

Thursday, February 13, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the February 13, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the February 6, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA19-0409 340849105-001	Tentative plan of subdivision to create one (1) Industrial lot from the SE-20-51-24-W4M located south of 103a Street SW and west of Calgary Trail SW; <b>CASHMAN</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0457 343599787-001	Tentative plan of subdivision to create 13 single detached residential lots, 69 row housing lots, and two (2) Municipal Reserve (MR) Lots from the SW 19-53-25-W4M, located east of Winterburn Road NW and north of Yellowhead Trail NW; <b>TRUMPETER</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

2.	LDA19-0475 301196628-001	Tentative plan of subdivision to create 52 single detached residential lots and one (1) other lot from Lot B, Plan 5396 NY, located South of Stony Plain Road NW and west of 224 Street NW; <b>SECORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA18-0546 291794534-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) from portions of Lots 36 and 38, Block 35, Plan 802 2824 with the remnants of lot 38 to be consolidated with adjacent lot 39, Block 35, Plan 802 2824 and the remnant of lot 36 to be consolidated with adjacent lot 37, Block 35, Plan 802 2824 located south of Millbourne Road East NW and east of 76 Street NW; <b>MICHAELS PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0635 294706171-001	Tentative plan of subdivision to create 166 single detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots one (1) other lot (terrace lands) and one (1) Public Utility lot from Block C, Plan 892 2649, Block D, Plan 892 2649 Lot A, Block 23, Plan 192 2251 and Lot 1, Block D, Plan 1620360 located south of 16 Avenue SW and east of Rabbit Hill Road SW; <b>GLENRIDGING RAVINE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA20-0004 351376431-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 73, Block 11, Plan 3624 HW, located north of 109B Avenue NW and east of 140 Street NW; <b>NORTH GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:30 a.m.	



Subdivision Authority

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

February 13, 2020

File No. LDA19-0409

Autovision Investments Ltd  
2450 Country Hills Blvd. N.E.  
Calgary, AB T3N 1X1

ATTENTION: Rick Bowie

RE: Tentative plan of subdivision to create one (1) Industrial lot from the SE-20-51-24-W4M located south of 103a Street SW and west of Calgary Trail SW; **CASHMAN**

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**I The Subdivision by Plan is APPROVED on February 13, 2020, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$675,567.00 representing 1.03 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the dedication of 103A Street SW to the satisfaction of Subdivision and Development Coordination, 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 (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 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 submit a detailed lot grading plan and on-site stormwater management details in accordance with the latest City of Edmonton Design and Construction Standards & Cavanagh Stage 1 engineering drawings to the satisfaction of Subdivision and Development Coordination; and
7. that the owner pays a Boundary Assessment for municipal improvements constructed by others within the road right-of-way of 103a Street SW and 30 Avenue SW from which this development benefits.

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

Subsequent to money in place of MR the existing Deferred Reserve Caveat (DRC) for the SE-20-51-24-W4M will be reduced accordingly, with the balance of 1.0 ha to 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 with Section 678 of the Municipal Government Act with the Municipal Government Board, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

