

Thursday, February 22, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 22, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 15, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA24-0004 488245027-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 18, Plan 5718 AE, and, Lot 24, Block 18, Plan 5718 AE located north of 69 Avenue NW and west of 107 Street NW; ALLENDALE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA23-0329 484945227-001	Tentative plan of subdivision to create 120 residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 1, Block A, Plan 232 0512 located south of 23 Avenue NW and east of Aster Drive NW; ASTER
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA21-0367 375019326-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots, two (2) Public Utility lots and one (1) Non-Credit Municipal Reserve lot from Lot A, Plan 002 4504 located north of Whitemud Drive and east of 34 Street NW; SOUTHEAST INDUSTRIAL
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA22-0481 448792818-001	REVISION of conditionally approved tentative plan of subdivision to create 129 residential lots from Lot 2, Block 1, Plan 182 2720, and the SW 7-52-25-W4M, located north of Edgemont Boulevard NW and east of Winterburn Road NW; EDGEMONT
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

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

February 22, 2024

File No. LDA24-0004

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 18, Plan 5718 AE, and, Lot 24, Block 18, Plan 5718 AE located north of 69 Avenue NW and west of 107 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on February 22, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. for the provision of a separate water service to proposed Lot 24A;
2. that the owner make satisfactory arrangements with EPCOR Drainage Services for the provision of a separate sanitary sewer service to proposed Lot 24A, if it is confirmed that the existing service is abandoned or determined to be unusable. Contact EPCOR Water and Sewer Servicing at wass.drainage@epcor.com; and
3. 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 did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after

considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #488245027-001

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

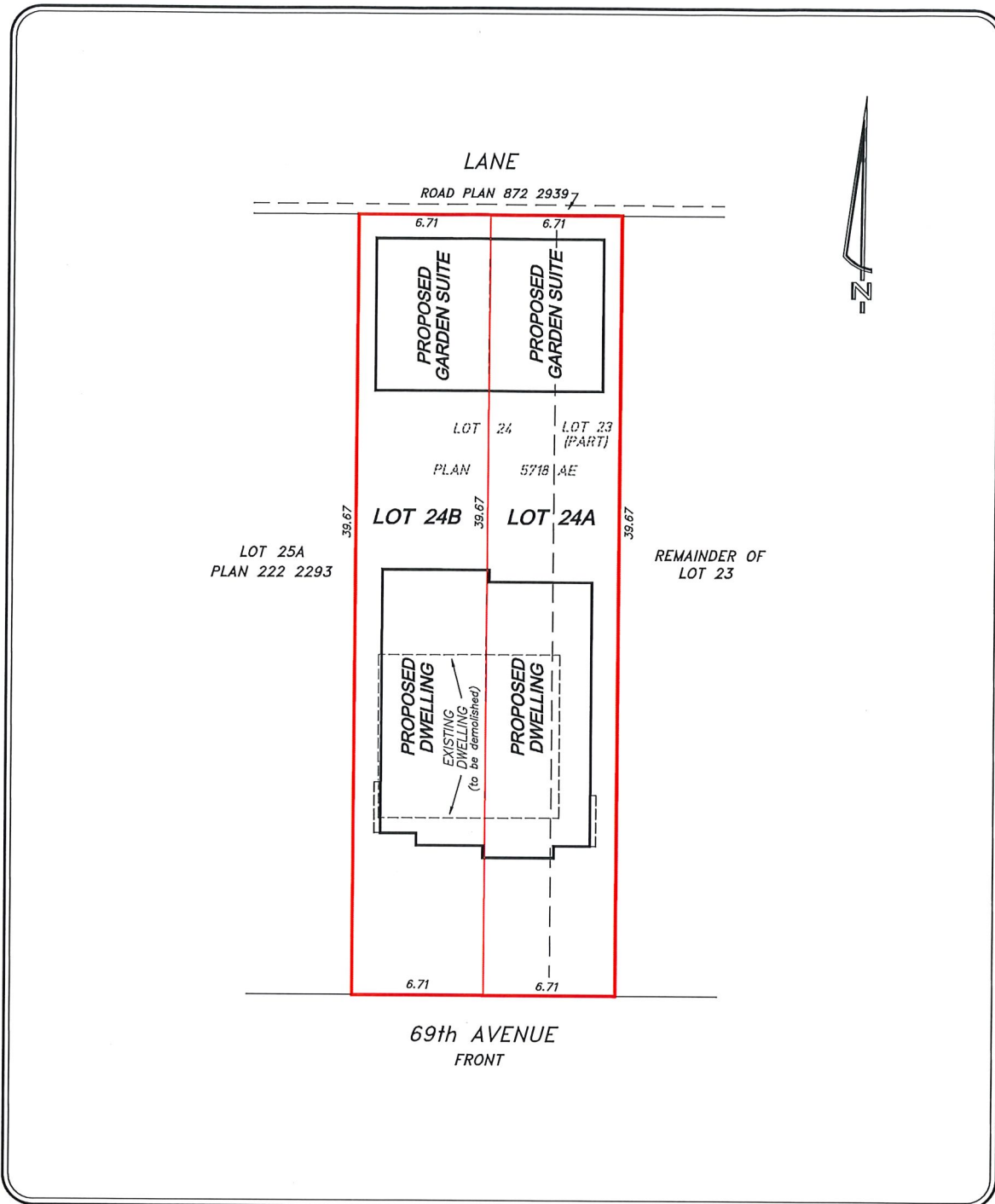
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) 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.

