

Thursday, March 31, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the March 31, 2022 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 24, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0351 401648848-001	Tentative plan of subdivision to create one (1) commercial lot from the SE 36-52-26-W4M located north of 92 Avenue NW and west of Winterburn Road; SECORD
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA22-0011 412827486-001	Tentative plan of subdivision to create 43 single detached residential lots, 22 semi-detached residential lots, and one (1) other lot from Lot 1, Plan 012 1042 located west Anthony Henday Drive and north of 34 Avenue NW; MAPLE
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA22-0074 421266812-001	Tentative plan of subdivision to create 36 single detached residential lots from 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
4.	LDA22-0075 421336642-001	Tentative plan of subdivision to create 38 single detached lots, from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of Chappelle Way SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0015 271382437-001	REVISION of conditionally approved tentative plan of subdivision to create 61 single detached residential lots, and 46 semi-detached residential lots, from a portion of 156 Street SW road to be closed, from Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located north of Chappelle Way SW and west of Chapelle Green SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0477 290493349-001	REVISION of conditionally approved tentative plan of subdivision to create 16 row housing lots, and one (1) Urban Services lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0391 401867733-001	REVISION of conditionally approved tentative plan of subdivision to create 31 single detached residential lots and 28 semi-detached residential lots from the SW 21-51-25-W4M, located north of 28 Avenue SW and east of 182 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.	



Subdivision Authority

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

March 31, 2022

File No. LDA21-0351

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) commercial lot from the SE 36-52-26-W4M located north of 92 Avenue NW and west of Winterburn Road; **SECORD**

I The Subdivision by Plan is APPROVED on March 31, 2022, 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 register an easement for drainage, as shown on the "Conditions of Approval" map, Enclosure I. EPCOR Water Services Inc. shall be a party to the easement;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot backing onto or flanking the Storm Water Management Facility (SWMF) 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 50 m northbound left turn bay and 50 m southbound right turn bay with a 60 m taper on 215 Street at the all-directional access, including median reconstruction, as shown on the "Conditions of Approval" map, Enclosure I. Access construction at this location will require widening of 215 Street to allow for a northbound left turn bay while maintaining the median to prevent left turn movements to/from the right-in only access on the east side of 215 Street. Details regarding the arterial upgrades required to support access will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct a right-in/right-out access from 92 Avenue NW and extension of the concrete median to prevent all-directional movements, as shown on the "Conditions of Approval" map, Enclosure I. Consideration should be given to moving concrete barriers and adding paint markings to create a westbound right turn bay and taper in the existing pavement area. Details regarding the arterial upgrades required to support access will be reviewed and finalized through the engineering drawing review and approval process;
9. 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 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;
10. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., 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 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.

Municipal Reserve (MR) for the SE 36-52-26-W4M was addressed by dedication with LDA18-0451.

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,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse #401648848-001

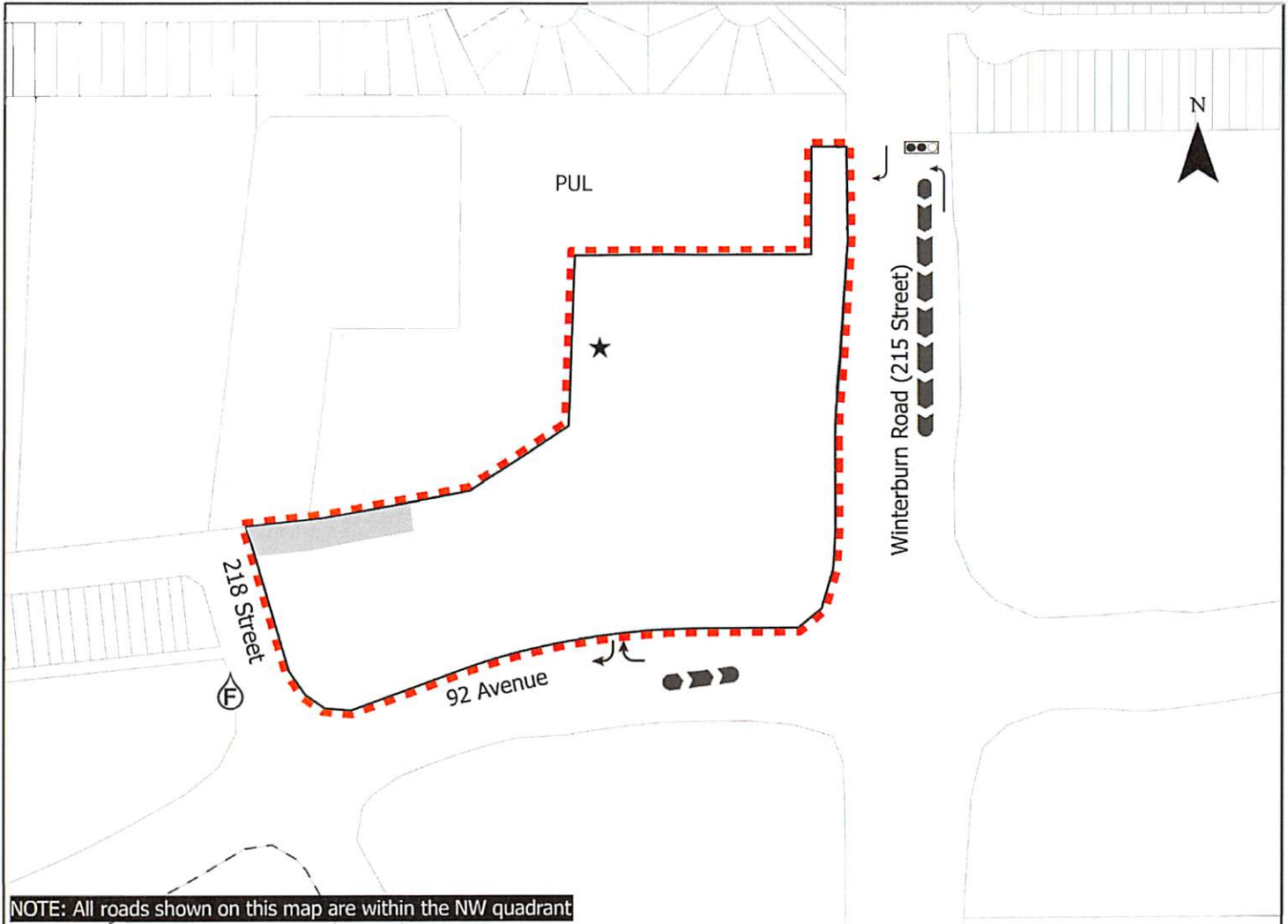
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

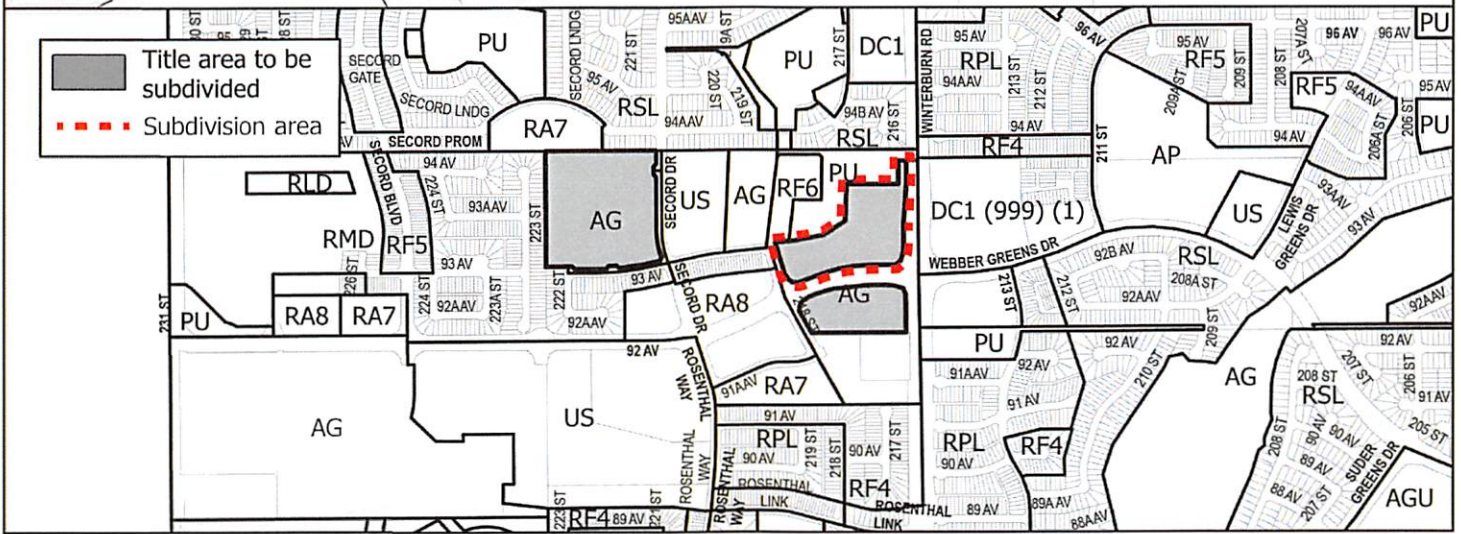
March 31, 2022

LDA21-0351

- Limit of proposed subdivision
- Register easement
- Traffic Signal
- Fire hydrant
- Concrete Median
- Restrictive Covenant re: Freeboard
- Turn bays and Taper
- Right-in/right-out access



