

Thursday, August 29, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 35

PRESENT	Scott Mackie, Manager, Current Planning Branch Shane Gerein, Acting Chief Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Scott Mackie, Shane Gerein That the Subdivision Authority Agenda for the August 29, 2013 meeting be adopted.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Scott Mackie, Shane Gerein That the Subdivision Authority Minutes for the August 22, 2013 meeting be adopted.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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3.	NEW BUSINESS
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|----|-----------------------------|---|
| 1. | LDA12-0330
128904135-001 | Tentative plan of subdivision to create one (1) School Reserve parcel from portions of Lot 2MR, Block 16, Plan 062 6662 and Lot 76MR, Block 40, Plan 082 5893, and to consolidate four (4) Municipal Reserve parcels from Lots 2MR and 3MR, Block 16, Plan 062 6662, Lot 76MR, Block 40, Plan 082 5893 and Lot 4MR, Block 16, Plan 082 3839, located south of 58 Avenue NW and west of Hemingway Road NW; THE HAMPTONS |
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MOVED	Scott Mackie, Shane Gerein That the application for subdivision be Approved.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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| 2. | LDA12-0414
130695688-001 | Tentative Plan of subdivision to create 180 single detached residential lots, 88 semi-detached residential lots, one (1) multiple family lot and two (2) Municipal Reserve lots, from Lot 1, Block 1, Plan 112 3855, located south of 177 Avenue NW and east of 82 Street NW; CRYSTALLINA NERA |
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MOVED	Scott Mackie, Shane Gerein That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Scott Mackie, Shane Gerein	CARRIED
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3.	LDA13-0023 133181220-001	Tentative plan of subdivision to create one (1) Municipal Reserve Lot, 172 single detached residential lots, 42 semi-detached residential lots and (3) Public Utility lots from NW/NE 15-51-24-4 and Lot A, Plan 3422TR located south of 25 Avenue SW and east of Orchards Drive; THE ORCHARDS AT ELLERSLIE	
MOVED		Scott Mackie, Shane Gerein That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie, Shane Gerein	CARRIED
4.	LDA13-0127 136528737-001	Tentative Plan of subdivision to create one (1) commercial lot and one (1) multiple-family residential lot from NW36-53-24-4, located south of 167 Avenue and west of Brintnell Boulevard; BRINTNELL	
MOVED		Scott Mackie, Shane Gerein That the application for subdivision be Approved.	
FOR THE MOTION		Scott Mackie, Shane Gerein	CARRIED
5.	LDA13-0176 1376598321-001	Tentative plan of subdivision to create 26 semi-detached residential lots from NE 22-51-25-4 located south of Ellerslie Road SW and east of 156 Street SW; GLENRIDGING HEIGHTS	
MOVED		Scott Mackie, Shane Gerein That the application for subdivision be Approved.	
FOR THE MOTION		Scott Mackie, Shane Gerein	CARRIED
4.	ADJOURNMENT The meeting adjourned at 10:02 a.m.		



Subdivision Authority

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

August 29, 2013

File No. LDA12-0330

Hamilton & Olsen Surveys Ltd.
11805 - 149 Street
Edmonton, AB T5L 2J1

ATTENTION: Wayne Wesolowsky

Dear Mr. Wesolowsky:

RE: Tentative plan of subdivision to create one (1) School Reserve parcel from portions of Lot 2MR, Block 16, Plan 062 6662 and Lot 76MR, Block 40, Plan 082 5893, and to consolidate four (4) Municipal Reserve parcels from Lots 2MR and 3MR, Block 16, Plan 062 6662, Lot 76MR, Block 40, Plan 082 5893 and Lot 4MR, Block 16, Plan 082 3839, located south of 58 Avenue NW and west of Hemingway Road NW; **THE HAMPTONS**

I The Subdivision by Plan is APPROVED on August 29, 2013 subject to the following conditions:

1. 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;
2. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
3. that subject to Condition 3, the owner clear and level 215 Street NW as required for road right-of-way dedication to the satisfaction of Transportation Services; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