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 sanitary service enters the proposed subdivision approximately 0.57 m west of the east property line of proposed Lot 24A off 69 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, this service cannot cross the proposed property line. There is no existing water service to proposed Lot 24A.
 - The existing sanitary sewer service to proposed Lot 24A might be abandoned. This service's condition must be confirmed, to determine whether it can be reused or if a new service will be required. Contact EPCOR Water and Sewer Servicing for more information at wass.drainage@epcor.com.
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.47 m east of the west property line of proposed Lot 24B off 69 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

LOT: 23(part) & 24 BLOCK: 18 PLAN: 5718 AE	
BUILDER/OWNER: HEY HOMES INC.	SUB.: ALLENDALE
ADDRESS: 10712-69 AVENUE NW	ZONING: RF3
CONTACT: info@albertageo.com	EDMONTON
CERTIFICATE OF TITLE AREA	0.053 ha
AREA IN PARCEL(S) BEING CREATED	0.053 ha
NUMBER OF PARCEL CREATED	2
NOTES: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.	
LEGEND: LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●	
FILE: E24817	SCALE 1:250

Alberta Geomatics Inc.

6908 ROPER ROAD NW
EDMONTON ALBERTA T6B 3H9
email: abgeo@telus.net
or: info@albertageo.com
website: www.albertageo.com
PH: (780) 437-8033
FAX: (780) 437-8024

DRAWN BY: D.S.

CHECKED BY: P.S.

DATE: 2023-10-13



Subdivision Authority

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

February 22, 2023

File No. LDA23-0329

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 120 residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 1, Block A, Plan 232 0512 located south of 23 Avenue NW and east of Aster Drive NW; **ASTER**

I The Subdivision by Plan is APPROVED on February 22, 2023, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 1.790 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.160 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 the owner register an access easement for the existing temporary 6m roadway. The easement must also cover any additional temporary road that may be required due to the construction of the intersection at Aster Drive and 23 Avenue, as shown on Enclosure I;
6. that subdivision LDA23-0023 be registered prior to or concurrent with this application, to provide the logical roadway extension;
7. that Charter Bylaw 20735 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 lot 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; and

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

II The Servicing Agreement required in Clause I (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 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 submits a redline revision to the approved detailed engineering drawings for Aster, Stage 8 (LDA22-0239) and to include bike lane signage and paint line markings on Aster Way NW, in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner modify the existing temporary 6 m wide gravel surface roadway connection to realign a portion of the existing secondary roadway into the Maple Neighbourhood, for the purpose of emergency and public access into the Maple Neighbourhood, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. The modification must be completed prior to commencing construction of intersection of Aster Way NW and Aster Drive NW and it must be maintained and open at all times during construction;
9. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner 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;
11. that the owner construct Aster Drive NW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the east side, a parking lane, and a 2.5 m

