

Thursday, July 28, 2011  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 30

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 28, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 21, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA11-0021  
Posse 071940118-001

Tentative plan of subdivision to create 87 single detached residential lots, from the NE 25-52-26-4, located west of Winterburn Road and north of Whitemud Drive; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA11-0027  
Posse 106770768-001

Tentative plan of subdivision to create 24 single detached residential lots, 42 semi-detached residential lots and one (1) medium density residential lot from a portion of Block 3, Plan 762 0329, located north of the future extension of Lessard Road and east of 199 Street NW; **THE HAMPTONS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.

LDA11-0070  
Posse 107575954-001

Tentative plan of subdivision to create 93 single detached, six (6) semi-detached, and 15 row-housing residential lots and one (1) public utility lot from a portion of NE 23-51-24-4 located south of Ellerslie Road and west of 50 Street; **WALKER**

MOVED

Blair McDowell

		That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA11-0101 Posse 107965000-001	Tentative plan of subdivision to create 18 single detached residential lots from Lot A, Plan 3274KS located north of Ellerslie Road SW and east of 58 Street SW; <b>CHARLESWORTH</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA11-0115 Posse 108947189-001	Tentative plan of subdivision to create one (1) single detached residential lot and 24 semi-detached residential lots from portions of Lot 7, Plan 782 226, and Lot 8, Plan 782 3226, located west of Secord Drive NW and south of 97 Avenue NW; <b>SECORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA11-0122 Posse 108654698-001	Tentative plan of subdivision to create 98 single detached lots, 62 semi-detached lots, and three (3) Public Utility lots from a portion of NE 22-51-25-4; <b>GLENRIDDING HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>	
6.	<b>ADJOURMENT</b>  The meeting adjourned at 10:30 a.m.	



Subdivision Authority

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

July 28, 2011

File No. LDA11-0027

Pals Geomatics Inc.  
10704 - 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 24 single detached residential lots, 42 semi-detached residential lots and one (1) medium density residential lot from a portion of Block 3, Plan 762 0329, located north of the future extension of Lessard Road and east of 199 Street NW; **THE HAMPTONS**

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**I The Subdivision by Plan is APPROVED on July 28, 2011, 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 owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for the realigned 199 Street (from 44 Avenue to Lessard Road) and for Lessard Road (from the existing 199 Street to the realigned 199 Street), as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to condition I (3), the owner clear and level 199 Street and Lessard Road as required for road right-of-way dedication, to the satisfaction of Transportation Services; 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 (I) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs (which may include but is 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 lanes of 199 Street to an urban arterial roadway standard from 44 Avenue to Lessard Road, including the northbound left turn bay to 44 Avenue, shared use path on the west side and a 1.5 m sidewalk in the ultimate alignment on the east side, lighting, landscaping and transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary Plans are required to be approved for the realigned 199 Street (from south of 44 Avenue to Lessard Road) and for the Lessard Road (from the TUC to 199 Street) prior to the approval of engineering drawings, to the satisfaction of Transportation Services;
8. that the owner construct a 1.5 m concrete walkway with bollards, lighting and 1.8m uniform screen fencing, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205 within residential property lines for all lots backing on the realigned 199 Street and Lessard Road to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that a noise study be provided to confirm the noise attenuation required for the MDR parcel adjacent to Lessard Road and the existing 199 Street in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, a noise attenuation fence will be required as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205 within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation Services and Sustainable Development 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 Transportation Services, Infrastructure Services and Sustainable Development.

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

Municipal Reserves were provided by way of a Deferred Reserve Caveat (DRC #762 033 237) that will remain on Block 3, Plan 762 0329 for the assembly of park lands in Edgemont.

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 5 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 #106770768-001

