

Thursday, February 11, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 11, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 04, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0036 166839754-001	Tentative plan of subdivision to create 10 single detached residential lots from Block Y, Plan 7733 AM, and from a closed portion of roadway, located north of 151 Avenue NW and east of Kirkness Road NW; KIRKNESS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA14-0180 152946944-001	Tentative plan of subdivision to create six (6) commercial lots, from Lot 2, Plan 2416 HW; Lot 3B, Plan 1437 TR; Lot 7, Plan 9920051; Lots 24, 25, 32 and 33, Block 39, Plan 3900 R; and Lot OT, Plan 3900 R located south of 71 Avenue NW and west of Gateway Boulevard; STRATHCONA JUNCTION
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA15-0026 166605744-001	Tentative plan of subdivision to create 121 single detached residential lots, 25 row housing lots, and 1 (one) Municipal Reserve lot, from the East NW 32-51-23-W4M and West NW 32-51-23-W4M located south of 23 Avenue NW and east of 17 Street NW; ASTER	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA15-0340 176128928-001	Tentative plan of subdivision to create 46 semi-detached residential lots, from Lot 1, Block 1, Plan 112 3855, located north of 174 Avenue NW and east Schonsee Drive NW; CRYSTALLINA NERA WEST	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		



February 11, 2016

File NO. LDA15-0036

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 10 single detached residential lots from Block Y, Plan 7733 AM, and from a closed portion of roadway, located north of 151 Avenue NW and east of Kirkness Road NW; **KIRKNESS**

I The Subdivision by Plan is APPROVED on February 11, 2016, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.03 ha by a Deferred Reserve Caveat to the remainder of Block Y, Plan 7733 AM pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivision LDA15-0449 be registered prior to or concurrent with this application for the logical extension of roadway connections and for necessary underground utilities;
5. that Bylaw 17561 to close a portion of 153 Avenue NW and Bylaw 17562 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner 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;
5. that the owner submits 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 construct a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines, for all lots backing onto Victoria Trail NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
8. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for the portion of road to be closed with Bylaw 17561 in the amount of 0.03 ha is being provided by a DRC with this subdivision. MR for Block Y, Plan 7733 AM was addressed by DRC through LDA15-0449.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/mn/Posse #166839754-001

