

Thursday, March 12, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 10

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 12, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 5, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA19-0441
344906228-002

Tentative plan of subdivision to create 111 single detached residential lots, 30 semi-detached residential lots, 134 row housing lots, and two (2) other lots (to be used as entry feature lots) from Lot 1, Block 1, Plan 182 1976, located west of 199 Street NW and south of 23 Avenue NW; **STILLWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0276
155551630-001

REVISION of conditionally approved tentative plan of subdivision to create 110 single detached residential lots and 46 semi-detached residential lots from the NW 2-54-24-W4M, located east of 66 Street NW and south of McConachie Boulevard NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA14-0468 161927306-001	REVISION of conditionally approved tentative plan of subdivision to create 76 single detached residential lots, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS & HERITAGE VALLEY TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0572 264313569-001	REVISION of conditionally approved tentative plan of subdivision to create 70 single detached residential lots and 14 semi-detached residential lots, from the SW 25-52-26-W4M, located east of 231 Street NW and south of Rosenthal Boulevard NW; ROSENTHAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0546 291794534-001	REVISION of conditionally approved tentative plan of subdivision to create (2) multi-unit housing lots (MHL) from portions of Lots 36 and 38, Block 35, Plan 802 2824 located south of Millbourne Road East NW and east of 76 Street NW; MICHAELS PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA20-0046 354206662-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 42, Plan 1738 HW, located north of 77 Avenue NW and west 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 10:15 a.m.	



Subdivision Authority

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

March 12, 2020

File No. LDA19-0441

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 111 single detached residential lots, 30 semi-detached residential lots, 134 row housing lots, and two (2) other lots (to be used as entry feature lots) from Lot 1, Block 1, Plan 182 1976, located west of 199 Street NW and south of 23 Avenue NW;
STILLWATER

I The Subdivision by Plan is APPROVED on March 12, 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 the owner dedicate additional road right of way, at the intersection of Stillwater Boulevard NW and 19 Avenue NW, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA19-0558 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the approved subdivision LDA18-0417 be registered prior to or concurrent with this application for logical roadway connection;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 23 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs the first two (2) lanes of Maskekosihk Trail NW (23 Avenue NW), to an arterial roadway standard, including shared use path, concrete sidewalk, lighting any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct Stillwater Boulevard NW and 19 Avenue NW, to an approved Complete Streets cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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);
10. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

11. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner is responsible for the disposal of any sanitary flows 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;
13. that the owner shall submit and obtain approval of the Engineer for the design of the required Storage Component based on anticipated growth in Riverview prior to reaching 85% of the unit design capacity of the Edgemont Lift Station as determined by cumulative lot registration within the Edgemont and Riverview neighbourhoods;
14. that the owner shall construct the Storage Component to the satisfaction of the City 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 neighbourhood and Riverview neighbourhood. Flow monitoring shall occur at sanitary manhole 537A, or an alternative location approved by the Engineer, where the sanitary flows from the Edgemont neighbourhood and Riverview neighbourhood shall meet;
15. that the owners shall, through consultation and collaboration with the City, evaluate the design requirements of the ultimate servicing scenario prior to reaching 85% of an additional 3600 units, whose exact quantity may change as of the date of signing the Agreement, allowed by the Storage Component as determined by lot registration within Riverview;
16. that the owners shall, through consultation and collaboration with the City, evaluate the 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 neighbourhood and Riverview neighbourhood;
17. That the owner shall ensure that at no time shall the actual flows from the Edgemont neighbourhood and Riverview neighbourhood exceed the capacity of the Edgemont lift station;
18. that the owners shall ensure that at no time shall development within the Edgemont neighbourhood be impeded by the temporary sanitary servicing of the Riverview neighbourhood;
19. 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 II;
20. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence, or a combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Maskekosihk Trail NW, to the satisfaction of

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

21. 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
22. 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 II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) for Lot 1, Block 1, Plan 182 1976 were previously addressed by Deferred Reserve Caveat (DRC) with LDA16-0325. 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.

Regards,



Blair McDowell
Subdivision Authority












BM/jv/Posse #344906228-002

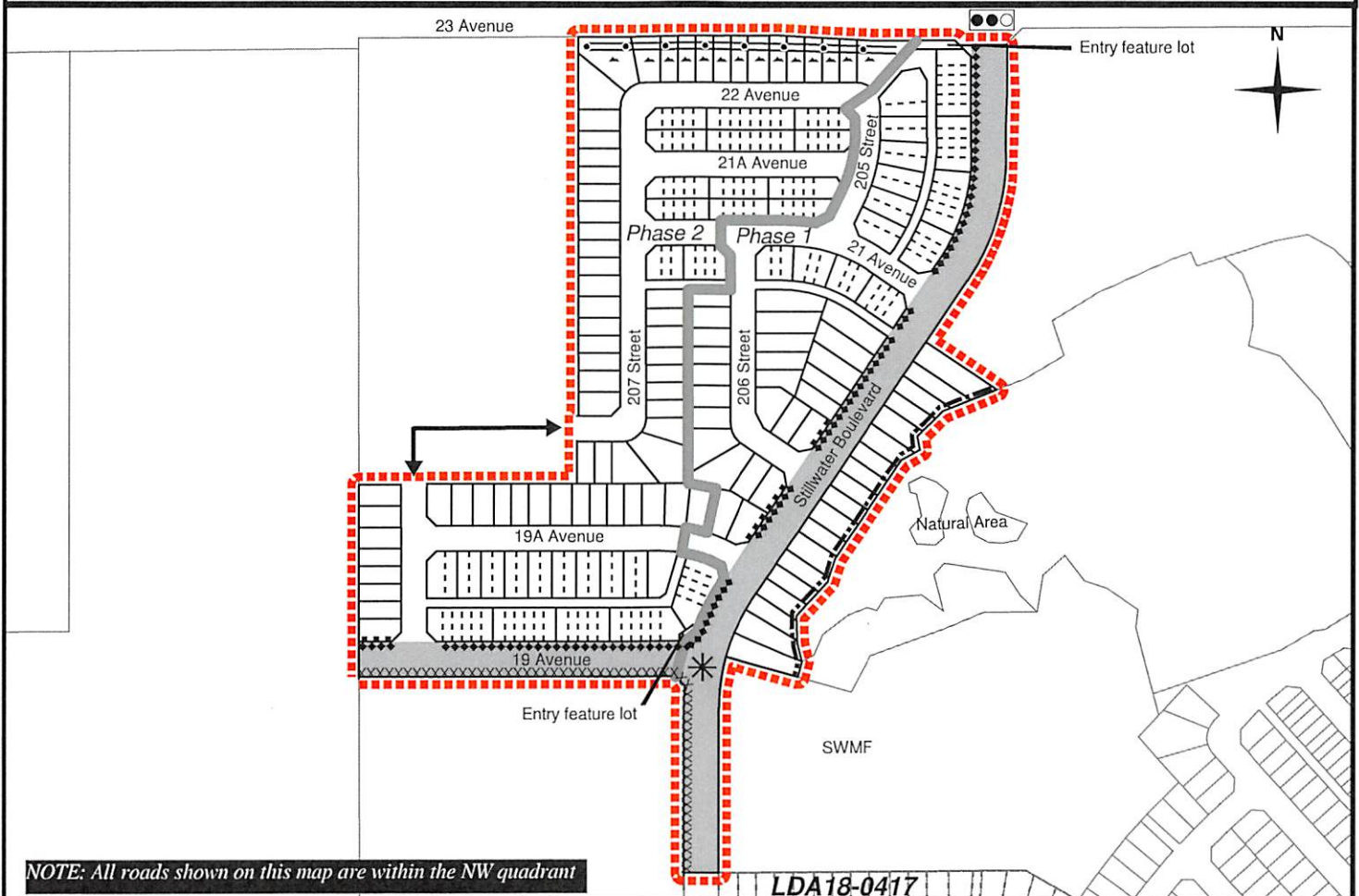
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2020

