

Thursday, April 8, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 8, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 1, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0593 293225161-001	Tentative plan of subdivision to create 95 single detached residential lots and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; MARQUIS
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA18-0696 299555418-001	Tentative plan of subdivision to create 154 single detached residential lots, 18 semi-detached lots and 16 row housing lots from the SE 21-51-25-W4M located south of Koshal Way SW and west of 170 Street SW; KESWICK
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA20-0379 377447755-001	Tentative plan of subdivision to create 45 single detached residential lots from the south half of the SE 36-52-26-W4M located north of 92 Avenue NW and west of Secord Drive NW; SECORD

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA20-0427 380054303-001	Tentative plan of subdivision to create 48 single detached residential lots and one (1) Public Utility lot from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA21-0011 381218567-001	Tentative plan of subdivision to create 49 single detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive and east of 231 Street NW; ROSENTHAL	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA20-0266 367473849-001	Tentative plan of subdivision to create 13 bare land condominium units from Lot 6, Plan Plan 012 4432, located west of 75 Street NW and south of 68 Avenue NW; DAVIES INDUSTRIAL EAST	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:45 a.m.		



Subdivision Authority

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

April 8, 2021

File No. LDA18-0593

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 95 single detached residential lots and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

This portion of the neighbourhood (area west of Meridian Street) was previously approved under LDA14-0273. Due to a land sale, a new application has been submitted in place of a change request for LDA14-0273.

I The Subdivision by Plan is APPROVED on April 8, 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 dedicate, clear and level road right-of-way for the construction of Meridian Street (including the Horse Hill Creek, wildlife crossing, and on the adjacent private properties) from Marquis Boulevard to 153 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, as shown on Enclosure III. The owner must register a road plan for the required road right-of-way. The owner must contact Subdivision Planning (contact Christine Whalen at 780-508-9248 or christine.whalen@edmonton.ca) for further information regarding the road plan registration;
4. that the owner enters into a Maintenance Agreement with the City of Edmonton for the maintenance of Meridian Street between 153 Avenue and 167 Avenue until such time that Meridian Street is constructed to an urban arterial roadway. Details of the Agreement, including the responsibilities for each party, will be prepared and administered by City Operations (contact Sherron Hutchings at 780-496-6129 or sherron.hutchings@edmonton.ca);
5. that the owner register easements on the SE 5-54-23-W4M to include the full intersection construction, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner registers an easement in favour of EPCOR Water Services Inc. and EPCOR Drainage Services for the interim Storm Water Management Facility, as shown on the "Conditions of Approval" map, Enclosure II;
7. that LDA21-0026 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that Phase 1 of the approved subdivision LDA18-0536 be registered prior to or concurrent with this application for the necessary underground utilities;
9. 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
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the first two (2) lanes of Meridian Street to an arterial roadway standard, from 167 Avenue to Marquis Boulevard, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping, Horse Hill Creek wildlife crossing and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for the arterial road and the subdivision, to the satisfaction of Subdivision and Development Coordination;
8. that the owner upgrade 167 Avenue and Meridian Street to a full urban intersection including, but not limited to all required turn bays, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;

9. that the owner pay for the installation of traffic signals at the intersection of 167 Avenue and Meridian Street, as shown on the "Conditions of Approval" map, Enclosure III. 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;
10. that the owner upgrade Meridian Street from 153 Avenue to 161 Avenue to an approved rural roadway cross section including a temporary southbound left turn bay at 161 Avenue and Meridian Street intersection and the required base repair, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
11. that the owner constructs a temporary 3 m hard surface shared use path with lighting from 153 Avenue to 167 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
12. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and bollards, within the pipeline right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include grading plans for the undeveloped portion of Meridian Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by Development Engineering and Drawing Review (contact Mark Pivovar at 780-944-7693 or mark.pivovar@edmonton.ca) for more information;
14. that the owner constructs 172 Avenue as an enhanced local roadway with a parking ban on both sides to the first local road intersection to maintain two driving lanes at all times. The roadway must be widened at Meridian Street to include an eastbound left turn bay, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner designs the ultimate Storm Water Management facility (SWMF 7) and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the engineering drawings include grading plans to accommodate a future 3 m shared use path within the Stormwater Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;

18. that the owner constructs an offsite storm sewer extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that an acceptable Interim Storm Servicing System is established and operational, to the satisfaction of Subdivision and Development Coordination;
20. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the permanent storm servicing for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
21. that a Construction Completion Certificate (CCC) for interim SWMF 7 will not be issued until such time that SWMF7 is constructed to its ultimate configuration, and the permanent storm servicing for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
22. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
23. that the owner is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time that the permanent storm servicing is completed and operational to the satisfaction of Subdivision and Development Coordination;
24. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosures I and II;
25. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto the Public Utility Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
27. 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, II and III are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 2, Block 1, Plan 182 2466 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0606. 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 #293225161-001

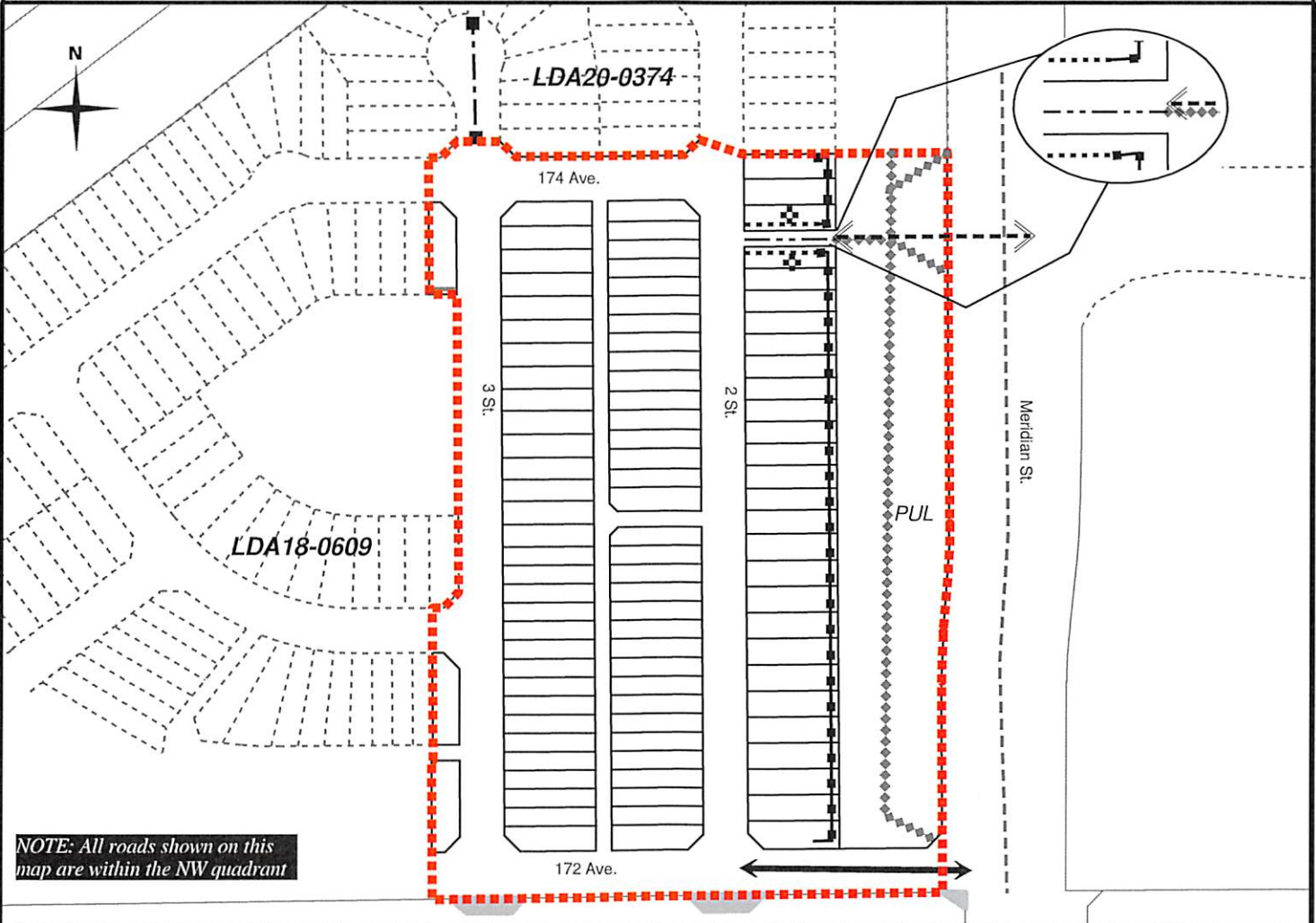
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

