

Thursday, February 21, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 21, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 14, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA17-0503
261001237-001

REVISION of conditionally approved tentative plan of subdivision to create 156 single detached residential lots, 62 row housing lots, and one (1) public utility lot from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA18-0477
290493349-001

Tentative plan of subdivision to create 16 row housing lots, one (1) Urban Services lot and one (1) public utility lot (PUL) 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

2.	LDA18-0555 293229492-001	Tentative plan of subdivision to create 40 single detached residential lots and one (1) Municipal Reserve (MR) lot from Lot 2, Block 1, Plan 1822720, located east of Winterburn Road NW and south of 35 Avenue NW; EDGEMONT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0653 296244324-001	Tentative plan of subdivision to create 26 single detached residential lots and 10 row housing lots from the NE 13-53-26-W4M, located west of Winterburn Road NW and north of 124 Avenue NW; KINGLET GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0678 298040806-001	Tentative plan of subdivision to create 47 single detached lots and one (1) multiple family lot, from Blocks 1 and 2, Plan 772 2209 located south of Anthony Henday Drive and east of 66 Street NW; MCCONACHIE
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0002 301192913-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan 459 KS, located north of 106A Avenue NW and west of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0010 301924994-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 13, Plan 1909 HW, located north of 97 Avenue NW and east of 159 Street NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA19-0016 301705985-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 52, Plan N3301 HW, located south of 81 Avenue NW and east of 79 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
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

February 21, 2019

File No. LDA17-0503

Qualico Communities
208 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: REVISION of conditionally approved tentative plan of subdivision to create 156 single detached residential lots, 62 row housing lots, and one (1) public utility lot from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

The application has been revised, resulting in an increase of 10 residential lots, the replacement of 26 Avenue NW with an 8 m wide walkway connection, the removal of 193 Street NW in the north portion of the subdivision, and a rephasing from two to three phases.

I The Subdivision by Plan is APPROVED on February 21, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate walkways as road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate 192 Street NW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination;
5. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for Maskêkosihk Trail for the entire parent parcel, as shown on the "Conditions of Approval" map, Enclosure I;
6. That subject to Condition I(5) above, the owner, clear and level Maskêkosihk Trail NW as required for road right of way, to the satisfaction of Subdivision and Development Coordination, 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 Maskêkosihk Trail NW, 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. and EPCOR Drainage Services, against the lots adjacent to walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA18-0707 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
11. 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 with Phases 1 and 3, temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. 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 with Phases 1 and 2, 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. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);

9. that the owner construct 192 Street NW (previously known as 195 Street NW) to an approved Complete Streets cross-section, including 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, bollards, and fencing within the walkways, 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 lighting, located along the south and east boundary of the Storm Water Management Facility (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 I;
12. that the owner constructs an offsite temporary lift station, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicates the area of ultimate Storm Water Management Facility (SWMF 10) as a Public Utility lot with Phase 2;
14. that full construction of the landscaping, shared use path and lighting within the SWMF will be required prior to Final Acceptance Certificate (FAC) for the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
15. That the owner constructs offsite sanitary sewer with Phase 3 prior to registration of Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that CCC for sanitary sewers will not be issued until such time as the temporary sanitary forcemain and temporary lift station with storage component are completed and operational to the satisfaction of Subdivision and Development Coordination;
17. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
18. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for the subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
19. that the owner is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time the permanent storm servicing is completed and operational to the satisfaction of Subdivision and Development Coordination;

20. that the owner is responsible, as their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, to the satisfaction of Subdivision and Development Coordination;
21. that the owner is responsible for the construction of a temporary storage component for servicing of Riverview on a temporary basis to carry sewage from Riverview to Edgemont until the permanent ultimate sanitary servicing conveyance for the Riverview neighbourhoods through the South Edmonton Sanitary Sewer (SESS) SW7 is constructed;
22. that the owner design and construct the temporary sanitary storage component, prior to reaching 85% of the peak flow design capacity of the Edgemont Lift Station, as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods, to the satisfaction of Subdivision and Development Coordination;
23. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont Lift Station in combination with the storage component in Riverview, as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owner shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont Lift Station;
24. that CCC for the subdivision storm drainage facilities will not be issued until such time that an acceptable Temporary Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;
25. that CCC will not be issued for the storm drainage facilities downstream of the control manholes of SWMF 10 until such time that the interconnecting storm infrastructure from SWMF 10 to the River's Edge Outfall and the construction of the River's Edge Outfall are completed and operational to the satisfaction of Subdivision and Development Coordination;
26. that FAC will not be issued for the subdivision or offsite storm drainage facilities until such time that the interconnecting storm infrastructure from SWMF 10 to the River's Edge Outfall and the construction of the River's Edge Outfall are completed and operational to the satisfaction of Subdivision and Development Coordination;
27. that the water infrastructure required under the 23 Avenue - 199 Street Transportation Utility Corridor (TUC) project be fully commissioned prior to or in conjunction with Phase 3 of the proposed development, to the satisfaction of EPCOR Water;
28. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

29. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and

30. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the titled area was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA14-0567. 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,



