

Thursday, March 21, 2024  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 21, 2024 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 13, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA23-0280  
480051234-001

Tentative plan of subdivision to create 79 residential lots and one (1) non-credit Municipal Reserve lot, from Lot E, Plan 3186 TR located south of Crabapple Link and east of Ewing Trail SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA23-0308  
486269745-001

Tentative plan of subdivision to create 106 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 782 3334 located south of Easton Wynd NW and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA24-0018 489483686-001	Tentative plan of subdivision to create one (1) Public Utility Lot for a stormwater management facility from a portion of road plans 182 2784 and 222 2412, located north of Ellerslie Road SW and east Heritage Valley Trail SW; <b>ANTHONY HENDAY SOUTH</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0669 285065000-001	REVISION of conditionally approved tentative plan of subdivision to create 24 row housing lots, four (4) multi-unit housing lots and two (2) public utility lots from the SW-13-51-25-W4M, located north of 41 Avenue SW and east of 141 Street SW; <b>DESROCHERS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA24-0036 498303731-001	Tentative plan of subdivision to create one (1) multi housing unit and one (1) remnant unit from Lot 292, Block A, Plan 232 1512, located south of 93 Avenue NW and west of Secord Boulevard NW; <b>SECORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 21, 2024

File No. LDA23-0280

Stantec Consulting Ltd  
10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 79 residential lots and one (1) non-credit Municipal Reserve lot, from Lot E, Plan 3186 TR located south of Crabapple Link and east of Ewing Trail SW;  
**THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on March 21, 2024, subject to the following conditions:**

1. that the owner create a 0.450 ha Municipal Reserve (MR) (non-credit) lot, 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, rights of ways 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;
4. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (2) 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 pay the Fire hall Offsite Levy applicable to this subdivision;
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 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;
8. that the owner pay a boundary assessment for municipal improvements constructed by others for the construction of a shared use path on the north side, as shown on the Enclosure I, from which this development benefits (The Orchards At Ellerslie LDA11-0219; Stage 13A and Servicing Agreement DS-1932).
9. that the owner submits redline revisions or resubmit Orchards Stage 37 engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
10. that the owner construct all roadways to an approved Complete Streets design and cross section. The Complete Streets design and cross section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way;
11. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the non-credit MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards within the walkways, with connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 3 m hard-surface shared use path with lighting and bollards within the future Storm Water Management Facility (SWMF), with connections to the adjacent shared use path and sidewalks, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct offsite storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the non-credit MR lot, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies. Ecological considerations with respect to tree retention on the west side of the non-credit MR lot will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologyecircs@edmonton.ca](mailto:ecologyecircs@edmonton.ca) for more information).

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

Municipal Reserve (MR) for Lot E, Plan 3186TR was addressed by dedication under file 73-S-52. The MR lot (Lot R1, Plan 3186TR) is owned by the City of Edmonton and will be used for the future Urban Village park.

The non-credit MR lot is above the ten percent MR requirement. The final plan of survey will designate the parcel as MR.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #480051234-001

