

Thursday, August 24, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 34

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell
That the Subdivision Authority Agenda for the August 24, 2023 meeting be adopted.	

FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell
That the Subdivision Authority Minutes for the August 17, 2023 meeting be adopted.	

FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA22-0529 407412871-001	Tentative plan of subdivision to create 247 single detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480, Lot L, Block 99, Plan 112 5833, Lot F, Block 99, Plan 102 4614, and the SE 15-51-25-W4M, located north of Cautley Cove SW and west of Chappelle Green SW; CHAPPELLE
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MOVED	Blair McDowell
That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA12-0209 125308167-001	REVISION of conditionally approved tentative plan of subdivision to create 132 single detached residential lots, two (2) semi-detached residential lots, one (1) multi-unit housing lot (MHL), and three (3) Municipal Reserve lots, from Lot 2MR, Block 3, Plan 232 0622, Block B, Plan 172 1978, Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M, located north of Chappelle Road SW and west of Heritage Valley Trail SW; CHAPPELLE
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MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA22-0390 437079903-001	REVISION of conditionally approved tentative plan of subdivision to create 106 single detached lots, 42 semi-detached lots, 1 Municipal Reserve lot, and a Public Utility Lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA23-0205 477800390-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 12, Plan 4116 HW, located south of 87 Avenue NW and west of 120 Street NW; WINDSOR PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

August 24, 2023

File No. LDA22-0529

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 247 single detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480, Lot L, Block 99, Plan 112 5833, Lot F, Block 99, Plan 102 4614, and the SE 15-51-25-W4M, located north of Cautley Cove SW and west of Chappelle Green SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on August 24, 2023, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.41 hectare (ha) and 0.06 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.66 ha lot, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of MR, in proportional payments in accordance with phasing, in the total amount of \$576,352.16 representing 0.933 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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 register an easement for construction of the ultimate Storm Water Management Facility (SWMF), with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner modify the property lines, if deemed necessary, to provide a minimum of 3 metre (m) lot frontage to ensure unobstructed access to each individual parcel that fronts onto the 10 m x 15 m easement area of the abandoned well site, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
8. that the Phase 1 boundary be amended to include the complete intersections of Cummins Vista SW and Chegwin Wynd SW, as shown on the "Conditions of Approval" map, Enclosure I;

9. 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;
10. that LDA23-0122 to close 156 Street SW shall be approved prior to the endorsement of the plan of survey for Phase 3, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-586.02), with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (4) 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 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;
8. that the owner construct Chegwin Wynd SW to a transit collector roadway standard, including a median to support front access to the residential parcels on the south side of the collector, and a minimum centre line radius of 120 m, with Phase 1, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;

9. that the engineering drawings include identification of the abandoned well site, demonstrating that all private driveways and a 4 m drive aisle on the local road will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings and as a result, may require adjustments to the road right of way;
10. that the owner construct Chernowski Way SW to an enhanced local roadway standard, to maintain two driving lanes at all times. The Complete Streets design and cross section details for the enhanced local roadway will be reviewed and finalized through the engineering drawing review and approval process. The design for the portion of Chernowski Way SW at the north boundary is required to incorporate the future curb extension alignment of the mid-block crossing, 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 area, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with closure of the roadway to public access, including the removal of the road structure, regrading 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 a 3 m hard surface shared use path with lighting and bollards, within the road closure area (SWMF), with Phase 3, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path with lighting and T-bollards, within the walkways, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, and bollards, within the Future Park, with Phase 3, 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 ecologyecircs@edmonton.ca for more information);
16. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage, and bollards, within the ER lots, with Phases 2 and 3, 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 ecologyecircs@edmonton.ca for more information);
17. that the owner construct a temporary 3 m hard surface shared use path, within the MR lot, with Phase 2, from the Top of Bank shared use path to Chegwin Wynd SW, to the satisfaction of

Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This path will be required prior to Construction Completion Certificate (CCC) for the Top of Bank shared use path (or when required by Subdivision and Development Coordination);

18. that the owner is responsible for the removal of the temporary 3 m hard surface shared use path and restoration of the MR lot, with Phase 3, to the satisfaction of Subdivision and Development Coordination;
19. that the owner construct a 3 m concrete emergency access with lighting and T-bollards, within the walkway, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent paths, with Phases 1 and 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner abandons any unused interim storm infrastructure, as part of the ultimate SWMF construction, to the satisfaction of Subdivision and Development Coordination;
23. that the owner grade and restore the ER lot and Future Park to a natural state, with Phases 2 and 3 respectively, in accordance with the City-Wide Natural Area Management Plan, to the satisfaction of Drainage Planning and Engineering and Parkland Developer services, as shown on the "Conditions of Approval" map, Enclosure I;
24. 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
25. that the owner is responsible for the landscape design and construction within the Reserve lots, Future Park, road rights of way, walkways, and greenway, 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 L, Block 99, Plan 112 5833 was addressed by registration of Deferred Reserve Caveat (DRC no. 172 041 557), in the amount of 1.64 ha, with LDA16-0132. ER for the titled area in the amounts of 0.41 ha and 0.06 ha are being dedicated with Phases 2 and 3 this subdivision, respectively. MR for the titled area in the amount 0.66 ha is being dedicated with Phase 2 of this subdivision. The remaining 0.933 ha is being provided by money in place, proportionately with each of this subdivision's three phases, in the total amount of \$576,352.16. Money in place may change, dependent upon the final plan of survey. Subsequent to land dedication and money in place of MR, the DRC will be discharged in full.

MR for Lot F, Block 99, Plan 102 4614, was previously addressed with LDA10-0097.

MR for Lot 1, Plan 962 1480, was previously addressed with SO/95-0050.

MR for the SE 15-51-24-W4M was previously addressed with LDA14-0316.

