

Wednesday, April 18, 2012

2:00 p.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 16

**PRESENT** Blair McDowell, Senior Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 18, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 22, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**4. OLD BUSINESS**

**5. NEW BUSINESS**

1. LDA07-0190  
Posse 066128902-001

Tentative plan of subdivision to create 33 single detached residential lots and one (1) medium density residential lot, from the SE 25-52-26-4; located west of 215 Street NW and north of Whitemud Drive, **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA11-0199  
Posse 111547629-001

Tentative plan of subdivision to create 176 single detached residential lots, one (1) medium density residential lot, three (3) Municipal Reserve lots, one (1) Environmental Reserve parcel, one (1) Public Utility Lot and one (1) remnant lot from Lot 1, Block 1, Plan 112 4680, located south of 35 Avenue and west of 199 Street; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3. LDA11-0328  
Posse 115449448-001

Tentative plan of subdivision to create 129 single detached residential lots, 22 row-housing lots, one (1) medium density residential lot, one (1) future commercial lot, one (1) Municipal Reserve lot and one (1) Public Utility Lot from SE7-52-25-W4M, located west of 199 Street and north of 35 Avenue; **EDGEMONT**

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA11-0359 Posse 116062679-001	Tentative plan of subdivision to create 45 single detached residential lots and two (2) Public Utility Lots from portions of the SE 25 52-26-4, located west of 215 Street NW and north of Whitemud Drive NW; <b>ROSENTHAL</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA12-0003 Posse 118695415-001	Tentative plan of subdivision to create 65 single detached residential lots and one (1) Public Utility Lot from NE-22-51-25-W4M, located west of 156 Street and south of Ellerslie Road; <b>GLENRIDDING HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	<b>OTHER BUSINESS</b>		
7.	<b>ADJOURMENT</b>		
		The meeting adjourned at 2:50 p.m.	



April 18, 2012

File No. LDA07-0190

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 33 single detached residential lots and one (1) medium density residential lot, from the SE 25-52-26-4; located west of 215 Street NW and north of Whitemud Drive, **ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on April 18, 2012, subject to the following conditions:**

1. that the owner provide Municipal Reserves in the amount of 4.78 hectares by a Deferred Reserve Caveat registered against the remainder of a SE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include that portion of 80 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval map, Enclosure I;
5. that the owner dedicate Whitemud Drive and 215 Street conform to an approved concept plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. subject to condition I (5), the owner clear and level Whitemud Drive and 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the approved subdivision within the Rosenthal Neighbourhood (LDA07-0451) be registered prior to or concurrent with this application to provide logical extension of roadways and services;
8. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against all proposed lots backing onto the berm and noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the engineering drawings include the design and construction of the stormwater management facility to its ultimate size and location to the satisfaction of Infrastructure Services;
8. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and that the turnaround be required at prior to CCC (or at the discretion of Transportation Services);
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation berm and fence as per the submitted Rosenthal Noise Study, for all residential lots backing onto Whitemud Drive and 215 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a 3.0 m hard-surface shared use path with a yellow centerline and Shared Use signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development, Transportation Services and

Infrastructure Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and

13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Infrastructure Services.

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

Municipal Reserve (MR) is being carried forward by way of Deferred Reserve Caveat with this application.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie  
Subdivision Authority