Municipal Reserves have been provided with previously, and are being reoriented 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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority


SM/nk/Posse # 128904135-001

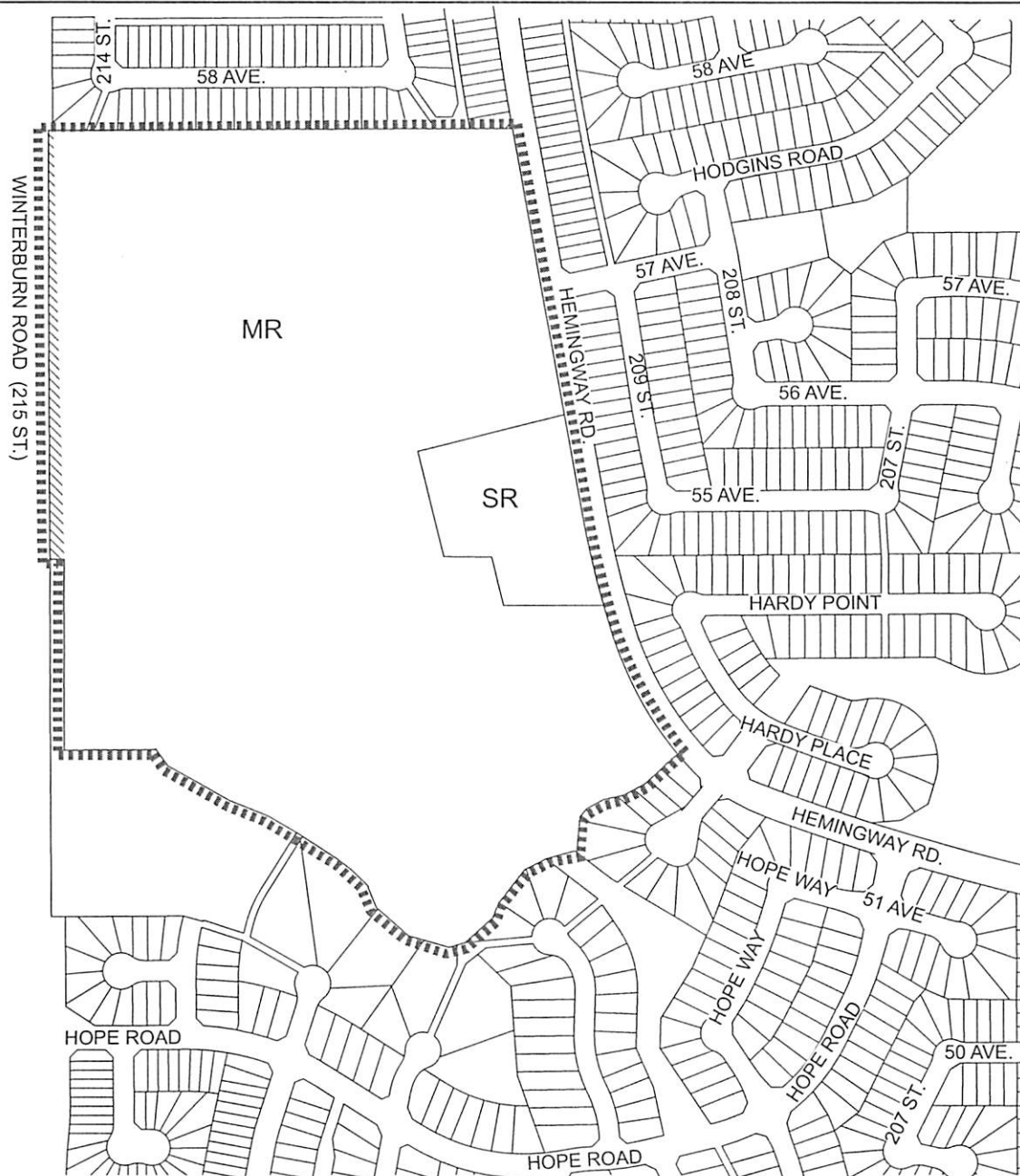
Enclosure(s)