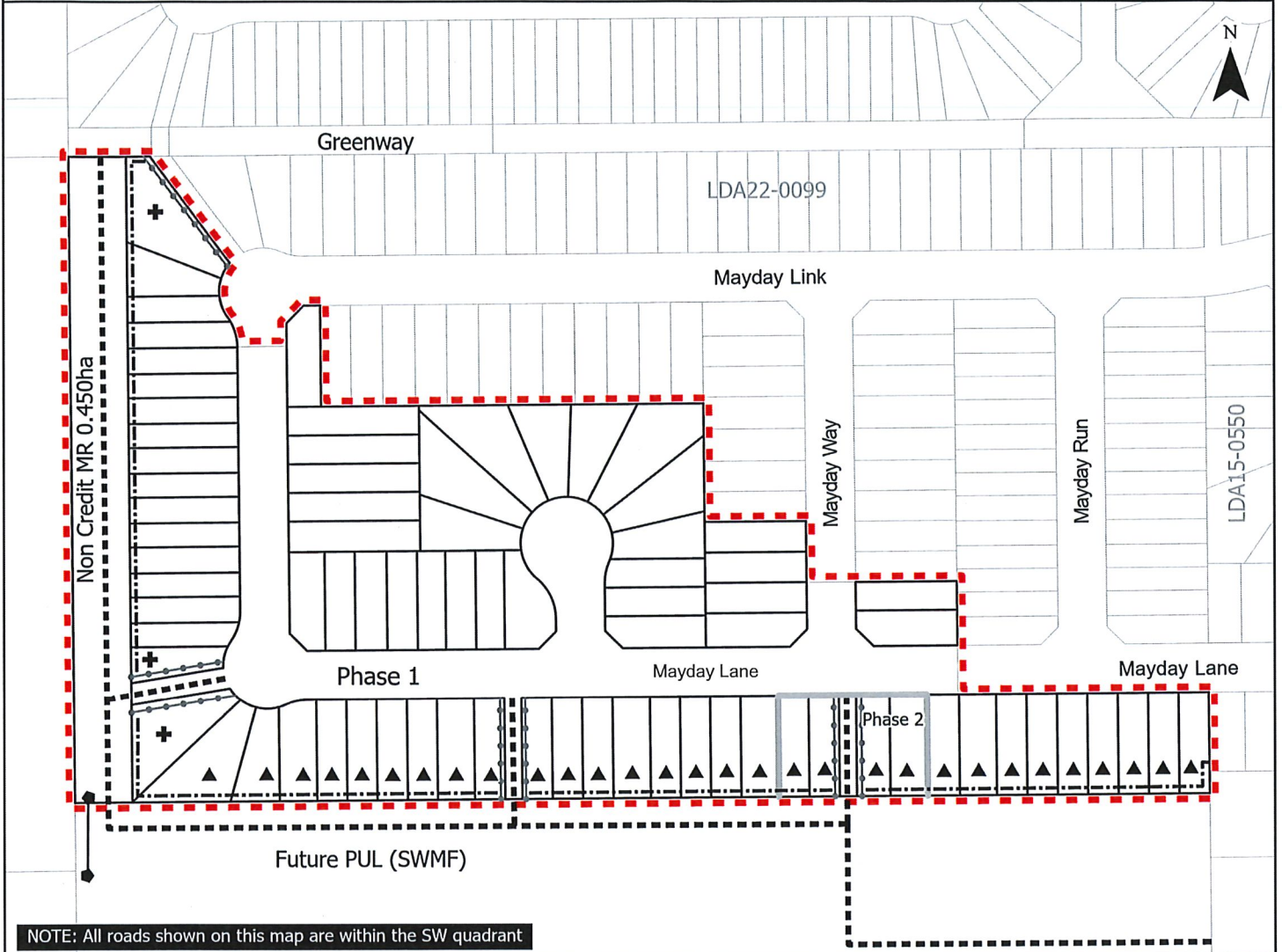
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

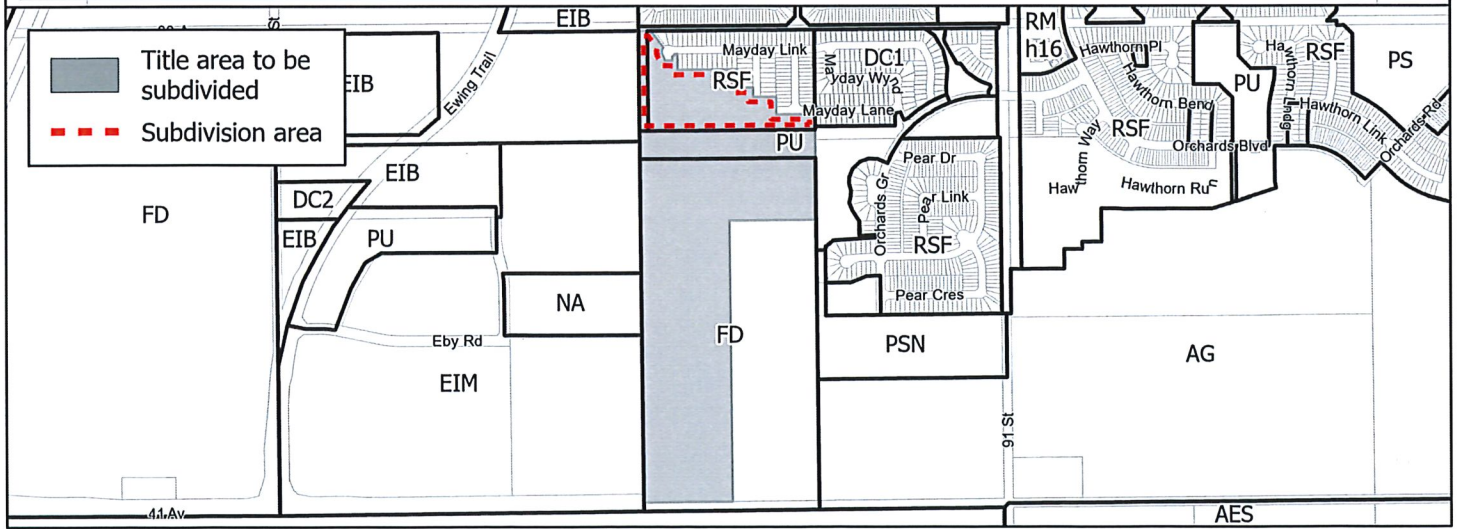
March 21, 2024

LDA23-0280

- Limit of Proposed Subdivision
- 1.8m Uniform Fence as per Zoning Bylaw
- 1.2 m uniform fence
- 3m Shared Use Path
- Offsite Storm Sewer
- Phasing Boundary
- + Restrictive Covenant re: Disturbed Soil
- ▲ Restrictive Covenant re: Freeboard