SM/vs/Posse #066128902-001

Enclosure

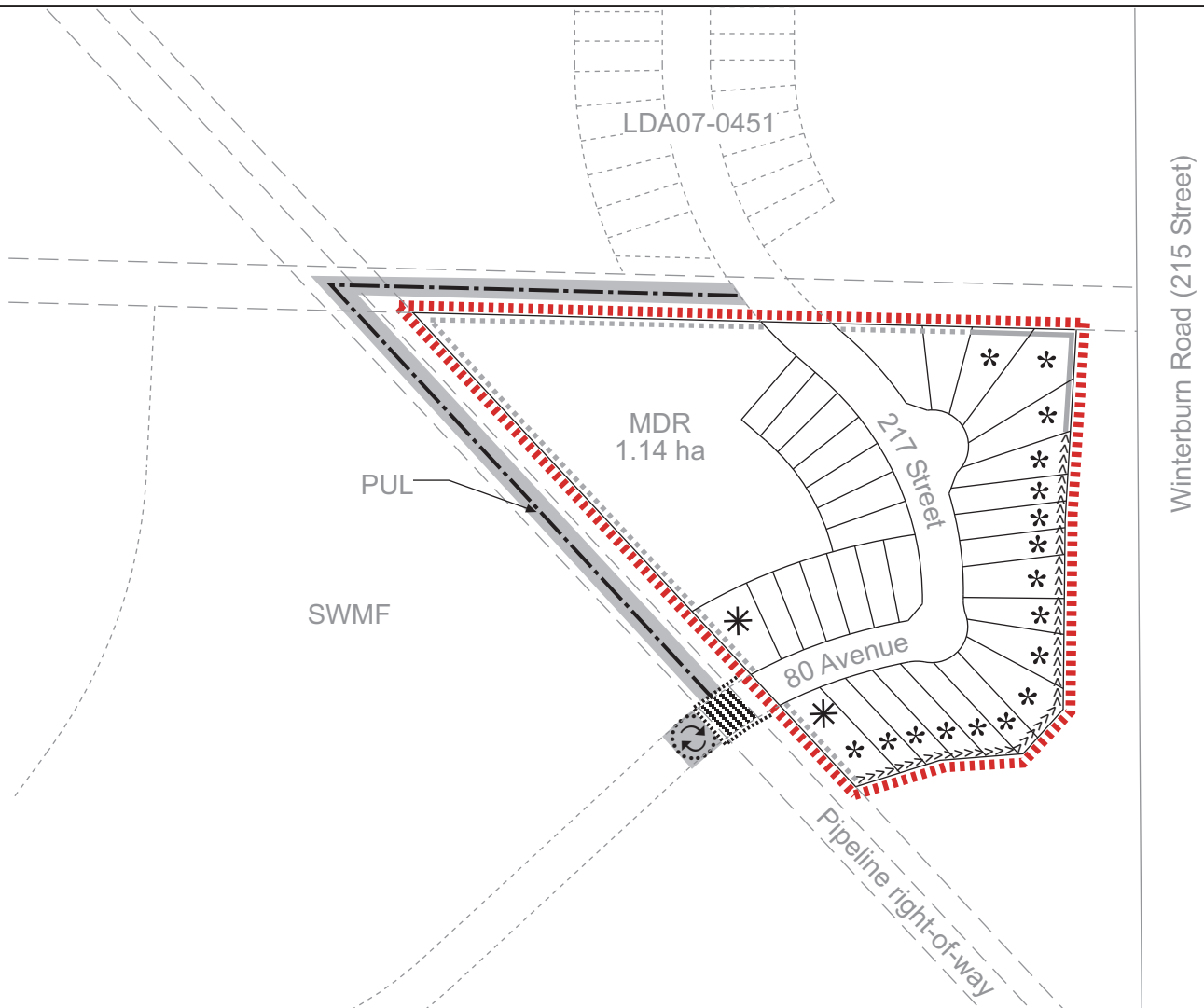


SUBDIVISION CONDITIONS OF APPROVAL MAP

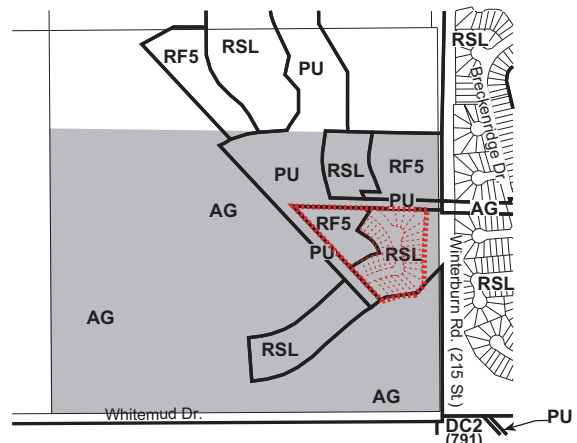
April 18, 2012

LDA07-0190

- |   |  |
|---|--|
| <p>Limit of proposed subdivision</p> <p>Amend subdivision boundary to include 217 Street and Pipeline right-of-way</p> <p>2.8m berm and 1.8m fence</p> <p>1m berm and 1.8m fence</p> <p>1.2m uniform fencing</p> <p>3m hard surface shared use path</p> | <p>12m radius gravel surface temporary turnaround with bollards or mini-barriers</p> <p>Restrictive Covenant re: berm and fence</p> <p>Restrictive Covenant re: 7.5m Pipeline Development Setback</p> <p>Zebra marked crosswalk</p> <p>Include in Engineering Drawings</p> |
|---|--|



- |  |                              |
|--|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area             |



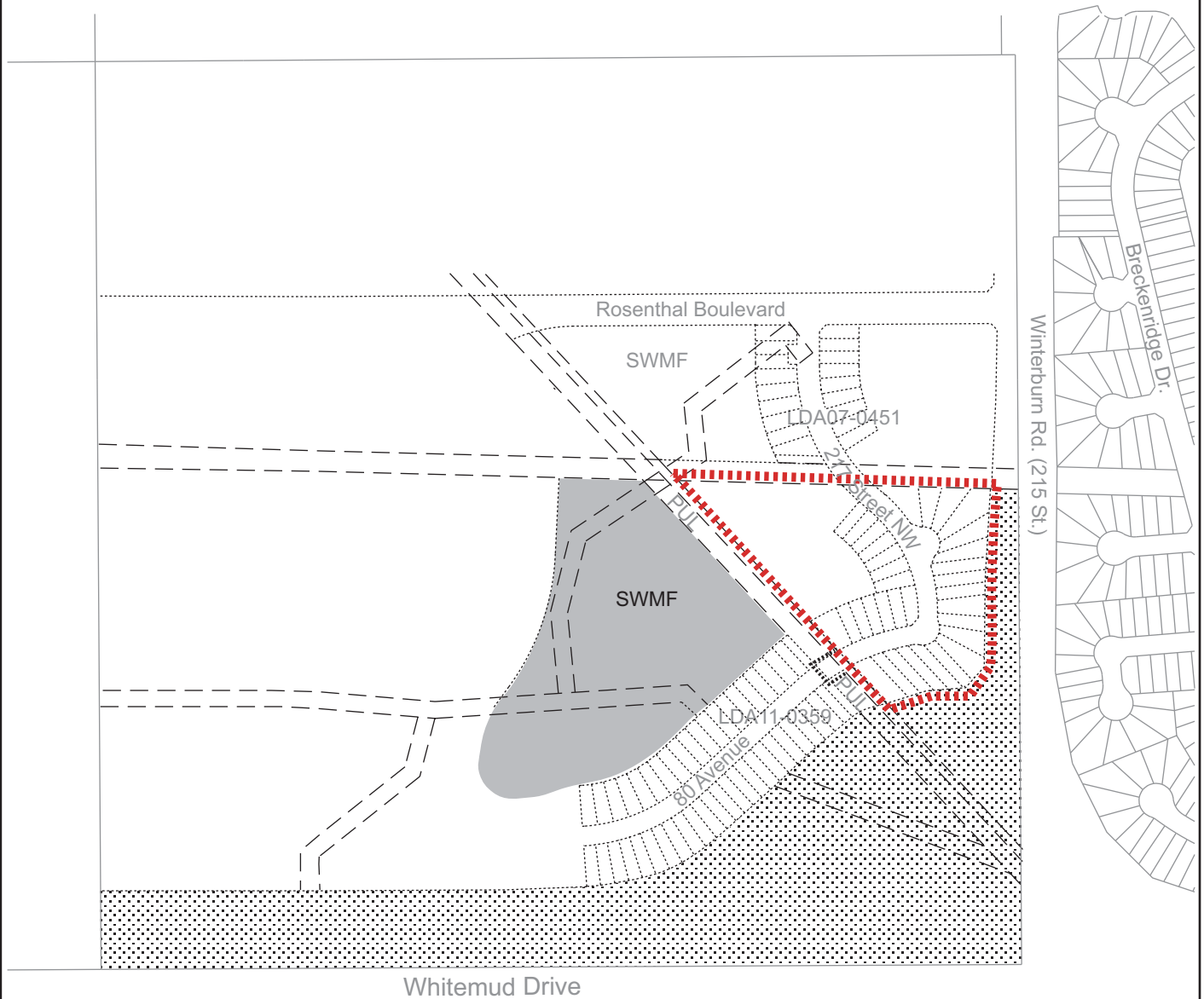
## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA07-0190