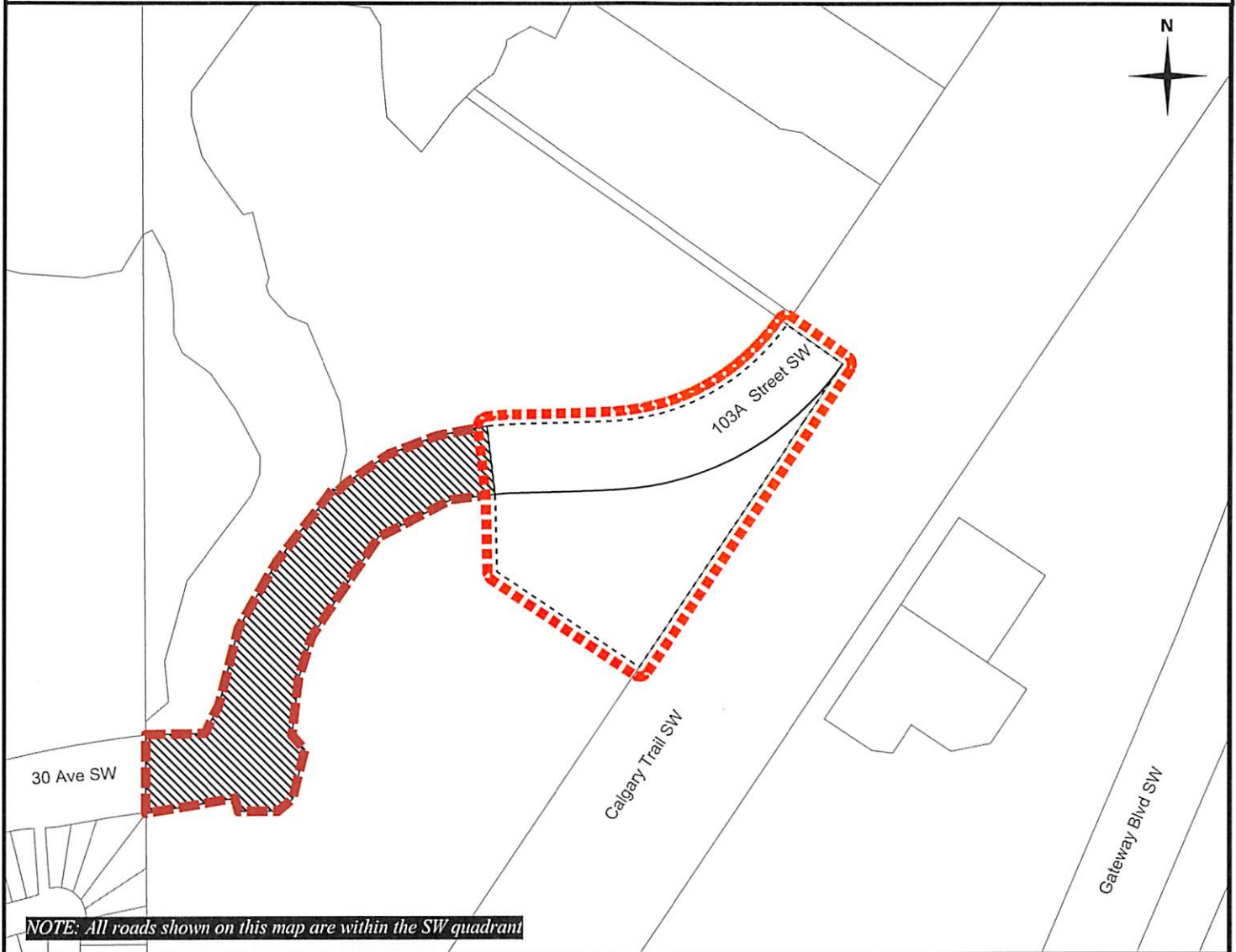


Blair McDowell  
Subdivision Authority

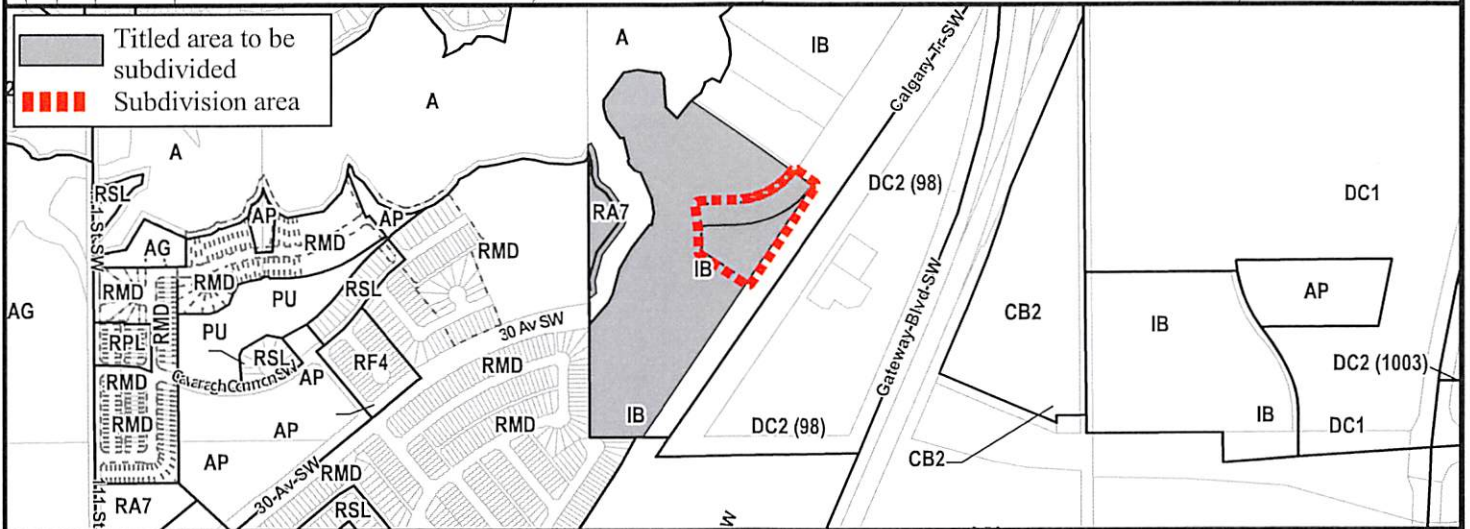
BM/mb/Posse #340849105-001

Enclosure

- Limit of proposed subdivision
- Amend subdivision boundary
- Dedicate as road right of way



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

February 13, 2020

File No. LDA19-0457

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

ATTENTION: Jonathan Lawrence

RE: Tentative plan of subdivision to create 13 single detached residential lots, 69 row housing lots, and two (2) Municipal Reserve (MR) Lots from the SW 19-53-25-W4M, located east of Winterburn Road NW and north of Yellowhead Trail NW; **TRUMPETER**

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**I The Subdivision by Plan is APPROVED on February 13, 2020, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.79 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 Winterburn Road (215 Street NW) as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the phasing boundary be amended to include the entire local road intersection with Phase 1, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that LDA19-0463 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and

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

**II The Servicing Agreement required in Clause I (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 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 Trumpeter Way to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs two temporary gravel surface alley turnarounds 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 alleys (or when required by Subdivision and Development Coordination);
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway and Park site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs offsite storm sewers with Phase 1, 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 noise attenuation fence contained wholly within private property, for all lots backing onto or flanking Winterburn Road (215 Street NW), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and greenway 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 Reserves (MR) for SW 19-53-25-4 were previously addressed by Deferred Reserve Caveat (DRC) through LDA18-0032. Subsequent to 0.79 Ha and 0.24 Ha MR dedication the existing DRC will be reduced accordingly with the balance to carry forward on the remainder of the title.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/jv/Posse #343599787-001


Enclosure(s)

