

Thursday, March 18, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 11

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 18, 2021 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 11, 2021 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA18-0022
271207206-001 | Tentative plan of subdivision to create 110 single detached residential lots and one (1) multi-unit housing lot (MHL), and two (2) Public Utility Lots, from Lots 2 and 3, Block 1, Plan 022 4568, located north of Rosenthal Boulevard NW and east of 231 Street NW; ROSENTHAL |
| 2. | LDA20-0320
375120460-001 | Tentative plan of subdivision to create 58 single detached residential lots, Lot A, Block 1, Plan 132 2811 located south of Howes Crescent SW and west of Hainstock Green SW; HAYS RIDGE |
| 3. | LDA20-0365
377501371-001 | Tentative plan of subdivision to create 60 single detached residential lots, 20 semi-detached residential lots, and one (1) Public Utility lot from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; ROSENTHAL |
| 4. | LDA20-0392
376057619-001 | Tentative plan of subdivision to create one (1) single detached residential lot and one (1) multi-unit housing lot from Lot 200, Block 1, Plan 202 1921, located north of Maskêkosihk Trail and west of 199 Street NW; THE UPLANDS |
| 5. | LDA20-0398
376059407-001 | Tentative plan of subdivision to create 24 single detached residential lots from Lot 200, Block 1, Plan 202 1921, located north of Maskêkosihk Trail and west of 199 Street NW; THE UPLANDS |
| 6. | LDA20-0399
376059042-001 | Tentative plan of subdivision to create 42 single detached residential lots and one (1) Public Utility Lot from Lot 200, Block 1, Plan 202 1921 and the SW 6-52-25-W4M, located north of Maskêkosihk Trail and west of 199 Street NW; THE UPLANDS |

7.	LDA20-0400 376059881-001	Tentative plan of subdivision to create 70 single detached residential lots and one (1) Environmental Reserve Lot from Lot 200, Block 1, Plan 202 1921 and the SW 6-52-25-W4M, located north of Maskêkosihk Trail and west of 199 Street NW; THE UPLANDS
8.	LDA21-0053 375535441-001	Tentative plan of subdivision to create 42 single detached residential lots and 10 semi-detached residential lots, from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; KINGLET GARDENS
9.	LDA19-0104 306023615-001	REVISION of conditionally approved tentative plan of subdivision to create 108 single detached residential lots from the SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Road NW; SECORD
10.	LDA21-0013 379566633-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 41, Plan 4542 KS, located north of 128 Avenue NW and east of 94A Street NW; KILLARNEY
11.	LDA21-0051 382999261-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 2, Plan N727 HW, located south of 76 Avenue NW and east of 113 Street NW; MCKERNAN
12.	LDA21-0054 384990689-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 112, Block 1, Plan 4312 HW, located north of 110 Avenue NW and east of 135 Street NW; NORTH GLENORA
5.	OTHER BUSINESS	



Subdivision Authority

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

March 18, 2021

File No. LDA18-0022

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 110 single detached residential lots and one (1) multi-unit housing lot (MHL), and two (2) Public Utility Lots, from Lots 2 and 3, Block 1, Plan 022 4568, located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on March 18, 2021, 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 enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the dedication, clearing and levelling of 231 Street NW;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of Lots 2 and 3, Block 1, Plan 022 4568, a claim of interest by caveat of the Deferred Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the subdivision boundary be amended to include entire intersections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a temporary public access easement along 231 Street for the future construction, and shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner register a temporary public access easement for the construction of Rosenthal Drive NW;

8. that the owner register easements for the Storm Water Management Facility (SWMF) and storm lift station, watermain extension, storm and sanitary sewer extensions, as shown on the "Conditions of Approval" map, Enclosure II. EPCOR Water Services Inc. shall be a party to the easements; and
9. 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 construct the collector roadway, Rosenthal Drive NW from the subdivision boundary to 92 Avenue, including the construction of a 3 m hard surface shared use path between the pipeline right-of-way and 92 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct 88 Avenue NW to an approved Complete Streets Design and Construction Standard, to the satisfaction of Subdivision and Development Coordination;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, bollards and landscaping, within the Public Utility Lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineer drawings include grading plans to accommodate a future 3 m hard surface shared use path, adjacent to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination;

11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide curb extensions at the shared use path crossing on 88 Avenue NW and along the offsite portion of Rosenthal Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
13. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner designs the ultimate Storm Water Management Facility (SWMF) and constructs the interim SWMF, including all inlets and outlets and storm lift station, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner designs and constructs the temporary retaining wall in the southwest corner of the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the Construction Completion Certificate (CCC) will be issued for the SWMF. However, the Final Acceptance Certificate (FAC) for the SWMF will not be issued until such time that the ultimate SWMF is completed and operational, to the satisfaction of Subdivision and Development Coordination;
17. that the owner constructs offsite sanitary and storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
18. that the owner is responsible for the disposal of any stormwater flow generated from the proposed development on a temporary basis, at their own cost, until such time as the Lewis Farms Storm Outfall is constructed and operational, to the satisfaction of Subdivision and Development Coordination;
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 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
21. that the owner is responsible for the landscape design and construction within the Public Utility Lots and road rights of way, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Arterial Dedication Agreement required in Clause I (2) require that upon the further subdivision, that the owner, or its successor in title, will be required to enter into another agreement to include, among other things, the following:

1. that the owner dedicate, clear and level 231 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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

Municipal Reserve (MR) for Lot 2, Block 1, Plan 022 4568 was addressed by a 1.62 ha DRC (#022270793) with SO/02-0012. The DRC will carry forward on the remainder of the title.

MR for Lot 3, Block 1, Plan 022 4568 was addressed by a 1.62 ha DRC (#022270794) with SO/02-0012. 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/sm/Posse #271207206-001

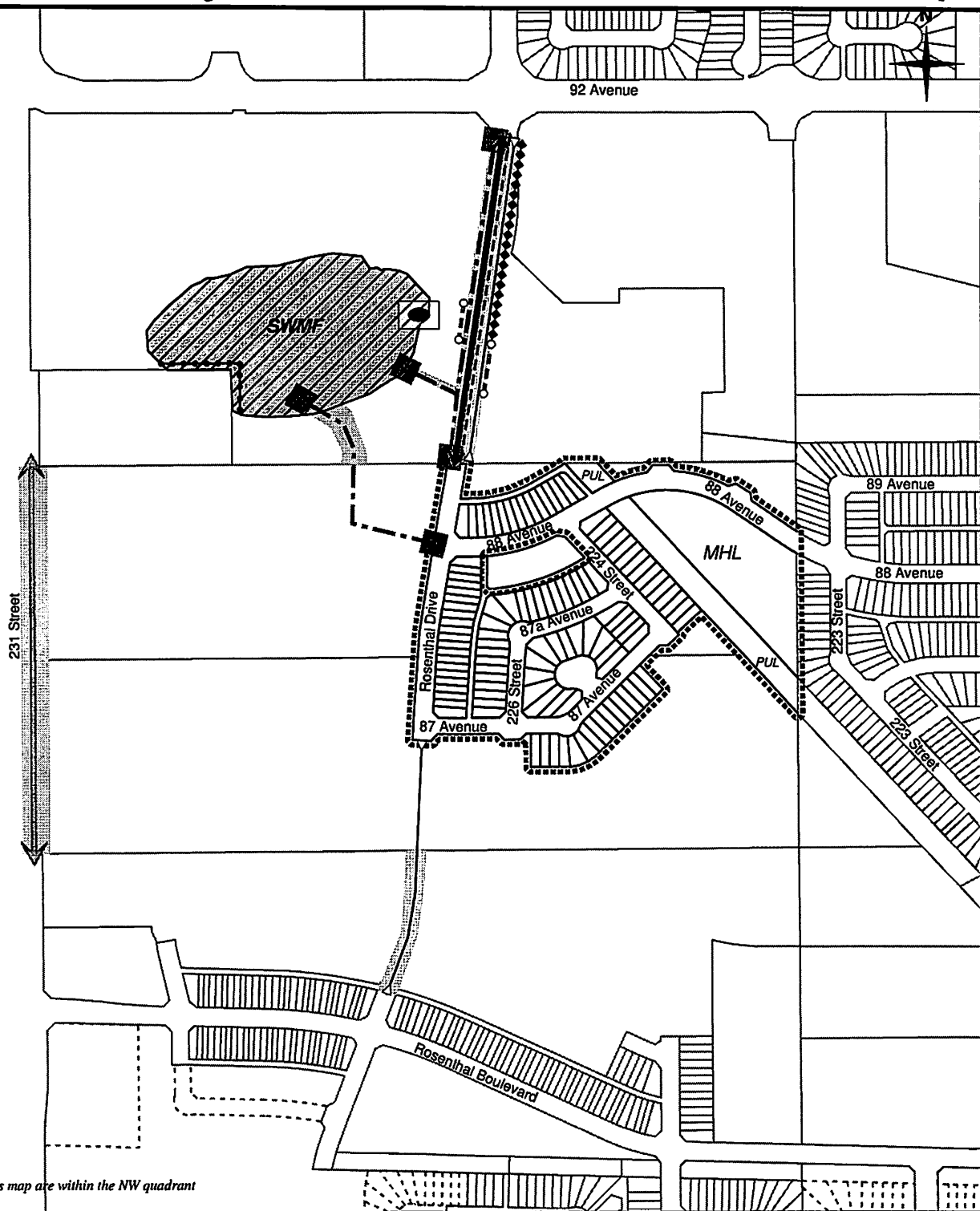
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 18, 2021

LDA18-0022

- | | | | |
|---|--|---|----------------------------------|
|  | Limit of proposed subdivision |  | Sanitary sewer extension |
|  | Construct collector roadway |  | Storm sewer extension |
|  | Register easement |  | Watermain extension |
|  | Construct the interim SWMF |  | Lift station |
|  | Retaining wall |  | Curb extensions |
|  | Deferred arterial dedication agreement |  | 3 m hard surface shared use path |



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 18, 2021

File No. LDA20-0320

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

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 58 single detached residential lots, Lot A, Block 1, Plan 132 2811 located south of Howes Crescent SW and west of Hainstock Green SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on March 18, 2021, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments and required off-site servicing and construction;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot A, Block 1, Plan 132 2811, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. That the owner remove the existing path connection and reconstruct it within the Jagare Ridge Golf Course, as shown on Enclosure I;
8. that the owner constructs a temporary offset 17 m radius hard surface transit turnaround with Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This turnaround will required to be asphalt prior to CCC (or at the discretion and direction of Subdivision and Development Coordination);
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 constructs Howes Link SW with sidewalk on one side, to an approved Complete Streets design and cross-section;
11. that the owner construct a 3m asphalt shared use path including bollards and lighting with connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. That the owner pay for the installation of traffic signals at the intersection of Hays Ridge Boulevard SW and 141 Street SW, as shown on Enclosure II. The City of Edmonton shall complete the signals design, and one of the City's approved Electrical Services Contractors 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 discretion and direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of the signing of 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. If a separate Servicing Agreement is signed for the payment of the signal installation, this condition will be considered to be met;
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 the road right of way and walkways to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the

owner, or its successor in title, will be required to enter into another agreement to include, among other things, the following:

1. that the owner constructs Hays Ridge Boulevard SW, including a 2.5 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
2. that the owner constructs a 3m asphalt shared use path within the Alta Link corridor including "shared use" signage and landscaping with connections to adjacent shared use paths" to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Cost recovery and/or cost sharing will be pursued through boundary condition (or deferred servicing agreement requirement) for adjacent lands owned by others;
3. that the owner construct a 3m asphalt shared use path within the top of bank setback area including "shared use" signage and landscaping with connections to adjacent shared use paths" to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
5. that the owner provide curb extensions to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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

MR for Lot A, Block 1, Plan 132 2811 was addressed by DRC with LDA13-0320. 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 #375120460-001
Enclosures

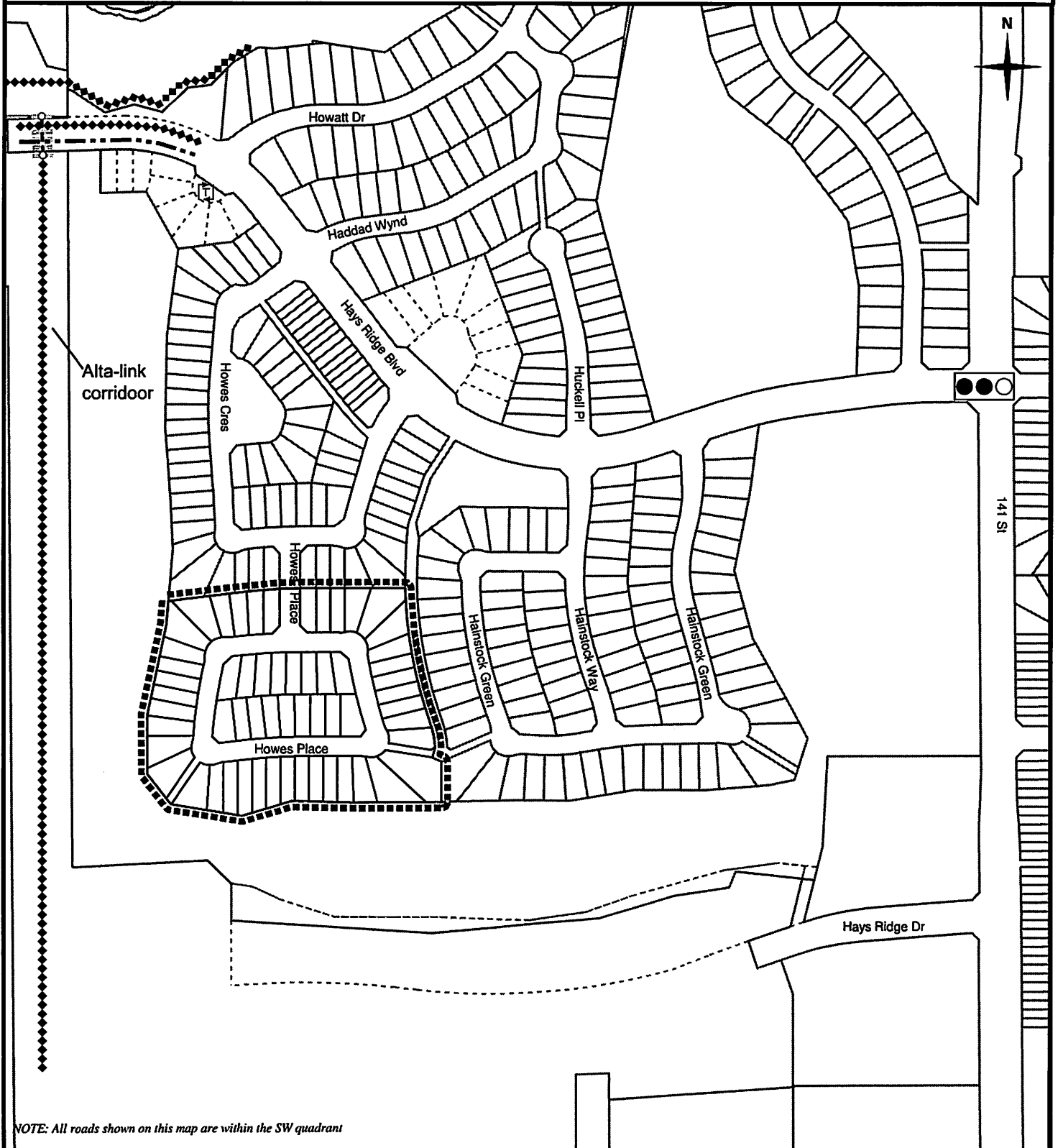
File No. LDA20-0320

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 18, 2021

LDA20-0320

- ▬▬▬▬ Limit of proposed subdivision
- ◆◆◆◆ 3 m hard surface shared use path
- ▬▬▬▬ Construct collector roadway
- - - -○ Provide curb extensions
- ⦿ Traffic signal
- ⌂ Temporary 17 m radius transit turnaround
- ▬▬▬▬ Zebra marked crosswalk



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



Subdivision Authority

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

March 18, 2021

File No. LDA20-0365

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 60 single detached residential lots, 20 semi-detached residential lots, and one (1) Public Utility lot from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on March 18, 2021, 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 LDA20-0423 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, 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 The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as an emergency access route, and be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Public Utility Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. 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;
11. 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
12. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SE 25-52-26-4 was previously addressed with LDA11-0026 by Deferred Reserve Caveat (DRC). The DRC will be carried forward on title and provided as money in place with the next subdivision in the remnant parcel.

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 #377501371-001

Enclosure(s)



Subdivision Authority

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

March 18, 2021

File No. LDA20-0392

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create one (1) single detached residential lot and one (1) multi-unit housing lot from Lot 200, Block 1, Plan 202 1921, located north of Maskêkosihk Trail and west of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on March 18, 2021, 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 registers a 0.5 m public access easement on Lot 200, Block 1, Plan 202 1921 to facilitate the construction of a 3 m hard surfaced shared use path on the east side of Uplands Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the approved subdivisions LDA19-0441 and LDA18-0400 be registered prior to or concurrent with this application for the logical roadway extension and underground utilities;
5. that LDA19-0362 to close a portion of Maskêkosihk Trail NW 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 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 shall submit redline revisions or resubmit engineering drawings for LDA18-0400, to include the construction of a 2.5 m hard surfaced shared use path on the southside of 25 Avenue NW and a zebra crosswalk with curb ramps and pedestrian signage, to the satisfaction of Development Servicing Agreements, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs Uplands Boulevard to include a 2.5 m hard-surface shared use path on the westside of Uplands Boulevard NW and a 3 m hard-surfaced shared use path on the eastside of Uplands Boulevard, as shown on the Enclosure. The design of Uplands Boulevard NW must align with the opposing intersections approach of Stillwater Boulevard NW. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
9. that the engineering drawings include grading plans to accommodate Maskekosihk Trail (23 Avenue NW) west of Uplands Boulevard, to the satisfaction of Subdivision and Development Coordination;
10. that the owner pays 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 shall undertake the disposal of sanitary flows produced by the Development Lands and lands that flow into the Development Lands (the "Sanitary Flows") and shall pay all costs related to the disposal of the Sanitary Flows in the interim until the permanent sanitary system is operational to the satisfaction of the City;
12. that the owner shall have submitted and obtained 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 the cumulative lot registration within the Edgemont neighbourhood and Riverview neighbourhood;

13. 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;
14. that the owners shall, through consultation and collaboration with the City, evaluate 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;
15. 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;
16. that the owner shall ensure that at no time shall the actual flows from Edgemont neighbourhood and Riverview neighbourhood exceed the capacity of the Edgemont lift station;
17. that the owners shall ensure that at no time shall development within the Edgemont neighbourhood be impeded by the temporary sanitary servicing of Riverview neighbourhood;
18. that CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational to the satisfaction of Subdivision and Development Coordination;
19. that FAC for the sanitary sewers will not be issued until such time as adequate connection to the existing sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
20. that FAC for the sanitary sewers will not be issued until such time that the permanent sanitary servicing for Riverview that is required for this subdivision, as indicated in the NDR, is completed and operational to the satisfaction of Subdivision and Development Coordination;
21. that the owner is responsible, at 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;
22. 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;
23. 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
24. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 200, Block 1, Plan 202 1921 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0004 and adjusted with LDA14-0566. 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/sm/Posse #376057619-001

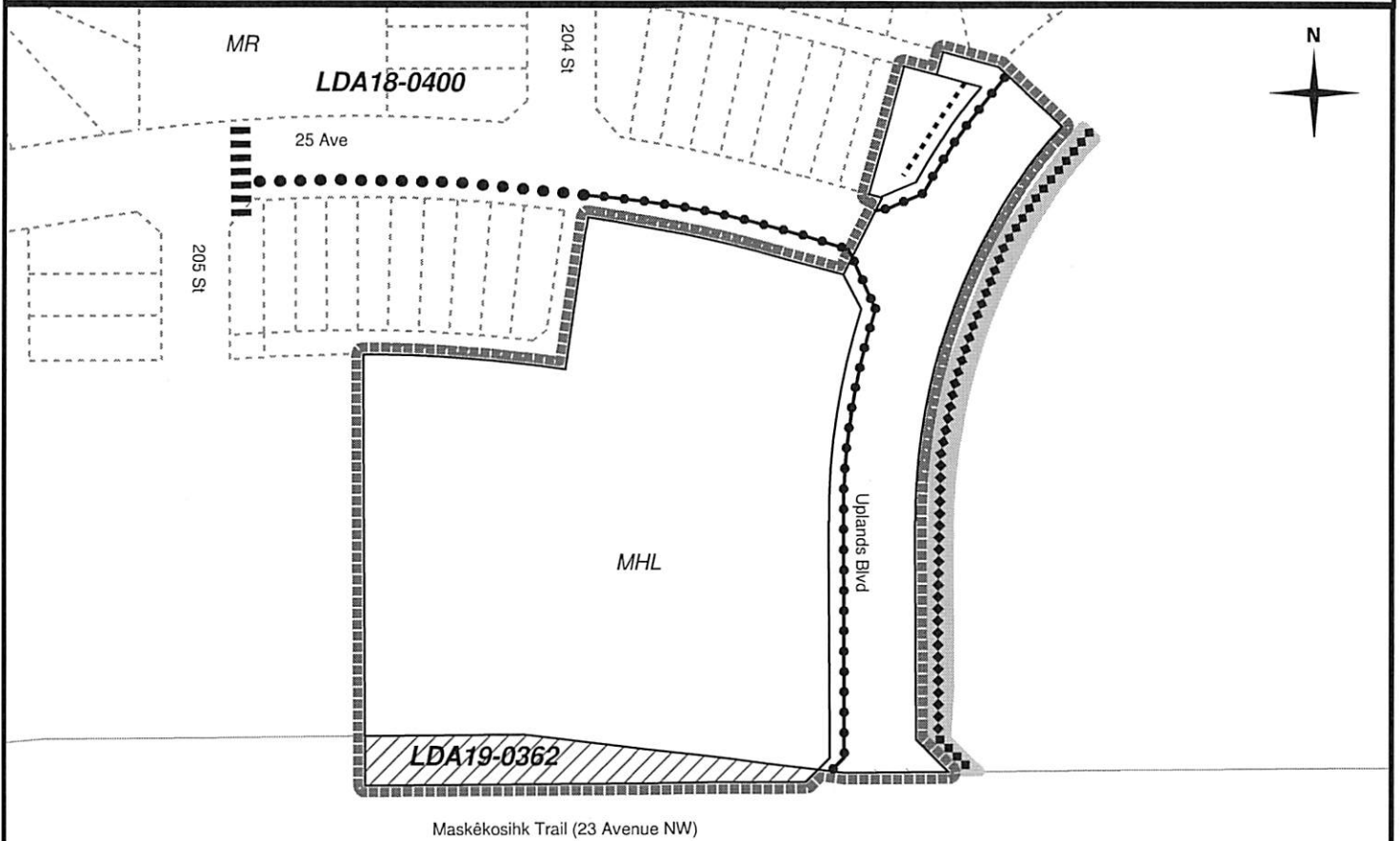
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