- Limit of proposed subdivision  
----- Amend subdivision boundary

- Dedicate road right-of-way, clear and level  
----- Include in Engineering Drawings





April 18, 2012

File No. LDA11-0199

Stantec Consulting Ltd.  
10160 - 112 Street NW  
Edmonton AB T5K 2L6

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 176 single detached residential lots, one (1) medium density residential lot, three (3) Municipal Reserve lots, one (1) Environmental Reserve parcel, one (1) Public Utility Lot and one (1) remnant lot from Lot 1, Block 1, Plan 112 4680, located south of 35 Avenue and west of 199 Street; **EDGEMONT**

**I The Subdivision by Plan is APPROVED, on April 18, 2012, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 12.43 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 as a 2.31 ha parcel, a 0.11 ha parcel and a 0.63 ha parcel, for a total of 3.05 ha, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve in the amount of 0.47 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Block 1, Plan 112 4680, pursuant to Section 669 of the Municipal Government Act;
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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that LDA12-0025 to close a portion of 35 Avenue receive third reading prior to the registration of this subdivision;
7. that the residential lots be withheld from registration until such time as the temporary 17 m transit turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register the walkways as legal road right-of way, as shown on the "Conditions of Approval" map, Enclosure I;



9. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 199 Street from 35 Avenue to the south side of the Wedgewood Creek Ravine, as shown on the "Conditions of Approval" map, Enclosure I;
10. that subject to condition I (8), the owner clear and level 199 Street as required for road right-of-way dedication, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner prepare a Top of Bank Restrictive Covenant in favour of the City of Edmonton that will be placed on all lots being created as per the applicable development restrictions shown by the Hoggan Engineering & Testing Ltd. geotechnical report;
12. that the owner register an easement on the Certificates of Title for all affected parcels for a 17 m temporary transit turn around, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (4) 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. the owner pay the proportionate share of Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical assessments 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 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 completes the design and construction of the ultimate stormwater management facility and the design of the storm water outfall with this stage of development to the satisfaction Sustainable Development and Infrastructure Services;
8. that the engineering drawings not be approved prior to the approval of the Draft Edgemont Neighbourhood Design Report to the satisfaction Sustainable Development and Infrastructure Services;

9. that the engineering drawings include all water infrastructure, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of EPCOR Water Services;
10. that the owner construct two lanes of 199 Street on the ultimate alignment to an urban arterial roadway standard from Lessard Road to 35 Avenue, including all channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping, and any transitional improvements, in accordance with an approved Concept Plan and/or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. The upgraded 199 Street must be fully operational and open to traffic to the satisfaction of Transportation Services, by no later than November 1, 2013.

The construction is to include the upgrading of the ravine crossing north of 35 Avenue in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines. The ravine crossing must be included on the engineering drawings.

The owner will be responsible for physical closure of the existing 199 Street intersection with Lessard Road and will be responsible for all cost associated with roadway modifications and/or utility relocation/ modification deemed necessary as a result of the closure, including roadway removal to the satisfaction of Transportation Services. The owner will be responsible for making an application to the City for the required road/ access closure.

The construction is to include a tie-in between the existing 199 Street and the new 199 Street, to the satisfaction of Transportation Services. The owner is responsible for obtaining any required easement to facilitate the construction of the tie-in. The owner will be responsible for the physical closure of any portion of the existing 199 Street, in the vicinity of its intersection with the new 199 Street that will no longer be required as road. The owner will be responsible for all costs associated with roadway modifications and/ or utility relocation/ modification deemed necessary as a result of the closure, including any roadway removals deemed to be required by Transportation Services. The owner will be responsible for making an application to the City for any required road/access closure;

11. that the engineering drawings include the upgrade of 35 Avenue from a rural cross section to an urban collector standard, including: intersections, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. The upgrades must be completed, to the satisfaction of Transportation Services, by no later than November 1, 2013;
12. that the engineering drawings include the construction of a tie-in between the existing 35 Avenue and the new 35 Avenue, in the vicinity of the closed road right-of-way under LDA12-0025, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
13. that the owner pay for the installation of traffic signals at the intersections of new 199 Street and 35 Avenue and new 199 Street and Lessard Road, as shown on the "Conditions of Approval" maps, Enclosures I and II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will

be at the direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services 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 to fulfil this obligation;

14. that the engineering drawing include a 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of Transportation Services;
15. that the owner revise the corner cut to accommodate the required turning radius to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area, Storm Water Management Facility (SWMF), and the greenway as per City of Edmonton Design and Construction Standards and/or to the satisfaction of Transportation Services, with a dividing yellow centerline and “Shared Use” signage, lighting, bollards and landscaping, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner construct a 1.5 m temporary gravel trail within the remnant lot for connection to the shared use path, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Services;
18. that the walkways contain a 1.5 m concrete sidewalk with bollards, lighting and a fence in accordance with Zoning Bylaw No. 12800 within residential property lines, as shown on the “Conditions of Approval” map, Enclosure I;
19. that the owner construct a temporary curb and gutter along the remnant parcel, as shown on the “Conditions of Approval” map, Enclosure I. Curb and gutter is to be removed when the roadway and lots are developed in the future;
20. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
21. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

