

Thursday, February 29, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 29, 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 22, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0007 491749888-001	Tentative plan of subdivision to create 76 residential lots and three (3) Municipal Reserve lots, from Lot 2, Plan 707 RS and Lot 3, Plan 707 RS located south of Alces Drive SW and east of 34 Street SW; ALCES
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0012 481408189-001	Tentative plan of subdivision to create 27 residential lots from Lot 201, Block A, Plan 222 0182, located north of 23 Avenue NW and east of Winterburn Road NW; THE UPLANDS
MOVED	Blair McDowell That the application for subdivision be as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA22-0346 427390318-001	REVISION of conditionally approved tentative plan of subdivision to create 12 multi-unit housing lots (MHL), one (1) commercial lot, one (1) Non-credit Municipal Reserve lot and one (1) Public Utility lot from Lot 3, Plan 962 4107 and Lot 1, Plan 962 4107, located south of 51 Avenue NW and east of 122 Street NW; MALMO PLAINS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA23-0373 493912439-001	Tentative plan of subdivision to create one (1) additional bare land condominium unit from Condo Plan 092 9372, located north of 76 Avenue NW and west of 44a Street NW; WEIR INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

February 29, 2024

File No. LDA24-0007

Stantec Consulting Ltd
10160 112 St NW
Edmonton, AB T5K 2L6

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 76 residential lots and three (3) Municipal Reserve lots, from Lot 2, Plan 707 RS and Lot 3, Plan 707 RS located south of Alces Drive SW and east of 34 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on February 29, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 ha lot, 0.33 ha lot, and 0.52 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the remnant portion of Lot 2, Plan 707 RS (located east of Lot 1, Block 8, Plan 222 1685) shall be consolidated with the remainder of Lot 3, Plan 707 RS prior to or concurrent with the registration of this subdivision;
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 Phase 4 of LDA22-0158 be registered prior or concurrent to this subdivision to provide for alley access to the proposed lots within this development;
6. 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
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner submits detailed engineering drawings for Alces Stage 6 and the Swept Path Analysis in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Fire Rescue Services, to support the proposed temporary emergency access;
9. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the proposed lots, as shown on Enclosure I, until such time that the Temporary Emergency Access Easement is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
11. that the owner construct a temporary 12 m radius gravel surface turnaround with each Phase, with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct a temporary 4 m gravel surface emergency access to the alleys of LDA22-0158, with T-bollards, 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. that the owner construct appropriate traffic calming measures at the shared use path crossing on Alces Way SW, 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;
14. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the shared use path crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, on the east side of Alces Way SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 3 m asphalt surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lots, to the satisfaction of Subdivision and Development Coordination. Ecological considerations including lighting and routing 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);
17. that the owner construct bollards along the greenway abutting the alleys, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
19. that the engineering drawings include a wildlife crossing between the linear park MR lots on either side of the collector roadway in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information).
20. that the owner is responsible to provide naturalized landscaping within the MR lot adjacent to Natural Area SE 135 and linear park MR lots to the satisfaction of Subdivision and Development Coordination. Ecological considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information).
21. that the owner construct 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
22. that the owner is responsible for the landscape design and construction within the Reserve lot(s) and road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Plan 707RS was addressed by registering a Deferred Reserve Caveat (DRC 232 336 888) on title. The proposed subdivision is terminal. The remaining balance of 1.933 ha will be transferred to the remainder of Lot 3, Plan 707RS.

Municipal Reserve (MR) for Lot 3, Plan 707RS was addressed by registering a Deferred Reserve Caveat (DRC 232 318 358) on title. The DRC will be adjusted for the 1.05 ha municipal reserve (MR) dedication and the transfer from Lot 2, Plan 707RS. A balance of 2.273 ha will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #491749888-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