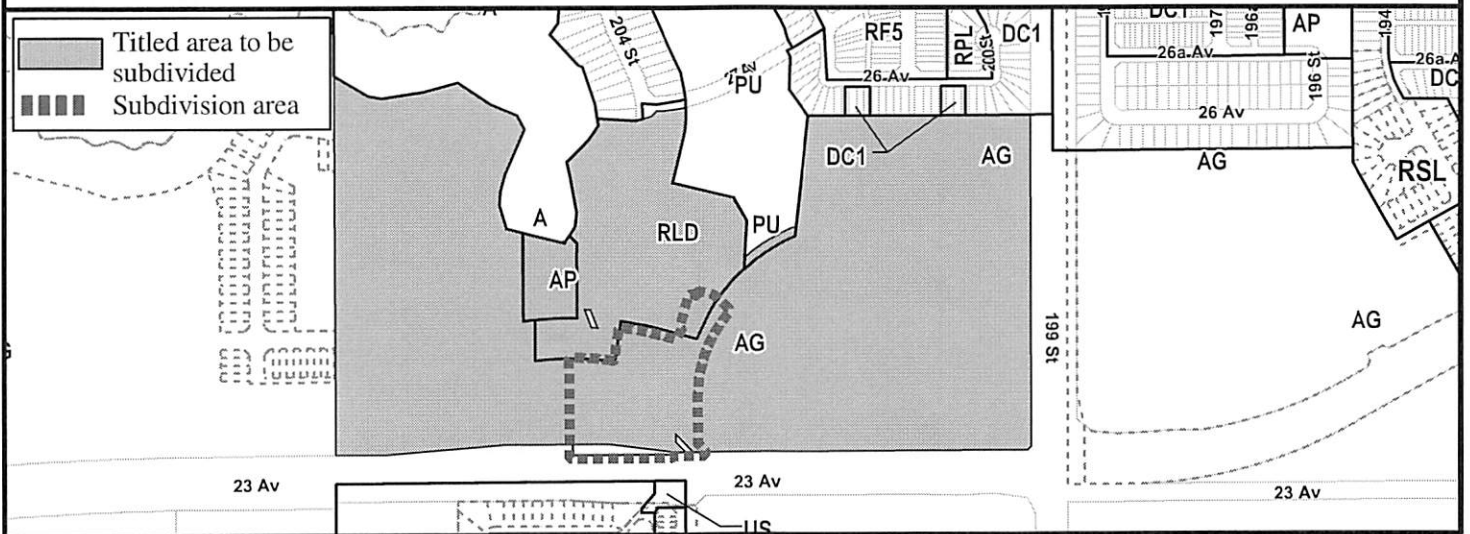
March 18, 2021

LDA20-0392

-  Limit of proposed subdivision
-  Register easement
-  Road closure
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Zebra marked crosswalk constructed with LDA18-0400
-  2.5 m hard surface shared use path constructed with LDA18-0400
-  3 m hard surface shared use path
-  2.5 m hard surface shared use path
-  Traffic signal

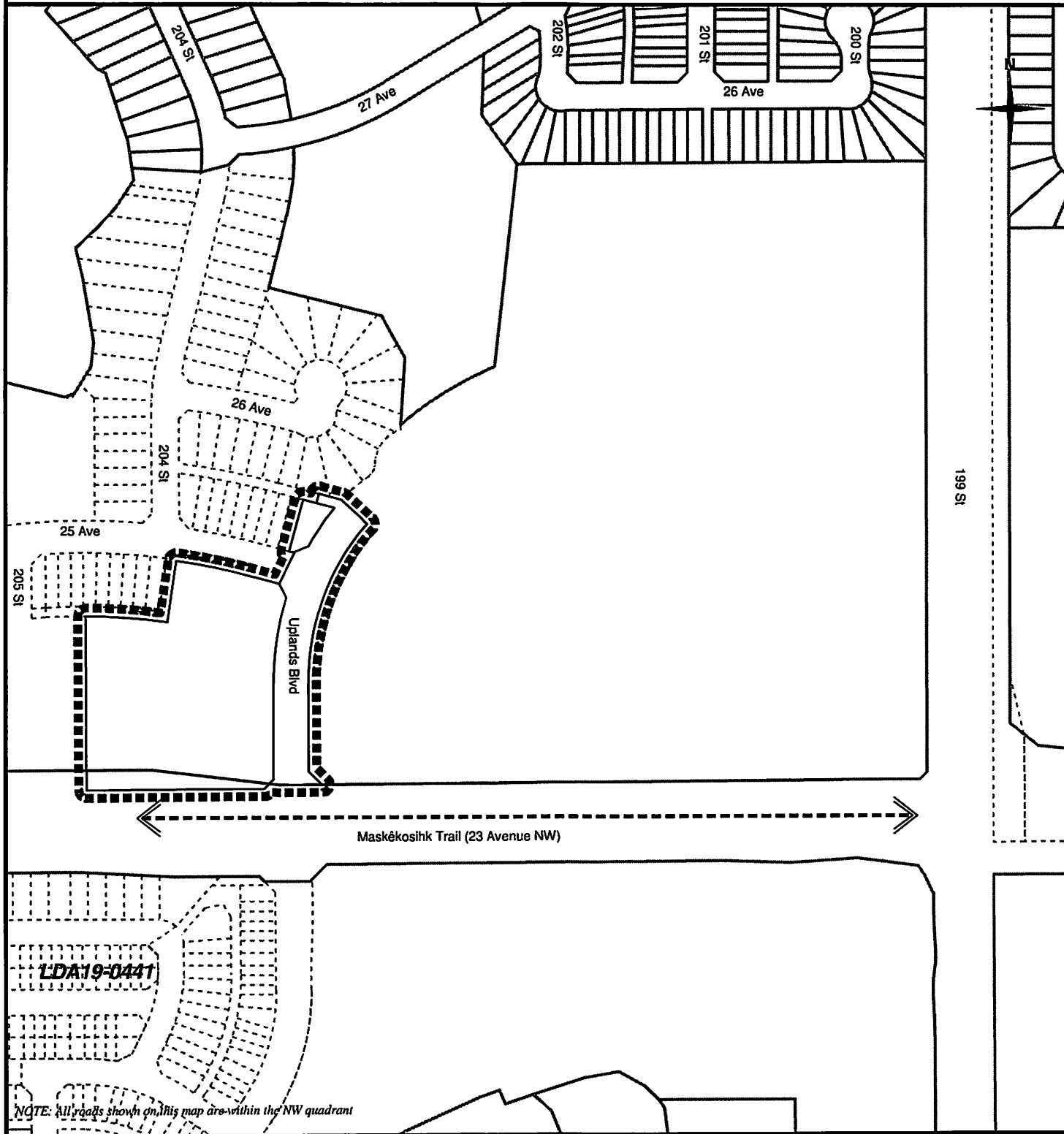


NOTE: All roads shown on this map are within the NW quadrant



■■■■ Limit of proposed subdivision

←-----→ 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 18, 2021

File No. LDA20-0398

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 24 single detached residential lots from Lot 200, Block 1, Plan 202 1921, located north of Maskêkosihk Trail and west of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on March 18, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA20-0399 be registered prior to or concurrent with this application for the logical road extension and underground utilities;
4. that LDA20-0377 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
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 (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 3 m asphalt surface shared use path with "Shared Use" signage and landscaping, within the top-of-bank setback, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pays their proportional share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Over-sizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary servicing facilities;
10. 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;
11. that the owner shall undertake the disposal of sanitary flows produced by the Development Lands and lands that flow into the Development Lands (the "Sanitary Flows") and shall pay all costs related to the disposal of the Sanitary Flows in the interim until the permanent sanitary system is operational to the satisfaction of the City;
12. that the owner shall have submitted and obtained 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 the cumulative lot registration within the Edgemont neighbourhood and Riverview neighbourhood;
13. 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;
14. that the owners shall, through consultation and collaboration with the City, evaluate 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;

15. 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;
16. that the owner shall ensure that at no time shall the actual flows from Edgemont neighbourhood and Riverview neighbourhood exceed the capacity of the Edgemont lift station;
17. that the owners shall ensure that at no time shall development within the Edgemont neighbourhood be impeded by the temporary sanitary servicing of Riverview neighbourhood;
18. that CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational to the satisfaction of Subdivision and Development Coordination;
19. that FAC for the sanitary sewers will not be issued until such time as adequate connection to the existing sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
20. that FAC for the sanitary sewers will not be issued until such time that the permanent sanitary servicing for Riverview that is required for this subdivision, as indicated in the NDR, is completed and operational to the satisfaction of Subdivision and Development Coordination;
21. that the owner is responsible, at 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;
22. 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
23. that the owner is responsible for the landscape design and construction within the top-of-bank setback and road right of way.