There is an existing DRC (4.76 ha) on Lot 1, Block 1, Plan 112 4680. 3.05 ha is to be dedicated as Municipal Reserve by three parcels through this plan of subdivision, and the existing DRC will be reduced accordingly.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

For

Scott Mackie  
Subdivision Authority

SM/cw/Posse #111547629-001

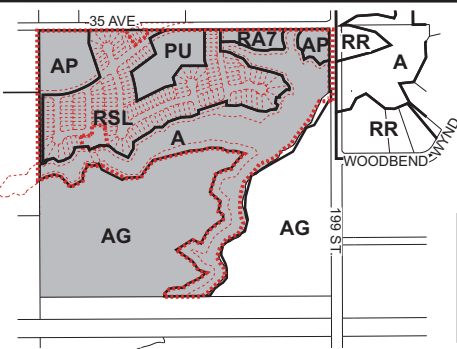
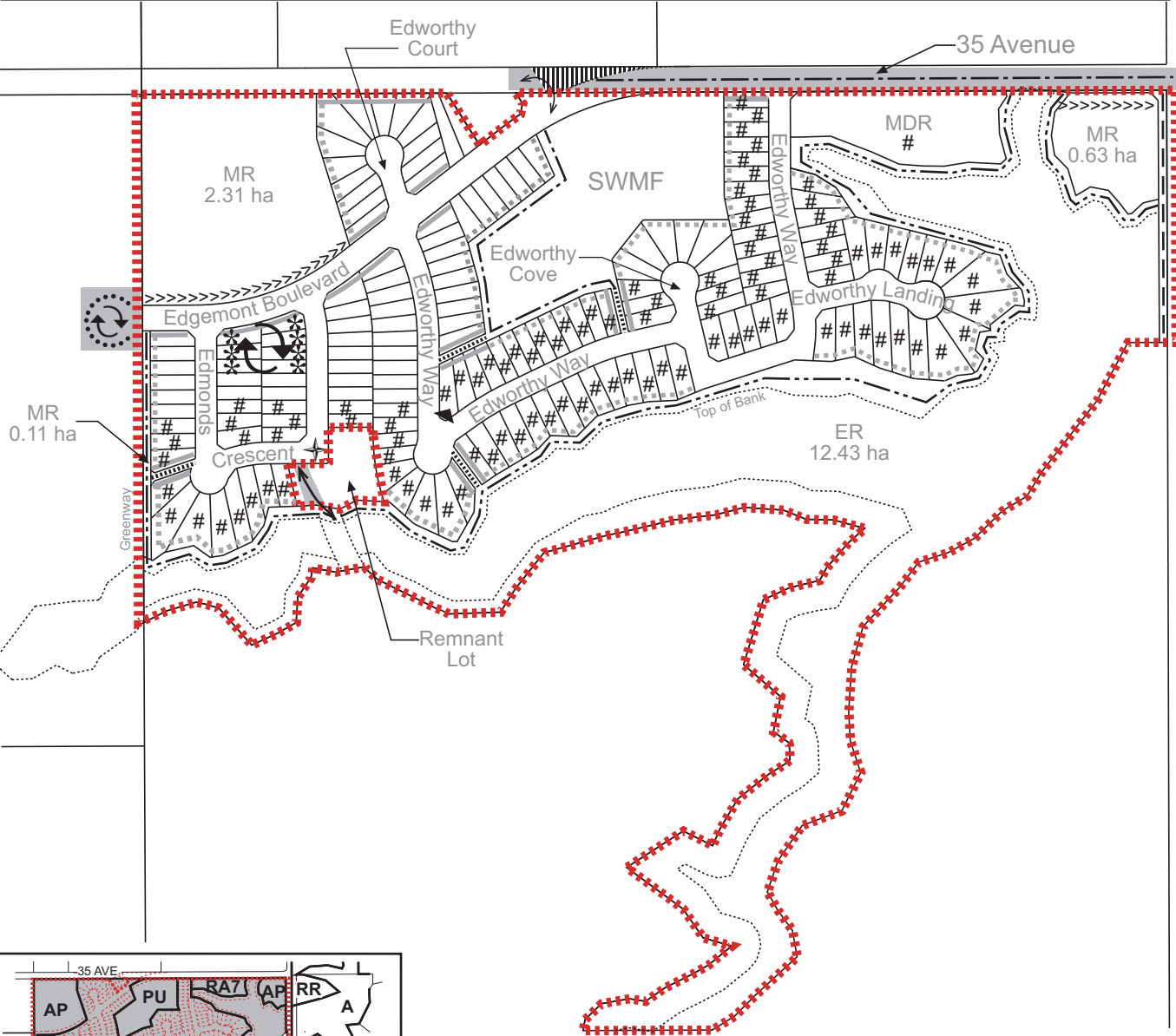
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA11-0199

- |  |  |
|--|--|
| Limit of proposed subdivision  | 1.5m temporary gravel trail  |
| 1.8m uniform fence, as per Zoning Bylaw 12800  | 3m asphalt shared use path   |
| 1.2m uniform fence   | Withhold lots if easement can not be obtained with adjacent owner for 17m temporary turnaround |
| Post and Rail fence  | Temporary curb and gutter  |
| Walkway containing 1.5m sidewalk, bollards and lighting to be registered as road right-of-way                    | Restrictive Covenant re: Top of Bank   |
| 199 Street road dedication   | Revised corner cut   |
| Road closure area (LDA12-0025) and provision of tie in between old and new 35 Avenue                             | Pay for installation of traffic signals(199 Street and 35 Avenue, 199 Street and Lessard Road) |
| 17m temporary turnaround with bollards or mini-barriers if easement can not be obtained with adjacent land owner | 17m temporary turnaround if easement can be obtained with adjacent land owner                  |
| Upgrade 35 Avenue to an urban collector standard   | Include in Engineering Drawings  |



- |  |                              |
|--|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area             |



## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA11-0199

- >>>>>>> Offsite construction of 600mm watermain  
 --- Offsite 300mm water distribution main  
 ooooooooo Offsite 250mm water distribution main  
 🔸 Water Connection