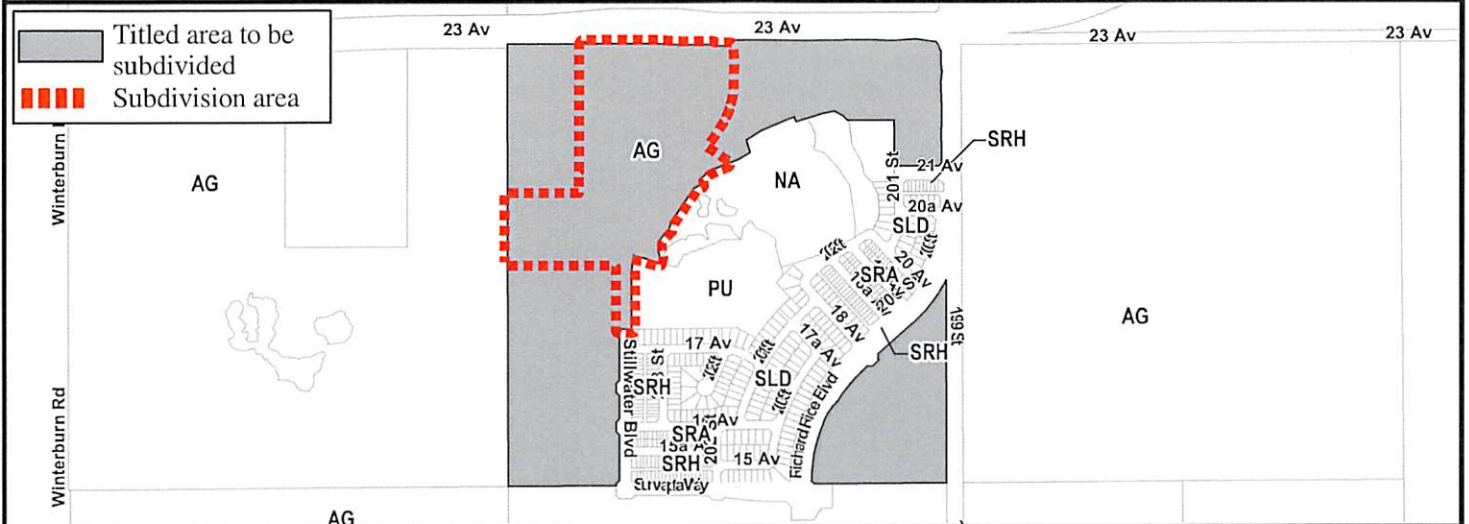
LDA 19-0441




- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision | xxx | 2.5 m mono-walk |
|  | Phasing line |  | Traffic signal |
|  | 1.8 m uniform fence as per Zoning Bylaw |  | Restrictive covenant re: Berm and Fence |
|  | 3 m hard surface shared use path |  | Temporary 6 m roadway |
|  | 1.2 m uniform fence |  | Dedicate additional road right of way if required |
|  | Construct to an approved complete street cross section |  | Berm and noise attenuation fence |

