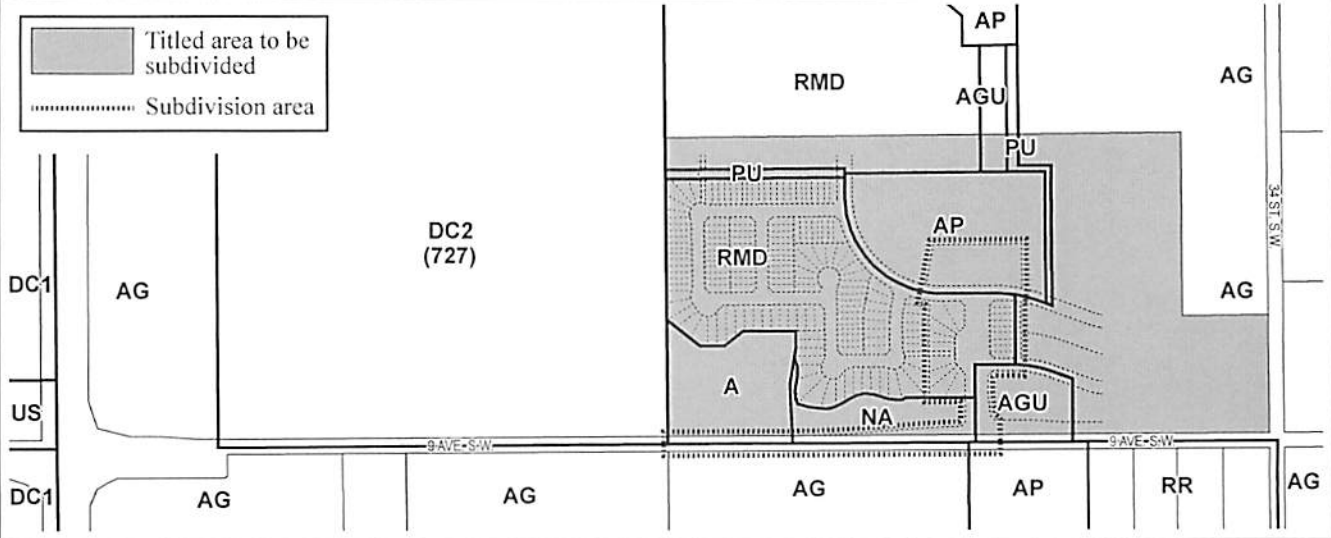
LDA 13-0411

- Limit of proposed subdivision
- 1.8m uniform screen fence as per Zoning Bylaw
- - - - 1.8 m uniform fence
- - - - 1.2 m uniform fence
- Post and rail fence
- 3 m hard surface shared use path with dividing yellow centreline, signage, lighting and bollards
- Construct 1.5 m concrete sidewalk with bollards and lighting

-  Register as road right-of-way
-  Pay for installation of traffic signals
-  Construct key pedestrian crossing
- Amend subdivision boundary to exclude existing Ellerslie Road
-  Include in Engineering Drawings
-  Construct first two lanes to an arterial roadway standard
-  600 mm water main