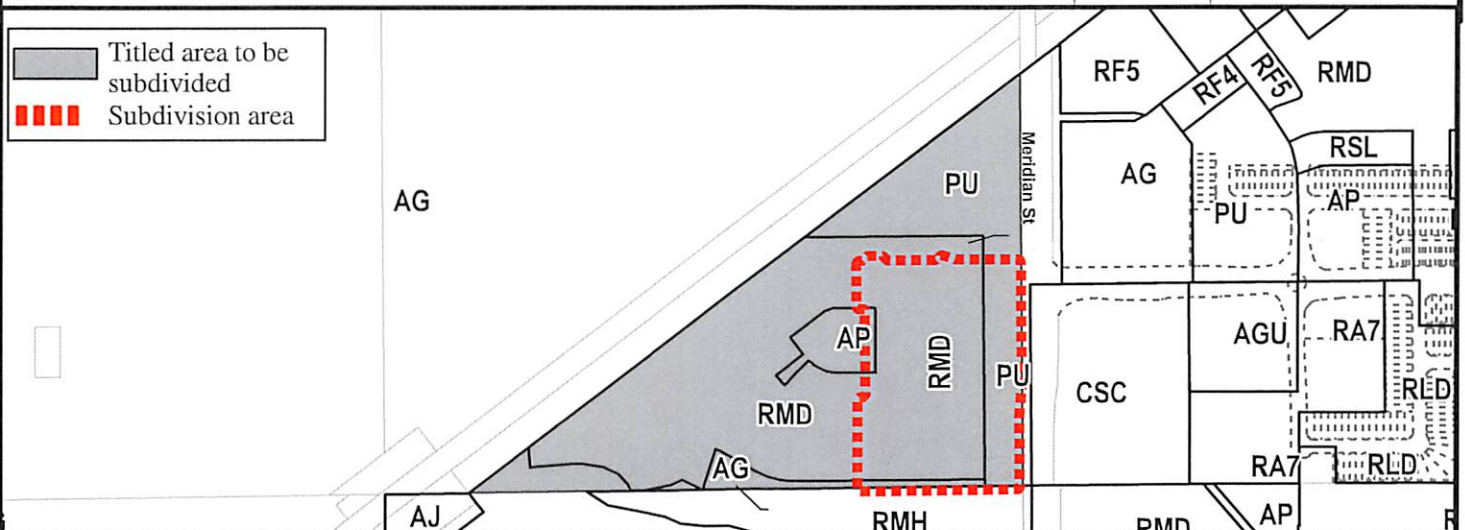
April 8, 2021



LDA18-0593

	Limit of proposed subdivision		1.8 m concrete sidewalk
	Restrictive covenant re: Disturbed Soil		1.8 m uniform screen fence as per Zoning Bylaw
	Register easement		Enhanced local roadway
	3 m hard surface shared use path		Noise attenuation fence
	Grading plans for any undeveloped portion of Meridian Street		Watermain extension
			Storm sewer extension