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

Municipal Reserve (MR) for Lot 200, Block 1, Plan 202 1921 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0004 and adjusted with LDA14-0566. 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/sm/Posse #376059407-001

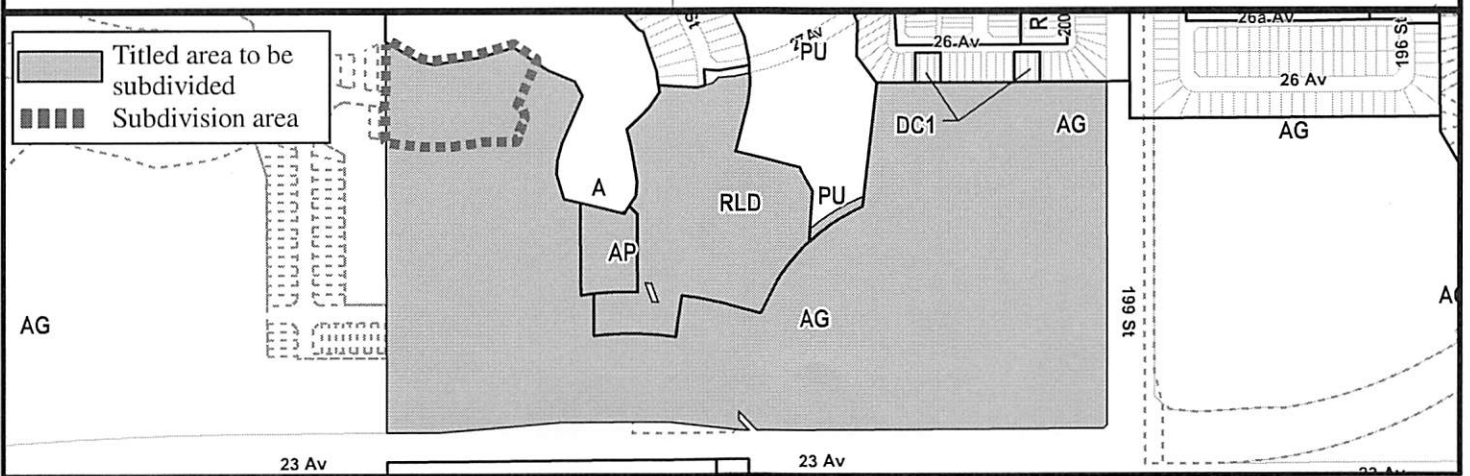
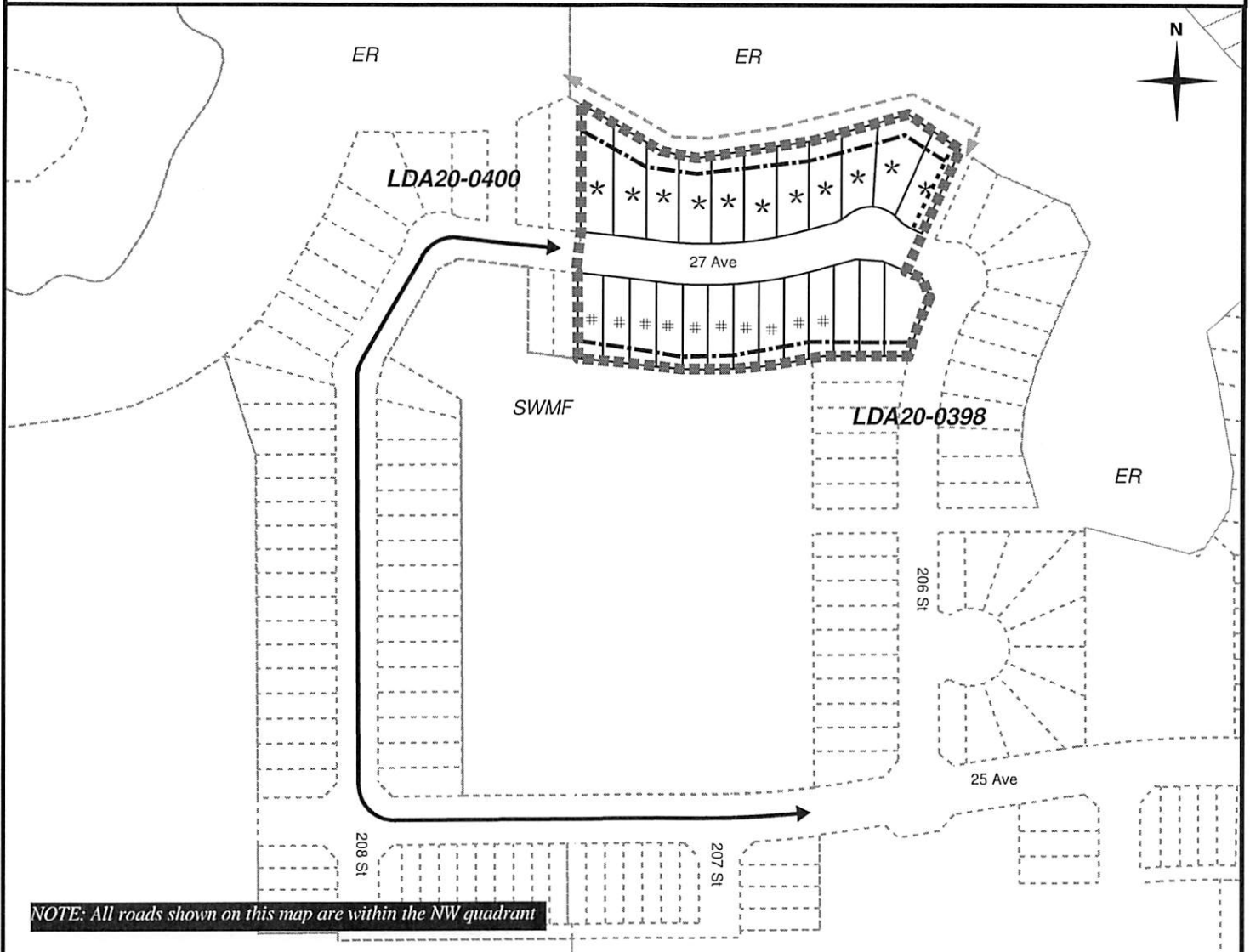
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 18, 2021

LDA20-0398

- ▬▬▬▬ Limit of proposed subdivision
- ■ ■ 1.8 m uniform screen fence as per Zoning Bylaw
- · — · — 1.2 m uniform fence
- ← - - - - - → 3 m asphalt shared use path
- ⊞ Restrictive covenant re: Freeboard
- * Restrictive covenant re: Top of Bank
- ↔ Temporary 6 m roadway





Subdivision Authority

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

March 18, 2021

File No. LDA20-0399

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 42 single detached residential lots and one (1) Public Utility Lot from Lot 200, Block 1, Plan 202 1921 and the SW 6-52-25-W4M, located north of Maskêkosihk Trail and west of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on March 18, 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 modify the property line and dedicate additional road right of way to accommodate the construction of 2.5m shared use path on the southside of 25 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA18-0400 be registered prior to or concurrent with this application for the logical road extension and underground utilities;
5. that LDA20-0377 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 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 provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pays for the installation of "no parking" signage on the local roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the Storm Water Management Facility (SWMF), 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;
11. that the owner constructs a 3 m asphalt surface shared use path with "Shared Use" signage and landscaping, within the top-of-bank setback and connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs two emergency access walkways and walkway in the SWMF include 3 m hard surface shared use path, t-bollards, lighting and fencing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner shall undertake the disposal of sanitary flows produced by the Development Lands and lands that flow into the Development Lands (the "Sanitary Flows") and shall pay all costs related to the disposal of the Sanitary Flows in the interim until the permanent sanitary system is operational to the satisfaction of the City;
14. that the owner shall have submitted and obtained 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 the cumulative lot registration within the Edgemont neighbourhood and Riverview neighbourhood;
15. 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;
16. that the owners shall, through consultation and collaboration with the City, evaluate 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;
17. 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;
18. that the owner shall ensure that at no time shall the actual flows from Edgemont neighbourhood and Riverview neighbourhood exceed the capacity of the Edgemont lift station;
19. that the owners shall ensure that at no time shall development within the Edgemont neighbourhood be impeded by the temporary sanitary servicing of Riverview neighbourhood;
20. that CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational to the satisfaction of Subdivision and Development Coordination;
21. that FAC for the sanitary sewers will not be issued until such time as adequate connection to the existing sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;

22. that FAC for the sanitary sewers will not be issued until such time that the permanent sanitary servicing for Riverview that is required for this subdivision, as indicated in the NDR, is completed and operational to the satisfaction of Subdivision and Development Coordination;
23. that the owner is responsible, at 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;
24. 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
25. that the owner is responsible for the landscape design and construction within the Public Utility lot, the top-of-bank setback, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 200, Block 1, Plan 202 1921 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0004 and adjusted with LDA14-0566. The DRC will carry forward on the remainder of the title.

MR for the SW 6-52-25-W4M was addressed by DRC with LDA11-0004. The DRC will carry forward on the remainder of the title. A portion of MR from this DRC on the SW 6-52-25-W4M may be reduced when the MR over dedication is transferred from NE 6-52-25-W4M, with the endorsement of LDA16-0600.

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/sm/Posse #376059042-001

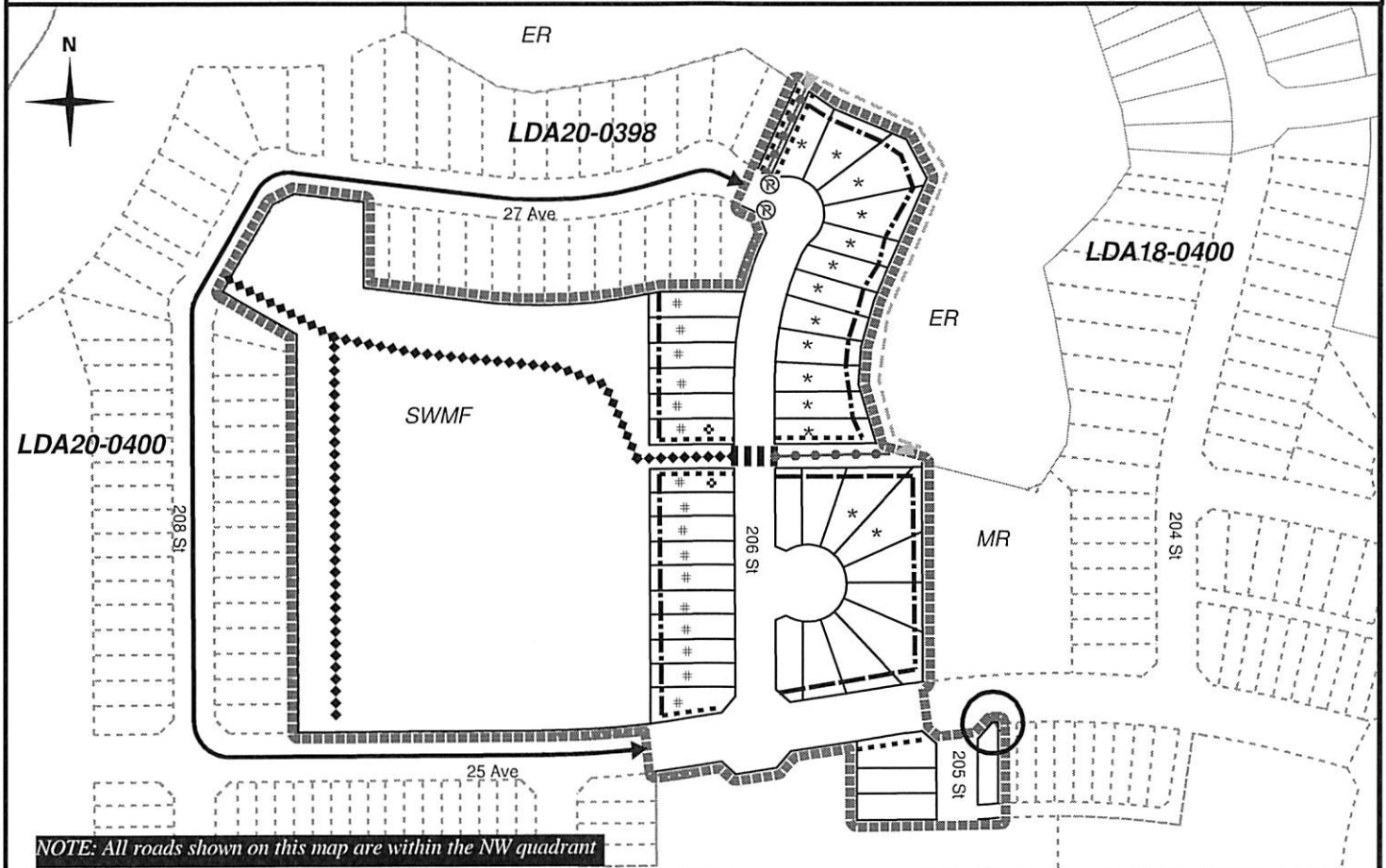
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