-  Titled area to be subdivided
- Subdivision area

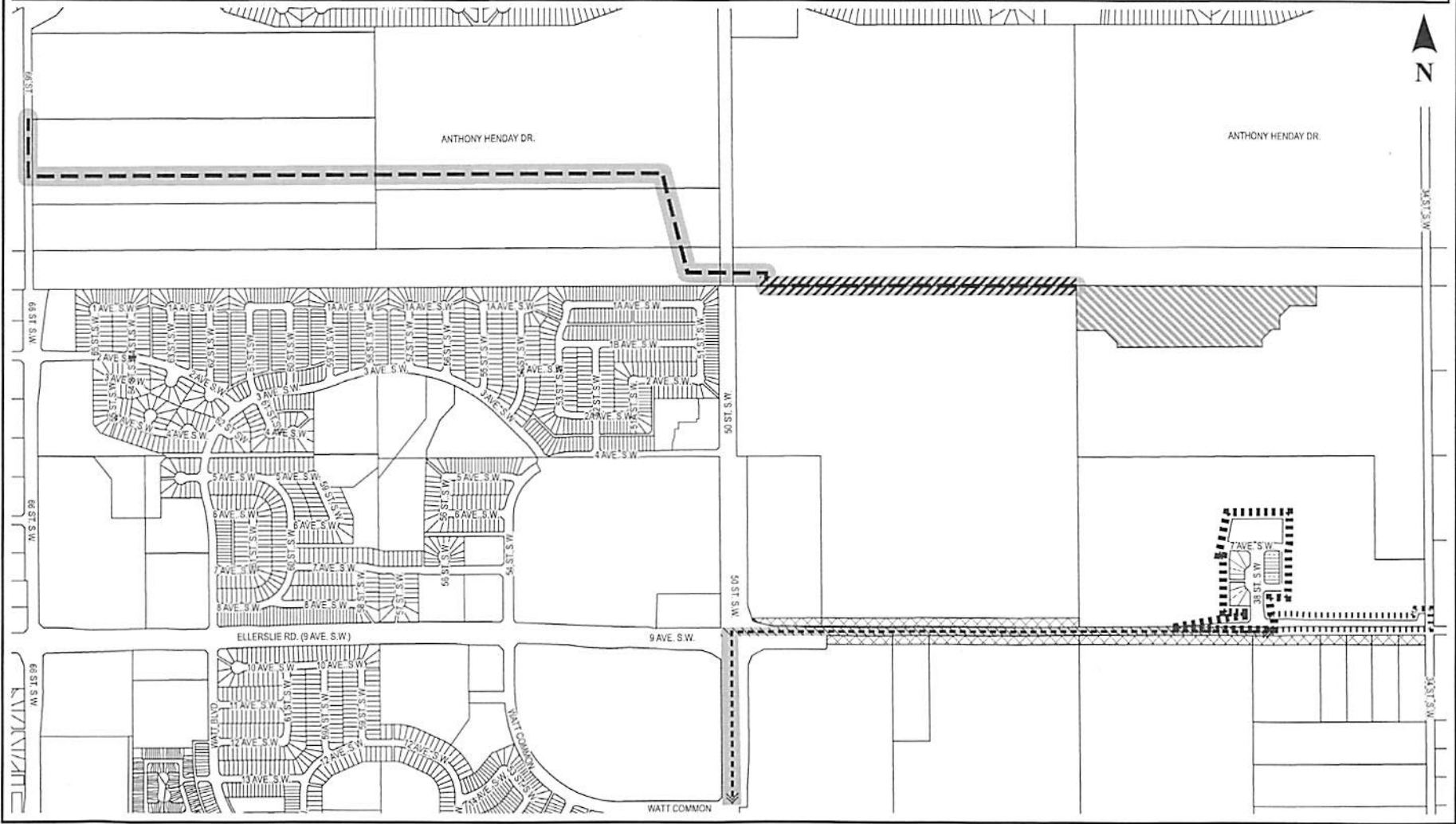


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 8, 2014

LDA 13-0411

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary for dedication of Ellerslie Road
- ▨▨▨▨▨▨▨ Prepare easement, design and construct storm water management facility
- ▨▨▨▨▨▨▨ Prepare utility right-of-way
- ◀- - - -> 600mm water main
- - - - Design and construct sanitary sewer extension
- ▨▨▨▨▨▨▨ Construct first two lanes to an arterial roadway standard
- ▨▨▨▨▨▨▨ Include in Engineering Drawings
- ▨▨▨▨▨▨▨ Provide additional road right-of-way or register an easement for the construction of Ellerslie Road





Subdivision Authority

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

May 8, 2014

File No. LDA13-0453

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 63 single detached residential lots, 70 semi-detached residential lots, 24 row housing residential lots, one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from SE-25-51-24-4, located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on May 8, 2014 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 2.27 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 1.01 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 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;
5. that the subdivision boundary be amended to include the dedication of road right-of-way in the northwest corner of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in stages at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision within the Charlesworth Neighbourhood (File No. LDA13-0411) be registered prior to or concurrent with this application;
8. that the owner register the walkways and the Public Utility lot as road rights-of-way, as shown on the "Conditions of Approval Map", Enclosure I; 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 (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/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 will not receive CCC for the storm and sanitary sewers without completion of the storm and sanitary requirements under LDA13-0411, to the satisfaction of Financial Services and Utilities;
8. that the owner construct two 12 metre radius gravel surface temporary turnarounds with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The turnarounds will be required prior to CCC for roads (or at the discretion of Transportation Services);
9. that the owner construct a "Key Pedestrian Crossing" as shown on the "Conditions of Approval" Map, Enclosure I, to the satisfaction of Transportation Services;
10. that the owner construct a 3 metre hard-surface shared use path with a dividing yellow centreline and "Shared Use" signage, lighting, and bollards, as shown on the "Conditions of Approval" Map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct a 1.5 m concrete sidewalk within the east walkway, with bollards, and lighting, as shown on the "Conditions of Approval" Map, Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct all fences wholly on privately-owned lands, and the post and rail fence on the MR and ER lots, to the satisfaction of Transportation Services and Sustainable Development, 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 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.

