

Thursday, January 19, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

PRESENT | Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED | Blair McDowell
That the Subdivision Authority Agenda for the January 19, 2023 meeting be adopted.

FOR THE MOTION | Blair McDowell | **CARRIED**

2. ADOPTION OF MINUTES

MOVED | Blair McDowell
That the Subdivision Authority Minutes for the January 12, 2023 meeting be adopted.

FOR THE MOTION | Blair McDowell | **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA22-0472
446462643-001 | Tentative plan of subdivision to create 53 single detached residential lots, from Lot 1, Block 15, Plan 222 0646 and Lot 1, Block 14, Plan 222 0645 located south of Aster Boulevard 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**

2. LDA22-0504
443132795-001 | Tentative plan of subdivision to create 45 single detached residential lots and 20 row housing lots from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

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

FOR THE MOTION | Blair McDowell | **CARRIED**

3.	LDA21-0287 394642560-001	REVISION of conditionally approved tentative plan of subdivision to create four (4) additional single detached residential lots and one (1) Multi-unit Housing Lot from Lot 5, Block 17, Plan 239 HW, and Lot 13, Block 13, Plan 239 HW, located south of 61 Avenue NW and east of 111 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0367 375019326-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots, two (2) Public Utility lots and one (1) Non-Credit Municipal Reserve lot from Lot A, Plan 002 4504 located north of Whitemud Drive and east of 34 Street NW; SOUTHEAST INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0430 446026393-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8E, Block 53, Plan 5468HW, located south of 107 Avenue NW and east of 129 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0484 448181199-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 36, Plan 2021679, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:25 a.m.	



January 19, 2023

File No. LDA22-0472

WSP
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 53 single detached residential lots, from Lot 1, Block 15, Plan 222 0646 and Lot 1, Block 14, Plan 222 0645 located south of Aster Boulevard NW and east of 17 Street NW; **ASTER**

I The Subdivision by Plan is APPROVED on January 19, 2023, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 LDA21-0606 and LDA22-0074 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Environmental Reserve (ER) lots as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 construct a 3 m hard surface shared use path from 13 Avenue NW/12 Street NW to the southern boundary of the Environmental Reserve (ER) Lot 18 ER with "Shared Use" signage, lighting, and bollards, within the ER and Municipal Reserve (MR) lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
8. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with a connection to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a Final Acceptance Certificate (FAC) for the storm sewer will not be issued until such time as the downstream storm sewer systems is completed and operational to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, walkway, and 3 m shared use path within the MR and ER lots, 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 (MR) for Lot 1, Block 14, Plan 222 0645 and Lot 1, Block 15, Plan 222 0646 were previously addressed with LDA19-0385 by registering a Deferred Reserve Caveat (DRC) on respective titles. The DRCs can carry forward and will be transferred to Lot 1, Plan 812 0416 with LDA21-0606 for the future school site.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent than the last name "McDowell".