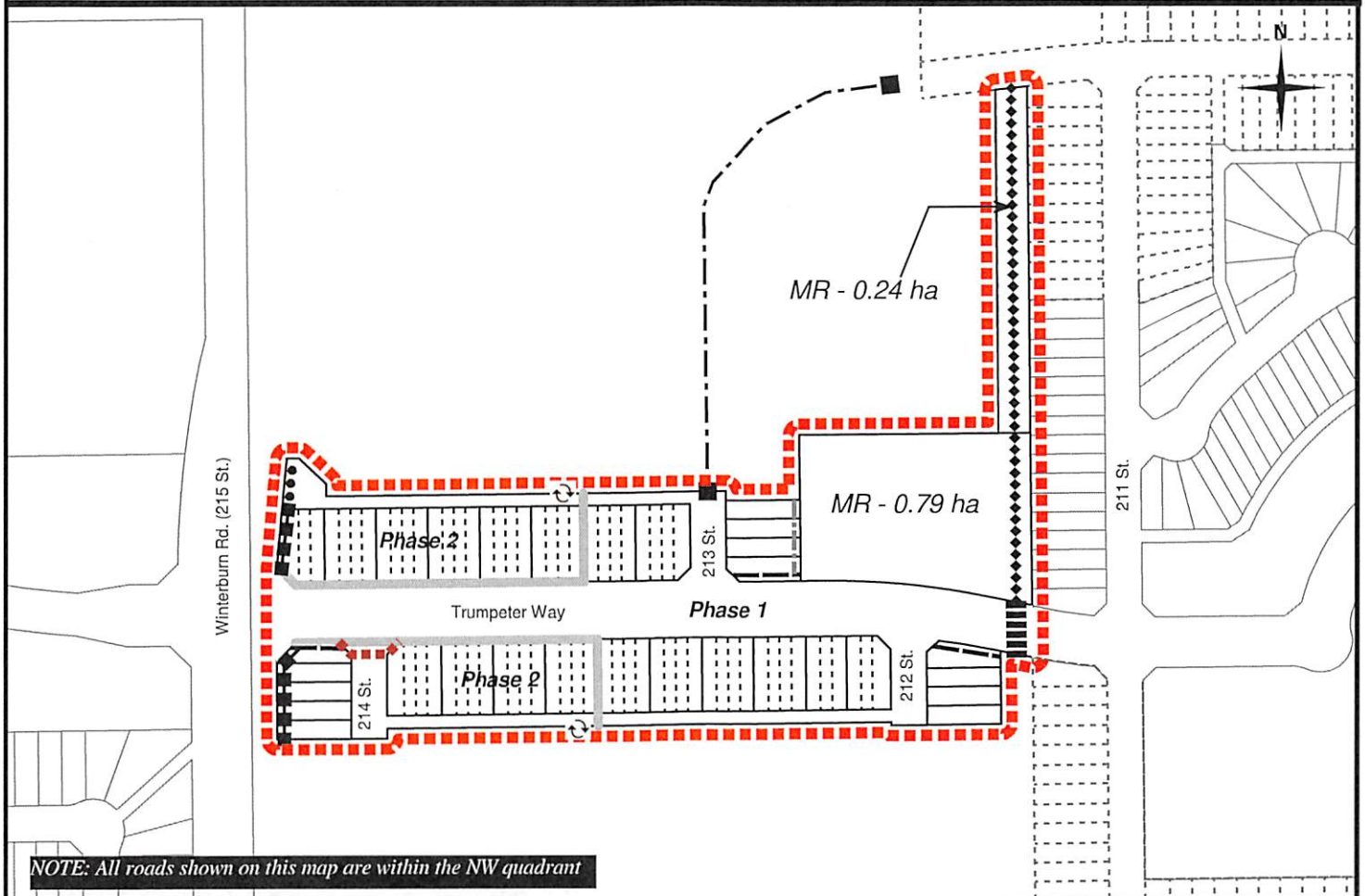


SUBDIVISION CONDITIONS OF APPROVAL MAP

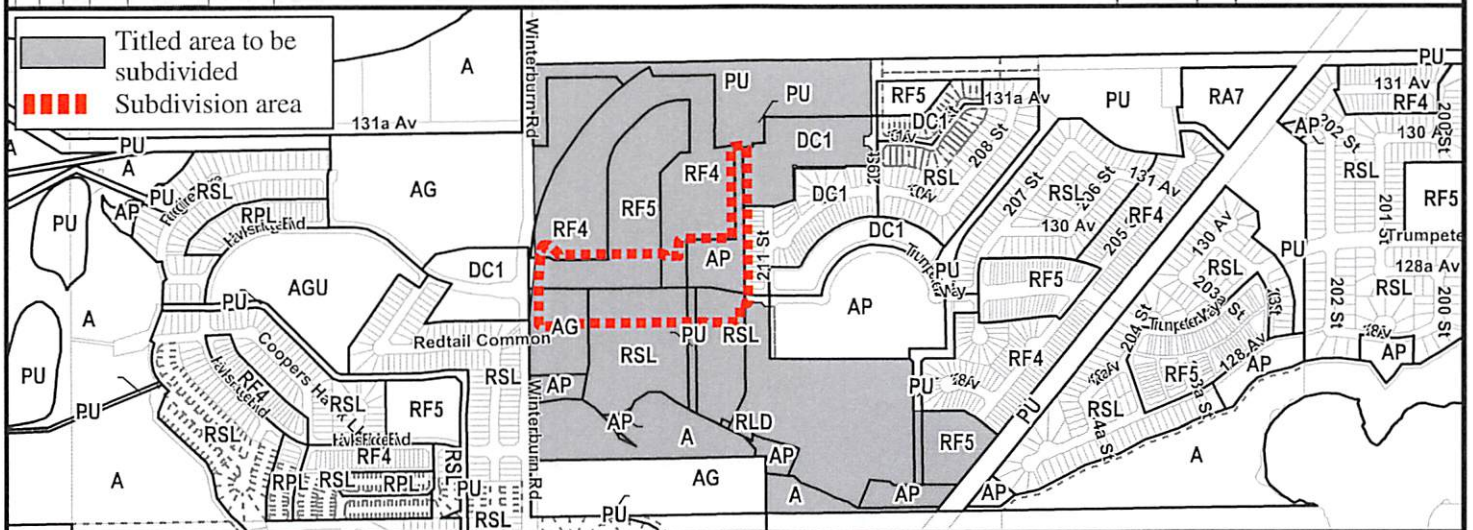
February 13, 2020

LDA19-0457

- |  |                               |   |                                  |
|--|-------------------------------|---|----------------------------------|
|  | Limit of proposed subdivision |  | Temporary 12 m radius turnaround |
|  | Phasing line                  |  | Zebra marked crosswalk           |
|  | Amend phasing boundary        |  | 3 m hard surface shared use path |
|  | 1.8 m uniform fence           |  | Bollards                         |
|  | 1.2 m uniform fence           |  | Storm sewer extension            |
|  | Noise attenuation fence       |   |                                  |