Blair McDowell
Subdivision Authority
















BM/jv/Posse #261001237-001

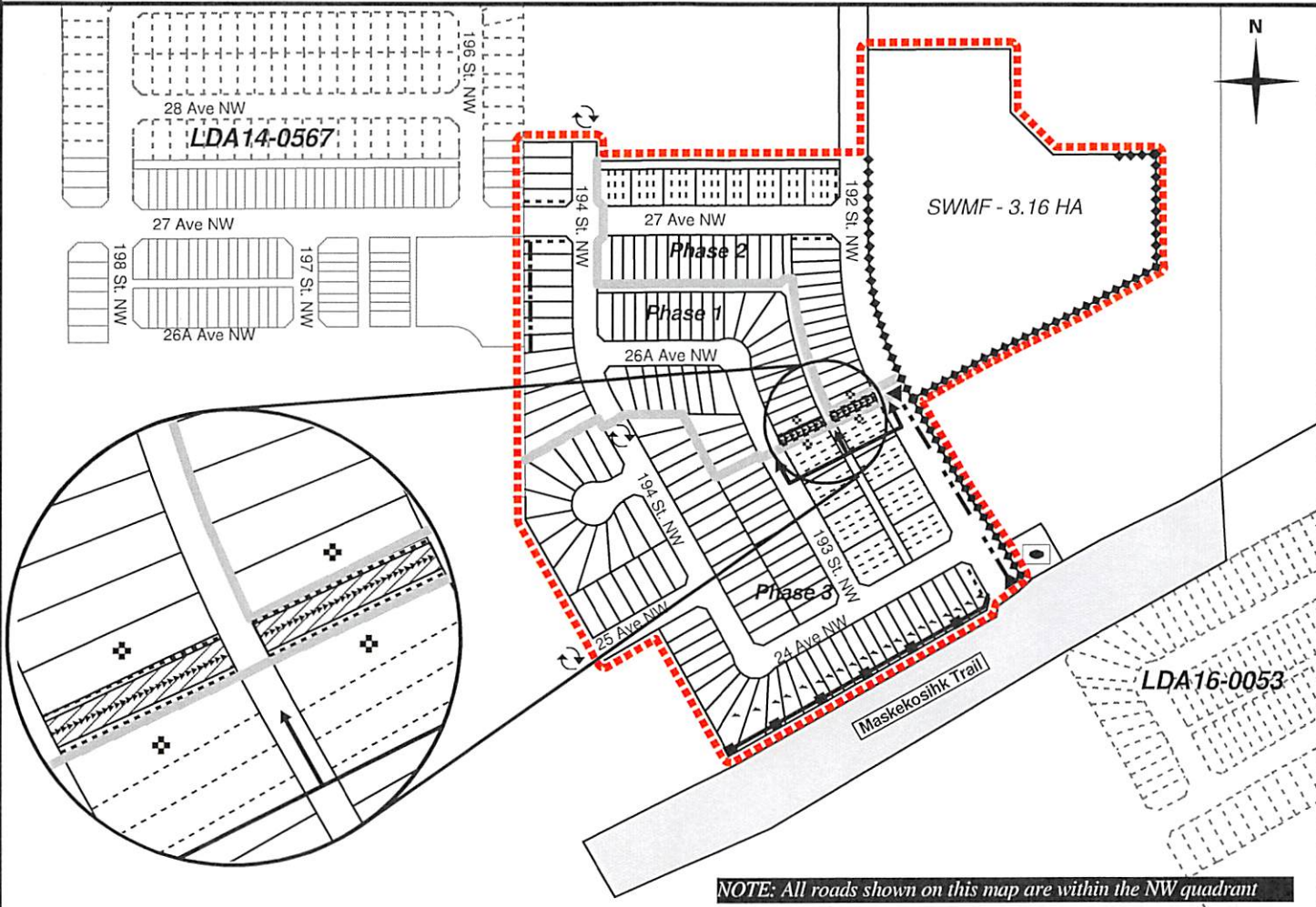
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