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





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 21, 2024

File No. LDA23-0308

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 106 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 782 3334 located south of Easton Wynd NW and east of Winterburn Road NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on March 21, 2024, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.01 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 Municipal Reserve (MR) in the amount of 2.27 ha by a Deferred Reserve Caveat registered proportionately against the remnant lot 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., 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;
5. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for Winterburn Road NW, as shown on the "Conditions of Approval" map, Enclosure II;
6. that subject to Conditions I.5, the owner clear and level the areas required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination;
7. that the owner dedicate additional road right-of-way for alley corner cuts as shown on the "Conditions of Approval" map, Enclosure I, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for waste management

and Fire Rescue Services (FRS) vehicles, to the satisfaction of Subdivision and Development Coordination;

8. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the walkway, 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 The Servicing Agreement required in Clause I (3) 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 pay the Fire hall Offsite Levy applicable to this subdivision;
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 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;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standard, as shown on Enclosure I. The north-south and east-west alleys will serve as a temporary emergency access route with the proposed subdivision until the final build out of this area. A 'Swept Path Analysis' for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the alley/local roadway intersection;



10. that the owner pay a boundary assessment for municipal improvements constructed by others within the Eaton Wynd NW and Eaton Lane NW road right-of-way from which this development benefits (Edgemont Stage 9A; Servicing Agreement SA50221 and Stage 23; Servicing Agreement SA51274);
11. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the walkway, SWMF, and SWMF north of the subdivision boundary, with connections to the existing shared use path in the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct traffic calming measures that includes but not limited to curb extensions, raised crossings, raised intersections, pedestrian refuge etc., and curb ramps on the east leg at the intersection, as shown on the "Conditions of Approval" map the Enclosure I, to provide a safe pedestrian movement through the intersection. The design details of the intersection will be finalized through the engineering drawing review and approval process;
13. that the owner construct a temporary 12 m radius gravel surface public turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Final Acceptance Certificate (FAC) for roads (or when required by Subdivision and Development Coordination);
14. that the owner designs and constructs the ultimate Stormwater Management Facility (SWMF), including all inlets and outlets to the satisfaction of Subdivision and Development Coordination, and dedicates the area of ultimate SWMF as PUL;
15. 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
16. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road right of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Plan 782 3334 in the amount of 0.01 ha is being provided by dedication with this subdivision, while 2.27 ha is being provided by Deferred Reserve Caveat (DRC) with this subdivision. An adjustment to the DRC will be made at endorsement to account for arterial road dedication of Winterburn Road NW with this subdivision.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/cp/Posse #486269745-001