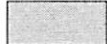
SUBDIVISION CONDITIONS OF APPROVAL MAP

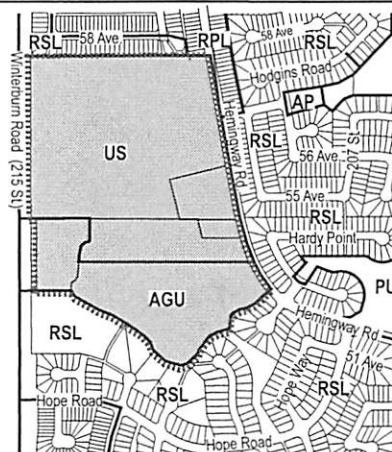
August 29, 2013

LDA12-0330

- Limit of Proposed Subdivision
-  Dedicate, Clear and Level Road Right-of-Way



-  Titled area to be subdivided
- Subdivision area





August 29, 2013

File No. LDA12-0414

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative Plan of subdivision to create 180 single detached residential lots, 88 semi-detached residential lots, one (1) multiple family residential lot and two (2) Municipal Reserve lots, from Lot 1, Block 1, Plan 112 3855, located south of 177 Avenue NW and east of 82 Street NW; **CRYSTALLINA NERA**

I The Subdivision by Plan is APPROVED on August 29, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.56 ha parcel and a 0.73 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the additional dedication of Crystallina Nera Drive as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that the approved subdivision LDA11-0321 be registered prior to or concurrent with this application;
7. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. that the identified residential lots be withheld from registration as shown on the "Conditions of Approval" map, Enclosure I, until such time as the alley connection and temporary turnarounds are no longer required as deemed by the City of Edmonton; and
9. 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 the endorsement of the plan of subdivision;
3. that 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 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 a 3m wide hard surface shared use path as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The shared use path must connect to the future greenway to the south and extend north through the natural area to tie into the shared use path that will be constructed with LDA11-0321;
8. that the owner construct 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. These turnarounds will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
9. that the owner construct a 6m wide gravel temporary alley connection, with Stage 3 as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This temporary roadway will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;
10. that the owner construct a 2m mono-walk with straight faced curb and gutter along the collector roadway adjacent to the future school site as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards within private property for all lots backing onto or flanking 82 Street as shown on the "Conditions of Approval" map Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct all fences, positioned wholly on privately owned land, and post and rail fence on Municipal Reserve Lots as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development; and

13. that the owner be 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 Transportation Services and Sustainable Development.

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

The 9.125 ha Deferred Reserve Caveat (DRC#072 5617 45) on title will be reduced with this subdivision and carried forward on title.

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, Edmonton AB T5J 0G9, 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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority






SM/lS/Posse # 130695688-001

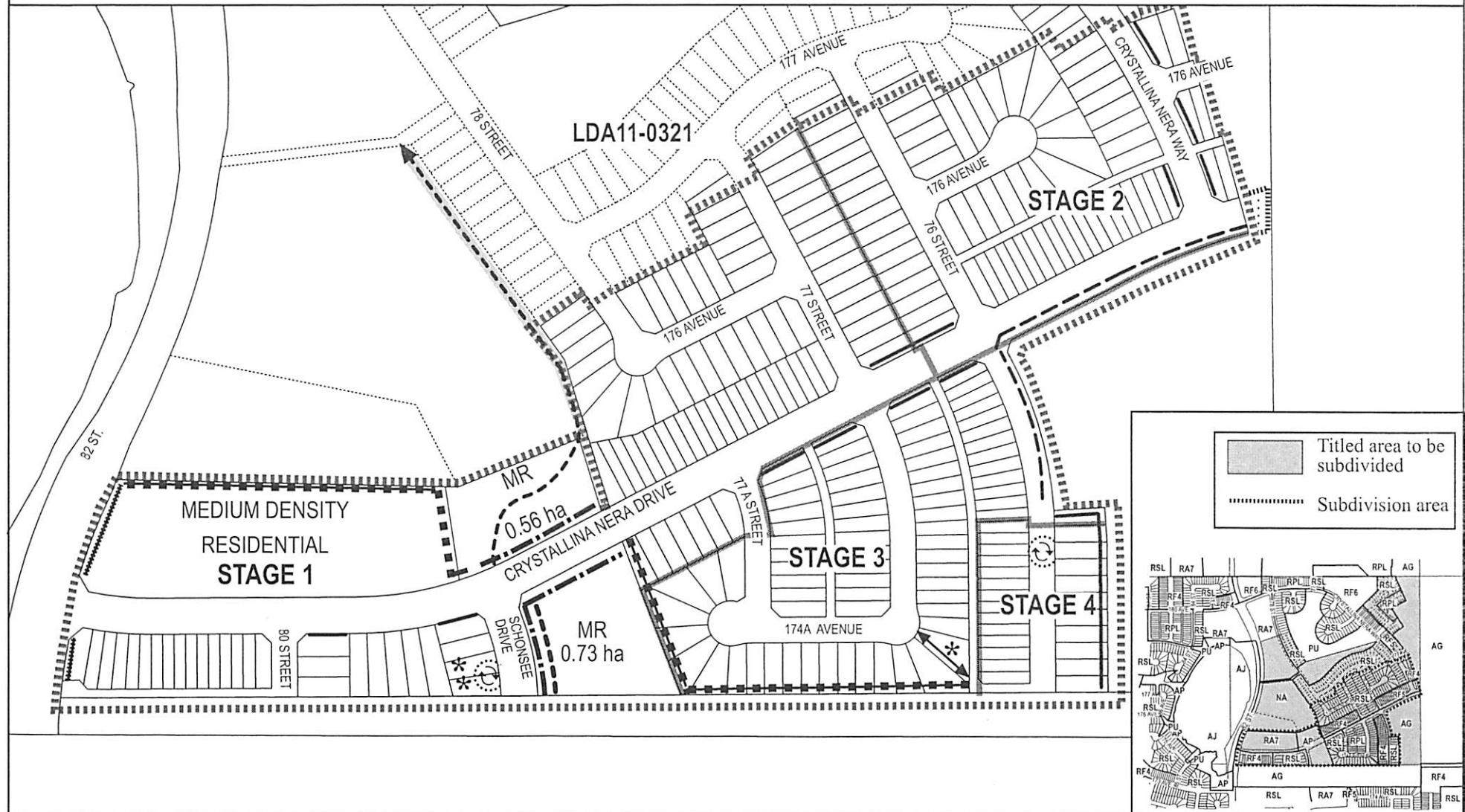
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 29, 2013

LDA 12-0414

	Limit of Proposed Subdivision		1.2m Chainlink Fence		Construct 6 m Wide Temporary Gravel Alley Connection		Construct 12m Radius Temporary Gravel Turnaround with Bollards or Mini-Barriers
	Amend Subdivision Boundary		1.8m Uniform Fence as per Zoning Bylaw		Construct 3 m Hard Surface Shared use Path		
	Post and Rail Fence				Residential Lots to be Withheld from Registration		Construct 2m Monowalk
	Dedicate Road Right-of-way		Noise Attenuation Fence				Include in Engineering Drawings





