

**SUBDIVISION**  
**AND**  
**DEVELOPMENT APPEAL BOARD**  
**AGENDA**

**Wednesday, 9:00 A.M.**  
**September 15, 2021**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

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**TO BE RAISED**

I 9:00 A.M. SDAB-S-21-003

REVISION of conditionally approved tentative plan of subdivision to create 250 single detached residential lots, 77 row housing lots, two (2) multi-unit housing lots (MHL), four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) other lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; MARQUIS

17861 - Meridian Street NE  
280 - Marquis Boulevard NE

Project No.: 291076167-001/LDA18-0536

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**NOTE:** *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

**TO BE RAISED**

ITEM I: 9:00 A.M.

FILE: SDAB-S-21-003

AN APPEAL FROM THE DECISION OF THE SUBDIVISION AUTHORITY

APPELLANT:

APPLICATION NO.: 291076167-001/LDA18-0536

APPLICATION TO: REVISION of conditionally approved tentative plan of subdivision to create 250 single detached residential lots, 77 row housing lots, two (2) multi-unit housing lots (MHL), four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) other lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; MARQUIS

DECISION OF THE  
SUBDIVISION AUTHORITY: Approved with Conditions

DECISION DATE: June 17, 2021

DATE OF APPEAL: July 8, 2021

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 17861 - Meridian Street NE,  
280 - Marquis Boulevard NE

LEGAL DESCRIPTION: NW-4-54-23-4,  
Plan 1822406 Blk 2 Lot 2  
Plan 1823079 Blk 2 Lot 3MR

ZONE(S): (AG) Agricultural Zone  
(AGU) Urban Reserve zone  
(AP) Public Parks Zone  
(CSC) Shopping Centre Zone  
(DC2.1173) Site Specific Development Control Provision  
(NA) Natural Areas Protection Zone  
(PU) Public Utility Zone  
(RA7) Low Rise Apartment Zone  
(RF4) Semi-detached Residential Zone  
(RF5) Row Housing Zone  
(RLD) Residential Low Density Zone

(RMD) Residential Mixed Dwelling Zone  
(RSL) Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN(S): Marquis Neighbourhood Structure Plan  
Horse Hill Area Structure Plan

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| <b><i>Grounds for Appeal</i></b> |
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The Appellant provided the following reasons for appealing the decision of the Development Authority:

Qualico Communities, on behalf of Horse Hill Land Company, is appealing conditions of the aforementioned conditional subdivision approval that are not necessary to service the subdivision, and therefore are not consistent with the intent of Section 655 of the Municipal Government Act. We are also appealing conditions where we believe improvements are being unfairly imposed on area developers and should be borne by other parties. The conditions being appealed are as follows:

**Part I**

- Condition 2 – The 0.47 ha MR parcel noted in this condition was applied for as a 0.5 ha parcel. 0.03 ha of MR credit has been deducted, as the City has conditioned an unnecessary sidewalk to be constructed within a 0.03 ha road right-of-way in Condition I(8). We will be forced to provide additional land elsewhere or pay money-in-place of reserves.
- Condition 6 – The clearing and leveling is intended to accommodate a southbound left turn bay at 161 Avenue into Quarry Ridge as per condition II(9), which we do not believe is necessary to service the subdivision.
- Condition 7 – Maintenance of an existing road is not a Developer's responsibility and therefore this is an unfair burden being placed on area Developer's, especially over a long term. We are happy to go through the City's Road Use Agreement process to repair damages resulting from construction activity.
- Condition 8 – The road right-of-way is intended to cover an unnecessary sidewalk and is being deducted from our MR credit.

**Part II**

- Condition 9 – The existing rural cross section is sufficient to handle the traffic volumes being generated by our subdivision without any improvements. The noted base repair cost should be borne by other parties.