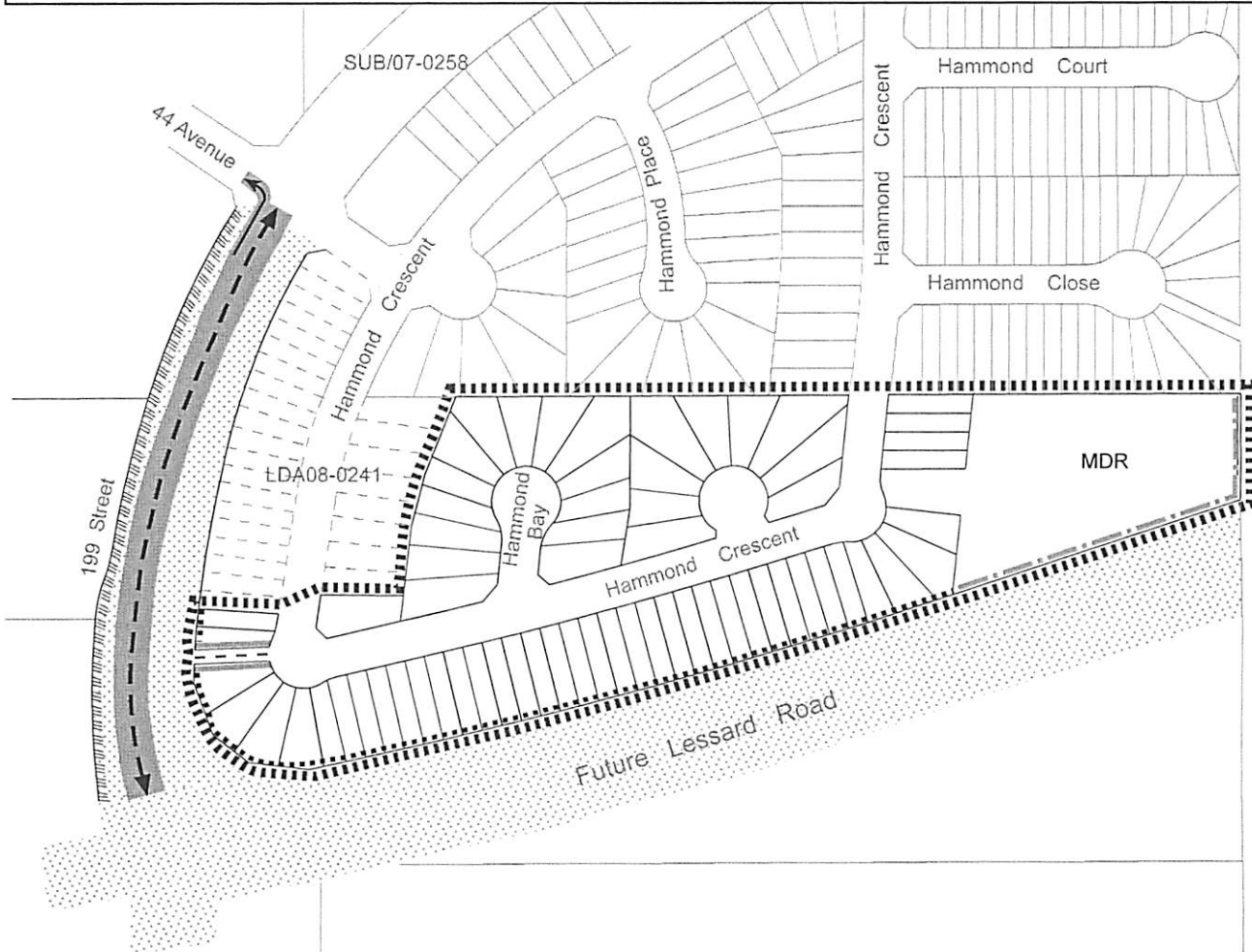
Enclosure


## SUBDIVISION CONDITIONS OF APPROVAL MAP

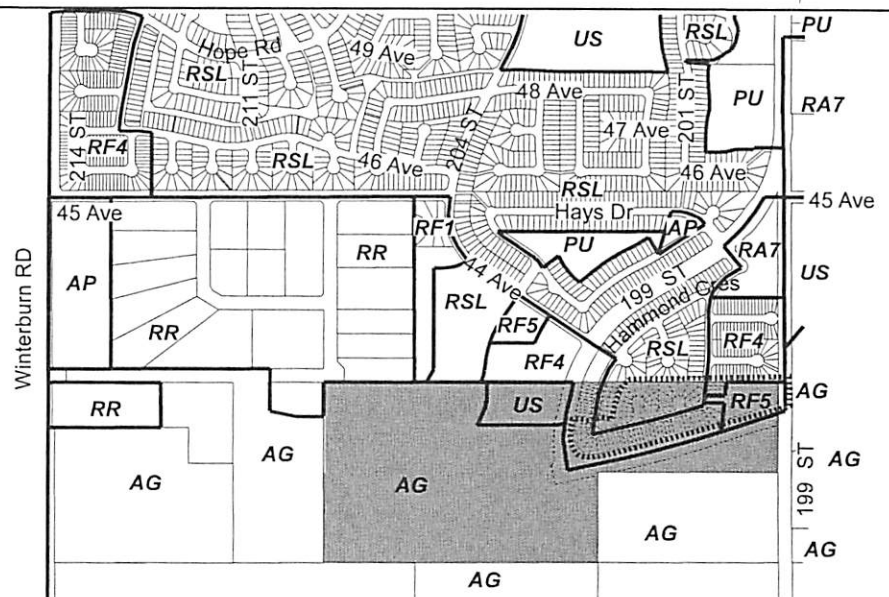
July 28, 2011

LDA11-0027

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>..... Limit of proposed subdivision</li> <li>===== 1.8m Uniform fence</li> <li>- - - - - 1.5m Concrete sidewalk and lighting</li> <li>..... Construct noise attenuation fence</li> <li>===== Construct noise attenuation fence (Noise study required)</li> </ul> | <ul style="list-style-type: none"> <li> Include in Engineering Drawings</li> <li> Arterial Roadway Dedication required</li> <li> Construct two lanes of 199 Street to an urban arterial roadway standard from 44 Avenue to Lessard Road</li> <li> North bound left Turn bay</li> <li> Shared-use path</li> </ul> |
|---|---|



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







Subdivision Authority

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

July 28, 2011

File No. LDA11-0070

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 93 single detached, six (6) semi-detached, and 15 row-housing residential lots and one (1) public utility lot from a portion of NE 23-51-24-4 located south of Ellerslie Road and west of 50 Street; **WALKER**

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**I The Subdivision by Plan is APPROVED on July 28, 2011, 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 include the dedication of a portion of 56 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision within the Walker Neighbourhood (File No. LDA10-0113) be registered prior to or concurrent with this application;
5. that the owner prepare and register a disturbed soil caveat in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate the walkway and future shared use path 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 pays his 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 illustrated residential lot as shown on the "Conditions of Approval" map, Enclosure I, be withheld from development until such time as the temporary water main is no longer required, as deemed by EPCOR Water Services Inc. and the City of Edmonton;
8. that the owner provide a financial contribution of 50% towards the total cost (including but not limited to construction, landscaping and engineering) of the east-west shared use path (which is to be constructed with the development of land to the south), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct or pay for (including but not limited to construction, landscaping and engineering) the 3.0m shared use path within the Public Utility Lot (which is to be constructed with the development of land to the south), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of an offsite temporary water main connection to 18 Avenue SW, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers (gravel prior to CCC and asphalt prior to FAC) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a mono-walk with straight faced curb and gutter along 56 Street SW, adjacent to the future school/park location to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 6 m alley connection (gravel prior to CCC and/or to the satisfaction of Transportation Services), as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary emergency access to 50 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II; and
15. that the owner construct all fences, sidewalks, lighting and bollards to the satisfaction of Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I.



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

Municipal Reserve requirements for NE 23-51-24-4 were addressed by LDA10-0098 through the registration of a DRC (#112 023 856) for 3.189 ha. This DRC will be carried forward and will be used to assemble the school/park site with future subdivision.

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 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Nicholas Dyjach at 780-496-2939 or write to:

