



**Subdivision Authority**

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

February 7, 2008

File No. LDA07-0109

Bel MK Engineering Ltd.  
#200, 10576 - 113 Street  
Edmonton, AB T5H 3H5

ATTENTION: Ryan Olson

Dear Mr. Olson:

RE: Tentative plan of subdivision to create 46 bareland condominium units and 1 municipal reserve parcel from Lot D, Plan 3745MC, located east of 107 Street SW and north of Ellerslie Road; **RICHFORD**

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**I The Subdivision by Plan is APPROVED on February 7, 2008 subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 3.11 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve for the land to be subdivided in the amount of 0.09 ha, plus provide money-in-place of Municipal Reserve, in the amount of \$367,904.35, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the subdivision boundary be amended to include the dedication of Ellerslie road, including land for a westbound right turn bay and the Ellerslie Road bridge as shown on the "Conditions of Approval" map, Enclosure I;
5. that the property line and road right-of-way dedication conform to an approved Concept Plan for Ellerslie Road adjacent to the subject parcel;
6. that the owner clear and level Ellerslie Road, subject to Condition 5, as required for road right of way dedication to the satisfaction of the Transportation Department;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. Geotechnical Investigation Report No. 6234-4, December 2006 and the addendum letter dated April 12, 2007, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a cross lot access easement, in favour of the City of Edmonton, on the Certificate of Title for the existing property located at Lot 5, Plan 8121064 (10604 Ellerslie Road) as well as to the north/south access easement along the eastern boundary of the existing residential area, as shown on the "Conditions of Approval" map, Enclosure I;



9. that the owner register a public access easement in favour of the City of Edmonton, on the Certificate of Title to maintain access in perpetuity to the top-of-bank multi-use trail and to the municipal reserve parcel, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner submit detailed Engineering Drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the servicing agreement boundary be amended to include the top-of-bank connection underneath the Ellerslie Road bridge, construction of the curb return access, bus stop/shelter pad, and 1.5 m concrete connecting sidewalk from the top-of-bank multi-use trail west to 107 Street, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner must pay actual costs for the construction of the 3.0 m asphalt multi-use trail from the top-of-bank, under the Ellerslie Road bridge and tying back to the south side of Ellerslie Road, the 1.5 m concrete sidewalk from the top-of-bank west to 107 Street, the bus stop pad and shelter pad, the curb return access into the subdivision, removal and/or relocation of existing landscaping as deemed necessary and other necessary items to facilitate construction of the above;
8. that the owner construct a 3.0 m asphalt multi use trail within the top-of-bank setback, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;



10. that the owner construct a 1.2 m uniform fence within residential property lines for all lots backing onto the top of bank multi use trail and the Municipal Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call Ms. Yolanda Lew at 944-0112 or write to:

**Ms. Yolanda Lew, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Phil Arendt  
Subdivision Authority

PA/yl/Posse #64838237

Enclosure



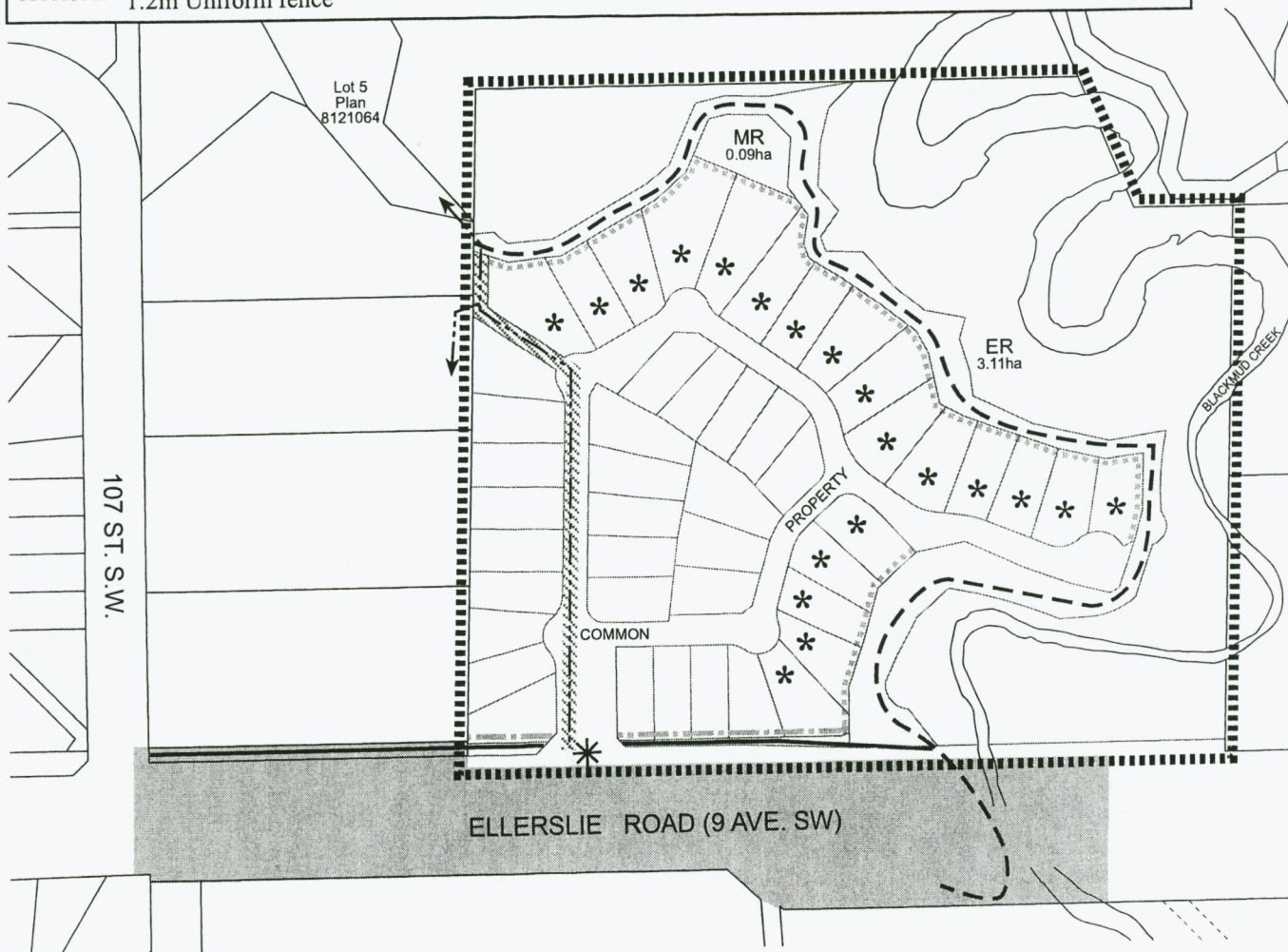
## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2008

LDA07-0109

- Limit of proposed subdivision  
 ■ Include required improvements to Ellerslie road in servicing agreement  
 \* Restrictive Covenant re: GeoTechnical Report-Hoggan File No.: 6234-4  
 ■ 1.8m Double board/no gap solid uniform screen fence  
 ■ 1.2m Uniform fence

- - - 3.0m Asphalt multi-use trail  
 — 1.5m Concrete sidewalk  
 - - - Cross lot access easement  
 ■ Public access easement  
 \* Curb return access



- Titled area to be subdivided  
 ■ Subdivision area