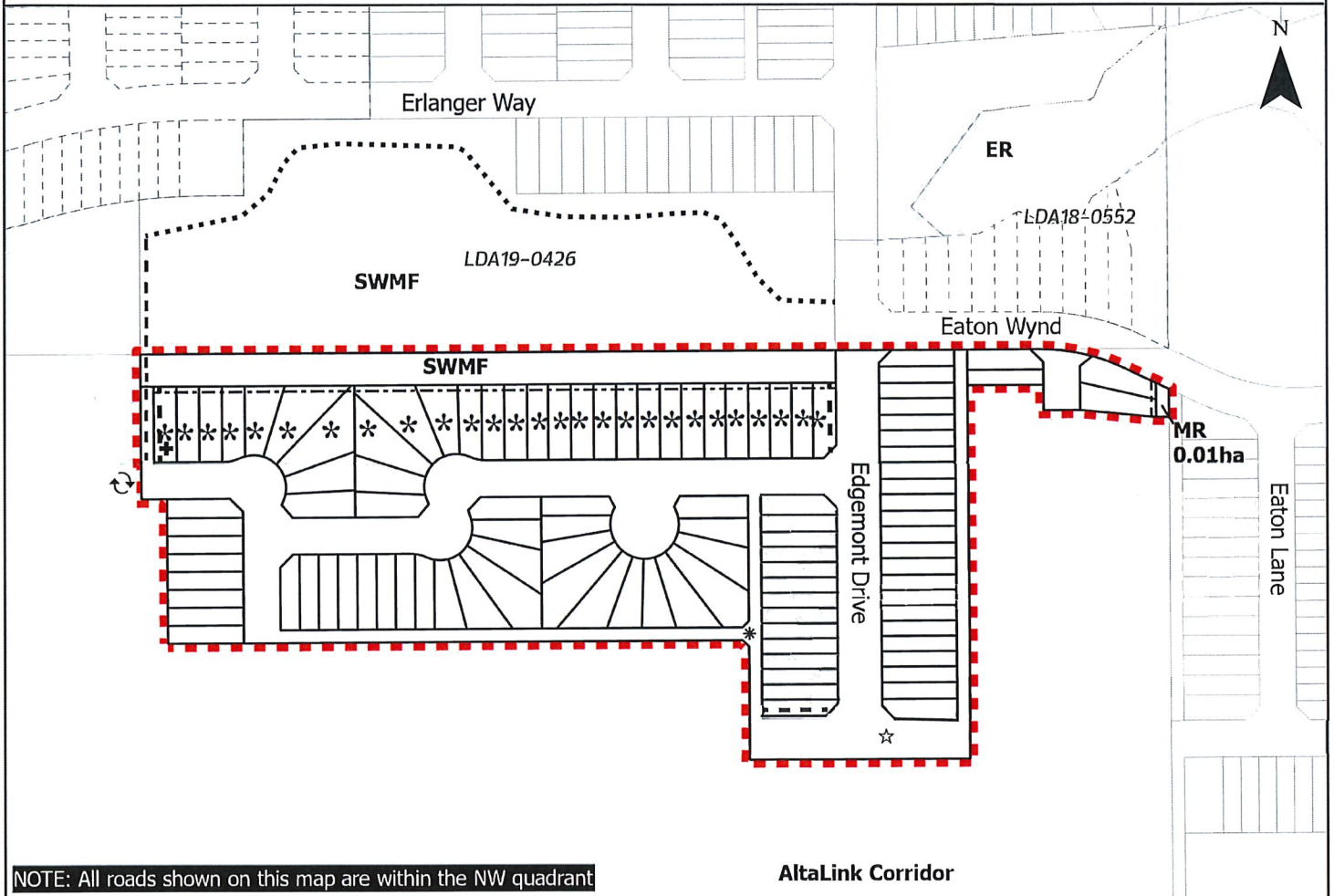
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 21, 2024

LDA23-0308

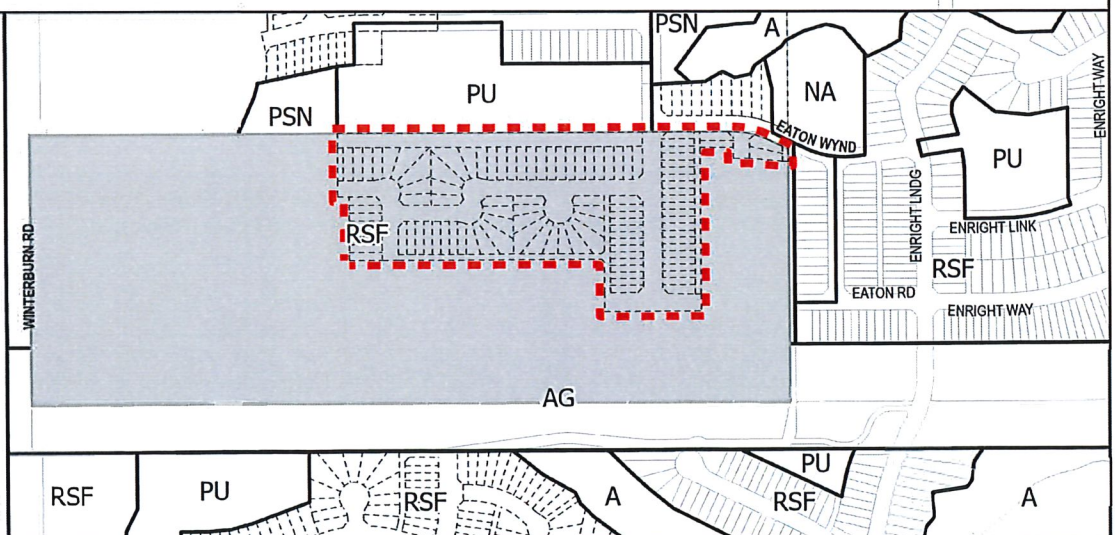
- Limit of proposed subdivision
- ⋯ Existing shared use path
- - - 3m Shared use path
- - - 1.2m uniform screen fence
- - - 1.8m uniform screen fence as per Zoning Bylaw
- \* Dedicate additional road right of way(if deemed necessary)
- ↻ Temporary 12 m radius turnaround
- + Restrictive Covenant re:disturbed soil
- \* Restrictive Covenant re:freeboard
- ☆ Traffic calming measures