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/kr/Posse #407412871-001

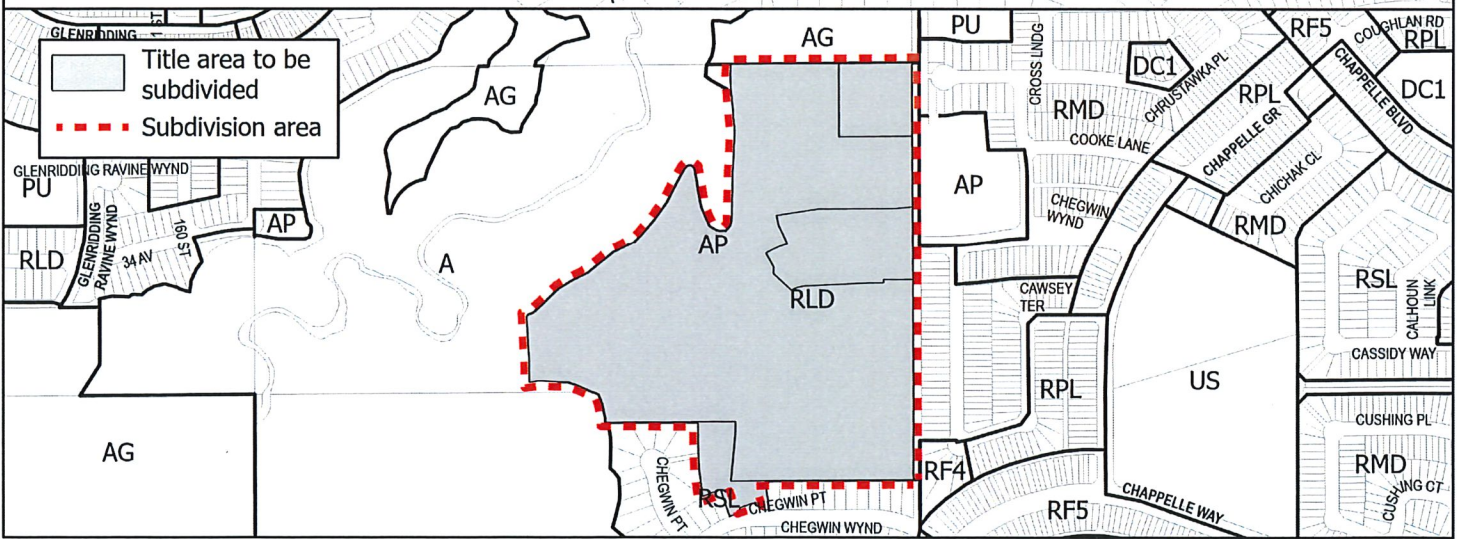
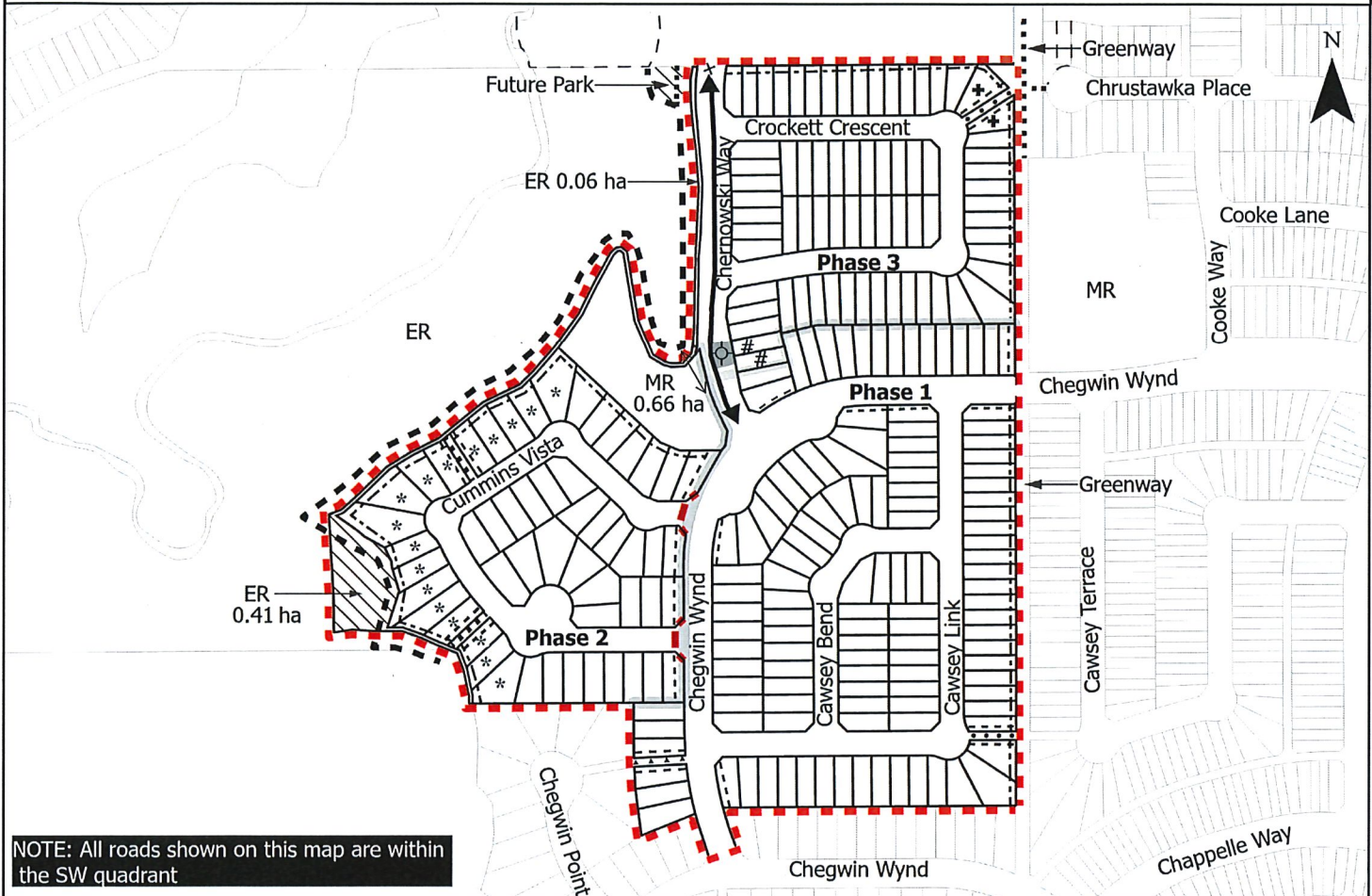
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