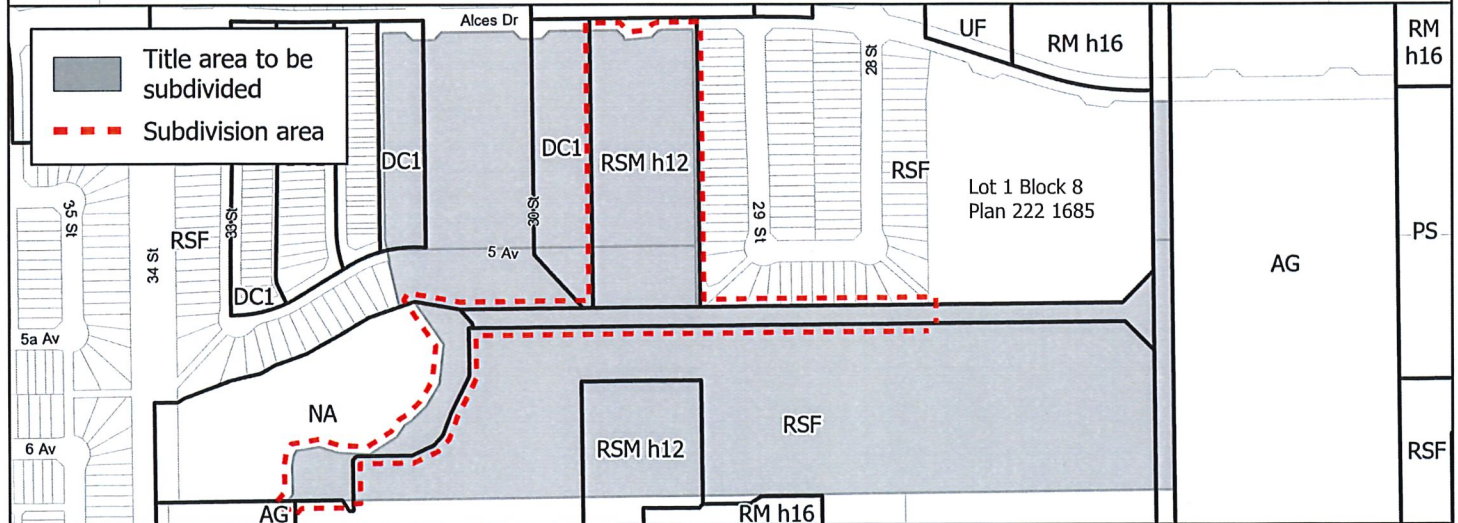
February 29, 2024

LDA24-0007

- - - Limit of Proposed Subdivision
- 3m Asphalt Shared Use Path
- 3m Hard Surface Shared Use Path
- 1.8m Uniform Fence as per Zoning Bylaw
- 1.2m Uniform Fence
- Temporary 4m Secondary
- Emergency Access;
- XX Bollards
- Traffic Calming Measures & Zebra Crosswalk
- Phasing Line
- ↻ Temporary 12m Turnaround;
- Wildlife Crossing
- ▲ Restricted Lots