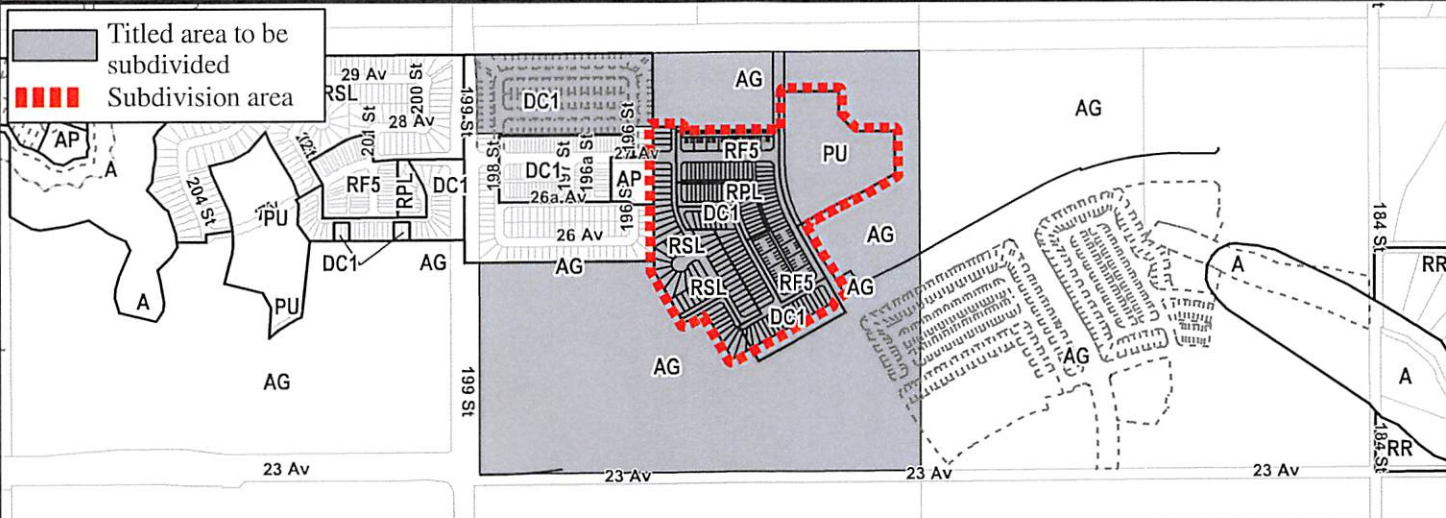
February 21, 2019

LDA17-0503

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|--|-------------------------------|---|---|---|--|
|  | Limit of proposed subdivision |  | Noise attenuation fence |  | Dedicate as road right of way |
|  | Phasing line |  | Restrictive covenant re: berm and fence |  | 1.8 m uniform screen fence as per zoning bylaw |
|  | Register as road right of way |  | 3 m hard surface shared use path |  | Restrictive covenant re: disturbed soil |
|  | 1.5 m concrete sidewalk |  | Temporary 12 m radius turnaround |  | Sanitary sewer extension |
|  | 6 m temporary roadway |  | 1.2 m uniform fence |  | Lift station |



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 21, 2019

File No. LDA18-0477

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

ATTENTION: Om Joshi

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

I The Subdivision by Plan is APPROVED on February 21, 2019, 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 subdivision boundary be amended to include dedication of the alley along the northern boundary of the Urban Services lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure I;
4. 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 177 Street SW, as shown on the "Conditions of Approval" maps, Enclosure I;
5. that the approved subdivision LDA18-0508 be registered prior to or concurrent with this application to provide underground utilities;
6. 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
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority












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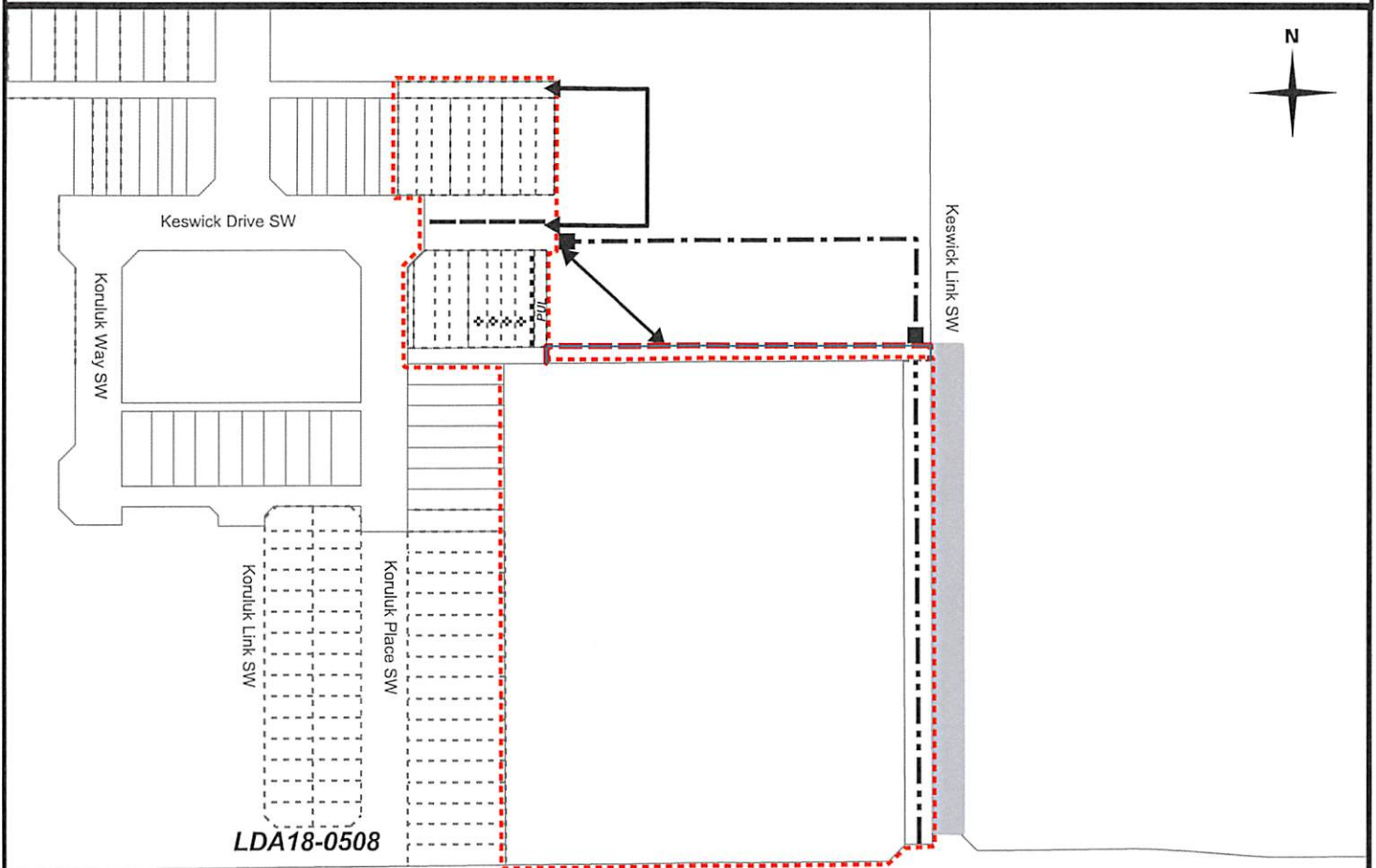
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2019