- - - - - Construct 199 Street in ultimate alignment  
 🚦 Pay for installation of traffic signals (199 Street and 35 Avenue and 199 Street and Lessard Road)  
 ■ Include in Engineering Drawings





Subdivision Authority

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

April 18, 2012

File No. LDA11-0328

Stantec Consulting Ltd.  
10160 - 112 Street NW  
Edmonton, AB T5K 2L6

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 129 single detached residential lots, 22 row-housing lots, one (1) medium density residential lot, one (1) future commercial lot, one (1) Municipal Reserve lot and one (1) Public Utility Lot from SE7-52-25-W4M, located west of 199 Street and north of 35 Avenue; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on April 18, 2012, pursuant to Section 654 of the Municipal Government Act, and subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.25 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 2.84 ha by Deferred Reserve Caveat registered against the remainder of SE7-52-25-W4M, 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 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 the walkway as legal road right-of way, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. the owner pay the proportionate share of Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical assessments 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 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 engineering drawings include the design and construction of the ultimate stormwater management facility, located at the southeast corner of SE7-52-25-W4M, and the design of the storm water outfall with this stage of development to the satisfaction of Sustainable Development and Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings not be approved prior to the approval of the Draft Edgemont Neighbourhood Design Report to the satisfaction of Sustainable Development and Infrastructure Services;
9. that the engineering drawings include the construction of all water infrastructure, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water Services;
10. that the engineering drawings include the construction of the first two lanes of 199 Street, between Lessard Road and the south end of Edgemont Way, to conform to an approved Concept Plan and/or to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I. This section of 199 Street must be operational and open to traffic, to the satisfaction of Transportation Services, by no later than June 1, 2013. Preliminary plans are required to be approved for 199 Street prior to the approval of engineering drawings for the arterial and subdivision, to the satisfaction of Transportation Services;
11. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion and direction of Transportation Services;
12. that the owner pay for the installation of traffic signals in the locations as shown on the "Conditions of Approval" map, Enclosure I, at the intersections of 199 Street and Edgemont Way and 199 Street and Lessard Road. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services 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 a later date to fulfil this obligation;



13. that the owner construct a 3 m hard surface shared use path, within the greenway and the Storm Water Management Facility with a dividing yellow centreline and "Share Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the walkway contain a 1.5 m concrete sidewalk with bollards, lighting and a fence in accordance with Zoning Bylaw No. 12800 within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.5 m concrete sidewalk along the widened alley right of way, connecting the local road with the Greenway to the west, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner install bollards to prevent vehicle access from the alley to the Greenway, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves in the amount of 3.09 ha is due from SE7-52-25W4M. 0.25 ha is to be dedicated as Municipal Reserve for a greenway through this plan of subdivision, thereby requiring 2.83 ha to be deferred to the remainder of the titled area for the future assembly of a school/park site.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR**

Scott Mackie  
Subdivision Authority

SM/cw/Posse #115449448-001

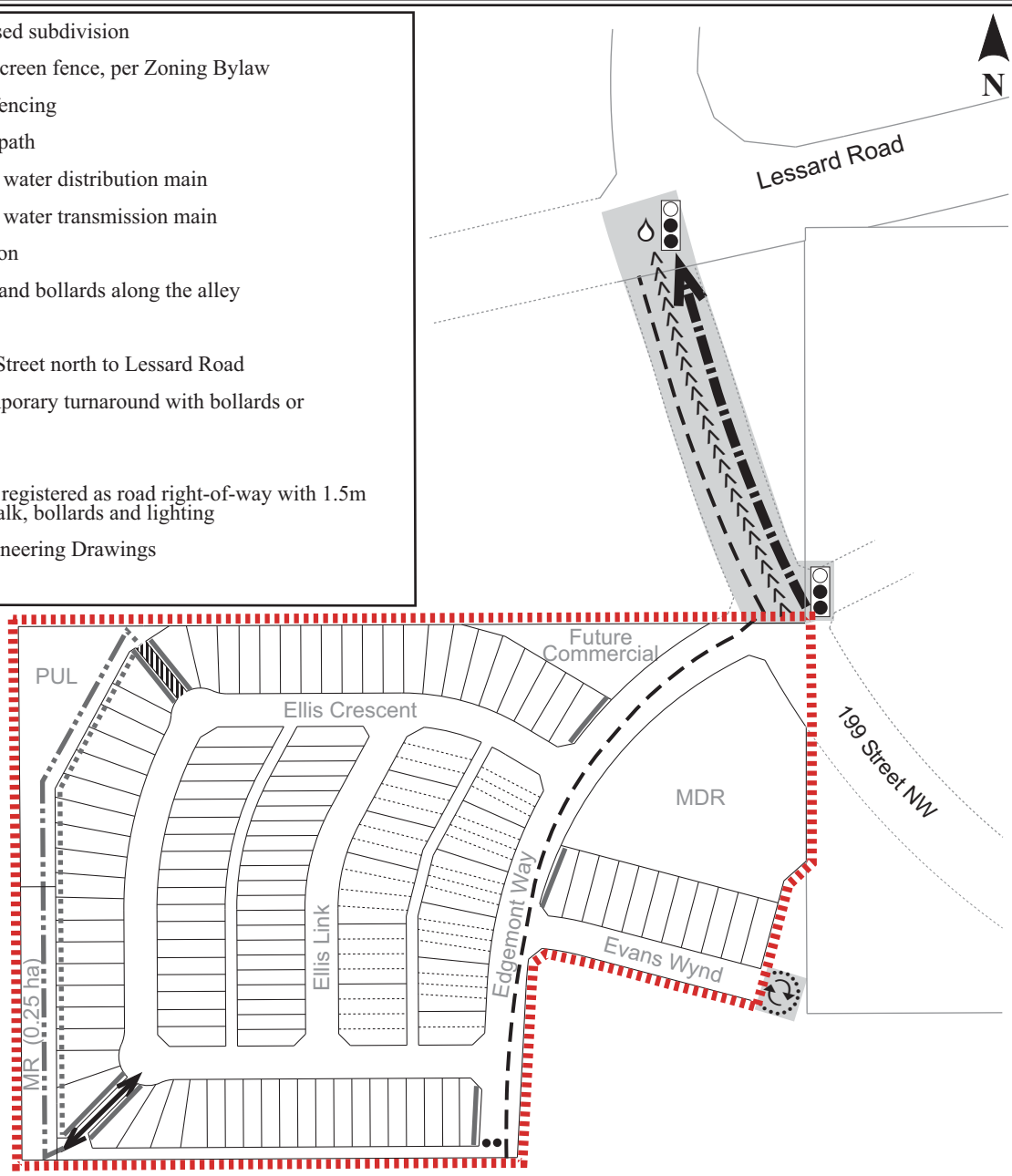
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