August 29, 2013

File No. LDA13-0023

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 172 single detached residential lots, 42 semi-detached residential lots, one (1) Municipal Reserve Lot, and (3) Public Utility lots from NW/NE 15-51-24-4 and Lot A, Plan 3422TR located south of 25 Avenue SW and east of Orchards Drive SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on August 29, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.61 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the subdivision boundary be amended to include the dedication of Orchards Link SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the lot identified in Stage 3 be withheld from registration until such time as the temporary emergency access is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw #16551 to amend the Zoning Bylaw be approved prior to the endorsement of lots proposed under this application;
7. 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;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton to be placed on the lots backing or flanking on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner provide all walkways as road rights-of-way 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 and 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 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 (with Stage 4) two lanes of 25 Avenue SW from Orchards Gate SW to Orchards Link SW, and Orchards Link SW from 25 Avenue SW to Mountain Ash Way SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers (the turnaround will be required to be gravel prior to CCC for roads and asphalt prior to FAC for roads, or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, as shown on shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 4m wide gravel emergency access with T-bollards (with Stage 3), required prior to CCC for roads or at the discretion and direction of Transportation Services, to the satisfaction of Transportation Services, as shown on shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3m hard-surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5m sidewalk with lighting and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto or flanking 25 Avenue SW, to the satisfaction of Transportation Services, as shown on shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences on privately-owned lands, and temporary demarcation and post and rail fencing on the MR land, to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserve requirements for NW/NE 15-51-24 and Lot A, Plan 3422TR have been dealt with under LDA11-0407 through the request for a DRC to be placed on NW/NE 15-51-24. The DRC on NW/NE 15-51-24 is to be reduced 0.61 ha to assemble the pocket park with the balance carried forward on title.

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. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

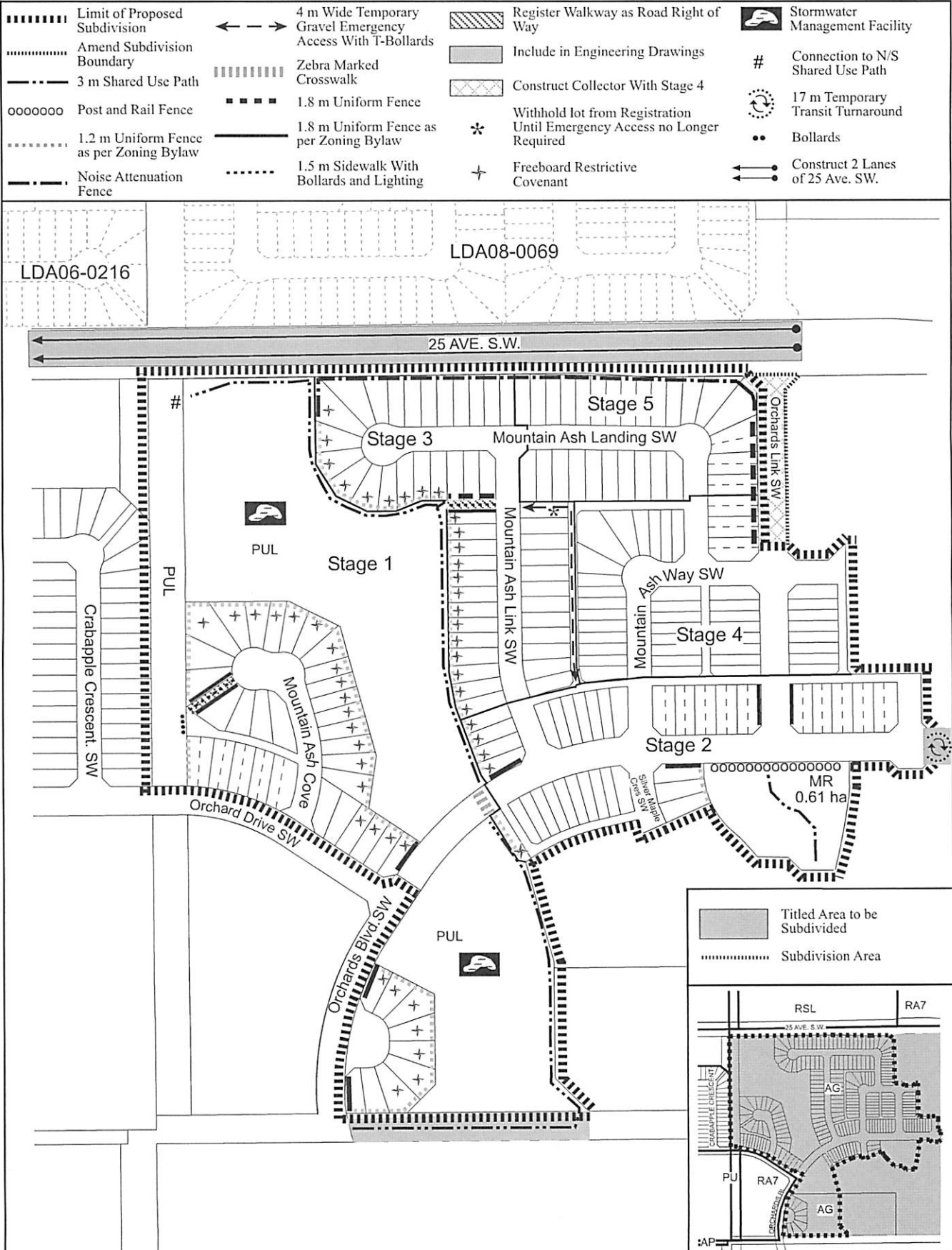
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 29, 2013