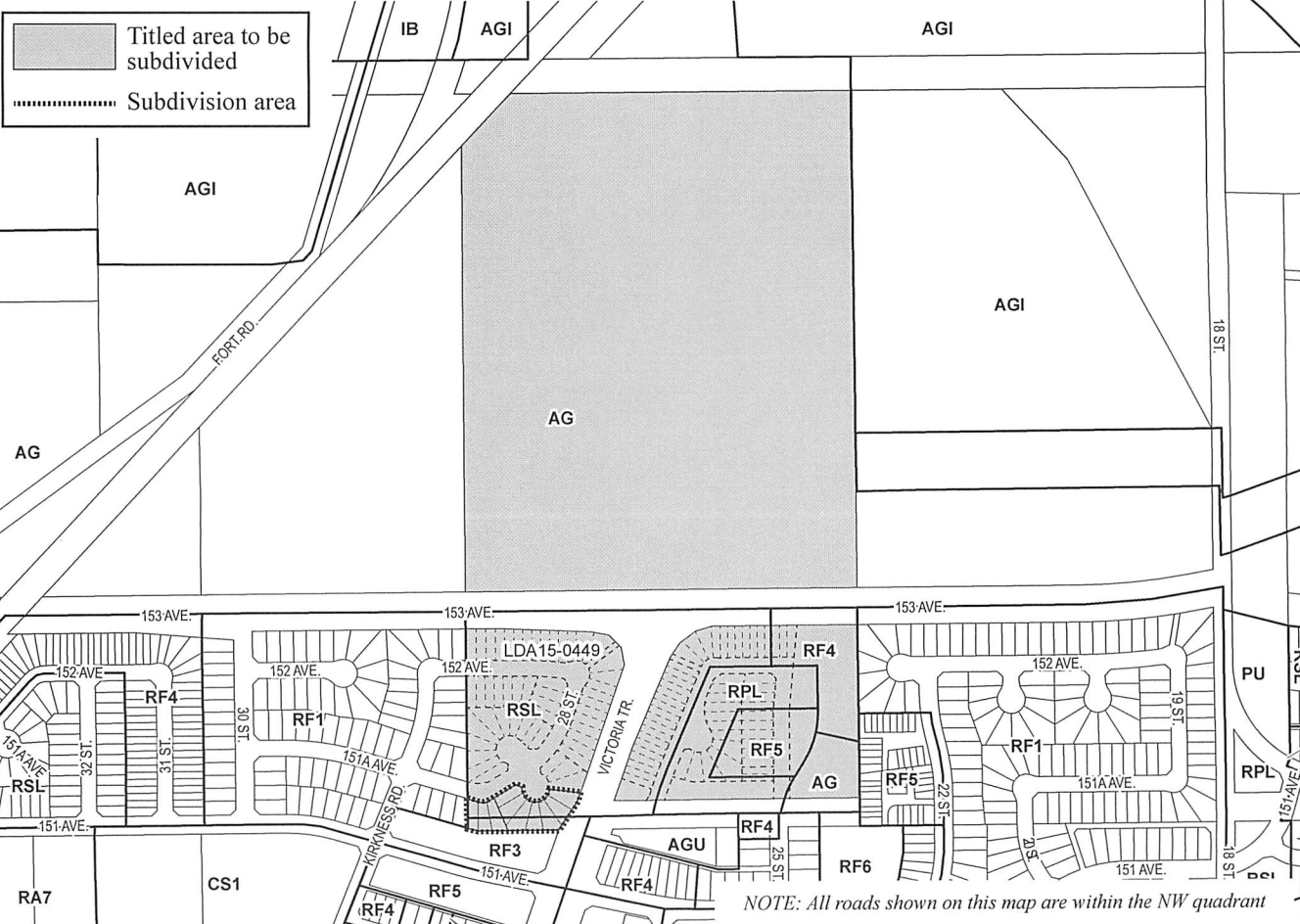
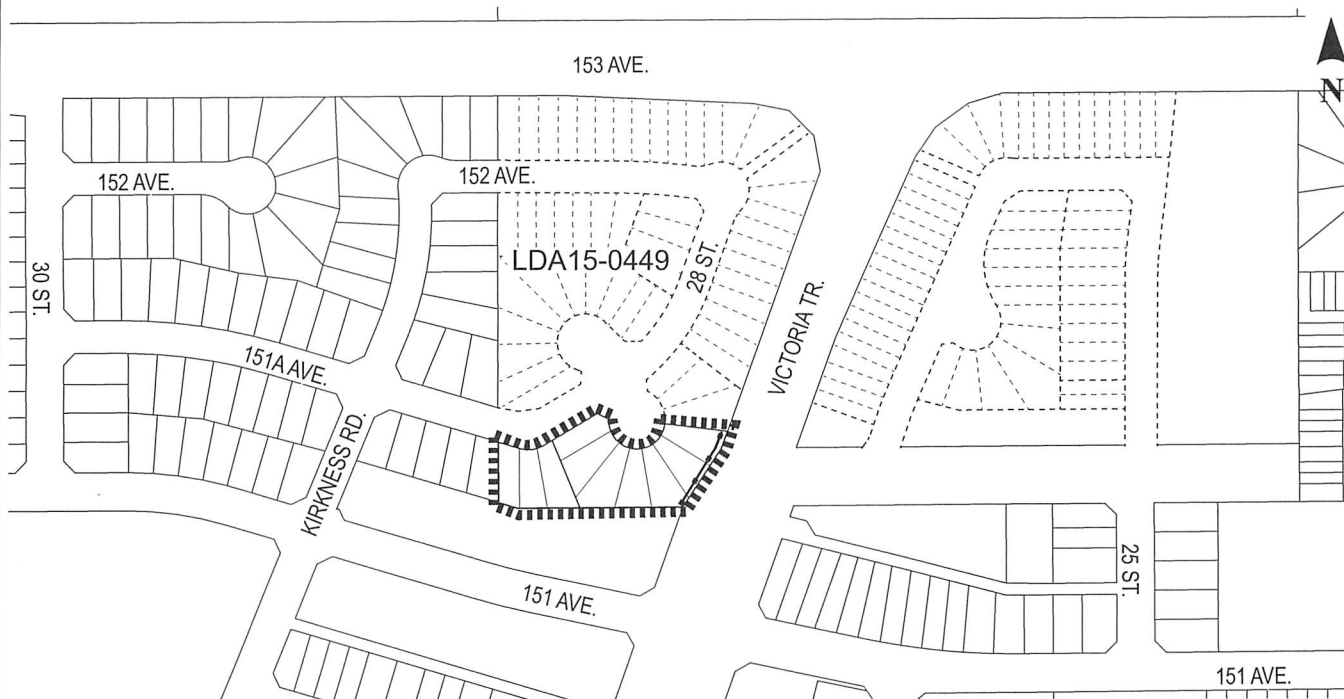
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 11, 2016