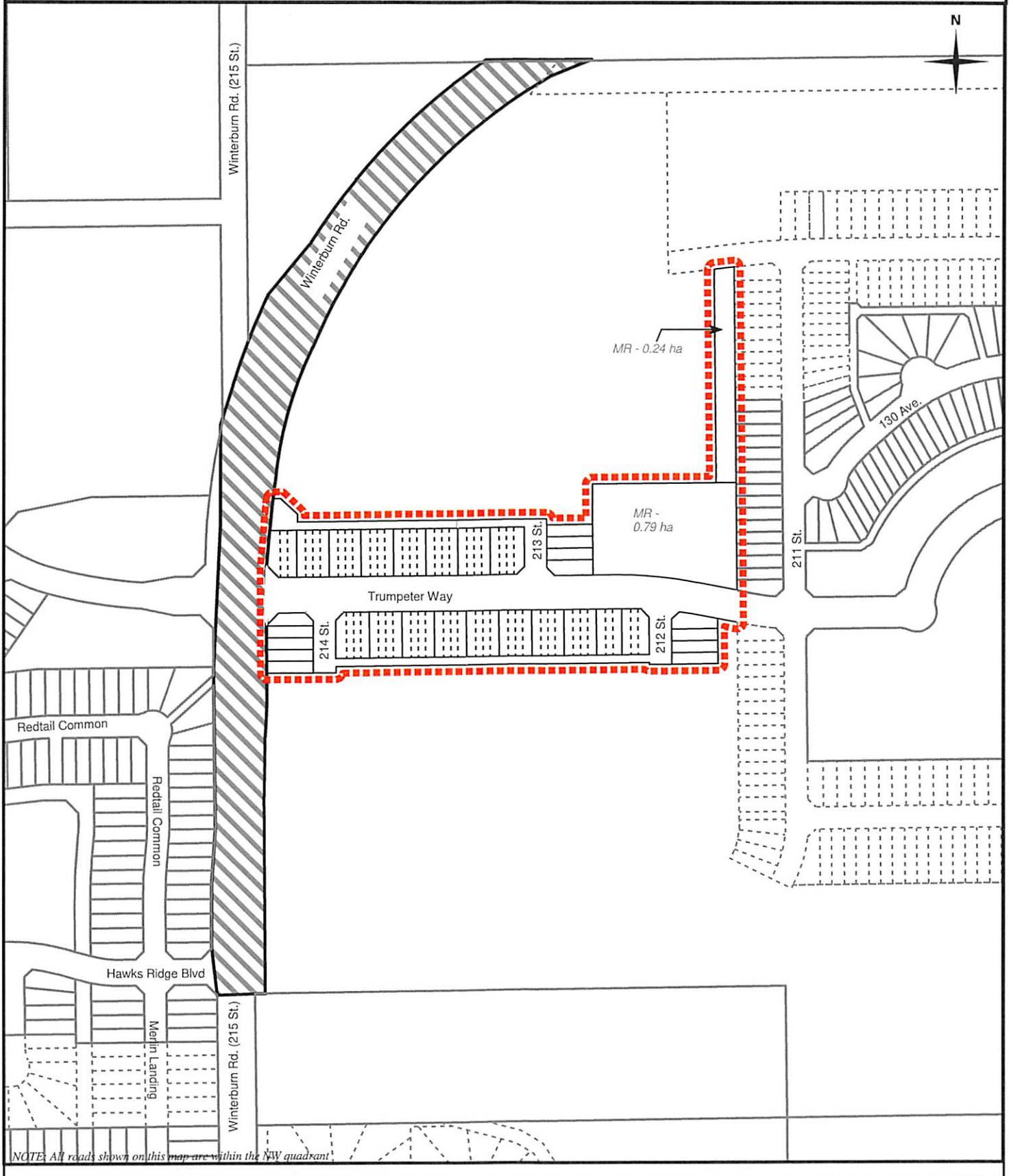
**NOTE: All roads shown on this map are within the NW quadrant**



Limit of proposed subdivision



Dedicate as road right of way





Subdivision Authority

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

February 13, 2020

File No. LDA19-0475

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 52 single detached residential lots and one (1) other lot from Lot B, Plan 5396 NY, located South of Stony Plain Road NW and west of 224 Street NW;  
**SECORD**

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- I The Subdivision by Plan is APPROVED on February 13, 2020, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
  4. that Charter Bylaw 19192 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
  5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; 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 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); and
8. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot B, Plan 5396 NY was addressed by Deferred Reserve Caveat (DRC) with LDA11-0456 and dedication with LDA14-0456.

The other lot is being created due to abandoned well sites. This lot will be transferred to the City at a nominal fee and will be used as park space.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).