- Condition 10 – Full intersection improvements are not necessary until 900+ units are occupied. There are also two oil and gas pipelines located under the intersection, we have been directed by the Arterial Road Steering Committee to make an application to the Alberta Energy Regulator to have the companies share the pipeline protection costs. We would appreciate more time to deal with the pipeline companies as it benefits the City and the ARA basin as a whole, and the technical information we have submitted to the City supports deferral at this time.
- Condition 11 – This shared use path serves Quarry Ridge but does not serve our subdivision. Further, this trail will impede future arterial road construction and will be a throwaway cost.
- Condition 20 – We are committed to building this shared use path with futures stages, but we believe it is reasonable to defer construction at this time and complete concurrently with the ultimate construction of the stormwater management facility. At this point we believe this presents a safety concern in an active construction area.
- Condition 21 – The 1.8 metre sidewalk is not required in the Design and Construction Standards, and it is not necessary to service the subdivision. We will have trails through the abutting MR parcel to provide walkability so we believe the sidewalk will be redundant. Further, our MR credit is being deducted and we will ultimately be required to dedicate more land elsewhere or pay money-in-place of reserve.

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| <i>General Matters</i> |
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**Appeal Information:**

**The Subdivision and Development Appeal Board made and passed the following motion on July 14, 2021:**

**“That the appeal be scheduled for a hearing on the afternoon of August 25 or 26, 2021 or a mutually acceptable date agreed to by all parties at the request of the Subdivision Authority and their Legal Counsel”.**

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

**Appeals**

**678(1)** The decision of a subdivision authority on an application for subdivision approval may be appealed

- (a) by the applicant for the approval,
- (b) by a Government department if the application is required by the subdivision and development regulations to be referred to that department,

- (c) by the council of the municipality in which the land to be subdivided is located if the council, a designated officer of the municipality or the municipal planning commission of the municipality is not the subdivision authority, or
- (d) by a school board with respect to
  - (i) the allocation of municipal reserve and school reserve or money in place of the reserve,
  - (ii) the location of school reserve allocated to it, or
  - (iii) the amount of school reserve or money in place of the reserve.

**(2)** An appeal under subsection (1) may be commenced by filing a notice of appeal within 14 days after receipt of the written decision of the subdivision authority or deemed refusal by the subdivision authority in accordance with section 681

- (a) with the Land and Property Rights Tribunal
  - (i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application
    - (A) is within the Green Area as classified by the Minister responsible for the Public Lands Act,
    - (B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,
    - (C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy RSA 2000 Section 679 Chapter M-26 MUNICIPAL GOVERNMENT ACT 437 and Utilities Board or Alberta Utilities Commission, or
    - (D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks, or

- (ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii), or (b) in all other cases, with the subdivision and development appeal board.

**(2.1)** Despite subsection (2)(a), if the land that is the subject-matter of the appeal would have been in an area described in subsection (2)(a) except that the affected Government department agreed, in writing, to vary the distance under the subdivision and development regulations, the notice of appeal must be filed with the subdivision and development appeal board.

**(3)** For the purpose of subsection (2), the date of receipt of the decision is deemed to be 7 days from the date the decision is mailed.

**(4)** A notice of appeal under this section must contain

- (a) the legal description and municipal location, if applicable, of the land proposed to be subdivided, and
- (b) the reasons for appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

**(5)** If the applicant files a notice of appeal within 14 days after receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board.

#### **Hearing and decision**

**680(1)** The board hearing an appeal under section 678 is not required to hear from any person or entity other than

- (a) a person or entity that was notified pursuant to section 679(1), and
- (b) each owner of adjacent land to the land that is the subject of the appeal,

or a person acting on any of those persons' behalf.

**(1.1)** For the purposes of subsection (1), "owner" has the same meaning as in section 653.

**(2)** In determining an appeal, the board hearing the appeal

- (a) repealed 2020 c39 s10(48);

- (a.1) must have regard to any statutory plan;
- (b) must conform with the uses of land referred to in a land use bylaw;
- (c) must be consistent with the land use policies;
- (d) must have regard to but is not bound by the subdivision and development regulations;
- (e) may confirm, revoke or vary the approval or decision or any condition imposed by the subdivision authority or make or substitute an approval, decision or condition of its own;
- (f) may, in addition to the other powers it has, exercise the same power as a subdivision authority is permitted to exercise pursuant to this Part or the regulations or bylaws under this Part.

**(2.1)** In the case of an appeal of the deemed refusal of an application under section 653.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 653.1(2).