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



	Titled area to be subdivided
	Subdivision area



Limit of proposed subdivision



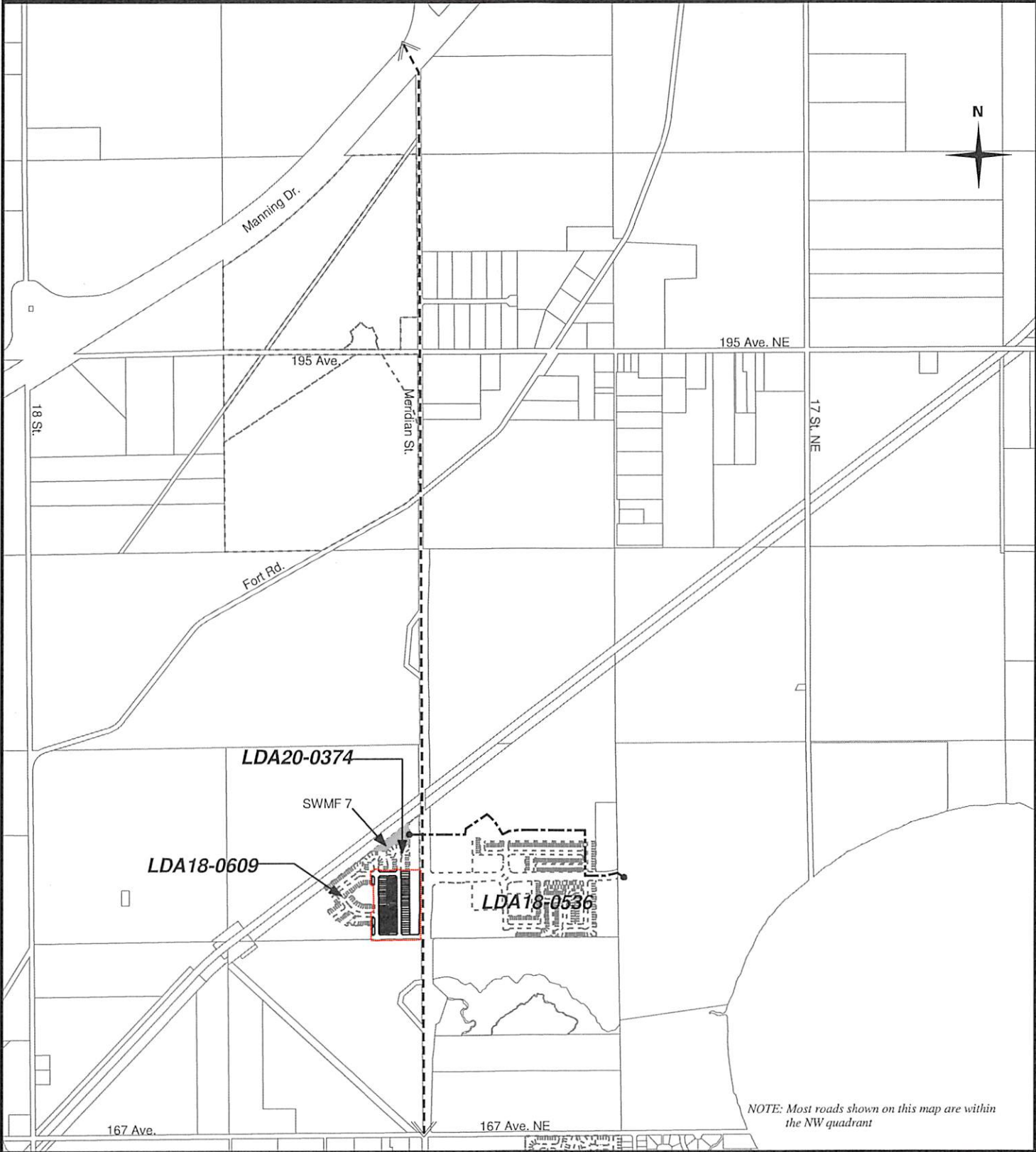
Register easement



Temporary Major drainage accommodations












Watermain extension

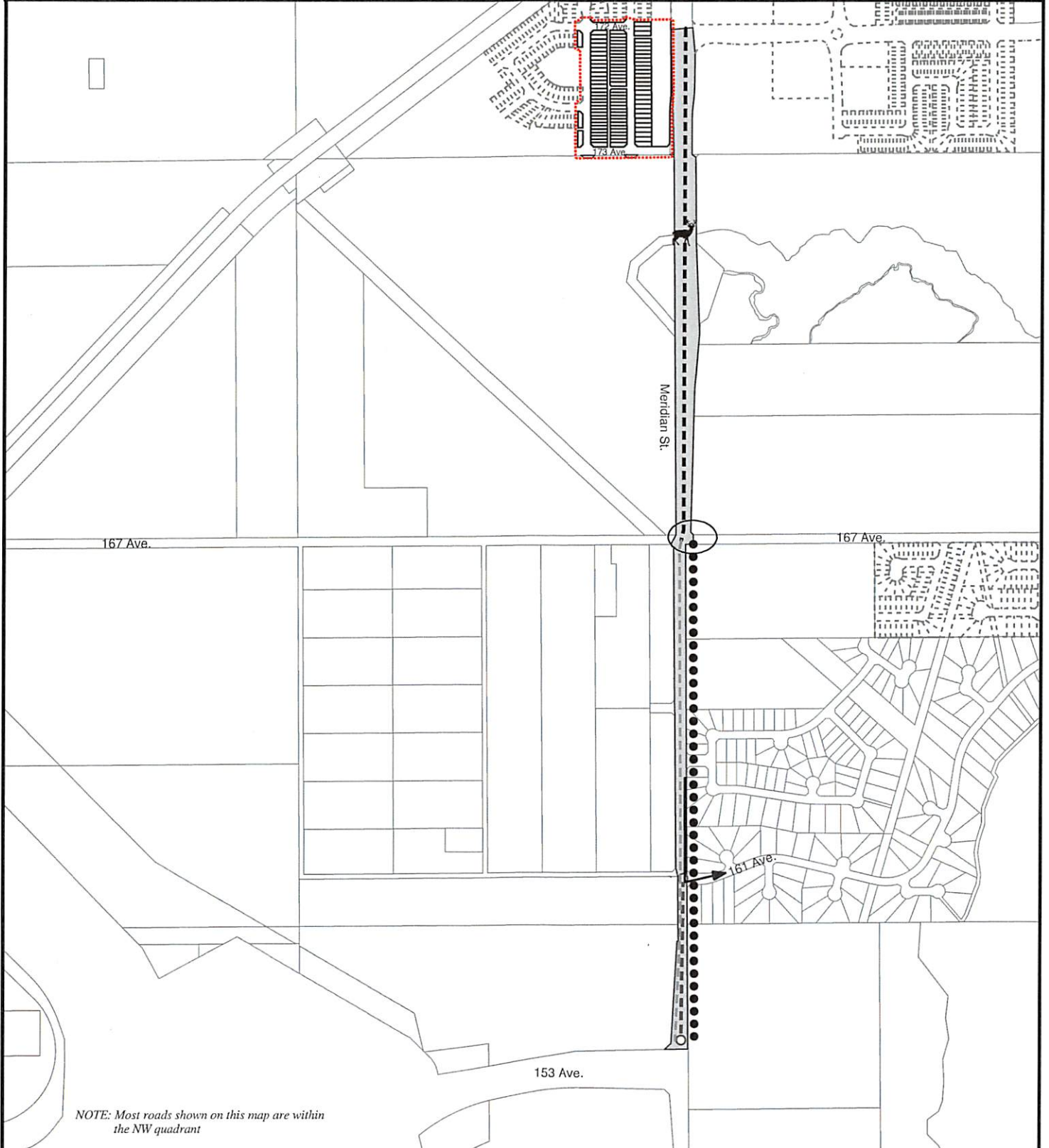


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 8, 2021

LDA18-0593

- | | | | |
|-----------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------|
|  | Limit of proposed subdivision |  | Construct first two lanes to an arterial roadway standard |
|  | Dedicate, clear and level road |  | Full urban intersection upgrade including turn bays and traffic signals |
|  | Maintenance agreement |  | Temporary 3m shared use path and lighting |
|  | Wildlife crossing |  | Temporary southbound left turn bay |
|  | Upgrade to rural roadway | | |



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



Subdivision Authority

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

April 8, 2021

File No. LDA18-0696

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 154 single detached residential lots, 18 semi-detached lots and 16 row housing lots from the SE 21-51-25-W4M located south of Koshal Way SW and west of 170 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on April 8, 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 Charter Bylaw 19659 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 walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;

2. that the owner pay the Drainage Assessments applicable to this subdivision;
3. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
4. 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;
5. 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;
6. that the owner construct the temporary 6 m gravel surface emergency access with T-bollards with Phase 1, 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);
7. that the owner construct Kinney Road SW to an approved Complete Streets cross-section, including sidewalk on two sides and no parking on one side to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The cross sections will be further reviewed through the engineering drawing review process;
8. that the owner pays for the installation of "no parking" signage on Kinney Road SW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the storm water management facility 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 a 1.8 m concrete sidewalk with lighting, and bollards, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner extends underground utility mains (sanitary sewer, storm sewer and water) with the construction of Phase 1 and Phase 2, to the satisfaction of Subdivision and Development Coordination;
13. 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;

14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 21-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA15-0090. 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority











BM/mb/Posse #299555418-001

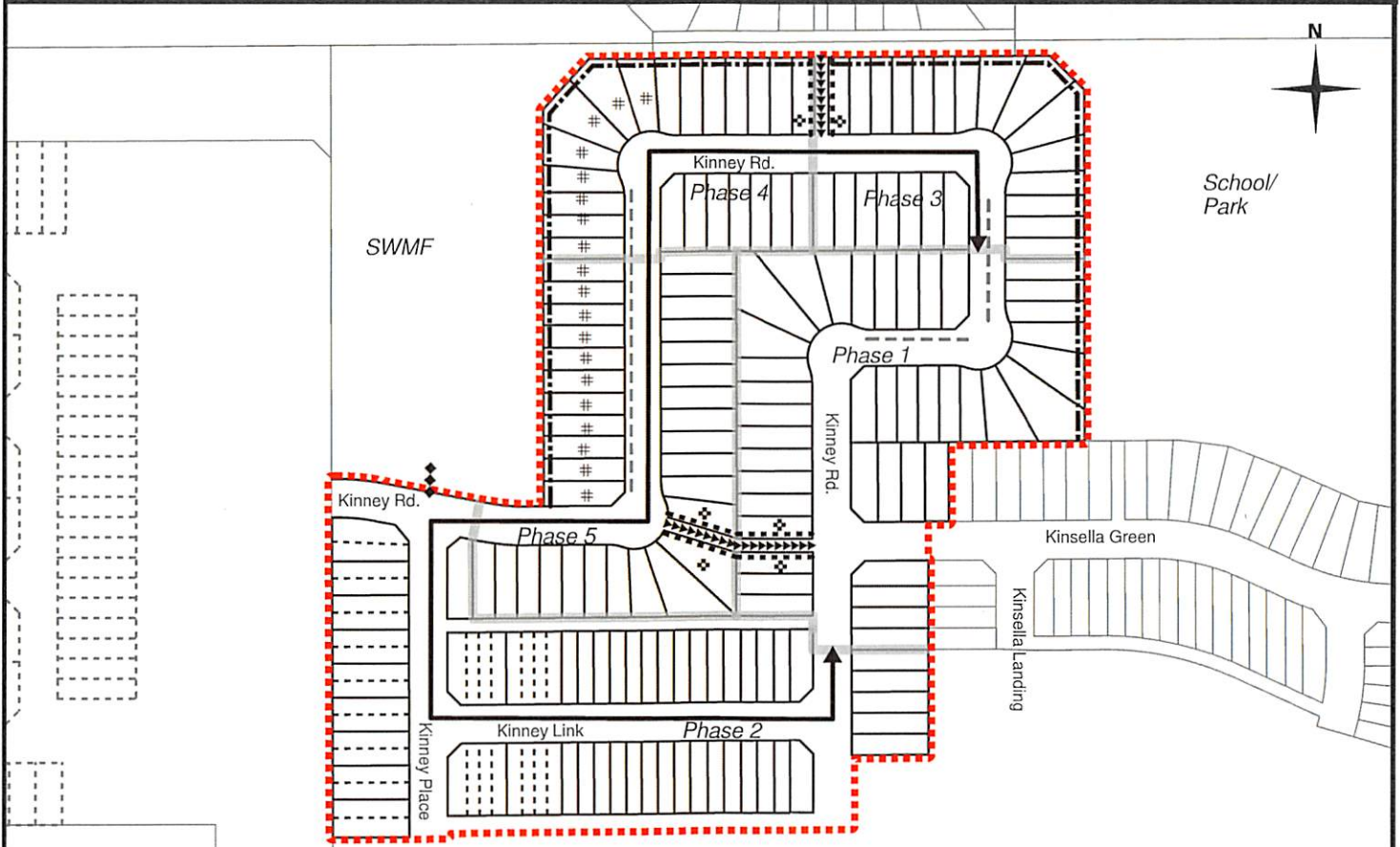
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

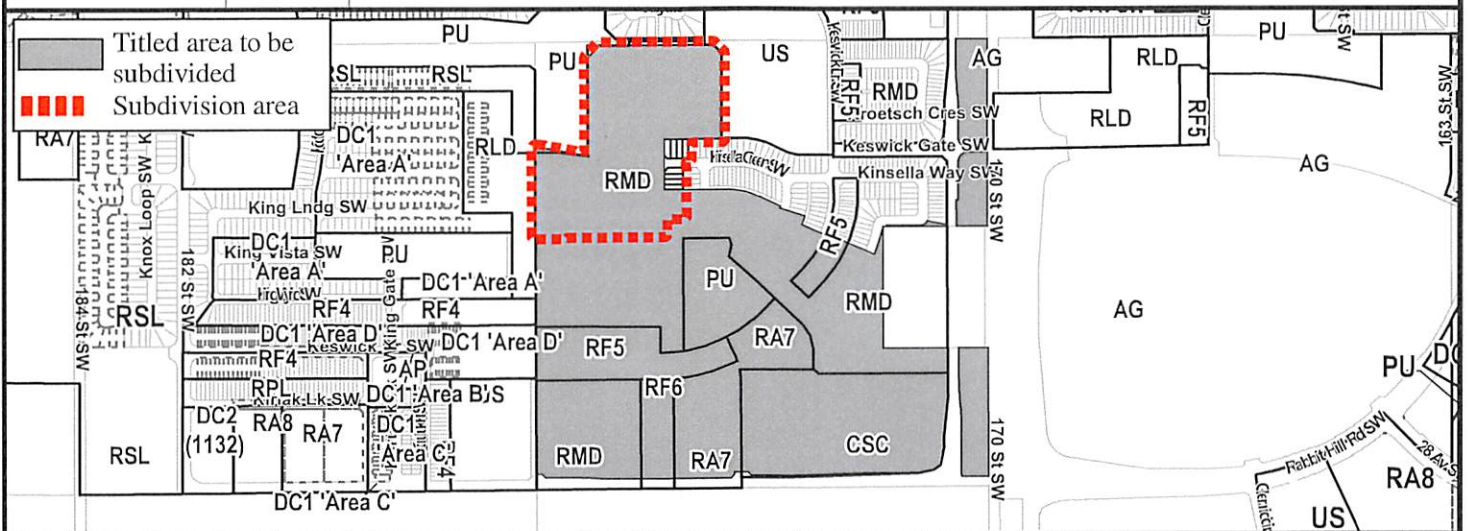
April 8, 2021

LDA18-0696

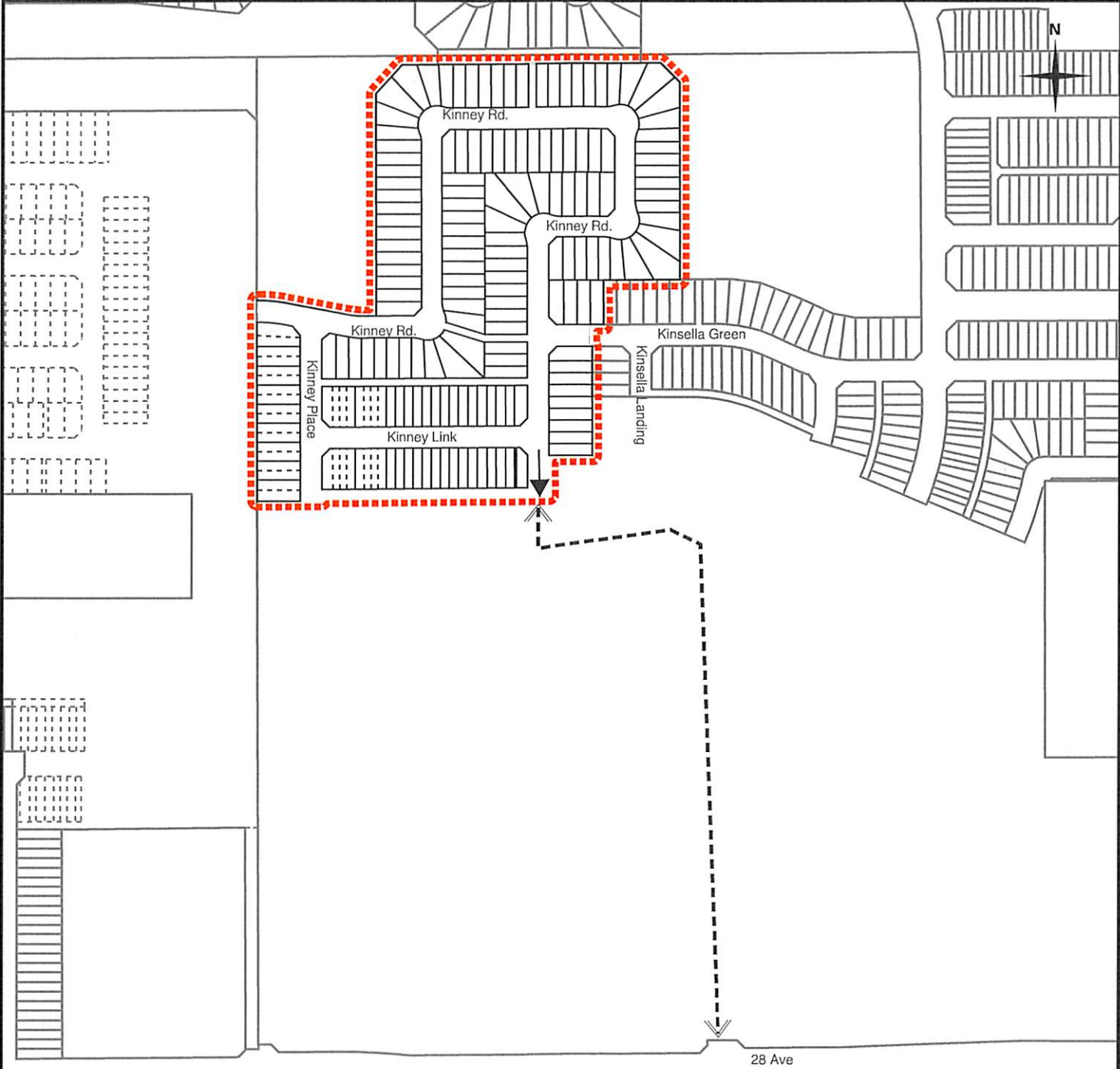
-  Limit of proposed subdivision
-  Phasing line
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  1.8 m concrete sidewalk
-  3 m hard surface shared use path
-  Temporary 6 m roadway
-  Construct to an approved complete streets design and cross-section including no parking signs
-  Restrictive covenant re: Freeboard
-  Restrictive covenant re: Disturbed Soil



