

Thursday, June 06, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 06, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 30, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0103 495794507-001	Tentative plan of subdivision to create 120 residential lots, one (1) Municipal Reserve Lot, one (1) Environmental Reserve Lot, and three (3) Public Utility Lots from Plan 1934 RS, Block B, and Plan 1934 RS, Block C, located east of Meridian Street and south of 161 Avenue NE; HORSEHILL NEIGHBOURHOOD 1A
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA21-0507 407416809-001	REVISION of conditionally approved tentative plan of subdivision to create 90 residential lots, from the SW 19-53-25-W4M located north of Trumpeter Way NW and east of Winterburn Road NW; TRUMPETER
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA22-0473 443914800-001	REVISION of conditionally approved tentative plan of subdivision to create 170 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; KINGLET GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0135 504347231-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 209, Block 21, Plan 2220938 located south of 25 Avenue NW and west of 66 Street NW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0145 505806090-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 16, Block 14, Plan 5457 KS, located north of 132 Avenue NW and west of 102 Street NW; ROSSLYN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0185 508990181-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 4, Plan 5559 KS, located south of 83 Avenue NW and east of 159 Street NW; LYNNWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 6, 2024

File No. LDA24-0103

Invistec Consulting Ltd.
1700, 10130 - 103 Street NW
Edmonton, AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 120 residential lots, one (1) Municipal Reserve Lot, one (1) Environmental Reserve Lot, and three (3) Public Utility Lots from Plan 1934 RS, Block B, and Plan 1934 RS, Block C, located east of Meridian Street and south of 161 Avenue NE; **HORSEHILL NEIGHBOURHOOD 1A**

I The Subdivision by Plan is APPROVED on June 6, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 3.204 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 2.343 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into Deferred Servicing Agreements with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant portions of Block B, Plan 1934 RS, and Block C, Plan 1934 RS, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. that the owner prepare the necessary plans and documentation to remove the inactive Utility Right of Way that runs through the site (Plan No. 1861 HW);

8. that the owner dedicate additional road right of way for both the Meridian Street NE Arterial roadway and the 153 Avenue NW Arterial roadway from the adjacent parcels (Lot 1, Block 1, Plan 202 1173 and NE ¼- 32-53-23-W4M), to construct the first two lanes, to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that subject to Condition I (8) above, the owner clear and level Meridian Street NE and 153 Avenue NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
10. that the owner dedicate road right of way for 2 Street NE from the adjacent parcel (Lot 1, Block 1, Plan 202 1173) to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the subdivision boundary be amended to include the dedication of 2 Street NE, as required, to 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;
12. that Charter Bylaw 20846 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
13. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing geotechnical report (File No. 6909-2), as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner register temporary public access easements for a temporary 6 m roadway, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner register an easement in favour of EPCOR Drainage to facilitate connection of the public storm sewer system to the downstream private infrastructure on the Quarry Golf Course lands;
17. that the owner register an easement for the offsite storm sewer extension and for the offsite portion of the SWMF, as shown on the "Conditions of Approval" map, Enclosure I; and
18. 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 (3) 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles for the skewed intersections along the enhanced local roadway to verify the required turning movements in accordance with Fire Rescue Services Guidelines, and parking ban may be required to accommodate the turning manoeuvres;
9. that the owner construct the first two lanes of 153 Avenue NW to an arterial roadway standard, from the existing urbanized section to the intersection of Meridian Street NE and 2 Street NE, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the Conditions of Approval map, Enclosure II. Preliminary plans are required to be approved for Meridian Street NE prior to the approval of engineering drawings for arterial, to the satisfaction of Subdivision and Development Coordination;
10. that the owner remove the road structure of the existing portion of the 153 Avenue NW arterial roadway between the existing urban section and the realigned 2 Street NE collector and remediate the road closure area, as shown on the Conditions of Approval map, Enclosure II. All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation / modification deemed necessary as a result of the closure, will be the responsibility of the owner;
11. that the owner construct the first two east lanes of Meridian Street NE to an arterial roadway standard, from the intersection of 153 Avenue NW and 2 Street NE to 161 Avenue NW, including the complete intersection at 161 Avenue NW, channelization, accesses, other intersection, 3 m shared use path on the east side, lighting, landscaping and any transitional improvements, as shown on the Conditions of Approval map, Enclosure I. Preliminary plans are required to be approved for Meridian Street NE prior to the approval of engineering drawings for arterial, to the satisfaction of Subdivision and Development Coordination;

12. that the owner construct the collector roadway, 2 Street NE, to an approved Complete Streets design and cross-section, including 3 m shared use path, and any utility modifications and/or relocations, as shown on the Conditions of Approval map, Enclosures I and II. The transition from an urban collector standard to the existing rural roadway must be constructed to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the Conditions of Approval map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or at the discretion and direction of Subdivision and Development Coordination);
14. that the owner construct temporary 6 m wide gravel surface roadway connections, as shown on the Conditions of Approval map, Enclosure I. These roadways will also serve as a temporary emergency access roadways and are required prior to CCC for roads (or when required by Subdivision and Development Coordination);
15. that the owner pay for the installation of traffic signals and any additional infrastructure modifications to support this installation, as shown on the "Conditions of Approval" map, Enclosure II. 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 City Operations. If traffic signals are not deemed warranted by City 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;
16. that the owner pay for installation of "no parking" signage on the enhanced local roadways, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the Conditions of Approval, Enclosure I. Details relative to this requirement will be further reviewed with the submission of detailed engineering drawings;
17. that the owner construct appropriate traffic calming measures at the shared use path crossing on the proposed enhanced local roadway, such as but not limited to curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions or pedestrian signage to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the Conditions of Approval map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
18. that the owner construct an at-grade wildlife crossing at the shared use path crossing on the proposed enhanced local roadway, in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on the Conditions of Approval map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);

19. that the owner construct a wildlife crossing at the intersection of the ravine and Meridian Street NW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
20. that the owner provides naturalized landscaping within the ER lot and Public Utility lots, to the satisfaction of Subdivision and Development Coordination. Ecological considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
21. that the owner construct a 3 m hard-surface shared use path, within the Public Utility Lots containing the pipeline right-of-way, including "Shared Use" signage, bollards and landscaping, as shown on the Conditions of Approval map, Enclosure I;
22. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the SWMF, as shown on the Condition of Approval map, Enclosure I;
23. that the engineering drawings include grading plans to accommodate a 3 m shared use path within the east portion of the SWMF, to the satisfaction of Subdivision and Development Coordination;
24. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, with connections to adjacent shared use path as shown on the Condition of Approval map, Enclosure I;
25. that the owner construct a temporary hard surface pedestrian connection between the SWMF and the south terminus of the "enhanced local roadway", as shown on the Conditions of Approval map, Enclosure I;
26. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner designs and constructs the ultimate SWMF according to the requirements and recommendations of The Department of National Defence (DND) regarding bird hazard mitigation, as per the Edmonton Garrison Heliport Zoning Regulations;
28. that the owner constructs the storm outlet, discharging to the Quarry Golf Course, to the satisfaction of Subdivision and Development Coordination;
29. that the owner constructs offsite sanitary and storm sewers to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown of the Conditions of Approval map, Enclosures I and II;
30. that the owner constructs necessary sanitary and storm sewers along the offsite permanent roadways to be constructed to provide access to the subdivision, to the satisfaction of Subdivision and Development Coordination;
31. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;

32. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
33. that the owner construct all fences wholly on privately-owned land and within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
34. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, and road right of way, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (4) requires that upon further subdivision or upon the issuance of a development permit for Block B, Plan 1934 RS, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 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;
3. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the MR lot, as shown on the Condition of Approval map, Enclosure I; and
4. that the owner is responsible for the landscape design and construction within the Reserve Lot, to the satisfaction of City Departments and affected utility agencies.

