

Thursday, February 7, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 05

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 7, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 31, 2019 meetings be adopted.	
3.	OLD BUSINESS	
1.	LDA18-0451 289639120-001	Tentative plan of subdivision to create 56 single detached residential lots, 28 row housing lots, three (3) multi family residential lots (MFL), one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from the south half of the SE 36-52-26-W4M located west of Winterburn Road (215 Street) NW and north of 91 Avenue NW; SECORD
4.	NEW BUSINESS	
1.	LDA16-0449 228334413-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 16, Plan 5496 HW, located north of 98 Avenue NW and east of Winterburn Road NW; LEWIS FARMS INDUSTRIAL
2.	LDA18-0330 285067737-001	Tentative plan of subdivision to create one (1) additional lot from Block 2, Plan 2941 RS located north of Ellerslie Road SW and east of 50 Street NW; CHARLESWORTH
3.	LDA18-0557 292429798-001	Tentative plan of subdivision to create two (2) multiple family lots (MFL) and one (1) Public Utility lot from Lot 1, Block A, Plan 102 0680 and Lot 2, Block 2, Plan 122 2662, located south of 22 Avenue SW and west of James Mowatt Trail SW; HERITAGE VALLEY TOWN CENTRE
4.	LDA16-0246 222277293-001	REVISION of conditionally approved tentative plan of subdivision to create 304 single detached residential lots, and one (1) Municipal Reserve lot from Lot 1, Block C, Plan 082 0895, and the NE 31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW; LAUREL
5.	LDA17-0608 265823641-001	REVISION of conditionally approved tentative plan of subdivision to create 36 single detached lots, from the Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 184 Street SW; KESWICK

6.	LDA18-0701 286552538-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 6, Plan 1324 HW, located north of 73 Avenue NW and west of 113 Street NW; MCKERNAN
5.	OTHER BUSINESS	



Subdivision Authority

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

February 7, 2019

File No. LDA18-0451

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

ATTENTION: Latoya Powder

RE: Tentative plan of subdivision to create 56 single detached residential lots, 28 row housing lots, three (3) multi family residential lots (MFL), one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from the south half of the SE 36-52-26-W4M located west of Winterburn Road (215 Street) NW and north of 91 Avenue NW; **SECOND**

I The Subdivision by Plan is APPROVED on February 7, 2019 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.93 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that LDA17-0620 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs accesses to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m concrete emergency access/walkway with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 6 m paved commercial alley to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, and the future DC2 commercial parcel, 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 from the existing shared use path on 92 Avenue NW to the access of the future DC2 commercial parcel, within 218 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provides full site servicing for the MR lot and future MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
14. that the engineering drawings include grading plans for the MR lot and future MR lot to the satisfaction of Subdivision and Development Coordination;
15. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 92 Avenue, to

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

16. that the owner construct all fences wholly on privately-owned land, the MR lot, and future MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

The construction of Secord Drive NW can be deferred until the funding announcement of the future school. The roadway must be open and operational prior to the first day of school opening.

In the event funding is not approved for the future school, Secord Drive NW must be constructed with development of the land to the west or when traffic volumes warrant the extension of the roadway to the north or within 5 years of the Servicing Agreement being signed, whichever comes first.

MR for the south half of the SE 36-52-26-W4M in the amount of 2.93 ha is being provided by dedication with this subdivision. Subsequent to MR dedication, the existing Deferred Reserve Caveat for the south half of the SE 36-52-26-W4M will be discharged in full. The City intends to acquire the 2.08 ha future MR lot by means other than dedication.

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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority












BM/gq/Posse #289639120-001

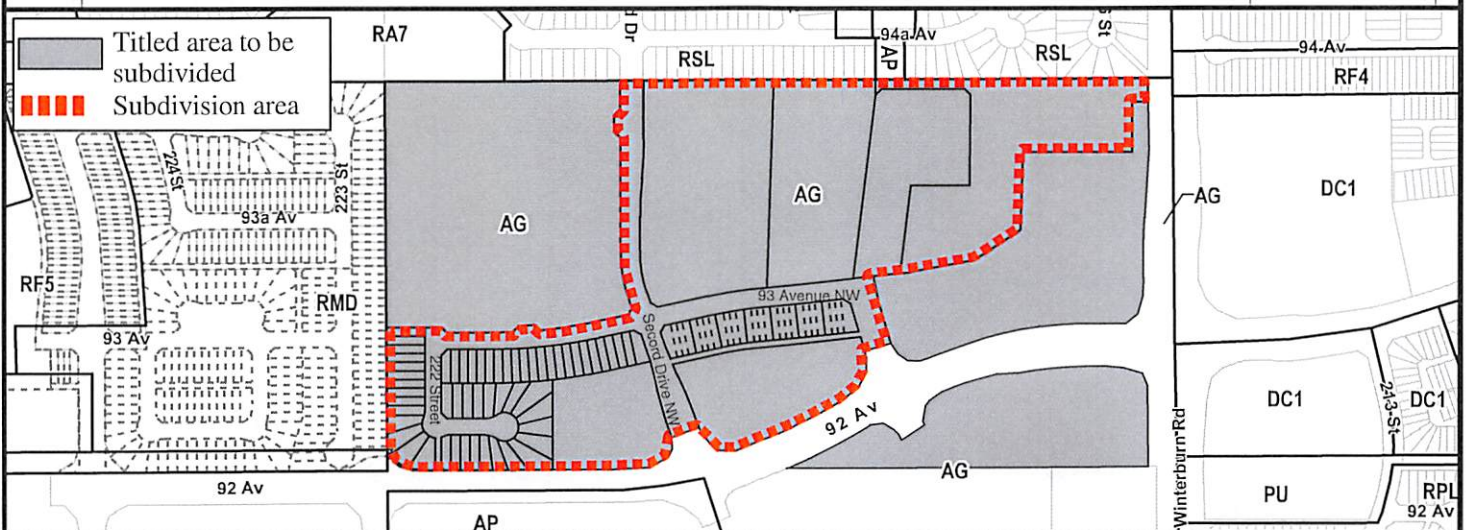
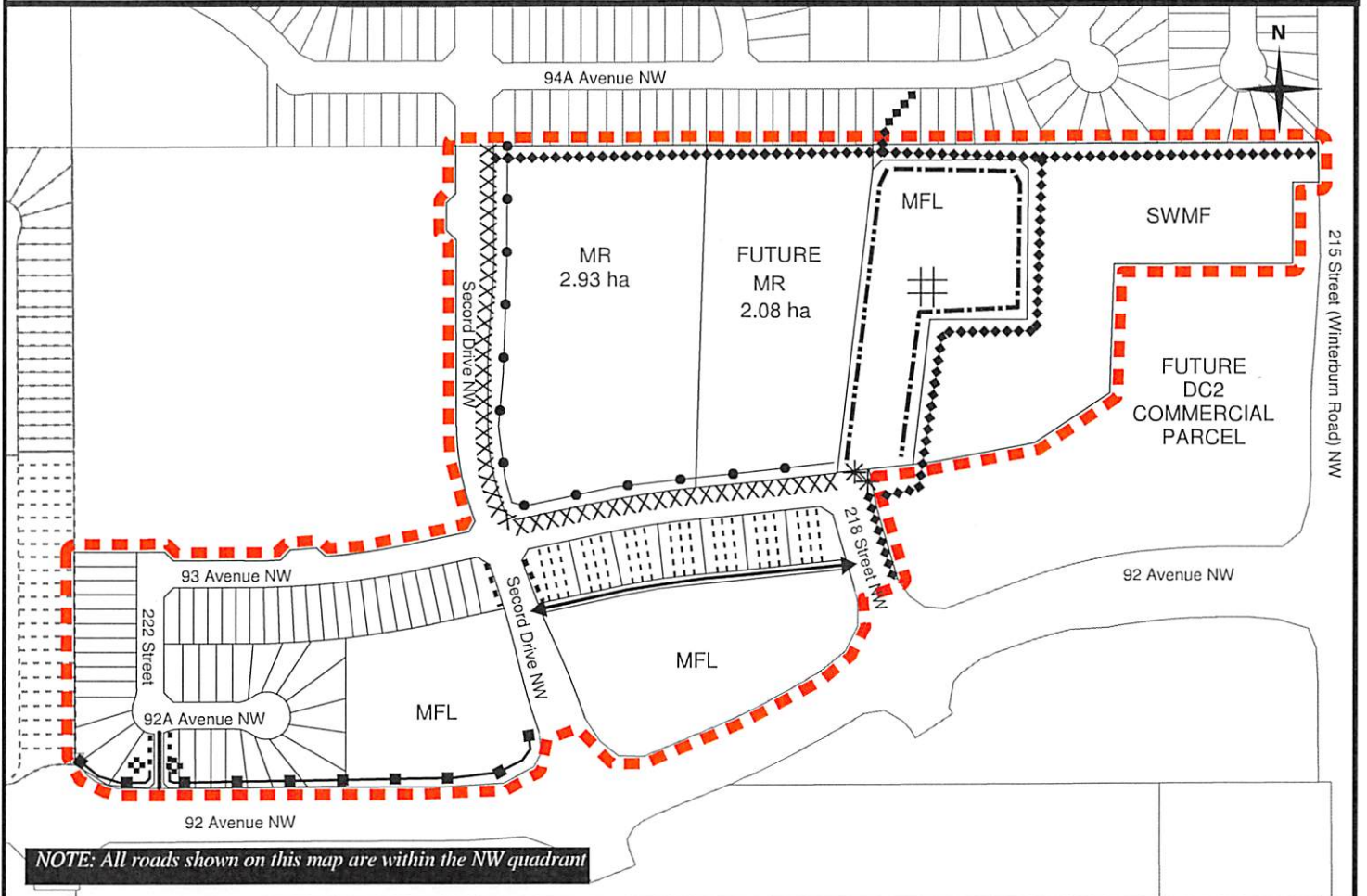
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2019

LDA 18-0451

- | | | | |
|--|---|---|--|
|  | Limit of proposed subdivision |  | 3 m concrete emergency access |
|  | Restrictive covenant re: Disturbed Soil |  | Noise attenuation fence |
| xxx | 2.5 m mono-walk |  | 6 m paved commercial alley |
| * | Access |  | 3 m hard surface shared use path |
|  | Post and rail fence |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Restrictive covenant re: Freeboard |  | 1.8 m uniform fence |
| | |  | 1.2 m uniform fence |





Subdivision Authority

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

February 7, 2019

File No. LDA16-0449

WSP Canada Inc.
1200 - 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 16, Plan 5496 HW, located north of 98 Avenue NW and east of Winterburn Road NW; **LEWIS FARMS INDUSTRIAL**

I The Subdivision by Plan is APPROVED on February 7, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate additional road rights of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to Condition I (3) above, the owner clear and level 215 Street (Winterburn Road) as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. That the owner construct a right-in/right-out access to 215 Street (Winterburn Road) including an auxiliary lane from 98 Avenue to the access, extension of the existing median on 215 Street (Winterburn Road), construction of a 3 m shared use path from 98 Avenue to the site access, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. That the owner remove existing bus stop and amenities pad and relocate to 215 Street (Winterburn Road), to the satisfaction of Subdivision and Development Coordination;
9. That the owner construct a northbound right turn lane on 215 Street (Winterburn Road) and construction of a 3 m shared use path in the ultimate location of 215 Street (Winterburn Road), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner upgrade the existing 98 Avenue from a 7.5 m roadway to a 9 m rural standard from 215 Street (Winterburn Road) to the site access, as shown on Enclosure I;
11. that a Construction Completion Certificate (CCC) for sanitary, storm sewers and storm drainage facilities will not be issued until such time as the permanent sanitary, storm sewer systems and storm servicing are completed and operational to the satisfaction of Subdivision and Development Coordination;
12. that the owner is responsible, at their cost, for the ultimate connection to the permanent sanitary, storm systems and abandonment of the temporary sanitary servicing, to the satisfaction of Planning Coordination;
13. that the owner constructs underground utilities including hydrant and watermain extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves were previously provided as Lot R, Plan 5496 HW

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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority









BM/jv/Posse #228334413-001

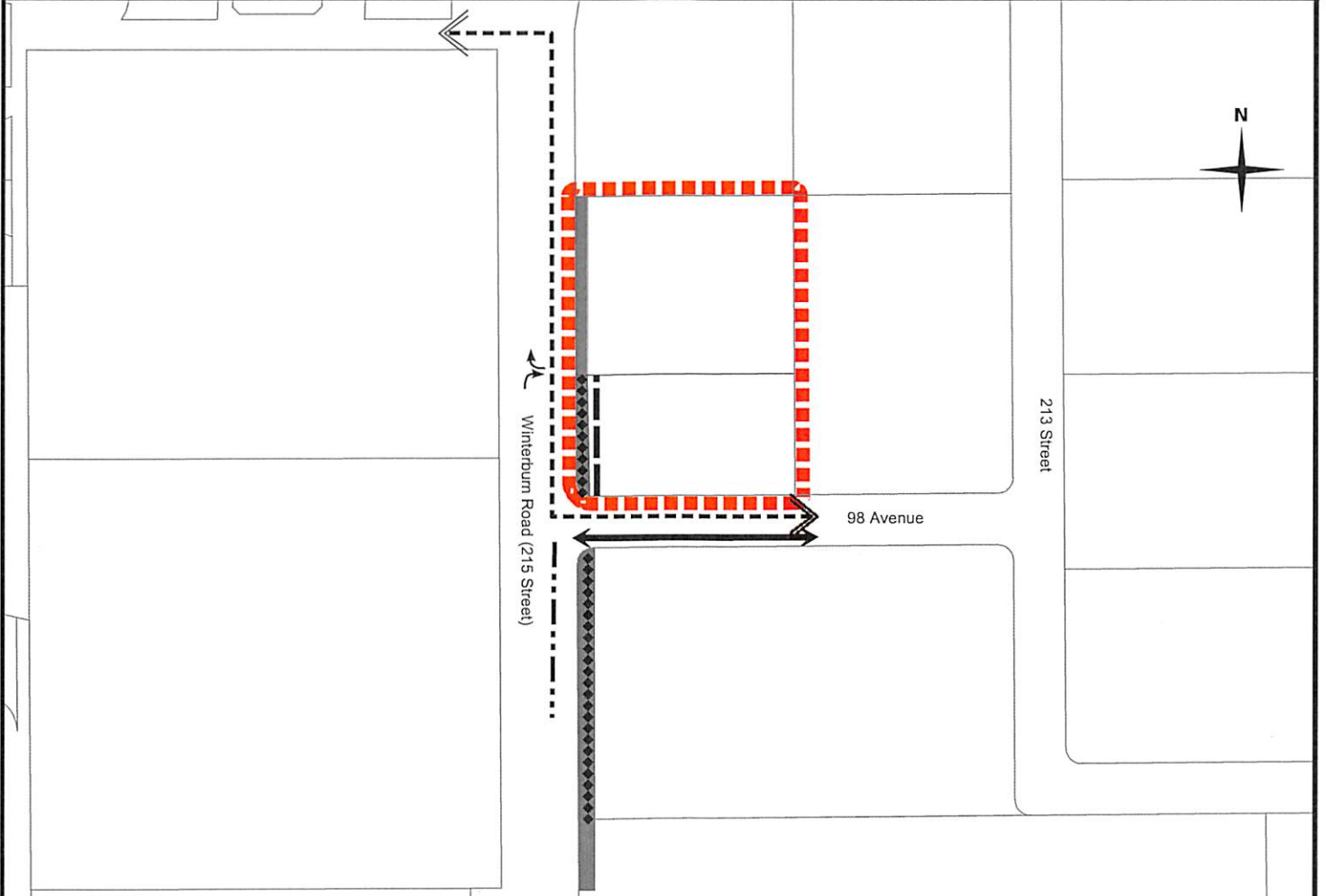
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

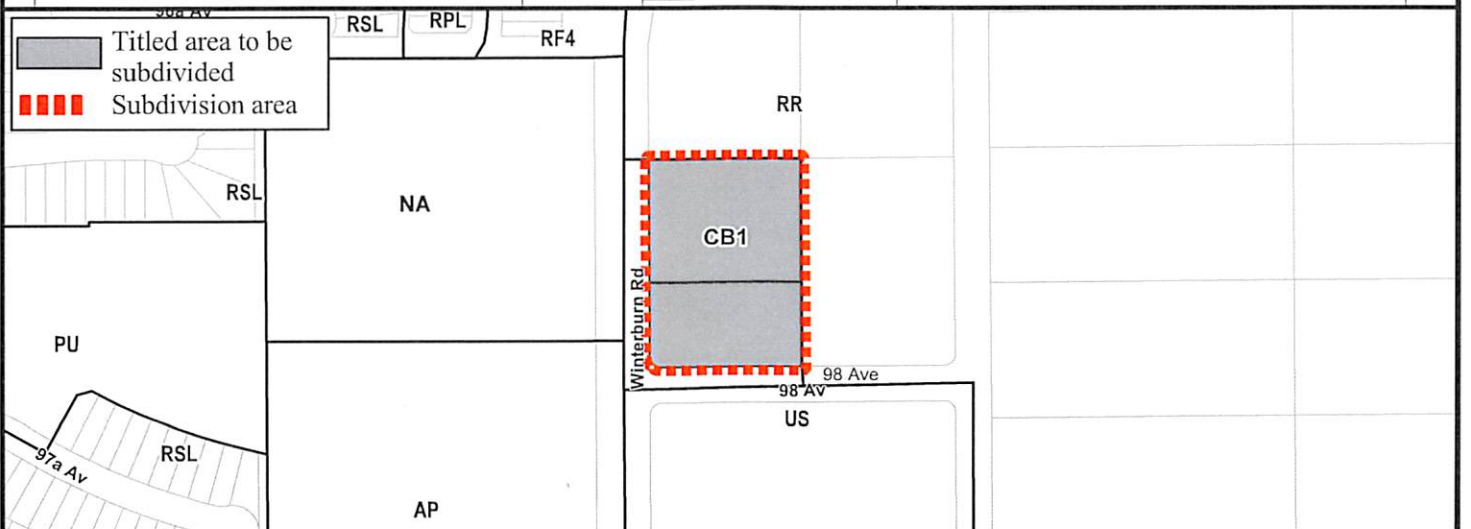
February 7, 2019



LDA 16-0449

-  Limit of proposed subdivision
-  Dedicate as road right of way
-  3 m hard surface shared use path
-  Construct northbound right turn lane
-  Right-in/right-out access
-  Construct an auxillary lane
-  Watermain extension
-  Upgrade existing 7.5 m roadway



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



-  Titled area to be subdivided
-  Subdivision area



February 7, 2019

File No. LDA18-0330

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create one (1) additional lot from Block 2, Plan 2941 RS located north of Ellerslie Road SW and east of 50 Street NW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on February 7, 2019, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$471,671.20 representing 0.682 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a drainage easement in favour of EPCOR Drainage Services Inc., to provide major and minor storm services for the remnant/southern lot as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for mutual access and cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
6. that LDA18-0364 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner constructs a sanitary sewer main extension to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for Block 2, Plan 2941 RS in the amount of \$471,671.20, representing 0.682 ha, is being provided by money in place with this subdivision.