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

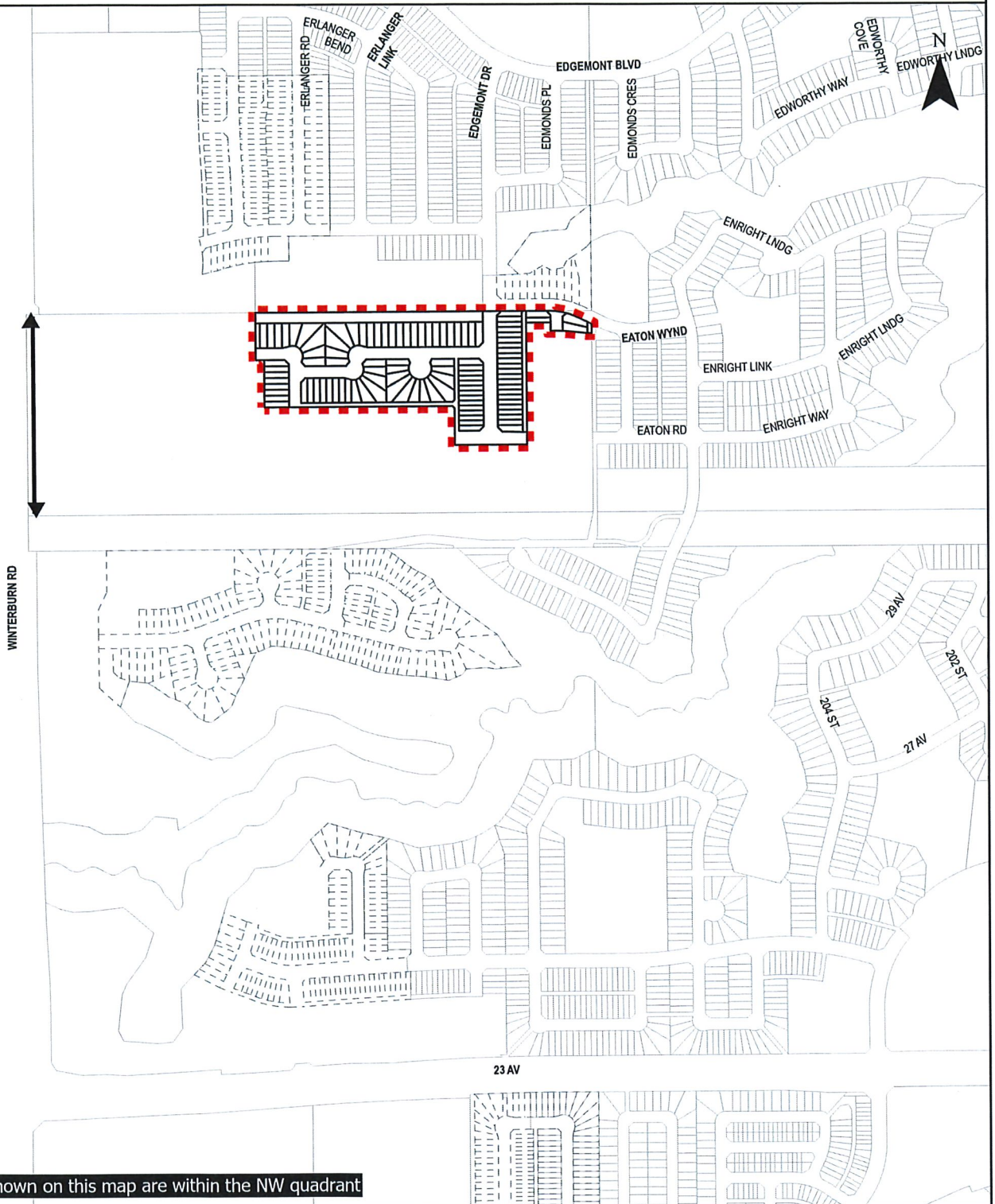
AltaLink Corridor

- Title area to be subdivided
- Subdivision area



--- Limit of proposed subdivision

↔ Dedicate as road right of way



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



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 21, 2024

File No. LDA24-0018

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create one (1) Public Utility Lot for a stormwater management facility from a portion of road plans 182 2784 and 222 2412, located north of Ellerslie Road SW and east Heritage Valley Trail SW; **ANTHONY HENDAY SOUTH**

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**I The Subdivision by Plan is APPROVED on March 21, 2024, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$146,050.00 representing 0.257 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., 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;
4. that LDA23-0367 to amend the Edmonton Zoning Bylaw and to close a portion of roadway 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 (2) 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 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 3 m hard-surface shared use path including lighting and bollards, within the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 3 m hard-surface shared use path located south of the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m concrete sidewalk located south of the proposed SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner designs and constructs the ultimate Stormwater Management Facility (SWMF), including all inlets and outlets to the satisfaction of Subdivision and Development Coordination, and dedicates the area of ultimate SWMF as PUL;
10. that the owner constructs offsite storm sewers to connect the proposed SWMF outlet to the existing downstream system, 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 the Public Utility lot 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 Road Plan 182 2784 in the amount of \$146,050 representing 0.257 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