mono-walk with straight faced curb and gutter along the collector 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 construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 3 m hard-surface shared use path between the greenway and the top-of-bank shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area within the ER with "Shared Use" signage, and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include a wildlife crossing on Aster Drive 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 ecologyecircs@edmonton.ca for more information);
16. that the intersections of Aster Boulevard NW and Aster Drive NW, and Aster Way NW and Aster Drive NW must be designed to accommodate ETS bus turning movements. A 'Swept Path Analysis' for ETS transit buses must be included in the submission of engineering drawings to ensure functionality of the intersection, to the satisfaction of Subdivision & Development Coordination and Transit Planning as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner pay for installation of "no parking" signage on the Aster Drive NW collector roadway, including the safe pedestrian crossing location, to the satisfaction of Subdivision and Development Coordination and Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct appropriate traffic calming measures that may include but not limited to marked crosswalk with curb ramps, a two-stage crossing, a raised crossing or curb extensions on the Aster 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;
19. that the owner shall pay for the installation of a rectangular rapid flashing beacon at the priority pedestrian zebra marked crosswalk on Aster Drive NW and local road intersection, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;

20. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide full site servicing for the future MR lot including, two 3-phase power, water, sanitary and storm services along Aster Drive, to the satisfaction of all affected Departments and agencies;
22. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the downstream permanent storm sewer systems are completed and operational, to the satisfaction of Subdivision and Development Coordination;
23. that the owner construct offsite 450mm Transmission water main, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
24. 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
25. that the owner is responsible for the landscape design and construction within the Reserve Lots, road right of way, and greenway to the satisfaction of City Departments and affected utility agencies.

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

Lot 1, Block A, Plan 232 0512 was created by the consolidation of Lot 1, Block 14, Plan 222 0645, Lot 1, Block 15 Plan 222 0646, and Lot 1, Plan 812 0416.

Lot 1, Block 14, Plan 222 0645 and Lot 1, Block 15 Plan 222 0646 were addressed by dedication and by DRC with LDA21-0606. The DRCs were transferred to Lot 1, Block A, Plan 232 0512 with LDA21-0606 for the dedication of the school/park site.

Municipal Reserve for the SW 5-52-23-W4M was addressed by DRC with LDA22-0239 was adjusted for future Environmental Reserve dedication. The DRC was transferred to Lot 1, Block A, Plan 232 0512 for the school/park and greenway dedication.

Municipal Reserve for Lot 1, Block A, Plan 232 0512 was addressed by Deferred Reserve Caveat (DRC) in the amount of 10.478 ha. The DRC will be used to dedicate the school/park site through LDA23-0023, a portion of the greenway, and the Environmental Reserve west of Mill Creek Ravine. A small amount will be left on the DRC for the dedication of the remaining portion of greenway and future Environmental Reserve dedication east of Mill Creek Ravine.