LDA 13-0023





August 29, 2013

File No. LDA13-0127

Scheffer Andrew Limited
14505 - 123 Avenue NW
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative Plan of subdivision to create one (1) commercial lot and one (1) multiple-family residential lot from NW 36-53-24-4, located south of 167 Avenue and west of Brintnell Boulevard; **BRINTNELL**

I The Subdivision by Plan is APPROVED on August 29, 2013 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 16587 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
4. that the owner provide road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that subject to Condition I (5), the owner shall enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to section 655 of the MGA. The Deferred Servicing Agreement shall be registered by caveat against the remnant upon registration of Stage 1; 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 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 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; and
7. that the owner construct all fences, positioned wholly on privately owned land in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Municipal Reserves for NW-36-53-24-4 were paid with SUB/05-0126 and SUB/05-0235. No Municipal Reserve is owing on the titled area.

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, Edmonton AB T5J 0G9, 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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,




Scott Mackie
Subdivision Authority

SM/lS/Posse #136528737-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP


August 29, 2013

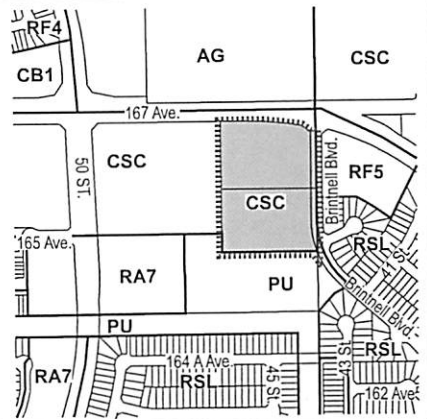
LDA13-0127

- Limit of Proposed Subdivision
-  Dedicate Road Right-of-Way
- - - - 1.2m Chain Link Fence

———— Staging Line



-  Titled area to be subdivided
- Subdivision area





August 29, 2013

File No. LDA13-0176

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 26 semi-detached residential lots from NE 22-51-25-4 located south of Ellerslie Road SW and west of 156 Street SW;
GLENRIDDING HEIGHTS

I The Subdivision by Plan is APPROVED on August 29, 2013 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 approved subdivision in the Glenridding Heights neighbourhood (File No. LDA12-0004) be registered prior or concurrent with this application, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner provide a corner cut to the satisfaction of Transportation Services 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 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 associated 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/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 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; and
7. that the engineering drawings include a temporary 4 m wide gravel emergency access to Glenridding Way with T-bollards, as shown on "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC for roads (or at the discretion and direction of Transportation Services).

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

The existing Deferred Reserve Caveat (112 411 200) was registered against NE 22-51-25-4 in the amount of 6.414 hectares. The DRC is to be carried forward on title.