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

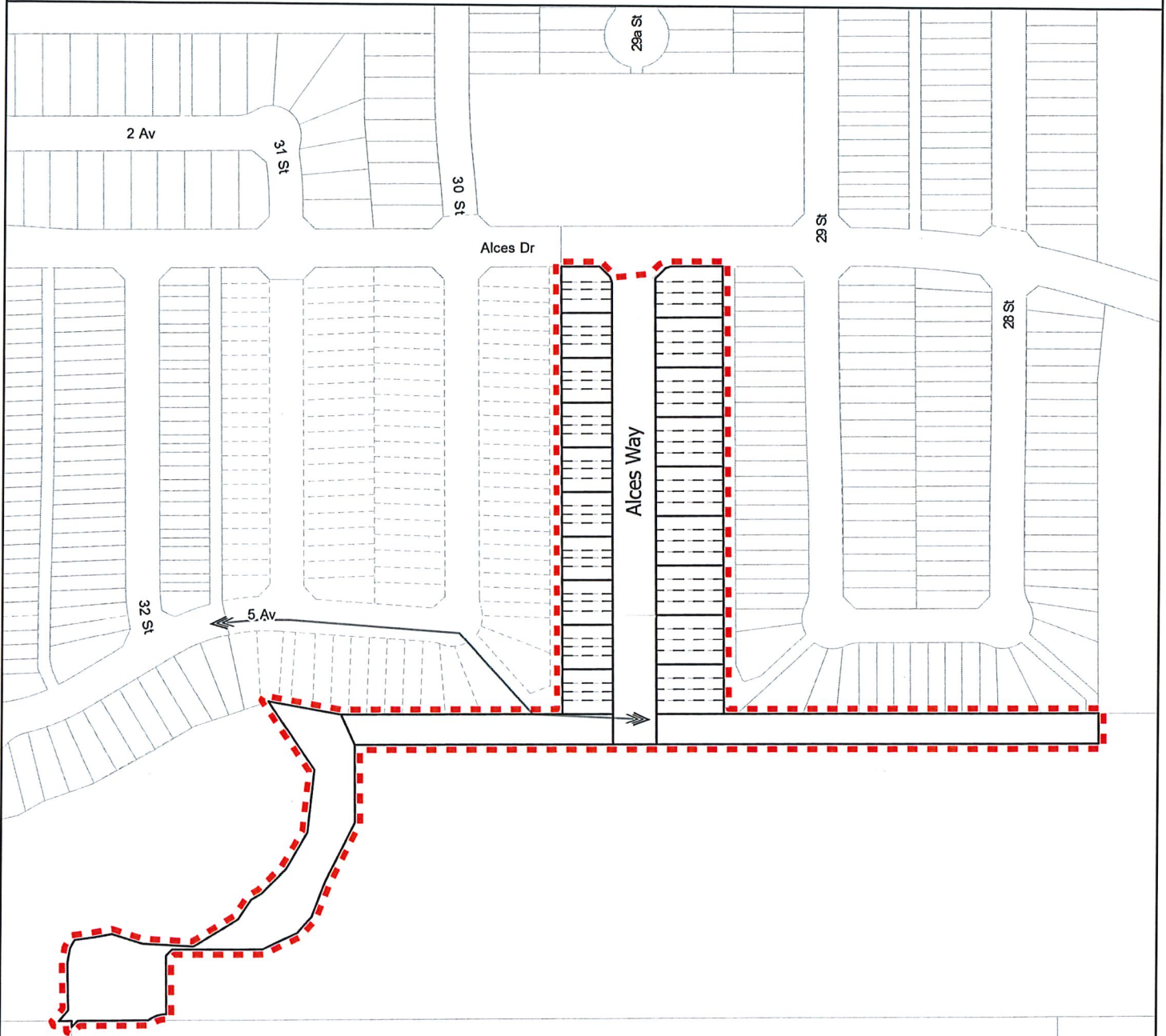


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 29, 2024

LDA24-0007

- Limit of Proposed Subdivision
- ↔ Offsite Watermain Extension



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 29, 2024

File No. LDA24-0012

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 27 residential lots from Lot 201, Block A, Plan 222 0182, located north of 23 Avenue NW and east of Winterburn Road NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on February 29, 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 approved subdivision LDA22-0491 be registered prior to or concurrent with this application, to provide logical roadway and utility extensions;
4. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner submits redline revisions or resubmit engineering drawings for The Uplands Stage 18, for the east-west alley directly abutting this subdivision (approved under LDA22-0491), to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services. The alley is required for emergency access, and its construction must be sufficient to accommodate load bearing capacity, and shall be supported by a swept path analysis for turning manoeuvres;
9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. that the owner construct a temporary 6 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct a 3 m shared use path with bollards and lighting within the walkway, with a connection to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 201, Block A, Plan 222 0182, was addressed by money in place with LDA22-0491.