Blair McDowell
Subdivision Authority

BM/cp/Posse #446462643-001

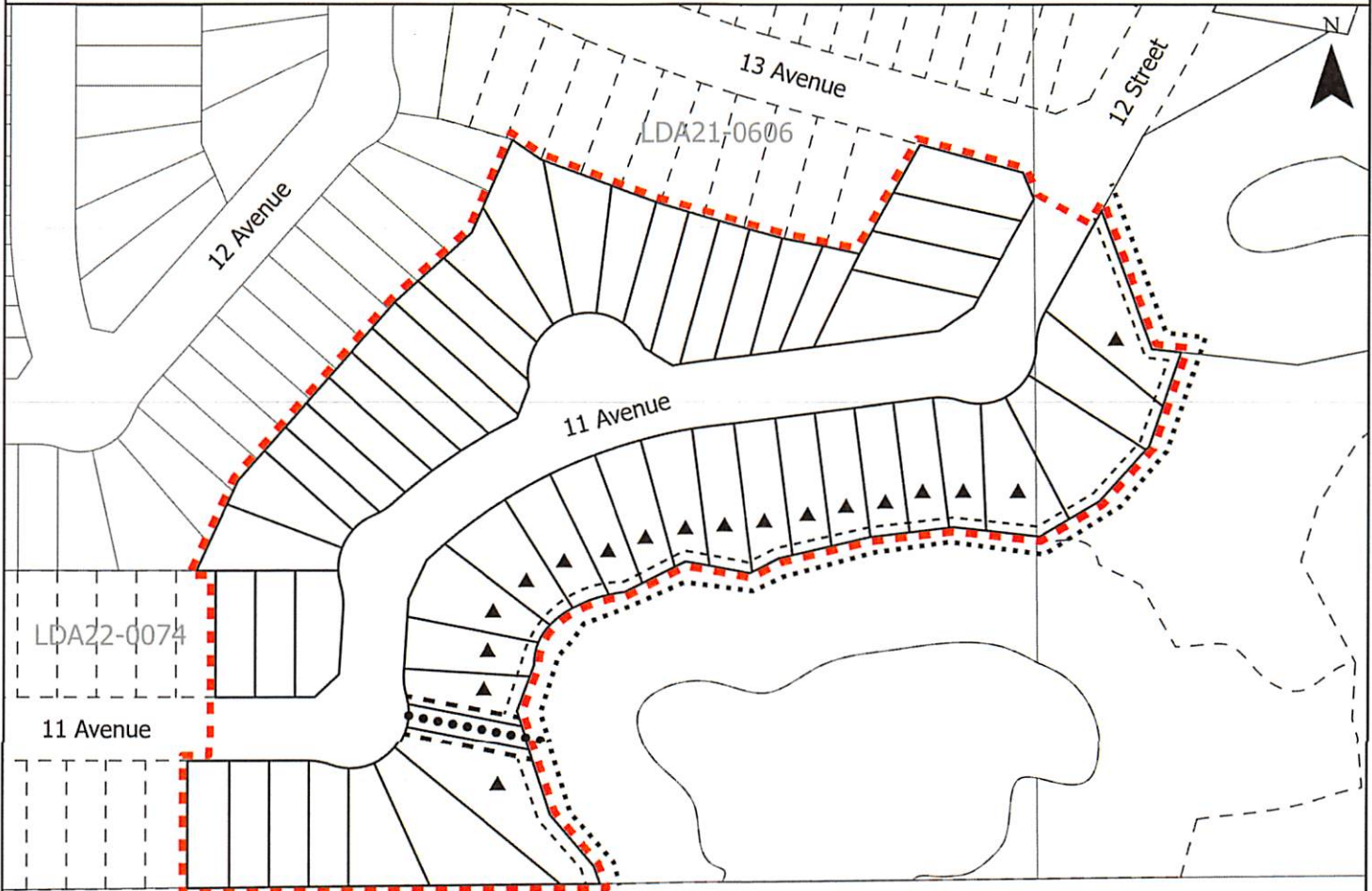
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

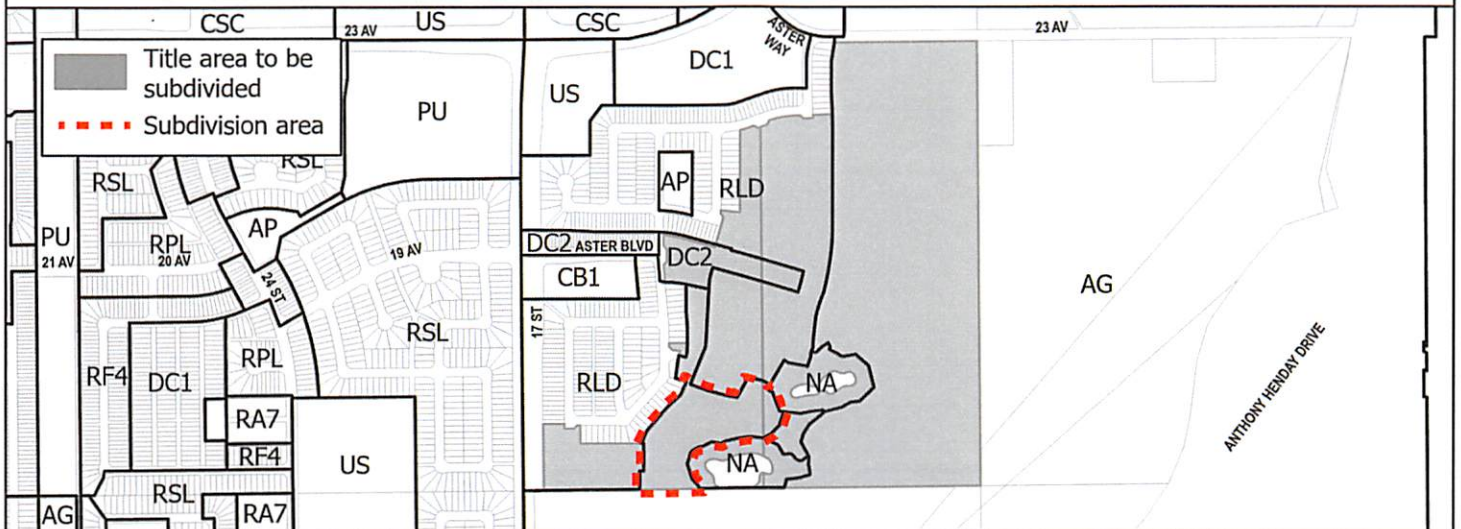
January 19, 2023

LDA22-0472

- Limit of Proposed Subdivision
- 3m Hard Surface Shared Use Path
- 1.5m Concrete Sidewalk
- - - 1.8m Uniform Screen Fence as per Zoning Bylaw
- 1.2m Uniform Fence
- ▲ Restrictive covenant re: Freeboard