**(2.2)** Subsection (1)(b) does not apply to an appeal of the deemed refusal of an application under section 653.1(8).

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#### **Approval of application**

**654(1)** A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
- (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the



land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

**(1.1)** Repealed 2018 c11 s13.

**(1.2)** If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

**(2)** A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

(a) the proposed subdivision would not

(i) unduly interfere with the amenities of the neighbourhood, or

(ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

**(3)** A subdivision authority may approve or refuse an application for subdivision approval.

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Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

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Subdivision Authority

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

June 17, 2021

File No. LDA18-0536

RE: REVISION of conditionally approved tentative plan of subdivision to create 250 single detached residential lots, 77 row housing lots, two (2) multi-unit housing lots (MHL), four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) other lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; **MARQUIS**

The original subdivision for LDA18-0536 was conditionally approved on April 25, 2019. This is the second change request in alignment with a significant Marquis NSP amendment. The subdivision will result in a net decrease of 2 single detached lots and a net increase of 26 row housing lots, one multi-unit housing lot, and one Municipal Reserve lot. The applicant removed the northern portion from the subdivision boundary and removed a SWMF north of Marquis Boulevard. An additional phase has been added to create four phases.

**I The Subdivision by Plan is APPROVED on June 17, 2021, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.26 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 2.18 ha, 2.14 ha, 0.50 ha and 0.47 ha lots 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 dedicate, clear and level Marquis Boulevard to an approved Concept Plan, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner dedicate, clear and level road right-of-way for the required construction of Meridian Street (including the Horse Hill Creek wildlife crossing and on the adjacent private properties) from Marquis Boulevard to 153 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, as shown on Enclosure III. The owner must register a road plan for the required road right-of-way. The owner must contact Subdivision Planning (contact Christine Whalen at 780-508-9248 or christine.whalen@edmonton.ca) for further information regarding the road plan registration;
7. that the owner enter into a Maintenance Agreement with the City of Edmonton for the maintenance of Meridian Street between 153 Avenue and 167 Avenue until such time that Meridian Street is constructed to an urban arterial roadway, as shown on the "Conditions of Approval" map, Enclosure III. Details of the Agreement, including the responsibilities for each party, will be prepared and administered by City Operations (contact Sherron Hutchings at 780-496-6129 or sherron.hutchings@edmonton.ca);
8. that the owner dedicate a minimum of 4 m road right of way for a walkway within the Municipal Reserve (MR) lot flanking the reverse housing lots, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the lot identified be withheld from registration until the temporary 6 m alley connection is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register temporary public access easements for a temporary 6 m gravel surface roadway or a 12 m temporary turnaround, and the alley construction with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register an easement for a portion of the Storm Water Management Facility (SWMF) 10, and sanitary extension, shown on the "Conditions of Approval" map, Enclosures I and II;
12. that the subdivision and phasing boundary be amended for the full intersection construction along Marquis Boulevard with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
13. that LDA21-0062 and LDA21-0189 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
14. 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;
15. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
16. the owner shall register a restrictive covenant against the lots backing onto the Natural Areas in order to maintain the health and sustainability within said Natural Areas in accordance with the approved Natural Area Management Plan, to the satisfaction of Urban Growth & Open Space

Strategy (contact Michael Silzer at 780-944-5588 or michael.silzer@edmonton.ca), in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and

17. 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct the first two lanes of Meridian Street to an arterial roadway standard, from 167 Avenue to Marquis Boulevard, including channelization, accesses, intersections, 3 m hard surface shared use path, lighting, landscaping, Horse Hill Creek wildlife crossing and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure III. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner upgrade Meridian Street from 153 Avenue to 161 Avenue to an approved rural roadway cross section including a temporary southbound left turn bay at 161 Avenue/Meridian Street intersection and the required base repair, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
10. that the owner upgrade 167 Avenue/Meridian Street to a full urban intersection including, but not limited to all required turn bays, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
11. that the owner construct a temporary 3 m hard surface shared use path including lighting on Meridian Street from 153 Avenue to 167 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;