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

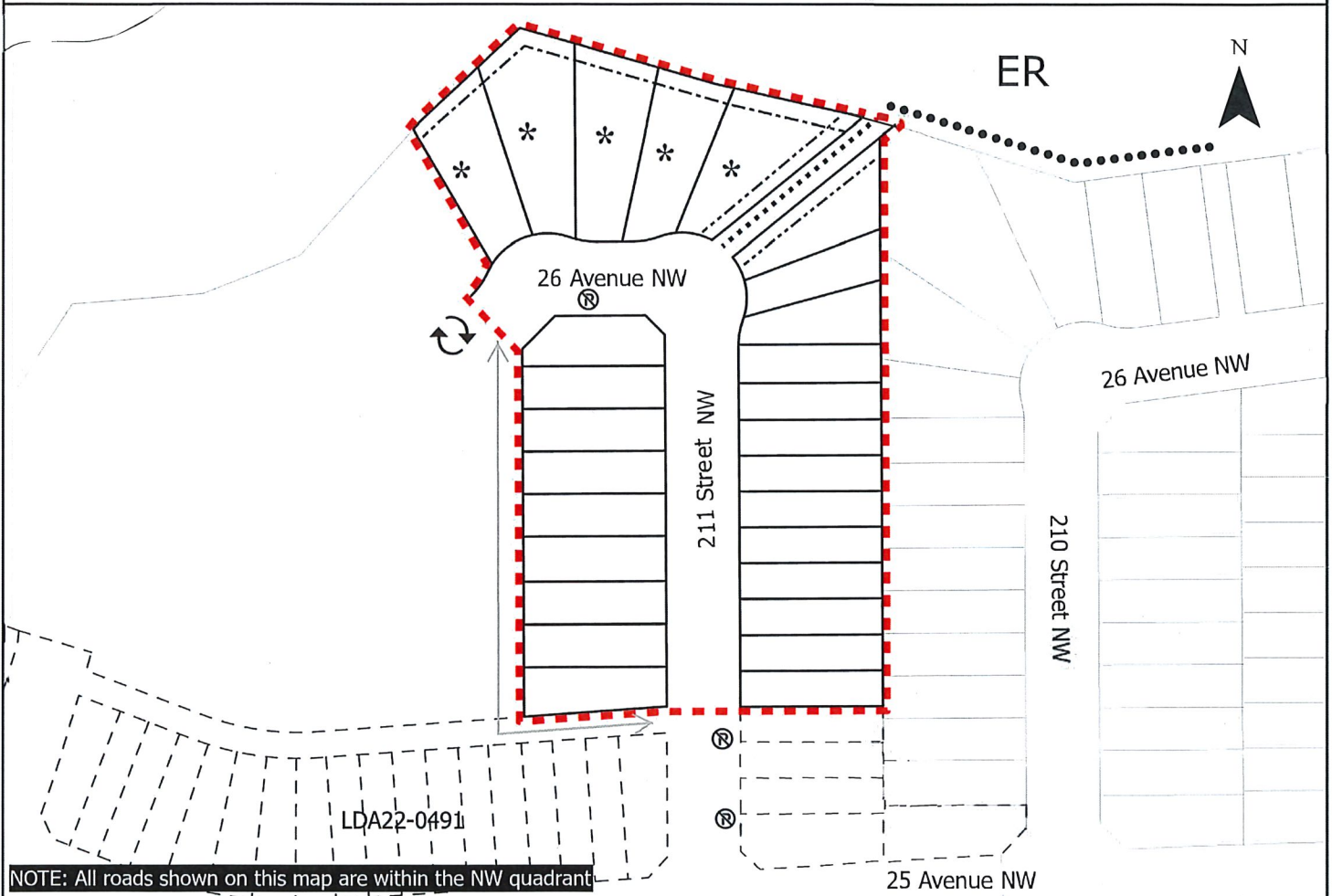
BM/cp/Posse #481408189-001

Enclosure

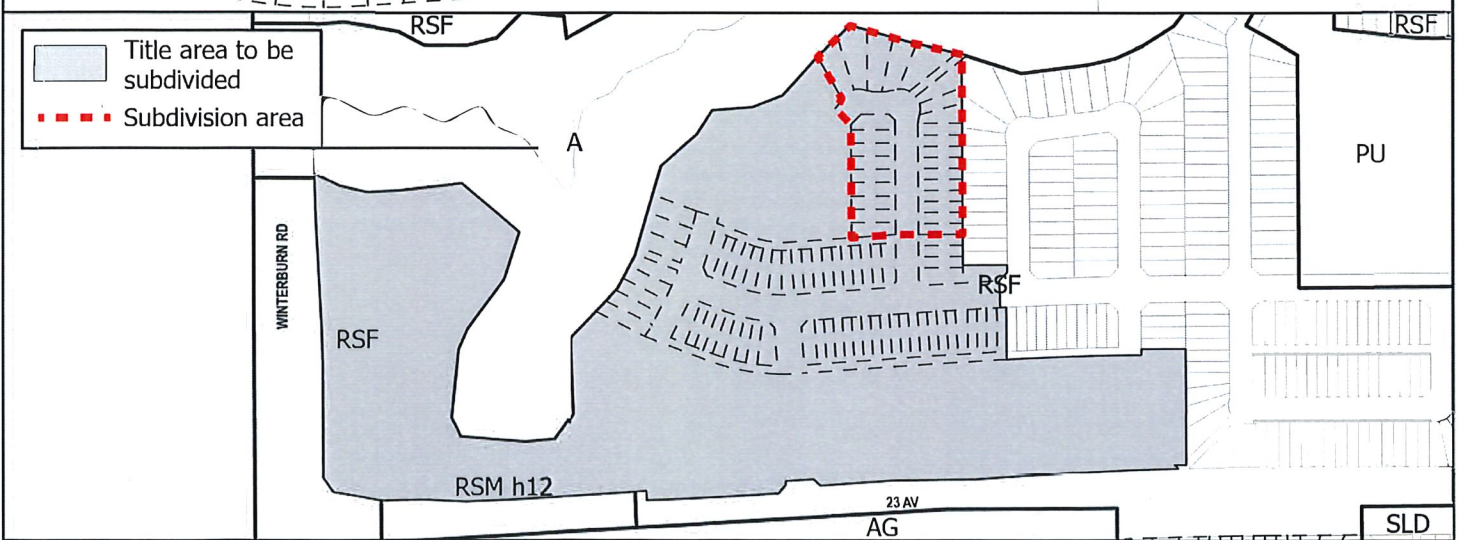
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 29, 2024 LDA24-0012

- Limit of proposed subdivision
- 1.8 m uniform screen fence
- 1.2 m uniform fence
- Existing shared use path
- ↔ Temporary 6 m emergency access
- 3 m hard surface shared use
- * Restrictive Covenant re: Top of Bank path
- Ⓟ No parking signage
- ↻ Temporary 12 m radius turnaround



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 29, 2024

File No. LDA22-0346

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 12 multi-unit housing lots (MHL), one (1) commercial lot, one (1) Non-credit Municipal Reserve lot and one (1) Public Utility lot from Lot 3, Plan 962 4107 and Lot 1, Plan 962 4107, located south of 51 Avenue NW and east of 122 Street NW; **MALMO PLAINS**

The subdivision was initially approved on October 27, 2022. A Change Request to revise phasing boundaries was approved on October 5, 2023. This second Change Request removes one multi-unit housing lot from Phase 2.