Environmental Reserve is being provided as a 2.27 ha parcel. Municipal Reserves are being provided as a 1.01 ha parcel. The existing Deferred Reserve Caveat created under LDA13-0411 will be reduced accordingly and 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. 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,



For

Scott Mackie
Subdivision Authority

SM/mb/Posse #144468274-001

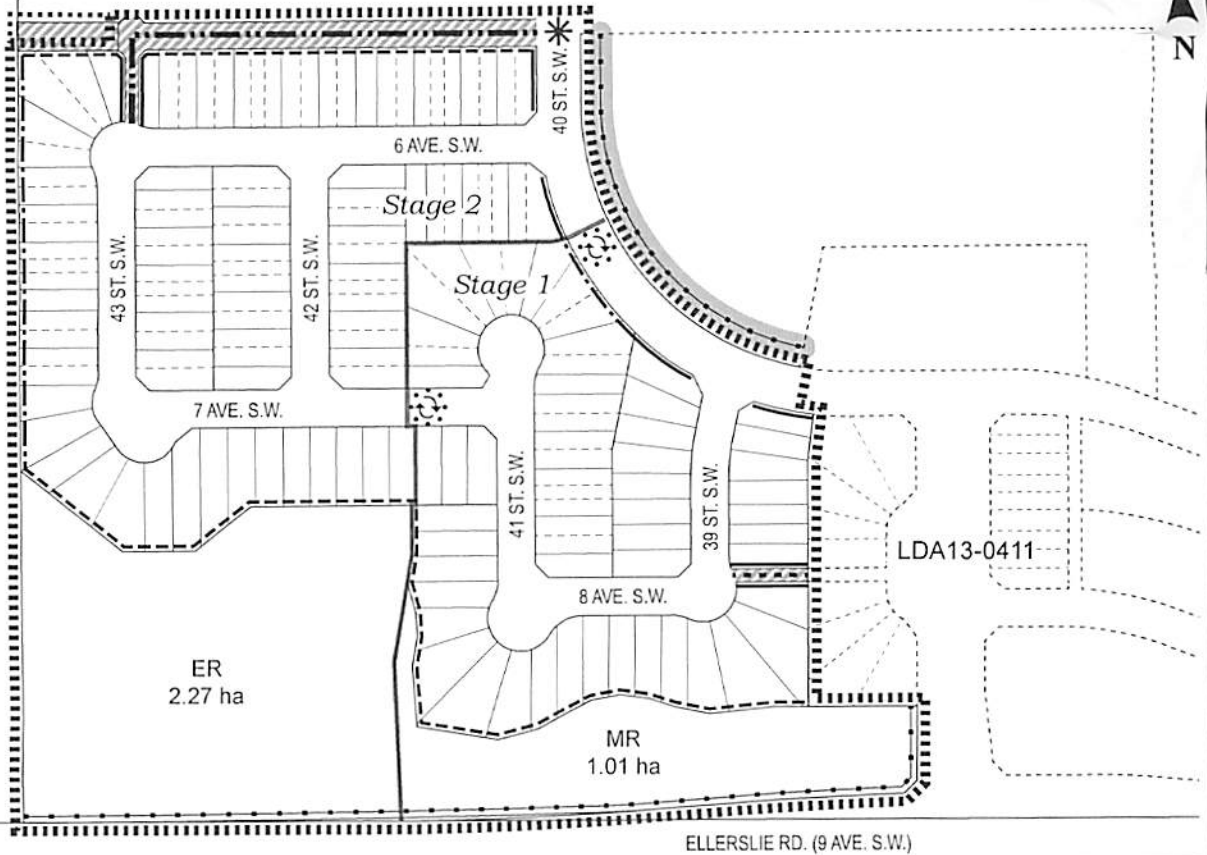
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