IV That the Deferred Servicing Agreement required in Clause I (4) requires that upon further subdivision or upon the issuance of a development permit for Block C, Plan 1934RS, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 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;
3. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, and bollards, through the ravine (along the public utility right of way), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological considerations including lighting and routing will be reviewed through the submission of Engineering Drawings, to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information); and

4. that the owner is responsible for the landscape design and construction within the Reserve Lot, 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 Block B, Plan 1934RS was previously addressed with LDA07-0466 by registering a Deferred Reserve Caveat (DRC 112 137 779) on title. The DRC will be partially discharged to account for 2.343 ha MR dedication. The remaining balance of the DRC will carry forward on the remainder of the title.

MR for Block C, Plan 1934RS was previously addressed with LDA07-0466 by registering a Deferred Reserve Caveat (DRC 112 137 781) on title. The DRC will be partially discharged to account for 3.204 ha ER dedication. The remaining balance of 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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #495794507-001

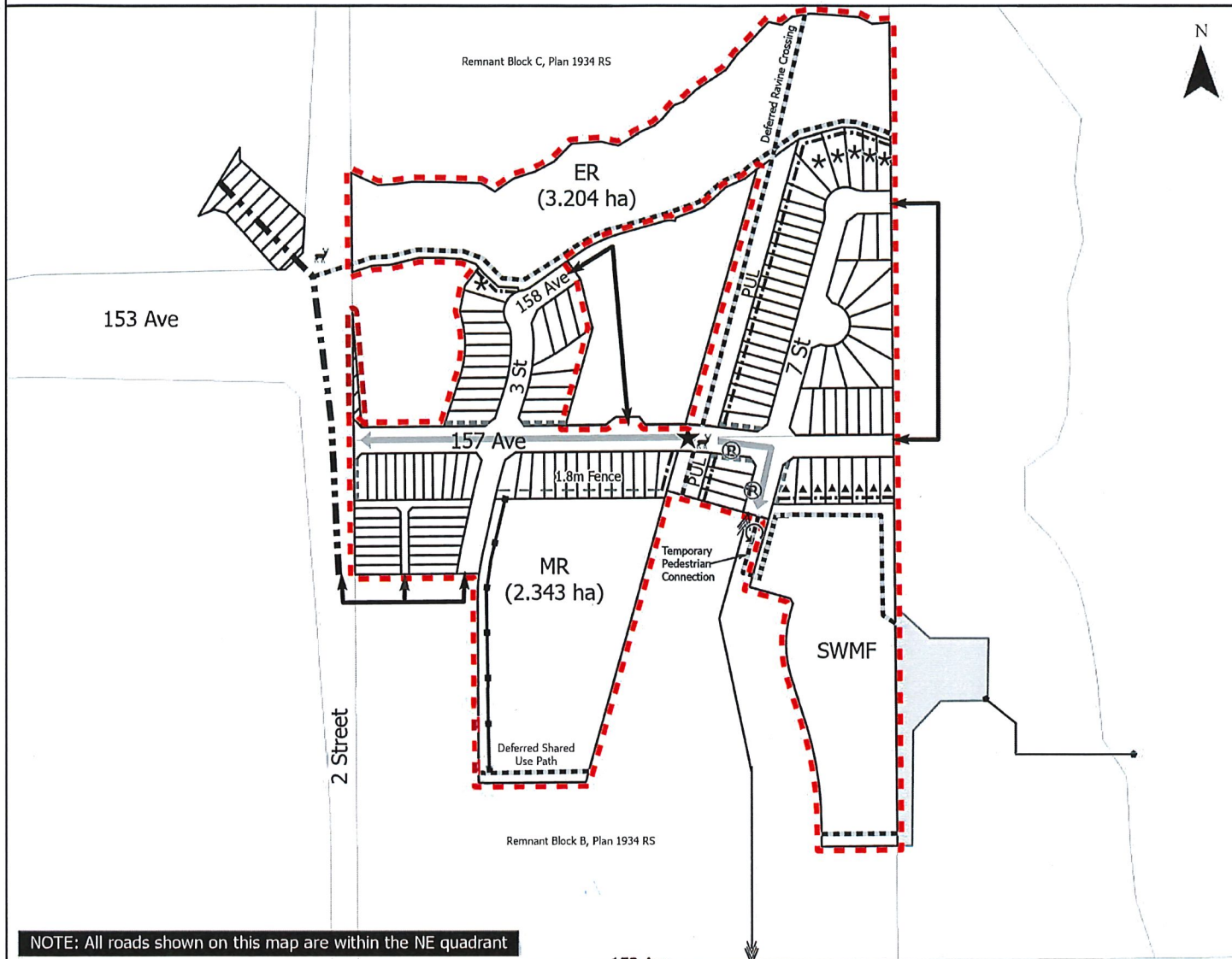
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

