

Thursday, September 19, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 38

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the September 19, 2024 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the September 12, 2024 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA24-0241 514618514-001	Tentative plan of subdivision to create 73 residential lots, from SW 7-52-25-4, located south of Lessard Road NW and east of Winterburn Road NW; EDGEMONT	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	LDA24-0246 514613565-001	Tentative plan of subdivision to create 127 residential lots and one (1) multi-unit housing lot (MHL) from SW 7-52-25-4, located south of Lessard Road NW and east of Winterburn Road NW; EDGEMONT	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	LDA24-0255 516956780-001	Tentative plan of subdivision to create 58 residential lots from Lot 2, Block C, Plan 242 1038, located west of Heritage Valley Trail SW and south of Callihoo Link SW; CHAPPELLE	

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0272 518852635-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 10MR, Block 44, Plan 882 2434, south of Wedgewood Boulevard NW and west of 184 Street NW; WEDGEWOOD HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0315 520325031-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from Lot 4MR, Block 22, Plan 792 2534, and Lot 9MR, Block 29, Plan 862 2024, located north of 90 Avenue NW and west of 175 Street NW; SUMMERLEA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0289 518998149-001	Tentative plan of subdivision to create two (2) other lots from Lot C, Block 1, Plan 222 2597 and Lot A, Block 1, Plan 212 2223, located north of Maskêkosihk Trail NW and east of 192 Street NW; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

September 19, 2024

File No. LDA24-0241

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 73 residential lots, from SW 7-52-25-4, located south of Lessard Road NW and east of Winterburn Road NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on September 19, 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 subdivision boundary be amended to exclude the portion of the local road right-of-way that is included in LDA22-0481, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA22-0481 and proposed subdivision LDA24-0246 be registered prior to or concurrent with this application to provide the logical roadway and servicing extensions;
5. 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
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit 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 submit 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 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;
9. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway, with a connection to the adjacent sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
11. 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
12. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SW-7-52-25-4 was addressed by a Deferred Reserve Caveat (DRC) that was exhausted for a portion of the school/park site with LDA22-0419.

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/my/Posse #514618514-001

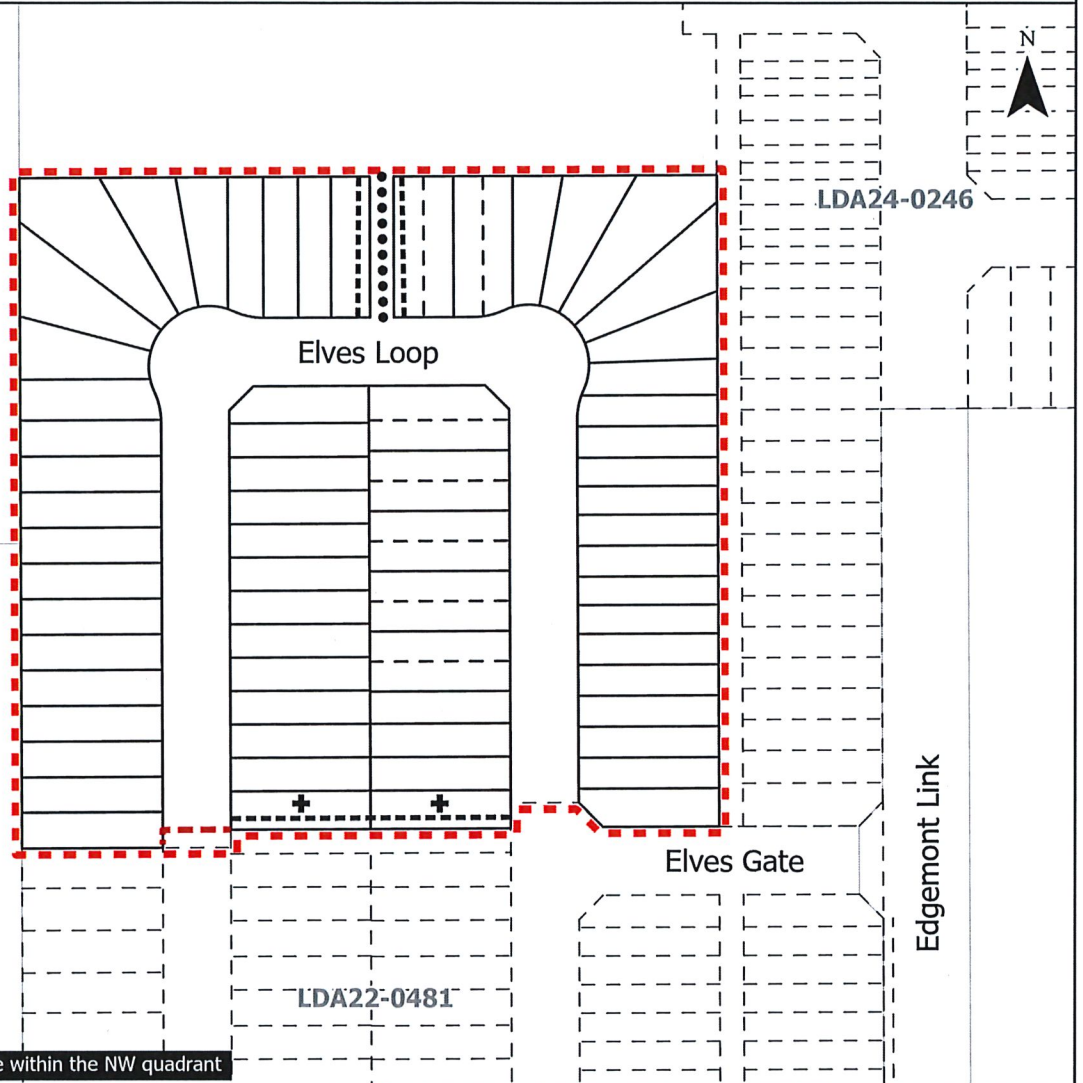
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