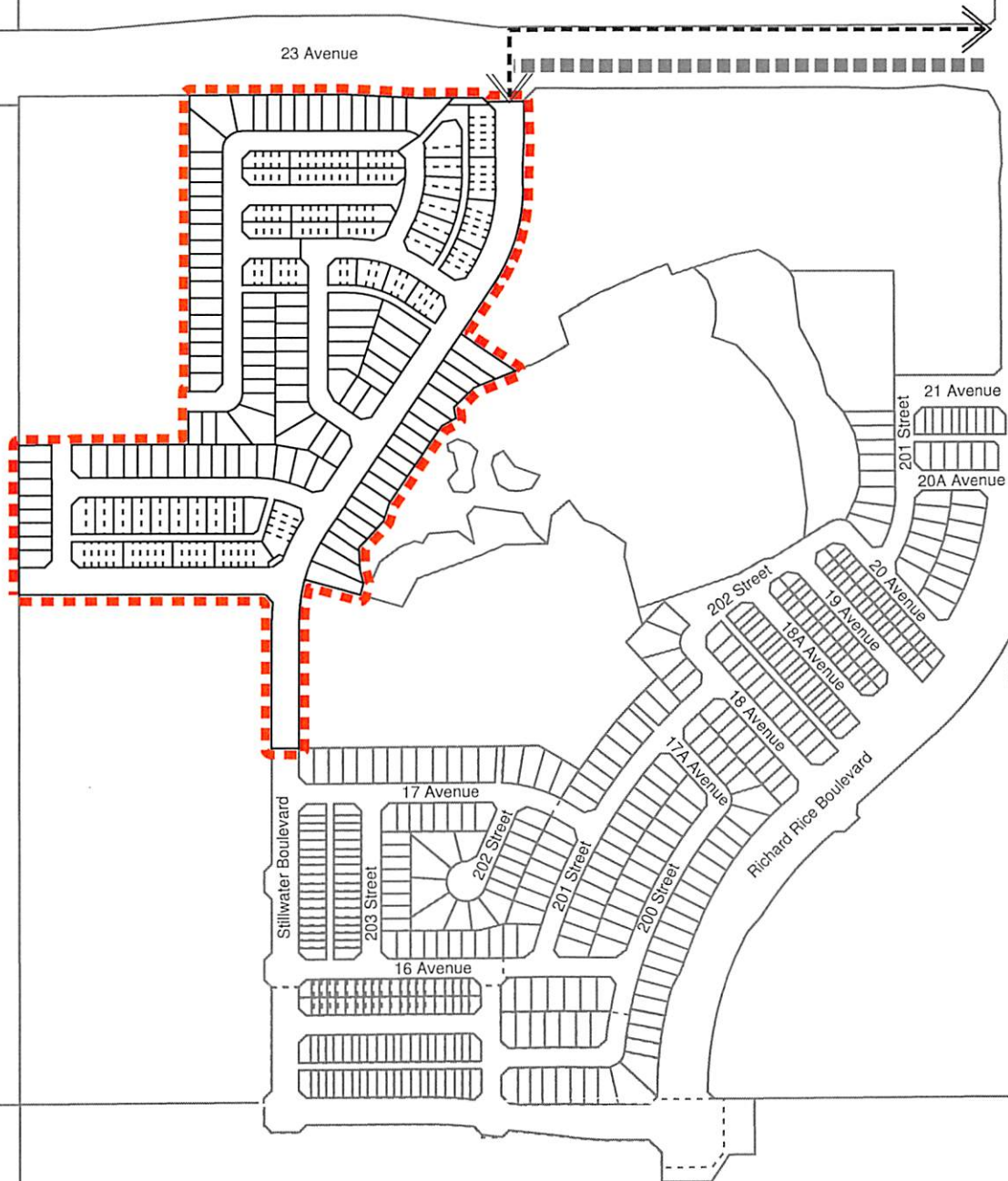


NOTE: All roads shown on this map are within the NW quadrant

LDA18-0417



-  Limit of proposed subdivision
-  Construct first two lanes to an arterial roadway standard
-  Watermain extension



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



Subdivision Authority

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

March 12, 2020

File No. LDA14-0276

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 110 single detached residential lots and 46 semi-detached residential lots from the NW 2-54-24-W4M, located east of 66 Street NW and south of McConachie Boulevard NW; **MCCONACHIE**

LDA14-0276 was originally approved on Jun 22, 2017. The natural area was registered in September of 2018, and Phase 1 of this application was registered in October of 2019. This is the third revision. The application has been revised to include one additional semi-detached lot.

I The Subdivision by Plan is APPROVED on March 12, 2020, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,033,942.00 representing 1.82 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 owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for the water-main extension, as shown on the "Conditions of Approval" map, Enclosure II; and

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

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following:

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 an offsite watermain extension with temporary road, with Phase 2 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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 or flanking 66 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way and the walkway 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.

In accordance with Section 667 of the Municipal Government Act, Money-in-Place of Municipal Reserve has been provided as \$204,596.30 for the Natural Area, and \$535,847.44 representing 4.40 hectares with Phase 1. Reserves for the NW 2-54-24-W4M are partially addressed with these payments, with \$293,498.26 outstanding and owing with Phase 2.