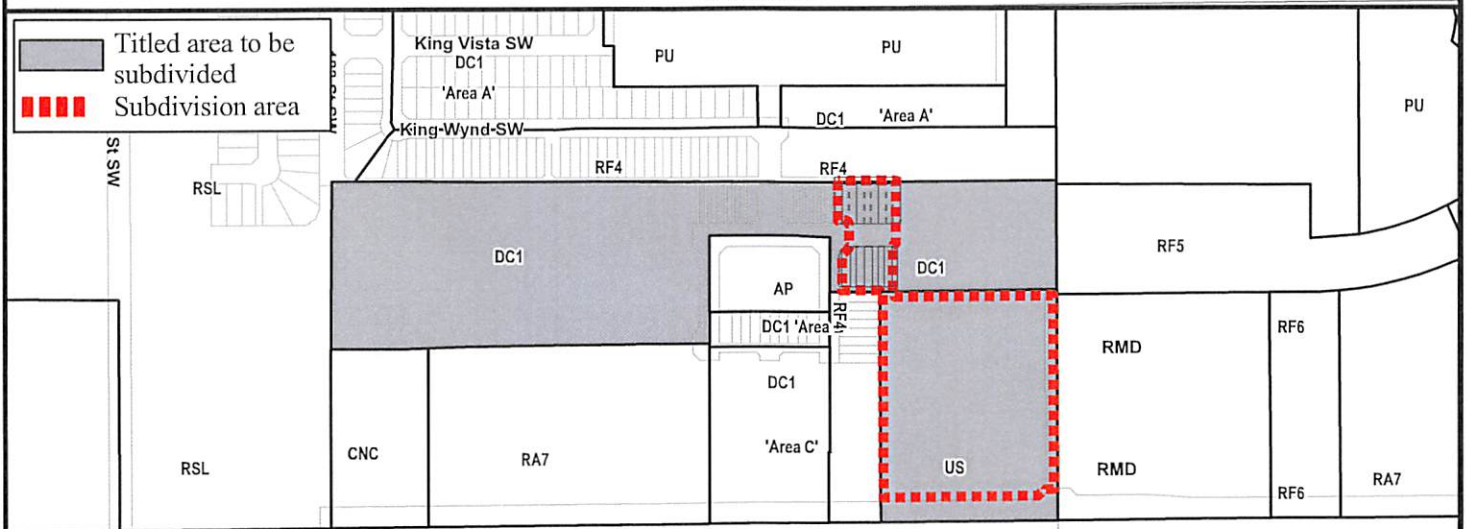
LDA 18-0477



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|---|--|---|--|
|  | Limit of proposed subdivision |  | Construct to complete streets design and cross section |
|  | Amend subdivision boundary |  | Restrictive covenant re: Disturbed Soil |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Watermain extension |
|  | Construct collector roadway |  | Storm sewer extension |
|  | Temporary 6 m roadway |  | Temporary 4 m emergency access |
|  | Register easement or road plan | | |