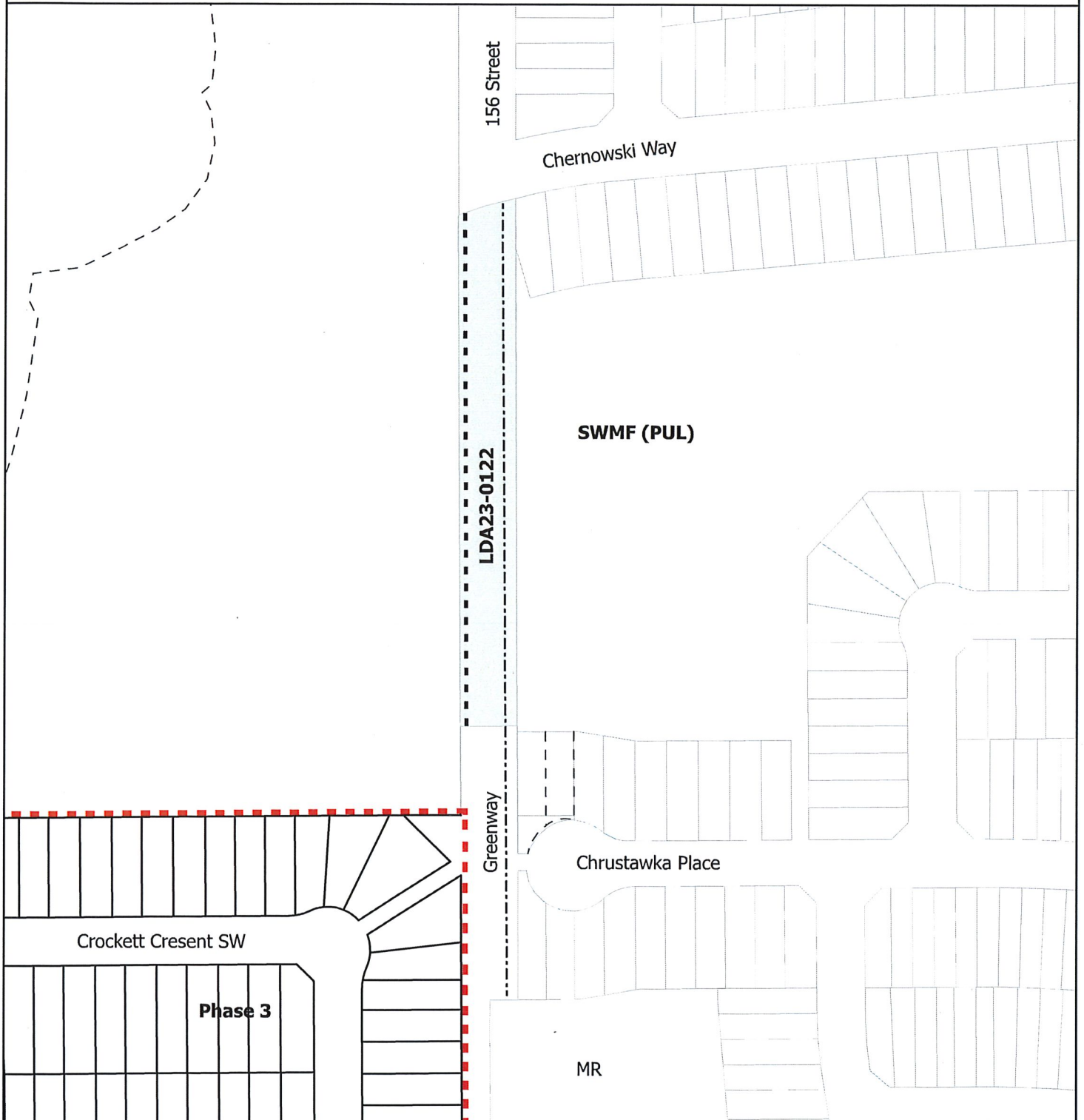
AUGUST 24, 2023

LDA22-0529

- Limit of proposed subdivision
- # Modify property lines if necessary
- Amend subdivision boundary
- Phasing line
- * Restrictive Covenant re:Top of Bank
- + Restrictive Covenant re:disturbed soil
- x Curb extension
- ⊗ Abandoned well site
- █ Maintain 4 m drive aisle width
- ↔ Temporary 3 m hard surface shared use path
- ↔ Enhanced Local Roadway
- ⋯ 3 m hard surface shared use path
- 3 m asphalt shared use path
- ▲▲▲ 3 m concrete sidewalk
- 1.8 m concrete sidewalk
- ▨ Grade and restore
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence



- ■ ■ ■ Limit of proposed subdivision
- Road closure area; register easement for SWMF
- ■ ■ ■ 3 m hard surface shared use path
- - - - - Remove road structure and remediate





Subdivision Authority

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

August 24, 2023

File No. LDA12-0209

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

ATTENTION: Holly Mikkelsen

RE: REVISION of conditionally approved tentative plan of subdivision to create 132 single detached residential lots, two (2) semi-detached residential lots, one (1) multi-unit housing lot (MHL), and three (3) Municipal Reserve lots, from Lot 2MR, Block 3, Plan 232 0622, Block B, Plan 172 1978, Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M, located north of Chappelle Road SW and west of Heritage Valley Trail SW; **CHAPPELLE**

The application was originally approved on October 1, 2015. Subsequent to that approval, LDA16-0035 added four residential lots on February 4, 2016. A second revision for phasing was approved on April 18, 2019. The third revision, approved April 16, 2020, increased the number of residential lots by 15 and reconfigured the local road network. This 4th revision has rephased the development and adjusted the arterial road dedication to align with requirements. Phase 1 has been registered.