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #155551630-001

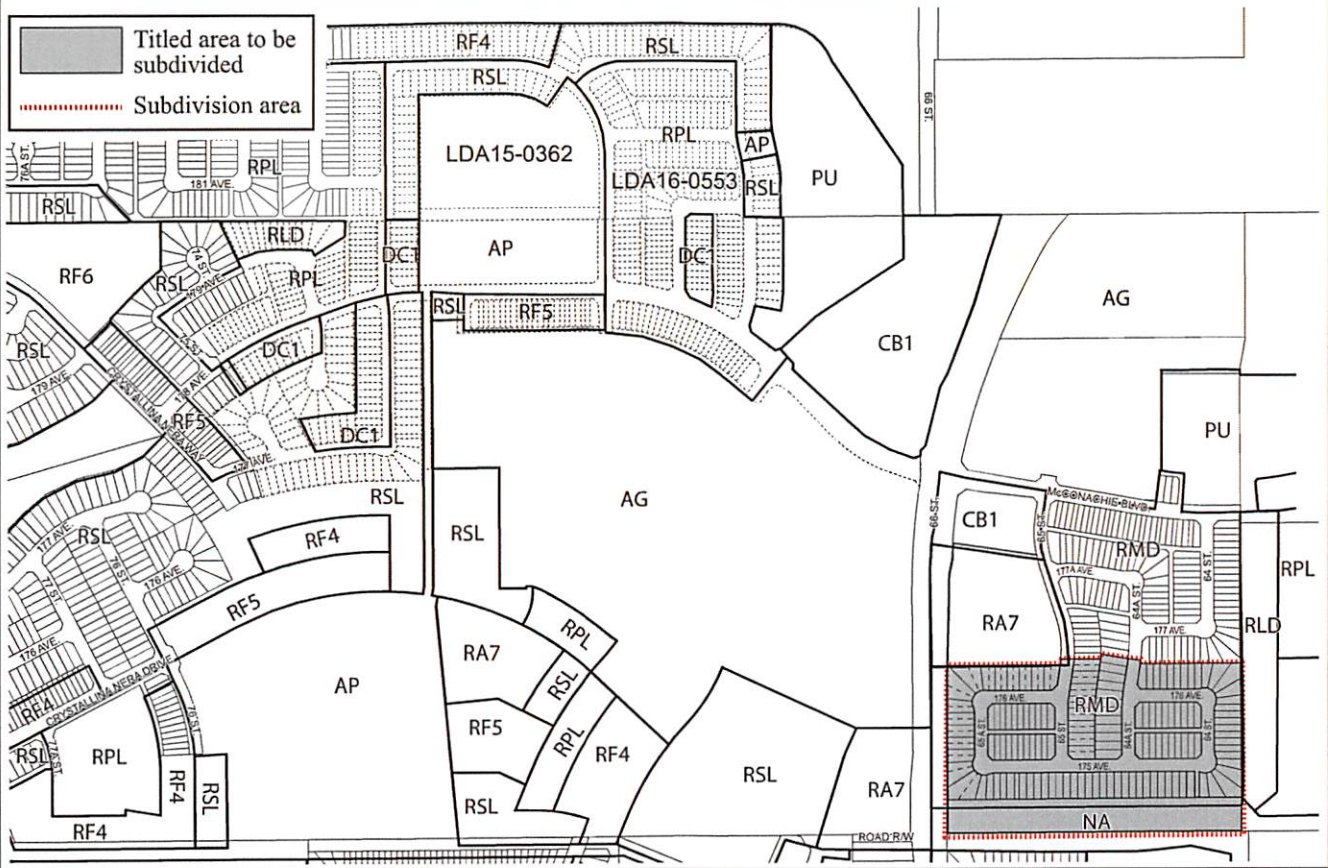
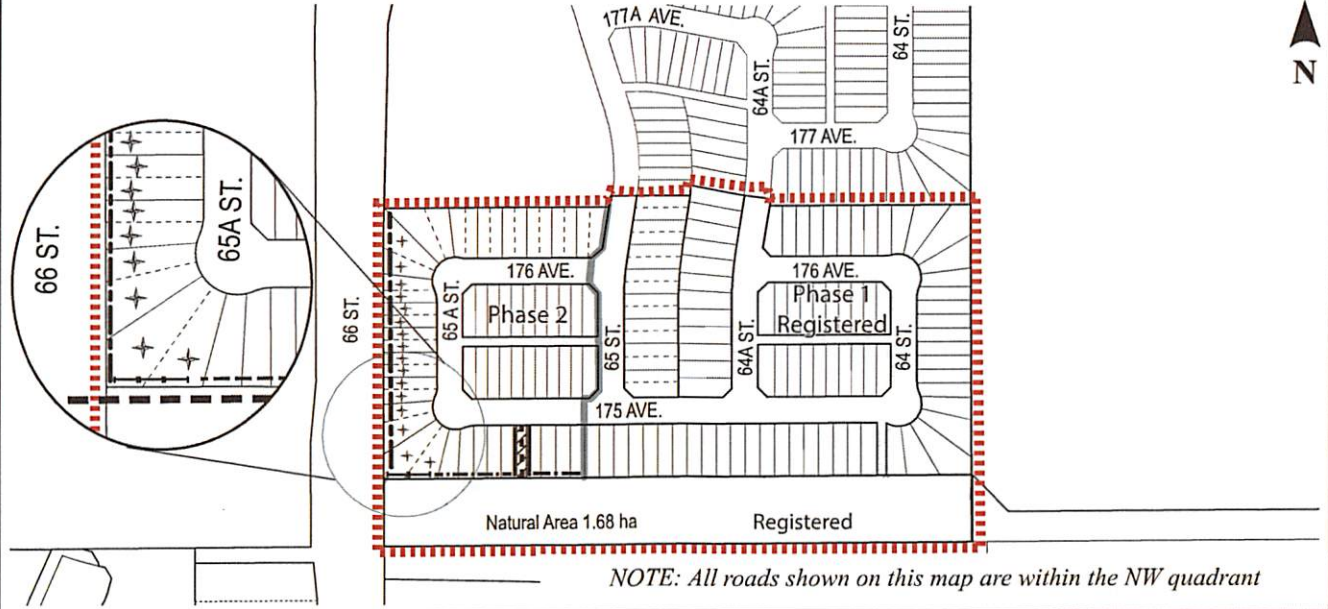
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2020

LDA14-0276

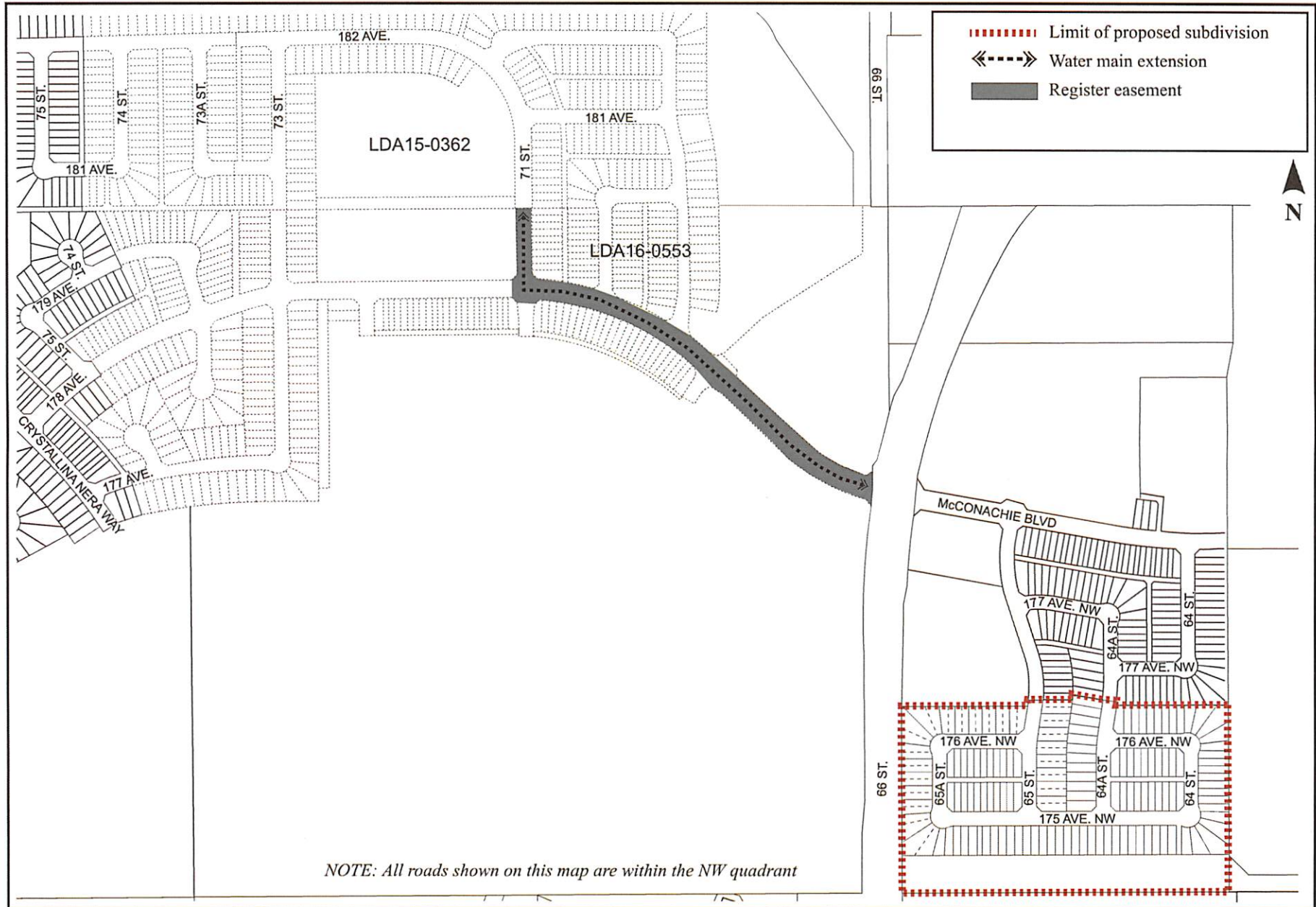
- Limit of proposed subdivision
- 1.8 m uniform fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- · — · — Berm and noise attenuation fence
- · — · — Noise attenuation fence
- · · · · 1.8 m concrete sidewalk
- Phase line
- + Restrictive covenant re: berm and fence