12. that the owner construct, the first two lanes of Marquis Boulevard to an arterial roadway standard, from Meridian Street to the west edge of the Natural Area, including full roundabout construction, channelization, accesses, intersections, 1.8 m concrete sidewalk with Phase 1; the owner will also construct a 3 m hard surface shared use path with lighting (including the portion fronting the Natural Area on Marquis Boulevard), landscaping, and any transitional improvements in Phase 2, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Marquis Boulevard prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct a minimum 7.5 m residential reverse housing alley in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality;
14. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers or a temporary 6 m gravel surface roadway connection south of 5 Street NE, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround or connection will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
15. that the owner pay for the installation of 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;
16. that the owner pays for the installation of "no parking" signage on the 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;
17. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Natural Area south of Marquis Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering Drawings to the satisfaction of Urban Growth & Open Space Strategy (contact Michael Silzer at 780-944-5588 or michael.silzer@edmonton.ca) for more information;
18. that the owner designs the ultimate Storm Water Management facility (SWMF) 10 and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the engineering drawings include grading plans to accommodate the future 3 m hard surface shared use path as part of SWMF 10, to the satisfaction of Subdivision and Development Coordination;
20. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within SWMF 10, 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;
21. that the owner constructs a 1.8 m concrete sidewalk within the minimum 4 m road right of way within the Municipal Reserve (MR) lot flanking the reverse housing lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner constructs a 1.8 m concrete sidewalk within the Natural Area south of Marquis Boulevard, with connections to adjacent paths and walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths to the Natural Area south of Marquis Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner constructs an offsite sanitary sewer extension with Phase 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
25. that Construction Completion Certificate (CCC) for the subdivision storm system will not be issued until such time that an acceptable Interim Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;
26. that Construction Completion Certificate (CCC) for SWMF10 will not be issued until such time that the permanent storm servicing system for the subdivision, as identified in the accepted Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
27. that Construction Completion Certificate (CCC) for the storm system will not be issued until such time that a trigger for the construction of the stormwater outfall to the North Saskatchewan River is determined, through consultation and collaboration with the City;
28. that Final Acceptance Certificate (FAC) for the storm system will not be issued until such time that the permanent storm servicing system for the subdivision, as identified in the accepted Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
29. that the owner is responsible, at their cost, for the operation and maintenance of the Temporary Storm Servicing System, until such time that the permanent storm servicing system is completed and operational, to the satisfaction of Subdivision and Development Coordination;

30. that the owner implements a monitoring plan for the temporary discharge of stormwater into Horse Hills Creek, as per the Meridian Street Crossing at Horse Hills Creek: Environmental Impact Assessment Addendum;
31. 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 II;
32. that the owner constructs a pressure reducing valve within Phase 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
33. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
34. that the owner is responsible for the landscape design and construction within the Reserve lots, road right of way, and the walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosure I, II and III are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0607. The DRC will be reduced with the dedication of the MR lots, Environmental Reserve lot, and future arterial roadway dedication. The DRC will carry forward on the remainder of the title.

The City of Edmonton purchased a 2.50 ha parcel (Lot 3MR, Block 2, Plan 182 3079). It was transferred to the City as MR and acquired on June 22, 2018.

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 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/sm/Posse #291076167-001