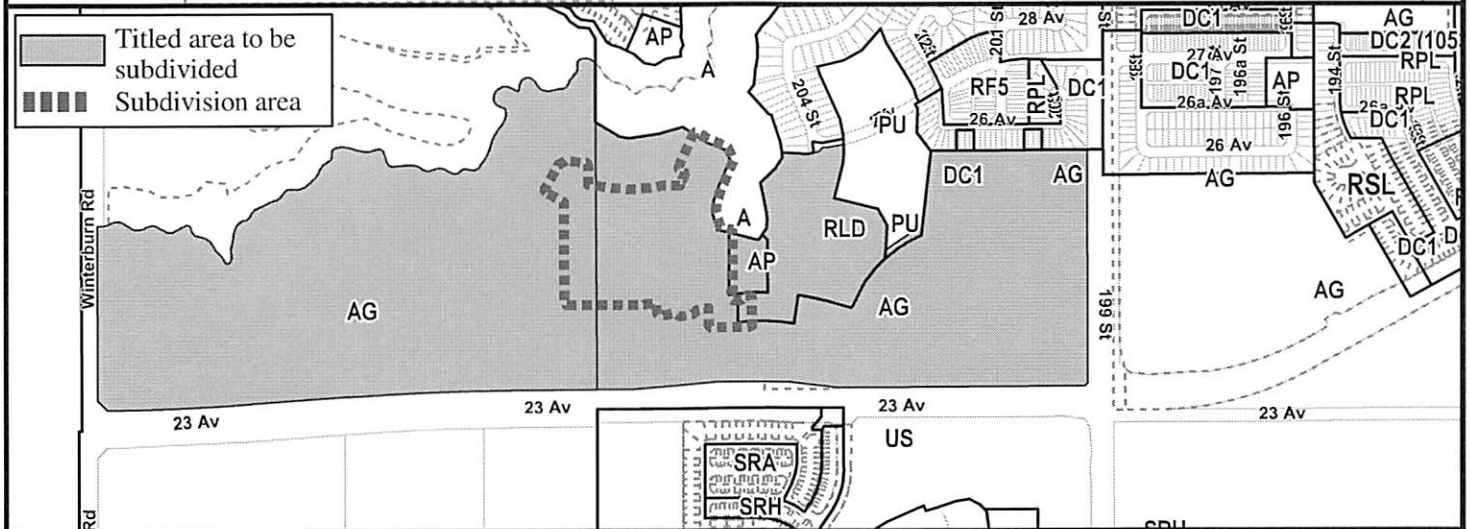
March 18, 2021

LDA20-0399

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | Temporary 6 m roadway |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Restrictive covenant re: Top of Bank |
|  | 1.8 m uniform fence |  | Restrictive covenant re: Freeboard |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Disturbed Soil |
|  | 3 m hard surface shared use path |  | No parking signage |
|  | 3 m asphalt shared use path |  | Temporary 12 m radius turnaround |
|  | Emergency access walkway |  | Modify property line for additional road right of way dedication |
|  | Zebra marked crosswalk | | |



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 18, 2021

File No. LDA20-0400

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 70 single detached residential lots and one (1) Environmental Reserve Lot from Lot 200, Block 1, Plan 202 1921 and the SW 6-52-25-W4M, located north of Maskêkosihk Trail and west of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on March 18, 2021, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 7.28 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level 215 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA20-0393, LDA20-0399 and LDA20-0398 be registered prior to or concurrent with this application for a land swap, the logical extension of roadway and underground utilities;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner 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 pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m asphalt surface shared use path with "Shared Use" signage and landscaping, within the top-of-bank setback and connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 12 m naturalized corridor including grasses, trees and shrubs, habitat signage, and a fence, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs an emergency access walkway and include 3 m hard surface shared use path, t-bollards, lighting and fencing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner shall undertake the disposal of sanitary flows produced by the Development Lands and lands that flow into the Development Lands (the "Sanitary Flows") and shall pay all costs related to the disposal of the Sanitary Flows in the interim until the permanent sanitary system is operational to the satisfaction of the City;
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 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 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 Riverview neighbourhood;
19. that CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational to the satisfaction of Subdivision and Development Coordination;
20. that FAC for the sanitary sewers will not be issued until such time as adequate connection to the existing sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
21. that FAC for the sanitary sewers will not be issued until such time that the permanent sanitary servicing for Riverview that is required for this subdivision, as indicated in the NDR, is completed and operational to the satisfaction of Subdivision and Development Coordination;
22. that the owner is responsible, at 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;

23. 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

24. that the owner is responsible for the landscape design and construction within the walkway, the naturalized corridor, the top-of-bank setback, and road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 200, Block 1, Plan 202 1921 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0004 and adjusted with LDA14-0566. The DRC will carry forward on the remainder of the title.

MR for the SW 6-52-25-W4M was addressed by DRC with LDA11-0004. The DRC will carry forward on the remainder of the title. A portion of MR from this DRC on the SW 6-52-25-W4M may be reduced when the MR over dedication is transferred from NE 6-52-25-W4M, with the endorsement of LDA16-0600.

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/sm/Posse #376059881-001








Enclosure(s)

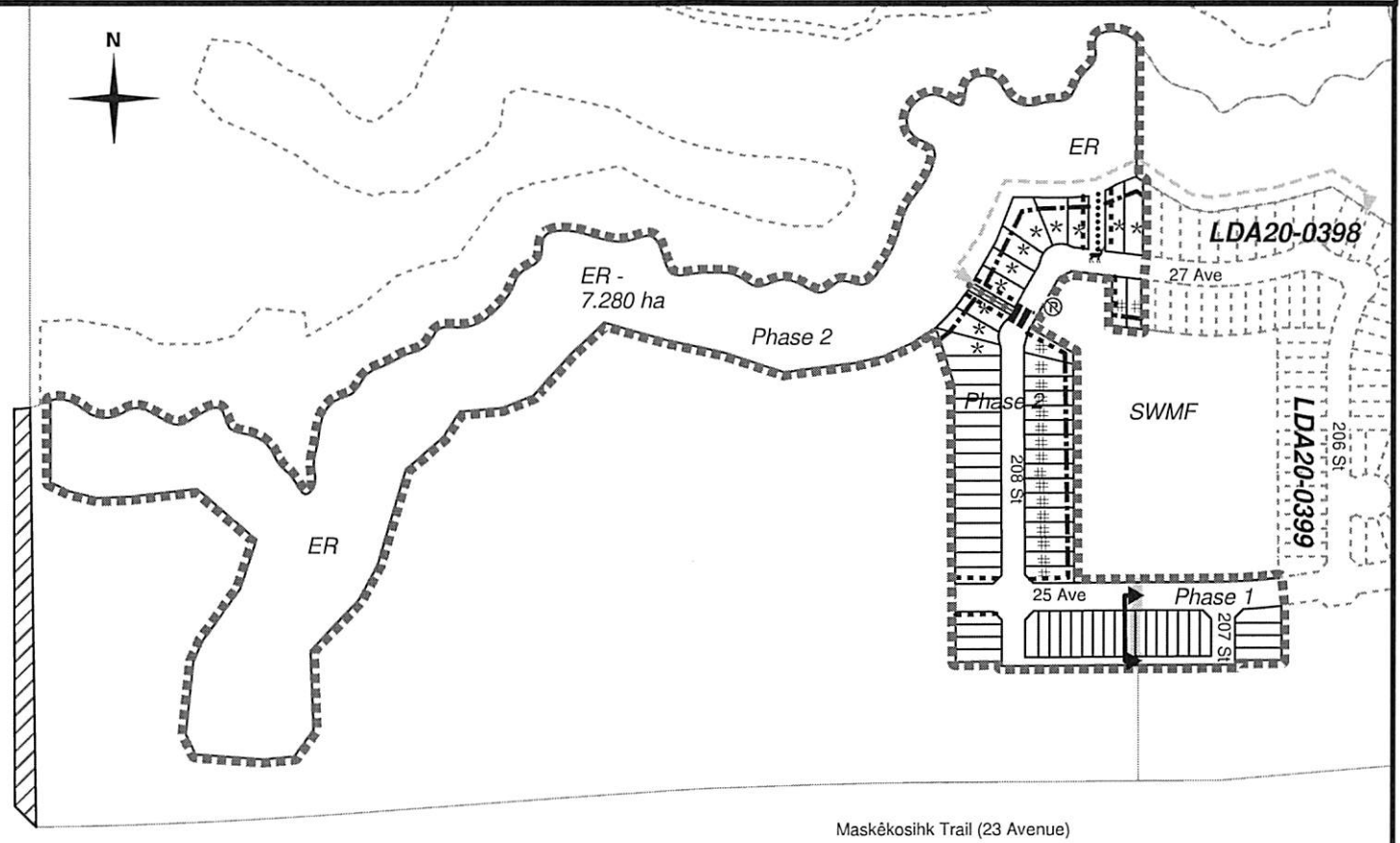
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 18, 2021