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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #285067737-001

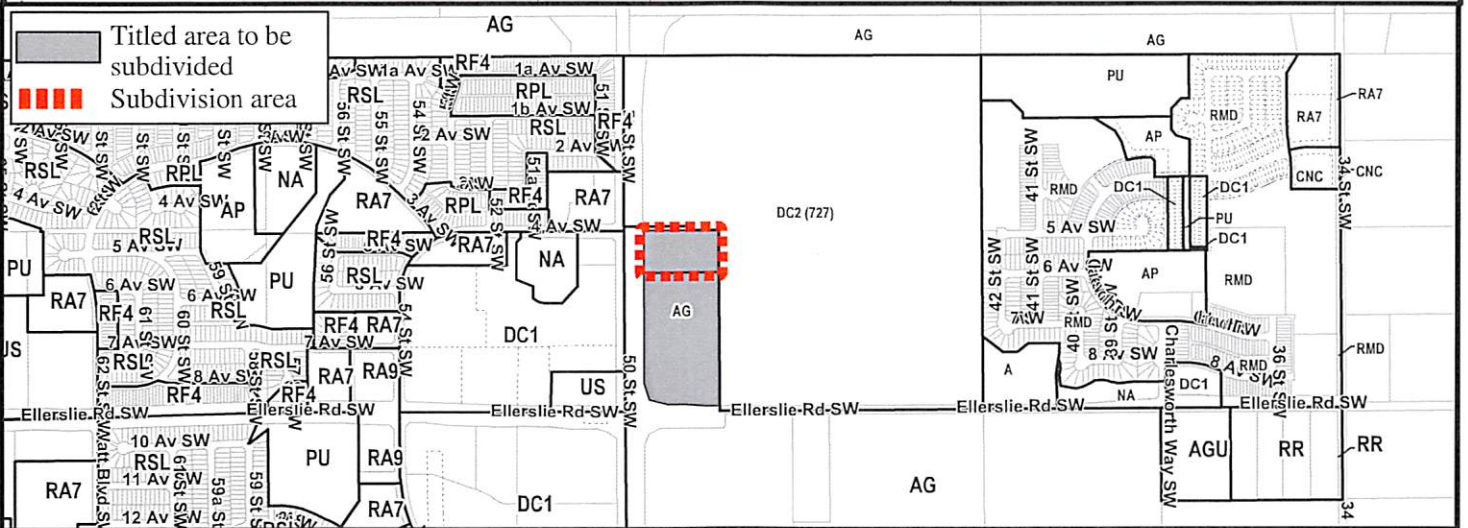
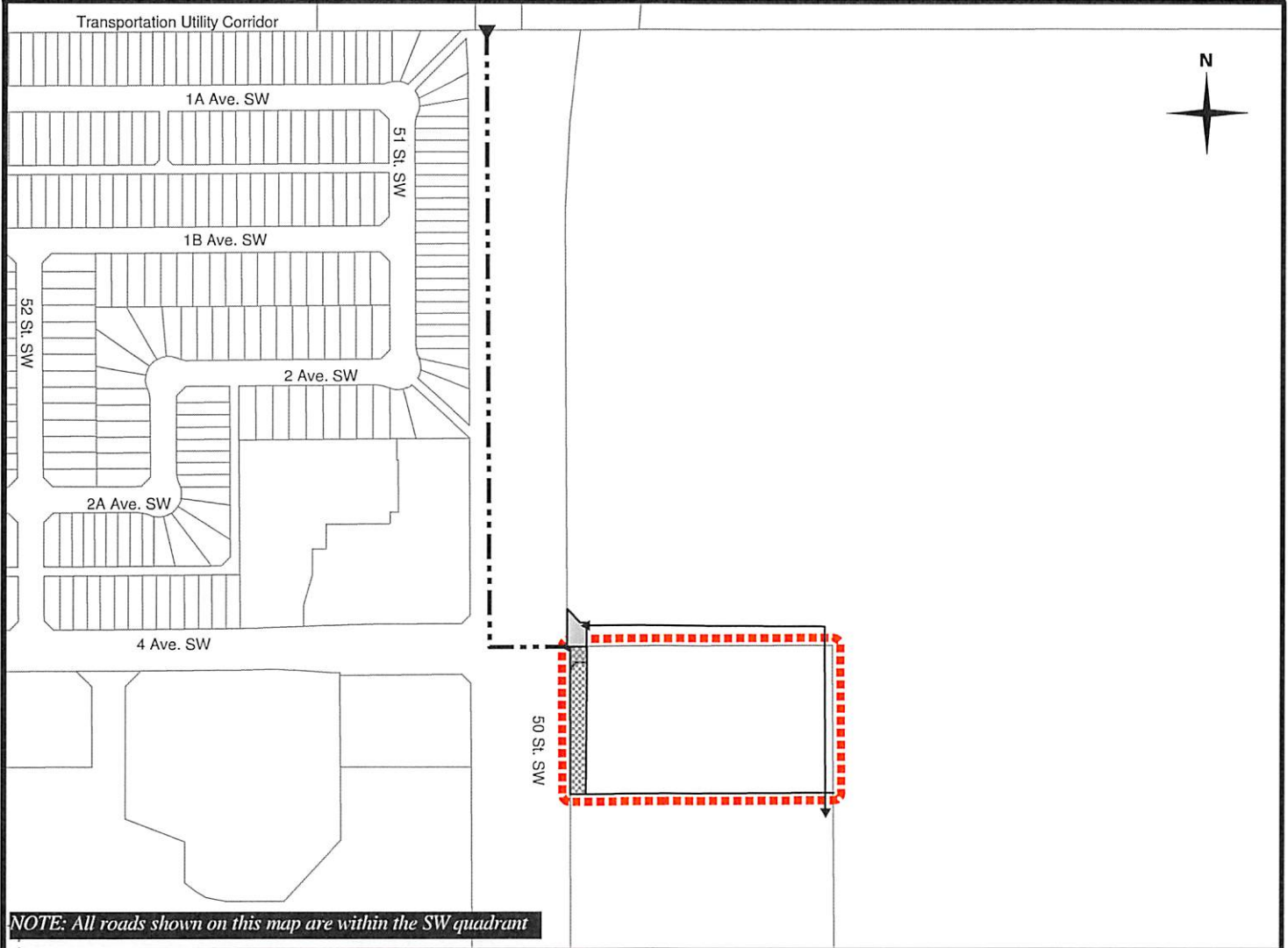
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2019

LDA18-0330

- Limit of proposed subdivision
- Sanitary sewer extension
- Cross lot access easement
- Mutual access easement
- Drainage easement