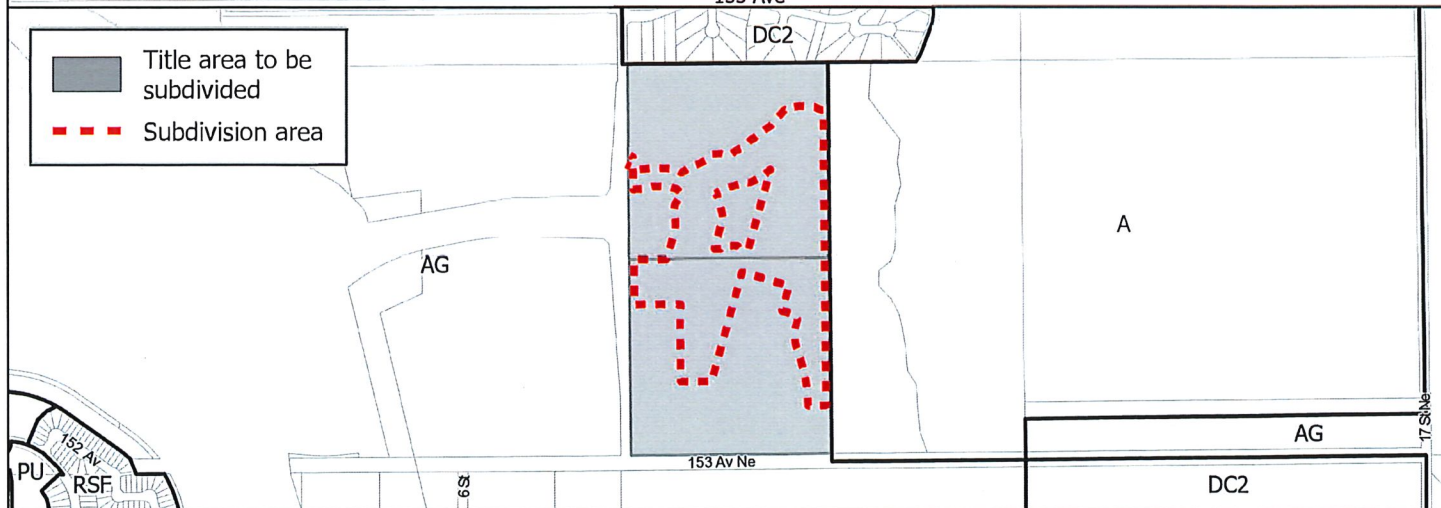
June 6, 2024

LDA24-0103

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|---|---|--|---|---|
| <ul style="list-style-type: none"> ■ Limit of Proposed Subdivision - - Amend Subdivision Boundary as Required --- Construct 3m SUP - - - 1.2m Uniform Fence --- Construct 1.8m Fence as per Zoning Bylaw | <ul style="list-style-type: none"> — Post and Rail Fence ↔ Construct 6m Temporary Access Road; Register Easement ↔ Construct Enhanced Local Roadway ↔ Construct Collector Roadway with Shared Use Path ↔ Watermain Extension | <ul style="list-style-type: none"> → Storm Sewer Extension; Register Easement - - - Construct 1.8 m Uniform Fence □ Construct Ultimate SWMF (Including Grading Plans for 3m SUP); Register Easement | <ul style="list-style-type: none"> ▨ Dedicate as Road Right of Way as Required Ⓡ Install No Parking Signage ▲ Restrictive covenant re: Freeboard ★ Restrictive Covenant re: Top of Bank | <ul style="list-style-type: none"> ★ Construct Traffic Calming Infrastructure ↻ Construct Temporary Turnaround ↔ Wildlife Crossing |
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NOTE: All roads shown on this map are within the NE quadrant





SUBDIVISION CONDITIONS OF APPROVAL MAP

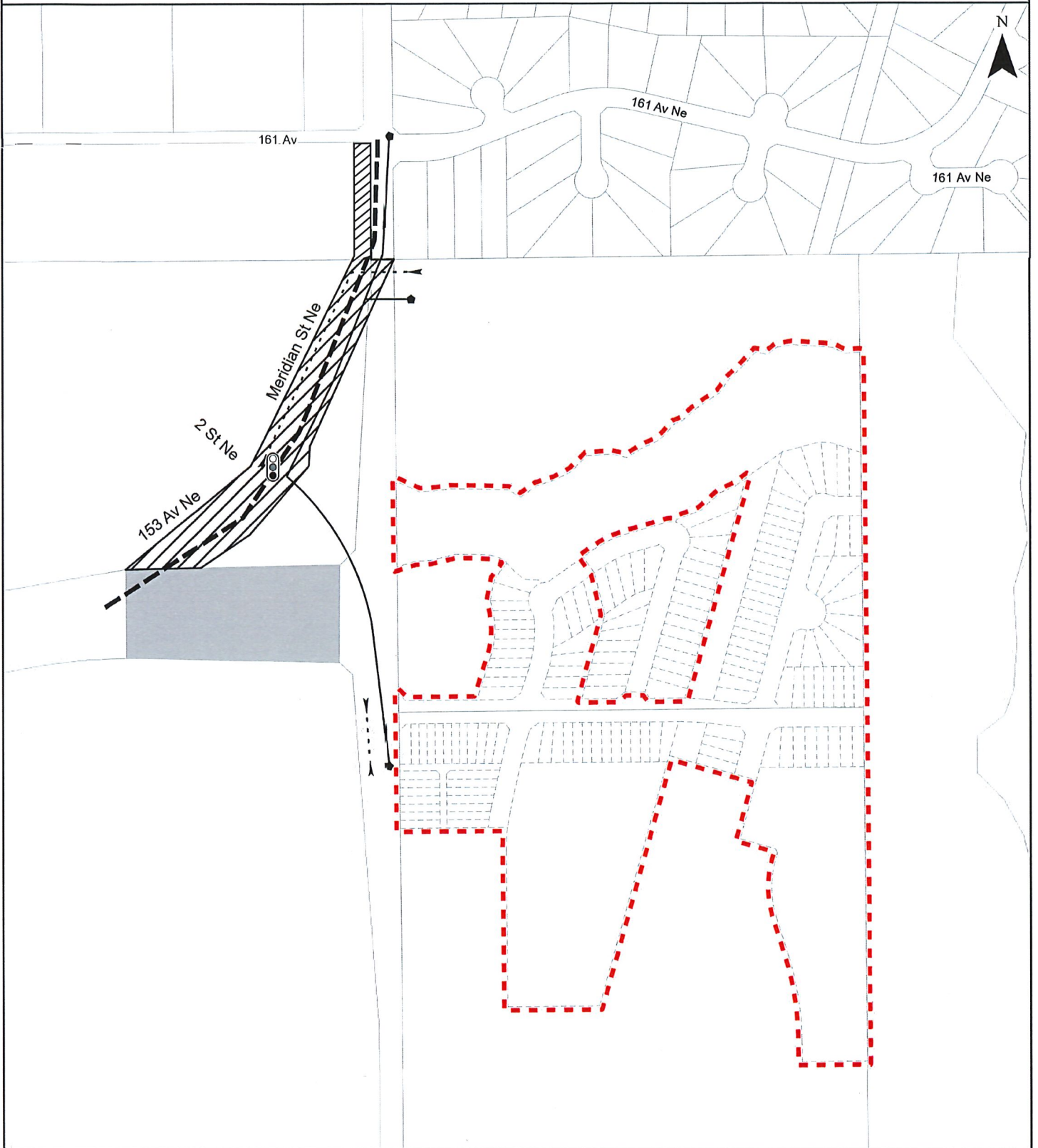
June 6, 2024

LDA24-0103

- Limit of Proposed Subdivision
- Storm Sewer Extension
- - - Sanitary Sewer Extension
- 🚦 Pay for Traffic Signal Installation

— Construct First Two Lanes to an Arterial Roadway Standard Including 3.0m Shared Use Path Along the East Side

-  Dedicate as Road Right of Way as Required
-  Remove Existing Road Structure and Remediate Closure Area





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 6, 2024

File No. LDA21-0507

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 90 residential lots, from the SW 19-53-25-W4M located north of Trumpeter Way NW and east of Winterburn Road NW; **TRUMPETER**

The subdivision was initially approved on January 13, 2022. Phases 1 and 2 have been registered. This Change Request adds two additional lots to Phase 3. This increases the total lot count from 90 to 92.