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



- Limit of proposed subdivision
- ↔---↔ Watermain extension
- ▶ Temporary major drainage



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

April 8, 2021

File No. LDA20-0379

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 45 single detached residential lots from the south half of the SE 36-52-26-W4M located north of 92 Avenue NW and west of Secord Drive NW; **SECORD**

I The Subdivision by Plan is APPROVED on April 8, 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 LDA20-0358 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. 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 offsite sanitary and storm sewers to connect the subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. The north/south 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 a fire truck;
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 a 1.5 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;
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 right of ways, 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 Reserves (MR) for the south half of SE 36-52-26-4 were previously addressed with LDA18-0451 by dedication of a 2.93 ha. park 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 #377447755-001

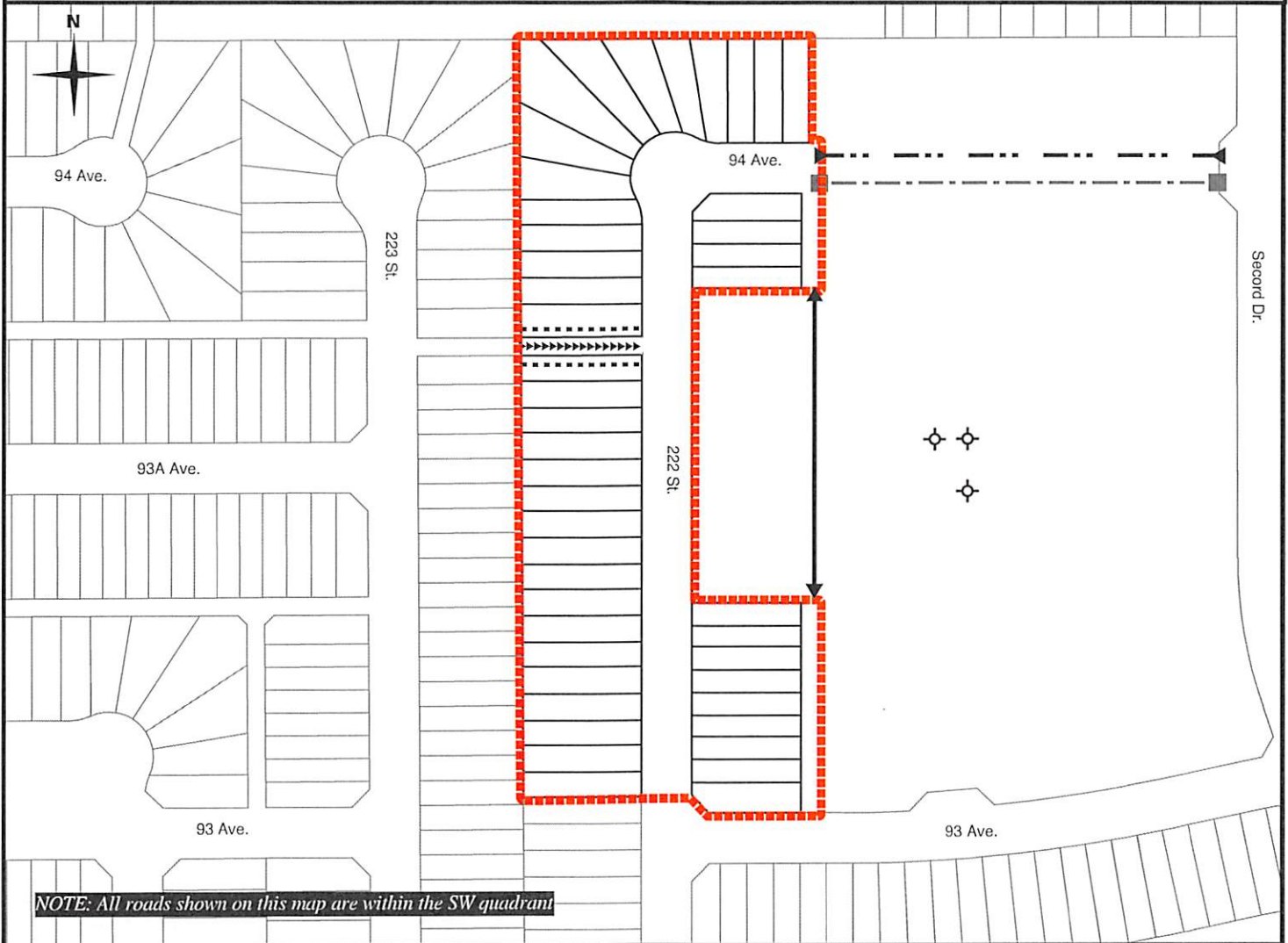
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