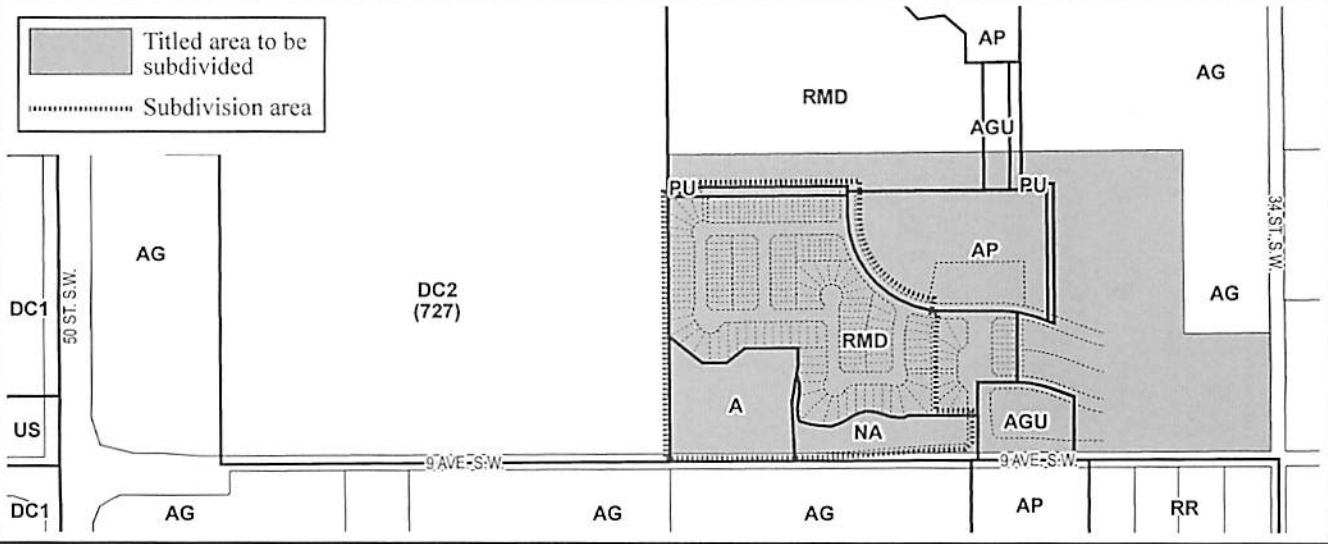
May 8, 2014

LDA13-0453

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ⋯⋯⋯ Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - 1.8 m uniform fence
- - - 1.2 m uniform fence
- ⋯ Post and rail fence
- ▬▬▬ 3 m hard surface shared use path with dividing yellow centreline with signage, lighting and bollards
- ⋯⋯⋯ Construct 1.5 m concrete sidewalk with bollards and lighting
- ▨ Register as road right-of-way
- * Construct key pedestrian crossing
- ⊙ 12 m radius temporary gravel turnaround with bollards or mini-barriers
- ▭ Include in engineering drawings



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





Subdivision Authority

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

May 8, 2014

File No. LDA13-0339

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

ATTENTION: Aime Stewart

Dear Ms. Stewart

RE: Tentative Plan of subdivision to create one (1) multiple family residential lot from Lot 8, Block 5, Plan 032 4429, located south of 142 Avenue NW and east of 140 Street NW;
HUDSON

I The Subdivision by Plan is APPROVED on May 8, 2014 subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve in the amount of \$411,502.00 representing 0.476 ha as per Deferred Reserve Caveat No. 032 320 000 pursuant to 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivision LDA13-0328 be registered prior to or concurrent with this application; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path, and/or transit infrastructure), construction costs, and inspection costs 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 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 engineering drawings include the upgrade of 140 Street to a 14.5 m urban collector standard, from the existing terminus of the upgraded roadway north of 137 Avenue to the north boundary of the proposed lot, including lighting and sidewalk on the east side as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
6. that the engineering drawings include a 1.5m concrete sidewalk through the existing public accesses easement (Plan 032 4430), in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
7. that the owner construct all fences, positioned wholly on privately owned land in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Sustainable Development; and
8. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights of way, 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.

Deferred Reserve Caveat No. 032 320 000 will be discharged concurrent with the payment of cash in lieu.

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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/Is/Posse #141688734-001