Regards,

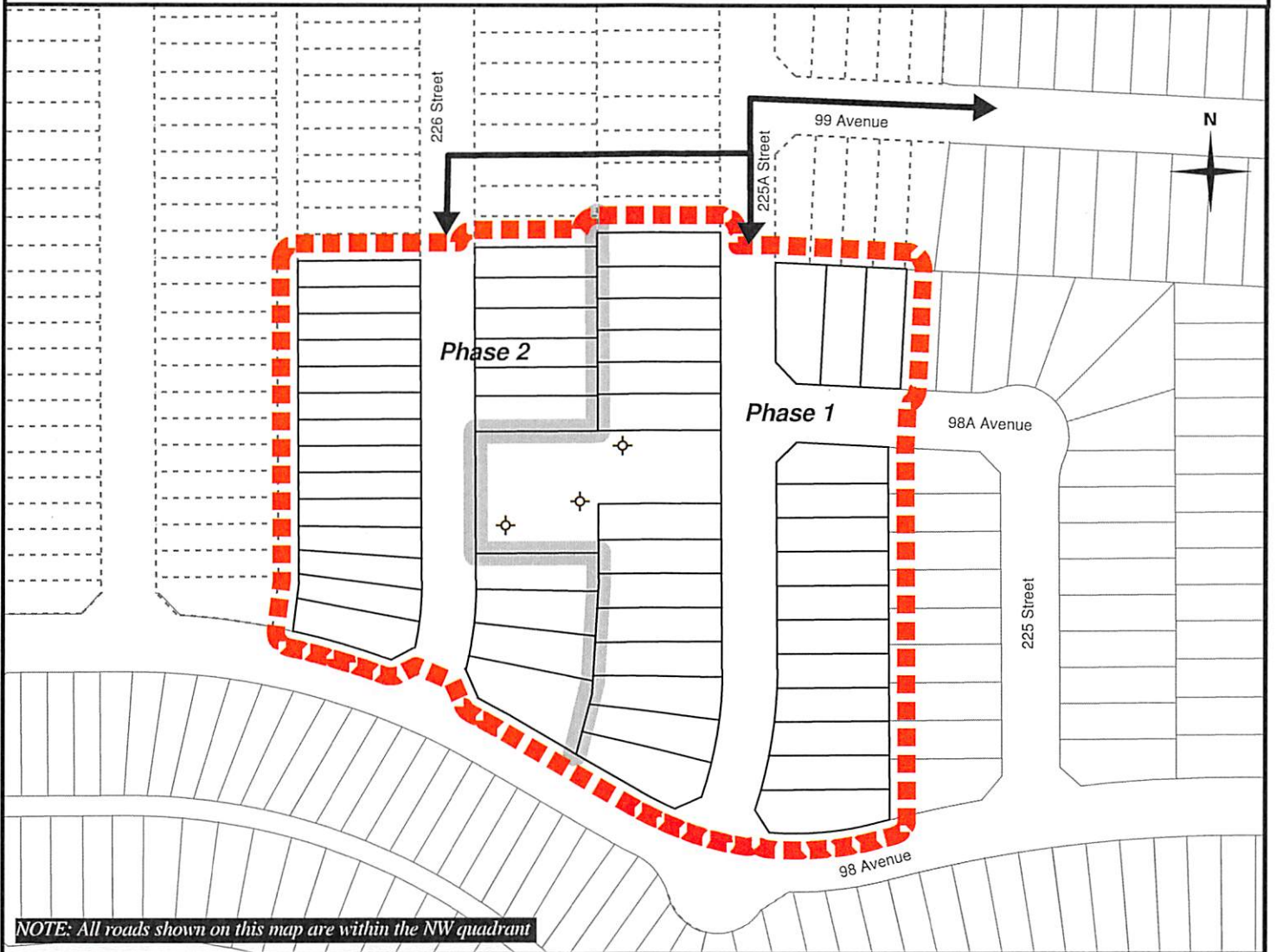


Blair McDowell  
Subdivision Authority

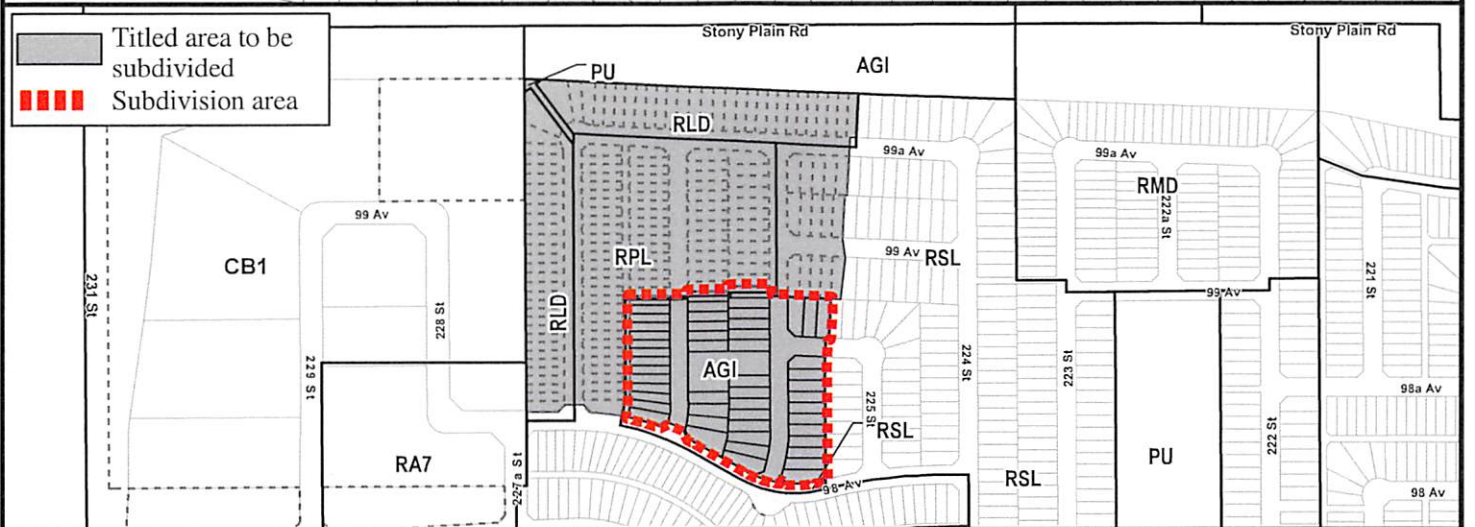
BM/jv/Posse #301196628-001

Enclosure(s)

-  Limit of proposed subdivision
-  Temporary 6 m roadway
-  Phasing line
-  Abandoned well site



**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

February 13, 2020

File No. LDA18-0546

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

ATTENTION: Lindsay Vanstone

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) from portions of Lots 36 and 38, Block 35, Plan 802 2824 with the remnants of lot 38 to be consolidated with adjacent lot 39, Block 35, Plan 802 2824 and the remnant of lot 36 to be consolidated with adjacent lot 37, Block 35, Plan 802 2824 located south of Millbourne Road East NW and east of 76 Street NW;  
**MICHAELS PARK**

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**I The Subdivision by Plan is APPROVED on February 13, 2020, subject to the following conditions:**

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against lots 36 and 38, Block 35, Plan 802 2824, a claim of interest by caveat of the Deferred Servicing Agreement 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; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner constructs a 1.5 m mono-walk with straight faced curb and gutter and bus pad to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the landscape design and construction within the Reserve lots, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lots 36 and 38, Block 35, Plan 802 2824 was addressed by dedication with SUB No. 80-X-017-S.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