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/jm/Posse #484945227-001

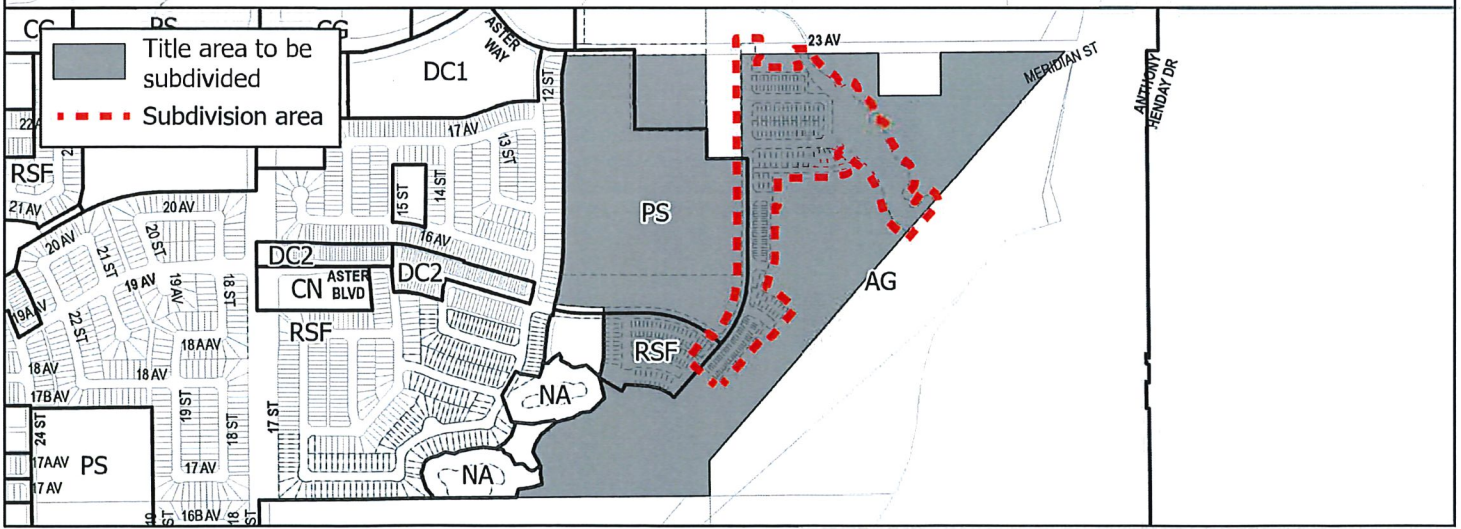
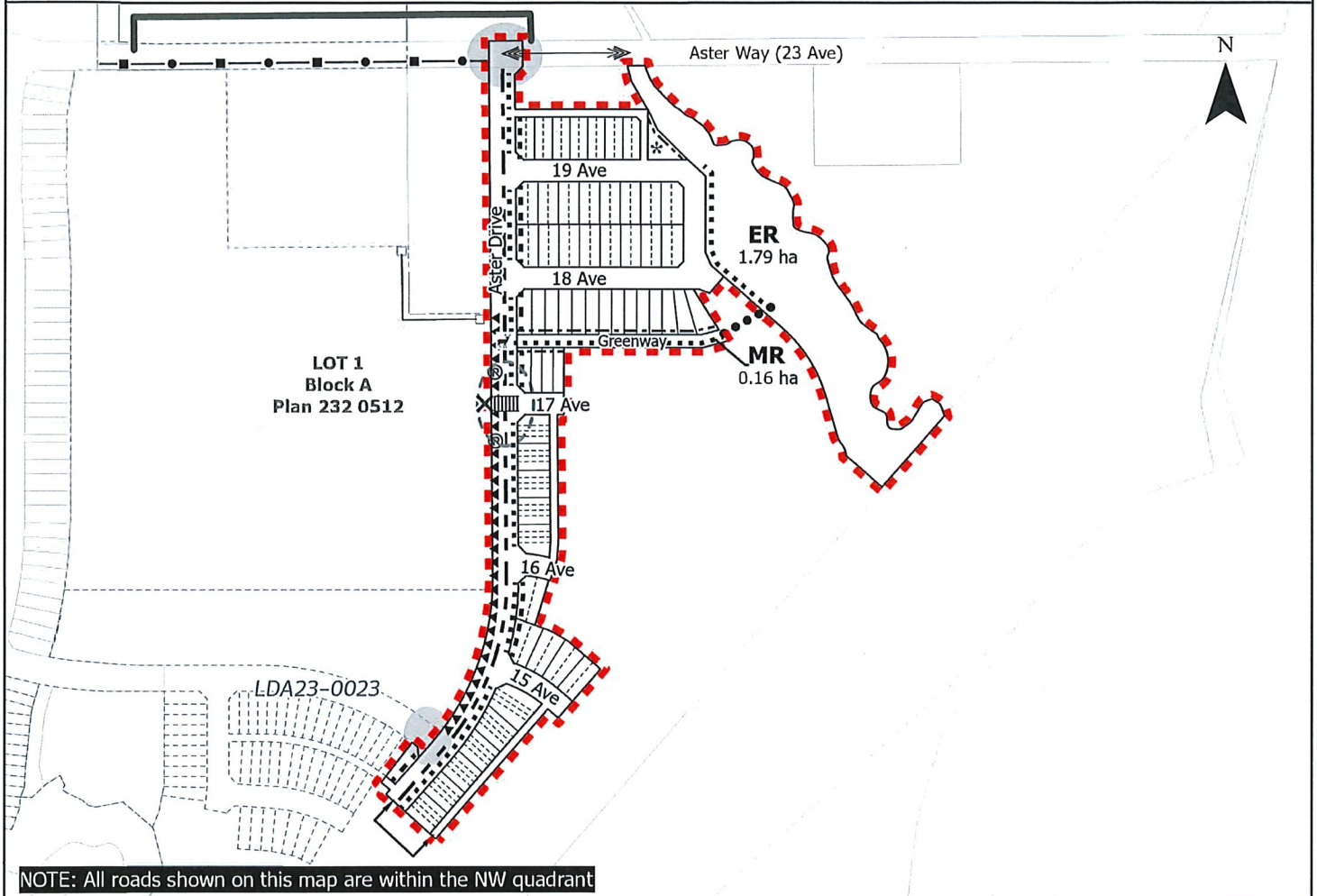
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 22, 2024