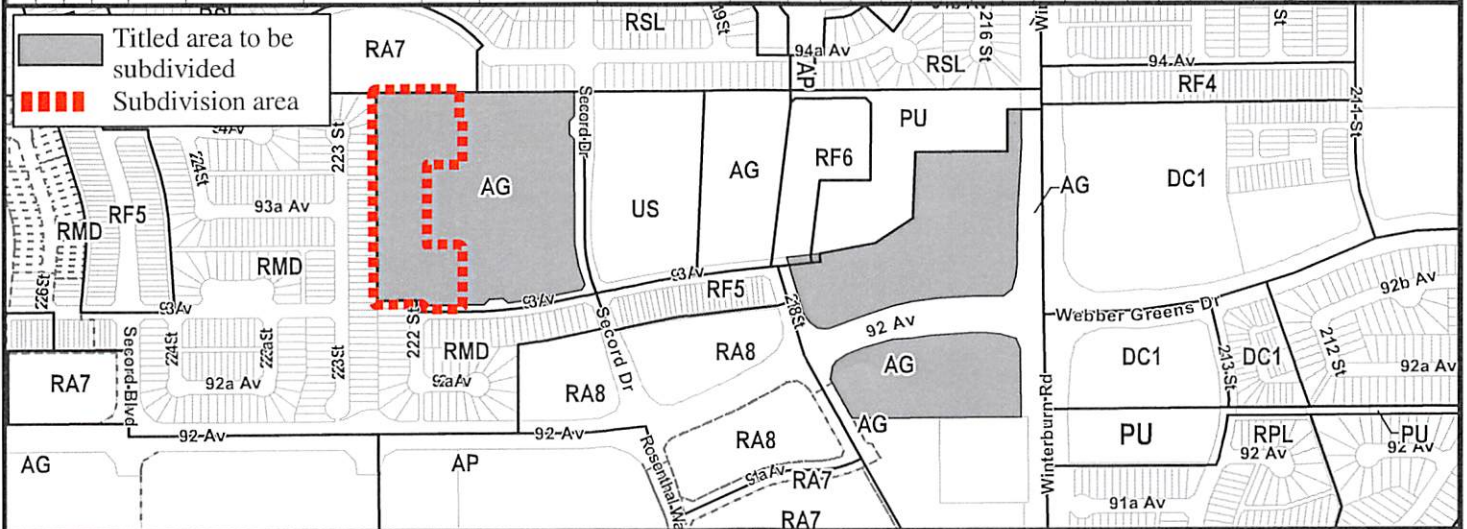
April 8, 2021

LDA20-0379

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.5 m concrete sidewalk
- Temporary 6 m roadway
- Sanitary sewer extension
- Storm sewer extension
- Abandoned well site



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

April 8, 2021

File No. LDA20-0427

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 48 single detached residential lots and one (1) Public Utility lot from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 8, 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 Gas Detection Testing is conducted on the BP Canada Energy Group well site (Licence #0003532), to satisfy the Alberta Energy Regulator's Directive 079, as shown on the "Conditions of Approval" map, Enclosure I. If a methane anomaly is detected, the methane leak must be addressed, to the satisfaction of Subdivision and Development Coordination and the Alberta Energy Regulator;
4. that Charter Bylaw 19633 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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;
8. 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
9. that the owner is responsible for the landscape design and construction within the Public Utility lot, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SW-25-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA11-0420, and by Land Dedication with LDA17-0452. 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 #380054303-001

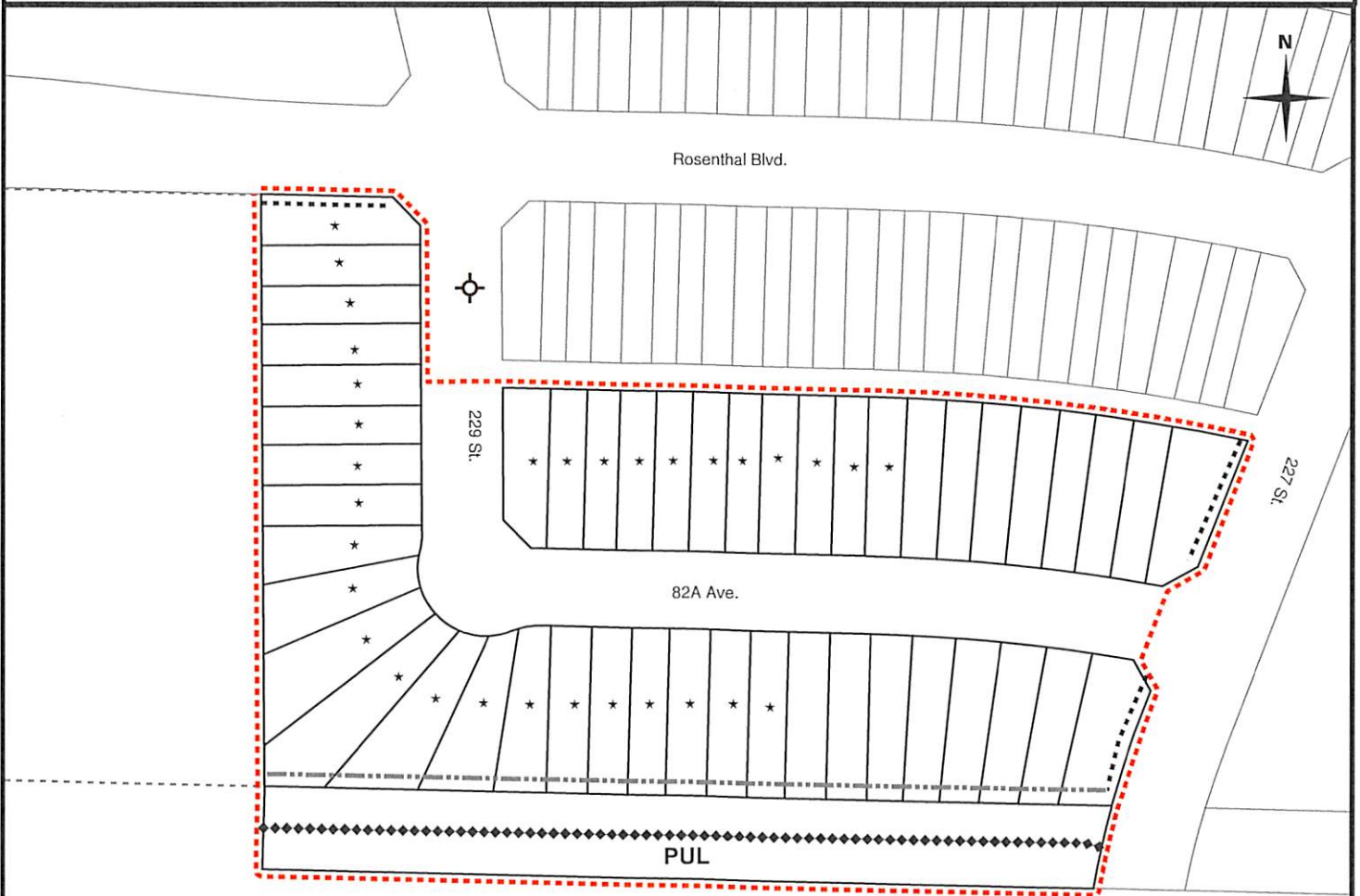
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