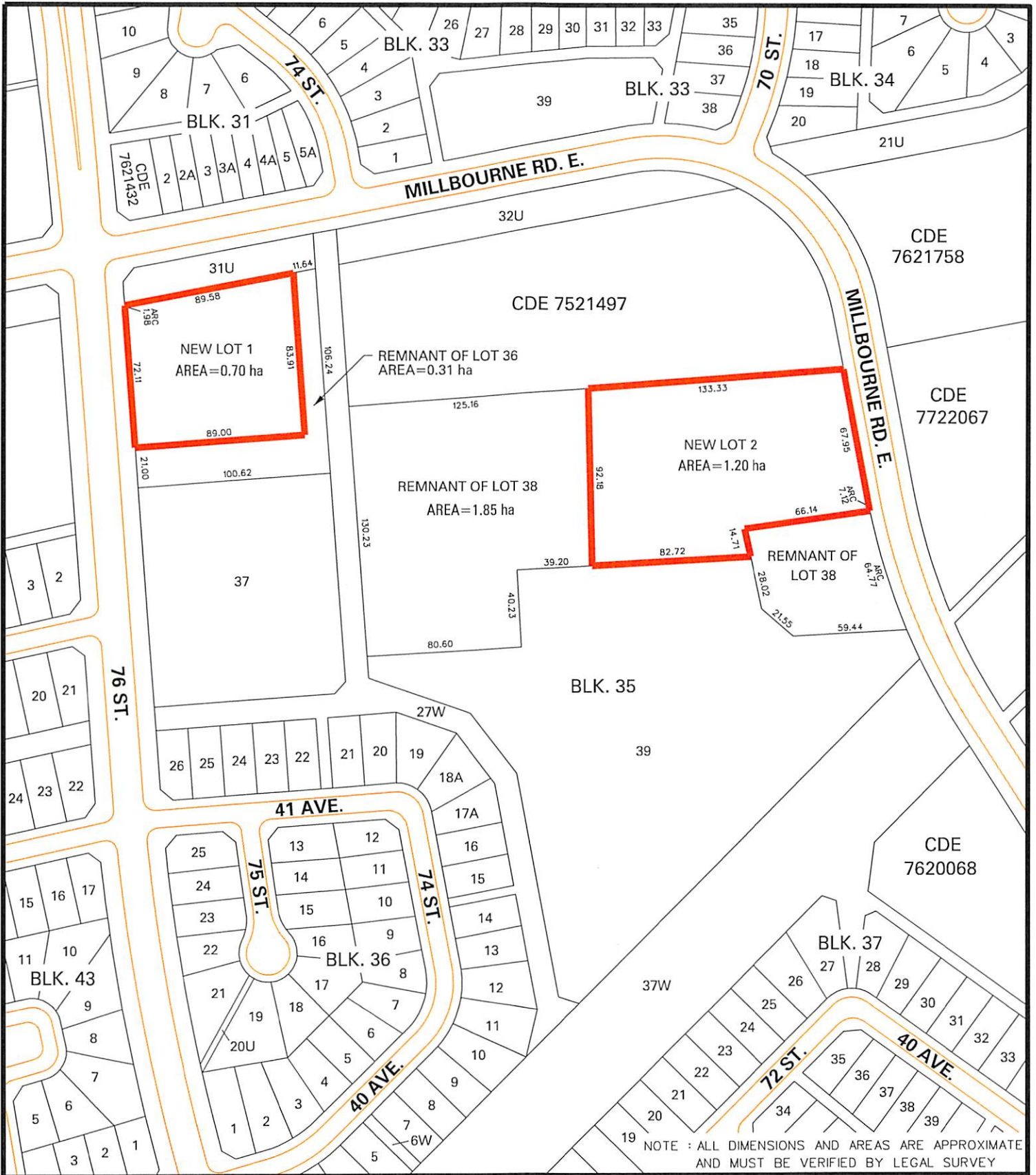
Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #291794534-001

Enclosure



NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



REAL ESTATE  
FINANCIAL AND  
CORPORATE SERVICES

LEGAL:

**PROPOSED SUBDIVISION BOUNDARIES**

MICHAELS PARK – PORTIONS OF  
LOTS 36 & 38, BLOCK 35, PLAN 802 2824







Subdivision Authority

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

February 13, 2020

File No. LDA18-0635

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 166 single detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots one (1) other lot (terrace lands) and one (1) Public Utility lot from Block C, Plan 892 2649, Block D, Plan 892 2649 Lot A, Block 23, Plan 192 2251 and Lot 1, Block D, Plan 1620360 located south of 16 Avenue SW and east of Rabbit Hill Road SW; **GLENRIDGING RAVINE**

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**I The Subdivision by Plan is APPROVED on February 13, 2020, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 1.62 ha and 0.15 ha lots pursuant to Section 664(1)(a) and 664(1.1)(a and c) 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 0.94 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 Municipal Reserve (MR), in the amount of \$144,108.72 representing 0.243 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 enter into an encroachment agreement for the existing private driveway and fence to the satisfaction of Urban Growth and Open Space Strategy and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the property lines be modified to eliminate the subtle jogs in the right-of-way and ensure a fluid curb line, should it be deemed necessary through the review of detailed engineering drawings, to the satisfaction of Subdivision & Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a temporary public access easement to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
9. that the lot identified be withheld from registration until the temporary shared use path is no longer required and a permanent walkway has been constructed as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the subdivision boundary be amended to include the dedication of Glenridding Ravine Road SW and 157 Street SW, and a walkway to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the subdivision be amended to create the 2.09 ha other lot (terrace lands) from proposed ER as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
14. 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 April 2011, Hoggan geotechnical report (File No. 6065-42), as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 two lanes of Ellerslie Road SW to an arterial roadway standard, from the ECO Station access located east of Rabbit Hill Road SW to east of 141 Street SW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs Glenridding Ravine Road SW to an approved Complete Streets design cross-section, including a shared use path on one side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs all local roads 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;
11. that the owner constructs a 3 m hard surface shared use path with bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, and landscaping, within the ER lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a temporary 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m shared use path, within the walkway, with lighting, t-bollards and connections to adjacent shared use path and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 3 m concrete emergency access sidewalk with lighting and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs underground utilities including sanitary sewer main extensions, with Phase 2, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned lands and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the owner is responsible for the landscape design and construction within the Reserve lots, road right of way and walkways to the satisfaction of City Departments and affected utility agencies; and
20. that the owner is responsible to provide naturalization landscaping within the ER parcels, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I.

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

MR for Block C, Plan 892 2649 is being provided by the dedication of a 0.94 ha MR parcel and money in place in the amount of \$144,108.72, representing 0.243 ha. Any change to the area of the MR parcel will result in an adjustment of the money in place.

MR for Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 was addressed at the time of endorsement of LDA15-0522. Separate Deferred Reserve Caveats (DRCs) were registered on each title, and will carry forward.