LDA23-0329

- | | | |
|-----------------------------------|-----------------------------------|--|
| Limit of proposed subdivision | Zebra Marked Crosswalk | Temporary major drainage |
| 3m temporary shared use path | Rectangular Rapid Flashing Beacon | Restrictive Covenant re:Top of Bank |
| Construct collector roadway | Pedestrian Priority Intersection | 450mm offsite transmission watermain |
| 2.5m mono-walk | 1.2 m Uniform Fence | Bike lane signage and markings |
| 3m Hard surface shared use path | Swept Path Analysis | Register easement for existing 6m gravel roadway and any modifications |
| 1.8m Uniform Fence - Zoning Bylaw | Wildlife crossing | |
| Temporary 6m roadway | No Parking Signage and Caveat | |





Subdivision Authority

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

February 22, 2024

File No. LDA21-0367

V3 Companies
130 - 2899 Broadmoor Boulevard
Sherwood Park, AB T8H 1B5

ATTENTION: Nick Pryce

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots, two (2) Public Utility lots and one (1) Non-Credit Municipal Reserve lot from Lot A, Plan 002 4504 located north of Whitemud Drive and east of 34 Street NW; **SOUTHEAST INDUSTRIAL**

The subdivision was originally approved on December 2, 2021. A Change Request to add one (1) commercial lot, dedicate 56 Avenue NW, and introduce phasing was approved on January 19, 2023. This second Change Request revises condition I 4.

I The Subdivision by Plan is APPROVED on February 22, 2024, subject to the following conditions:

1. that the owner dedicate Fulton Creek as Non-Credit Municipal Reserve (MR), with Phase 2, as a 6.917 ha lot (in three parts) pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 4.698 ha by a Deferred Reserve Caveat (DRC) registered against the remainder of Lot A, Plan 002 4504 pursuant to Section 669 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 pursuant to I 2., the owner enter into an MR Security Agreement with the City of Edmonton, which requires a Letter of Credit in the amount of \$6,656,544.00, representing the 4.698 ha, thereby securing the obligation to provide reserves;
5. 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;
6. that the owner dedicate, clear and level Roper Road NW and 34 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure I;

7. that the subdivision boundary be amended to include that portion of the Non-Credit MR lot that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 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 34 Street NW to a four (4) lane arterial roadway standard, from the north subdivision boundary to Whitemud Drive NW, including channelization, accesses, intersections, 3 m shared use path and sidewalk, turn bays, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 34 Street NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs the first five (5) lanes of Roper Road NW to an arterial roadway standard including channelization, accesses, intersections, 3 m 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. Preliminary plans are required to be approved for Roper Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner constructs the first three (3) lanes of Roper Road NW to an arterial roadway standard including channelization, accesses, intersections, 3 metre (m) shared use path, lighting, turnaround, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

Preliminary plans are required to be approved for Roper Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

10. that the owner construct 56 Avenue NW to an industrial collector road standard with a 3 m shared use path on the south side and a 1.8 m sidewalk on the north side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner upgrades the existing traffic signals located at the 56 Avenue NW/34 Street NW intersection to a four (4) leg traffic signal intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals at the Roper Road NW/34 Street NW intersection, 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;
13. that the owner pay for the installation of traffic signals at the 51 Avenue NW/34 Street NW intersection, 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;
14. that the owner constructs 3 m shared use paths within Roper Road NW and 34 Street NW, to the satisfaction of Subdivision and Development Coordination;
15. that the owner constructs 1.8 m concrete sidewalks within Roper Road NW and 34 Street NW, to the satisfaction of Subdivision and Development Coordination;
16. that the owner designs and constructs the ultimate Storm Water Management Facilities (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs an offsite water main extension including hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
18. 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

19. that the owner is responsible for the landscape design and construction within the Public Utility (SWMF) lots 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.