MR for Road Plan 222 2412 was previously addressed as money in place representing 1.498 ha, for the full road plan area, as part of a purchase agreement.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/tv/Posse #489483686-001

Enclosure

- ■ ■ Limit of Proposed Subdivision
- ● ● Construct 1.8m Sidewalk
- ▒ ▒ ▒ Construct 3m Shared Use Path
- — ● Offsite Storm Sewer



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





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 21, 2024

File No. LDA18-0669

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Ghazal Lotfi

RE: REVISION of conditionally approved tentative plan of subdivision to create 24 row housing lots, four (4) multi-unit housing lots and two (2) public utility lots from the SW-13-51-25-W4M, located north of 41 Avenue SW and east of 141 Street SW; **DESROCHERS**

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The subdivision was originally approved on February 3, 2022. Phase 1 has been registered. This Change Request consolidates the two multi-unit housing (MHL) lots in phase 2 to form 1 MHL lot.

**I The Subdivision by Plan is APPROVED on March 21, 2024, 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 subdivision boundary be amended to include the dedication of a portion of Desrochers Boulevard SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner modify the property lines of the residential lots, backing onto the alley, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
5. 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;

6. that the owner register a berm and fence restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 EPCOR Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner pays a Boundary Assessment for the installation of a watermain and surface improvements for 41 Avenue SW, constructed by others, from which this development benefits;
8. that the owner constructs two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs Desrochers Way SW to an approved Complete Streets design and cross section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a right-in/right-out access to the collector roadway, located a minimum of 70 m north of 41 Avenue SW or a reduced distance to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details of the access location will be further reviewed with the submission of detailed engineering drawings;

11. that the owner constructs a 4 m gravel surface emergency accesses with t-bollards 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 intersection of Desrochers Way SW and 41 Avenue SW to the satisfaction of Subdivision and Development Coordination, 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 fulfil this obligation;
13. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, landscaping, and bollards, within the pipeline right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct appropriate traffic calming measures that may include but not limited to curb ramps, zebra marked crosswalk, pedestrian signage, a two-stage crossing, a raised crossing or curb extensions at the shared use path crossings, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
15. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination , as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 41 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the Public Utility 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.

Municipal Reserve (MR) for the SW-13-51-25-W4M was addressed by DRC with LDA16-0551 and dedication with LDA14-0581. The DRC will be reduced for the PUL areas and carry forward on the remainder of the 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority


















BM/mc/Posse #285065000-001

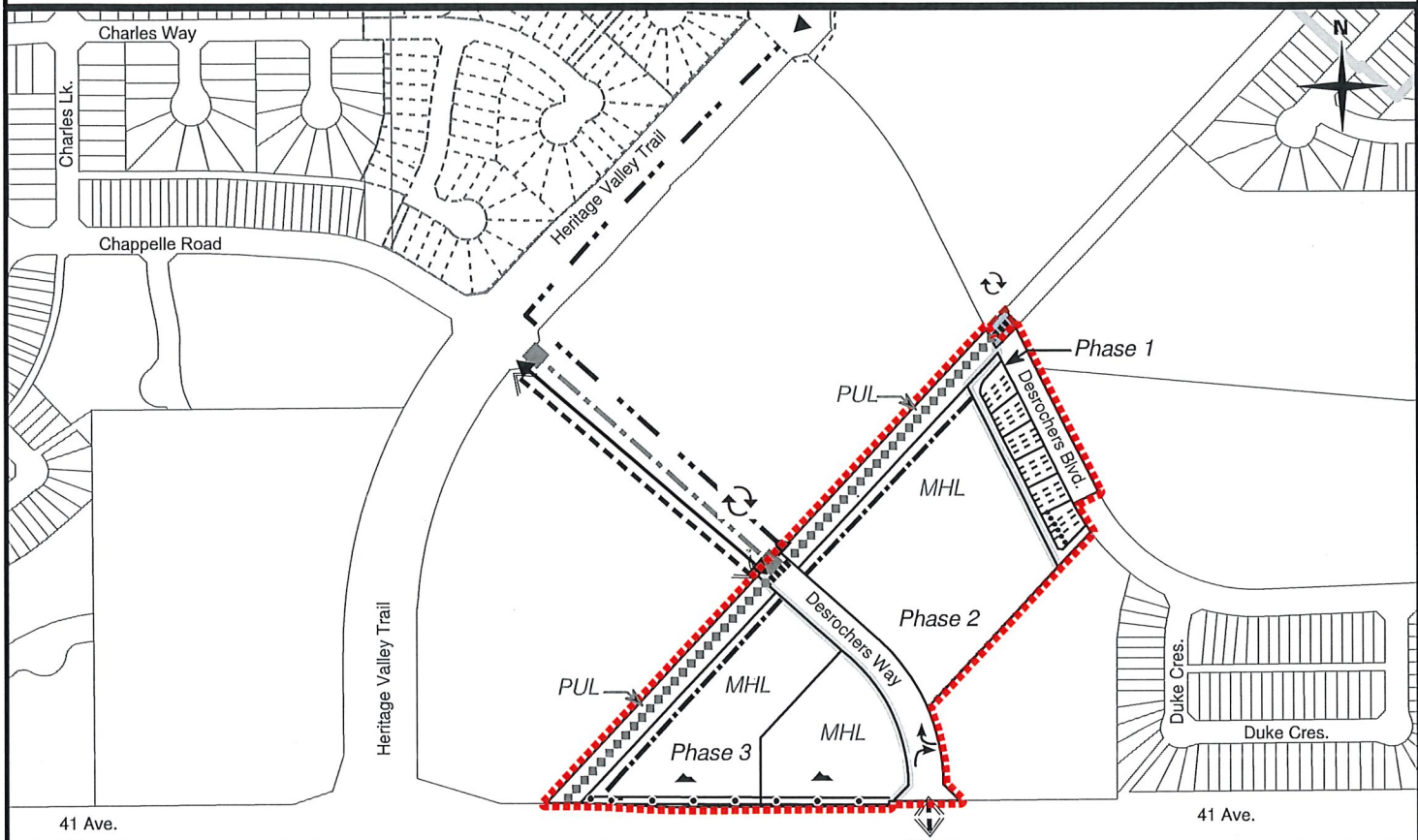
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