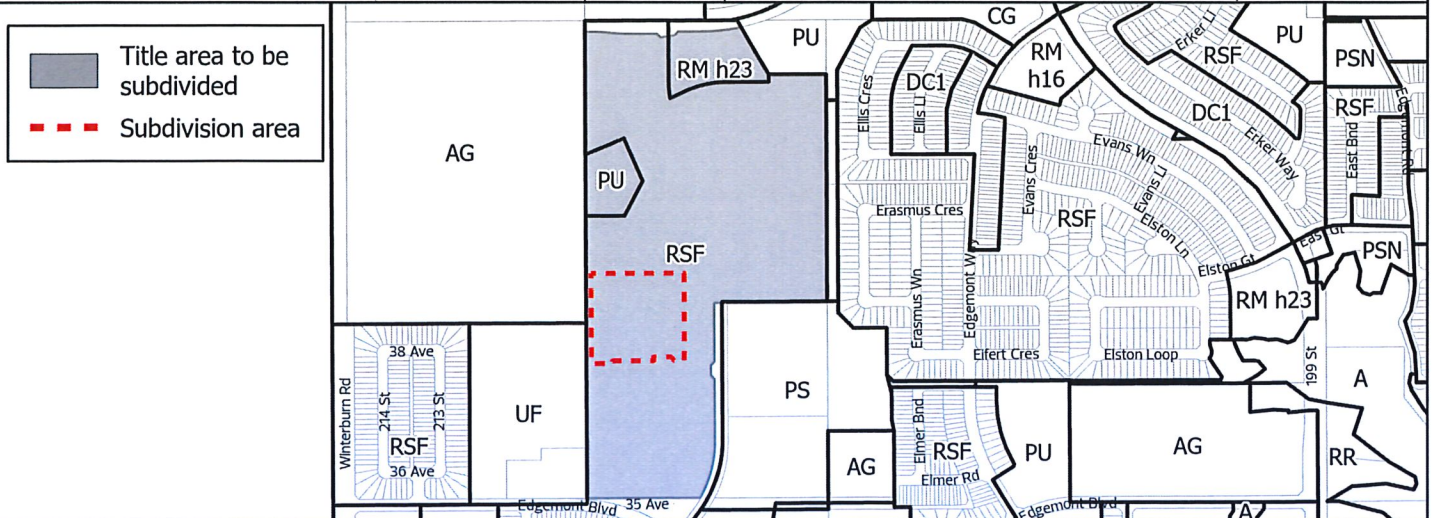
September 19, 2024

LDA24-0241

- ■ ■ Limit of Proposed Subdivision
- ■ ■ Amend Subdivision Boundary
- ● ● 1.8m Concrete Sidewalk
- 1.8m Uniform Fence as per Zoning Bylaw
- + Restrictive Covenant re: Disturbed soil



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

September 19, 2024

File No. LDA24-0246

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 127 residential lots and one (1) multi-unit housing lot (MHL) from SW 7-52-25-4, located south of Lessard Road NW and east of Winterburn Road NW;
EDGEMONT

I The Subdivision by Plan is APPROVED on September 19, 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 in addition to the standard on-site easements, the owner register an off-site easement in favour of EPCOR Drainage Services to allow for a storm sewer main extension to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended and/or the residential property lines be modified, to include the dedication of road right of way to widen a segment of the alley by an additional 2 m, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA22-0481 be registered prior to or concurrent with this application to provide the logical roadway and servicing extensions;
6. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit 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 submit 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;
9. that the owner construct a segment of the north-south alley to a commercial standard with a minimum width of 7 m paved surface, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. The alley will serve as a permanent emergency access route for the future east/west local roadways to the east. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure permanent functionality of the alley/local roadway intersections and to confirm right-of-way requirements;
10. that the owner construct a 3 m asphalt shared use path within Edgemont Link NW to tie into the existing shared use path conditioned with approved subdivision LDA22-0419, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2.5 m concrete mono-walk with straight faced curb and gutter along the east side of Edgemont Link NW adjacent to the future school site, to accommodate pick-up/drop-off activity, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for "no parking" signage on a segment of the north-south alley 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;

13. that the owner design the ultimate Storm Water Management Facility (SWMF) and construct the interim facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
15. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time as the downstream permanent storm sewer systems are completed and operational, to the satisfaction of Subdivision and Development Coordination;
16. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
17. that the owner abandon the temporary storm sewer connection between MH 451T and 4G within Edgemont Link NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct offsite storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Lessard Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SW-7-52-25-4 was addressed by a Deferred Reserve Caveat (DRC) that was exhausted for a portion of the school/park site with LDA22-0419.