I The Subdivision by Plan is APPROVED on August 24, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.12 ha and 0.24 ha lots, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & 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 dedicate, clear and level Heritage Valley Trail SW, 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 II;
5. that the owner dedicate additional road right of way for the proposed cul-de-sac in Phase 3, to provide a 16 m radius in accordance with the Complete Streets Design and Construction

Standards (Drawing No. 3500), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the phasing boundary be amended to include the 0.12 ha and 0.24 ha MR lots within Phase 3, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
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 Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., 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 (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 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, as a result, may require adjustments to the road right of way;
9. that the owner construct the first two lanes of Heritage Valley Trail SW to an arterial roadway standard, from 141 Street SW to 32 Avenue SW, including channelization, access, intersections, 3 m shared use paths on both sides, lighting, landscaping and any transitional improvements, as shown on Enclosures I and II. Preliminary plans are required to be approved for Heritage Valley

Trail SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

10. that the owner pay for the installation of traffic signals at the intersection of Heritage Valley Trail SW and 141 Street SW, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. 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;
11. that the owner pay for the installation of traffic signals at the intersection of Heritage Valley Trail SW and Chappelle Road SW, with Phase 5, as shown on the "Conditions of Approval" map, Enclosure II. 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;
12. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent paths and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to replace the existing temporary emergency access, 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);
15. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in conformance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing or flanking onto 141 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1 m berm centered on property line and 1.83 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study and the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots

backing onto Heritage Valley Trail 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 land, 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 Reserve lots, road rights of way, walkways, and greenway 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.

Municipal Reserves (MR) for Lot S, Block 99, Plan 122 5024 was previously addressed.

MR for the SW 13-51-25-W4M was addressed by Deferred Reserve Caveat (DRC no. 232 067 448) with the registration of Phase 1. The approved 141 Street SW road closure under LDA10-0298 has also been addressed already with this DRC, including the 0.16 MR lot within the road closure area. MR in the amount of 0.20 ha (0.12 ha greenway and 0.08 ha portion of park) has not been addressed yet, and is being provided by dedication with this subdivision. The confirmed arterial road dedication areas with this subdivision are 0.09 ha (0.06 ha and 0.03 ha). The DRC will be adjusted for the MR dedication and arterial dedication, 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.

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #125308167-001

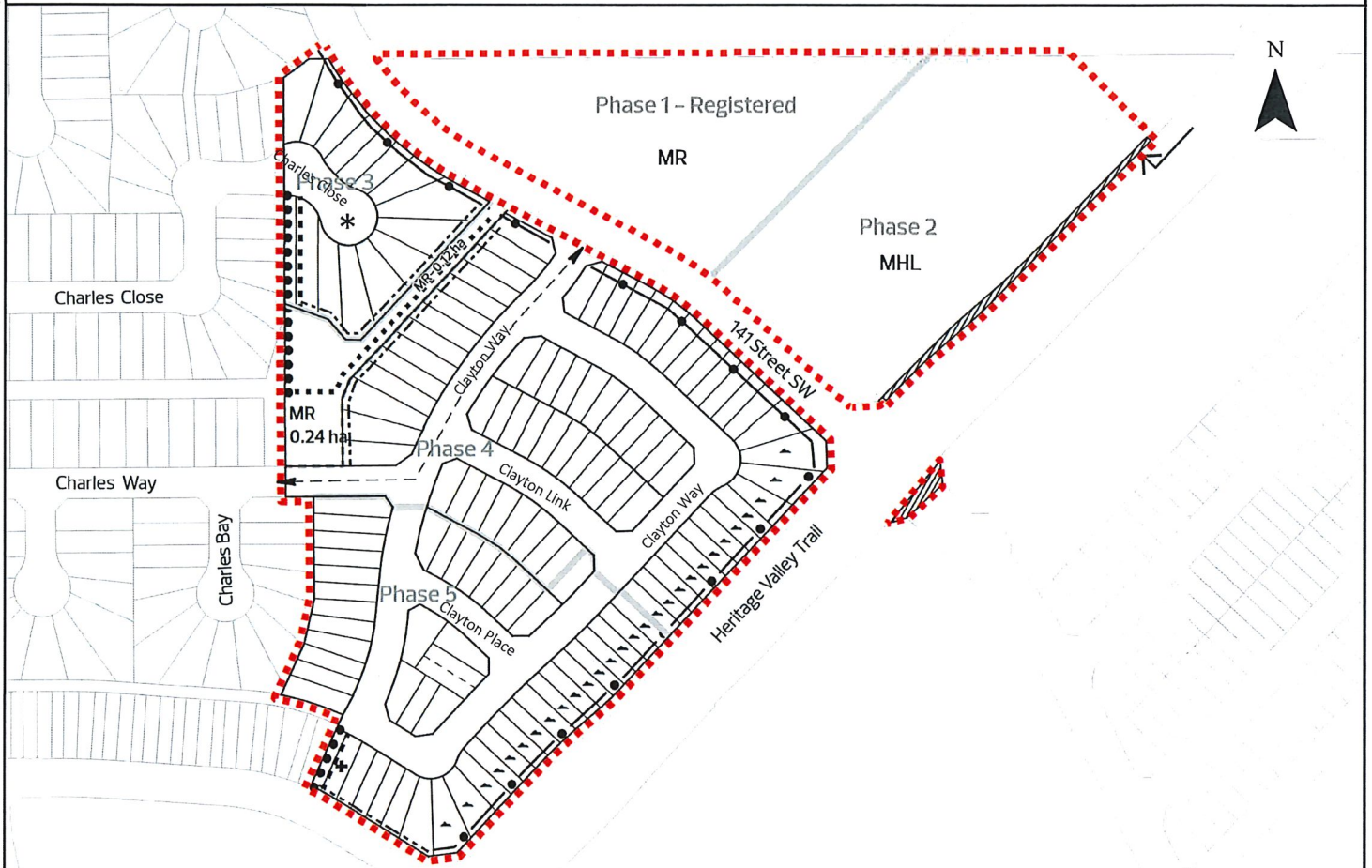
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