I The Subdivision by Plan is APPROVED on February 29, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.65 hectare (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 Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed Phase 1 MHL lots located adjacent to 120 Street NW, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
8. that the owner register easements for temporary emergency access, with Phases 1 and 2, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
9. that the owner dedicate additional road rights of way for the proposed walkways, with Phase 2, to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA23-0364 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, with Phases 1 and 2, against the lots backing onto and flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit on the lots identified in clause I (3), whichever occurs first, that the owner or its successor in title will be required to complete the following, should access be proposed to 120 Street NW:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
3. that the owner construct the portion of 120 Street NW, from 47 Avenue NW to 48 Avenue NW, to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process.

III The Servicing Agreement required in Clause I (4) 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. 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;
8. that the owner construct offsite modifications to 51 Avenue NW, with Phase 3, to improve the safety and function of the existing accesses to the parcel legally described as Block 15, Plan 042 5055 (12111 51 Avenue NW) on the south side of 51 Avenue NW. Modifications may include extending the existing centre median, east of 122 Street NW, to limit the existing west access to right-in/right-out movements only, and construction of a westbound centre median with approximately a 20 m left turn bay and a 45 m taper to accommodate the existing east all directional access, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner remove the existing access to the parcel legally described as Lot 3, Plan 962 4107 (11731 51 Avenue NW) and remediate the access closure area, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. All costs associated with removal of the access, including the removal of the road structure, regrading of the land, landscaping, and any utility relocation/modification deemed necessary as a result of the removal, will be the responsibility of the owner;
10. that the owner remove the existing private access to 48 Avenue NW with Phase 1, and the road structure of the private roadway with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This may include modifications to infrastructure at the north property line of the commercial lot to limit access from the parcel legally described as Lot 2, Plan 962 4107 (12020 49 Avenue NW), and construction of a second private access roadway with sidewalk between 48 Avenue NW and Lot 2, Plan 962 4107;
11. that the owner convert a portion of the existing private roadway to the parcel legally described as Lot 2, Plan 962 4107 (12020 49 Avenue NW) with Phase 2, to a 6 m southbound one-way road, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. All costs associated with removal of the road structure, regrading of the land, landscaping, and any utility relocation/modification deemed necessary as a result of the removal, will be the responsibility of the owner;
12. That the owner reconstruct the existing median on 51 Avenue NW, east of the proposed 120 Street NW collector roadway, with Phase 3, to include a westbound left turn bay with standard taper and bay for the collector on the south side of 51 Avenue NW, including paint line marking

modifications and landscaping, to the satisfaction of Subdivision and Development Coordination. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;

13. that the owner construct a commercial access on the north side of 48 Avenue NW, with Phase 1, to align with the opposing local road intersections approach to the south, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a commercial right-in/right-out access on the east side of 122 Street NW, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct temporary 4 m gravel surface emergency accesses with T-bollards, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
16. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination). The engineering drawings must include a detailed Swept Path Analysis for the Phase 1 turnaround, to confirm infrastructure requirements;
17. that the owner construct 48 Avenue NW to include a westbound shared through/left turn lane and a dedicated right lane, with Phase 1, as per the revised Transportation Impact Assessment (TIA) lanes reconfiguration at 122 Street NW. This may include intersection improvements to ensure the new construction on 48 Avenue NW aligns with the opposing road approach;
18. that the owner construct 120 Street NW including the roundabout, to an approved Complete Streets cross section, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details will be reviewed and finalized through the engineering drawing review and approval process;
19. that the owner construct 3 m hard surface shared use paths, within the road rights of way (120 Street NW, 48 Avenue NW, and the lane south of 46 Avenue NW), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the PUL and the walkways located south and northeast of the MR lot, with connections to the adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement should consider the intent of the Michener Park Redevelopment Master Plan and will be reviewed and finalized through the engineering drawing review and approval process;
21. that the owner construct 1.8 m concrete sidewalks with bollards and lighting within the walkway abutting 49 Avenue NW and the MR lot, with Phase 2, with a connection to the adjacent shared

use path/sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

22. that the owner construct a 2.5 m concrete sidewalk within 48 Avenue NW, with Phase 1, with connections to the existing bus stop pad on 122 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 1.5 m concrete sidewalk within 51 Avenue NW, with Phase 3, with lighting and bollards and connections to the existing sidewalk and bus stop, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner provide a zebra marked crosswalk, with Phase 2, with curb ramps and pedestrian signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner pay for the conversion/upgrade of the existing traffic signals at the intersection of 48 Avenue NW and 122 Street NW, with Phase 1, 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;
26. that the owner pay for the installation of traffic signals, at the intersection of 51 Avenue NW and 120 Street NW, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I. This may include additional infrastructure modifications to support the installation at the intersection of 51 Avenue NW and 120 Street NW. 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;
27. that the owner pay for the installation of "no parking" signage on 120 Street NW, with Phase 2, along the entry and exit curve radii adjacent to the roundabout, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
29. 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;

30. that the owner retain the existing fence on the MR lot, or provide a similar barrier between the shared use path and alley, in accordance with an approved park Concept Plan, to the satisfaction of Subdivision and Development Coordination; and
31. that the owner is responsible for the landscape design and construction within the Public Utility lot, the MR 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.