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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

January 19, 2023

File No. LDA22-0504

IBI Group
300 - 10120 103 Avenue NW
Edmonton, AB T5J 3R6

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 45 single detached residential lots and 20 row housing lots from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on January 19, 2023, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 property lines of the residential lots be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for waste management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
4. that the owner dedicate additional road right of way on Rosenthal Drive NW to accommodate the Complete Streets design and cross-section to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
5. that the owner register public access easements for a 6 m temporary roadway and a temporary 17 m transit turnaround as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivisions LDA22-0025 be registered prior to or concurrent with this application to provide the logical roadway extension and necessary underground utilities;
7. that LDA22-0421 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 remove the existing temporary transit turnaround and construct a temporary offset 17 m radius transit turnaround to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within road right 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 SW-25-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA11-0420. The DRC was reduced by dedication with LDA17-0452. This application will further reduce the DRC by providing credit for pipeline right-of-way and arterial road dedication (with LDA11-0420). The remainder of 3.995 ha will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #443132795-001

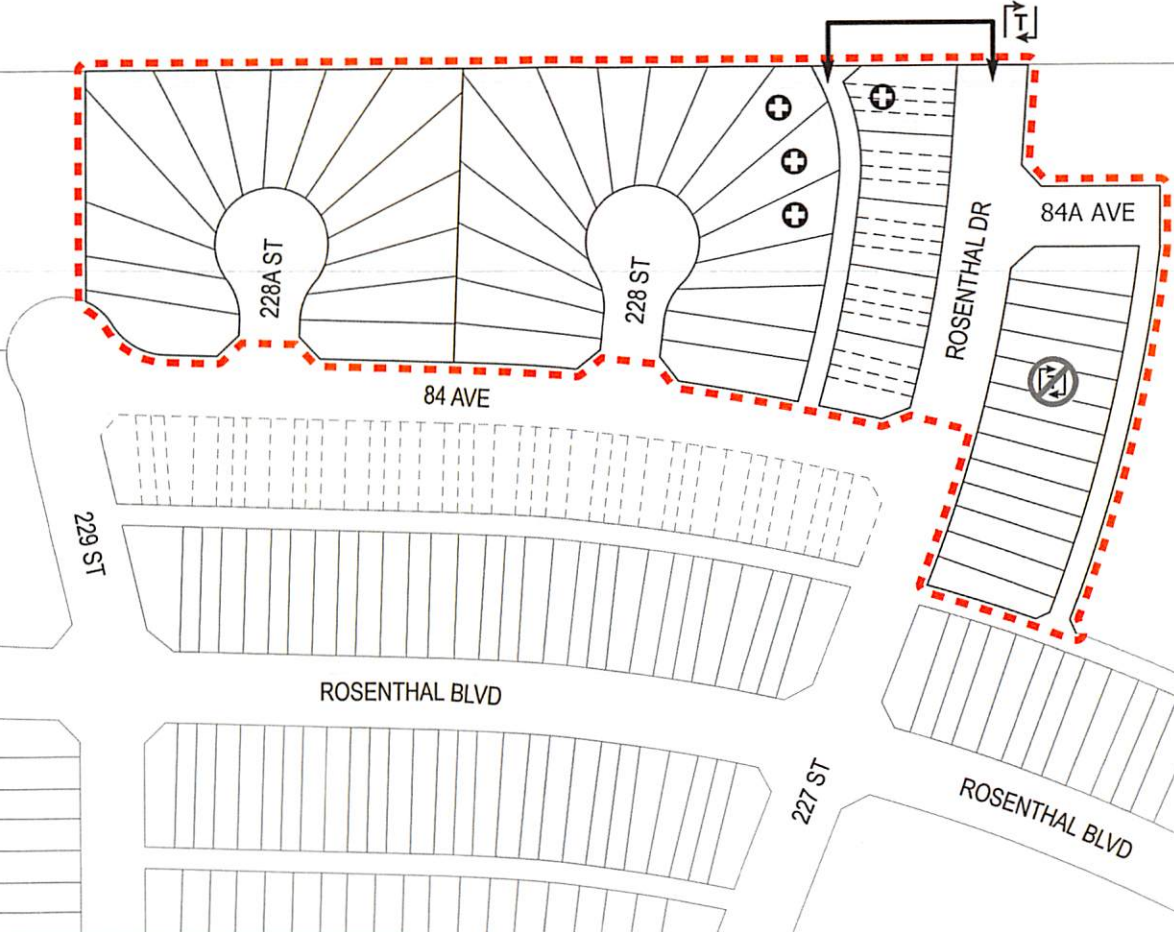
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 2023