LDA18-0508

28 Avenue SW

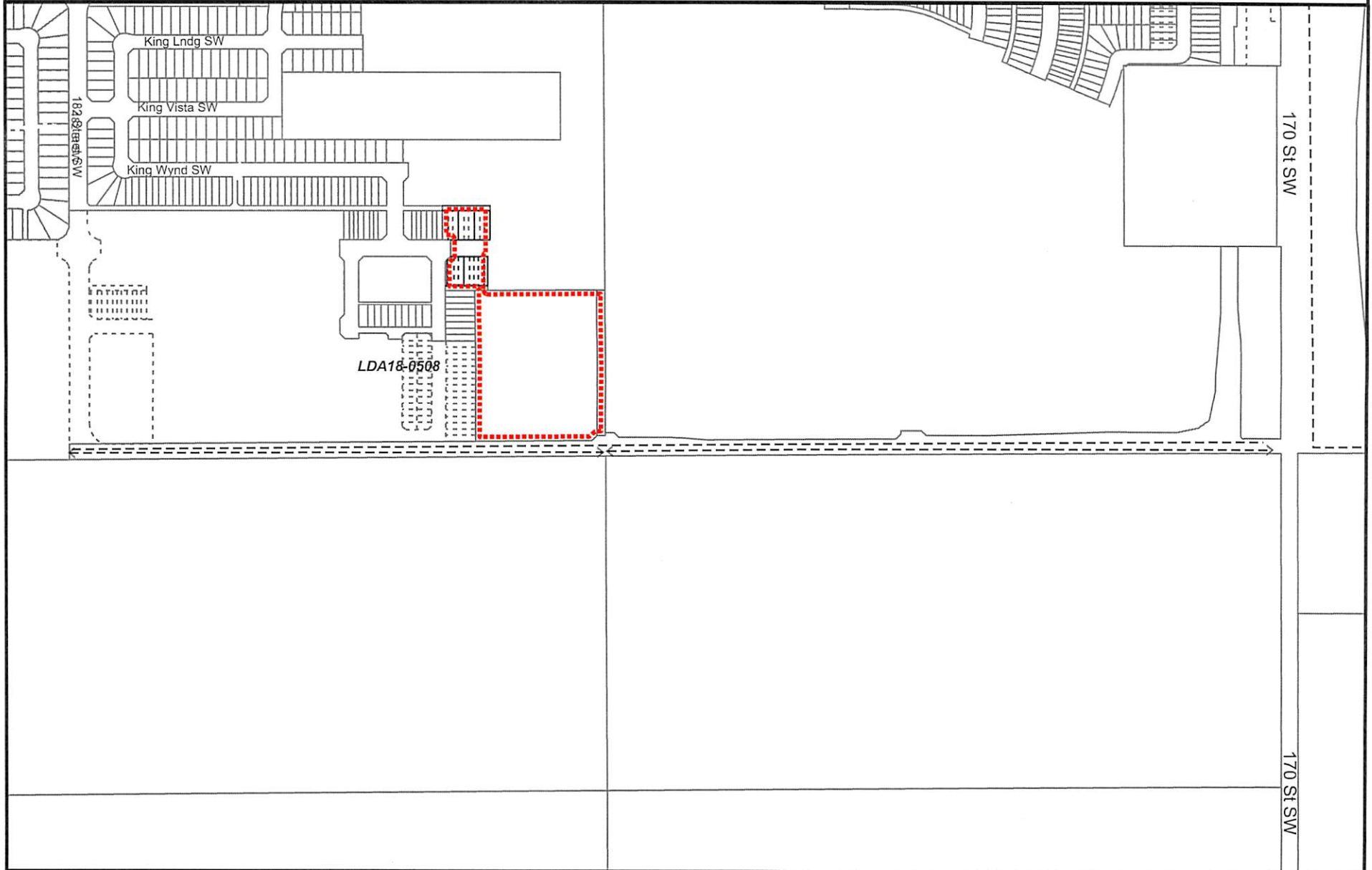


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|--|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area |

■■■■ 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

February 21, 2019

File No. LDA18-0555

Stantec Consulting Ltd.
10160 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 40 single detached residential lots and one (1) Municipal Reserve (MR) lot from Lot 2, Block 1, Plan 1822720, located east of Winterburn Road NW and south of 35 Avenue NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on February 21, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.53 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 approved subdivisions LDA12-0439 and LDA14-0394 be registered prior to or concurrent with this application to provide the logical roadway extensions and necessary underground utilities;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot backing onto the interim 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 That the Servicing Agreement required in Clause I (2) 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 3 m hard surface shared use path with bollards, within the park site, from Edgemont Drive NW to connect to the top of bank shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the Reserve lot, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR dedication for Lot 2, Block 1, Plan 182 2720, was provided by Deferred Reserve Caveat (DRC) with LDA14-0492. This subdivision includes dedication of a 0.53 ha MR lot. Subsequent to the MR dedication, the existing DRC will be reduced accordingly, with the balance to carry forward on title.