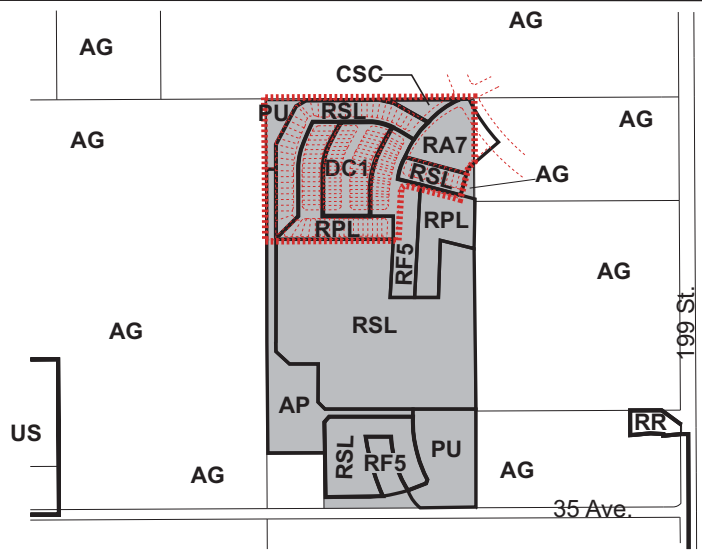
April 18, 2012

LDA11-0328

- Limit of proposed subdivision
- 1.8m uniform screen fence, per Zoning Bylaw
- ..... 1.2m uniform fencing
- · — · — 3m shared-use path
- - - - Offsite 300mm water distribution main
- <<<<<< Offsite 600mm water transmission main
- 💧 Water connection
- ↔ 1.5m sidewalk and bollards along the alley
- 🚦 Traffic signal
- ➡ Construct 199 Street north to Lessard Road
- 🌀 12m radius temporary turnaround with bollards or mini-barriers
- Bollards
- ▨ Walkway to be registered as road right-of-way with 1.5m concrete sidewalk, bollards and lighting
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area



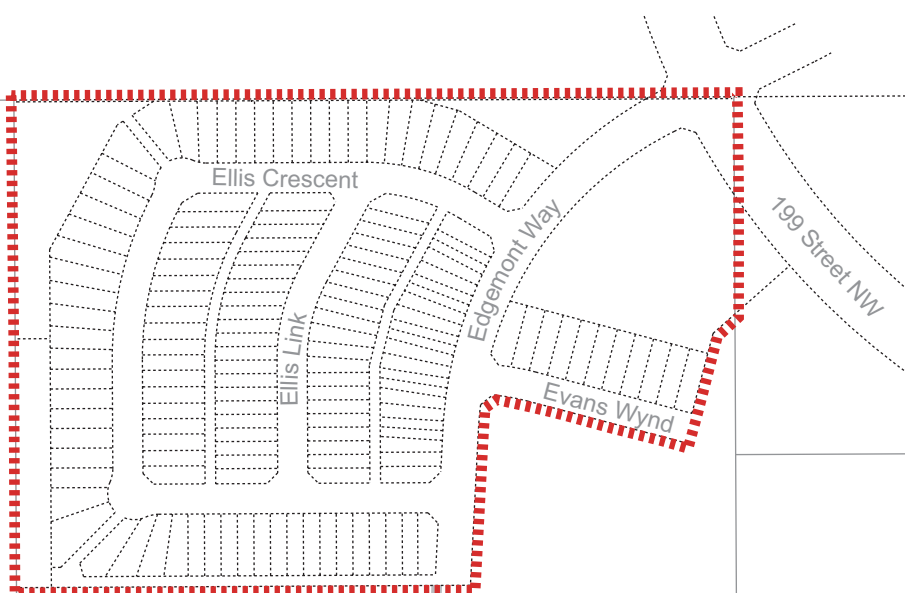


## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA11-0328

■■■■■■■■ Limit of proposed subdivision

 Include in Engineering Drawings;  
the construction of Ultimate  
Stormwater Management Facility

SE7-52-25-W4M

SWMF

35 Avenue



Subdivision Authority

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

April 18, 2012

File No. LDA11-0359

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

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create 45 single detached residential lots and two (2) Public Utility Lots from portions of the SE 25 52-26-4, located west of 215 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

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**I The Subdivision by Plan is APPROVED on April 18, 2012, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 subdivision boundary be amended to exclude the portion of roadway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that approved subdivision LDA07-0190 be registered prior to or concurrent with this subdivision;
5. that the owner prepare an easement for the temporary emergency access, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against all proposed lots backing onto the berm and noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
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 engineering drawings include two 12 m radius gravel surface temporary turnaround with bollards and mini-barriers, prior to CCC (or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, prior to CCC (or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 3 m hard-surface shared use path with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 2.8 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, to conform to the submitted Noisy Study, within the residential property lines for all the lots backing onto Whitemud Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserves were previously carried forward with LDA07-0190.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie  
Subdivision Authority