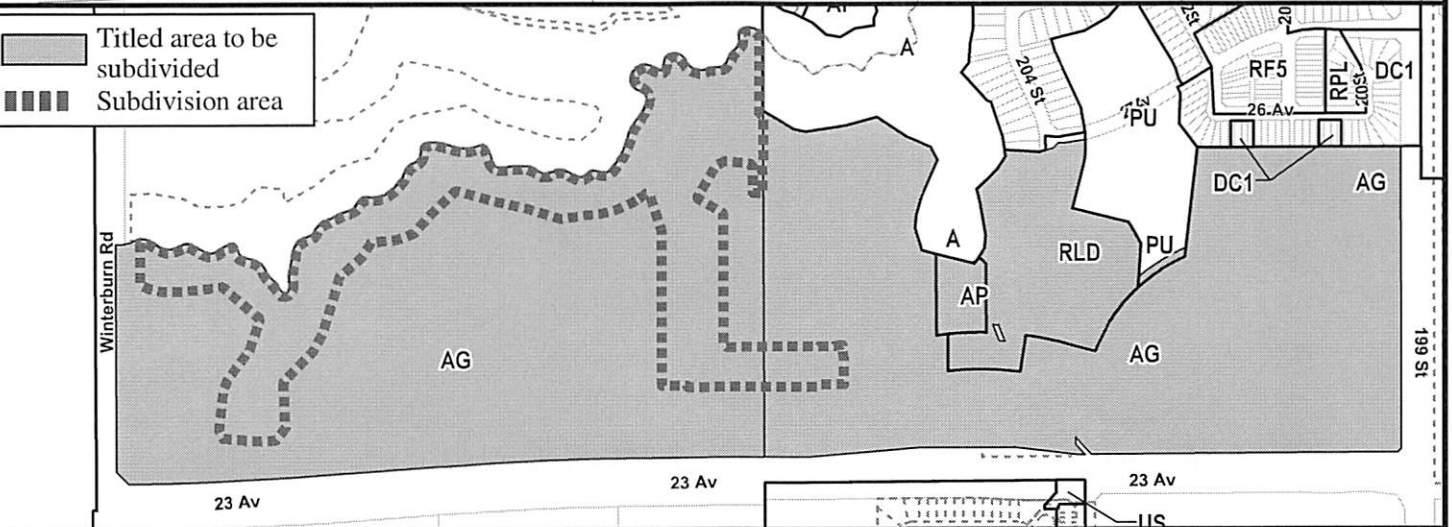
LDA20-0400

-  Limit of proposed subdivision
-  Phasing line
-  Clear, level and dedicate road right of way
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  3 m asphalt shared use path
-  Emergency access walkway

-  Zebra marked crosswalk
-  Temporary 6 m roadway
-  12 m naturalized corridor
-  Restrictive covenant re: Top of Bank
-  Restrictive covenant re: Freeboard
-  No parking signage
-  Habitat Signage



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 18, 2021

File No. LDA21-0053

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 42 single detached residential lots and 10 semi-detached residential lots, from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on March 18, 2021, 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 lots identified be withheld from registration until the temporary emergency access identified in LDA20-0213 is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA20-0213 and LDA14-0495 be registered prior to or concurrent with this application for logical roadway connection; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner 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. the east/west alley is proposed to serve as a temporary secondary emergency access route. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkway, 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 Subdivision and Development Coordination, 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 walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SE 13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA14-0495. 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 #375535441-001

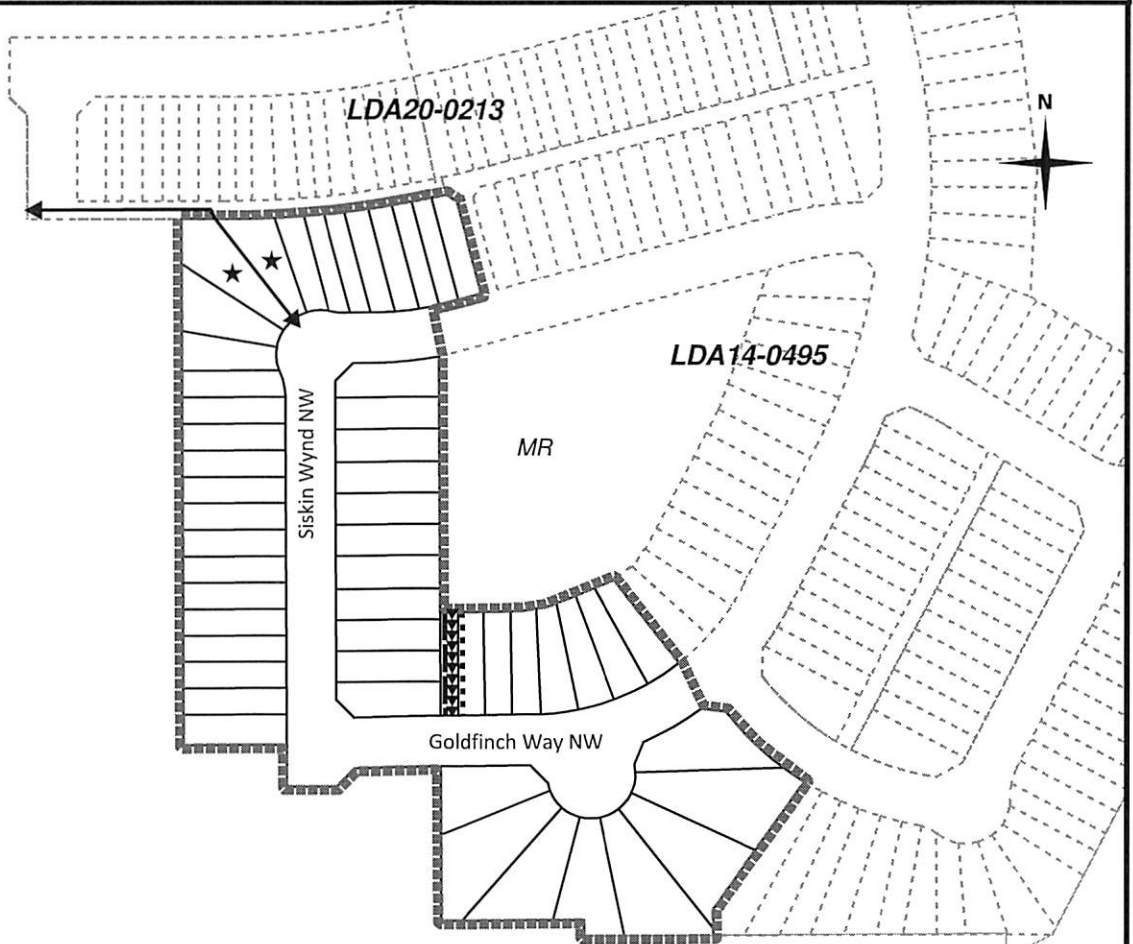
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

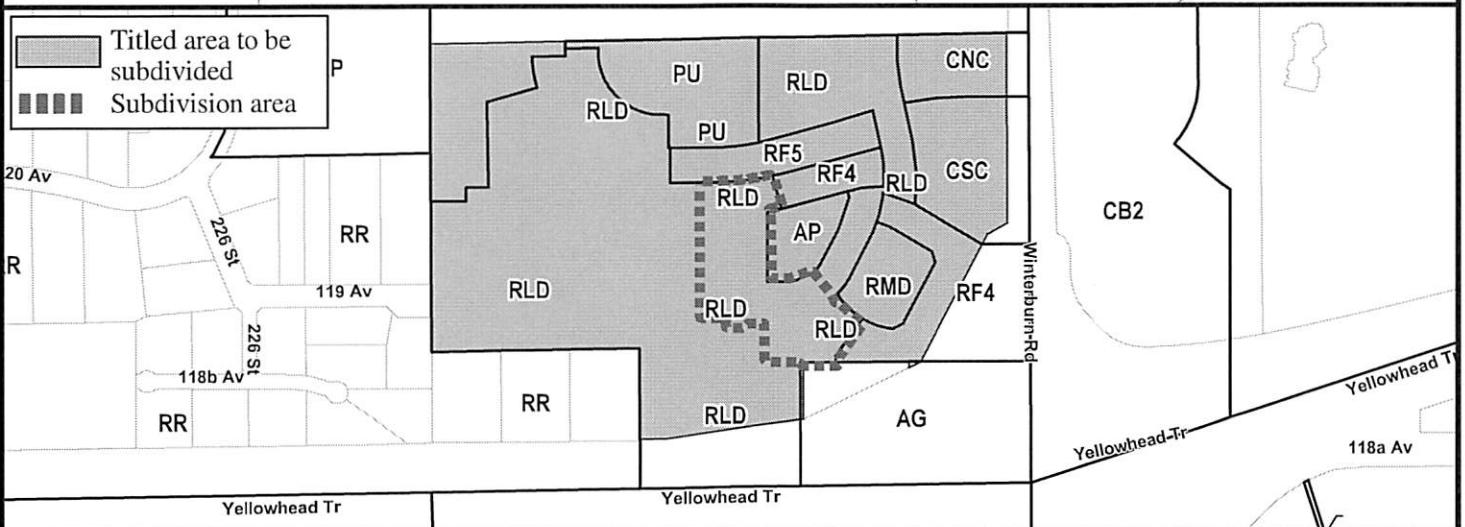
March 18, 2021

LDA21-0053

- | | | | |
|------|--|-----|----------------------------------|
| ▬▬▬▬ | Limit of proposed subdivision | ↔↔↔ | 3 m hard surface shared use path |
| ▬▬▬ | 1.8 m uniform screen fence as per Zoning Bylaw | ↔↔ | Temporary 4 m emergency access |
| ▬▬▬ | 1.8 m uniform fence | ★ | Withhold lots from registration |



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 18, 2021

File No. LDA19-0104

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 108 single detached residential lots from the SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Road NW; **SECORD**

The application was originally approved on January 16, 2020. A change request that added an additional phase was approved on July 16, 2020. The first phase has been registered. This second change request adds 2 additional lots by reducing lot widths.