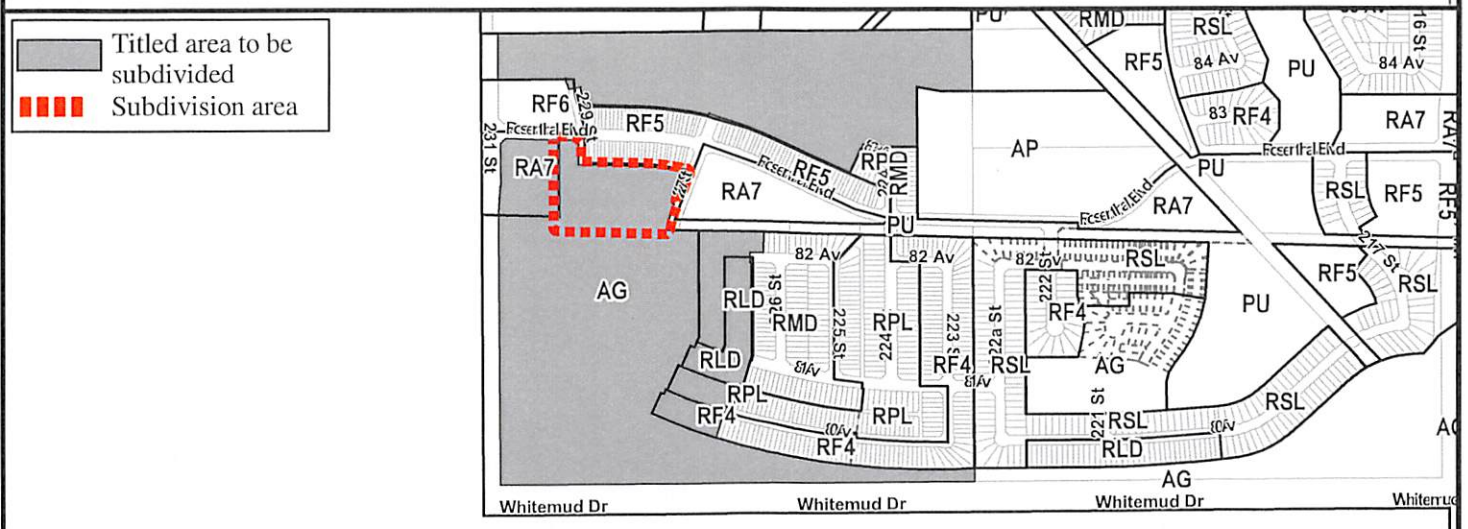
April 8, 2021

LDA20-0427

- | | | | |
|-----------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------|
|  | Limit of proposed subdivision |  | 3 m hard surface shared use path |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Withhold lots from registration |
|  | 1.2 m uniform screen fence |  | Abandoned well site |



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





Subdivision Authority

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

April 8, 2021

File No. LDA21-0011

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 49 single detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive and east of 231 Street NW; **ROSENTHAL**

This new application replaces a portion (28 lots) of previously approved LDA17-0572 (Change Request 1), by shifting the previously approved lots and adding an additional 21 lots and a lane.

I The Subdivision by Plan is APPROVED on April 8, 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 LDA17-0572 be registered prior to or concurrent with this application for roadway connections and necessary underground utilities;
4. That Charter Bylaw 19705 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the lots identified be withheld from registration until Gas Detection Testing is conducted on the PennWest Petro Ltd. well site (Licence #0077878), to satisfy the Alberta Energy Regulator's Directive 079, as shown on the "Conditions of Approval" map, Enclosure I. If a methane anomaly is detected, the methane leak must be addressed, to the satisfaction of Subdivision and Development Coordination and the Alberta Energy Regulator;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Whitemud Drive, 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 engineering drawings include identification of the abandoned well site, demonstrating that a 4 m local drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;
8. that the owner construct a 2.8 m berm centered on property line and 1.83 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Whitemud Drive, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SW 25-52-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA17-0452. 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,

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

Blair McDowell
Subdivision Authority


BM/jv/Posse #381218567-001

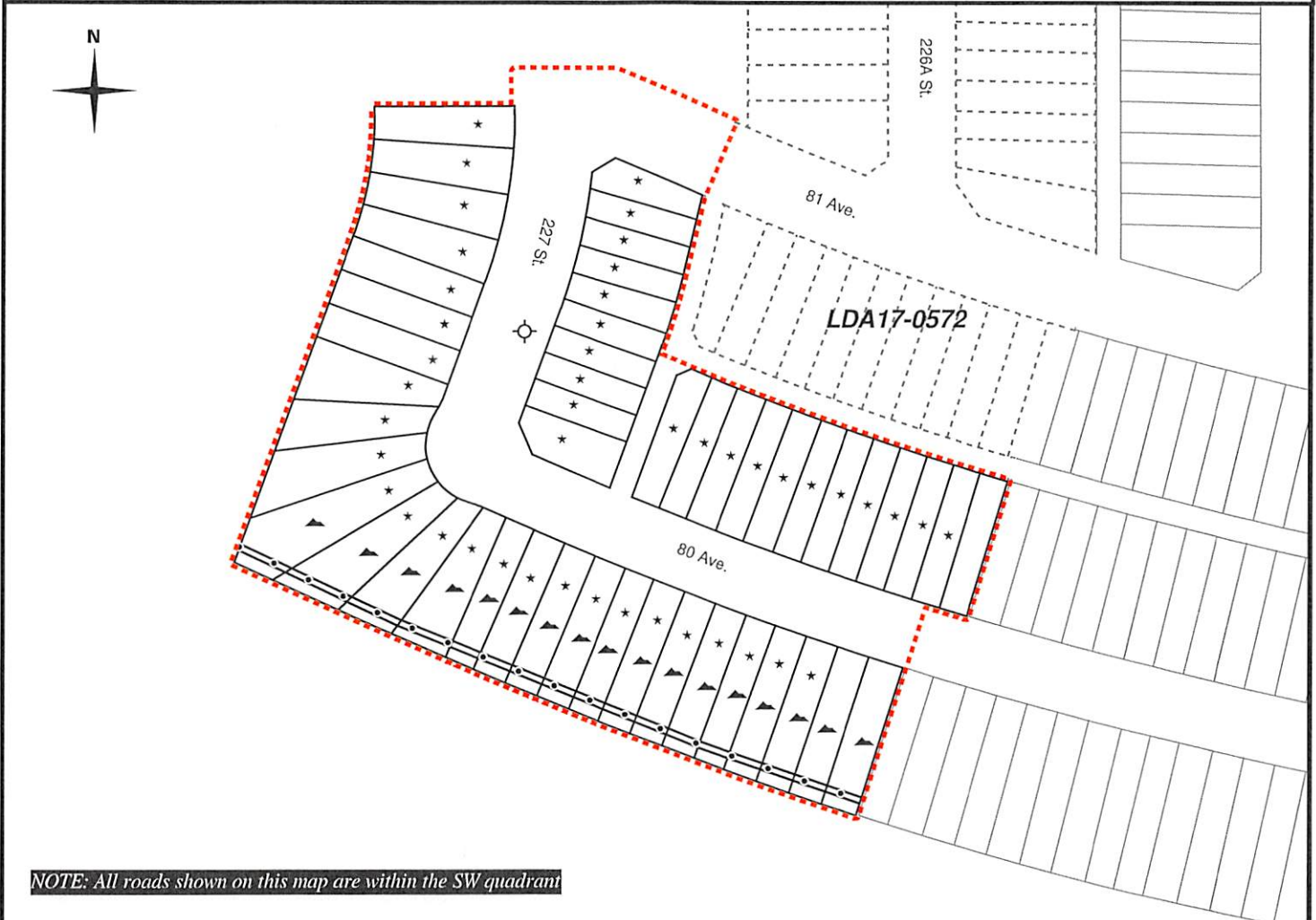
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