LDA15-0036

- Limit of proposed subdivision
- Noise attenuation fence





Subdivision Authority

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

February 11, 2016

File NO. LDA14-0180

ISL Engineering and Land Services Ltd.
100, 7909 – 51 Avenue NW
Edmonton, AB T6E 5L9

ATTENTION: David Schoor

Dear Mr. Schoor:

RE: Tentative plan of subdivision to create six (6) commercial lots, from Lot 2, Plan 2416 HW; Lot 3B, Plan 1437 TR; Lot 7, Plan 9920051; Lots 24, 25, 32 and 33, Block 39, Plan 3900 R; and Lot OT, Plan 3900 R located south of 71 Avenue NW and west of Gateway Boulevard;
STRATHCONA JUNCTION

I The Subdivision by Plan is APPROVED on February 11, 2016, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$483,836.58 representing 0.1865 ha 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 & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 6 m x 6 m corner cuts to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register an easement for public access for the temporary 6 m roadway connection as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register an easement for public access for the existing shared use path along the west side of Gateway Boulevard as shown on the "Conditions of Approval" map, Enclosure I;
9. 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, Municipal Reserve (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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;
4. that the owner submits 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;
5. that the engineering drawings include a 1.5 m concrete sidewalk along the south side of 71 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the engineering drawings include and owner construct 300 mm water main connections and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct 69 Avenue SW and 70 Avenue SW to a local road standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
8. that the owner construct a temporary 6 m hard surface roadway connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services); and
9. that the owner is responsible for the landscape design and construction within road islands, boulevards, and medians, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Plan 2416 HW in the amount of \$483,836.58 representing 0.1865 ha, is being provided by money in place with this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority











BM/as/Posse #152946944-001

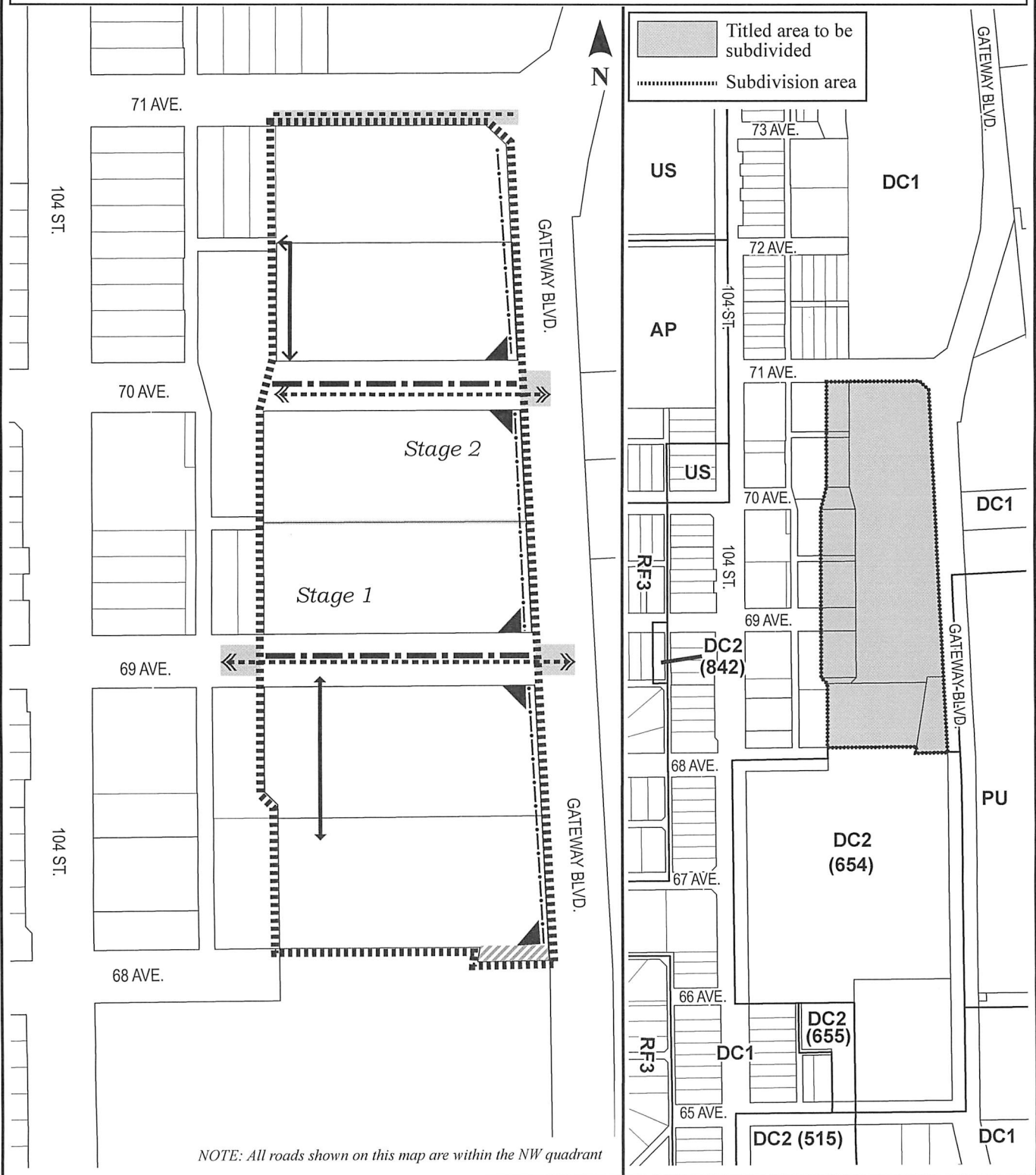
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 11, 2016