Non-credit MR for Lot 1, Plan 962 4107 in the amount of 0.65 ha is being provided by dedication 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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #427390318-001

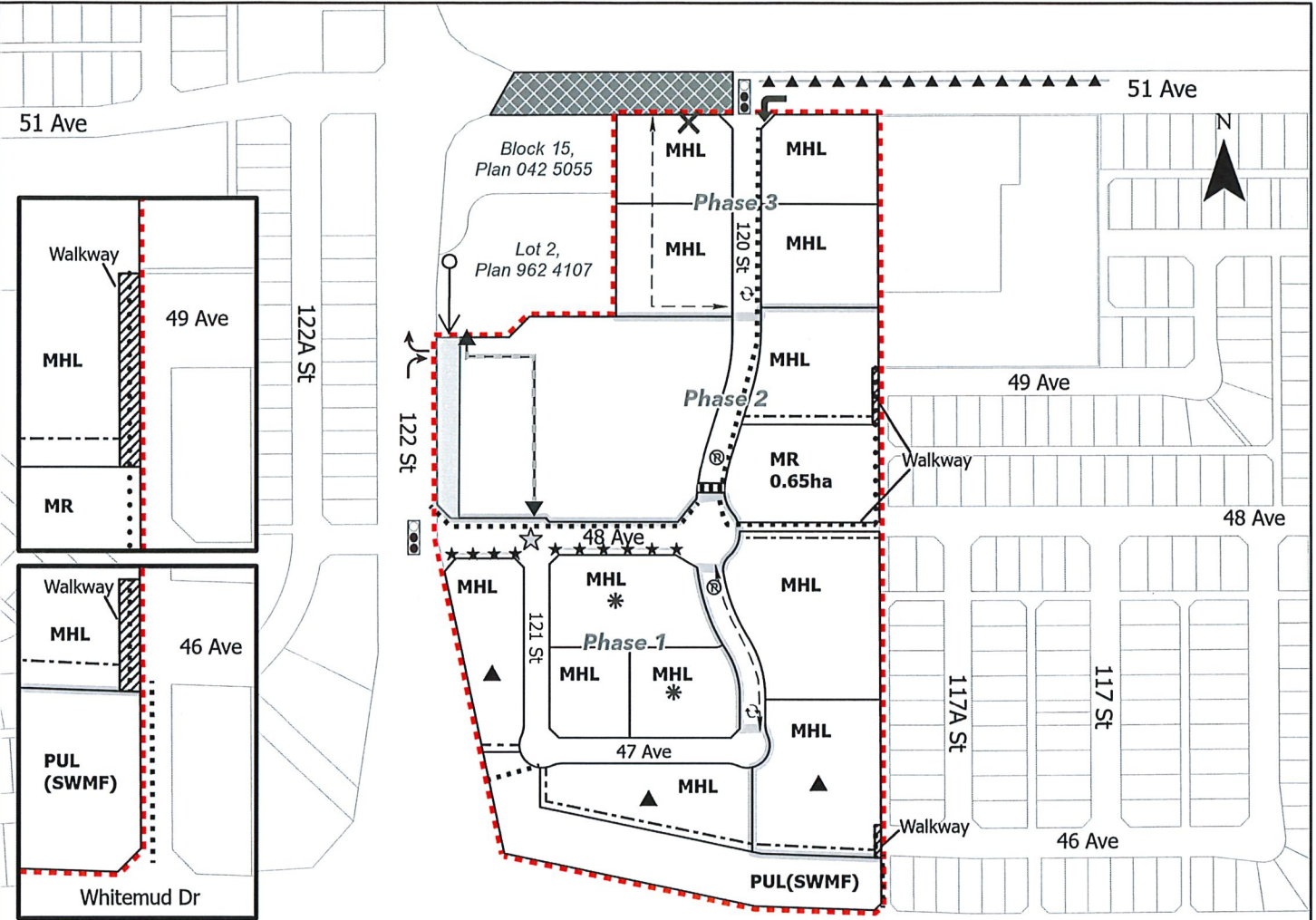
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