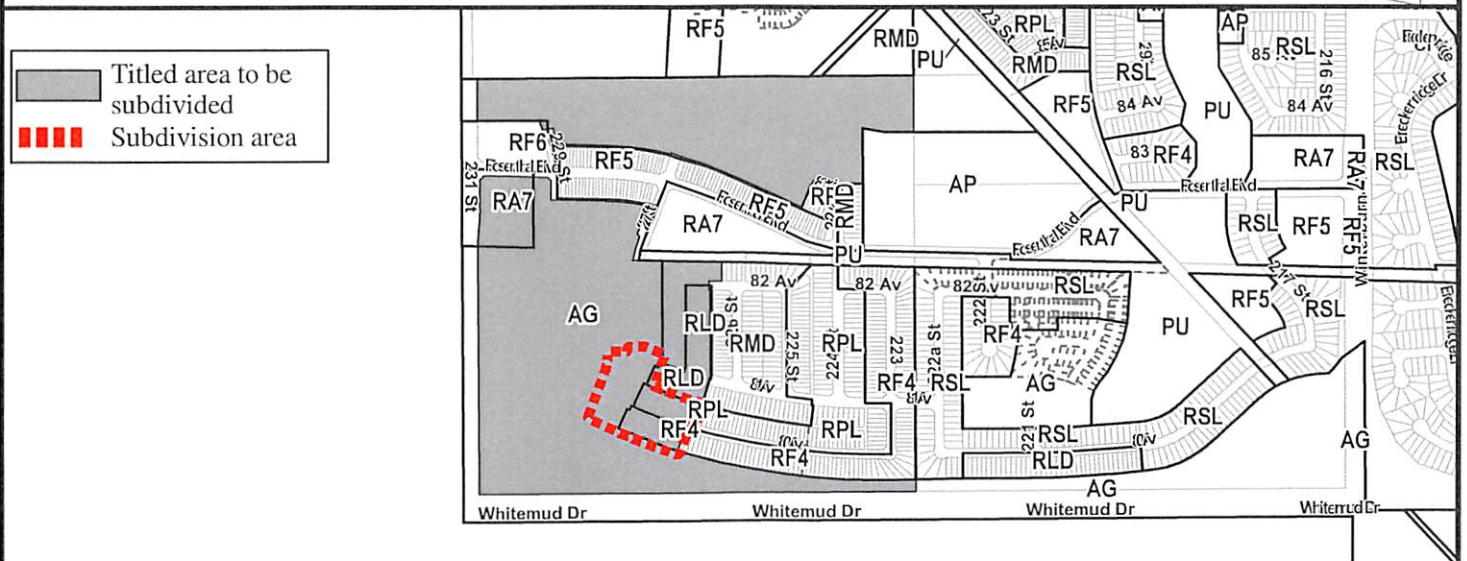
April 8, 2021

LDA21-0011

-  Limit of proposed subdivision
-  Berm and noise attenuation fence
-  Restrictive covenant re: Berm and Fence
-  Withhold lots from registration
-  Abandoned well site



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

April 8, 2021

File No. LDA20-0266

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 13 bare land condominium units from Lot 6, Plan Plan 012 4432, located west of 75 Street NW and south of 68 Avenue NW; **DAVIES INDUSTRIAL EAST**

The Subdivision by Bare Land Condominium is APPROVED on April 8, 2021, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$182,632.44 representing 0.2274 hectares (ha) pursuant to Section 666 and Section 667 of the Municipal Government Act;
 2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
 3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
 4. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
 5. that the Environmental Site Assessment (LDA20-0261; Posse #371099765-003) shall be approved prior to the endorsement of the plan of survey;
 6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the units occupied by existing drainage infrastructure, 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; and
7. 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.

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

MR for Lot 6, Plan Plan 012 4432 in the amount of \$182,632.44 representing 0.2274 ha is being provided by money in place with this subdivision. Money in place may change, dependent upon the final plan of survey.

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/kr/Posse #367473849-001

Enclosure

----- Limit of proposed subdivision

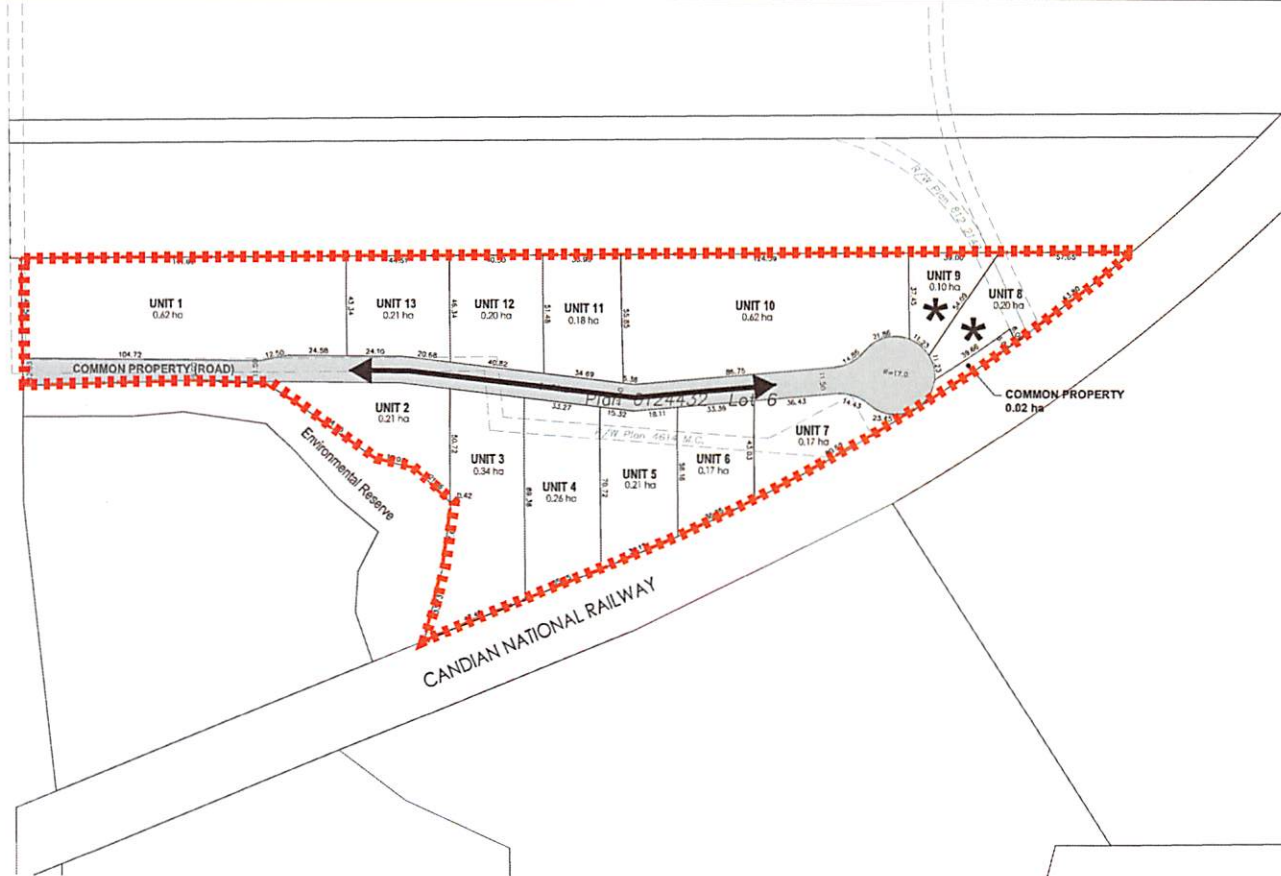
↔ No Parking signage

Register easement

* Restrictive covenant re: Disturbed Soil



75 Street NW



400-10220 103 Avenue
Edmonton, AB T5J 0K4
Tel. 780.917.7000
www.stantec.com

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Notes

All distances are expressed in metres and decimals thereof.
Area to be subdivided outlined thus ----- and contains approximately 3.99 hectares, including 11 medium industrial lots and 2 business industrial lots.

Revision	By	YY MM DD

Client/Project
2206958 Alberta Inc
PLAN SHOWING PROPOSED SUBDIVISION
OF PLAN 0124432 LOT 6
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
6145 - 75 STREET NW

Project No.	Scale
1161 109020 KC	1:2000
November 26, 2020	



X:\1\1161\109020\Urban\Engineering\Subdivisions\6145 75 St_21\109020.dwg
 2020/11/26 08:53 AM by: jason.chen, jason.chen