MR for Lot A, Block 23, Plan 192 2251 was addressed by DRC with LDA13-0490. 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #294706171-001

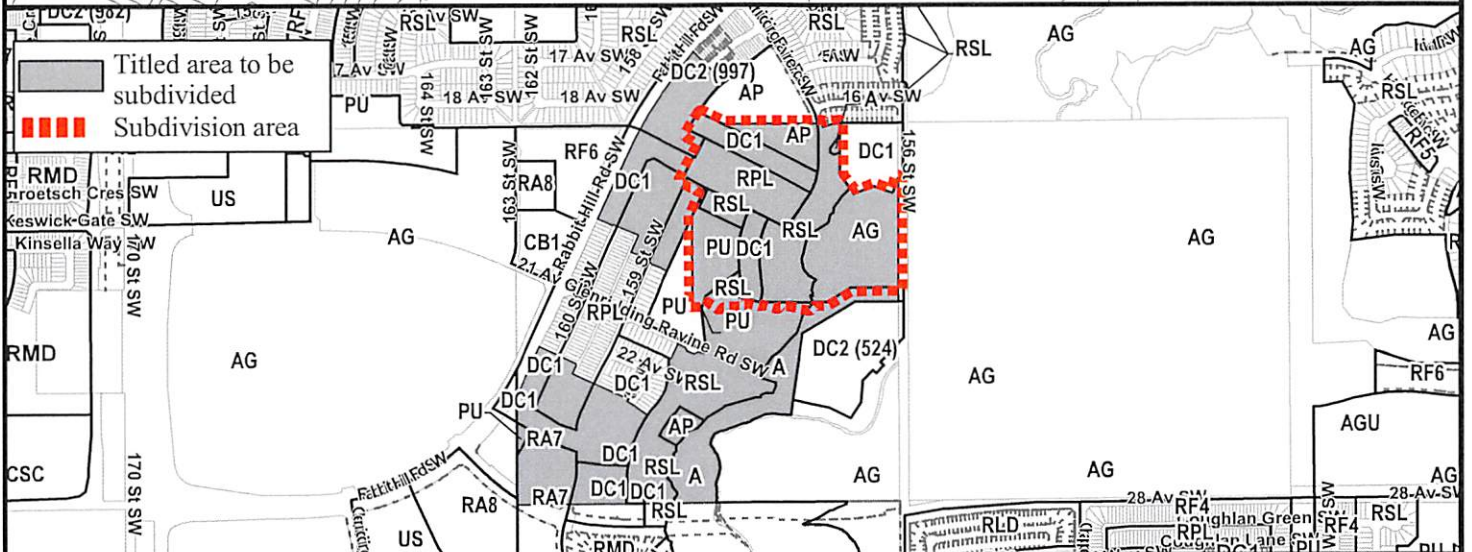
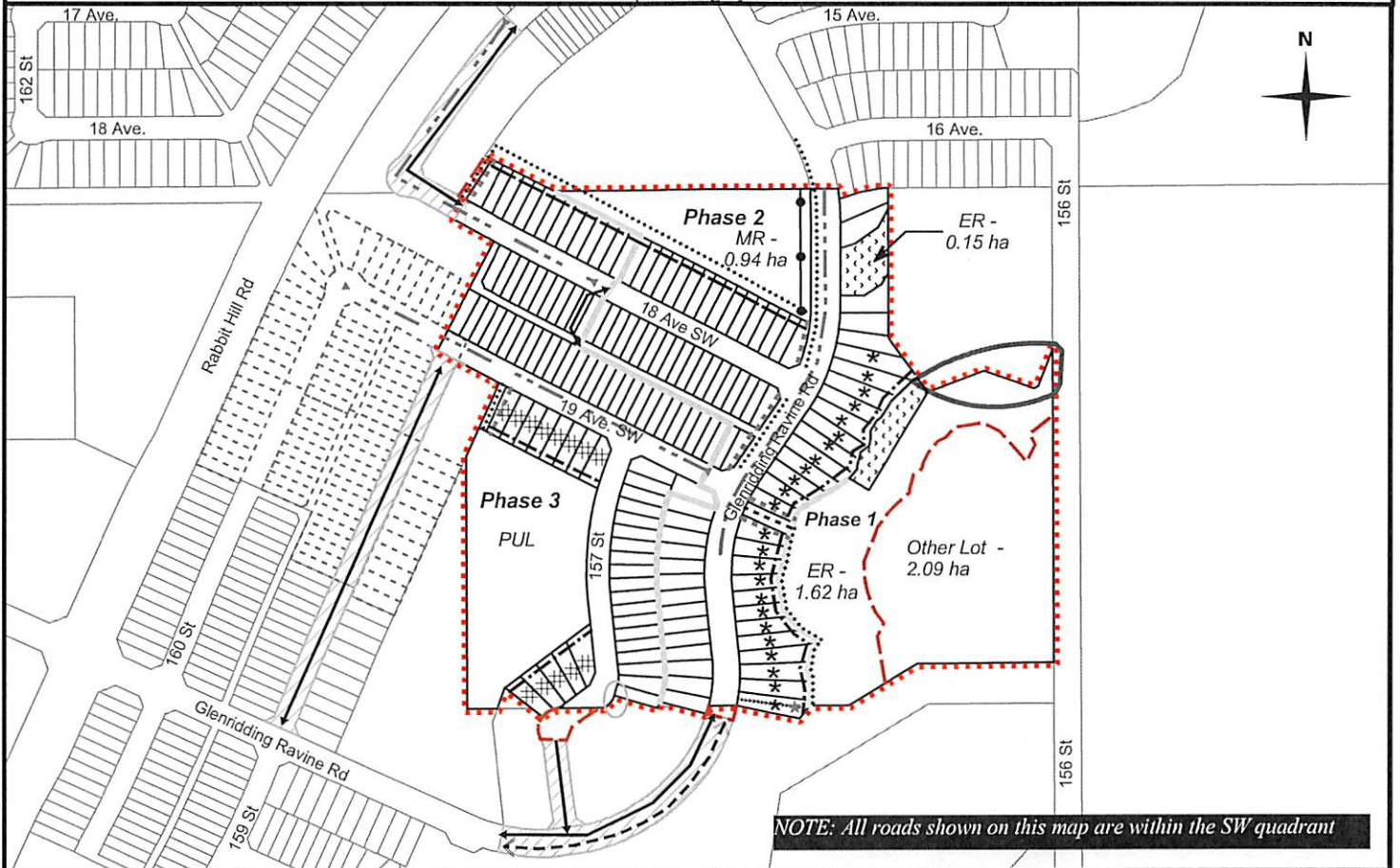
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 13, 2020