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/my/Posse #514613565-001

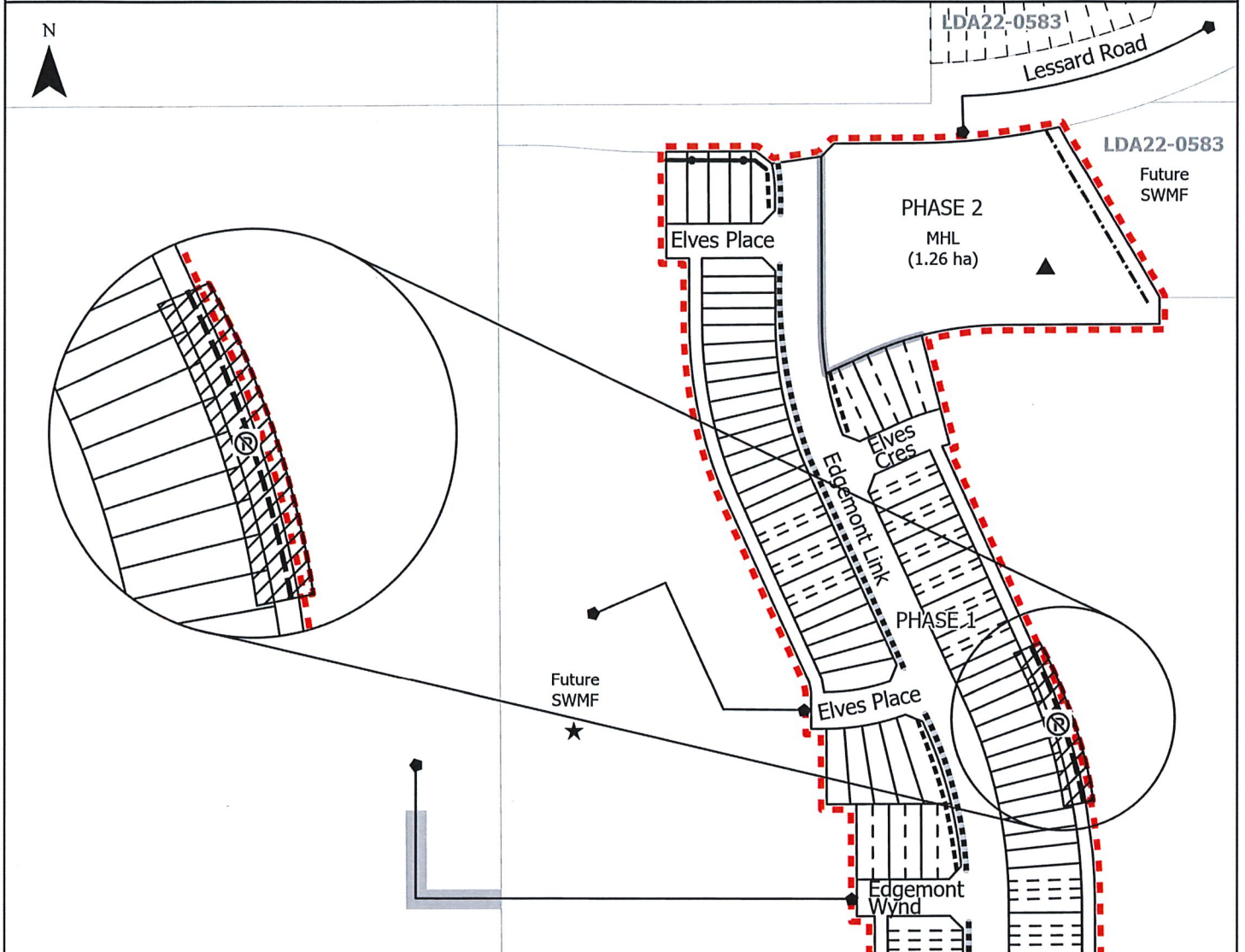
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

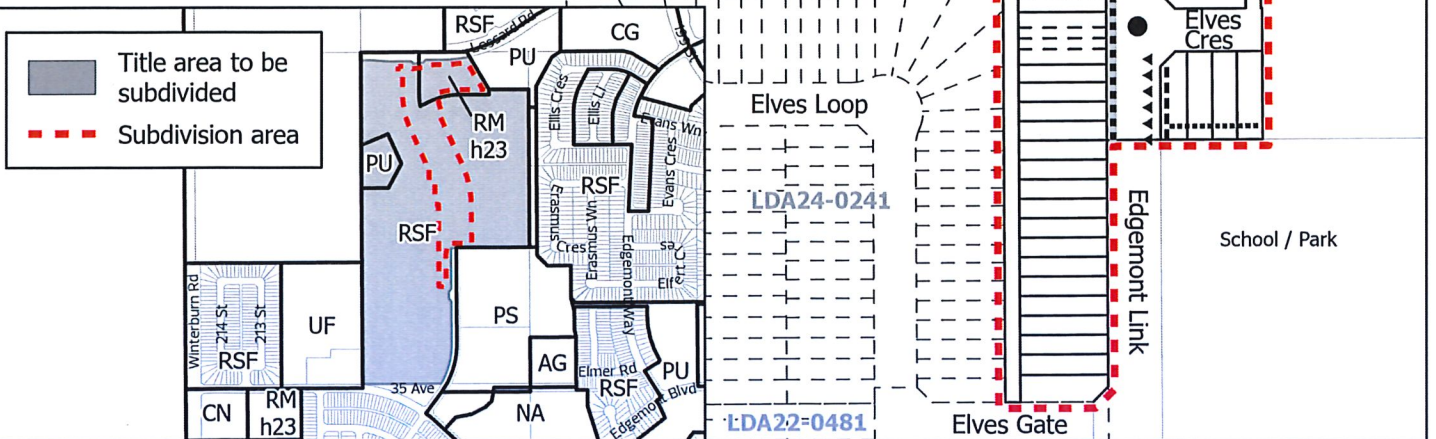
September 19, 2024

LDA24-0246

- Limit of Proposed Subdivision
- Amend Subdivision Boundary
- Phasing Line
- 1.2m Uniform Fence
- 1.8m Uniform Fence as per Zoning Bylaw
- 1.8m Uniform Fence
- 1.8m Noise Attenuation Fence
- 3m Asphalt Shared Use Path
- ▲▲▲ 2.5m Concrete Mono-walk
- Storm Sewer Main Extension
- ▨ Dedicate as Road Right of Way for 8m Alley
- Register Easement
- ▲ Restrictive Covenant re: Freeboard
- ★ Construct Interim Storm Water Management Facility (SWMF)
- Abandon Temporary Storm Sewer Connection
- Ⓝ Construct Commercial Standard Alley with No Parking Signage



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

September 19, 2024

File No. LDA24-0255

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 58 residential lots from Lot 2, Block C, Plan 242 1038, located west of Heritage Valley Trail SW and south of Callihoo Link SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on September 19, 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 LDA24-0078 be registered prior to or concurrent with the registration of the current application to provide logical roadway and utility extensions;
4. that Charter Bylaw 20961 to close portions of Heritage Valley Trail shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner 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;
8. that the owner construct the first two lanes of the Heritage Valley Trail SW to an arterial roadway standard, from 35 Avenue SW to 141 Street SW, by the end of the 2026 construction season, including channelization, right turn bay, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct a 1 m berm centred on the property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Heritage Valley Trail, 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 land, 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 way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block C, Plan 2421038 was addressed by Deferred Reserve Caveat with LDA13-0016. Subsequent to the closure of portions of Heritage Valley Trail (Charter Bylaw 20961), the DRC will be reduced. The DRC will carry forward on title and will be used for the dedication of the future pocket park.