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

Yours truly,

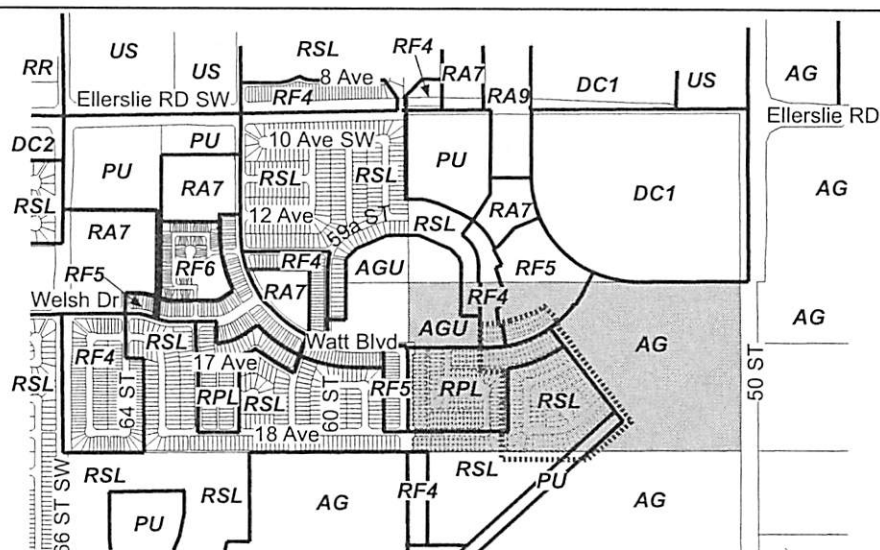
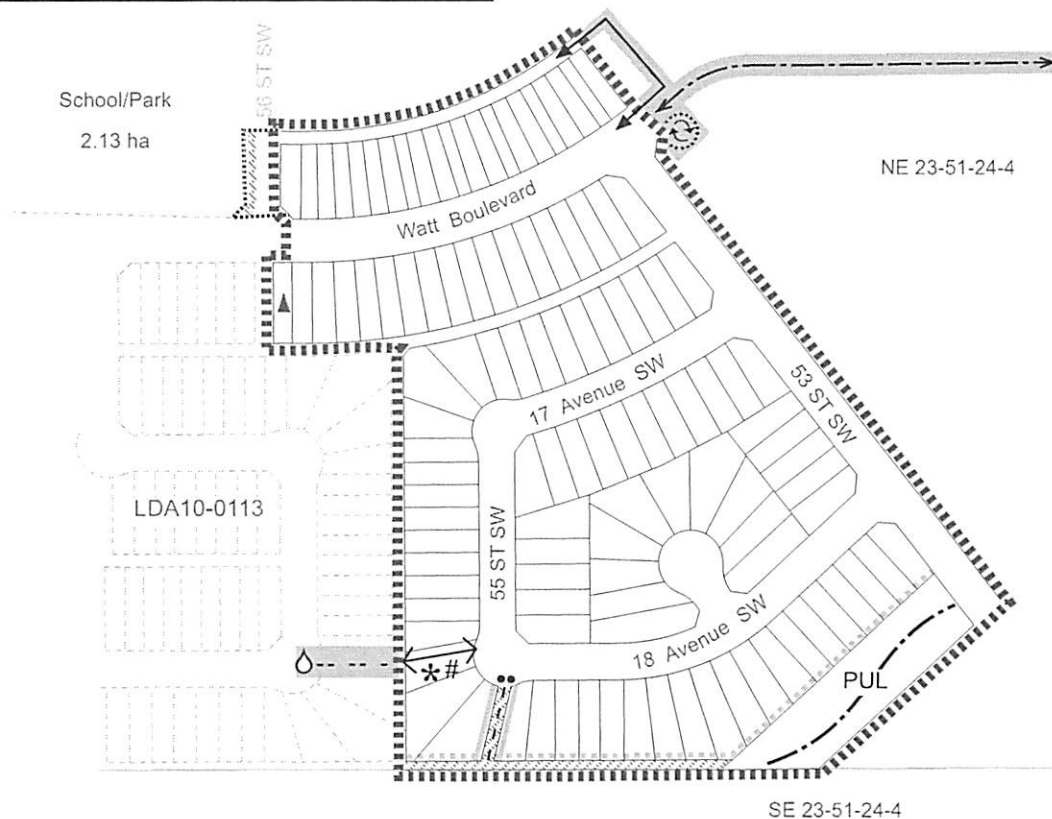