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

March 31, 2022

File No. LDA22-0011

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 43 single detached residential lots, 22 semi-detached residential lots, and one (1) other lot from Lot 1, Plan 012 1042 located west Anthony Henday Drive and north of 34 Avenue NW; **MAPLE**

I The Subdivision by Plan is APPROVED on March 31, 2022, 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 exclude the intersection of 32 Avenue and 4 Street as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA21-0347 be registered prior to or concurrent with this application, to provide the logical roadway extension of Maple Road to 34 Avenue and underground utilities;
5. that the the property lines of the residential lot, flanking the alley right-of-way be modified and that the owner dedicate additional road right-of-way, to accommodate the alley design including a portion of the proposed berm, to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings, as shown on Enclosure I;
6. that a Road Closure Bylaw to close Meridian Street, within the lands north of the Transportation Utility Corridor (TUC) as shown on Enclosure I and II, be approved prior to the endorsement of the plan of survey;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the Special Study Area/TUC, as shown on the "Conditions of Approval" map, Enclosure I; and

8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of 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 obtain Ministerial Consent and remove the road structure of the existing Meridian Street roadway and remediate the road closure area, as shown on Enclosure II. All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, access relocation, landscaping and any utility relocation / modification deemed necessary as a result of the closure, will be the responsibility of the owner;
8. that the owner must work with the non-participating landowner (Lot A, Plan 3007KS) to relocate the existing private access from Meridian Street to the internal local roadway network, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosures I and II. The removal of the existing access, including any on site driveway, to Meridian Street and the construction of a new access to the local roadway including any new driveway construction must be done in consultation and coordinated with the existing landowner. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings; and
9. that the owner construct a 1 m berm centered on the property line and a 1.8 m noise attenuation fence, wholly within private property lines for all lots backing onto the TUC / Special Study Area, and wholly within the berm lot adjacent to the alley, as shown on Enclosure I. This berm and fence requirement to be verified by an updated Noise Impact Study.

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

Municipal Reserve (MR) for Lot 1, Plan 012 1042 was addressed by Deferred Reserve Caveat (DRC) with LDA17-0368. This DRC will be discharged in full and provided as money in place with LDA21-0347.

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 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/cp/Posse #412827486-001

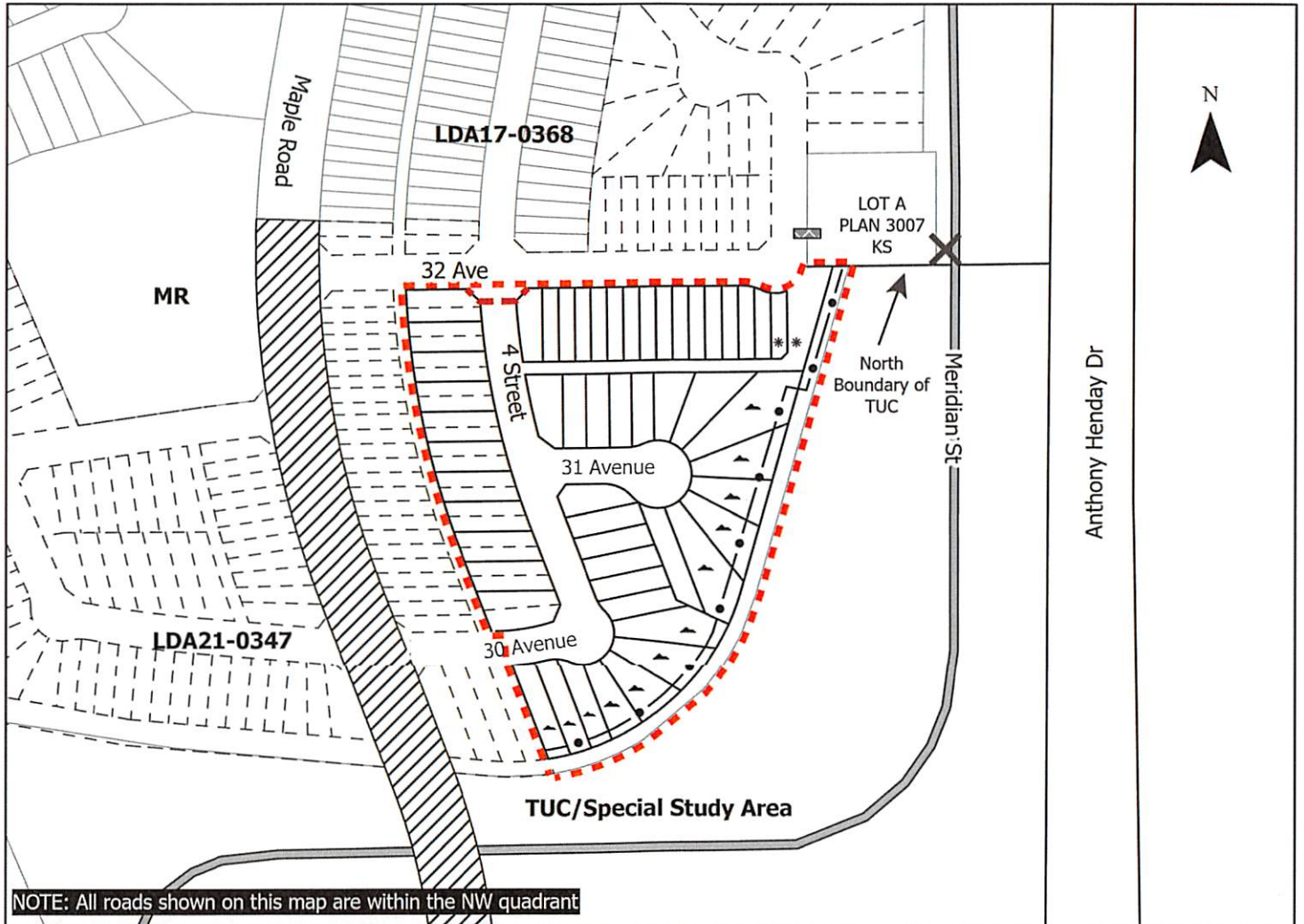
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 31, 2022

LDA22-0011

<ul style="list-style-type: none"> --- Limit of proposed subdivision --- Amend Subdivision Boundary — Close and remove Meridian Street ● Berm and Noise Attenuation Fence ▲ Restrictive Covenant re: Berm and Fence 	<ul style="list-style-type: none"> ▨ Construct Access ✕ Remove Access ▨ Maple Road to be constructed with LDA21-0347 ** Modify property line and/or dedicate additional road right-of-way
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NOTE: All roads shown on this map are within the NW quadrant