I The Subdivision by Plan is APPROVED on March 18, 2021, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$324,558 representing 0.584 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 LDA21-0042 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, 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 (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 shall submit redline revisions or resubmit engineering drawings, for Second Stage 21, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. that the owner construct 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. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. That the owner construct 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. These roadways will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
9. 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;
10. that the owner construct a 2.4 m total noise attenuation fence, contained wholly within private property, in conformance with the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, for all lots backing onto or flanking 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

MR the SW 36-52-26-W4M in the amount of \$324,558 representing 0.584 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final plan of survey. The DRC will be adjusted accordingly and the remaining balance will 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 subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #306023615-001

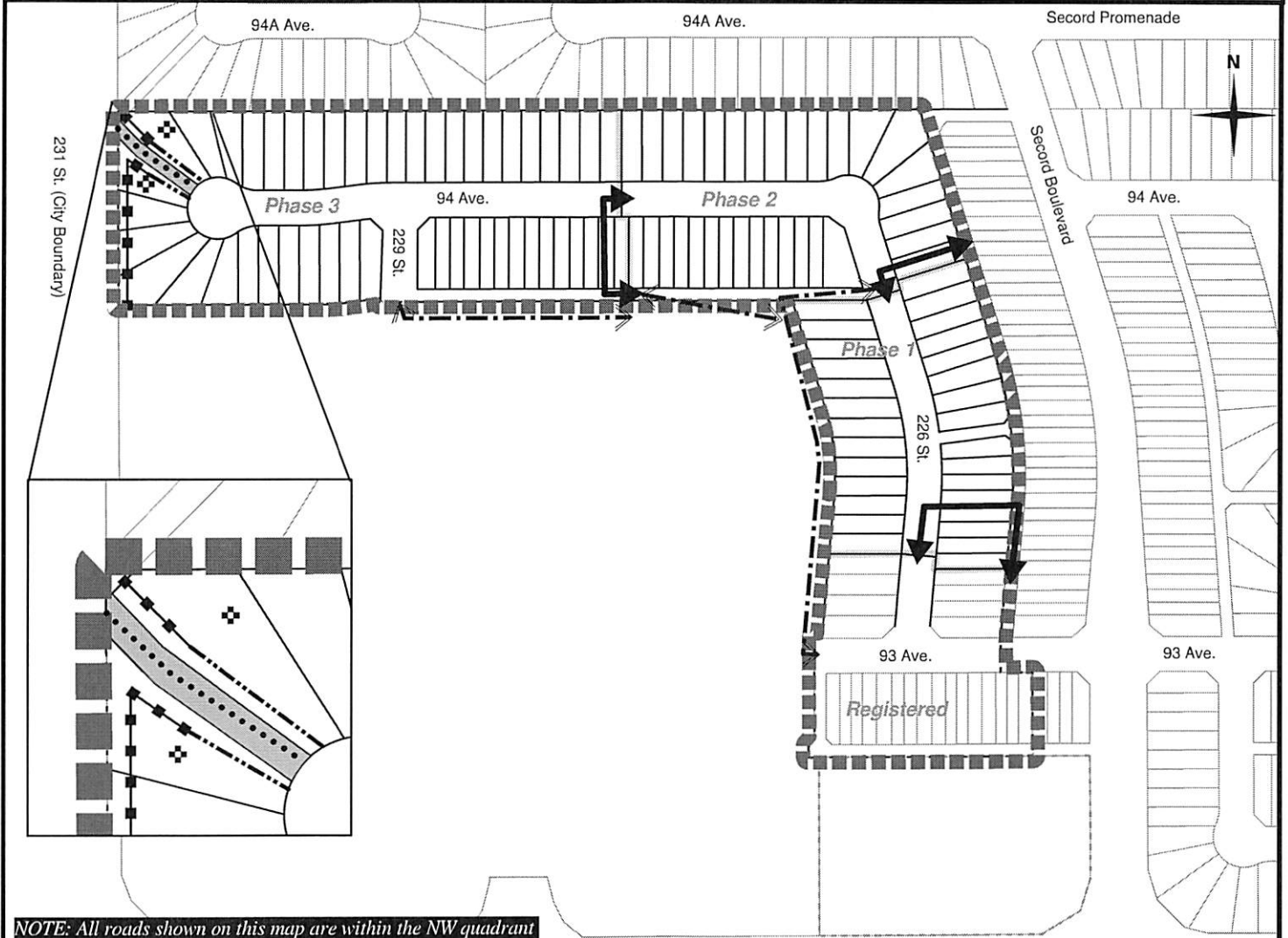
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

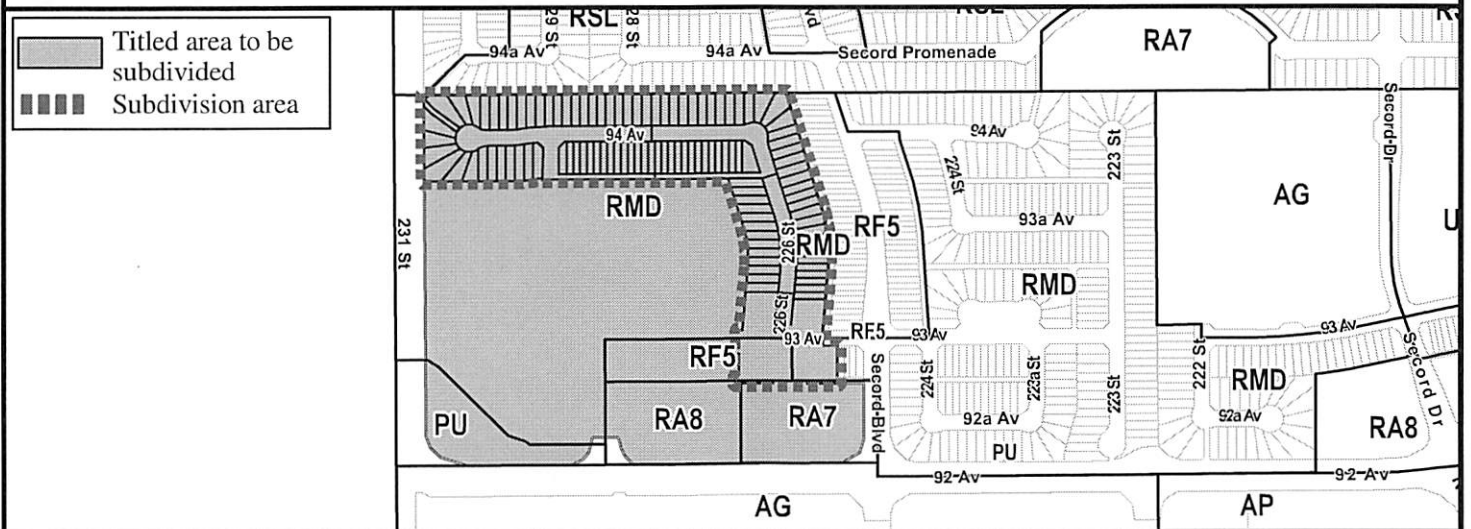
March 11, 2021

LDA19-0104

- | | | | |
|--|-------------------------------|--|---|
|  | Limit of proposed subdivision |  | Dedicate as road right of way |
|  | 1.8 m uniform screen fence |  | Temporary 6 m roadway |
|  | Noise attenuation fence |  | Restrictive covenant re: Disturbed Soil |
|  | 1.8 m concrete sidewalk |  | Temporary 4 m roadway |
|  | Phasing line | | |



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 18, 2021

File No. LDA21-0013

Cameron Haldane
11024 177 Avenue NW
Edmonton, AB T5X 6H5

ATTENTION: Cameron Haldane

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 41, Plan 4542 KS, located north of 128 Avenue NW and east of 94A Street NW; **KILLARNEY**

The Subdivision by Plan is APPROVED on March 18, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Drainage Services to ensure that the private storm drainage systems for each unit are connected separately outside of the building. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
2. that subject to Condition #1, the owner must register against each separate lot an easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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 outlines the servicing conditions for the shared water, storm, and sanitary services. Enclosure III is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #379566633-001

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 - 2021 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 128 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 are existing accesses to 128 Avenue NW. Any future redevelopment of proposed Lots 12A and 12B will require removal of the existing residential accesses to 128 Avenue NW. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue.
- 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.
- The Killarney neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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).
- There is one existing service connection to the water main and sanitary main, located off of the lane. Both connections wye before entering the proposed subdivision. One set of services enter the proposed subdivision approximately 13.36 m east of the west property line of existing Lot 12. The other set of services enter the proposed subdivision approximately 10.36 m west of the east property line of existing Lot 12. The existing storm service enters the proposed subdivision approximately 3.35 m west of the east property line of existing Lot 12 off 128 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 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).

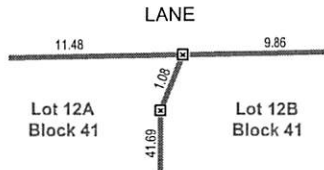
Optional Servicing Conditions for Sewer and Water Services

- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the Drainage Bylaw 18100:**
- a. The building must have been constructed prior to 1992;
 - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported;
 - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing;
 - d. The applicants/owners must register on the titles of each separate lot an easement allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot by both owners. The easement must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
 - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties;
 - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services; and
 - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

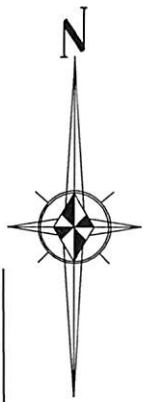
II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the Water Services and Wastewater Treatment Bylaw 17698, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:

- a. The subdivision application must be supported by EPCOR Drainage Services;
- b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported;
- c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants/owners are accepting the existing water system(s) "as-is". The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners;
- d. The applicants/owners must register on the titles of each separate lot an easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The easement must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
- e. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system; and
- f. The Chief Plumbing Inspector must also support the subdivision.

Should the applicants/owners fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for subdivision endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.



DETAIL
N.T.S.



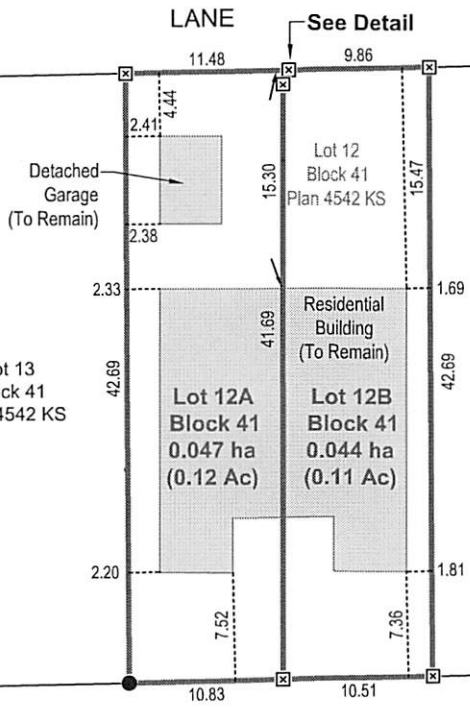
Lot 17
Block 41
Plan 4542 KS

Lot 18
Block 41
Plan 4542 KS

Lot 19
Block 41
Plan 4542 KS

Lot 20U

Lot 21
Block 41
Plan 4542 KS



Condominium
Plan 082 4863

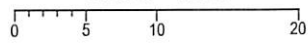
Lot 13
Block 41
Plan 4542 KS

Lot 11
Block 41
Plan 4542 KS

Lot 10
Block 41
Plan 4542 KS

128 AVENUE

SKETCH
SCALE = 1:500



TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION
of all of

LOT 12 BLOCK 41 PLAN 4542 KS

(ADDRESS: 9320 - 128 Avenue NW)

within

S.W.1/4 SEC. 21 TWP. 53 RGE. 24 W.4M.

CITY OF EDMONTON

PREPARED FOR:

ZJ Holdings Inc.