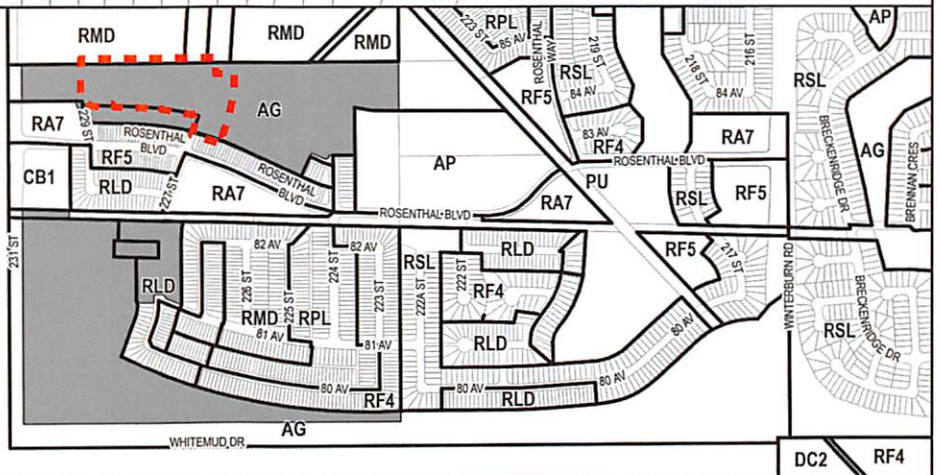
LDA22-0504

- Limit of proposed subdivision
- Temporary 6 m roadway
- + Modify property lines as required
- T Temporary 17 m radius transit turnaround
- ⊘ Remove existing temporary 17 m radius transit turnaround



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

- Title area to be subdivided
- Subdivision area





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

January 19, 2023

File No. LDA21-0287

City of Edmonton
Real Estate Branch
10th Floor, 10111 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Jennifer Van Popta

RE: REVISION of conditionally approved tentative plan of subdivision to create four (4) additional single detached residential lots and one (1) Multi-unit Housing Lot from Lot 5, Block 17, Plan 239 HW, and Lot 13, Block 13, Plan 239 HW, located south of 61 Avenue NW and east of 111 Street NW; **PLEASANTVIEW**

The subdivision was originally approved on November 18, 2021. The original approval was for 6 additional single detached residential lots. This change request retains the original lotting on the northeast parcel but replaces 3 single detached lots with one Multi-unit Housing Lot on the southwestern parcel.

I The Subdivision by Plan is APPROVED on January 19, 2023, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 additional road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA21-0265 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 owner constructs 60 Avenue NW to an urban local roadway standard, including street lighting, landscaping, 1.8 m sidewalks, pedestrian/active modes signage, curb ramps and any transitional improvements required between the new road and sidewalk construction and the shared use path connection and alley crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. As the Pleasantview Neighbourhood is scheduled for renewal in 2022-2024, the applicant is advised to contact BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way;
6. that the existing accesses to 60 Avenue NW be removed, and the curb and gutter be reconstructed in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
7. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto 111 Street. The noise attenuation fence must wrap around the side property line of the proposed lot adjacent to the road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner installs one fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within road rights of way and walkways 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 (MR) dedication is not applicable as both titled lots are less than 0.8 hectares in area.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority