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/tv/Posse #516956780-001

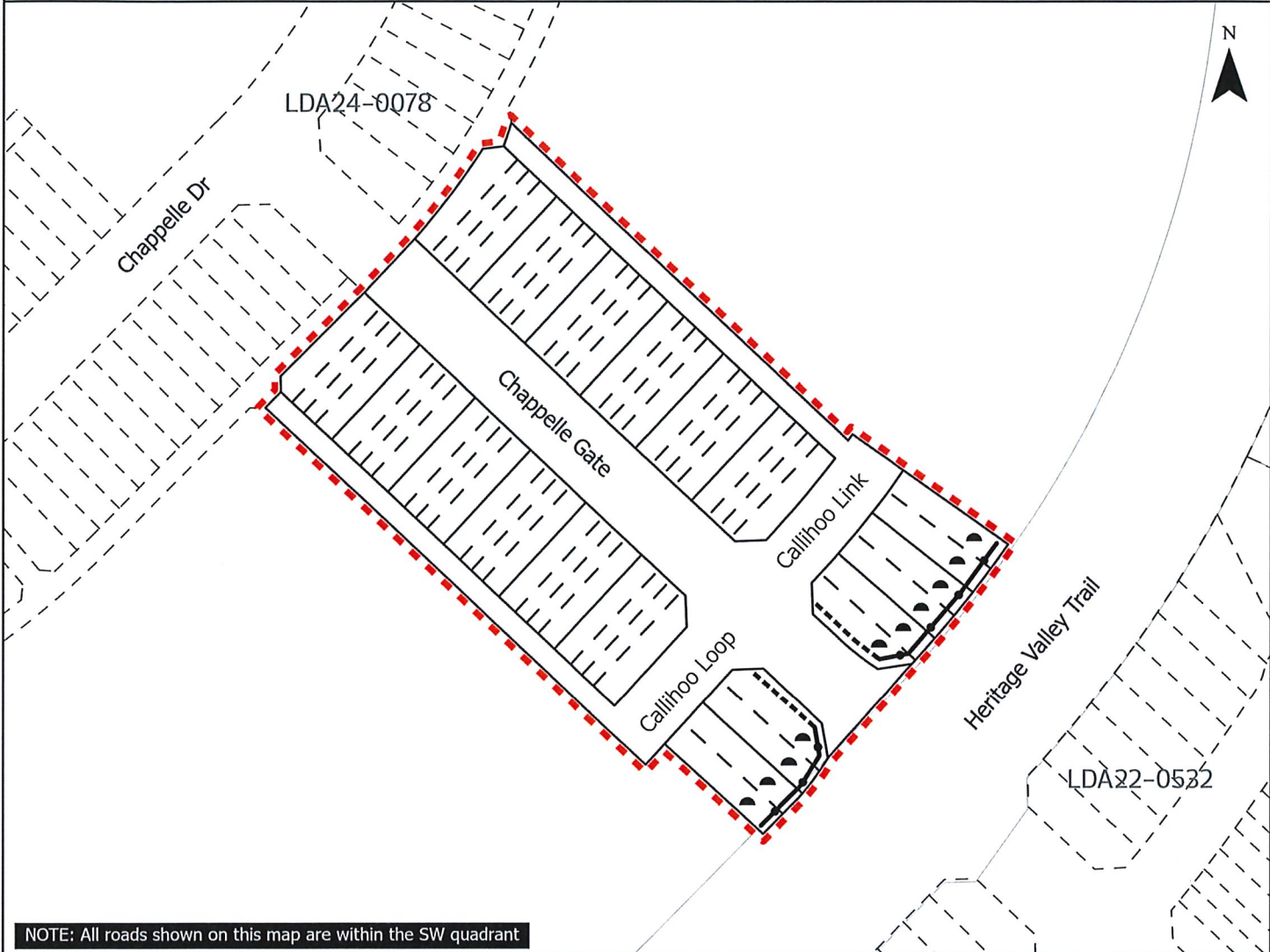
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