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

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

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,







Blair McDowell
Subdivision Authority

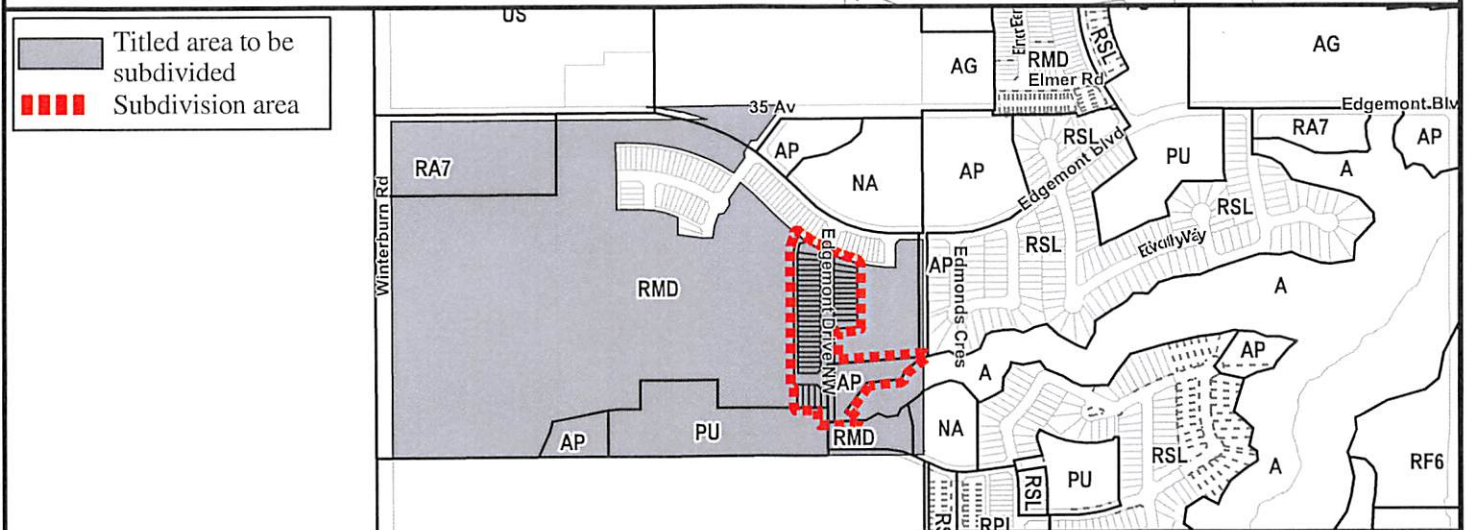
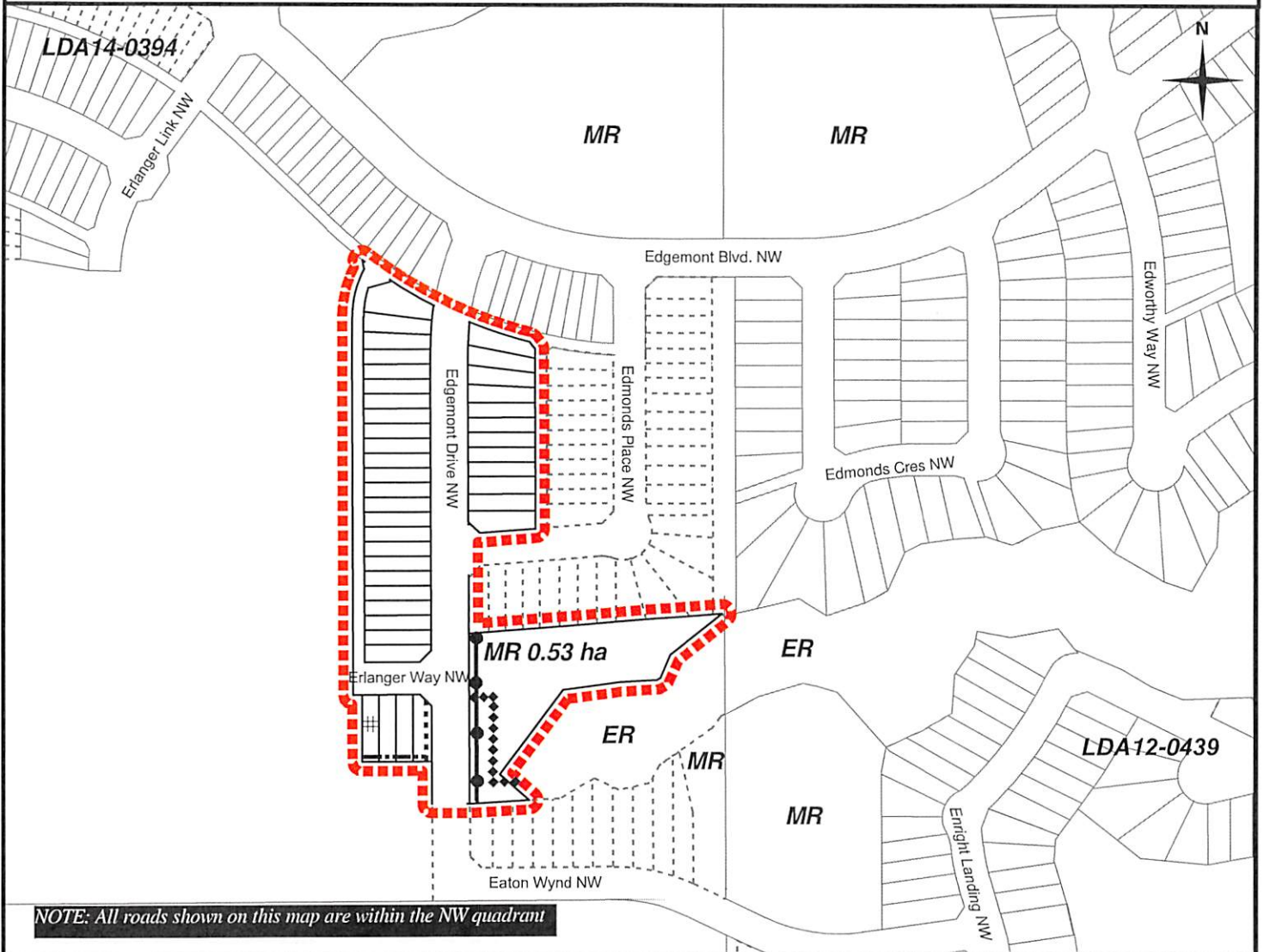
BM/jv/Posse #293229492-001
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2019

LDA18-0555

- | | | | |
|---|------------------------------------|---|--|
|  | Limit of proposed subdivision |  | 3 m hard surface shared use path |
| # | Restrictive covenant re: Freeboard |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | 1.2 m uniform fence |  | Post and rail fence |