SM/vs/Posse # 116062679-001

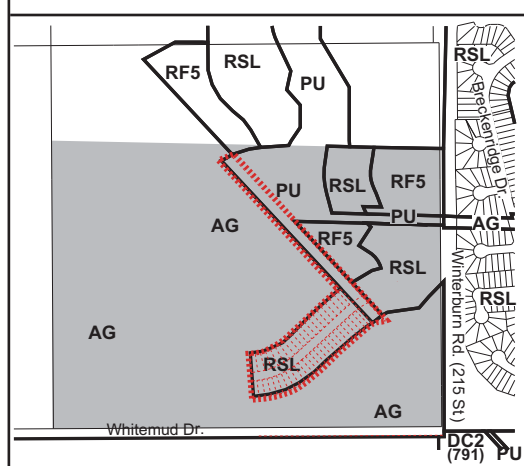
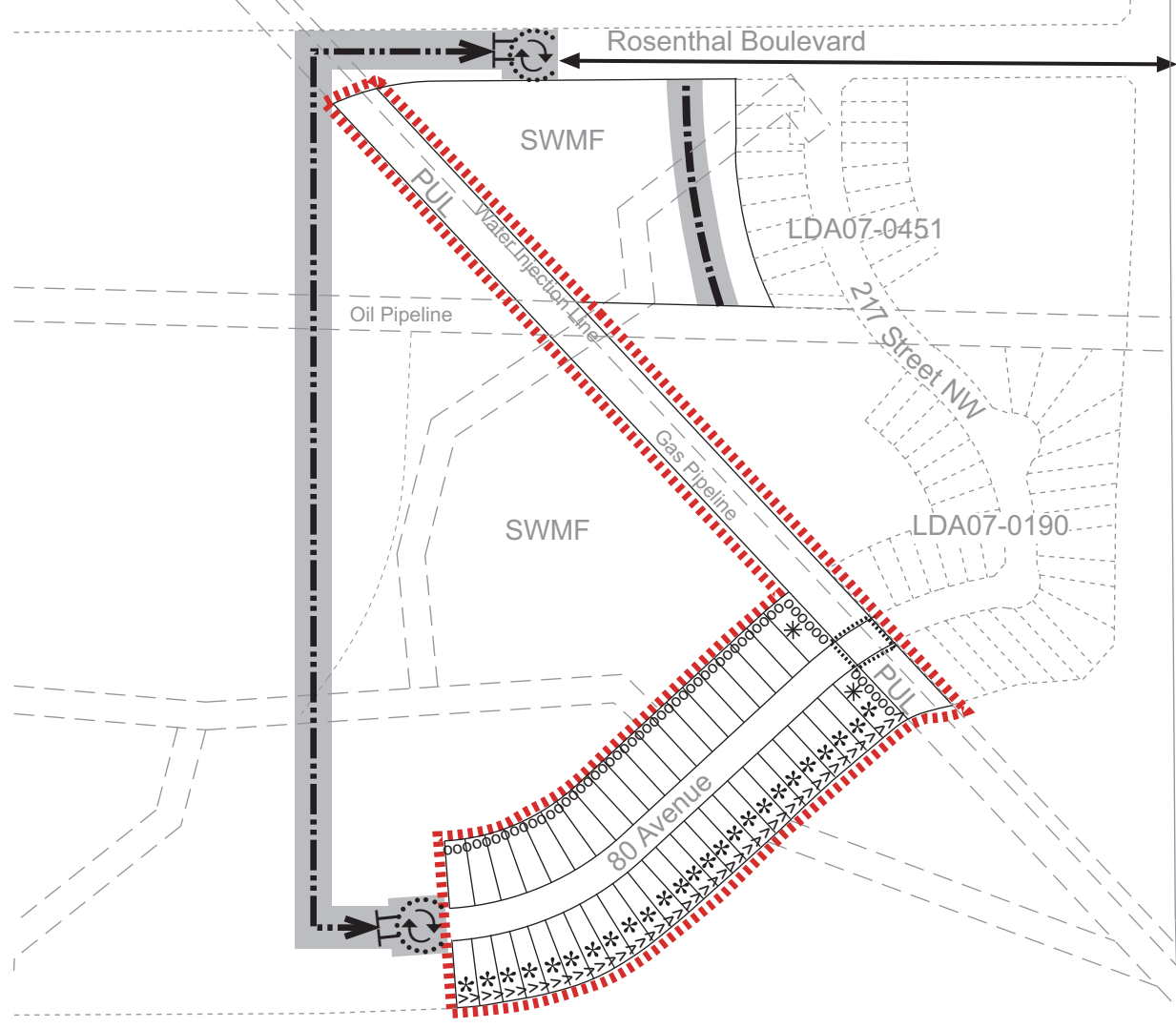
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA11-0359

- |  |  |
|--|--|
| <p>..... Limit of proposed subdivision</p> <p>..... Amend subdivision boundary</p> <p>oooooooo 1.2m fence</p> <p>&gt;&gt;&gt;&gt;&gt;&gt; Construct a 2.8m berm and a 1.8m noise attenuation fence</p> <p>←---→ Construct 4m wide gravel emergency access with T-Bollards</p> <p>■ Include in Engineering Drawings</p> | <p>↔ Collector road to be built with LDA07-0451</p> <p>--- Construct 3m shared-use path</p> <p>⊙ Construct 12m radius gravel surface temporary turnaround with bollards or mini barriers</p> <p>* Restrictive covenant re: berm and fence</p> <p>* Restrictive covenant re: 7.5m Pipeline Development Setback</p> <p>TT T-Bollards</p> |
|--|--|



- |       |                              |
|-------|------------------------------|
| ■     | Titled area to be subdivided |
| ..... | Subdivision area             |