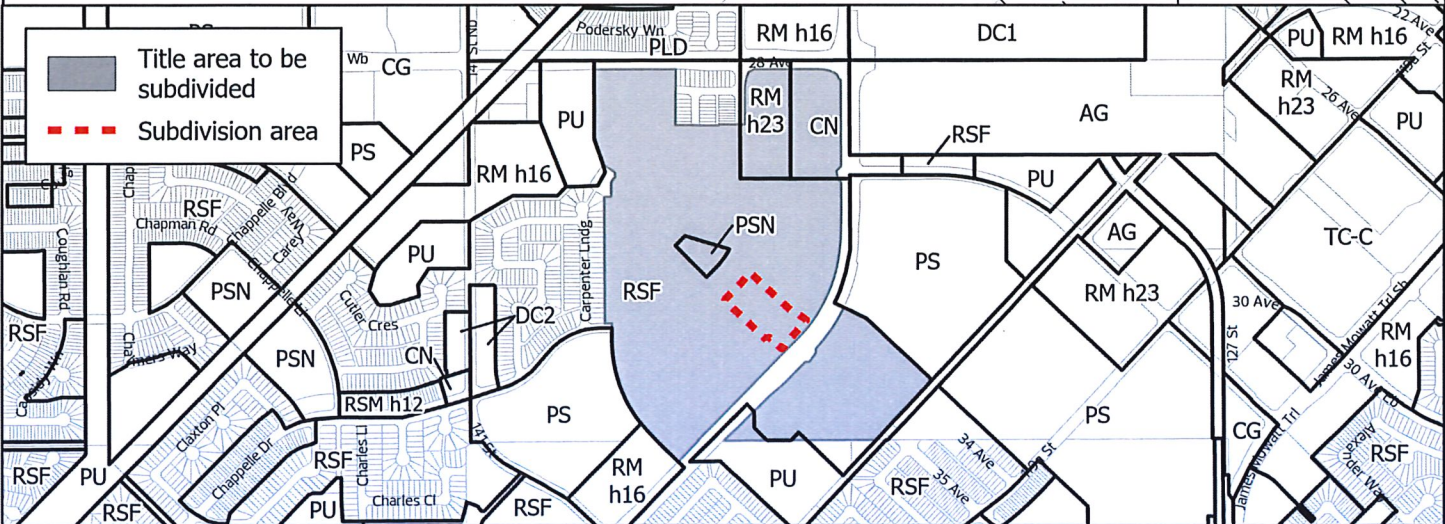
September 19, 2024

LDA24-0255

- ■ ■ Limit of Proposed Subdivision
- 1m Berm and 1.83m Noise Attenuation Fence
- - - Construct 1.8m Fence as per Zoning Bylaw
- ▲ Restrictive Covenant re: Berm and Fence



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

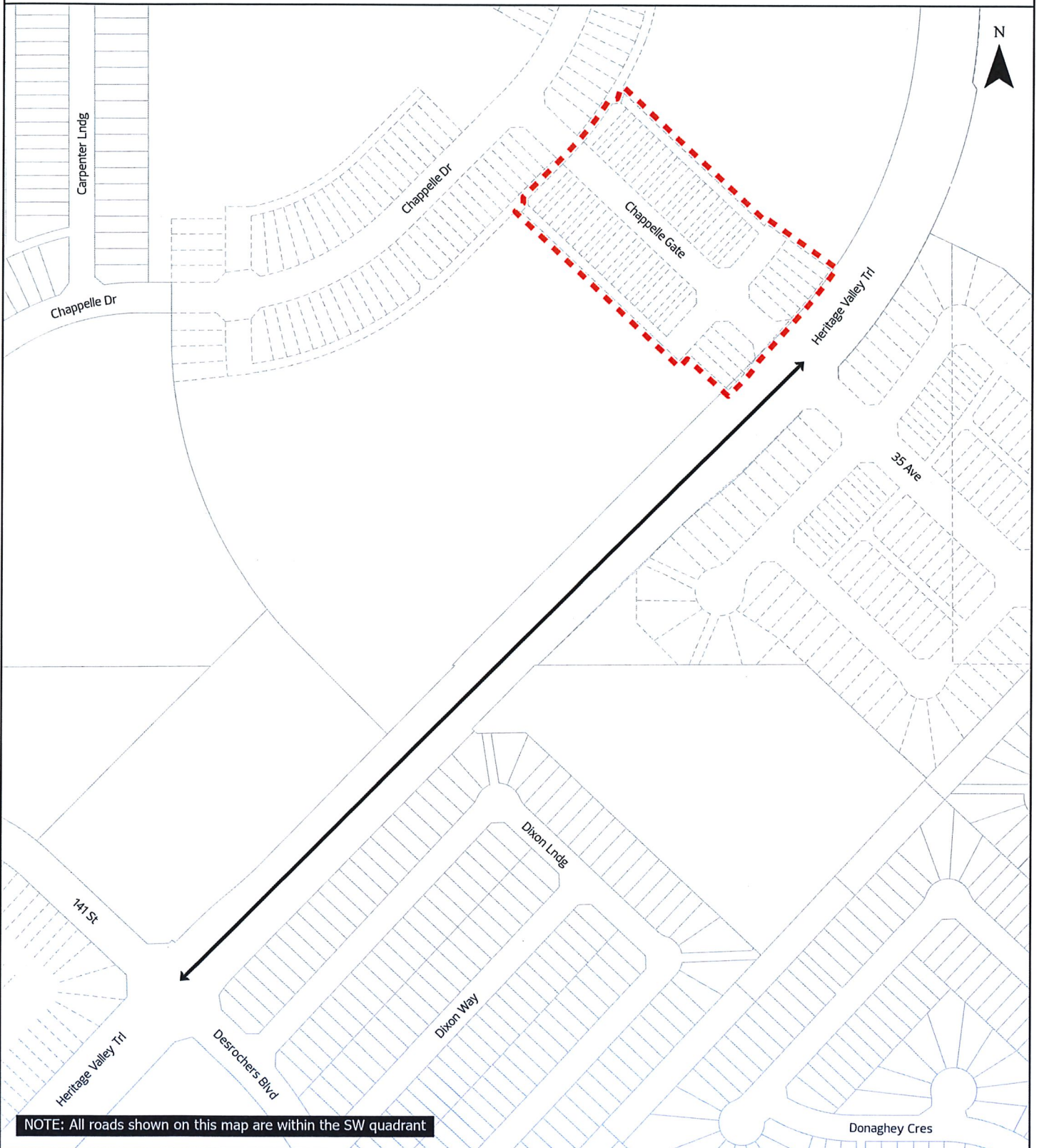


SUBDIVISION CONDITIONS OF APPROVAL MAP

September 19, 2024

LDA24-0255

- ■ ■ Limit of Proposed Subdivision
- ↔ Construct Heritage Valley Trail from 141 Street SW to 35 Avenue SW