Subdivision Authority

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

February 7, 2019

File No. LDA18-0557

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5K 2L6

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create two (2) multiple family lots (MFL) and one (1) Public Utility lot from Lot 1, Block A, Plan 102 0680 and Lot 2, Block 2, Plan 122 2662, located south of 22 Avenue SW and west of James Mowatt Trail SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on February 7, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register a public access easement as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register an easement in favor of EPCOR Drainage Services for a sewer as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA14-0482 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that LDA14-0482 to close 127 Street SW shall be approved prior to the endorsement of the plan of survey; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct 122 Street SW to an approved cross section, including: accesses, intersections, sidewalks, shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Public Utility lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a mutual 9 m curb return access to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include tie-in of the existing driveway access for Lot 1, Plan 942 3159 to the new 122 Street SW;
11. that the engineering drawings include the physical closure of access from 122 Street SW to the existing 127 Street SW rural roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block A, Plan 102 0680 was addressed by SUB/05-0072, SUB/05-0081 and SUB/05-0093.

MR for Lot 2, Block 2, Plan 122 2662 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0309. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority





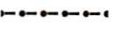


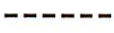
BM/mb/Posse #292429798-001

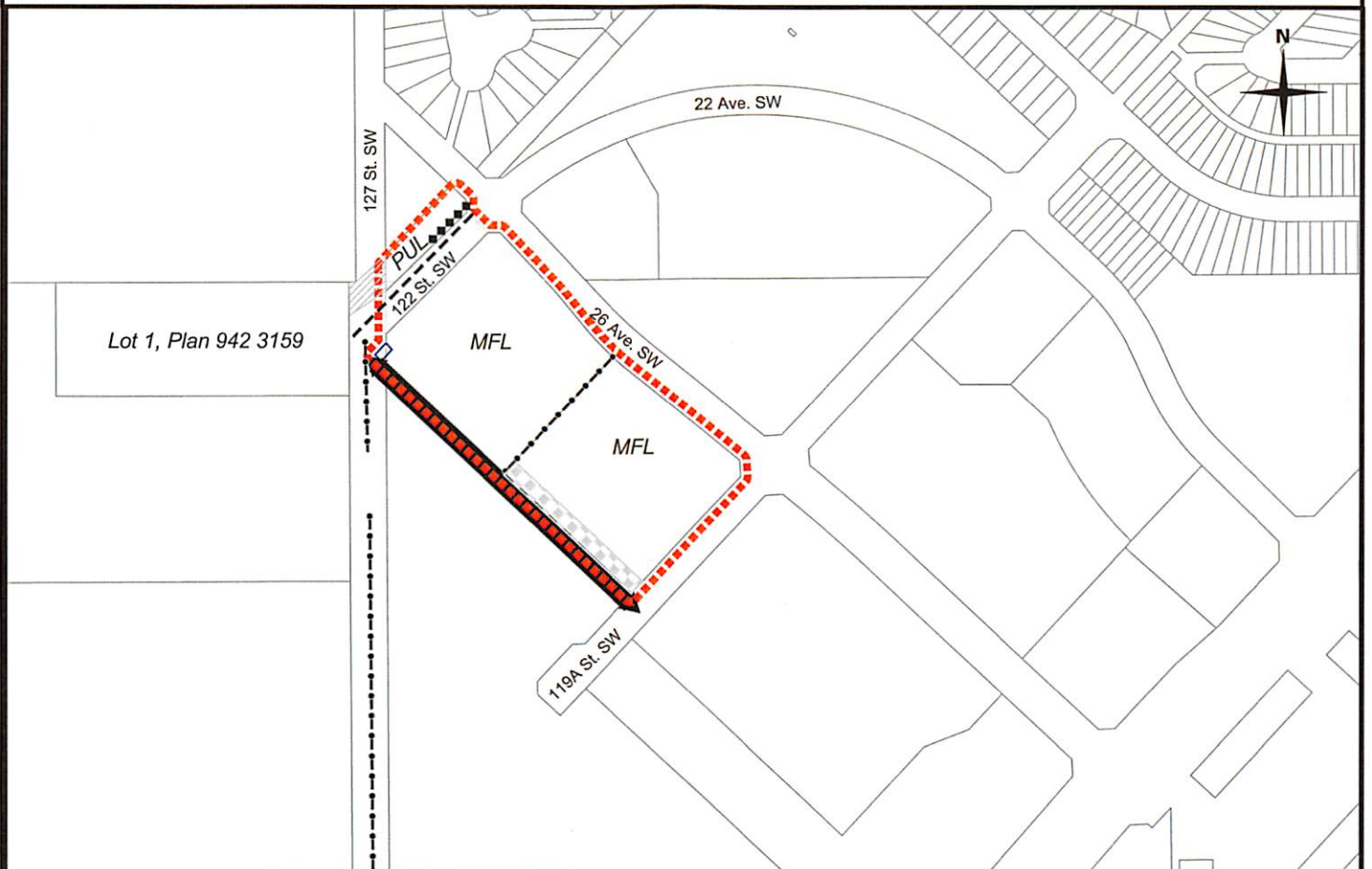
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