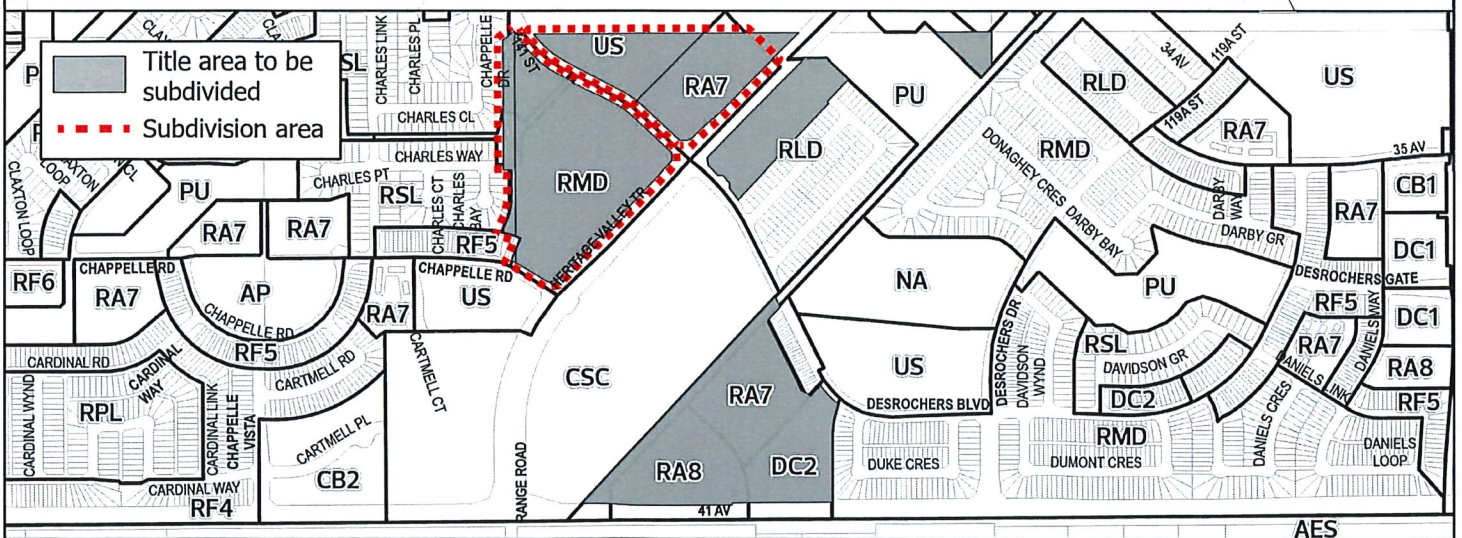
August 24, 2023

LDA12-0209

- Limit of proposed subdivision
- 1.8m Uniform Screen Fence
- 1.2 m Uniform Fence
- 1.83m Noise Attenuation Fence
- 1.8m Uniform Fence - Zoning bylaw
- 1m Berm and 1.83m Noise Attenuation Fence selection
- Amend Phasing Boundary
- Temporary 4m Emergency Access
- Right in only access
- 3m Shared use path
- 1.8m Concrete sidewalk
- Dedicate as road right of way
- Restrictive Covenant: Berm and fence
- Restrictive Covenant: Disturbed Soil
- Dedicate 16m radius cul-de-sac