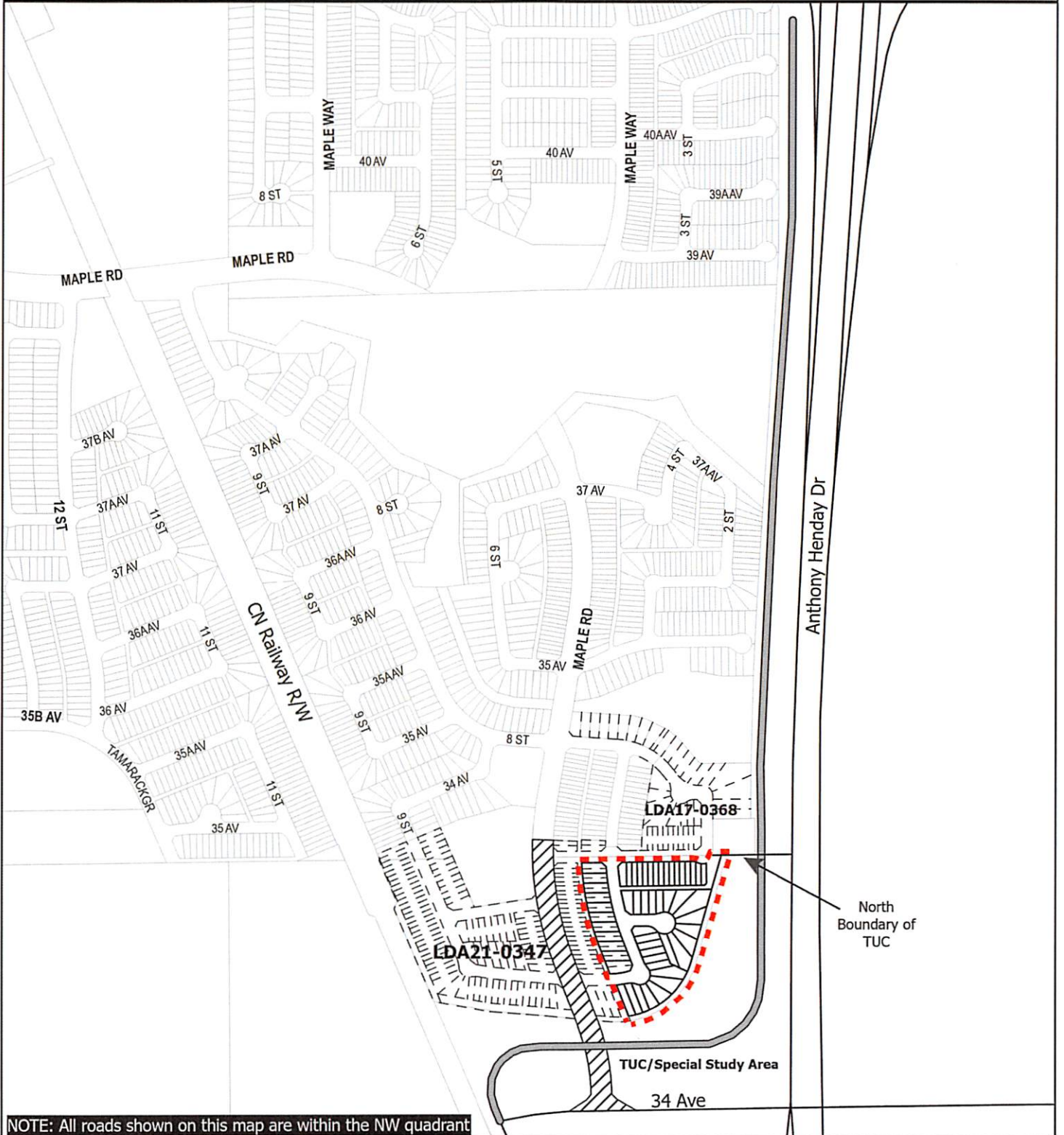


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 31, 2022

LDA22-0011

- Limit of proposed subdivision
- Close and remove Meridian Street
- ▨ Maple Road to be constructed with LDA21-0347



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

March 31, 2022

File No. LDA22-0074

WSP
1200 - 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 36 single detached residential lots from 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 March 31, 2022, 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 must register a road plan to dedicate road right-of-way to conform to an approved Concept Plan, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for a portion of 17 Street NW as shown on Enclosure II. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;
4. that subject to Condition I (3) above, the owner clear and level 17 Street NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
5. that the subdivision boundary be amended to exclude the intersection of 12 Avenue and 17A Street as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA22-0062 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the subdivision LDA21-0606 be registered prior to or concurrent with this application for emergency access and to ensure availability of the essential water main feeds;
8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 17 Street, 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 (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 constructs a temporary 12 m radius gravel surface 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a temporary 4 m gravel surface roadway connection for emergency access to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. 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 constructs two (2) new lanes on 17 Street to an arterial roadway standard, from 23 Avenue to Silverberry Road, including shared use path, concrete sidewalk, lighting any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. 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;
11. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 17 Street, to the

satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

13. 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.

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

Municipal Reserve for Lot 1, Block 14, Plan 222 0645 was addressed by a 2.609 Deferred Reserve Caveat (DRC) with LDA19-0385. The DRC 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 to 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/cp/Posse #421266812-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

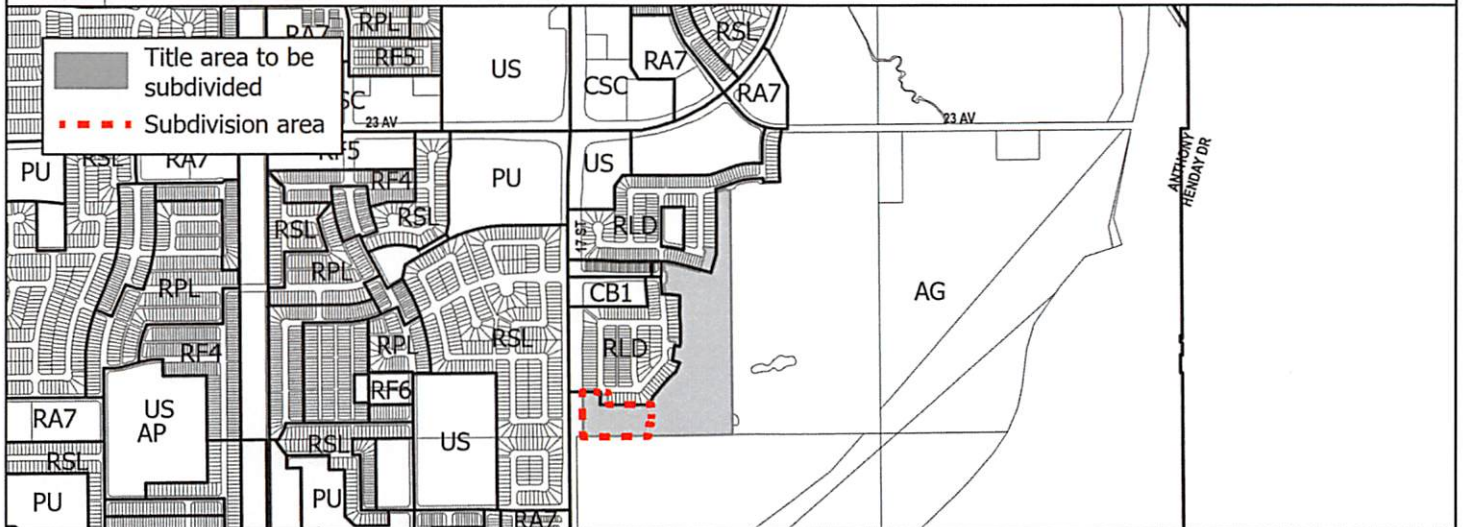
March 31, 2022

LDA22-0074

- ■ ■ Limit of proposed subdivision
- ↻ Temporary 12 m radius turnaround
- - - 1.8m Uniform Fence - Zoning bylaw
- Concrete Sidewalk 1.8m
- Berm and Noise Attenuation Fence
- - - Amend Subdivision Boundary
- ▲ Restrictive Covenant re:berm and fence
- ↔ Temporary 4m Emergency Access



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



- Construct additional two lanes on 17 Street to an arterial roadway standard
- ▨ Dedicate as road right of way / Register Road Plan
- Limit of proposed subdivision





Subdivision Authority

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

March 31, 2022

File No. LDA22-0075

Qualico Communities
3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Jamie Kitlarchuk

RE: Tentative plan of subdivision to create 38 single detached lots, from Lot M, Block 99, Plan 142 3965, located north of 41 Avenue SW and east of Chappelle Way SW. **CHAPPELLE**

I The Subdivision by Plan is APPROVED on March 31, 2022, 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 subdivision LDA21-0486 be registered prior to or concurrent with this application, to provide the alley adjacent to the proposed development; and
4. 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 two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II; and
8. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

There is an existing Deferred Reserve Caveat (DRC) registered on Lot M, Block 99, Plan 142 3965. The DRC will carry forward on the remainder of the title. The next subdivision stage appears to be the terminal subdivision. Municipal Reserves will be due with the terminal 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.