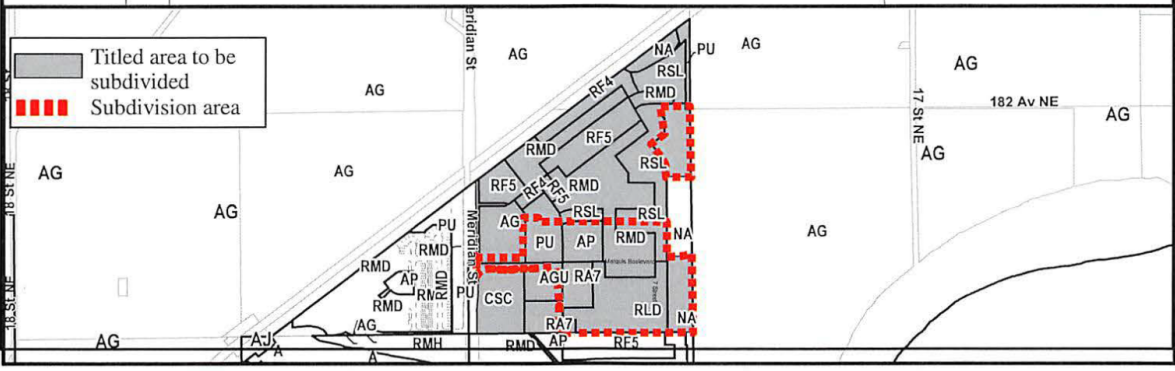
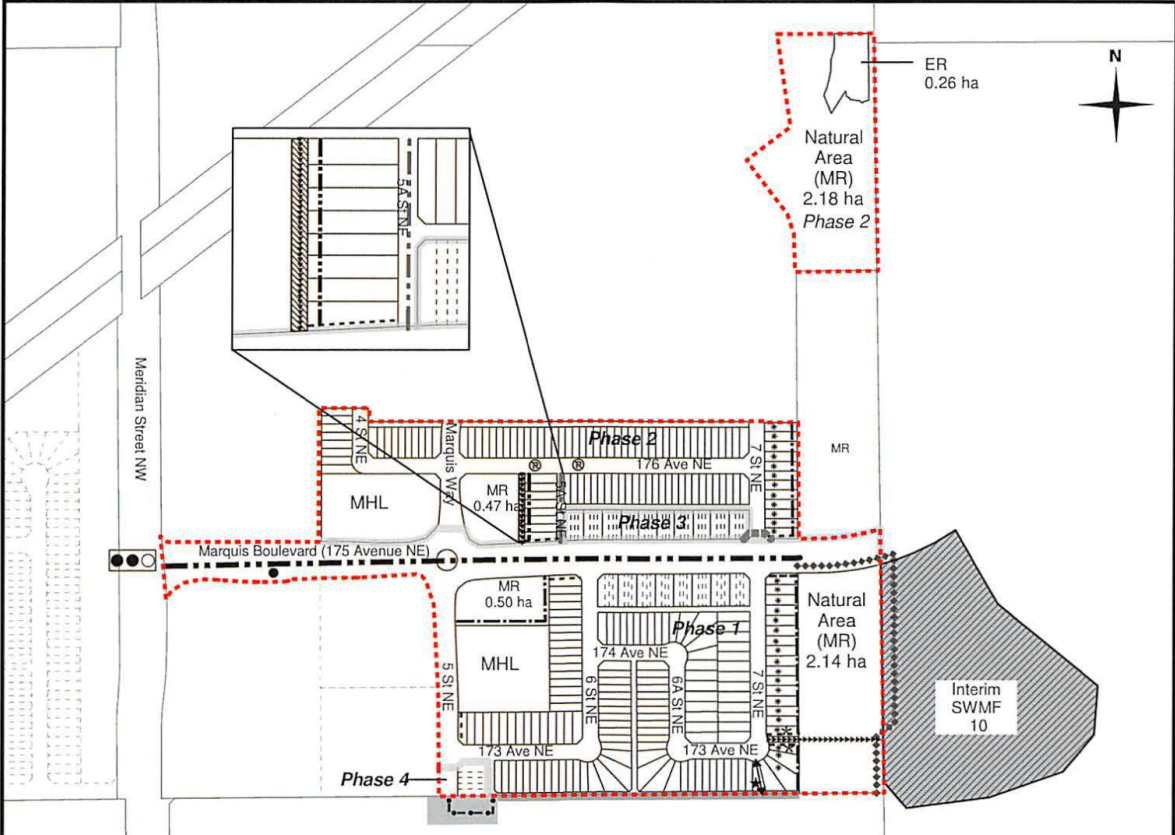
Enclosure(s)