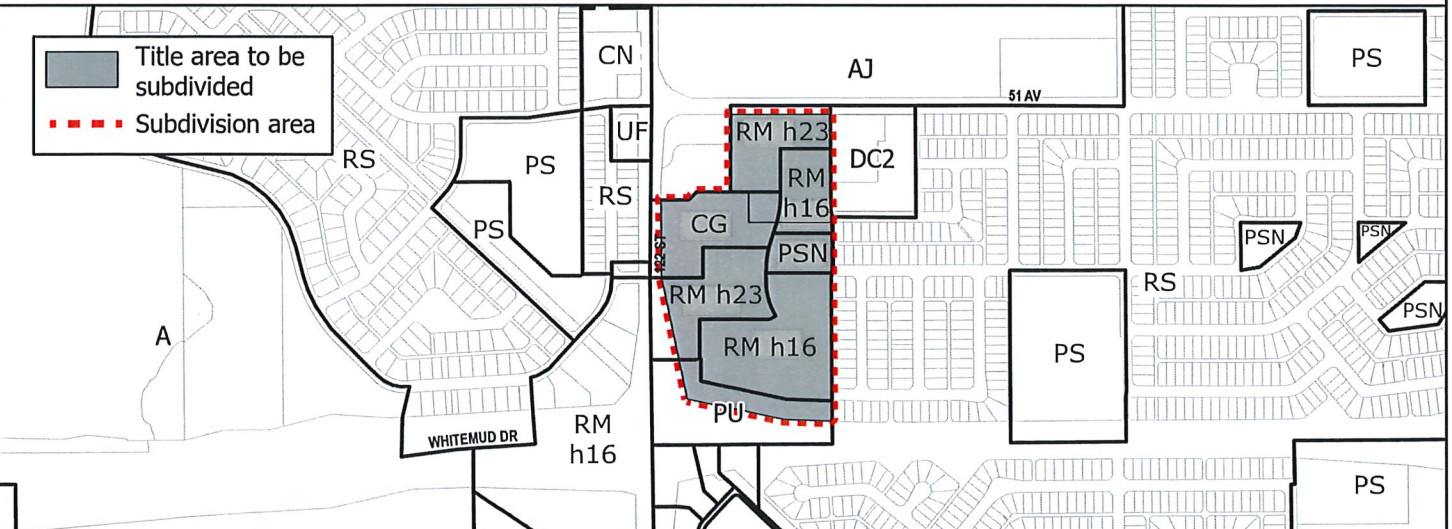
February 22, 2024

LDA22-0346

--- Limit of proposed subdivision	••• 1.8 m concrete sidewalk	▨ Dedicate as road right of way	★ ★ 2.5 m concrete sidewalk
— Phasing line	→ Temporary 4 m emergency access	▲ 1.5 m concrete sidewalk	☆ Construct commercial access
••••• 3 m hard surface shared use path	- - - 1.2 m uniform fence	↪ Turn bay	▨ Construct offsite modifications
▨ Zebra marked crosswalk	Ⓟ No Parking signage	◻ Remove private road and access	▲ Restrictive covenant re: Freeboard
Ⓜ Traffic signals	↻ Temporary 12 m radius turnaround	✕ Remove existing access	↗ Construct commercial right-in/ right-out access
* Register deferred servicing agreement	↔ Register cross lot access easement	○ → Convert to southbound road	



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 29, 2024

File No. LDA23-0373

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional bare land condominium unit from Condo Plan 092 9372, located north of 76 Avenue NW and west of 44a Street NW; **WEIR INDUSTRIAL**

The Subdivision by Plan is APPROVED on Feb 28, 2024, subject to the following conditions:

1. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure II;
2. that the owner register a cross lot access easement as shown on the “Conditions of Approval” map, Enclosure II. The City shall be a party to the easement;
3. that the owner register an emergency access easement as shown on the “Conditions of Approval” map, Enclosure II. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

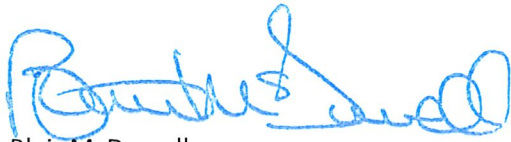
Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #493912439-001

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 (\$2375.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