Regards,

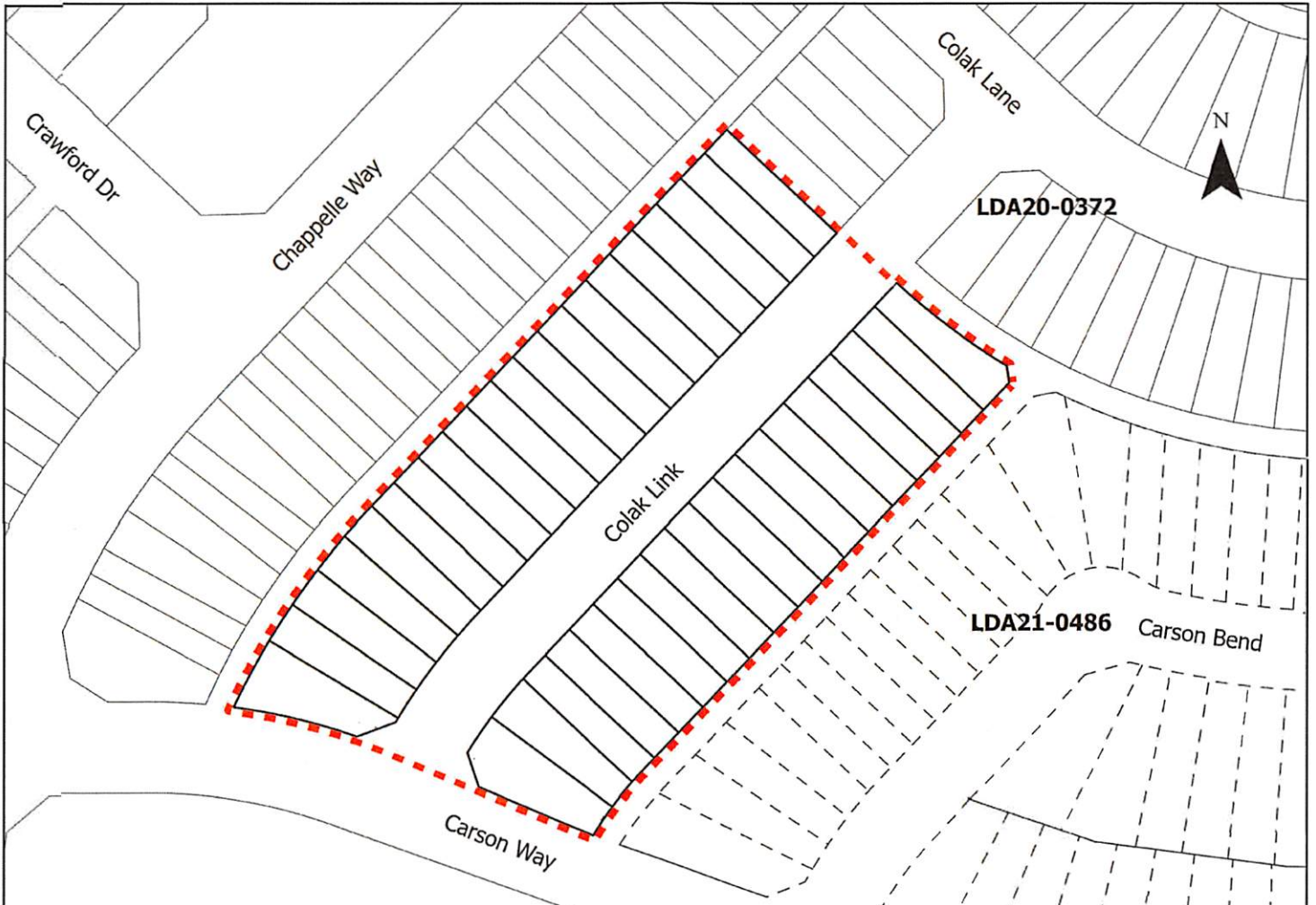


Blair McDowell
Subdivision Authority

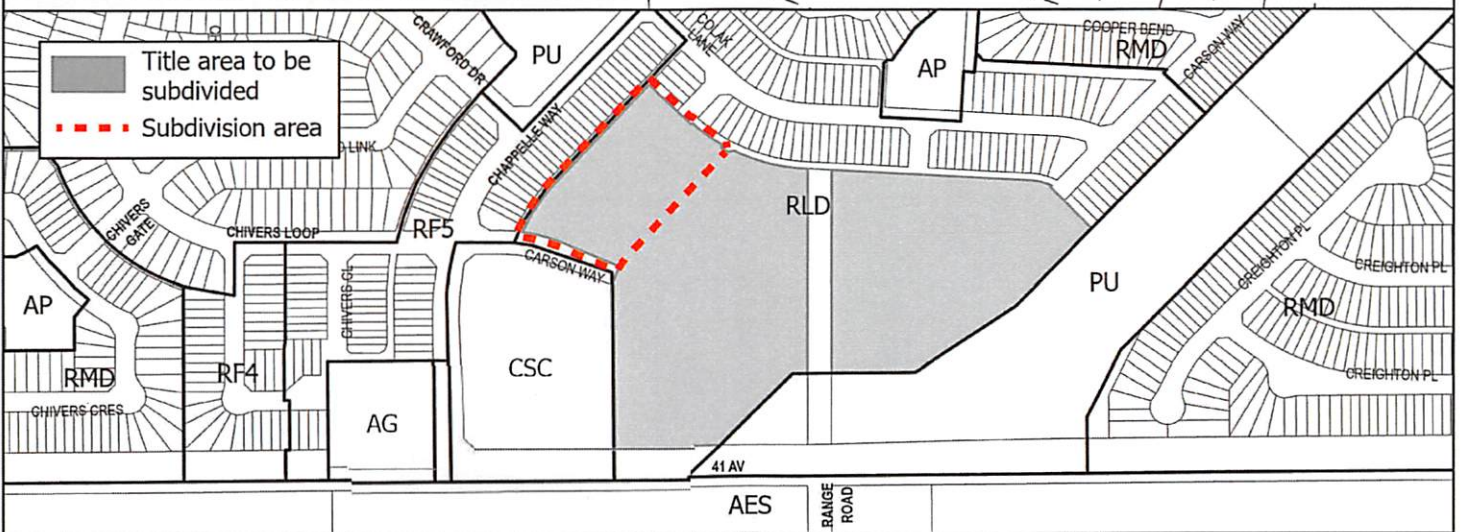
BM/el/Posse #421336642-001

Enclosure(s)