ENCLOSURE I

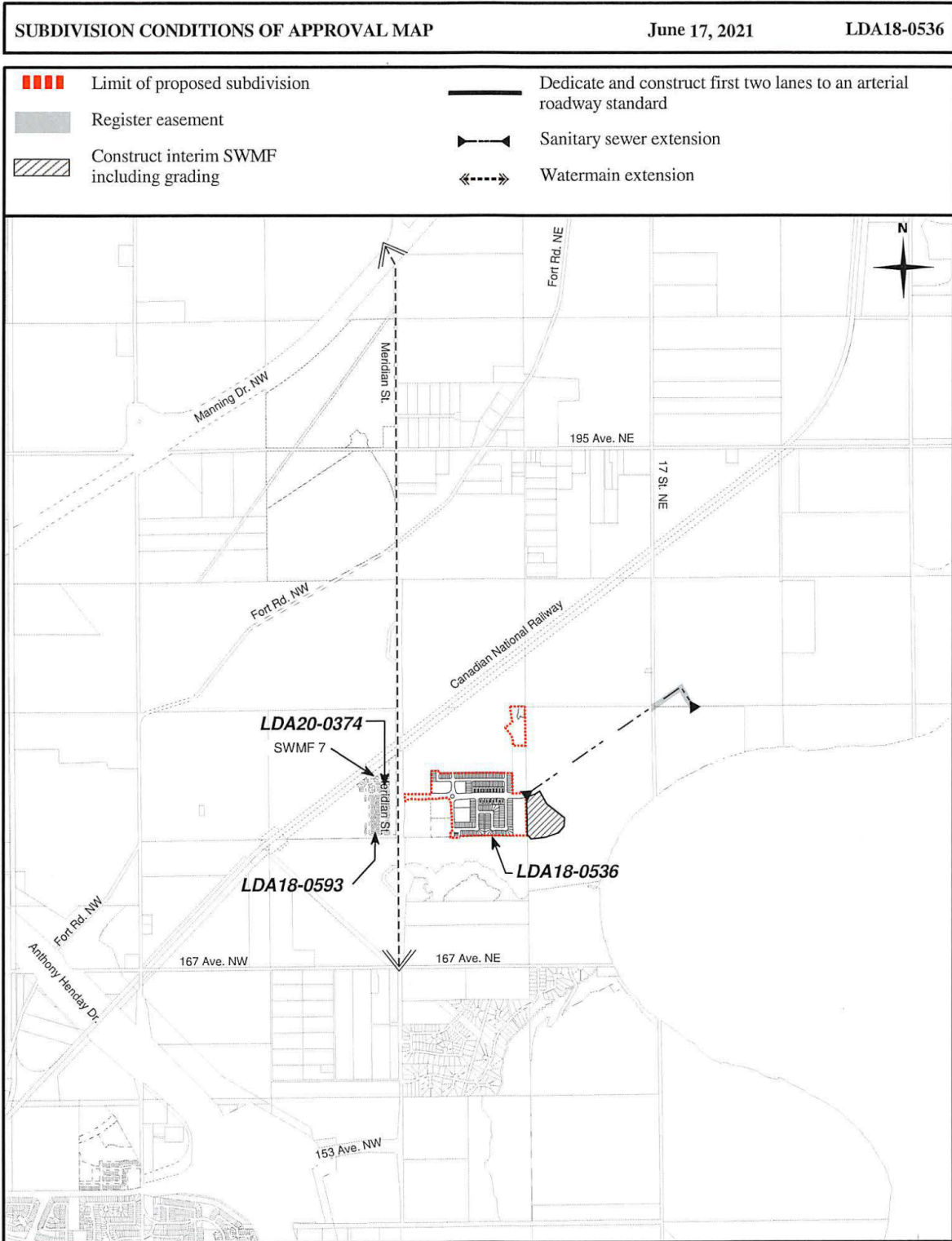
SUBDIVISION CONDITIONS OF APPROVAL MAP June 17, 2021 LDA18-0536

|  |  |  |   |  |   |
|--|--|--|---|--|---|
|  | Limit of proposed subdivision                  |  | 1.8 m uniform screen fence                      |  | 1.8 m concrete sidewalk                 |
|  | Amend phasing boundary                         |  | 1.2 m uniform fence                             |  | 7.5 m reverse housing alley             |
|  | Phasing line                                   |  | 3 m hard surface shared use path                |  | Pressure reducing Valve                 |
|  | Register easement                              |  | Construct interim SWMF including grading        |  | Restrictive covenant re: Disturbed Soil |
|  | Dedicate as road right of way                  |  | Traffic signal                                  |  | No parking signage                      |
|  | Construct arterial roadway                     |  | Temporary 6 m roadway                           |  | Withhold lot from registration          |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Temporary 6 m roadway or 12 m radius turnaround |  | Restrictive covenant: Natural Area      |