I The Subdivision by Plan is APPROVED on June 6, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a 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
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:

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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. 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;
9. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. 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);
11. 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;
12. that the owner constructs a 3 m hard surface shared use path within the PUL corridor with "Shared Use" signage, lighting, bollards and landscaping, with a connection to the adjacent shared use path in the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, 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 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 Reserves for Pt. SW ¼ 19-53-25-4 were previously addressed with LDA18-0032 by registering a 4.416ha DRC on title. 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/mc/Posse #407416809-001

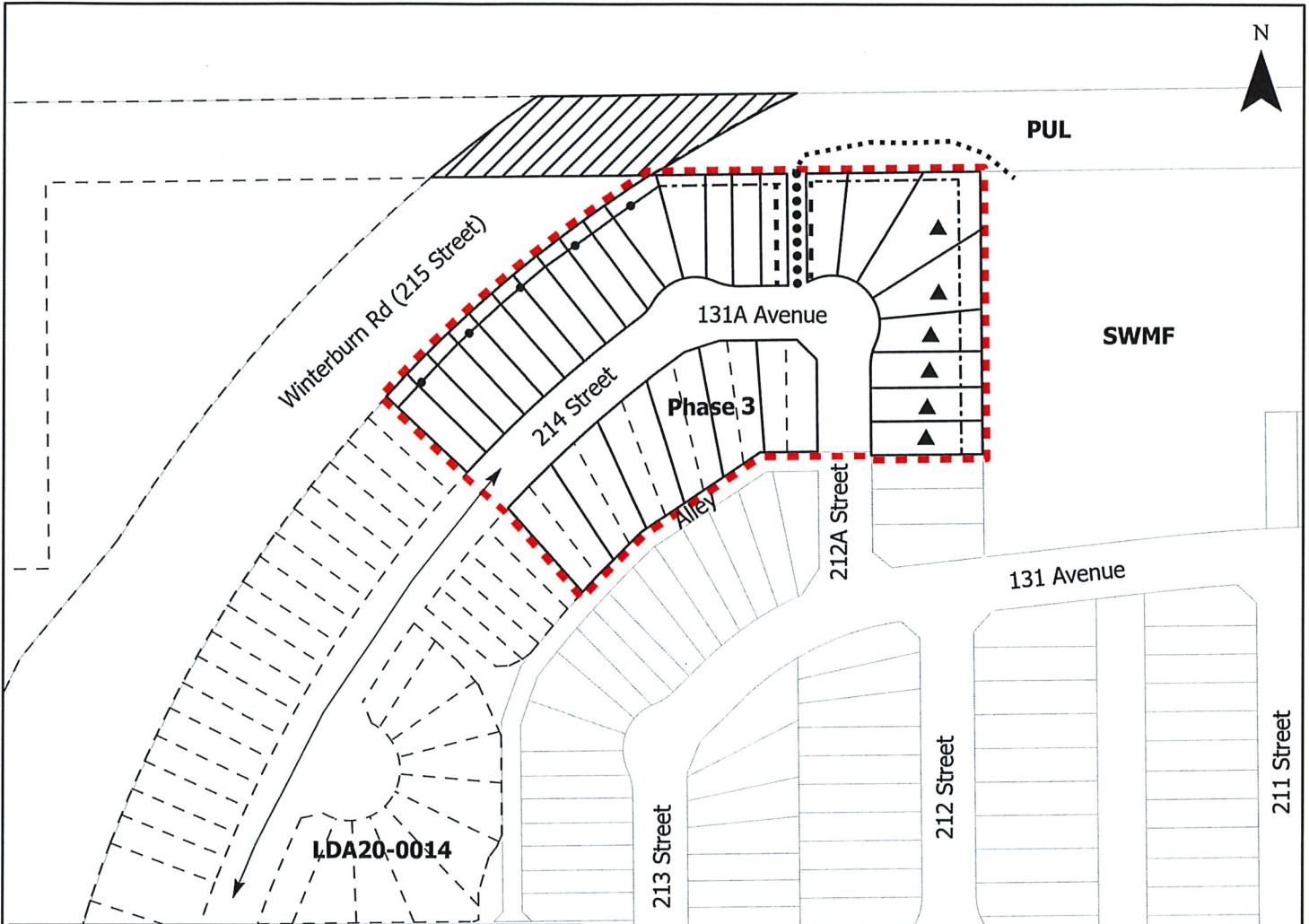
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