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2020

LDA14-0276





Subdivision Authority

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

March 12, 2019

File No. LDA14-0468

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 76 single detached residential lots, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS & HERITAGE VALLEY TOWN CENTRE**

LDA14-0468 was originally approved on May 21, 2015. The application was first revised in March of 2018 by adding 17 lots and an additional phase. With the exception of Phase 1 of this application, everything east of Desrochers Drive and 119A Street has been registered. This second revision changes 10 semi-detached lots to 8 single detached lots, changes the widths of some of the remaining single detached lots and reconfigures phasing. There is no change in overall lot count.

I The Subdivision by Plan is APPROVED on March 12, 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 register a temporary easement for the temporary 6 m roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in phases, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the lots identified be withheld from registration until remedial work is completed on the Ucana-Whitemud Oil Limited wellsite (Licence #0001597; Well ID 00/07-13-051-25W4/0), to the satisfaction of Subdivision and Development Coordination and the Alberta Energy Regulator, 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:

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 construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for the SE 13-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0426. 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.

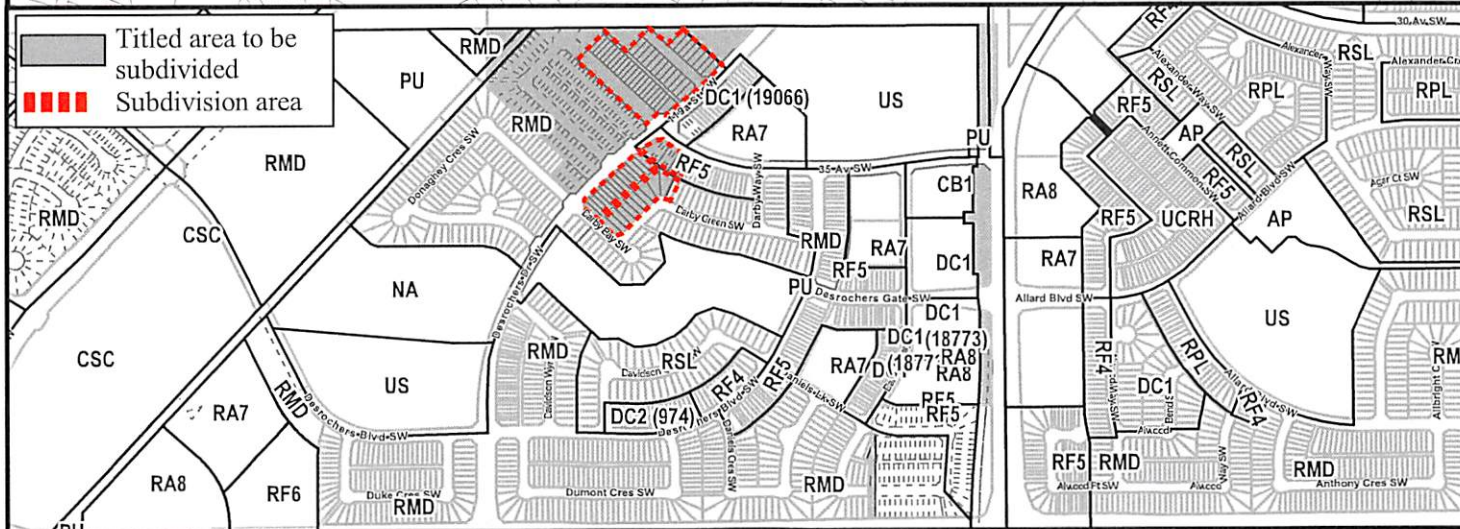
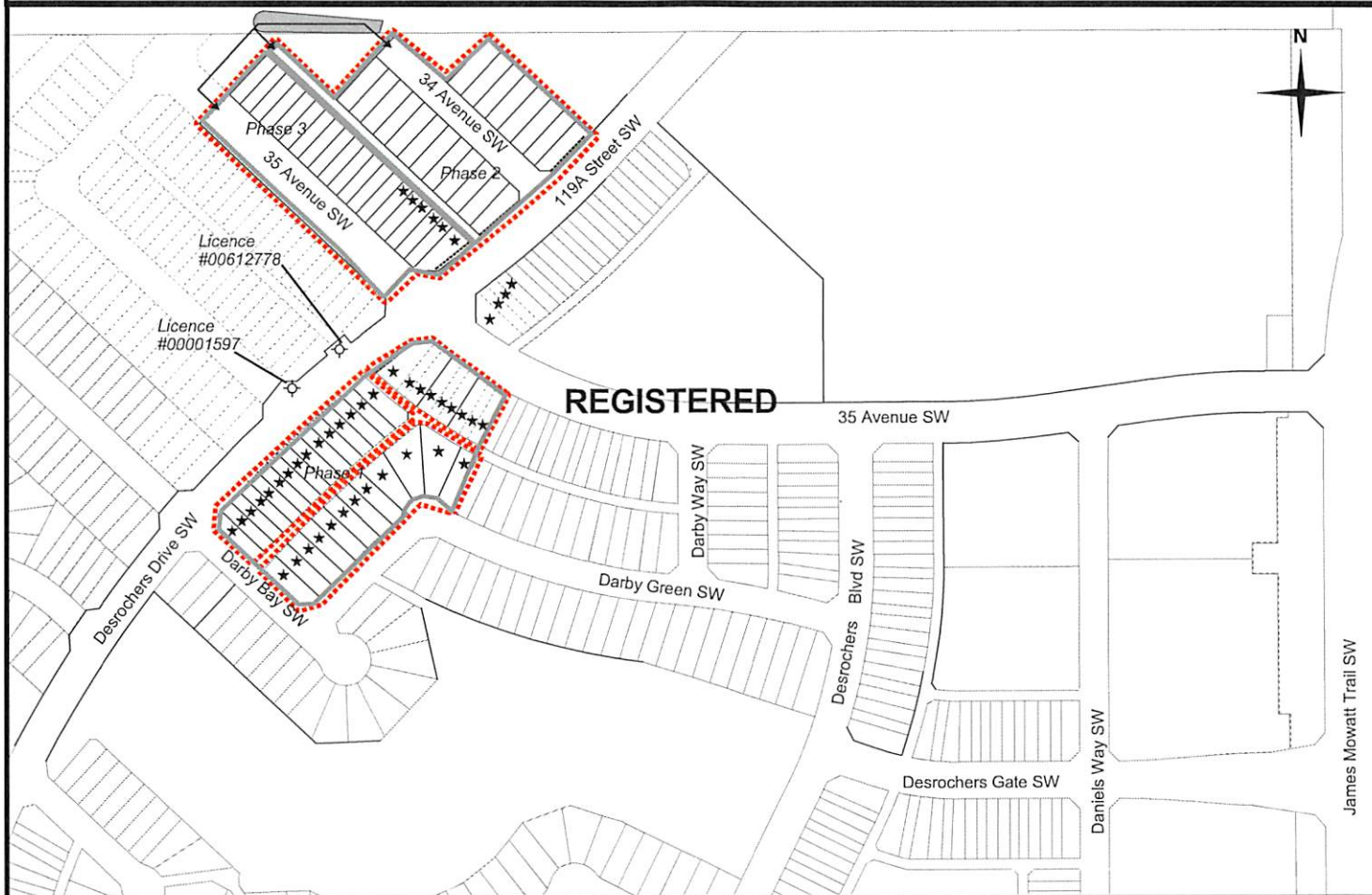
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority
BM/mb/Posse #161927306-001
Enclosure