Subdivision Authority

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

September 19, 2024

File No. LDA24-0272

City of Edmonton
Land Development Section, Real Estate Branch
10th flr 10111-104 Ave NW
Edmonton AB T5J 4X1

ATTENTION: Sean Conway

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 10MR, Block 44, Plan 882 2434, south of Wedgewood Boulevard NW and west of 184 Street NW;
WEDGEWOOD HEIGHTS

I The Subdivision by Plan is APPROVED on September 19, 2024, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that in addition to the standard on-site easements, the owner register an off-site easement for the existing major drainage swale, in favour of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA24-0249 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to 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 pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Fire hall Offsite Levy 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 reconstruct a segment of the existing asphalt shared use path to the satisfaction of Subdivision and Development Coordination, as shown conceptually on the "Conditions of Approval" map, Enclosure I;
7. That the owner pay for installation of "stop" signage on the local roadway, at the south leg of Weber Gate NW at the intersection of Wedgewood Boulevard NW and Weber Gate NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include grading plans for the remaining park site to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner upsize the existing watermain, to the satisfaction of EPCOR Water Services Inc. and 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 land, 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 Reserve lot, including the removal of a portion of the existing post and rail fence within the proposed residential lot to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lot 10MR, Block 44, Plan 882 2434 was previously addressed with Subdivision File No. 86-X-028-S and 87-X-073-S.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #518852635-001

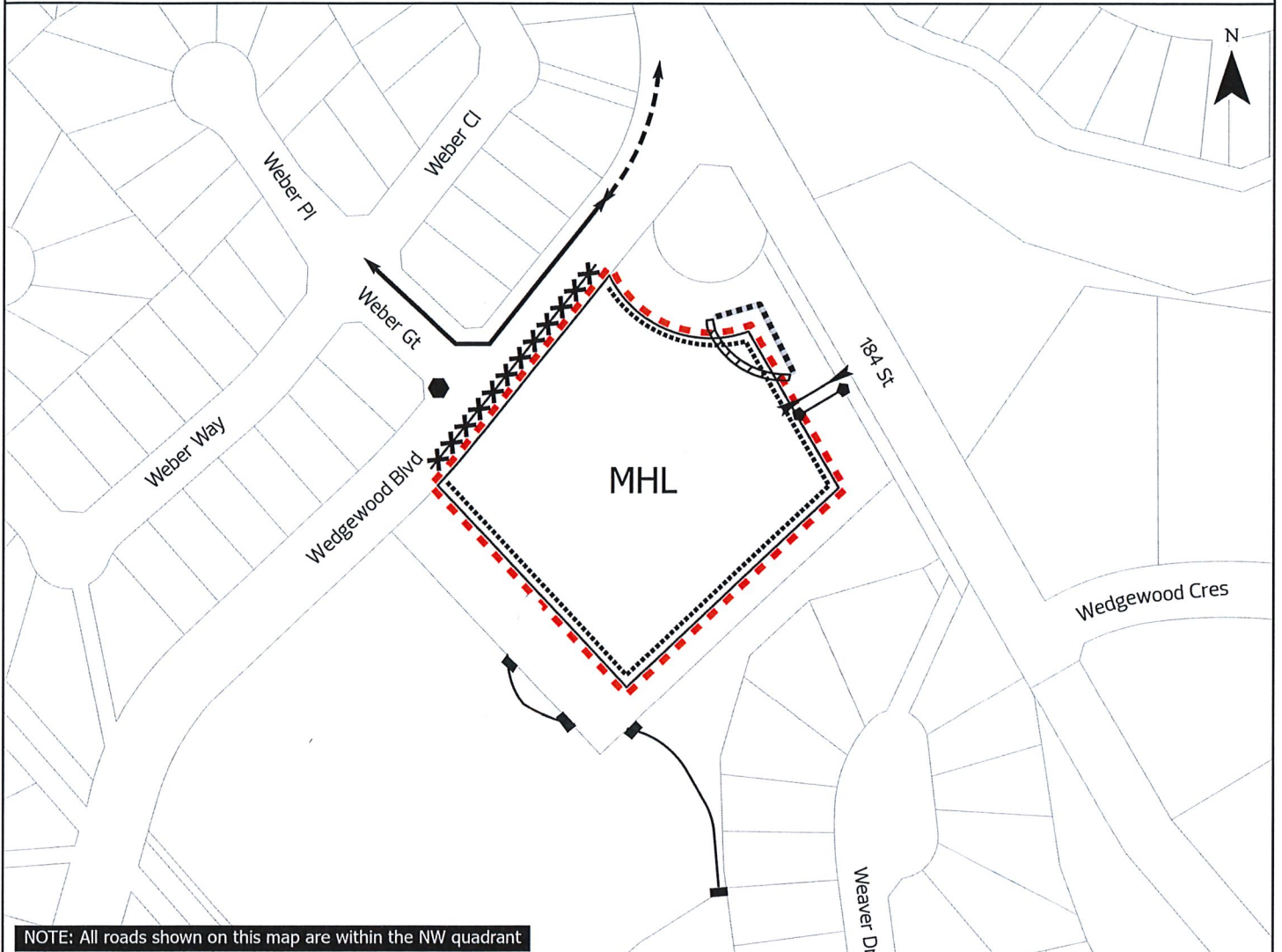
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