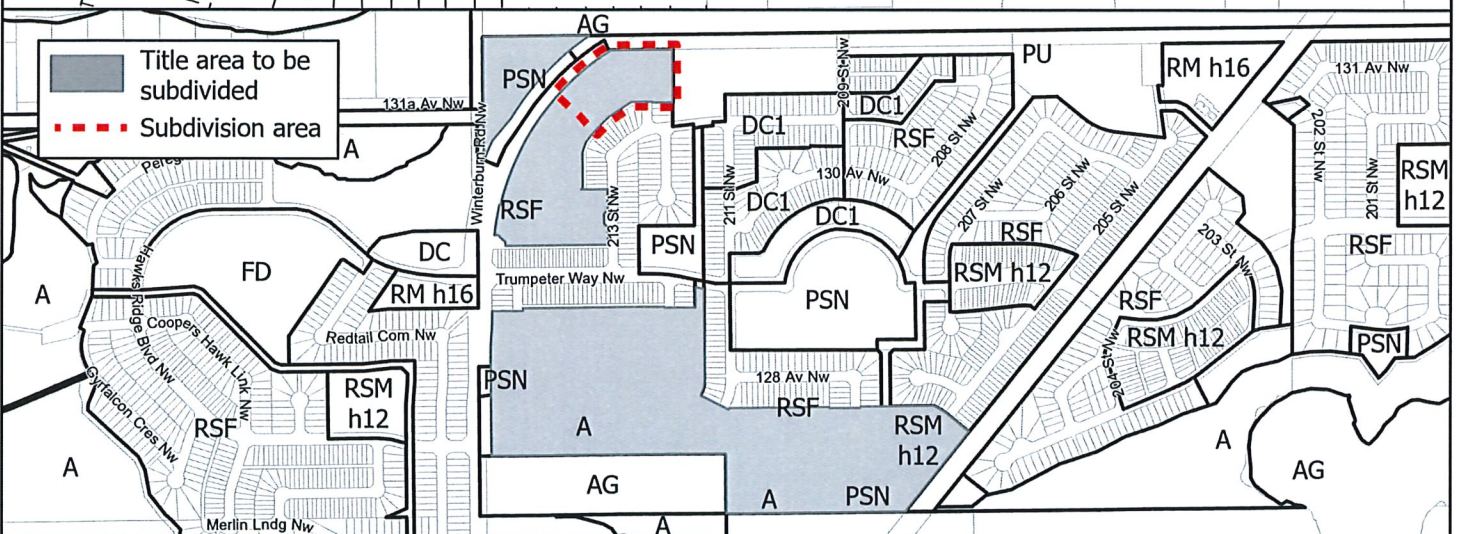
June 6, 2024

LDA21-0507

- ■ ■ ■ Limit of proposed subdivision
- ■ ■ ■ 1.8m Uniform Fence - Zoning bylaw
- 1.2m Uniform Fence
- Noise Attenuation Fence
- ←→ Temporary 6m roadway
- 3m Hard surface shared use path
- Concrete Sidewalk 1.8m
- ▲ Restrictive covenant re:Freeboard
- ▨ Dedicate as road right of way



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 6, 2024

File No. LDA22-0473

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 170 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

This subdivision was originally approved on April 6, 2023. The first Change Request (August 10, 2023) adjusted the lotting of the residential lots along Warbler Loop to accommodate a 6m drainage easement, and added the ER lot to the application boundary. The second Change Request (February 8, 2024) adjusts the lotting along Kinglet Drive to allow for one additional residential lot, and slightly shifts the subdivision boundary along Oriole Crescent and Oriole Way. This third Change Request reduces the subdivision boundary, thereby omitting seven residential lots. However, the lot count remains the same, as seven residential lots are added along the north side of Kinglet Drive.

I The Subdivision by Plan is APPROVED on June 6, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 9.734 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.490 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton 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 a Technical Memorandum for Big Lake Area is approved to the satisfaction of Subdivision and Development Coordination and Planning Coordination, prior to endorsement of this subdivision;

6. that the owner register a temporary public access easement for the 7 m temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure II;
7. that Charter Bylaw 20699 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (3) 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner submits redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;

9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross section, including a 3 m shared use path within Kinglet Drive NW and the north/south collector roadway. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. that the owner construct appropriate traffic calming measures such as but not limited to a zebra marked crosswalk with pedestrian signage, curb ramps, a two-stage crossing, a raised crossing or curb extensions at the shared use path crossings on Kinglet Drive NW collector, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
11. that the owner construct a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) and Municipal Reserve (MR) site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt surface shared use path with "Shared Use" signage, within the top of bank, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
13. that the owner construct a 3 m hard surface shared use path, with lighting and T bollards within the emergency access walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 7 m paved roadway connection from Kinglet Drive NW to 231 Street NW, including lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
15. that the owner pay for the installation of a pedestrian overhead flasher/signal, as shown on the "Conditions of Approval" map, Enclosure II. 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 signal installation will be at the direction of Transportation Operations. If the signal is 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 the signal at that time to fulfill this obligation;

16. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid block crossing on Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This may include modifications to the existing guardrail. Specific details will be reviewed and finalized through the engineering drawing review and approval process;
17. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct the ultimate storm outfall to the satisfaction of Subdivision and Development Coordination;
19. that the engineering drawings include a wildlife crossing in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
20. that the owner construct all fences wholly on privately-owned land, 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 lot, the Reserve lots, road right of way, and walkways to the satisfaction of City Departments and affected utility agencies. Ecological planting considerations in these areas will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information).

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

Municipal Reserves (MR) for the NE-13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA22-0407. The 1.090 ha DRC will be transferred to the NW-13-53-26-W4M with this application.

MR for the NW-13-53-26-W4M was addressed by DRC with LDA21-0115. The DRC will be adjusted to accommodate the ER and MR dedication with this subdivision, and DRC transfer from the NE-13-53-26-W4M. The 3.769 ha DRC balance 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