-  Limit of proposed subdivision
-  Register easement
-  Abandoned well site
-  Temporary 6 m roadway
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Withhold lots from registration
-  Phasing line





March 12, 2020

File No. LDA17-0572

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 70 single detached residential lots and 14 semi-detached residential lots, from the SW 25-52-26-W4M, located east of 231 Street NW and south of Rosenthal Boulevard NW; **ROSENTHAL**

LDA17-0572 was conditionally approved on March 1, 2018. This first change request revises the residential lots fronting onto 81 Avenue NW. The applicant has removed 14 semi-detached lots and replaced them with 13 single detached lots.

I The Subdivision by Plan is APPROVED on March 12, 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 LDA20-0037 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto future Whitemud Drive, 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:

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);
8. 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;
9. that the owner construct a 2.8 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto future Whitemud Drive, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 Reserves (MR) were previously addressed with LDA17-0452 by a combination of dedication and MR transfer.

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority


BM/jv/Posse #264313569-001

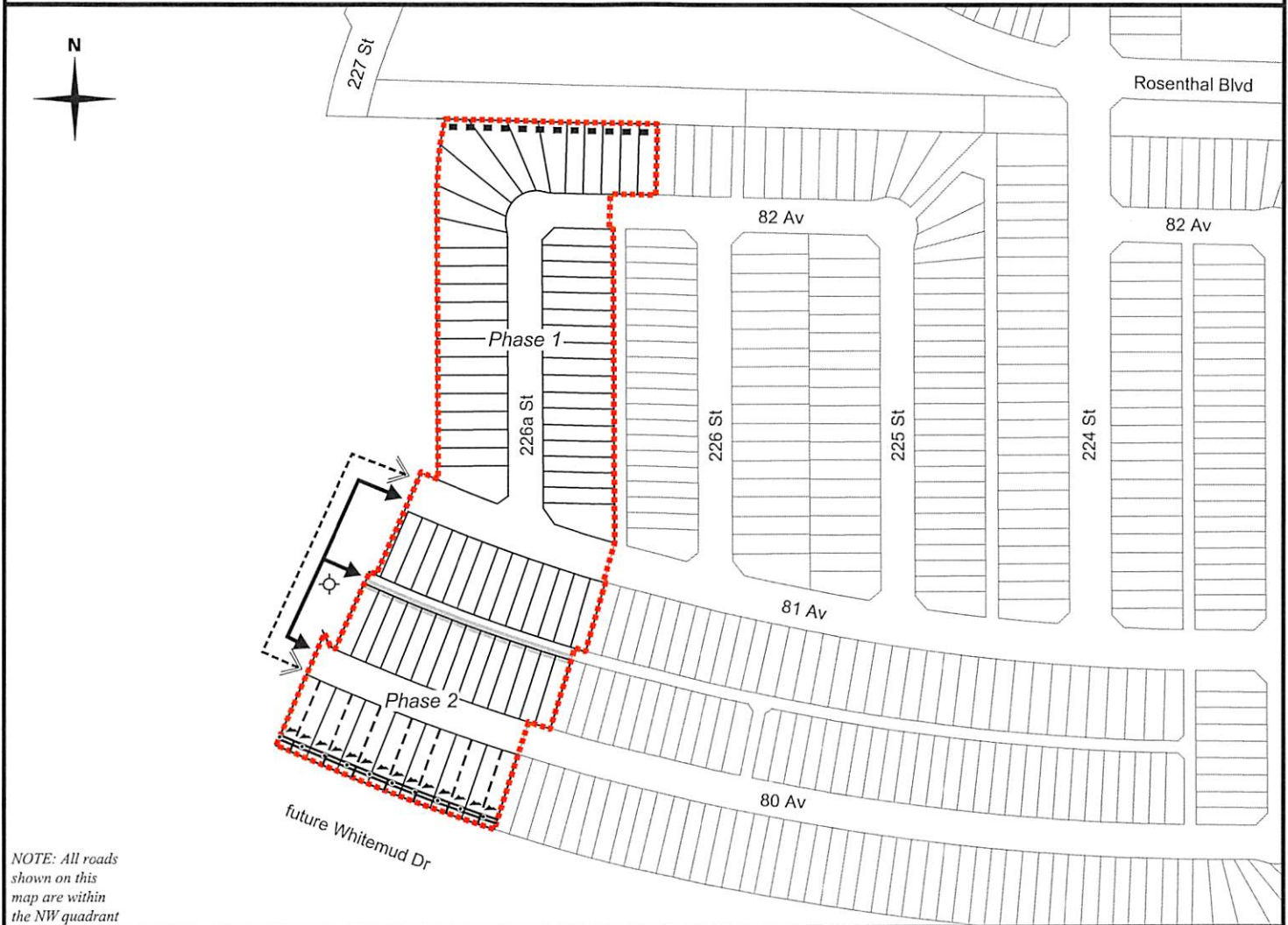
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