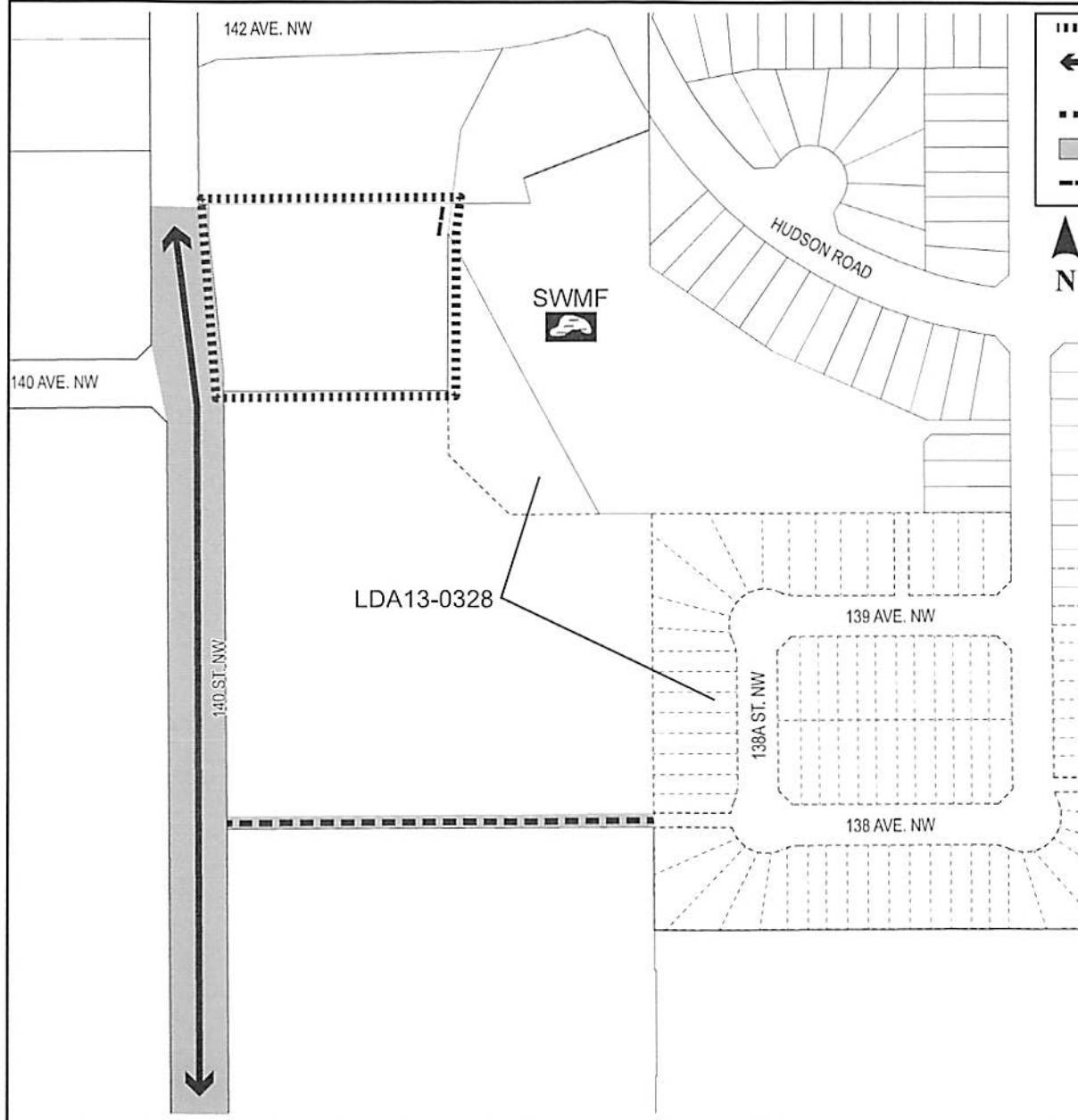
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 8, 2014

LDA 13-0339

- Limit of proposed subdivision
- ↕ Upgrade 140 Street to a 14.5 m urban collector standard
- - - - Construct a 1.5 m concrete sidewalk
- █ Include in Engineering Drawings
- - - - 1.2 m chainlink fence





Subdivision Authority

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

May 8, 2014

LDA13-0462

Hagen Surveys (1982) Ltd.
8929 20 St NW
Edmonton, AB T6P 1K8

Attention: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan to create one (1) commercial condo unit and (1) remnant unit from Lot 9, Block 3, Plan 1025566 by phased condominium located south of 55 Avenue and west of 50 Street; **ROPER INDUSTRIAL**

The Subdivision by Phased Condominium is APPROVED on May 8, 2014, subject to the following condition(s):

1. that the owner dedicate road right-of-way to conform to the approved 50th Street Concept Plan or to the satisfaction of Transportation Services, from 55th Avenue to the south property line as shown on the "Conditions of Approval" map, Enclosure I; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide an easement in favour of EPCOR Distribution and Transmission Inc. If required, said easement shall be registered prior or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252);
3. that should there be on-site water main looping between existing service and the new service, the owner shall install check valves on each service line where it crosses the property line, and register a multiple service check valve restrictive covenant, (contact Pieter Kirsten at 780-412-7850);
4. that the City of Edmonton will not issue Compliance Certificates on the basis of individual units. Compliance Certificates will be issued on a project basis only;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1,934.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed. The time period is 19 days from the date of this notice;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. Therefore, the approval will expire on May 8, 2015, however, an extension beyond that date may be granted by the City of Edmonton; and
8. that an appeal may be lodged with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB 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 days from the date the decision is mailed.

If you have further questions, please call Dave Onishenko at 780-496-5809 or write to:

**Dave Onishenko, Planner I
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/do/Posse #144237594-001

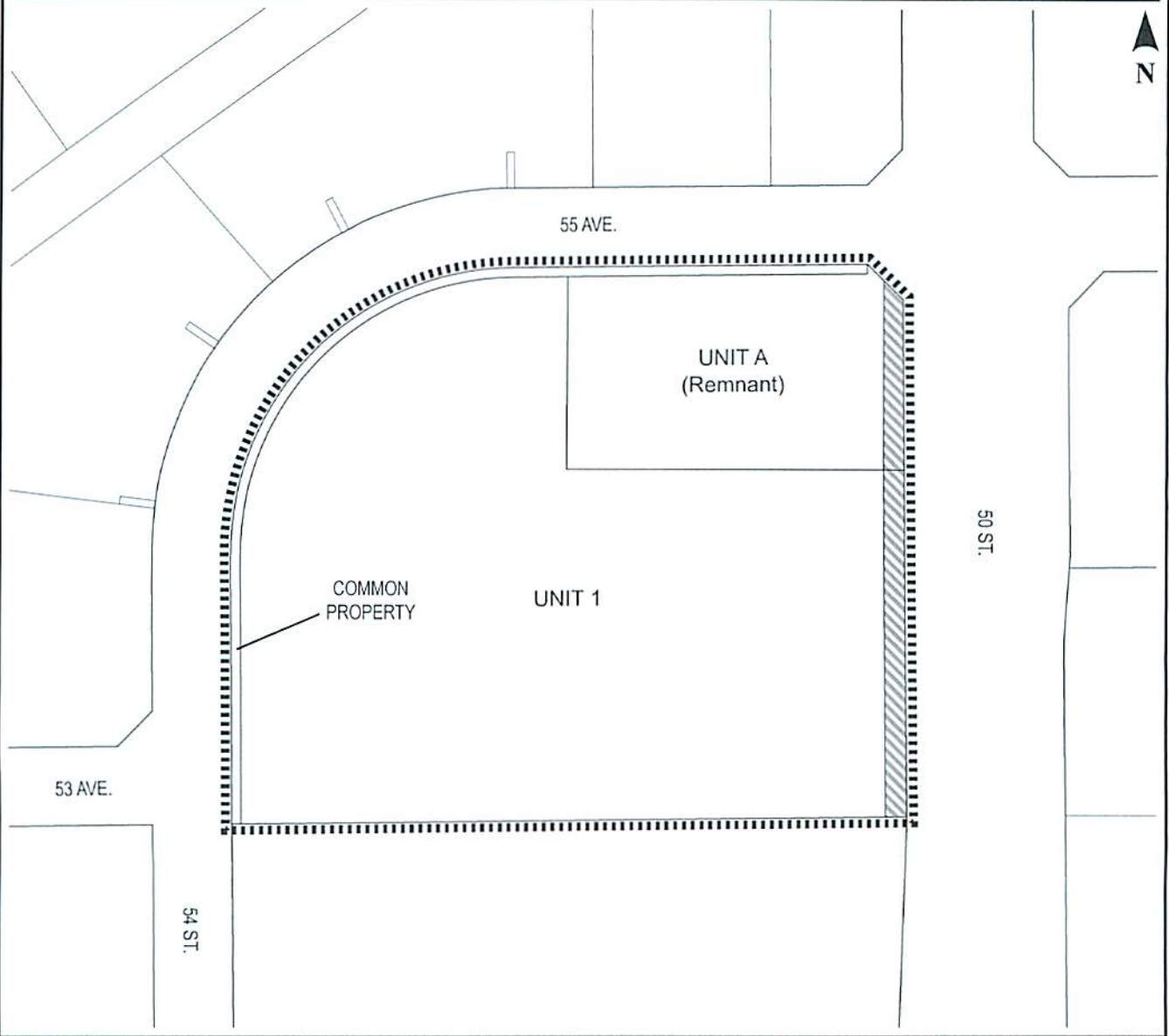
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

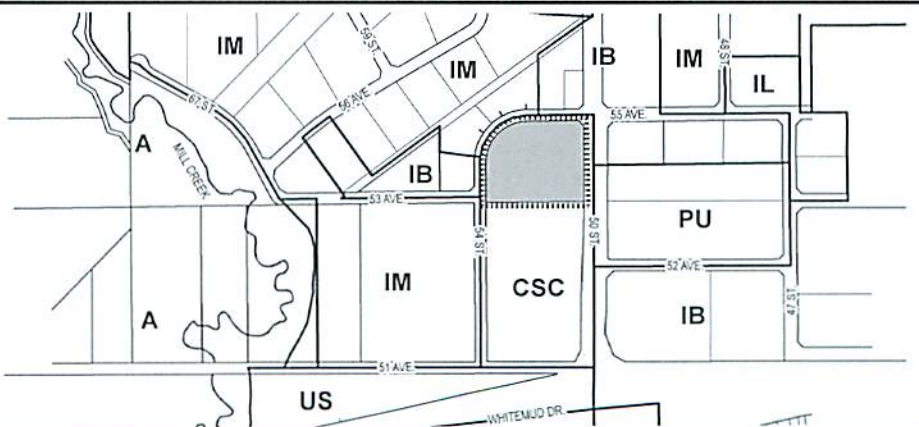
May 8, 2014

LDA 13-0462

- Limit of proposed subdivision
- Dedication of 50 St. road right-of-way to conform to Approved Concept Plan