MR for Lot A, Plan 002 4504 in the amount of 4.698 ha is being provided by a DRC with this subdivision. The DRC will be registered against the remainder of Lot A, Plan 002 4504 with Phase 1. Non-Credit MR in the amount of 6.917 ha is being provided with Phase 2 of this subdivision to protect Fulton Creek, and for calculation purposes will be treated similar to Environmental Reserve. Phase 2 will accordingly adjust the DRC to reflect the creek dedication.

A Letter of Credit has been provided in support of an MR Security Agreement, should future subdivision of remnant Lot A not occur. If the DRC is fully addressed with future land dedication or money in place, then the MR Security Agreement will be released. Alternatively, if the MR Security Agreement is implemented, then the DRC will be discharged.

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/kr/Posse #375019326-001

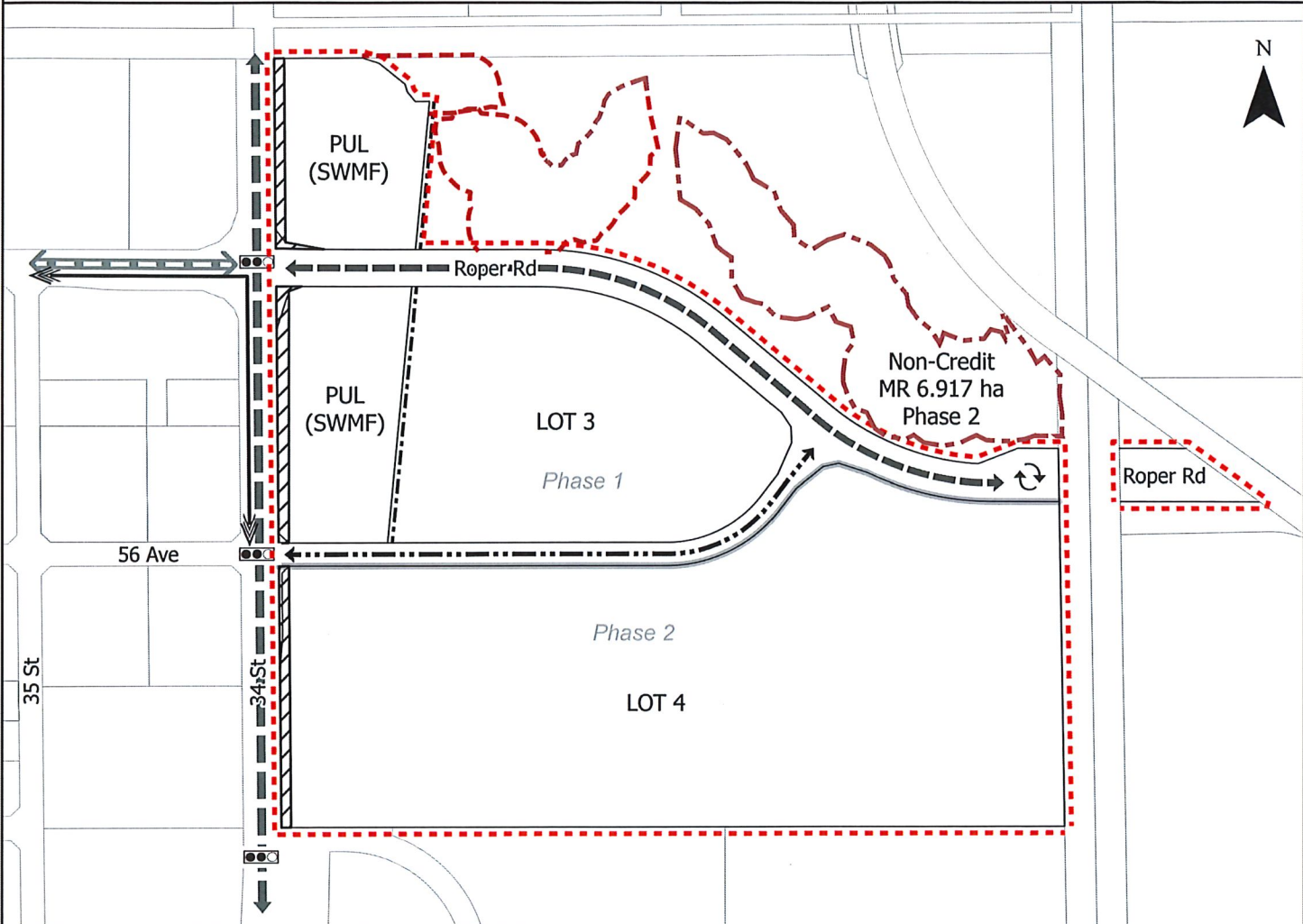
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