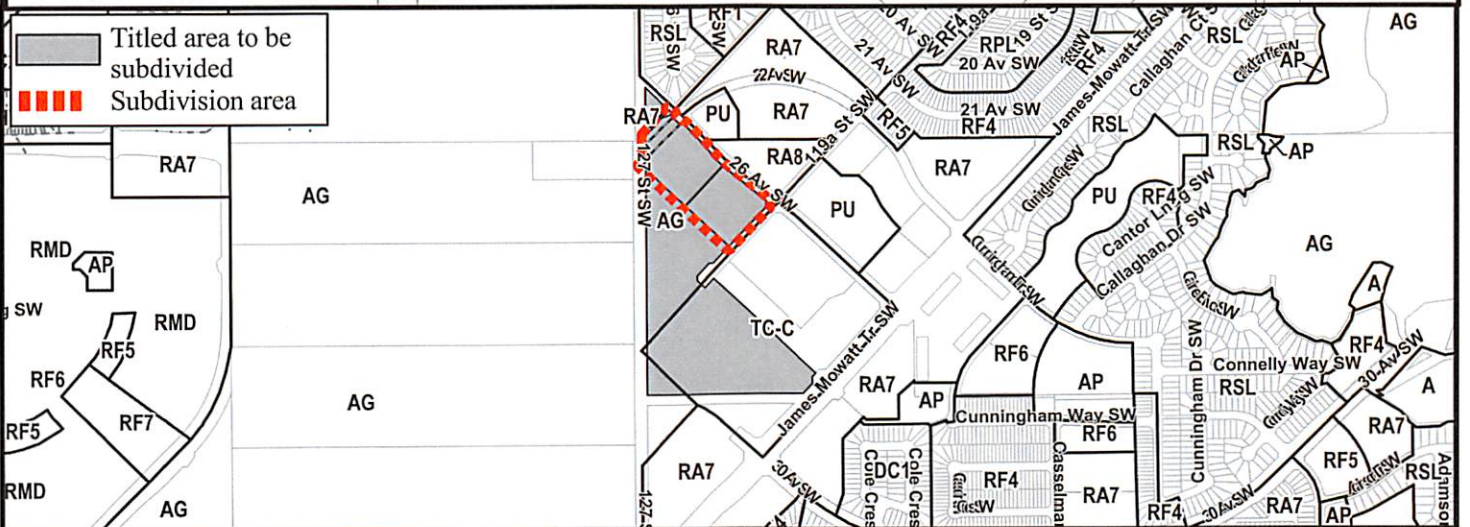
February 7, 2019

LDA18-0557

	Limit of proposed subdivision		3 m hard surface shared use path
	Mutual access easement		Construct curb return access
	Public access easement		Include physical closure area in engineering drawings
	Sewer easement		Construct roadway to an approved cross section



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





Subdivision Authority

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

February 7, 2019

File No. LDA16-0246

ISL Engineering and Land Services Ltd.
7909 51 Avenue
Edmonton, AB T6E 5L9

ATTENTION: Jesse Skipworth

RE: REVISION of conditionally approved tentative plan of subdivision to create 304 single detached residential lots, and one (1) Municipal Reserve lot from Lot 1, Block C, Plan 082 0895, and the NE 31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW; **LAUREL**

The application has revised the original approval by splitting it into two (2) phases.

I The Subdivision by Plan is APPROVED on February 7, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.65 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of MR, in the amount of \$63,911 representing 0.115 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 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;
6. that the owner dedicate a 3.5 m x 3.5 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
9. that the owner provides a letter signed by themselves as well as the developer of the lands to the north that includes SWMF 608, agreeing to joint operation and maintenance of the temporary / interim storm water management system, including the temporary pumping operations;
10. that the owner pays for and provides the agreed to portion of joint operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek as set out in the agreement between the developers, until the permanent storm water servicing is in place, to the satisfaction of Subdivision and Development Coordination;

11. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m shared use path with lighting within the existing SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with bollards within the MR lot 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;
14. that the owner constructs a 3 m shared use path with lighting and bollards, within the walkways, 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;
15. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner provide curb extensions to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
19. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 17 Street 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 and the MR lot, 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 Reserve lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication and money in place of MR the existing Deferred Reserve Caveat for the NE 31-51-23-W4M will be discharged in full.

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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #222277293-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

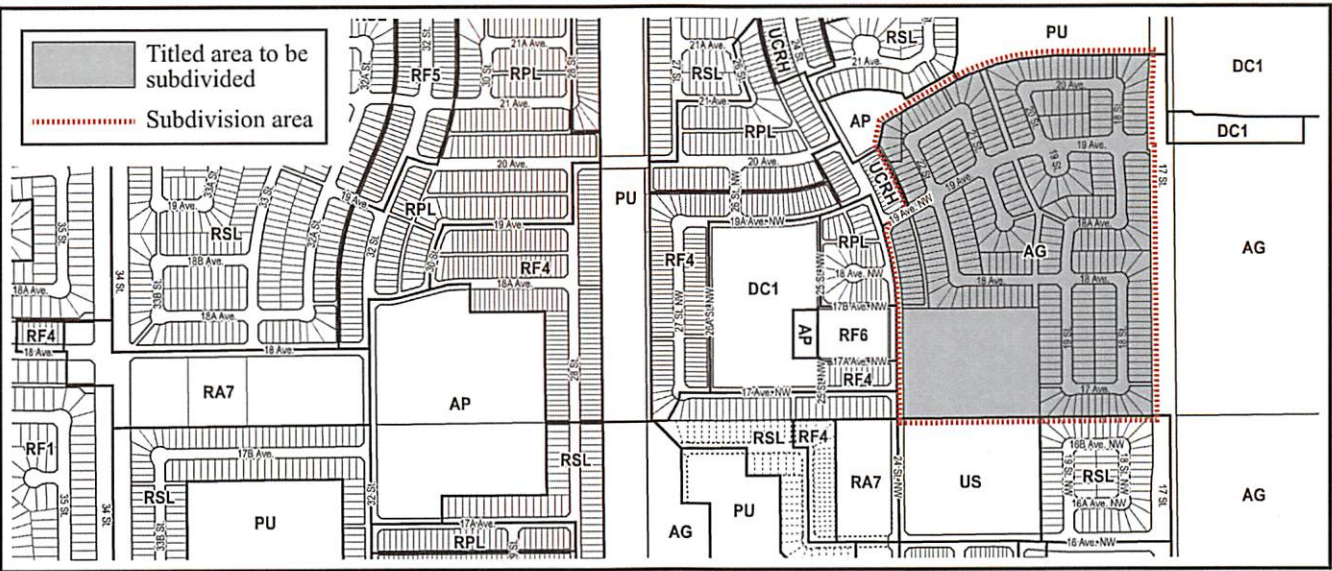
February 7, 2019

LDA16-0246

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform screen fence
- 1.2 m uniform fence
- Post and rail fence
- Berm and noise attenuation fence
- 1.5 m concrete sidewalk
- 3 m hard surface shared use path
- Phasing Line
- Zebra marked crosswalk with curb ramps and pedestrian signage
- Curb extension
- Bollards
- Restrictive covenant re: Freeboard
- Restrictive covenant re: Berm
- Water main extension
- Traffic signal
- 3.5 m x 3.5 m corner cut
- Restrictive covenant re: Disturbed soil



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





Subdivision Authority

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

February 7, 2019

File No. LDA17-0608

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

ATTENTION: Latoya Powder

RE: REVISION of conditionally approved tentative plan of subdivision to create 36 single detached lots, from the Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 184 Street SW; **KESWICK**

LDA17-0608 was first conditionally approved on December 14, 2017. This is the first change request and it proposes to change the product from semi-detached residential lots to single detached residential lots and to reduce the total number of lots from 40 to 36.