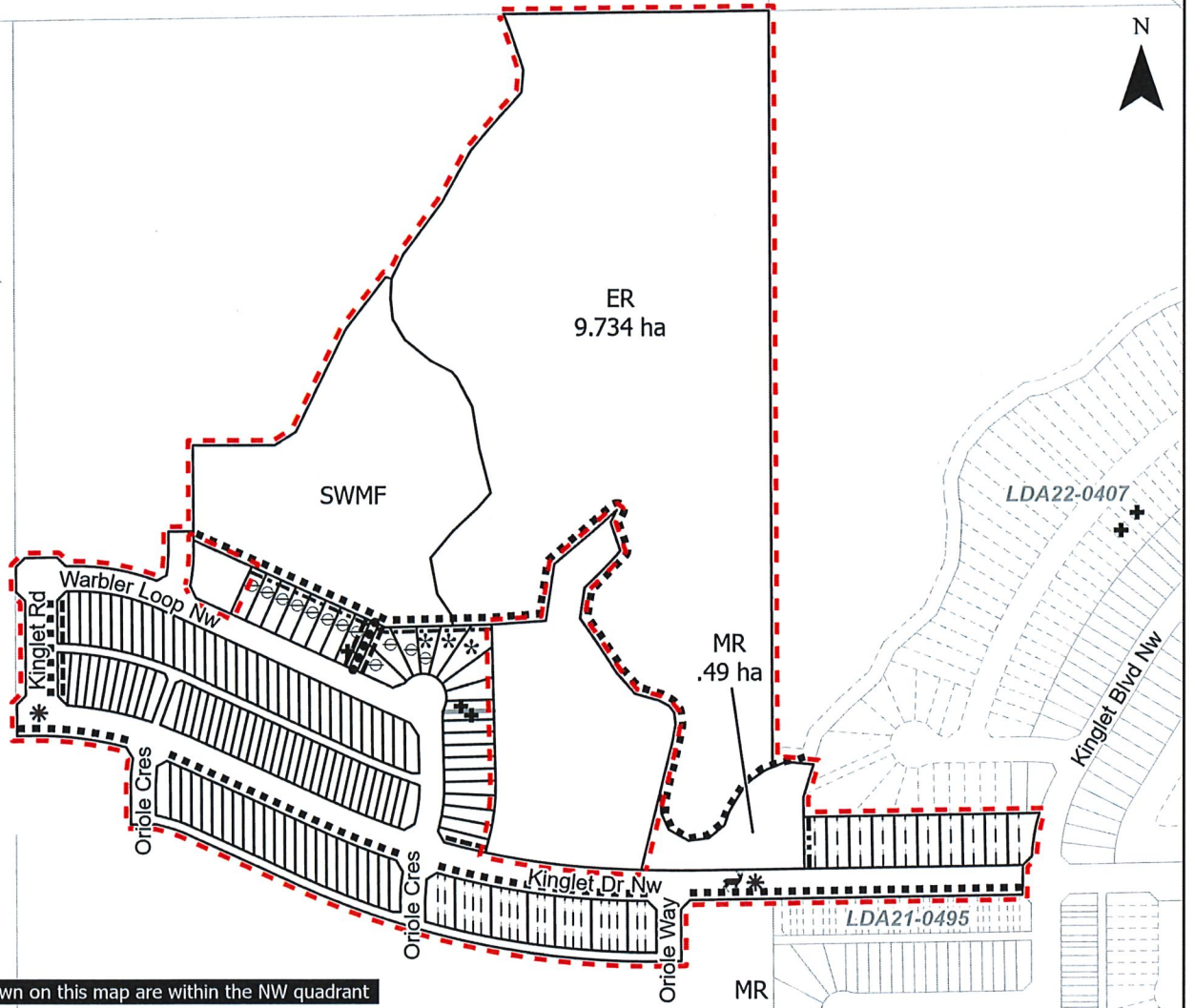
BM/mc/Posse #443914800-001

Enclosures

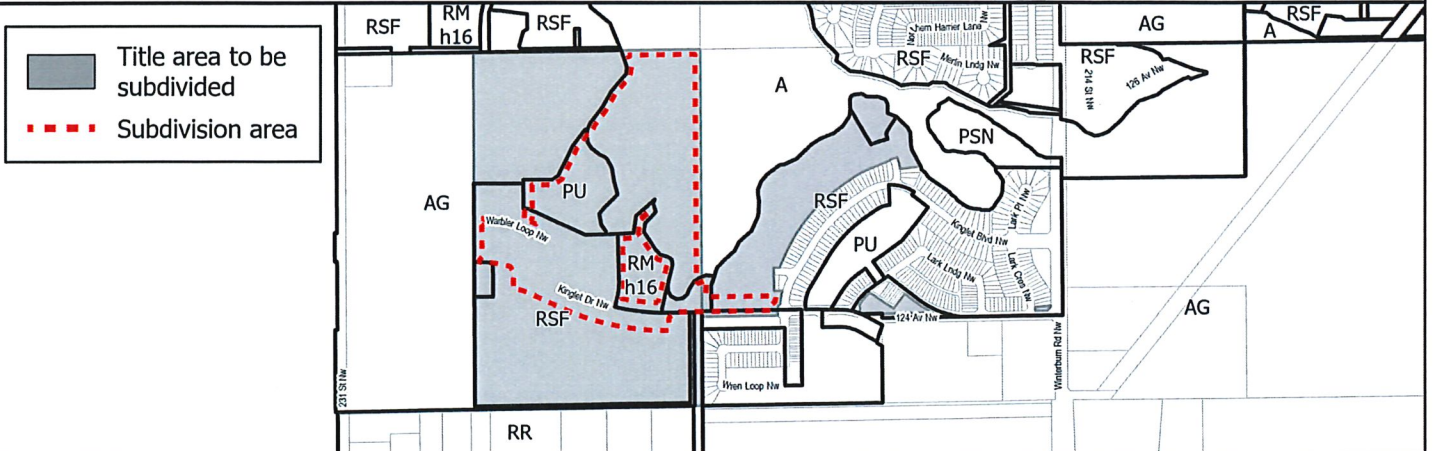
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 6, 2024 LDA22-0473

- | | | |
|---|---------------------------------------|---|
| ■ ■ ■ ■ Limit of proposed subdivision | ■ ■ ■ ■ 3 m shared use path | * Restrictive covenant re: Top of Bank |
| - - - 1.2 m uniform fence | ● ● ● ● 3 m emergency access sidewalk | + Restrictive covenant re: Disturbed soil |
| - - - - 1.8 m uniform screen fence | — Utility easement | ⊖ Restrictive covenant re: Freeboard |
| - - - - 1.8 m uniform fence as per Zoning Bylaw | * Traffic calming measures | |
| | 🦌 Wildlife crossing | |



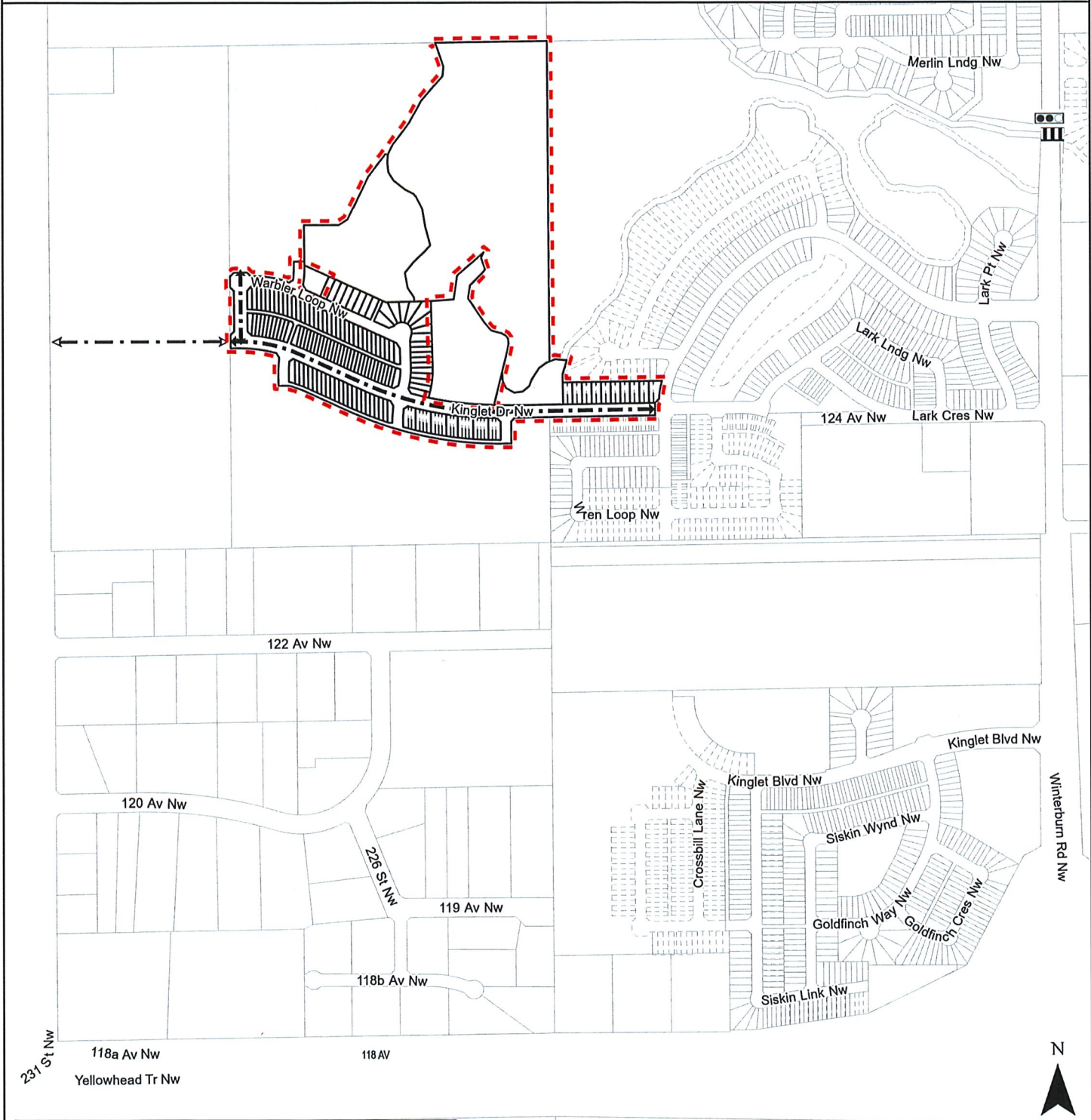
NOTE: All roads shown on this map are within the NW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 6, 2024 LDA22-0473