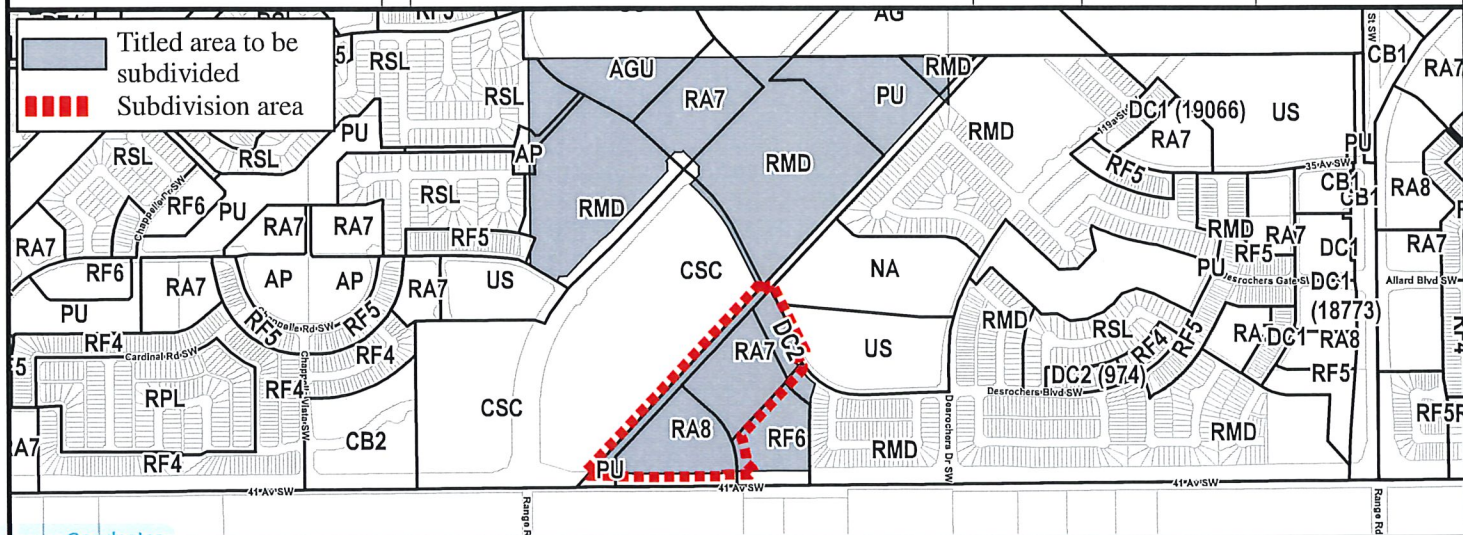
March 21, 2024

LDA18-0669

- |   |  |  |
|---|--|--|
|  Limit of proposed subdivision            |  Dedicate as road right of way    |  Amend subdivision boundary     |
|  3 m hard surface shared use path        |  Temporary 12 m radius turnaround |  Property lines may be modified |
|  Traffic calming measures                |  Watermain extension              |  Phasing line                   |
|  Temporary 4 m emergency access           |  Storm sewer extension            |  |
|  Berm and noise attenuation fence        |  1.2 m uniform fence              |  |
|  Restrictive covenant re: Berm and Fence |  Right-in/right-out access        |  |
|  Sanitary sewer extension                 |  Traffic signal                   |  |