LDA14-0180

- | | |
|---|---|
|  Limit of proposed subdivision |  Water main connections and hydrants |
|  Dedicate as right-of-way |  Cross lot access easement |
|  Include in engineering drawings |  6 m x 6 m corner cut |
|  1.5 m concrete sidewalk |  Public access easement for existing shared use path |
|  Temporary 6 m roadway | |
|  Construct local roadway | |



NOTE: All roads shown on this map are within the NW quadrant



Subdivision Authority

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

February 11, 2016

File NO. LDA15-0026

Qualico Communities Ltd.
280, 3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

Dear Mr. Gerein:

RE: Tentative plan of subdivision to create 121 single detached residential lots, 25 row housing lots, and 1 (one) Municipal Reserve lot, from the East NW 32-51-23-W4M and West NW 32-51-23-W4M located south of 23 Avenue NW and east of 17 Street NW; **ASTER**

I The Subdivision by Plan is APPROVED on February 11, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.5 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 2.65 ha by a Deferred Reserve Caveat registered against the east half NW 32-51-23-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register easements for the storm and sanitary sewers, and the 300 mm water mains, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the subdivision boundary be amended to include the dedication of 17 Street NW and 23 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
7. that subject to Condition I (5) above, the owner clear and level 17 Street NW and 23 Avenue NW as required for road right of way dedication;
8. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that Bylaws 17365 and 17366 to amend The Meadows Area Structure Plan and the Aster Neighbourhood Structure Plan, and Bylaw 17564 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
10. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking 17 Street, to protect the integrity of the berm, 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 survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner implements, pays for, and provides for the operation and maintenance of the temporary pumping program to pump out storm water from Stormwater Management Facility (SWMF) 610A, until the permanent outfall is completed, and CCC will not be issued for the SWMF until such time as the permanent stormwater servicing system is constructed and operational, to the satisfaction of Financial Services and Utilities;
8. that the owner provides a letter signed by themselves as well as the developer of the lands to the north and east that include SWMF 610A and are within the SWMF basin, agreeing to joint operation and maintenance of the temporary/interim stormwater management system, including the temporary pumping operations to discharge into Mill Creek, to the satisfaction of Financial Services and Utilities;
9. that the owner pays for and provides the agreed to portion of joint operation and maintenance of the temporary pumping program required from SWMF 610A as set out in the agreement between the owners, until the permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities;
10. that the owner submit a minimum of three (3) contacts for individuals who will operate and maintain the temporary pumping program to Financial Services and Utilities;