- ■ ■ ■ Limit of proposed subdivision
- ← · · → Temporary 7 m roadway; Register easement
- ← · · → Construct to a complete streets design; Dedicate additional road right of way (if deemed necessary)
- ▤▤▤▤ Zebra marked crosswalk
- ⓪⓪ Pedestrian signal



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



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 6, 2024

File No. LDA24-0135

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 209, Block 21, Plan 2220938 located south of 25 Avenue NW and west of 66 Street NW;
THE ORCHARDS AT ELLERSLIE

The Subdivision by Phased Condominium is APPROVED on June 6, 2024, subject to the following conditions:

1. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
2. 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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/jm/Posse #504347231-001

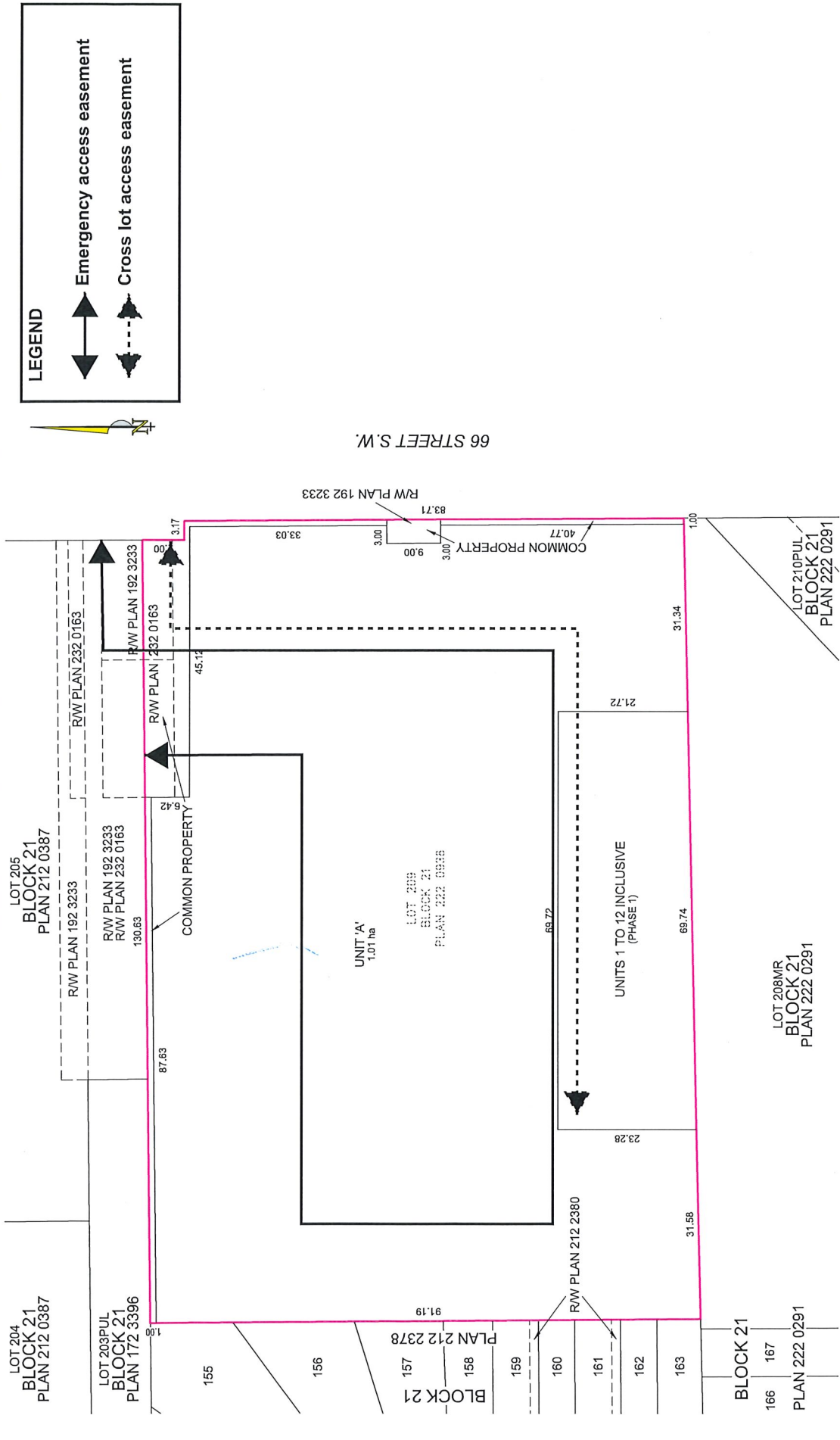
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 6, 2024

LDA24-0135

ENCLOSURE I





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 6, 2024

File No. LDA24-0145

Hagen Surveys (1982) Ltd.
2107 87 Avenue NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 16, Block 14, Plan 5457 KS, located north of 132 Avenue NW and west of 102 Street NW; **ROSSLYN**

The Subdivision by Bare Land Condominium is APPROVED on June 6, 2024, subject to the following condition:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 #505806090-001

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 (\$300.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Note this subdivision will render both proposed condo units deficient in Site Depth for any future Single Detached House development, should the existing Semi-detached House be demolished.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- Due to the size and configuration of the proposed lot, on-street fire protection will be limited to portions of this site directly fronting 156 Avenue NW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage to the satisfaction of City of Edmonton Fire Rescue Services.
- All municipal services must enter the site through Common Property.