LEGEND:

- Area to be subdivided shown thus : - - - - -
- Calculated positions shown thus: - - - - -
- Found Iron Post shown thus: - - - - -
- Total area to be subdivided = 0.091 Hectares (0.23 Acres).

2	Plan Re-Issued	Feb 18, 2021	MM - MAS
1	Plan Re-Issued	Jan 4, 2021	MM - MAS
0	Plan Issued	Dec 15, 2020	MM - MAS
REV.	REVISION	DATE	INITIALS

VG VELOCITY GROUP
Surveying & Engineering
5605 - 53rd Street, Beaumont, AB, T4X 1A3 | Ph.: 780-915-8593

Job No. : 200381
CAD File: 200381_TE_R2
PAGE 1 of 1



Subdivision Authority

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

March 18, 2021

File No. LDA21-0051

Shamim Ladha
1612 106 Street NW
Edmonton, AB T6J 5B6

ATTENTION: Shamim Ladha

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 2, Plan N727 HW, located south of 76 Avenue NW and east of 113 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on March 18, 2021, subject to the following conditions:

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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #382999261-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to the alley through Development Permit Posse #062629948.

Building / Site

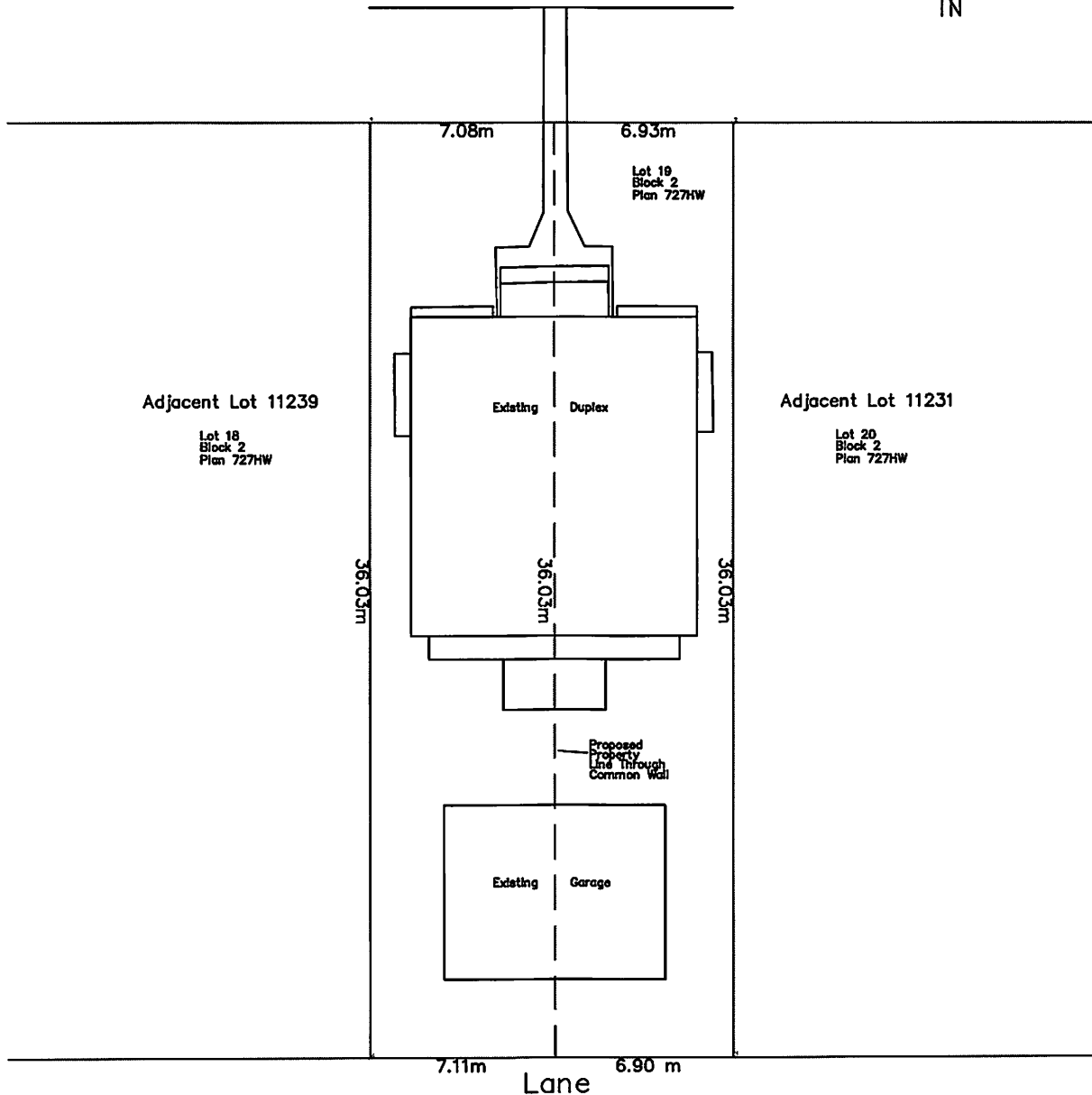
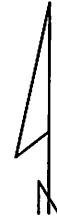
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 west subdivision lot at approximately 4.3 m east of the west property line of Lot 19 off of the lane. The existing services (water and sanitary) enter the proposed east subdivision lot at approximately 3.5 m west of the east property line of Lot 19 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).

*Dimensions are to be verified during final survey

76th Avenue
(to 112 St NW)



Moe Mouallem
ALS, CLS, P.Eng

Tentative Plan of Subdivision
Lot 19, Block 2, Plan 727 HW
11235 - 11237 76 Ave





Subdivision Authority

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

March 18, 2021

File No. LDA21-0054

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 112, Block 1, Plan 4312 HW, located north of 110 Avenue NW and east of 135 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on March 18, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #384990689-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 135 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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The North Glenora neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021-2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 11.5 m north of the south property line of Lot 112 off 135 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.
- 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).

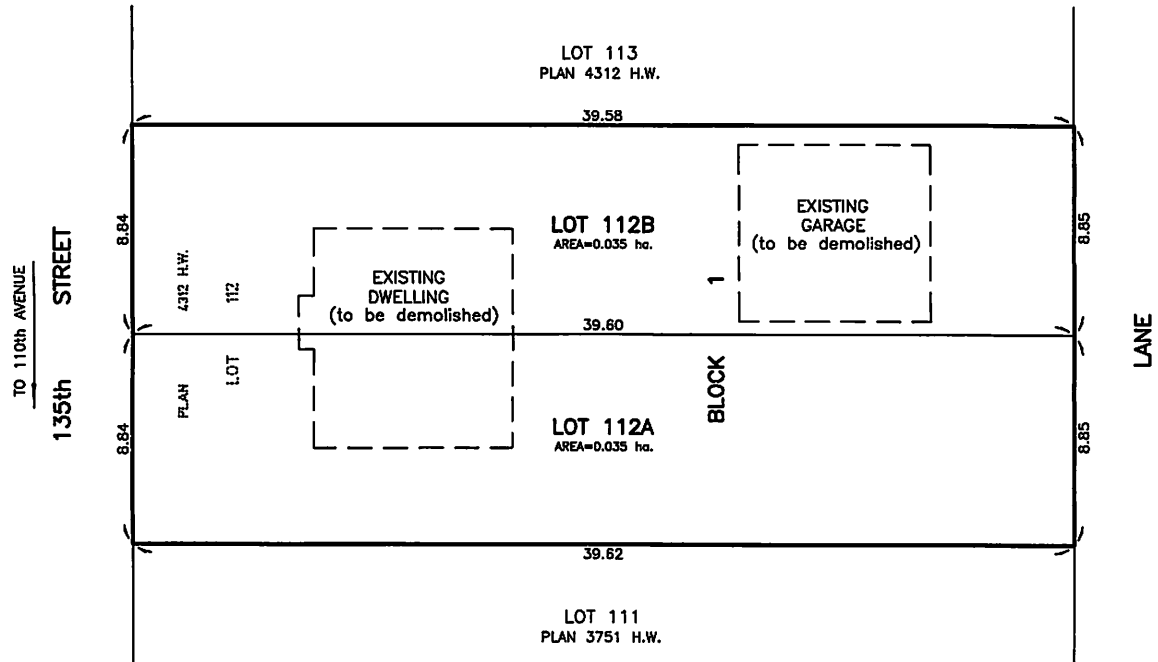
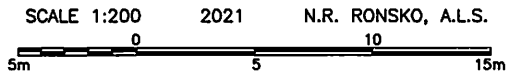
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 112, BLOCK 1, PLAN 4312 H.W.

IN THE
S.1/2 SEC.12-53-25-4

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 27, 2021
REVISED: -

FILE NO. 21S0048

DWG.NO. 21S0048T

Thursday, March 11, 2021
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 11, 2021 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the March 4, 2021 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
1.	LDA14-0400 155153588-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 201, Block 1, Plan 182 0040, and Lot 2, Block 1, Plan 172 3367, located north of 30 Avenue SW and west of Cavanagh Boulevard SW; CAVANAGH	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED
4.	NEW BUSINESS		
1.	LDA20-0223 367084863-001	Tentative plan of subdivision to create 10 single detached residential lots from fractional NW 17-51-24-W4M located south of Checknita Cove SW and west of Calgary Trail SW; CAVANAGH	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA20-0315 372159822-001	Tentative plan of subdivision to create one (1) Environmental Reserve lot from the NE 11-54-24-W4M, located south of 195 Avenue NW and east of 50 Street NW; EDMONTON ENERGY AND TECHNOLOGY PARK	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA20-0356 374572585-001	Tentative plan of subdivision to create 34 single detached residential lots, 8 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.	LDA20-0410 379257049-001	Tentative plan of subdivision to create one (1) other lot from Lot 3R, Block 40, Plan 4136 RS, and to consolidate the remnant of Lot 3R, Block 40, Plan 4136 RS with Lot 2R, Block 40, Plan 4136 RS, located south of 150 Avenue NW and west of 87 Street NW; EVANSDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA21-0028 383558453-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 15, Plan 6773 MC, located south of 42 Avenue NW and east of Aspen Drive West NW; ASPEN GARDENS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA21-0043 384696031-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 6, Plan RN 22, located north of 107 Avenue NW and east of 123 Street NW; WESTMOUNT	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA21-0046 384865809-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 16, Plan 1909 HW, located north of 98 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
8.	LDA21-0047 384888028-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 49, Plan 5229 AD, located north of 93 Avenue NW and east of 152 Street NW; SHERWOOD	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA21-0063 385475441-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 4, Plan 8661 T, located south of 131 Avenue NW and west of Street NW; CALDER	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA21-0067 385598120-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 24, Block 8, Plan 3543 HW, located south of Avenue NW and west of 105 Street NW; ALLENDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA21-0074 386100354-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 29, Plan 3402 HW, located south of Avenue NW and west of 132 Street NW; WESTMOUNT	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:35 a.m.		