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

May 8, 2014

File No. LDA13-0128

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create twenty-three (23) single detached residential lots from the NE 25-52-26-W4M, located west of Winterburn Road NW and south of Rosenthal Link NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on May 8, 2014, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 File No. LDA13-0128, to amend the Edmonton Zoning Bylaw, shall be approved prior to the endorsement of this subdivision;
4. that the owner register the walkway as legal road right-of-way, and the walkway shall include the well site working area in its entirety, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Rosenthal Neighbourhood (File No. LDA13-0535) be registered prior to or concurrent with this application; 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 endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer oversized Charges 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 construct a 3 m hard-surface shared use path, within the walkway right-of-way, with a dividing yellow centreline and "Shared Use" signage, lighting, and bollards, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
8. 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
9. that the owner is responsible for the design, landscaping and construction within the utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

The existing Deferred Reserve Caveat (132 316 922) for NE 25-52-26-W4M shall be carried forward on title.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 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 Mr. Christopher Wilcott at (780) 442-7579 or write to:

**Christopher Wilcott, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cw/Posse # 136494063-001


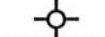

Enclosure(s)

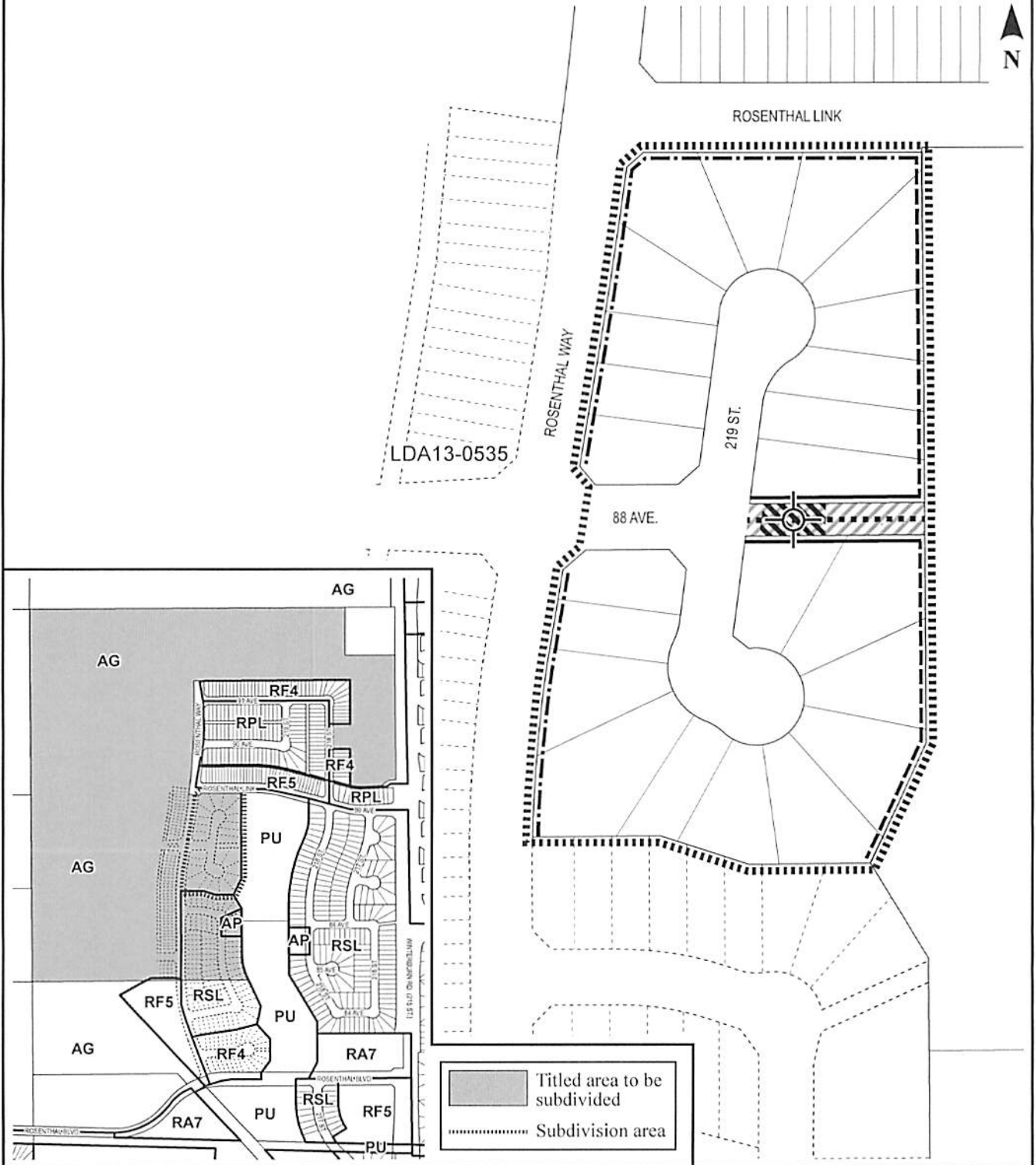
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 8, 2014