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

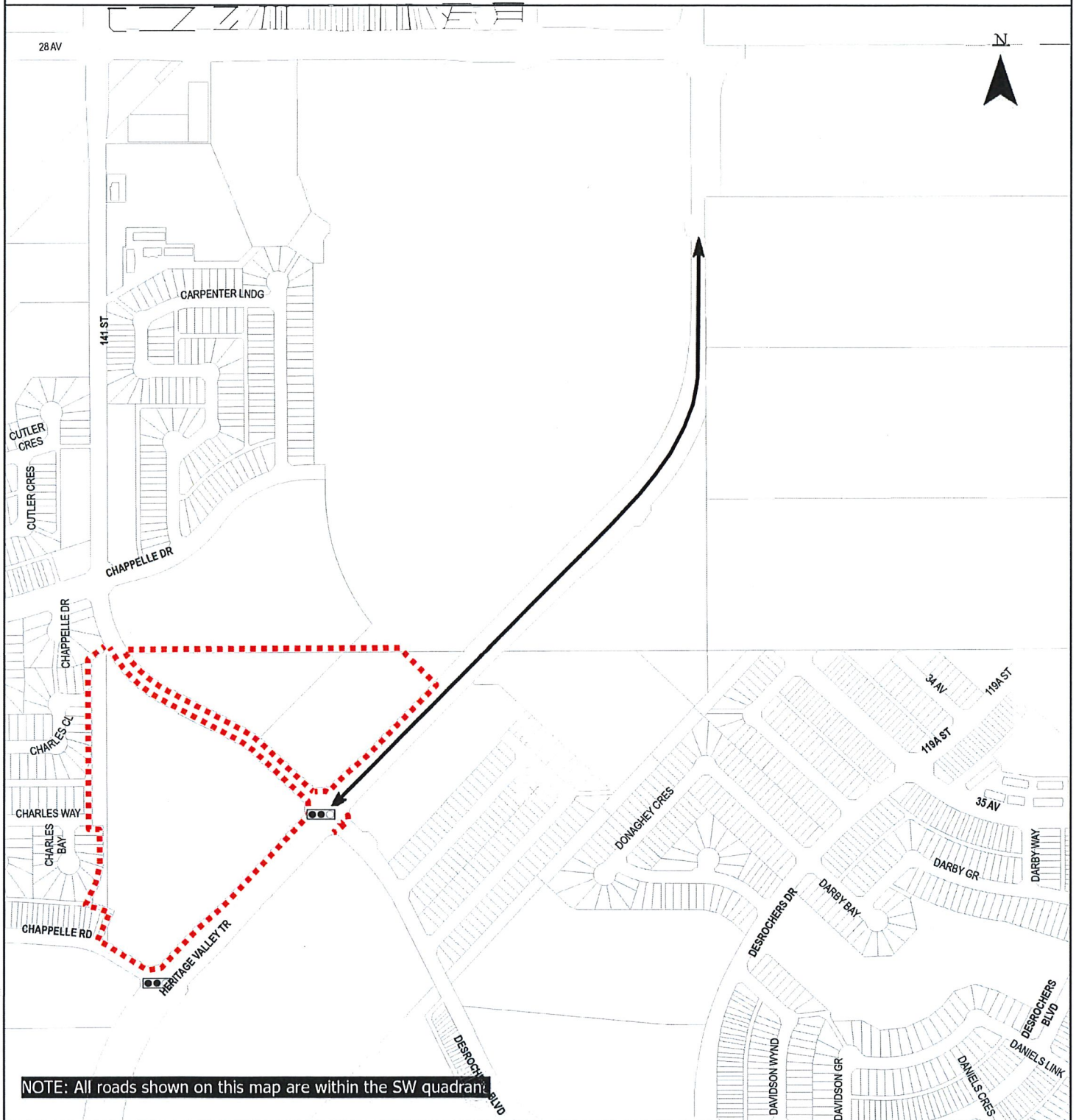


SUBDIVISION CONDITIONS OF APPROVAL MAP

August 24, 2023

LDA12-0209

- Limit of proposed subdivision
- Construct arterial roadway
- Traffic Signal





Subdivision Authority

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

August 24, 2023

File No. LDA22-0390

Scheffer Andrew Ltd.
#310, 4803-87 Street NW
Edmonton, AB T6E 0V3

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 106 single detached lots, 42 semi-detached lots, 1 Municipal Reserve lot, and a Public Utility Lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

The application was originally approved on March 9, 2023. This first change request adds 4 single detached lots within Phase 1 along Hawthorn Run, adjusts lots within Phase 1 along Hawthorn Way and adds a third phase.

I The Subdivision by Plan is APPROVED on August 24, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.11 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 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 owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA22-0175 be registered prior to or concurrent with this application to provide the arterial roadway dedication of 66 Street SW;
6. that LDA23-0203 (Bylaw No. 20618) to amend the Zoning Bylaw shall be approved prior to endorsement of this subdivision; and
7. 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 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 the local roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct 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);
9. that the owner construct 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);
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the within the proposed MR lot and the proposed PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary shared use path / pedestrian connection with Phase 3, from the terminus of the 3 m hard-surfaced shared use path within the greenway (proposed Lot 147 MR) to the local roadway, as shown on Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway and the proposed PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

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; and
14. that the owner is responsible for the landscape design and construction within the Public Utility Lot, Reserve lot, road right(s) of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication of the 0.11 ha lot, the existing Deferred Reserve Caveat (DRC) for Lot 2, Block 2, Plan 062 5035 will be reduced accordingly, with the balance of 3.13 ha to carry forward on the remainder of the title.

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC with LDA17-0589. A new DRC was created with LDA21-0266 to account for the closure of 30 Avenue SW. The 7.488 ha 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.