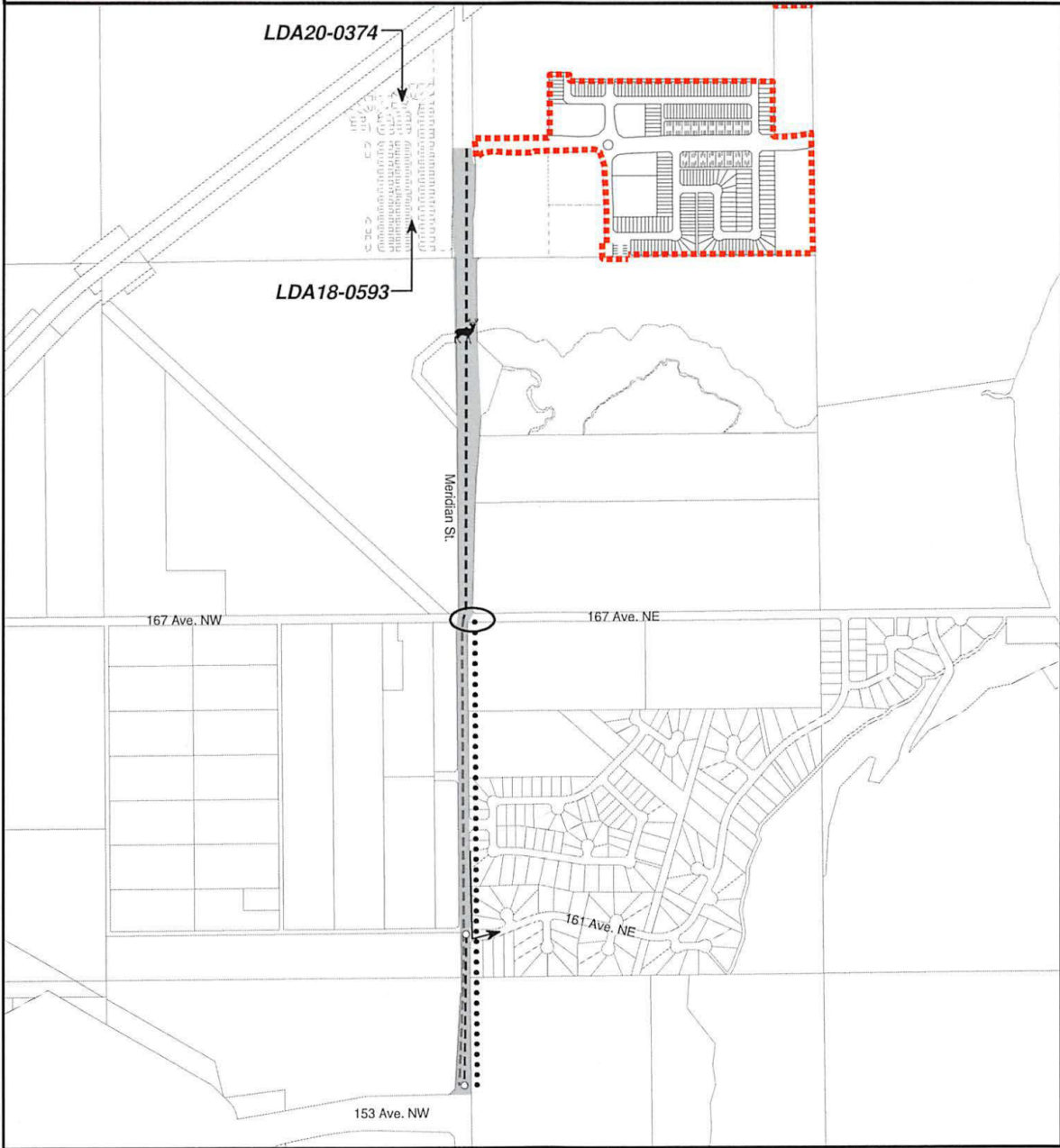
ENCLOSURE II

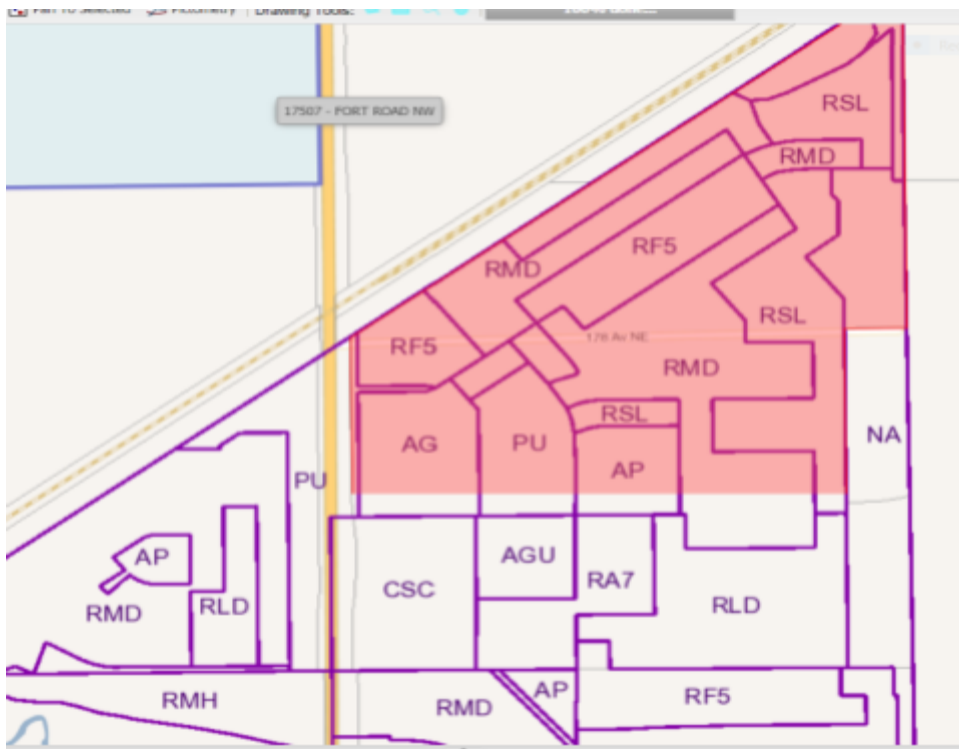
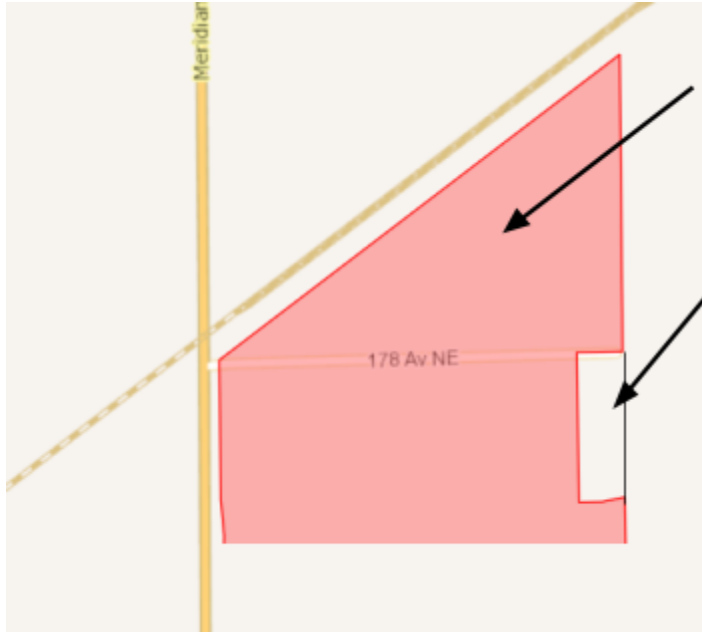


ENCLOSURE III

SUBDIVISION CONDITIONS OF APPROVAL MAP June 17, 2021 LDA18-0536

- |  |   |
|--|---|
|  Limit of proposed subdivision  |  Construct first two lanes to an arterial roadway standard               |
|  Dedicate, clear and level road |  Full urban intersection upgrade including turn bays and traffic signals |
|  Maintenance agreement          |  Temporary 3m shared use path and lighting                               |
|  Wildlife crossing              |  Temporary southbound left turn bay                                      |
|  Upgrade to rural roadway       |   |





**SURROUNDING LAND USE DISTRICTS**

Site Location ←

▲  
**N**

File: SDAB-S-21-003