Subdivision Authority

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

April 18, 2012

File No. LDA12-0003

Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 65 single detached residential lots and one (1) Public Utility Lot from NE-22-51-25-W4M, located west of 156 Street and south of Ellerslie Road; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on April 18, 2012, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 subdivision lotting be amended to provide a 6.0 m width and frontage for walkways leading to the PUL lot and onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
4. subject to clause I(3), that all lots created by this subdivision comply with the minimum lot size requirements as prescribed under Section 115 of the Edmonton Zoning Bylaw No. 12800;
5. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against all proposed lots backing onto the berm and noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the walkways as legal road right-of-way, 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 subdivision.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the engineering drawings provide a future 3.0 m shared use path to the southeast corner of the stormwater management facility, to the satisfaction of Infrastructure Services and Transportation Services;
8. that the owner construct a 1.5 m concrete sidewalk including lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m hard surface shared use path including lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3.0 m hard surface shared use path including bollards, within the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a minimum 1.0 m berm and 1.8 m noise attenuation fence as per City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing onto Ellerslie Road and adjacent to the northern walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly within private property lines as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
13. 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserves for NE-22-51-25-W4M were deferred by LDA11-0122 through the registration of a Deferred Reserve Caveat (#112411200). This DRC will be reduced for PUL (ATCO Pipeline) dedication and carried forward with this subdivision.

The construction of additional shared use paths within the existing stormwater management facility may be required with future stages to provide neighbourhood connections and amenity space as development occurs.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', with a stylized flourish at the end.

**FOR**

Scott Mackie  
Subdivision Authority

SM/nd/Posse #118695415-001

Enclosure

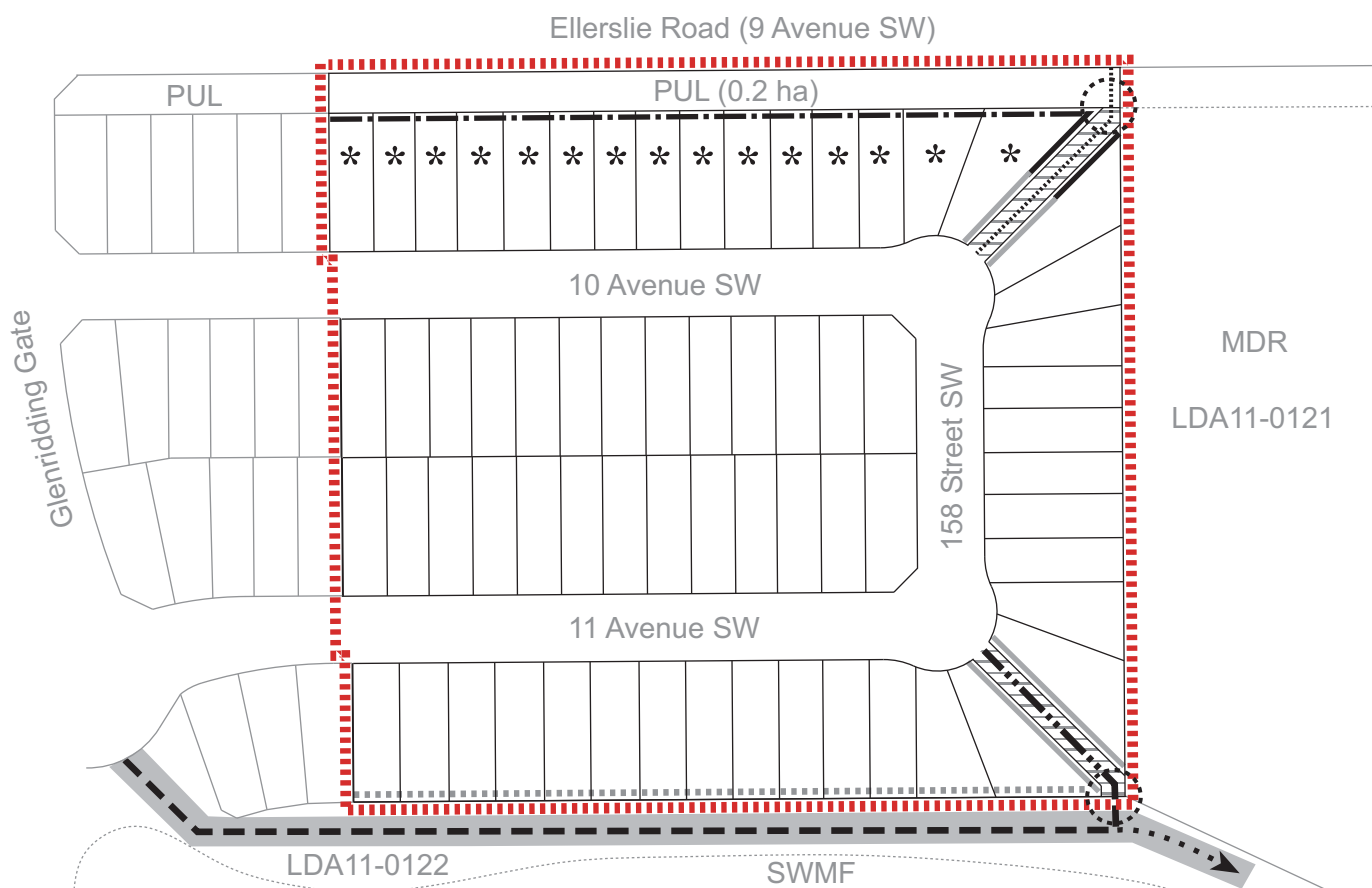
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA12-0003



- |  |  |
|--|--|
| <p>----- Limit of proposed subdivision</p> <p>..... 1.2m uniform screen fence</p> <p>----- 1.8m uniform screen fence, as per Zoning Bylaw</p> <p>----- 1.0m berm and 1.8m noise attenuation fence</p> <p>----- Noise attenuation fence</p> <p>* Restrictive Covenant re: berm and fence</p> <p>○ 6.0m walkway frontage</p> | <p>----- 3.0m hard surface shared use path with lighting and bollards</p> <p>----- 3.0m hard surface shared use path with bollards</p> <p>----- Future 3.0m shared use path</p> <p>----- 1.5m concrete sidewalk with lighting and bollards</p> <p>Register as road right-of-way</p> <p>Include in Engineering Drawings</p> |
|--|--|



- |  |                              |
|--|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area             |