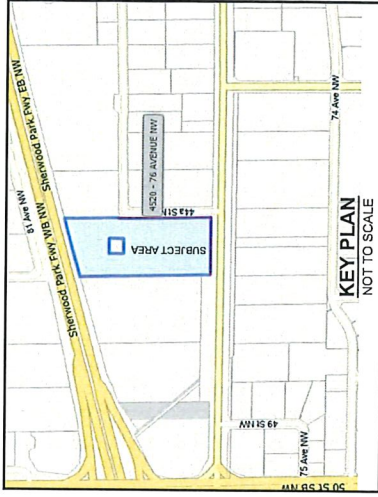
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision in the following locations:
 - 1-100mm water service enters the proposed subdivision at 38.16m east of the west property line of Condo Common Area (Plan 0929372) from 76 Avenue NW.
 - 1-200mm sanitary service enters the proposed subdivision at 57.61m east of the west property line line of Condo Common Area (Plan 0929372) from 76 Avenue NW.
 - 1-250mm storm service enters the proposed subdivision at 16.46m east of the west property line of Condo Common Area (Plan 0929372) from 76 Avenue NW.
 - 1-150mm water service enters the proposed subdivision at 4.88m south of the south property line of 78 Avenue NW from 44a Street NW.
 - 1-250mm sanitary service enters the proposed subdivision at 154.00m north of the south property line of Condo Common Area (Plan 0929372) from 44a Street NW.
 - 1-300mm storm service enters the proposed subdivision at 183.00m north of the south property line of Condo Common Area (Plan 0929372) from 44a Street NW.
 - 1-150mm water service enters the proposed subdivision at 116.74m north of the south property line of Condo Common Area (Plan 0929372) from 44a Street NW.

- All water and sewer services must enter private property through the common owned land. The owner/developer is responsible for all water and sewer lines on private property as per the Condominium Property Act of Alberta.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

404980 ALBERTA LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS:
- AND CONTAINS 3.38 7/16



REV. NO.	DATE	DESCRIPTION	BY
1	DEC. 2023	ORIGINAL PLAN COMPLETED	CN

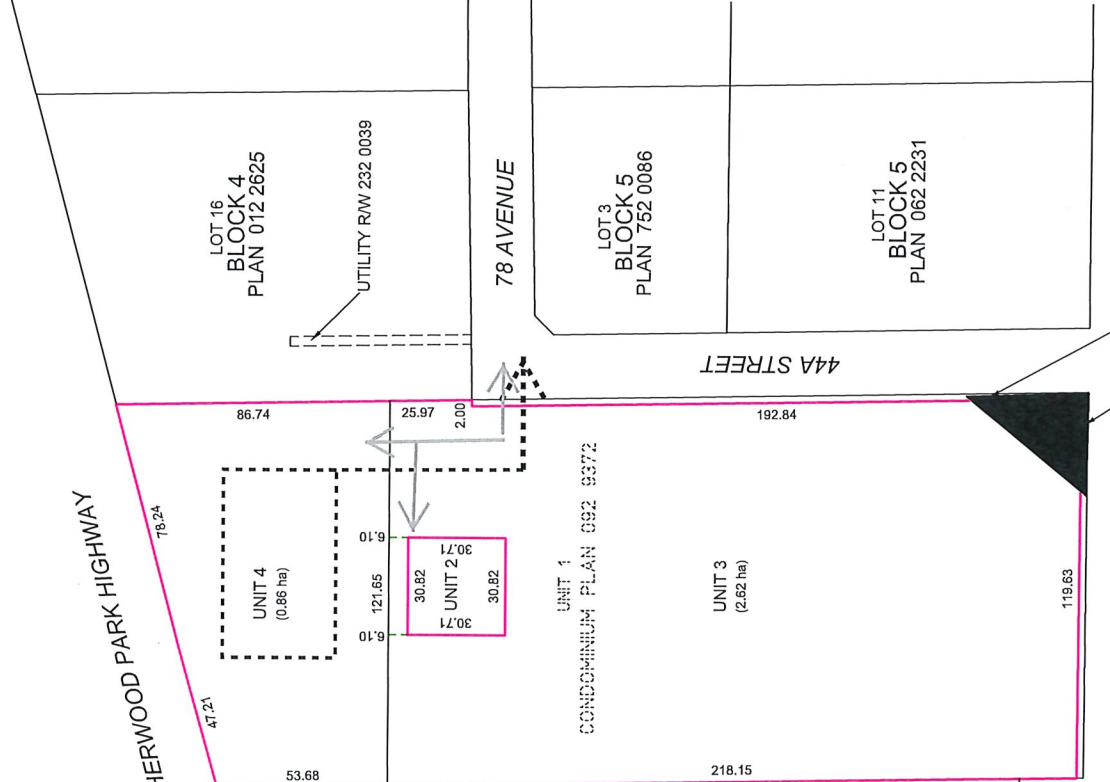
WEIR INDUSTRIAL
 TENTATIVE PLAN SHOWING PROPOSED
BARE LAND CONDOMINIUM RE-DIVISION
 OF
 UNIT 1, CONDOMINIUM PLAN 092 9372
 WITHIN THE
 S.W. 1/4 SEC. 25 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



Pals Geomatics
 P: (780) 455-3177 F: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

Legend

- Register Cross Lot Access Easement (dashed line with arrow)
- Register Emergency Access Easement (dashed line with arrow)
- Register 6 m x 6 m Corner Cut (solid line with arrow)



COMMON PROPERTY
 CONDOMINIUM PLAN 092 9372

FILE NO. E2302200T DRAFTED BY: CN CHECKED BY: DS