LDA13-0128

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- · - · - 1.8 m uniform fence
- - - - 1.2 m uniform fence
- Construct 3 m hard surfaced shared use path with dividing yellow centreline, "Shared Use" signage, bollards and lighting

-  Register walkway as legal road right-of-way
-  Abandoned well
-  Abandoned wellsite working area must be contained entirely within walkway right-of-way





Subdivision Authority

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

May 8, 2014

File No. LDA13-0267

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

ATTENTION: Donal Farrelly

Dear: Mr. Farrelly:

RE: Tentative plan of subdivision to create two (2) medium density residential lots from a portion of Lot C, Plan 1456 RS located south of 137 Avenue NW and east of 199 Street;
STARLING

I The Subdivision by Plan is APPROVED on May 8, 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Sustainable Development;
4. that File No. LDA13-0267, to amend the Edmonton Zoning Bylaw, shall be approved prior to the endorsement of this subdivision;
5. that the approved subdivision application, LDA11-0243, within the Starling Neighbourhood be registered prior to or concurrently with this application; 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 servicing 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 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 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
8. 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 Financial Services & Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves for Plan 1456 RS were provided in 1968, through the registration of Lot R which represents 10 percent of the Plan 1456 RS area.

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 Christopher Wilcott at 780-442-7975 or write to:

**Christopher Wilcott, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

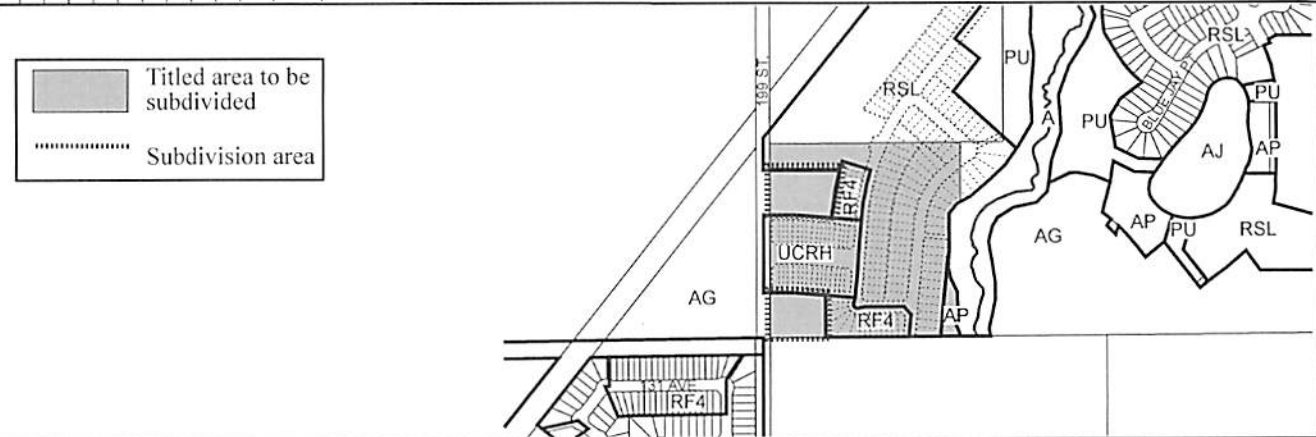


FOR
Scott Mackie
Subdivision Authority

SM/cw/Posse #139882764-001

Enclosure(s)

..... Limit of Proposed Subdivision - - - - 1.2 m uniform fence





Subdivision Authority

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

May 8, 2014

File No. LDA13-0535

IBI Group Inc
Suite 300, 10803 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 48 row housing lots, and four (4) semi-detached residential lots, from NE 25-52-26-W4M located west of Winterburn Road NW and south of Rosenthal Link NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on May 8, 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, LDA11-0026 and LDA13-0119, be registered prior to or concurrent with this application;
4. that File No. LDA13-0478, to amend the Edmonton Zoning Bylaw, shall be approved prior to the endorsement of the plan of subdivision;
5. that the identified residential lots be withheld from registration until the temporary roadway connection is no longer required as deemed by the City of Edmonton, 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 servicing 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 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 a temporary 6 m wide gravel surface roadway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC to the satisfaction of Transportation Services;
8. 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
9. 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 Transportation Services and Sustainable Development.

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

The existing Deferred reserve Caveat (132 316 922) for NE 25-52-26-W4M shall be carried forward on 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, 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 Christopher Wilcott at 780-442-7579 or write to:

**Christopher Wilcott, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cw/Posse # 146503660-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 8, 2014

LDA13-0535

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform fence
- ▬▬▬▬▬▬ Construct 6 m wide temporary gravel roadway
- * Withhold from registration