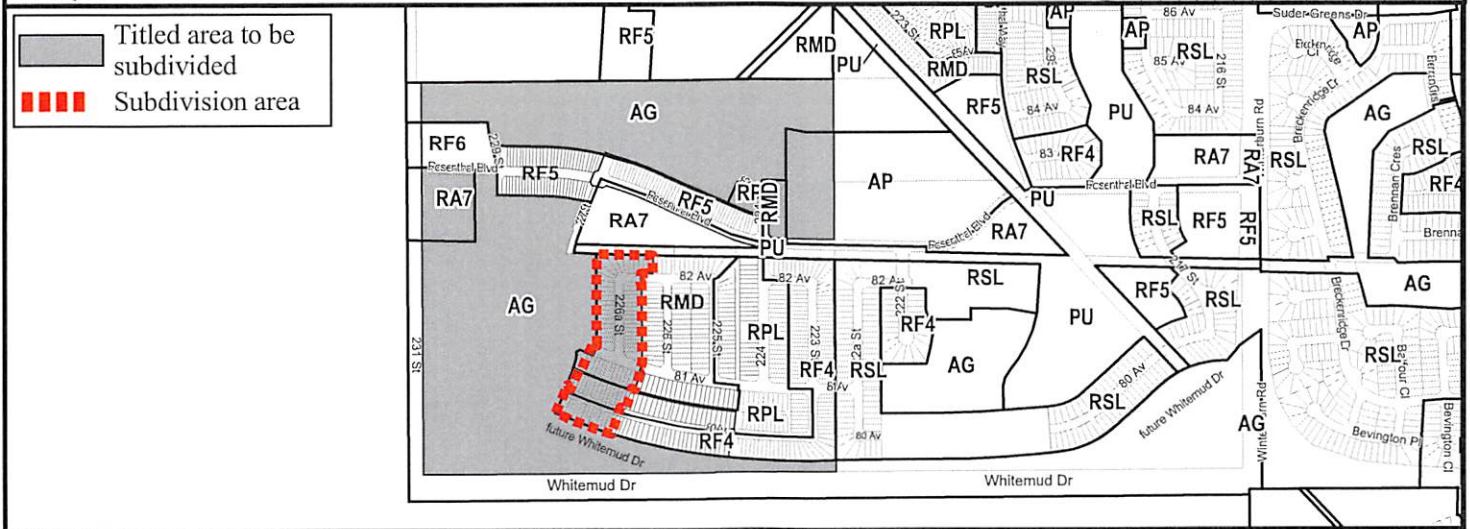
March 12, 2020



LDA 17-0572

-  Limit of proposed subdivision
-  Phasing line
-  Temporary 6 m roadway
-  Watermain extension
-  Abandoned well site
-  Restrictive covenant re: berm and fence
-  Berm and noise attenuation fence
-  1.2 m uniform fence



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



-  Titled area to be subdivided
-  Subdivision area



Subdivision Authority

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

March 12, 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: REVISION of conditionally approved tentative plan of subdivision to create (2) multi-unit housing lots (MHL) from portions of Lots 36 and 38, Block 35, Plan 802 2824 located south of Millbourne Road East NW and east of 76 Street NW; **MICHAELS PARK**

LDA18-0546 was originally approved on February 13, 2020. This change request adjusts the boundaries of the MHLs, in order to better align with the adjacent park uses.

I The Subdivision by Plan is APPROVED on March 12, 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.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #291794534-001