I The Subdivision by Plan is APPROVED on February 7, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that Bylaw 18751 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Hiller Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Lot 4, Block 1, Plan 172 3270 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0453. 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #265823641-001

Enclosure

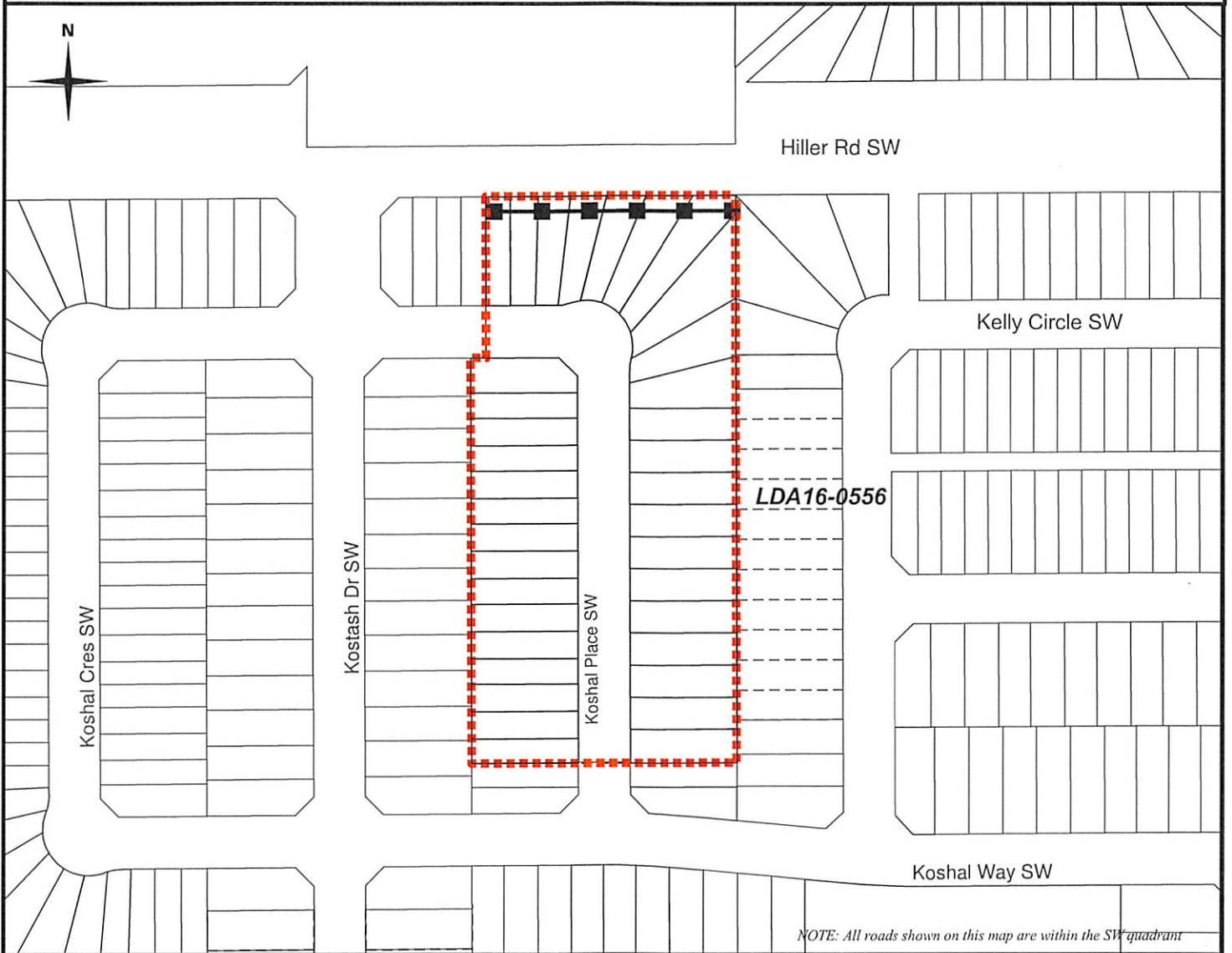
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2019

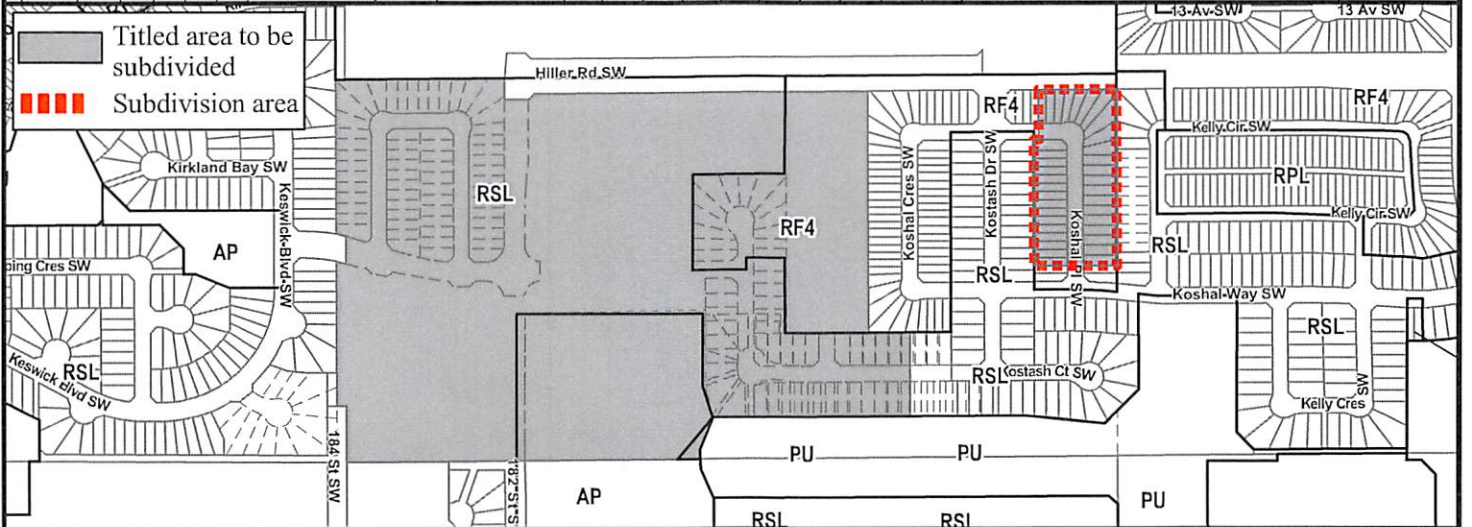
LDA17-0608

||||| Limit of proposed subdivision

--- Noise attenuation fence



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





Subdivision Authority

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

February 7, 2019

File No. LDA18-0701

Vickey's Homes
501 - 14032 23 Avenue NW
Edmonton, AB T6R 3L6

ATTENTION: Vince Mattia

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 6, Plan 1324 HW, located north of 73 Avenue NW and west of 113 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on February 7, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed western lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #286552538-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 73 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