LDA18-0635

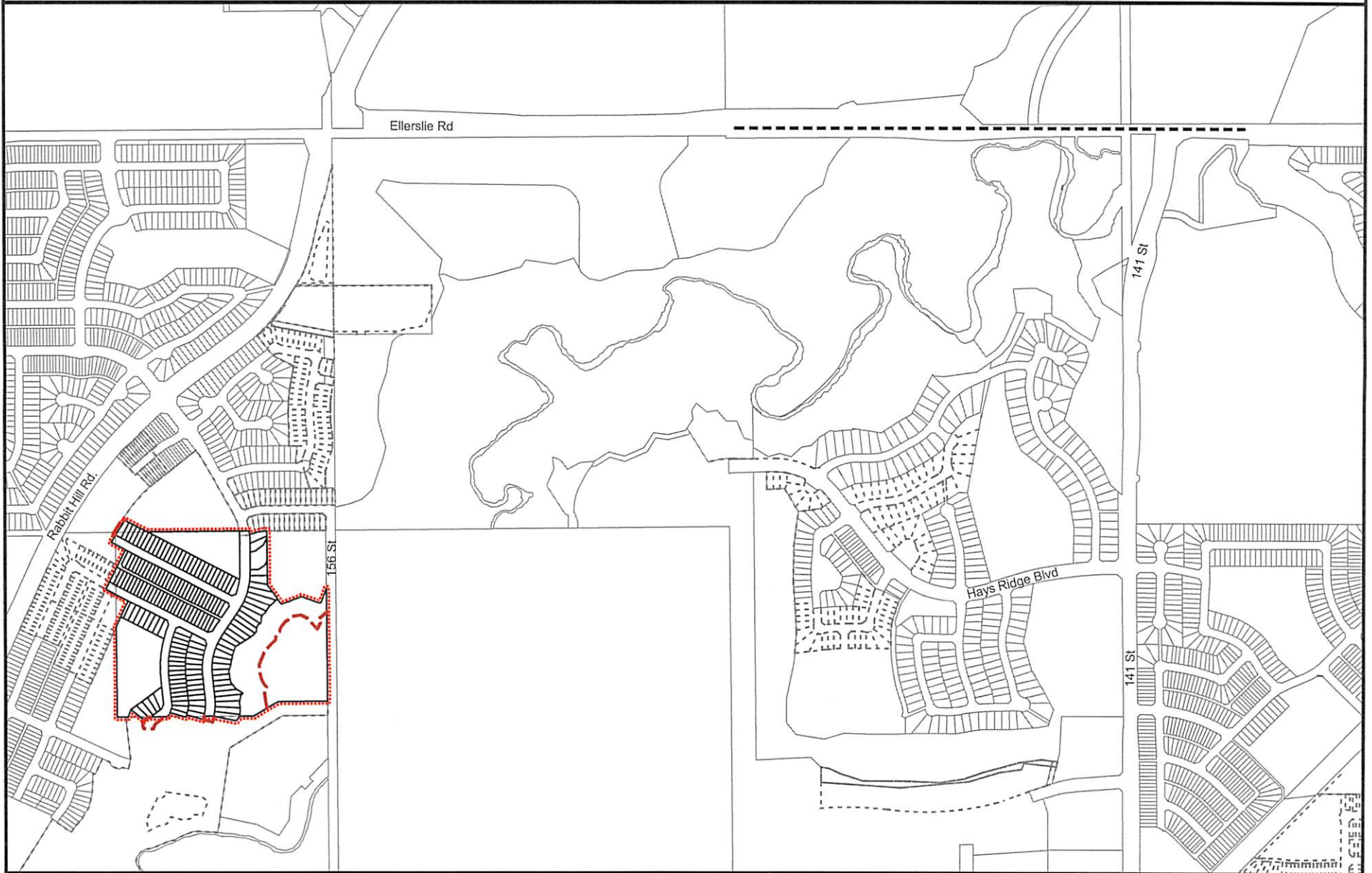
	Limit of proposed subdivision		Sanitary sewer extension		Post and rail fence
	Amend subdivision boundary		3 m hard surface shared use path		3 m concrete emergency access sidewalk
	Phasing line		Construct collector roadway		Naturalization landscaping
	Watermain extension		Modify property lines if deemed necessary		Register public access easement
	Restrictive covenant re: Freeboard		Temporary 6 m roadway		1.8 m uniform fence
	Restrictive covenant re: Top of Bank		1.2 m uniform fence		Temporary 3 m hard surface shared use path
	Withhold lot from registration		1.8 m uniform screen fence as per Zoning Bylaw		
	Encroachment agreement area				



■■■■ Limit of proposed subdivision

■■■■ Amend subdivision boundary

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





Subdivision Authority

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

February 13, 2020

File No. LDA20-0004

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 73, Block 11, Plan 3624 HW, located north of 109B Avenue NW and east of 140 Street NW;  
**NORTH GLENORA**

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The Subdivision by Plan is **APPROVED** on February 13, 2020, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. 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.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #351376431-001

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 (\$686.00 - 2020 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 109B Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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, sanitary, and storm) enter the proposed subdivision approximately 8.8 m east of the west property line of existing Lot 73 off 109B Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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

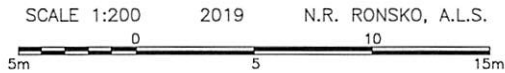
SHOWING SUBDIVISION OF

LOT 73, BLOCK 11, PLAN 3624 H.W.

IN THE

S.W.1/4 SEC.12-53-25-4

EDMONTON ALBERTA



NOTE:  
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
 - AREA DEALT WITH BOUNDED THUS.

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 31, 2019  
 REVISED: -

FILE NO. 19S0833

DWG.NO. 19S0833T