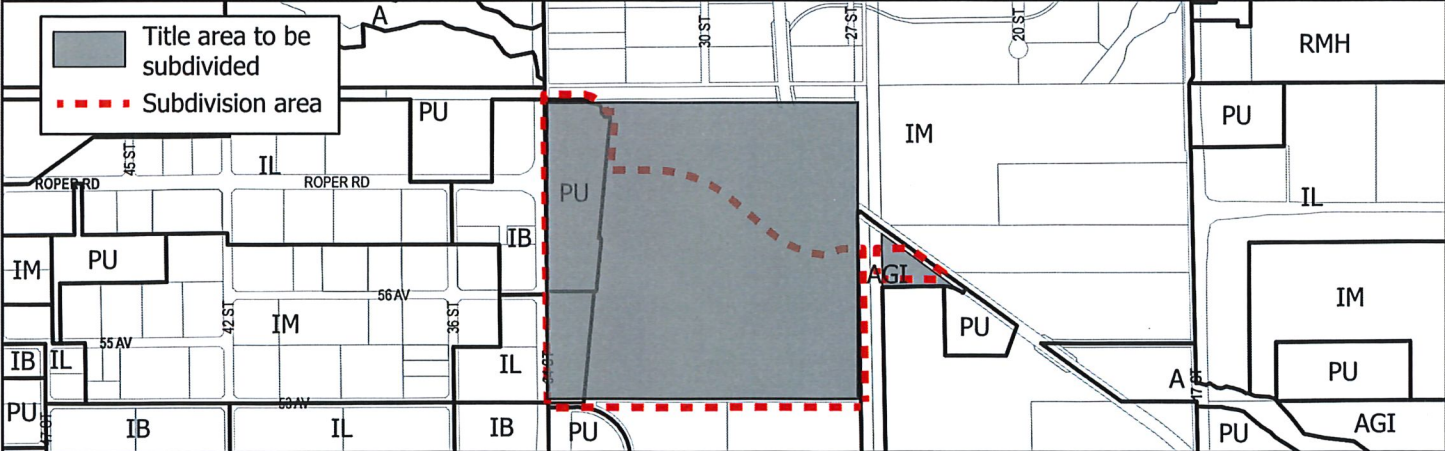
February 22, 2024 LDA21-0367

- Limit of proposed subdivision
- Amend subdivision boundary
- Phasing line
- 1.2 m uniform screen fence
- Construct collector roadway
- Construct 3 lanes to an arterial roadway standard
- Construct 4 lanes to an arterial roadway standard

- Construct 5 lanes to an arterial roadway standard
- Dedicate as road right of way as per an approved concept plan
- Traffic signal
- Temporary 12 m radius turnaround
- Watermain extension



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

February 22, 2024

File No. LDA22-0481

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 129 residential lots from Lot 2, Block 1, Plan 182 2720, and the SW 7-52-25-W4M, located north of Edgemont Boulevard NW and east of Winterburn Road NW; **EDGEMONT**

The subdivision was originally approved on March 9, 2023. The first Change Request accommodated a 3.5 m drainage easement and added one single detached lot. This second Change Request adds phasing to the approval.

I The Subdivision by Plan is APPROVED on February 22, 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 dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for Lessard Road NW as shown on the "Conditions of Approval" map, Enclosure II;
4. that subject to Condition I (3), the owner clear and level Lessard Road NW, as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
5. that the owner registers a utility easement in favour of EPCOR Drainage Services Inc., to allow for a storm main to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right of way, to accommodate Complete Street Design and Cross Sections, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination;