BM/tv/Posse #394642560-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

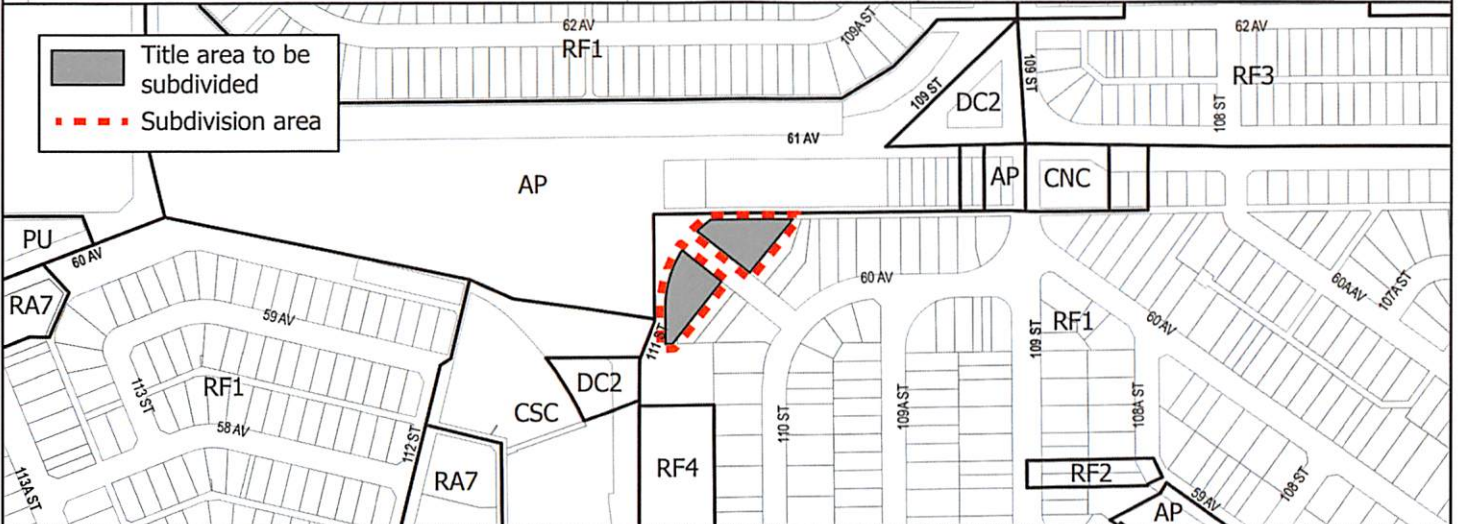
January 19, 2023

LDA21-0287

- Limit of proposed subdivision
- - - 1.8 m uniform fence - Zoning bylaw
- Noise attenuation fence
- Construct to urban local roadway standard
-  Dedicate as road right-of-way
-  Remove existing access point
-  Fire hydrant



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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

January 19, 2023

File No. LDA21-0367

V3 Companies
130 - 2899 Broadmoor Boulevard
Sherwood Park, AB T8H 1B5

ATTENTION: Nick Pryce

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots, two (2) Public Utility lots and one (1) Non-Credit Municipal Reserve lot from Lot A, Plan 002 4504 located north of Whitemud Drive and east of 34 Street NW; **SOUTHEAST INDUSTRIAL**

The application has revised the original December 2021 approval by adding an additional commercial lot in a different configuration, the dedication of 56 Avenue and phasing

I The Subdivision by Plan is APPROVED on January 19, 2023, subject to the following conditions:

1. that the owner dedicate Non Credit Municipal Reserve (MR), with Phase 2, as a 6.917 ha lot (in three parts) 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 4.698 ha by a Deferred Reserve Caveat (DRC) registered against the remainder of Lot A, Plan 002 4504 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 register a Restrictive Covenant in favour of the City of Edmonton against the remainder of Lot A and Lot 4, to the satisfaction of Subdivision and Development Coordination. The Restrictive Covenant will limit development until further subdivision of the remainder of Lot A and Lot 4;
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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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, clear and level Roper Road NW and 34 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure I;

7. that the subdivision boundary be amended to include that portion of the Non Credit Municipal Reserve (MR) lot that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner be permitted to register this plan of subdivision in phases in sequential order, 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 survey.

II The Servicing Agreement required in Clause I (3) shall 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 construct 34 Street to a four (4) lane arterial roadway standard, from the north subdivision boundary to Whitemud Drive NW, including channelization, accesses, intersections, 3 m shared use path and sidewalk, turn bays, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 34 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs the first five (5) lanes of Roper Road NW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Roper Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner constructs the first three (3) lanes of Roper Road to an arterial roadway standard including channelization, accesses, intersections, 3 metre (m) shared use path, lighting, turnaround, landscaping and any transitional improvements, to the satisfaction of Subdivision

and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Roper Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

10. that the owner construct 56 Avenue to an industrial collector road standard with a 3m Shared Use Path on the south side and a 1.8 m sidewalk on the north side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner upgrades the existing traffic signals located at the 56 Avenue NW/34 Street NW intersection to a four (4) leg traffic signal intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals at the Roper Road NW/34 Street NW intersection, 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 Operations. If traffic signals are not deemed warranted by Transportation Operations 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;
13. that the owner pay for the installation of traffic signals at the 51 Avenue NW/34 Street NW intersection, 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 Operations. If traffic signals are not deemed warranted by Transportation Operations 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;
14. that the owner constructs 3 m shared use paths within Roper Road NW and 34 Street NW, to the satisfaction of Subdivision and Development Coordination;
15. that the owner constructs a 1.8 m concrete sidewalks within Roper Road NW and 34 Street NW, to the satisfaction of Subdivision and Development Coordination;
16. that the owner designs and constructs the ultimate Storm Water Management Facilities (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs an offsite water main extension including hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