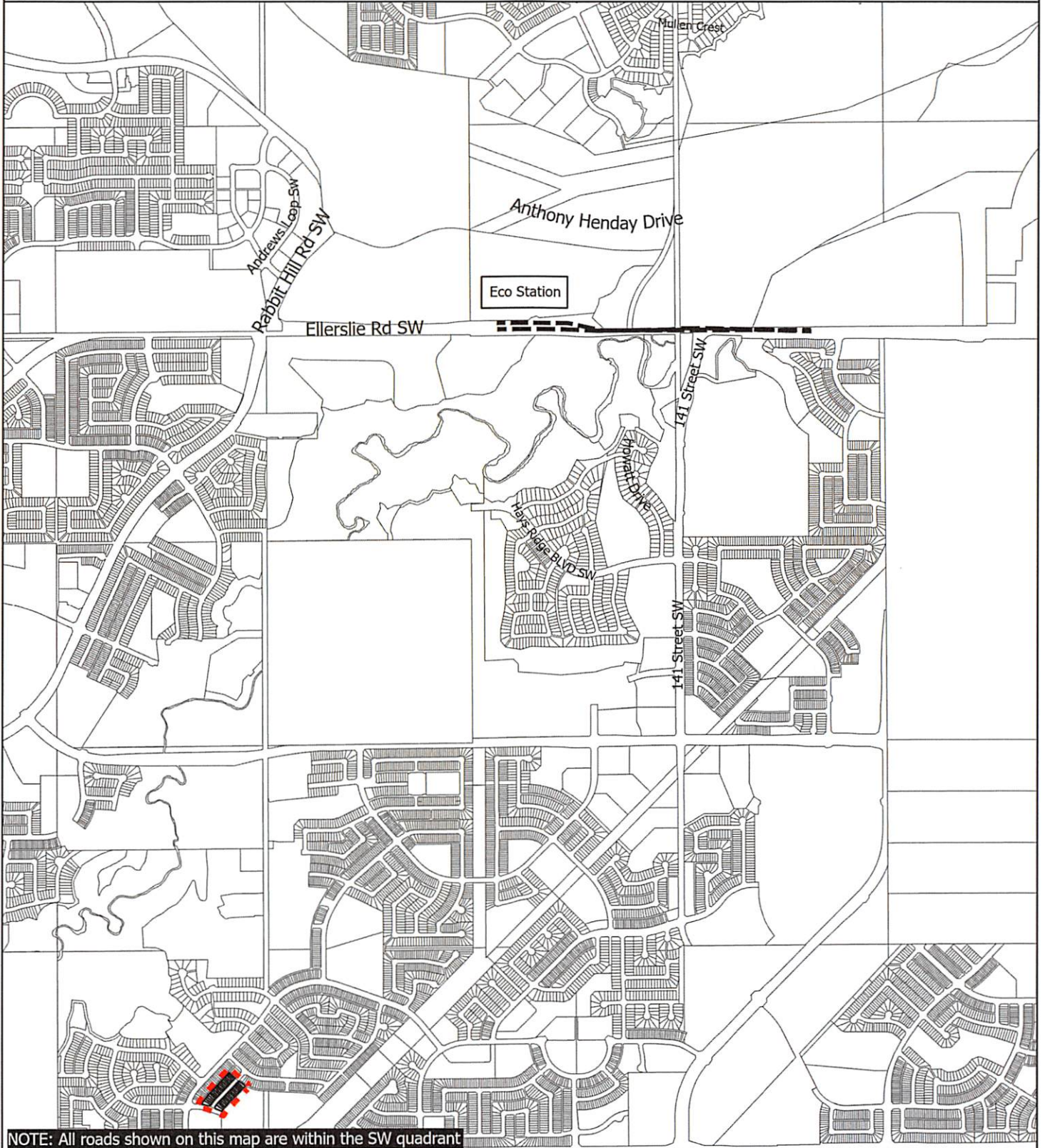
--- Limit of proposed subdivision



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



--- Construct first two lanes to an arterial roadway standard



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



Subdivision Authority

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

March 31, 2022

File No. LDA18-0015

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 61 single detached residential lots, and 46 semi-detached residential lots, from a portion of 156 Street SW road to be closed, from Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located north of Chappelle Way SW and west of Chapelle Green SW; **CHAPPELLE**

This application was originally approved on June 14, 2018. This is the first change request, and is a relotting of the original approval. There is a net reduction of 5 lots.

I The Subdivision by Plan is APPROVED on March 31, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) for the closed portion of roadway, in the amount of 0.033 ha by Deferred Reserve Caveat, registered against the NW 14-51-25-W4M 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., 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 property line of the residential lot, backing onto the alley to alley intersection, be modified should it be deemed necessary through review of engineering drawings to accommodate turning movements of Waste Management Services vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA18-0203 be registered prior to or concurrent with this application for underground utilities and logical roadway extension;
6. that Charter Bylaw 19939 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that Charter Bylaw 18630 to close a portion of 156 Street SW 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 (2) 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner remove the road structure of the existing 156 Street SW roadway and remediate the road closure areas (Charter Bylaw 18630). All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and

13. that the owner is responsible for the landscape design and construction within road rights of way, walkways, and greenways 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 the NW 14-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA16-0517. The DRC will carry forward on the remainder of the title.

Lot E, Block 99, Plan 102 4614 has no MR owing. The 156 Street SW road closure (LDA17-0727) creates a 0.328 ha portion that will become part of the residential lots with this subdivision. That portion (at 10%) shall be added to the existing DRC on the NW 14-51-25-W4M.

The west half of the road closure area will remain as road right-of-way for the purpose of a greenway.

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

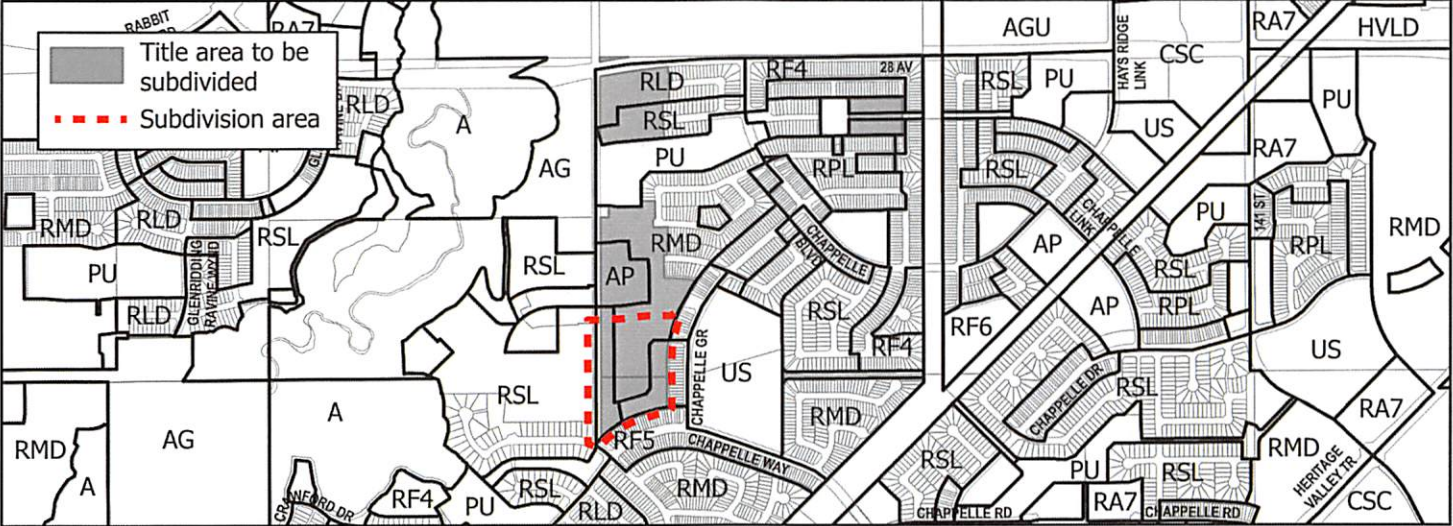
BM/jv/Posse #271382437-001

Enclosure(s)

- ■ ■ ■ Limit of proposed subdivision
- ■ ■ ■ 1.8m Uniform Fence - Zoning bylaw
- 1.2m uniform fence
- ● ● ● 1.8m Concrete Sidewalk
- 3m Hard surface shared use path
- ▨ Modify property line



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

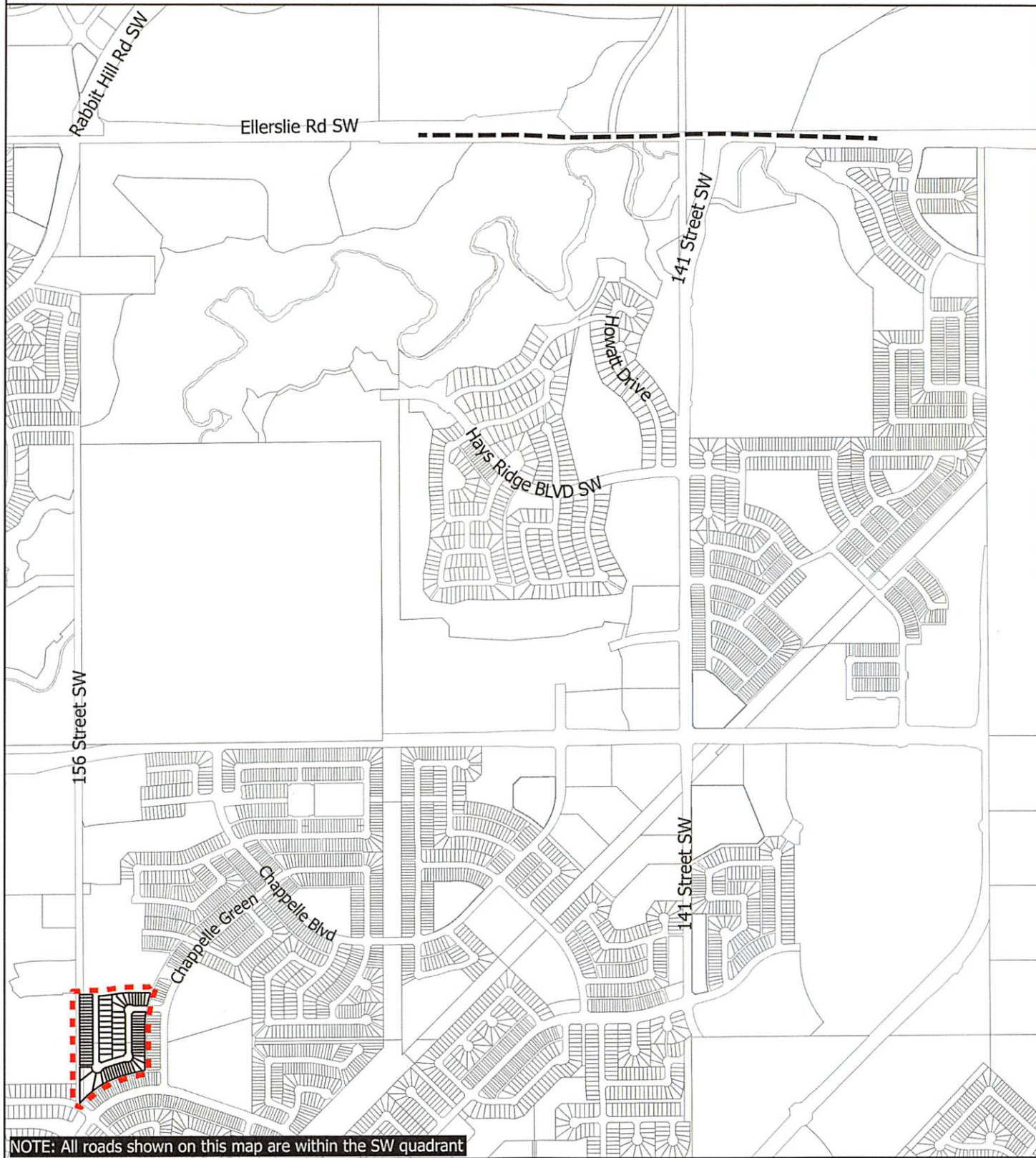


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 31, 2022

LDA18-0015

- ■ ■ Limit of proposed subdivision
- — — Construct first two lanes to an arterial roadway standard