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #437079903-001

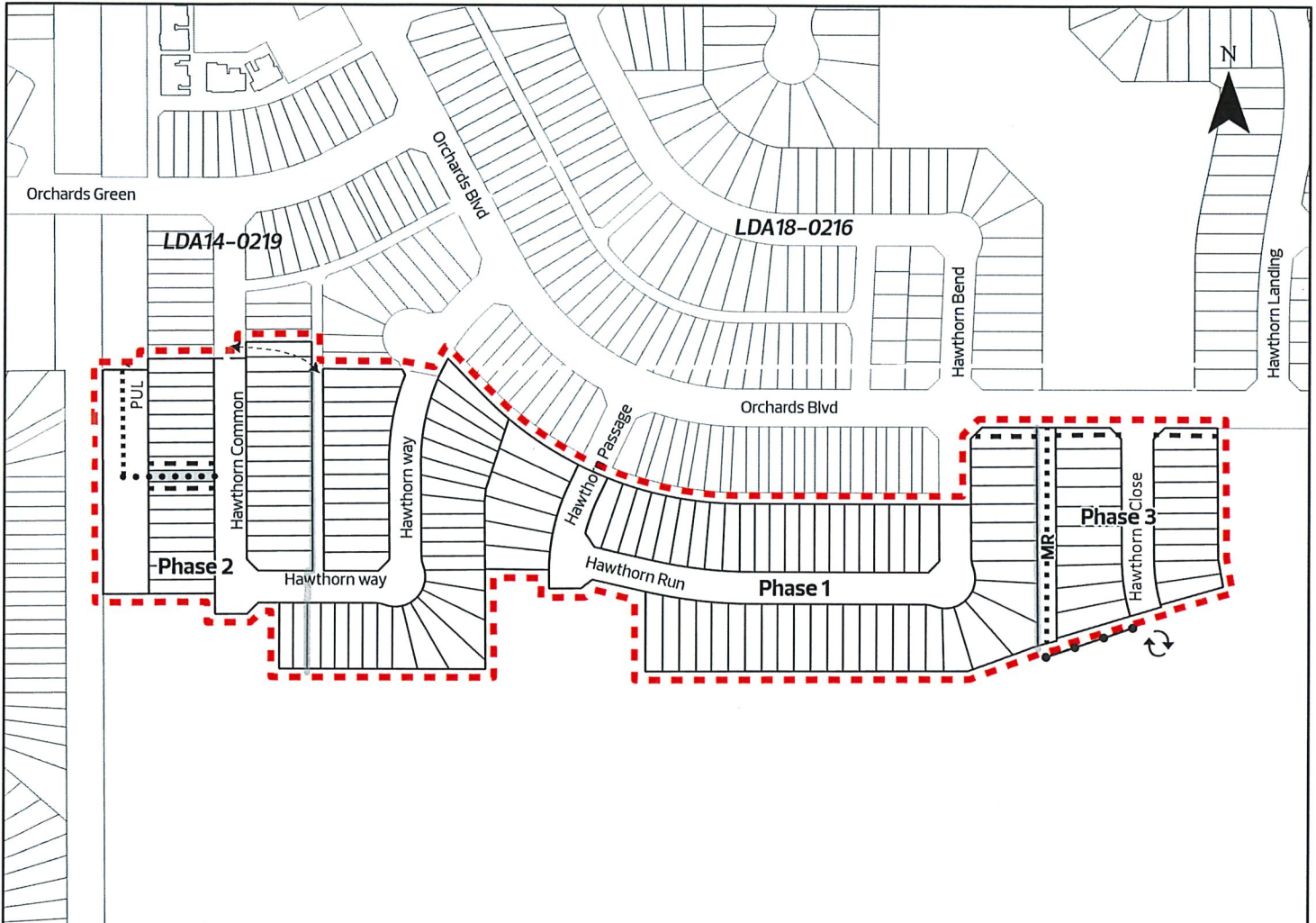
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

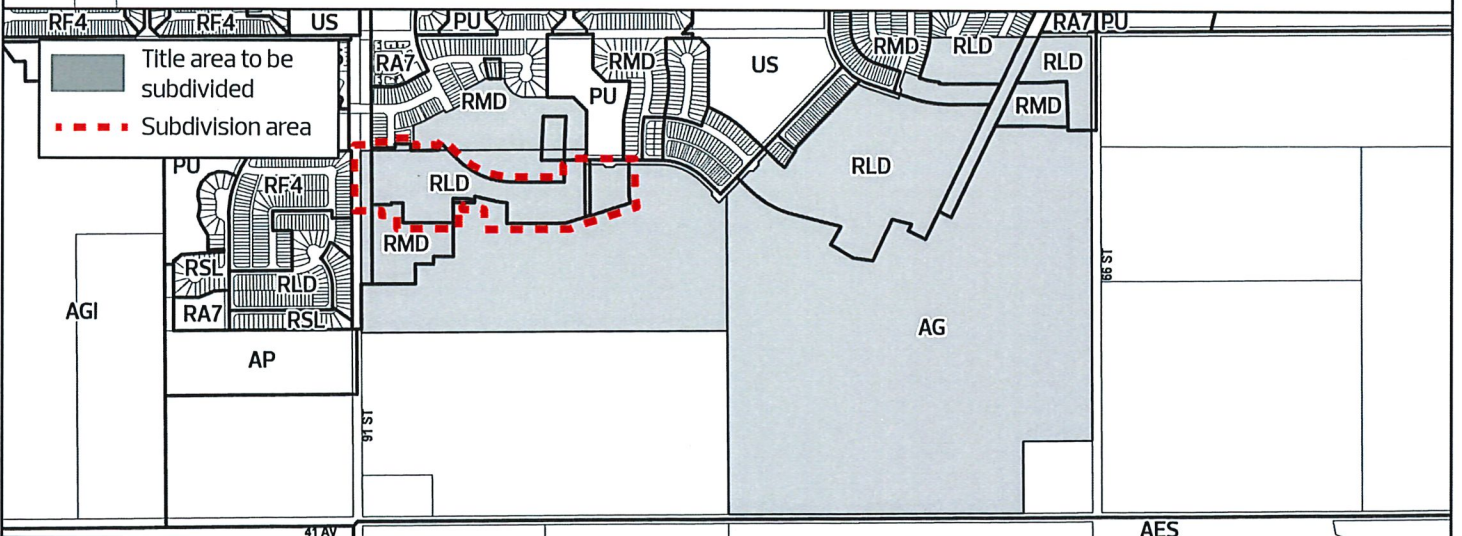
August 24, 2023

LDA22-0390

- Limit of proposed subdivision
- Phasing Line
- 1.8m Uniform Fence - Zoning bylaw
- Concrete Sidewalk 1.8m
- Temporary pedestrian connection
- Temporary 4m Emergency Access Line
- 3m Hard surface shared use path
- Register the walkway as legal road right of way
- Temporary 12 m radius turnaround



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

August 24, 2023

File No. LDA23-0205

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 12, Plan 4116 HW, located south of 87 Avenue NW and west of 120 Street NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on August 17, 2023, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. 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/ms/Posse #477800390-001