11. that the engineering drawings include the 300 mm offsite water main connections, and the 250 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” maps, Enclosure II;
12. that the engineering drawings include offsite underground utilities, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” maps, Enclosure II;
13. that the engineering drawings include the ultimate SWMF, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure II;
14. that the engineering drawings include a driveway plan and turning radius for garbage trucks and Fire Rescue Services vehicles for the wide shallow corners on all local roadways, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the engineering drawings include curb ramps and pedestrian crossings, as per City of Edmonton Design and Construction Standards. Detailed engineering drawings for 17 Street NW must be red-lined, as shown on the “Conditions of Approval” map, Enclosure II;
16. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the Storm Water Management Facility (SWMF), to the satisfaction of Transportation Services;
17. that the engineering drawings include and the owner construct a 1.5 m concrete sidewalk on 17 Street NW, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner construct Aster Boulevard NW in accordance with the reviewed and accepted cross-sections per the City of Edmonton’s Complete Street Guidelines, to the satisfaction of Transportation Services. The details relative to these cross-sections will be reviewed at the engineering drawing stage by Transportation Services;
19. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
20. that the owner construct a 1.5 m granular trail through the MR lot, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
21. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, as shown on the “Conditions of Approval” map, Enclosure I;
22. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
23. that the owner pay for the installation of traffic signals, as shown on the “Conditions of Approval” map, Enclosure I. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Services. If traffic signals

are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

24. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto or flanking 17 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner construct all fences wholly on privately-owned lands and the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
26. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for NW 32-51-23-W4M in the amount of 0.5 ha is being provided by dedication with this subdivision.

MR for NW 32-51-23-W4M in the amount of 2.65 ha is being provided by a DRC with this subdivision.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Sean Lee at 780-496-6121 or sean.lee@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sl/Posse #166605744-001

Enclosure(s)

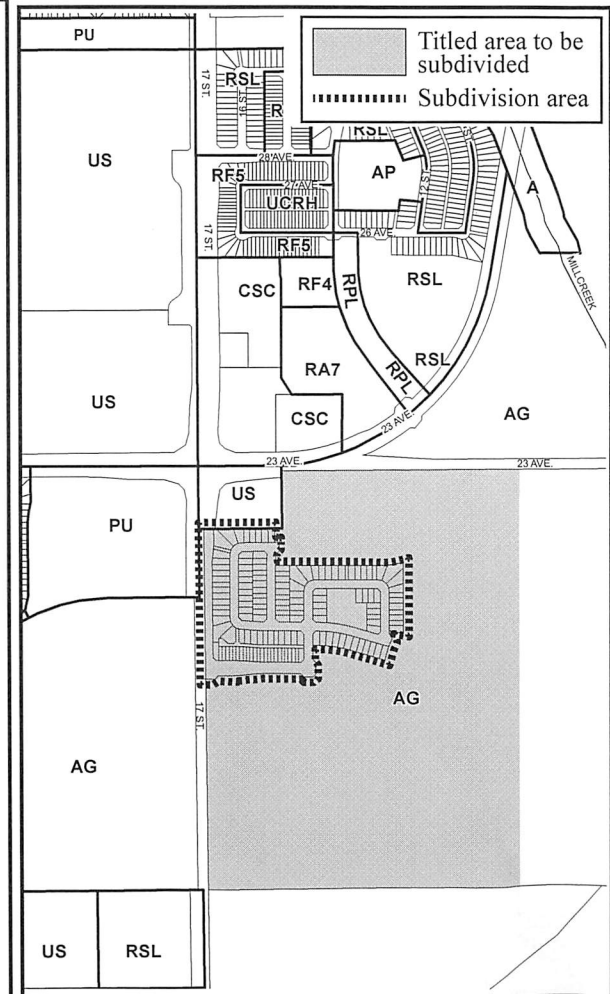
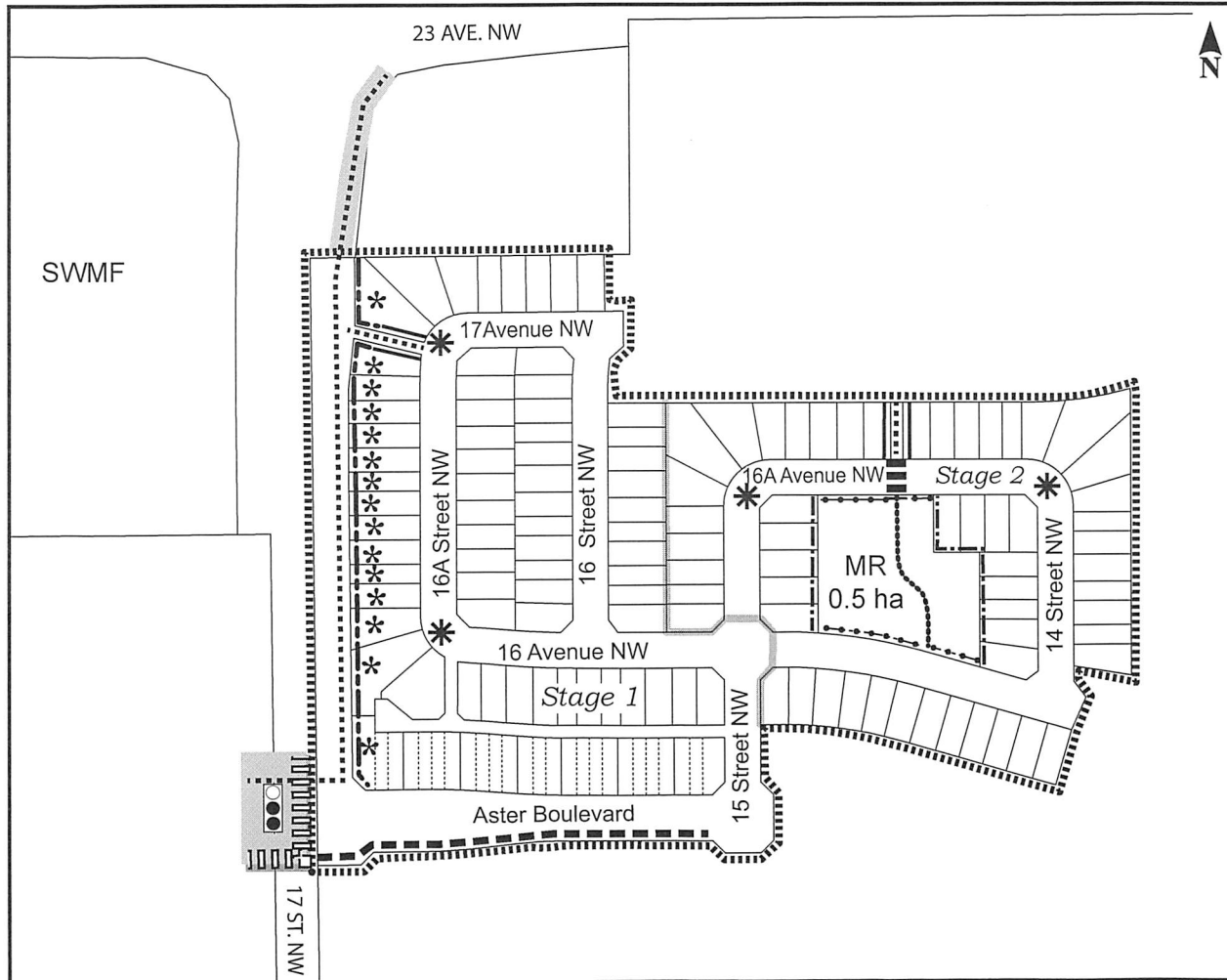
SUBDIVISION CONDITIONS OF APPROVAL