19. that the owner is responsible for the landscape design and construction within the Public Utility (SWMF) lots and 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 Lot A, Plan 002 4504 in the amount of 4.698 ha is being provided by a DRC with this subdivision. The DRC will be registered against the remainder of Lot A, Plan 002 4504 with Phase 1. Phase 2 will adjust the DRC. The remainder of Lot A will retain an amount equal to 10% of its area, and the balance of the DRC will be transferred to Lot 4. The Non Credit MR in the amount of 6.917 ha is being provided with Phase 2 of this subdivision to protect Fulton Creek, and for calculation purposes has been treated similar to ER.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #375019326-001

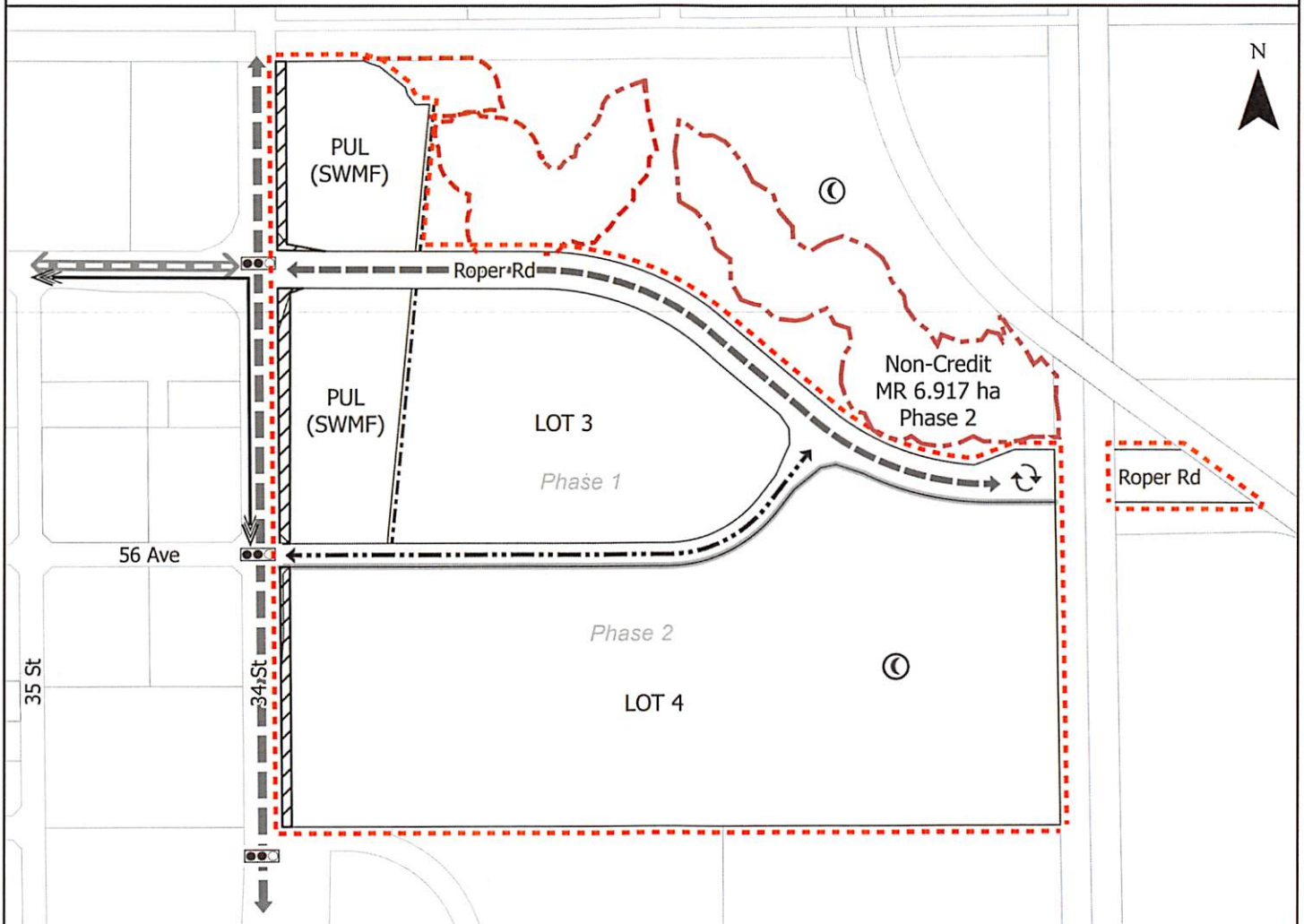
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 2023