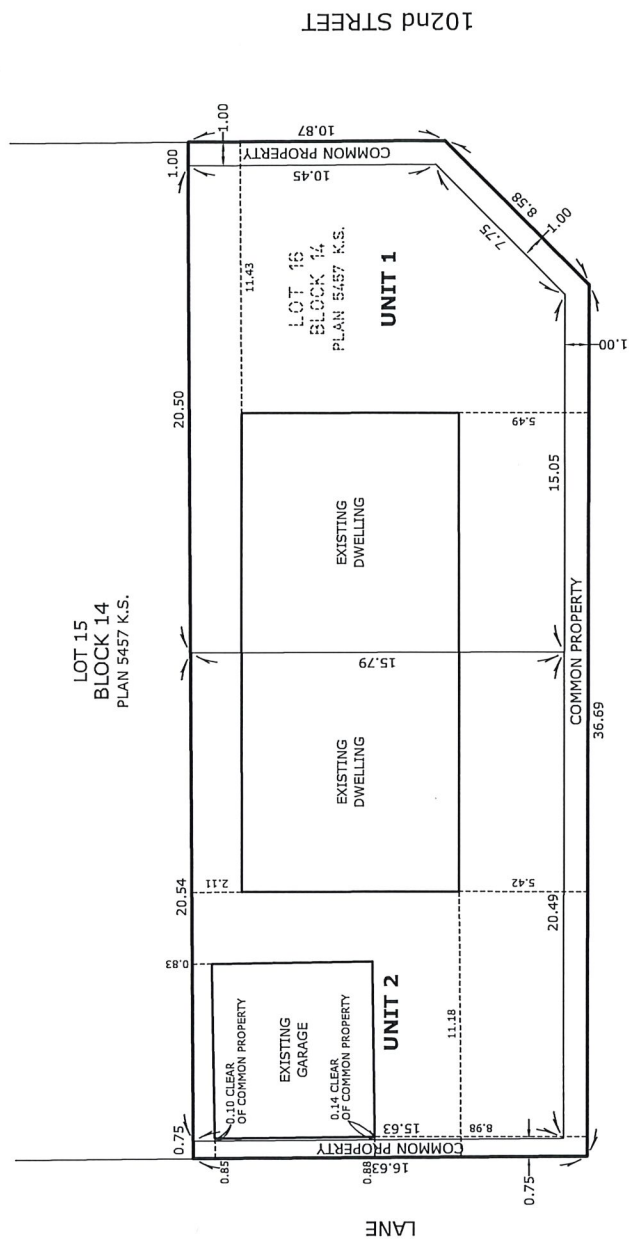
TENTATIVE PLAN
 SHOWING BARELAND SUBDIVISION OF
LOT 16, BLK.14, PLAN 5457 K.S.
 IN THE
N.E.1/4 SEC.20, TWP.53, RGE.24, W. 4M.
EDMONTON, ALBERTA



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

HAGEN SURVEYS
 2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
 Your comprehensive surveying partner.

SURVEYOR'S STAMP		
	CALCULATED BY: V.O.T. DATE: April 5, 2024 DRAWING: 240252T	DRAWN BY: V.O.T. REVISED: -- FILE NO.: 240252





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 6, 2024

File No. LDA24-0185

SATT Engineering Ltd.
206, 3132 - Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 4, Plan 5559 KS, located south of 83 Avenue NW and east of 159 Street NW; **LYNNWOOD**

The Subdivision by Plan is APPROVED on June 6, 2024, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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,

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/tn/Posse #508990181-001

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 (\$715.00 - 2024 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 83 Avenue NW. Upon redevelopment of proposed Lot 1A, the existing residential access to 83 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

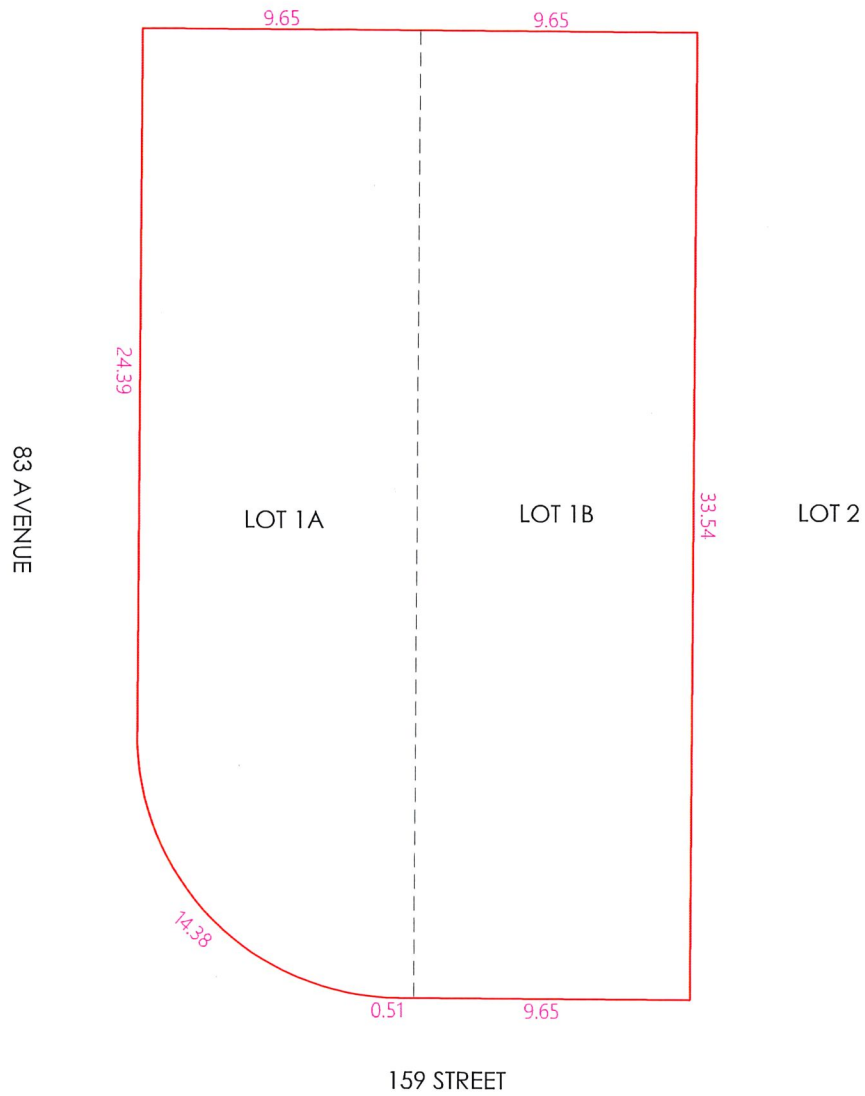
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 2.8 m north of the south property line of existing Lot 1, off 159 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.



LANE



Legal Description: LOT: 1 BLOCK: 4 PLAN: 5559KS
LYNNWOOD

Municipal Address: 15831 83 AVENUE NW, EDMONTON, AB (TO BE DETERMINED)

Owner (s) / Builder: FOOTHILL PROPERTIES

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1641



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com