February 11, 2016

LDA15-0026

- Limit of proposed subdivision
- ||||| Zebra marked crosswalk
- ⦿ Traffic signal
- Berm and noise attenuation fence
- * Restrictive covenant re: Berm
- 1.8m uniform screen fence as per Zoning Bylaw
- ||||| Curb ramps and pedestrian crossing
- 1.2 m uniform fence

- Post and rail fence
- 1.5 m concrete sidewalk
- 3 m hard surface shared use path
- 1.5 m granular trail
- * Driveway plan and turning radius for wide shallow corners
- ▭ Include in Engineering drawings





February 11, 2016

File NO. LDA15-0340

Select Engineering Consultants Ltd.
100, 17413-107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

Dear Ms Calder:

RE: Tentative plan of subdivision to create 46 semi-detached residential lots, from Lot 1, Block 1, Plan 112 3855, located north of 174 Avenue NW and east Schonsee Drive NW;
CRYSTALLINA NERA WEST

I The Subdivision by Plan is APPROVED on February 11, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA12-0414 be registered prior to or concurrent with this application for necessary underground utilities and local roadway connection;
4. that Bylaw 17538 be approved 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 survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary gravel surface alley turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
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 landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 1, Block 1, Plan 112 3855 was addressed by dedication through LDA12-0414.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at 780-442-5387 or stephanie.mah@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sm/Posse #176128928-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 11, 2016

LDA15-0340

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ⊙ Temporary alley turnaround with bollards
- ▬ Include in engineering drawings