LDA21-0367

- - - - - Limit of proposed subdivision
- · - · - Amend subdivision boundary
- Phasing line
- · - · - 1.2 m uniform screen fence
- ← · - · - Construct collector roadway
- ← · - - - Construct 3 lanes to an arterial roadway standard
- ← - - - - Construct 4 lanes to an arterial roadway standard
- Construct 5 lanes to an arterial roadway standard
- Dedicate as road right of way as per an approved concept plan
- Traffic signal
- Temporary 12 m radius turnaround
- Watermain extension
- Restrictive covenant



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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

January 19, 2023

File No. LDA22-0430

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8E, Block 53, Plan 5468HW, located south of 107 Avenue NW and east of 129 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on January 19, 2023, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/fw/Posse #446026393-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 129 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

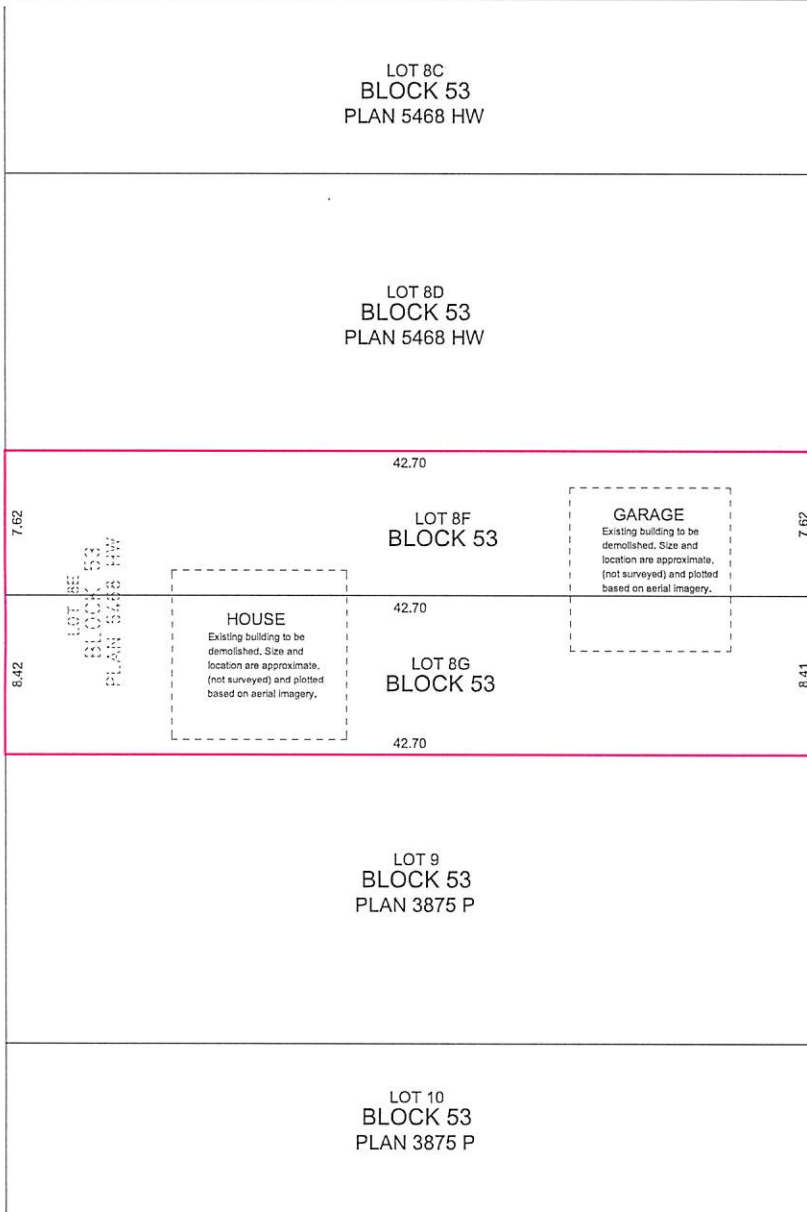
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.5 m south of the north property line of existing Lot 8E off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the east property line of existing Lot 8E. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m within 5 m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



129 STREET

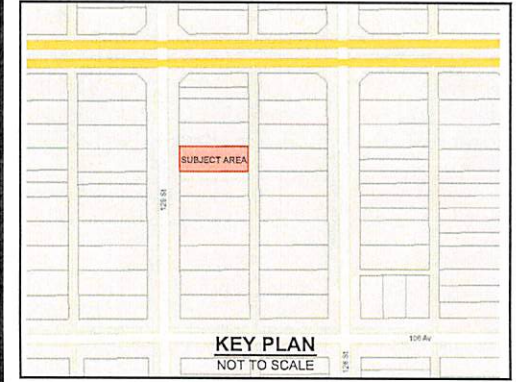


LANE

EURO DESIGN MASTER BUILDER

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.068 ha



REV. NO.	DATE	ITEM	BY
2	Aug. 31/22	BOUNDARY	CN
1	JUNE 21/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 8E, BLOCK 53, PLAN 5468HW