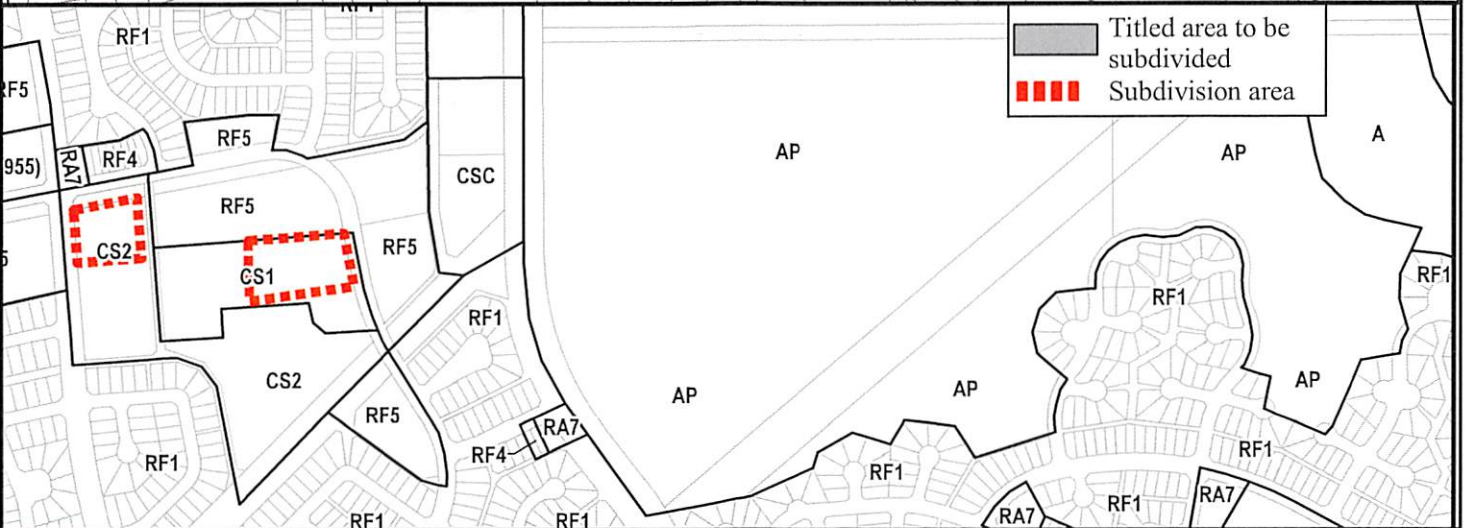
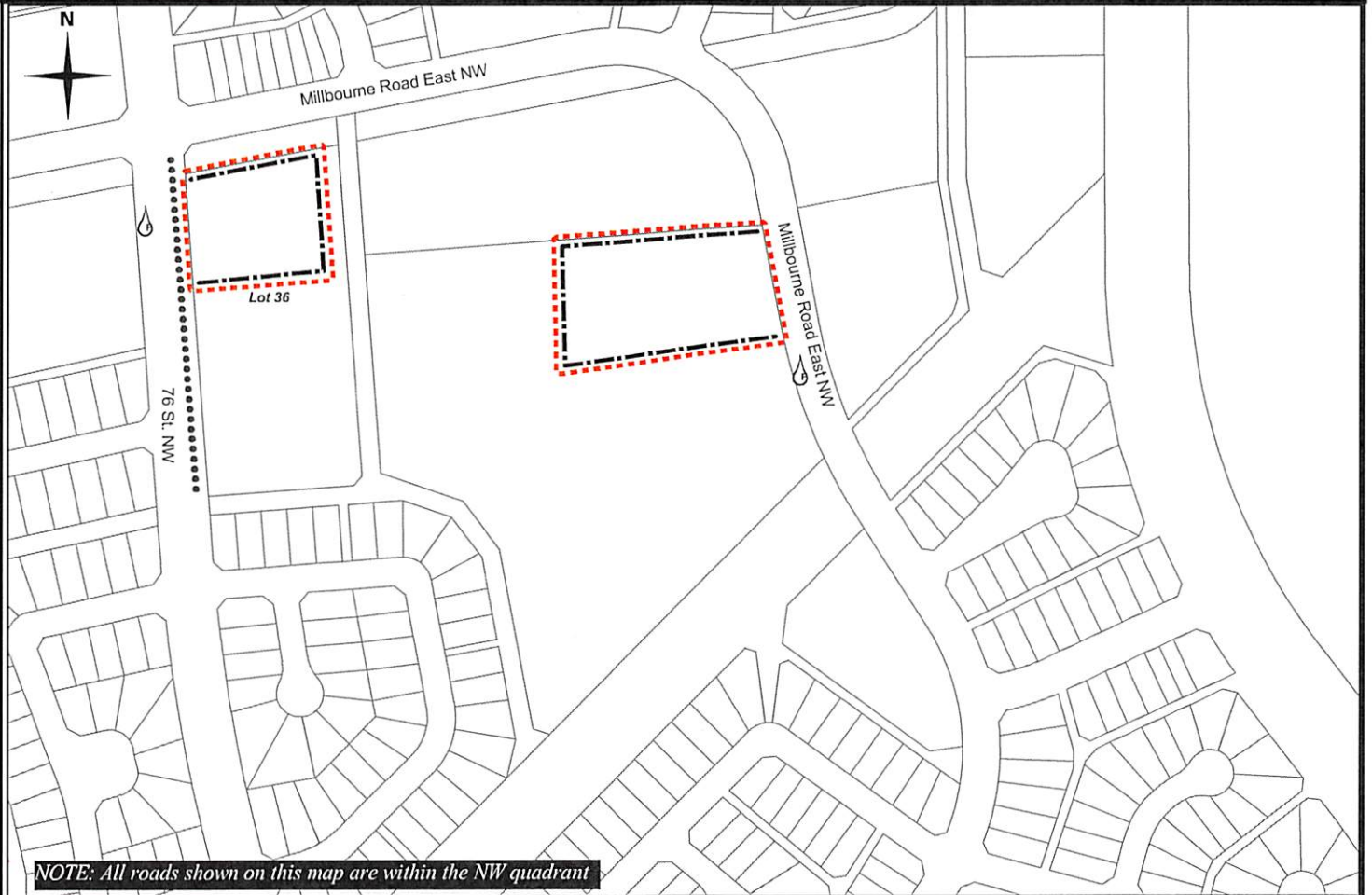
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 12, 2020

LDA18-0546

- Limit of proposed subdivision
- - - - 1.8 m uniform fence
- F Fire hydrant
- 1.5 m mono-walk and bus pad





Subdivision Authority

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

March 12, 2020

File No. LDA20-0046

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 16, Block 42, Plan 1738 HW, located north of 77 Avenue NW and west of 79 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is **APPROVED** on **March 12, 2020**, 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);
2. that the owner apply for a permit to demolish the existing dwelling and two garages 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/cs/Posse #354206662-001
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 (\$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 77 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 and sanitary) enter the proposed subdivision approximately 20.7 m west of the west property line of 79 Street NW off of the lane. 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 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).

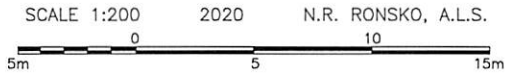
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 16, BLOCK 42, PLAN 1738 H.W.

IN THE
S.1/2 SEC.27-52-24-4

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: February 4, 2020
REVISED: -

FILE NO. 20S0047

DWG.NO. 20S0047T