Enclosure(s)

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 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

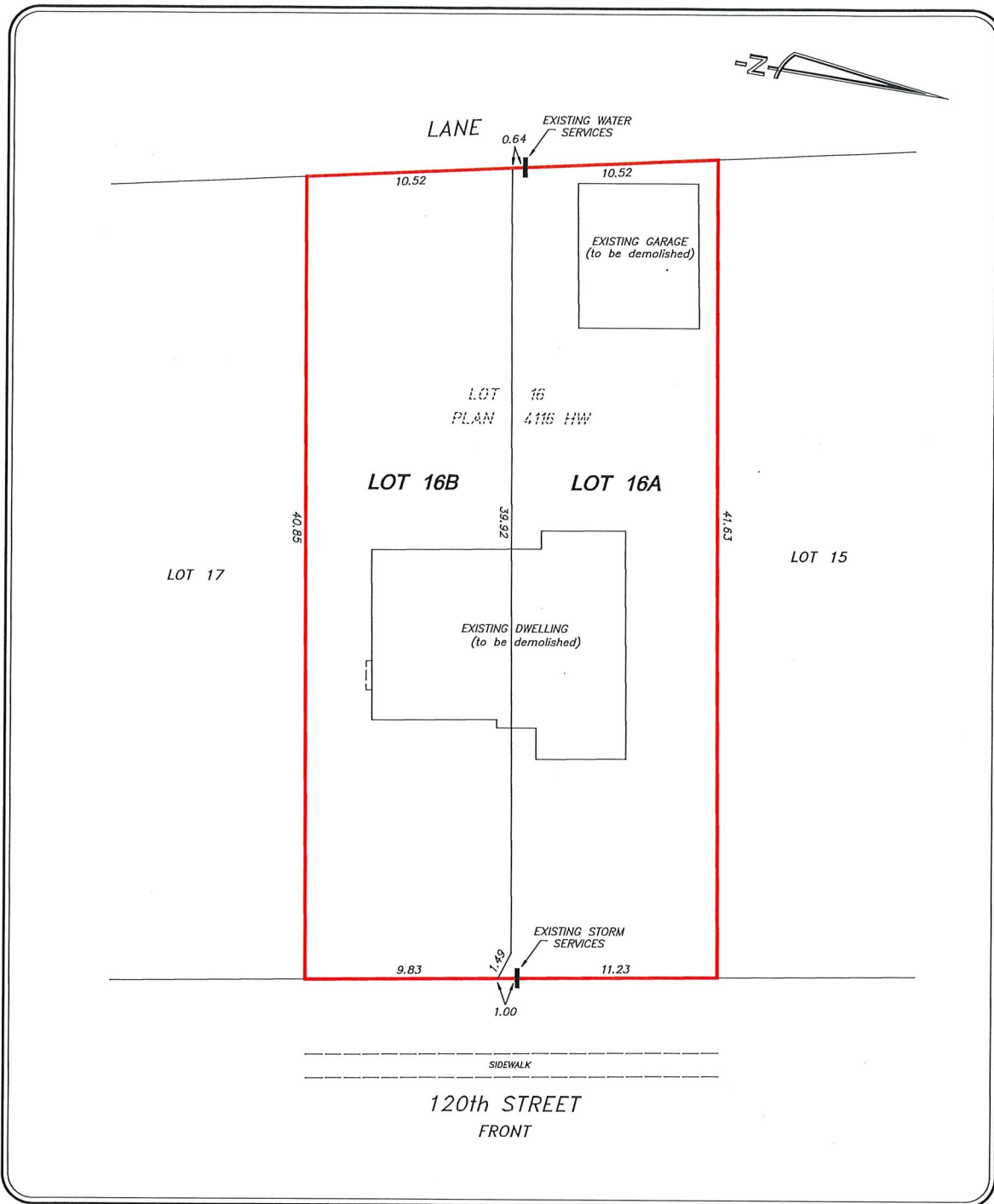
- There are existing boulevard trees adjacent to the site on 120 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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.
- There is an existing access to 120 Street NW. Upon redevelopment of proposed Lot 16, the existing residential access to 120 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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.

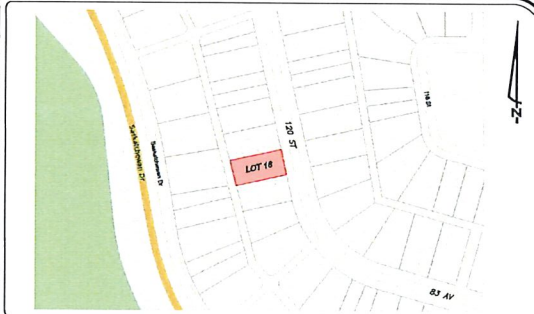
Servicing

- 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 9.88 m south of the north property line of Lot 16 off of the lane. The existing storm service enters the proposed subdivision approximately 10.23 m south of the north property line of Lot 16 off 120 Street. 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).



TENTATIVE PLAN

LOT: 16 BLOCK: 12 PLAN: 4116 HW	
BUILDER/OWNER: PALAZZO DEVELOPMENTS	SUB.: WINDSOR PARK
ADDRESS: 8316-120 STREET	ZONING: RF1
CONTACT: mario@palazzodevelopments.com	EDMONTON
CERTIFICATE OF TITLE AREA	0.087
AREA IN PARCEL(S) BEING CREATED	0.087
NUMBER OF PARCEL CREATED	2
NOTES: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.	
LEGEND: LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●	
FILE: E24527	SCALE 1:250
DRAWN BY: D.S.	CHECKED BY: P.S.
DATE: 2023-08-15	



Alberta Geomatics Inc.

6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
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 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
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