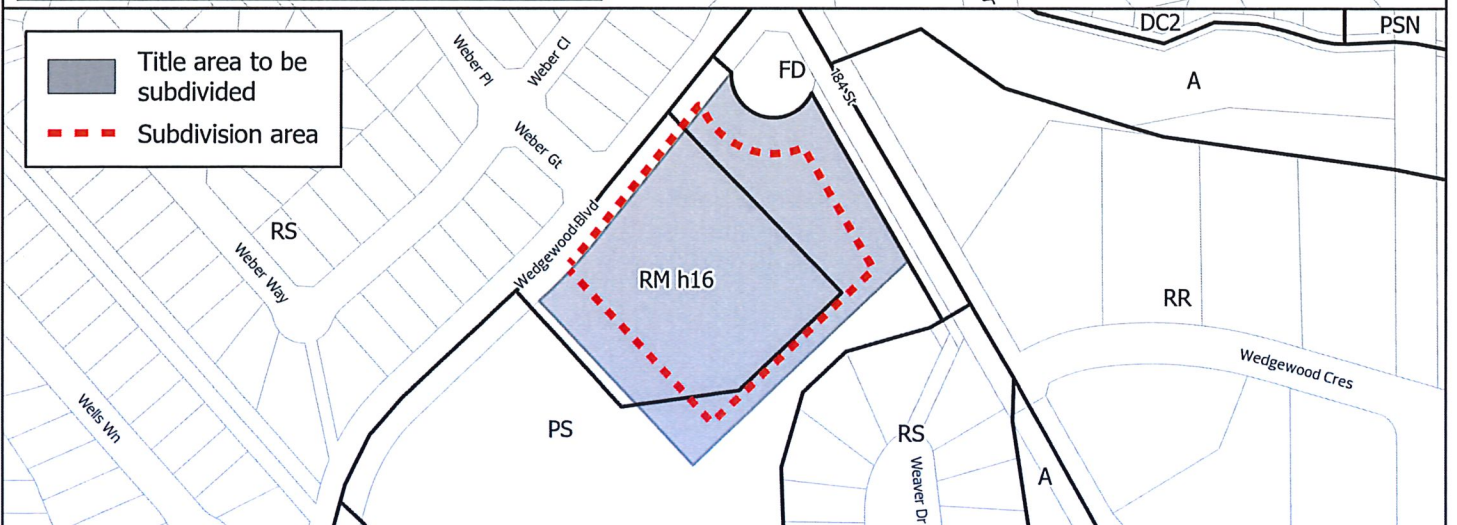
September 19, 2024

LDA24-0272

- | | | |
|-------------------------------------|----------------------------|--------------------------------|
| ■ ■ ■ Limit of Proposed Subdivision | ◆ Storm Sewer Extension | ▬ Major Drainage Easement |
| ⋯⋯⋯ 1.8m Fence | → Sanitary Sewer Extension | ▨ Remove Existing Asphalt Path |
| ✖✖✖ Remove Post and Rail Fence | ↔ Construct New Watermain | ● Stop Sign |
| ⋯⋯⋯ Construct Asphalt Path | ↔ Upsize Watermain | |



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

September 19, 2024

File No. LDA24-0315

City of Edmonton
Land Development Section, Real Estate Branch
10th flr 10111-104 Ave NW
Edmonton AB T5J 4X1

ATTENTION: Sean Conway

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from Lot 4MR, Block 22, Plan 792 2534, and Lot 9MR, Block 29, Plan 862 2024, located north of 90 Avenue NW and west of 175 Street NW; **SUMMERLEA**

I The Subdivision by Plan is APPROVED on September 19, 2024, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed MHL, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate a 6 m wide walkway for the sidewalk within the proposed MHL to provide a north-south connection, to the satisfaction of Subdivision and Development Coordination;
5. that Charter Bylaw 20957 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Deferred Servicing Agreement required in Clause I (1) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to 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 pay all costs specified in the Deferred Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner 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;
6. that the owner construct a 3 m hard surface shared use path with lighting and bollards, between the existing shared use path within the park site and existing sidewalk on 175 Street NW, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 1.8 m concrete sidewalk with lighting, within the 6 m road right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the Reserve lot(s) to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 4 MR, Block 22, Plan 792 2534 and Lot 9 MR, Block 29, Plan 862 2024 were previously addressed with Plan 792 2534.

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/nz/Posse #520325031-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