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 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).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

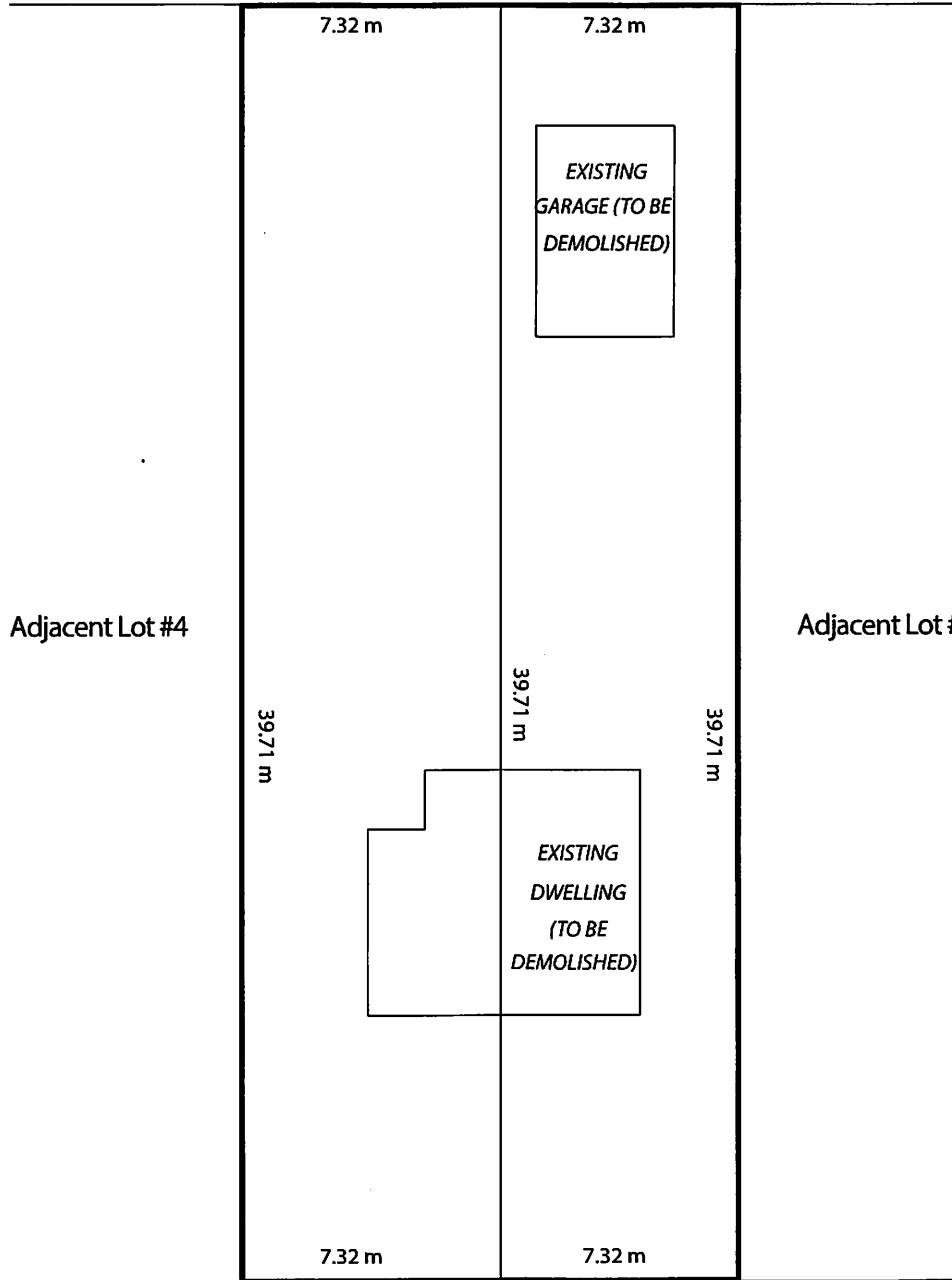
TENTATIVE PLAN OF SUBDIVISION

**Legal Description
(Lot 3, Block 6, Plan 1324HW)**



11312 - 73 AVENUE NW

LANE



Adjacent Lot #4

Adjacent Lot #2

73 AVE.

Thursday, January 31, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the January 31, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the January 24, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA14-0495 157733737-001	Tentative plan of subdivision to create 48 single detached residential lots, 60 semi-detached residential lots, four (4) row housing lots, one (1) commercial lot, and one (1) Municipal Reserve lot from a portion of the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road (215 Street) NW; KINGLET GARDENS	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	LDA18-0451 289639120-001	Tentative plan of subdivision to create 56 single detached residential lots, 28 row housing lots, three (3) multi family residential lots (MFL), one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Future Municipal Reserve lot from the south half of the SE 36-52-26-W4M located west of Winterburn Road (215 Street) NW and north of 91 Avenue NW; SECORD	
MOVED	Blair McDowell That the application for subdivision be Tabled.		

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA18-0608 294641081-001	Tentative plan of subdivision to create 46 single detached residential lots from Block 2, Plan 772 2209 and part of the SW 11-54-24-W4M located north of McConachie Boulevard NW and east of 66 Street NW; MCCONACHIE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA17-0553 263934254-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots from Lot B, Block 22, Plan 112 2045, located north of Ellerslie Road SW and west of 50 Street SW; CHARLESWORTH	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA18-0450 287769534-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in four (4) parts from Lot 17, Block 22, Plan 152 3872, located south of 14 Avenue NW and east of 29 Street NW; LAUREL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA18-0719 300406845-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 17, Plan 1367 HW, located south of 77 Avenue NW and east of 116 Street NW; BELGRAVIA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA18-0723 300600879-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from the south half of Lot 16 and all of Lot 17, Block 16, Plan 4600 R, located south of 124 Avenue NW and west of 101 Street NW; WESTWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA18-0730 300927997-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 52, Plan 735 MC, located south of 52 Avenue NW and east of 105 Street NW; PLEASANTVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	

FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA18-0736 301114707-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 6A, Plan 615 KS, located south of 129 Avenue NW and west of 103 Street NW; LAUDERDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:30 a.m.		