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, Edmonton AB T5J 0G9, 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. Sabrina Brar at (780) 496-6092 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

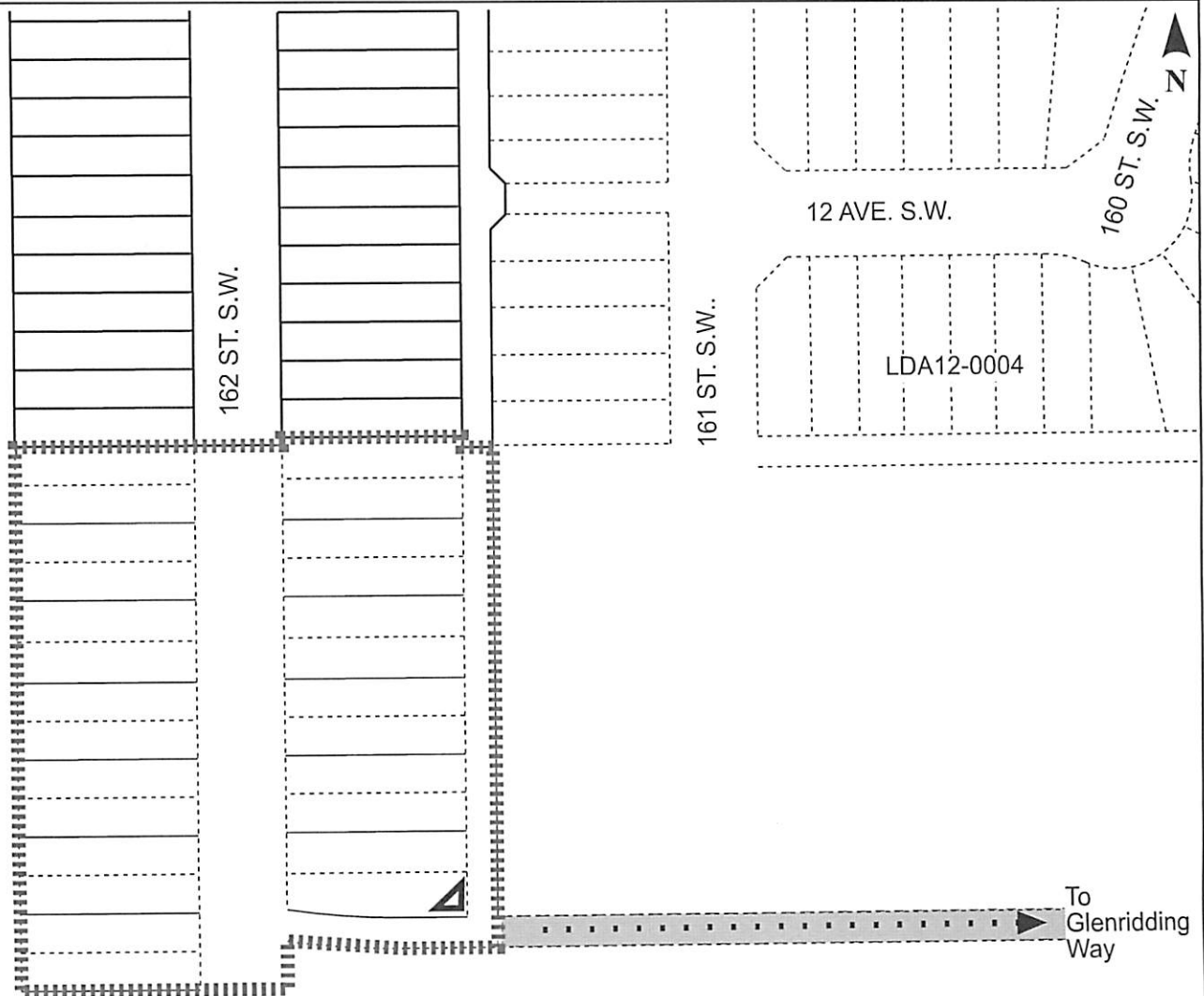
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 29, 2013

LDA 13-0176



- Limit of Proposed Subdivision
- Provide Corner Cut at the Alley Intersections
- Include in Engineering Drawings
- Construct a 4.0 m Wide Gravel Temporary Emergency Access with T-bollards

- Titled area to be subdivided
- Subdivision area