Subdivision Authority

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

March 31, 2022

File No. LDA18-0477

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

ATTENTION: Tanya MacNeil

RE: REVISION of conditionally approved tentative plan of subdivision to create 16 row housing lots, and one (1) Urban Services lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

This application was originally approved on Feb 21, 2021. This change request seeks to revise the subdivision boundary by removing a portion of lane north of Keswick Drive and including it with LDA21-0391. The PUL lot will now be an easement within the adjacent residential lot. The Urban Services (US) lot has been registered.

I The Subdivision by Plan is APPROVED on March 31, 2022, 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 register a Public Access Easement or that road right-of-way be dedicated on the adjacent private property (SE-21-51-25-4) to facilitate construction of Keswick Link SW as shown on the "Conditions of Approval" maps, Enclosure I;
4. that subdivision LDA21-0391 be registered prior to or concurrent with this application, to provide for the logical extension of roadways;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots fronting Keswick Drive SW, 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 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 owner constructs a temporary 4 m gravel surface emergency access with T-bollards, 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);
8. that the owner constructs 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 constructs the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including lighting, landscaping, channelization, accesses, shared use path, concrete sidewalk, any transitional improvements and intersection improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings;
10. that the owner construct Keswick Link SW to a collector road standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct Keswick Drive 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;
12. that the owner constructs underground utilities including watermain 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" maps, Enclosure I and Enclosure II;

13. 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
14. 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 and Enclosure II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve for the SW 21-51-25-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will 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. 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #290493349-001

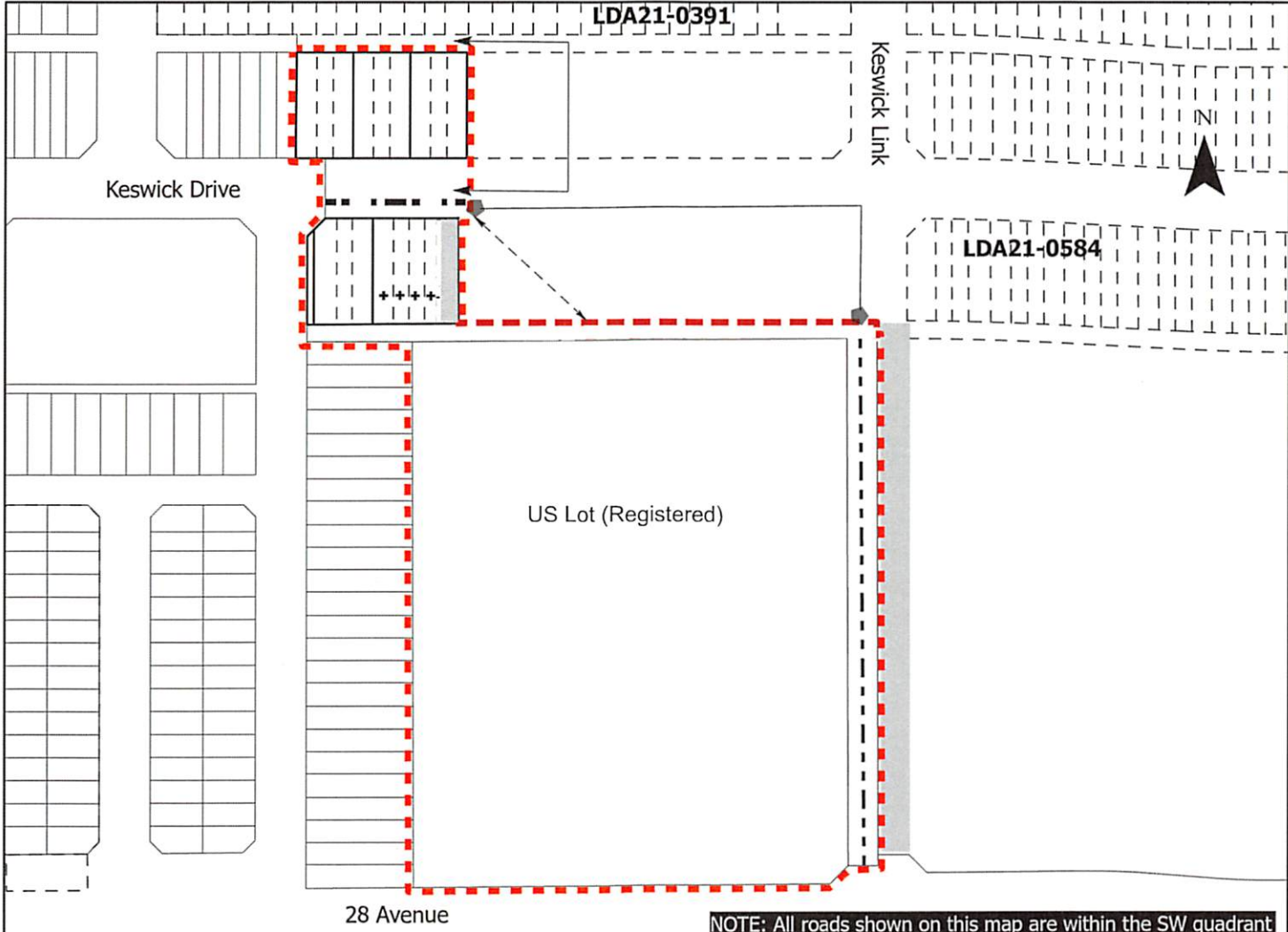
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

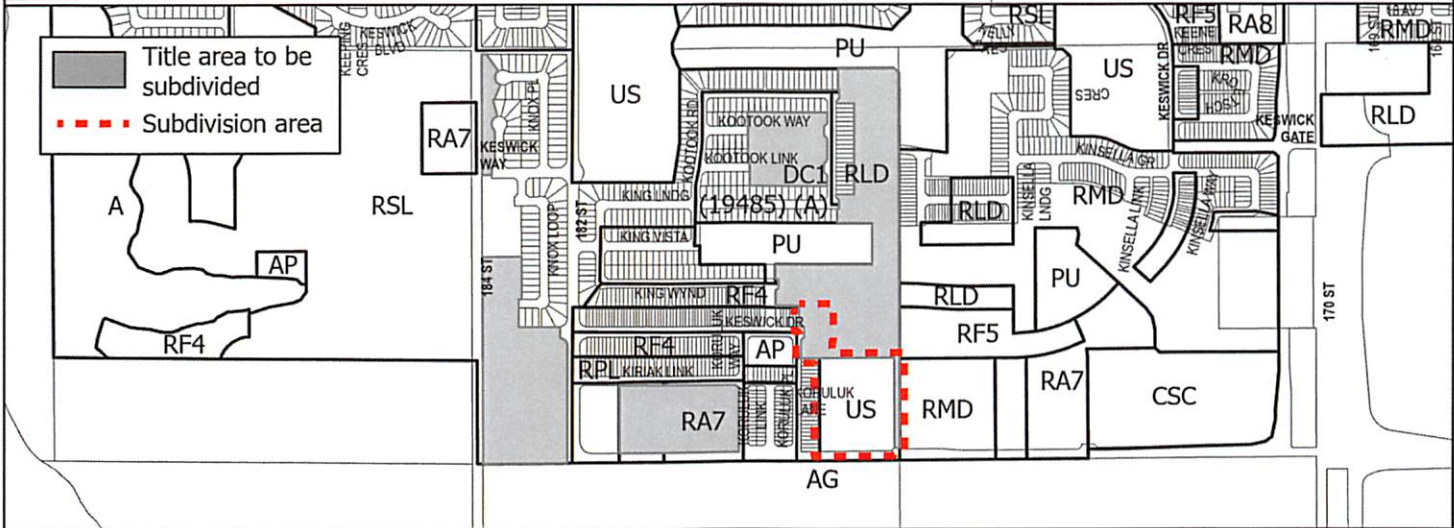
March 31, 2022

LDA18-0477

- Limit of proposed subdivision
- Register Easement
- + Restrictive Covenant re: disturbed soil
- Construct to Complete streets design and cross section
- Temporary 4m Emergency Access Line
- - - - Construct collector roadway
- ↔ Temporary 6m roadway
- 1.8m Uniform Fence - Zoning bylaw
- - - - Storm sewer extension