7. that the subdivision boundary be amended to include additional road right of way adjacent to the walkway on Elves Loop as shown on the "Conditions of Approval" map, Enclosure I;
8. that the subdivision boundary be amended to exclude the local road intersection, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
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 (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 pay a boundary assessment for municipal improvements constructed by others within the Edgemont Boulevard road right of way from which this development benefits (Edgemont Stage 18 B/C; Servicing Agreement SA51630);
10. that the owner construct the first two (2) lanes of Lessard Road NW to an arterial roadway standard, from 202 Street to Edgemont Link NW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping, and any transitional improvements, in 2025 construction year, to the satisfaction of Subdivision and Development Coordination, as

shown on the “Conditions of Approval” map, Enclosure II. Preliminary plans for Lessard Road are required to be approved prior to approval of engineering drawings for arterial and subdivision;

11. that the owner construct all roadways to an approved Complete Streets design and cross sections. The Complete Streets design and cross section details for the collector and local roadways will be reviewed and finalized through the engineering drawing review and approval process;
12. that the owner construct 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);
13. the north/south alley is proposed to serve as a temporary secondary emergency access route for Phase 1. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
14. that the owner construct 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;
15. that the owner provide accommodations for temporary minor and major drainage, at their own cost, until such time that the downstream infrastructure and Stormwater Management Facility has been constructed, to the satisfaction of Subdivision and Development Coordination;
16. 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
17. that the owner is responsible for the landscape design and construction within road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

Enclosure I & II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA18-0555. The DRC will carry forward on the remainder of the title.

MR for the SW 7-52-25-W4M will be addressed with LDA22-0419 through dedication of a school park site.

MR for Block 3, Plan 762 0329 will be addressed with LDA22-0583 by money in place of MR.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

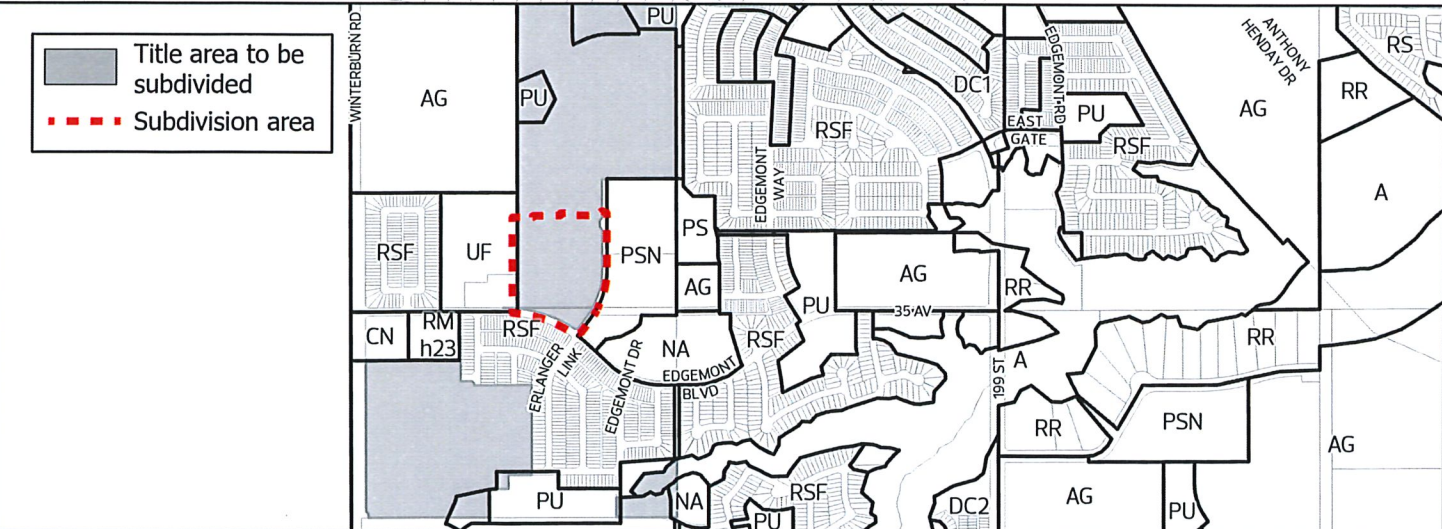
BM/jv/Posse #448792818-001

Enclosures

- Limit of Proposed Subdivision
- Amend Subdivision Boundary
- 1.8m Uniform Fence as per Zoning bylaw
- Register Easement
- 1.8m Concrete Sidewalk
- ↔ Temporary 6m Roadway
- Phasing Line
- + Restrictive Covenant re:disturbed soil



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



..... Limit of proposed subdivision



Dedicate additional road right of way



Construct first two lanes to an arterial road way