WITHIN THE

RIVER LOT, EDMONTON SETTLEMENT

N.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2022

SCALE: 1:250

Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62200202T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

January 19, 2023

File No. LDA22-0484

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 36, Plan 2021679, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

The Subdivision by Plan is APPROVED on January 19, 2023, subject to the following conditions:

1. 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
2. that the owner register 7.5 m and 10.0 m public access easements to facilitate the construction of a mid-block access route between Admiral Girourd Boulevard NW and Castle Downs Road NW, as shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

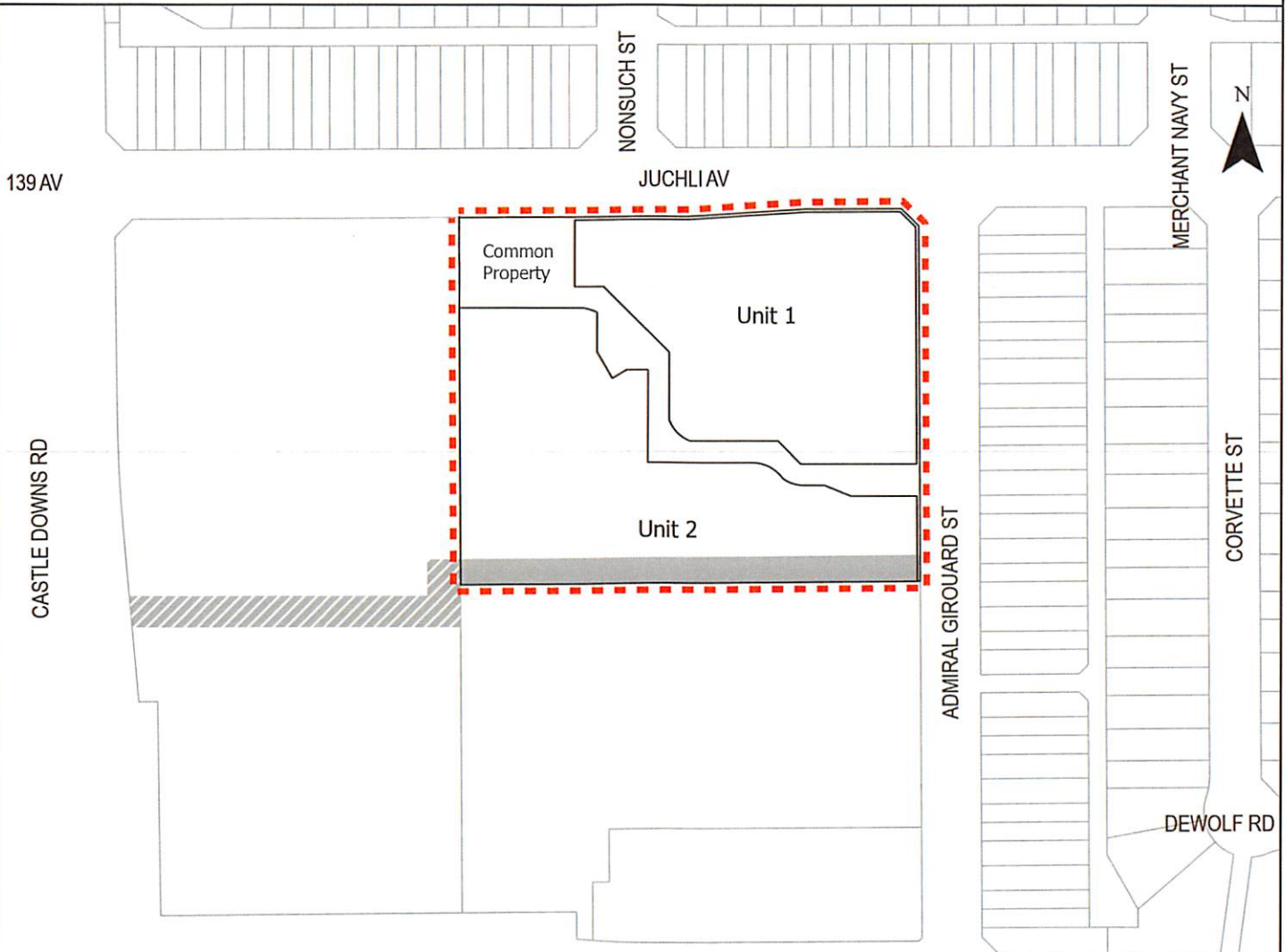
Blair McDowell
Subdivision Authority

BM/cp/Posse #448181199-001
Enclosure(s)

--- Limit of proposed subdivision

Register 7.5 m public access easement

Register 10 m public access easement



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

137 AV