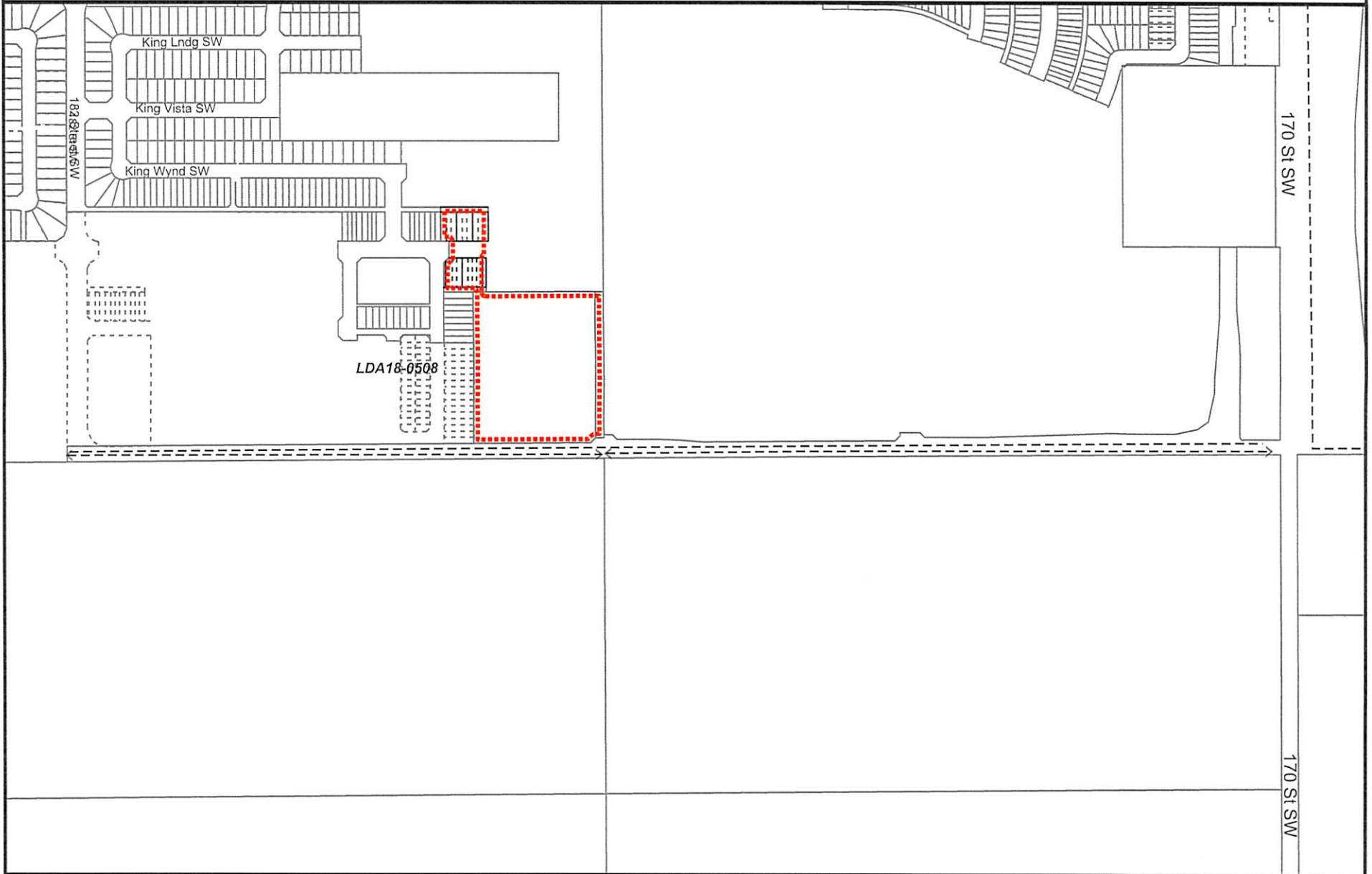
NOTE: All roads shown on this map are within the SW quadrant



■■■■ Limit of proposed subdivision

—— Construct first two lanes to an arterial roadway standard

←- - - -> Watermain extension





Subdivision Authority

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

March 31, 2022

File No. LDA21-0391

WSP
1200 - 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: REVISION of conditionally approved tentative plan of subdivision to create 31 single detached residential lots and 28 semi-detached residential lots from the SW 21-51-25-W4M, located north of 28 Avenue SW and east of 182 Street SW; **KESWICK**

This application was originally approved on October 28, 2021. This change request seeks to revise the subdivision boundary to include a portion of lane that was previously incorporated with LDA18-0477. In addition, the subdivision boundary is being amended to include a small portion of King Wynd in the east portion of the plan.

I The Subdivision by Plan is APPROVED on March 31, 2022, 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 register temporary public access easements for a 6 m temporary roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that subdivision LDA21-0390 be registered prior to or concurrent with this application, to provide for the logical extension of roadways;
5. 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; 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 (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 two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II; and
8. that the owner constructs a temporary 6 m wide 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); and
9. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SW 21-51-25-W4M was originally addressed with LDA15-0547 by registering a 6.13ha Deferred Reserve Caveat; the DRC was reduced over time with subdivisions LDA16-0335 and LDA17-0565. The remainder will carry forward on title.

The remaining MR for Lot 1, Block 1, Plan 932 3045 in the amount of 0.34ha was transferred to the SW 21-51-25-W4M with LDA17-0565. The DRC for the SW 21-51-25-W4M was increased accordingly to 0.985ha. The DRC will carry forward on title and be discharged with future subdivisions to provide money in place of Municipal Reserve.