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





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 21, 2024

File No. LDA24-0036

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

ATTENTION: Courtney Ruptash

RE: Tentative plan of subdivision to create one (1) multi housing unit and one (1) remnant unit from Lot 292, Block A, Plan 232 1512, located south of 93 Avenue NW and west of Secord Boulevard NW; **SECORD**

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**The Subdivision by Plan is APPROVED on March 21, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #498303731-001

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 (\$2,505.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- The owner is advised to consider registering an access easement(s) to allow access between all lots to approved access locations.

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

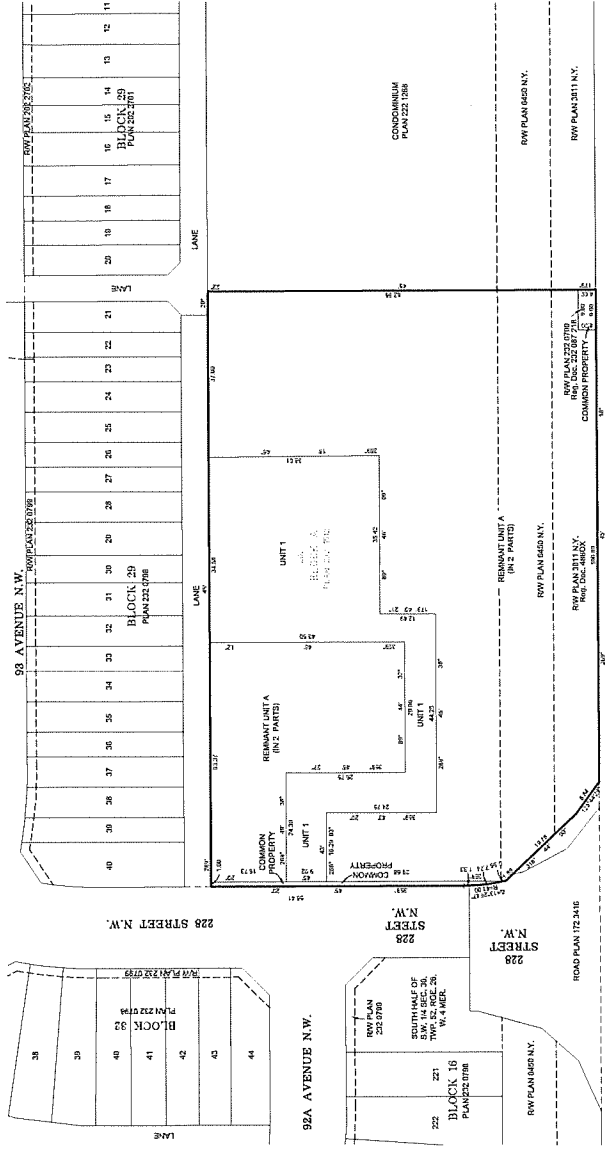
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 water and sanitary services are proposed under a private servicing agreement for Second Stage 22A. As-built information is not currently available. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).

**WEST SECOND URBAN FLATS**  
**EDMONTON, ALBERTA**

TENTATIVE PLAN SHOWING PROPOSED PHASED CONDOMINIUM OF  
 LOT 202, BLOCK A, PLAN 232 1512  
 ALL WITHIN THE  
 S.W. 1/4 SEC. 36, TWP. 52, RGE. 26, W. 4 MER.



- NOTES:**
- The boundaries shown on this plan were obtained from registered legal plans and are shown in solid lines.
  - All boundaries are shown in solid lines and are shown in black.
  - All dimensions are shown in meters and are rounded to the nearest millimeter.
  - Any easement shown is subject to a separate plan.



LOCATION PLAN  
 SCALE 1:10000

**LEGEND**

SYMBOL	DESCRIPTION
—	3 Dotted Line - Boundary of Registered Legal Plan
—	4 Dotted Line - Boundary of Registered Legal Plan
—	5 Dotted Line - Boundary of Registered Legal Plan
—	6 Dotted Line - Boundary of Registered Legal Plan
—	7 Dotted Line - Boundary of Registered Legal Plan
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—	42 Dotted Line - Boundary of Registered Legal Plan
—	43 Dotted Line - Boundary of Registered Legal Plan
—	44 Dotted Line - Boundary of Registered Legal Plan

REGISTERED OWNER  
 SECORO KENNEDY LANDS LTD.