Subdivision Authority

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

February 21, 2019

File No. LDA18-0653

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 26 single detached residential lots and 10 row housing lots from the NE 13-53-26-W4M, located west of Winterburn Road NW and north of 124 Avenue NW;
KINGLET GARDENS

I The Subdivision by Plan is APPROVED on February 21, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the entire alley intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA15-0067 and LDA18-0071 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
5. that Charter Bylaw 18706 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 upgrades 124 Avenue NW, from the west subdivision boundary to the east subdivision boundary, to an urban local roadway standard including reconstruction of the existing access to the adjacent private properties, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner pave the rural portion of 124 Avenue NW to tie into Winterburn Road, to the satisfaction of Subdivision and Development Coordination;
9. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
10. that the owner constructs necessary, sanitary and storm sewer main extensions along the offsite permanent roadways, to the satisfaction of EPCOR Drainage Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
12. 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;
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 is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for NE 13-53-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA13-0505 and reduced through LDA15-0067. 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #296244324-001

Enclosure



Subdivision Authority

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

February 21, 2019

File No. LDA19-0002

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan 459 KS, located north of 106A Avenue NW and west of 143 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on February 21, 2019 subject to the following conditions:

1. that the owner obtain 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

Blair McDowell
Subdivision Authority

BM/cs/Posse #301192913-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

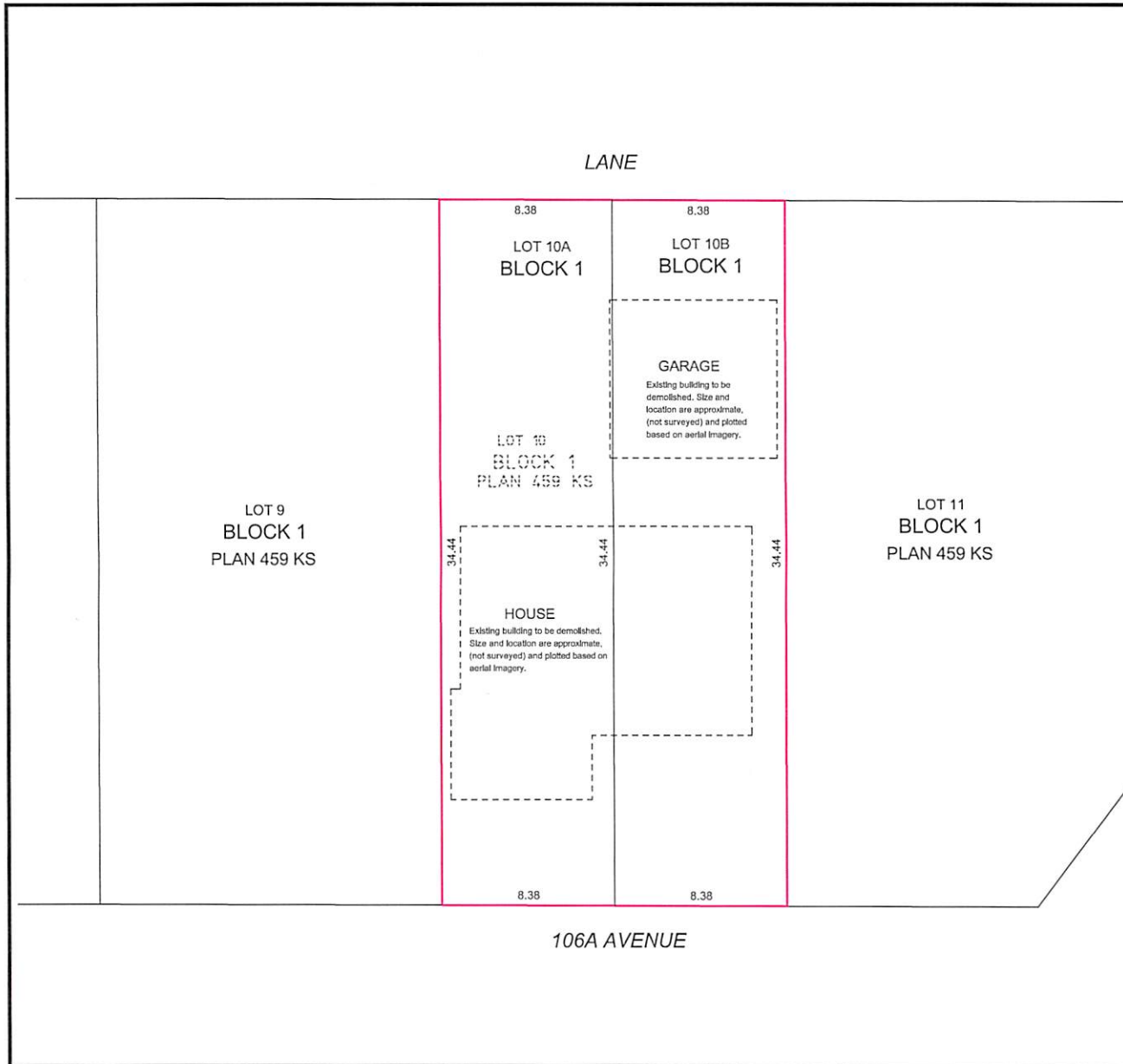
- There are existing boulevard trees adjacent to the site on 106A Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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 6.4 m east of the west property line of Lot 10 off of the lane. The existing storm service enters the proposed subdivision approximately 5.13 m east of the west property line of Lot 10 off 106A 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.
- If power service crosses the proposed property line the owner will 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).



URBANAGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.057 ha.

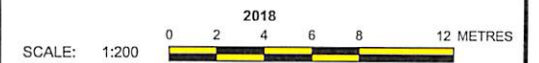


REV. NO.	DATE	ITEM	BY
REVISIONS			

GROVENOR TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 10, BLOCK 1, PLAN 459KS

N.E. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4th MER.
EDMONTON - ALBERTA



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

FILE NO.	61800225T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 21, 2019

File No. LDA19-0010

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 3, Block 13, Plan 1909 HW, located north of 97 Avenue NW and east of 159 Street NW;
GLENWOOD

The Subdivision by Plan is APPROVED on February 21, 2019, subject to the following condition:

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

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/cs/Posse #301924994-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 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 159 Street 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 159 Street NW. Upon redevelopment of proposed Lot 3B, the existing residential access to 159 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

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 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 2.3 m north of the south property line of Lot 3 off 159 Street 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 a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner will 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

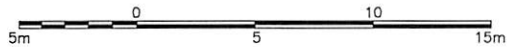
SHOWING SUBDIVISION OF

LOT 3, BLK. 13, PLAN 1909 H.W.

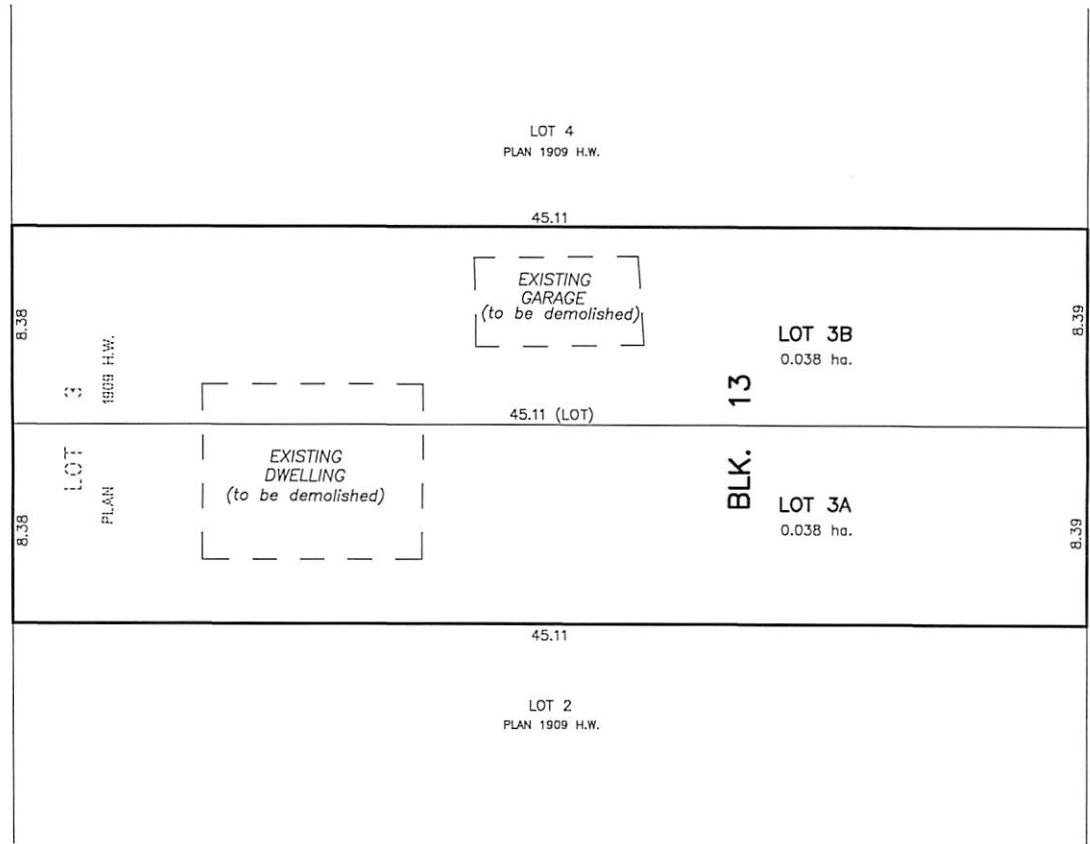
IN THE
E.1/2 SEC.12, TWP.52, RGE.25, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



159th STREET
TO 97th AVENUE



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.C.

CALC'D. BY: J.C.

DATE: Jan. 07, 2019
REVISED: -

FILE NO. 18S1021

DWG.NO. 18S1021T

LANE



Subdivision Authority

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

February 21, 2019

File No. LDA19-0016

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 52, Plan N3301 HW, located south of 81 Avenue NW and east of 79 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is **APPROVED** on February 21, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca); 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written over a light blue grid background.

Blair McDowell
Subdivision Authority

BM/tv/Posse #301705985-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 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 81 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).

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 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).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 29, BLOCK 52, PLAN 3301 H.W.

IN THE
S.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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: January 3, 2019
REVISED: -

FILE NO. 18S0996

DWG.NO. 18S0996T