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,

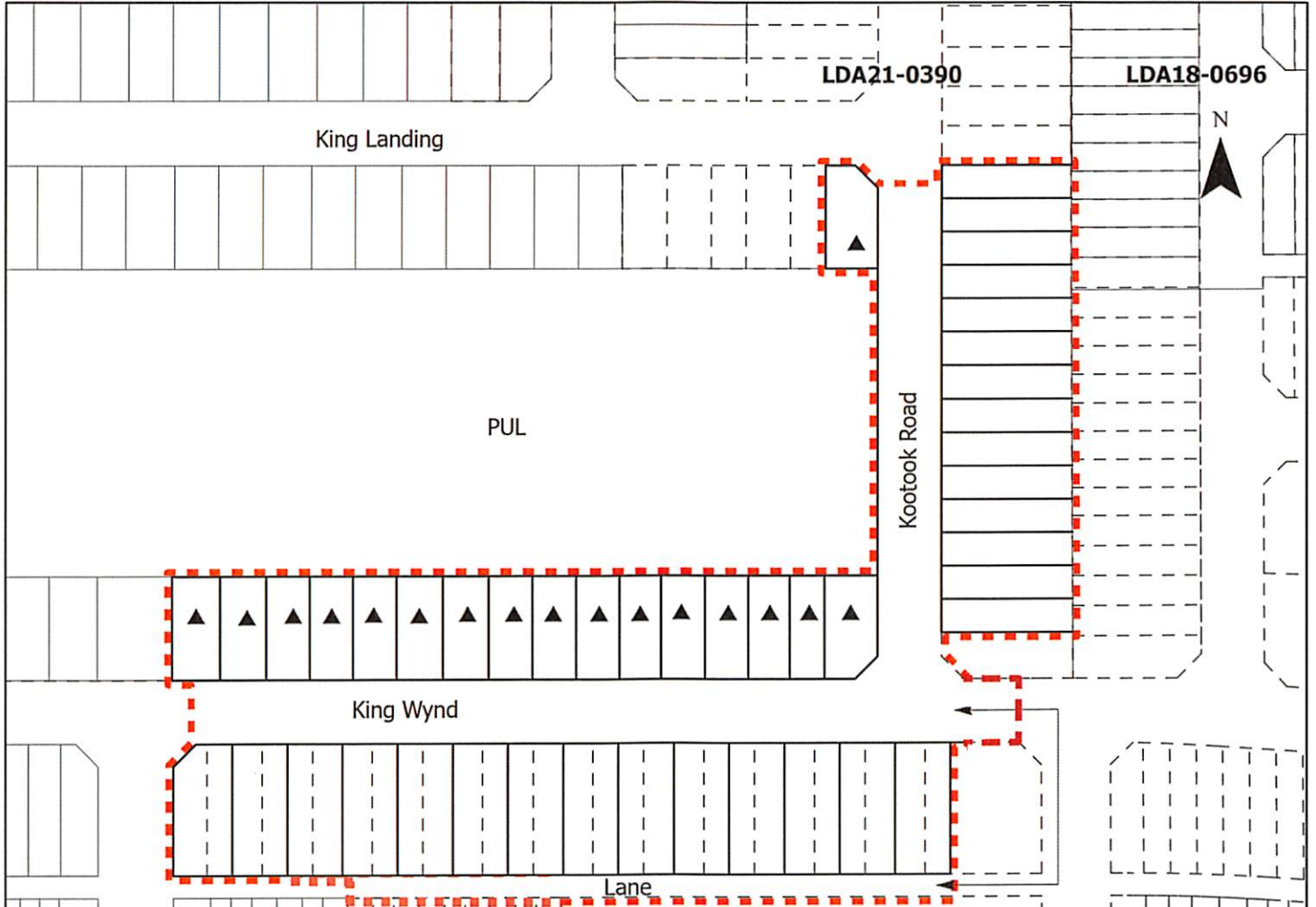


Blair McDowell
Subdivision Authority

BM/tv/Posse #401867733-001

Enclosure(s)

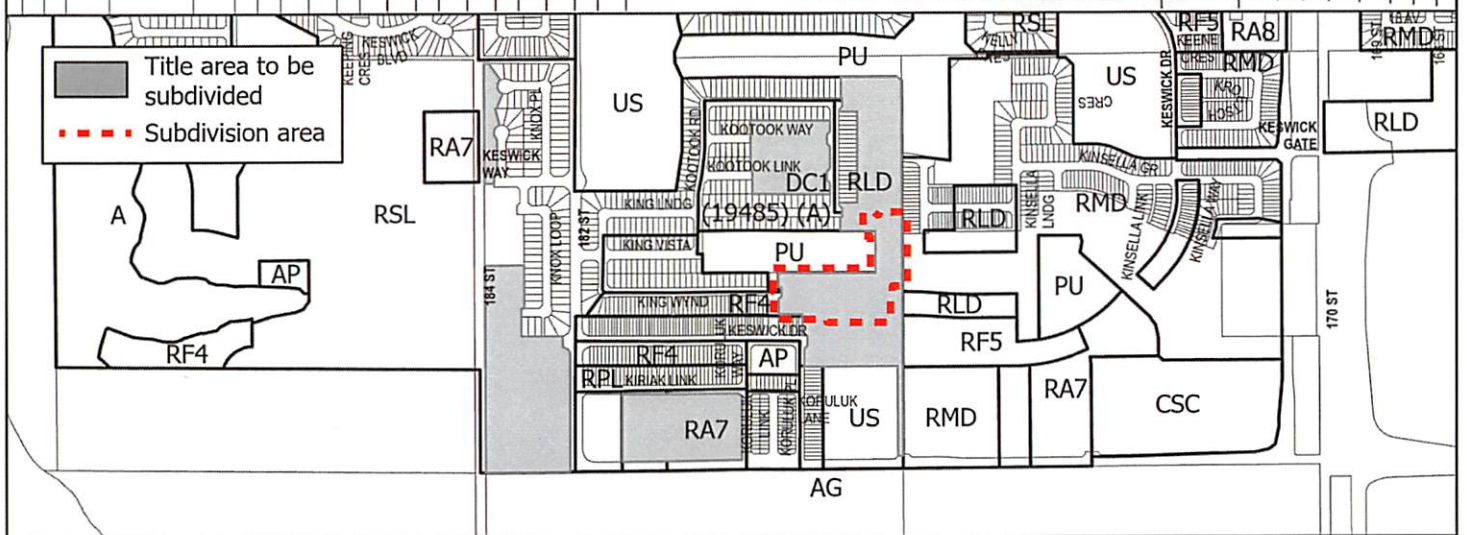
- Limit of proposed subdivision
- ▲ Freeboard Restrictive Covenant
- ← Temporary 6 m roadway

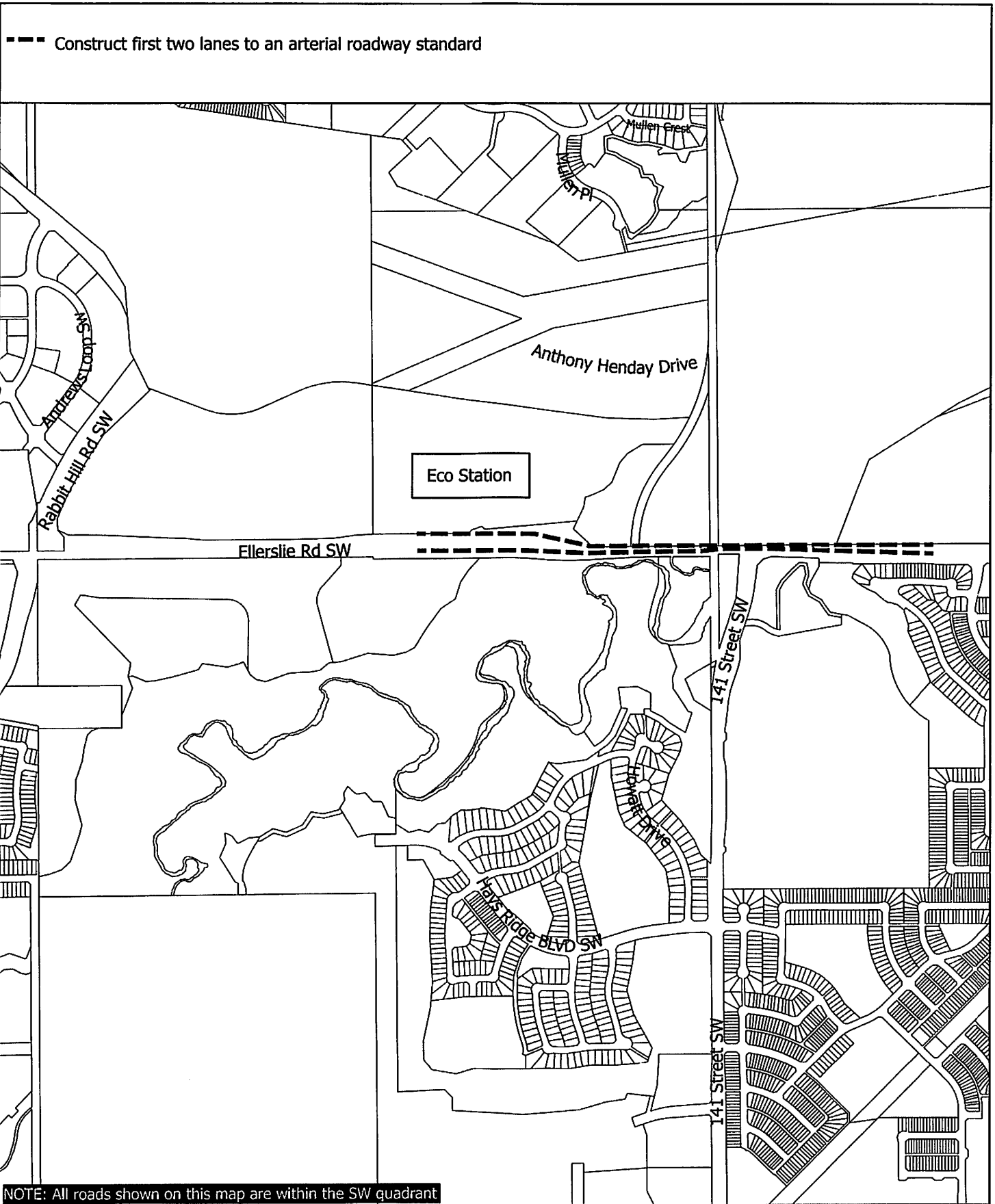


LDA18-0477

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

- Title area to be subdivided
- Subdivision area





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