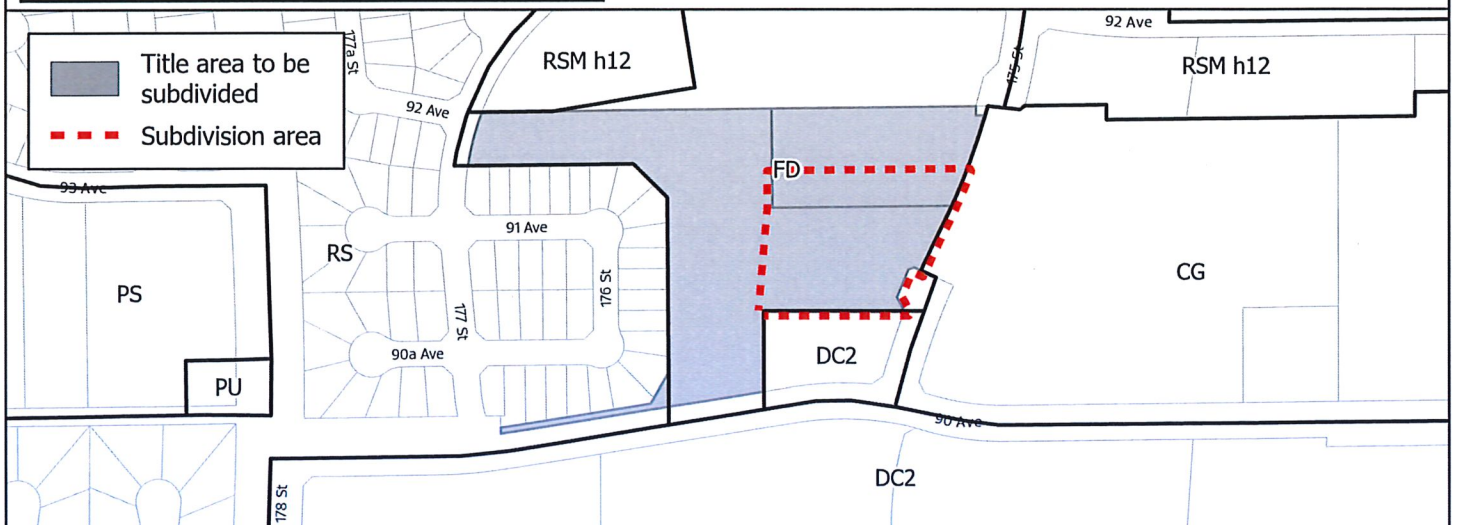
September 19, 2024

LDA24-0315

- Limit of Proposed Subdivision
- 1.8m Uniform Fence
- 1.8m Concrete Sidewalk
- 3m Hard Surface Shared Use Path



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

September 19, 2024

File No. LDA24-0289

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create two (2) other lots from Lot C, Block 1, Plan 222 2597 and Lot A, Block 1, Plan 212 2223, located north of Maskêkosihk Trail NW and east of 192 Street NW;
THE UPLANDS

The Subdivision by Plan is APPROVED on September 19, 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 a map of the subdivision and identifies major conditions of this approval.

Municipal Reserve for Lot C, Block 1, Plan 222 2597 was addressed by Deferred Reserve Caveat (222 301 289) with LDA21-0601. The DRC will carry forward on the remainder of the title.

Municipal Reserve for Lot A, Block 1, Plan 212 2223 was addressed by Deferred Reserve Caveat (232 385 639) with LDA22-0420. 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 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.

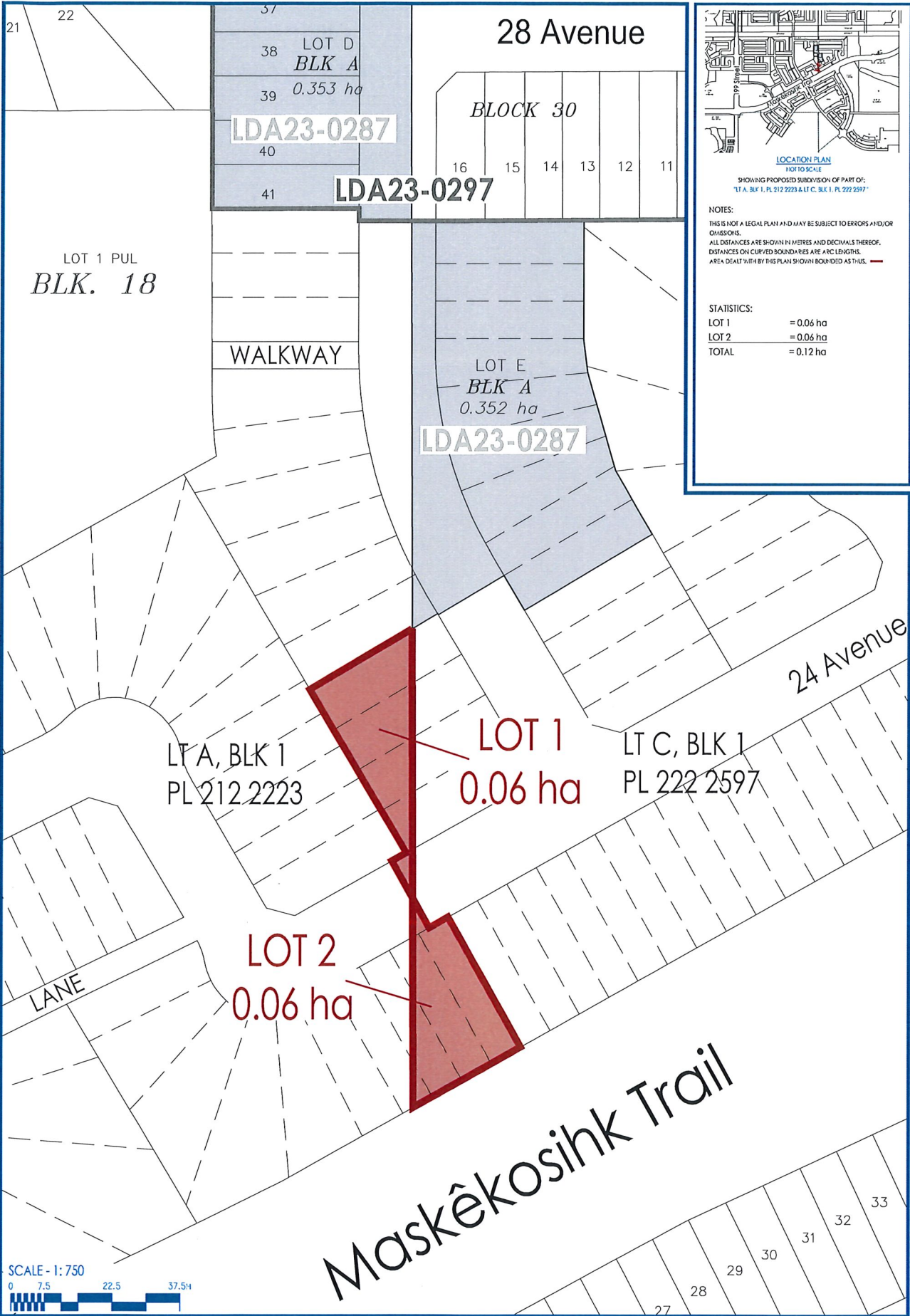
Regards,



Blair McDowell
Subdivision Authority

BM/my/Posse #518998149-001

Enclosure



TENTATIVE PLAN

STAGE 29 - LAND SWAP
THE UPLANDS - EDMONTON - ALBERTA



July 12, 2024