*For*

Scott Mackie  
Subdivision Authority

SM/nd/Posse #107575954-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

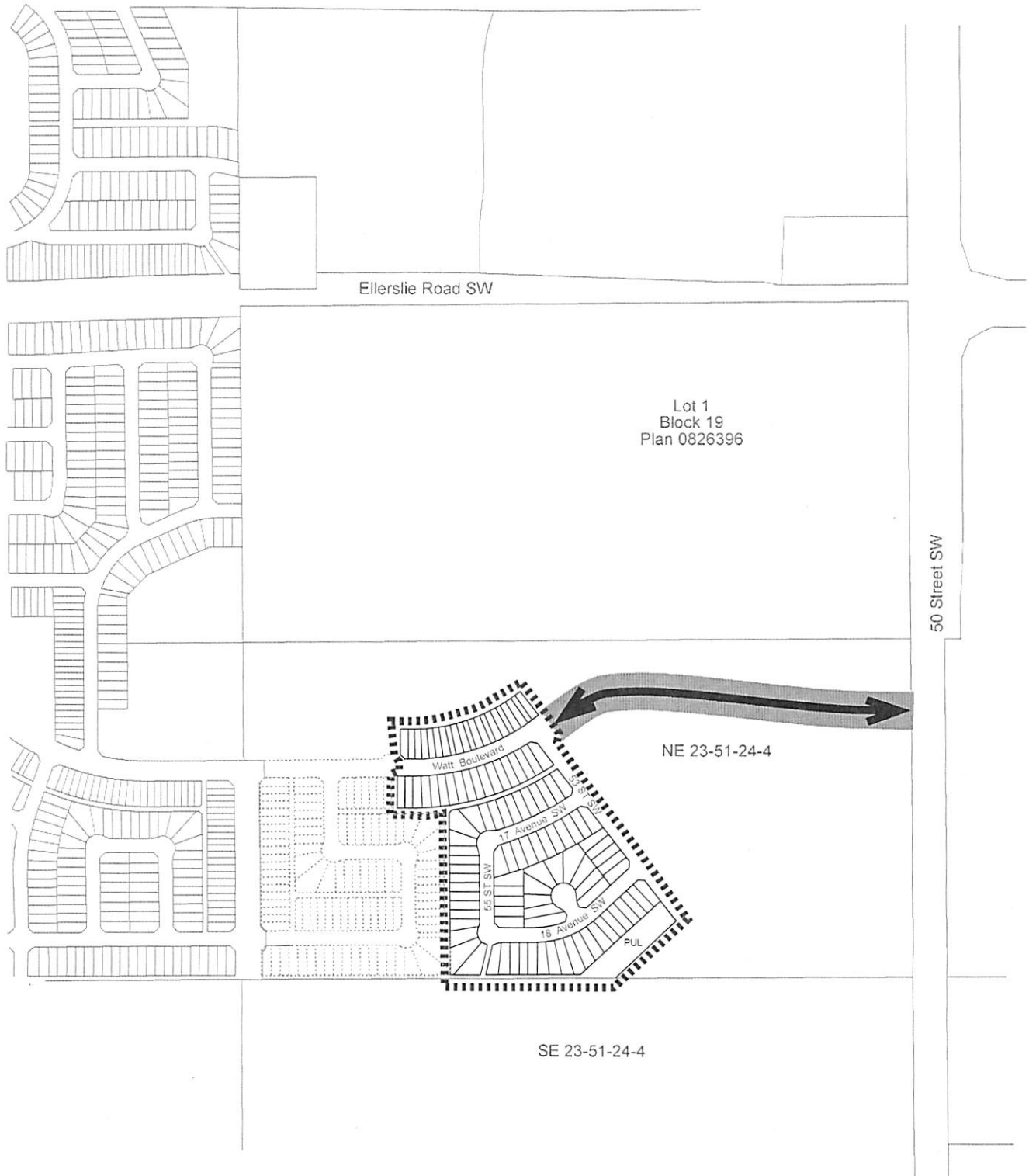
July 28, 2011

LDA11-0070

----- Limit of proposed subdivision  
█ Include in Engineering Drawings



Temporary Emergency Access  
to 50 Street SW





Subdivision Authority

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

July 28, 2011

File No. LDA11-0101

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 18 single detached residential lots from Lot A, Plan 3274KS located north of Ellerslie Road SW and east of 58 Street SW;  
**CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on July 28, 2011, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve for Lot 1 Plan 3274KS representing 0.1 ha of land, in the amount of \$44,460.00 pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner obtains and registers an easement to allow for construction and public access for 7 Avenue SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the berm abutting Ellerslie Road SW as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;
6. that the owner dedicate road right-of-way for Ellerslie Road SW to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Ellerslie Road SW as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition I.6 above, the owner clear and level Ellerslie Road SW as required for road right of way dedication to the satisfaction of Transportation Services;
8. that the owner dedicate the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; 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 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 preliminary plans for Ellerslie Road SW be submitted and approved, to the satisfaction of Transportation Services, prior to the submission of engineering drawings;
7. 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;
8. that the Engineering Drawings include construction of 7 Avenue SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner construct a 1.0 m berm and 1.8 m double board/no gap solid uniform fencing (wrapping around the residential lots at the walkway) in the location 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 and Transportation Services in the location 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 the Transportation Services, Infrastructure Services and Sustainable Development.

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

MR owing for Lot A Plan 3274KS is 0.1 ha taking into account the 0.17 ha dedication for the arterial roadway and is being requested as cash-in-lieu with this subdivision.



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 5 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  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", written in a cursive style.

For

Scott Mackie  
Subdivision Authority

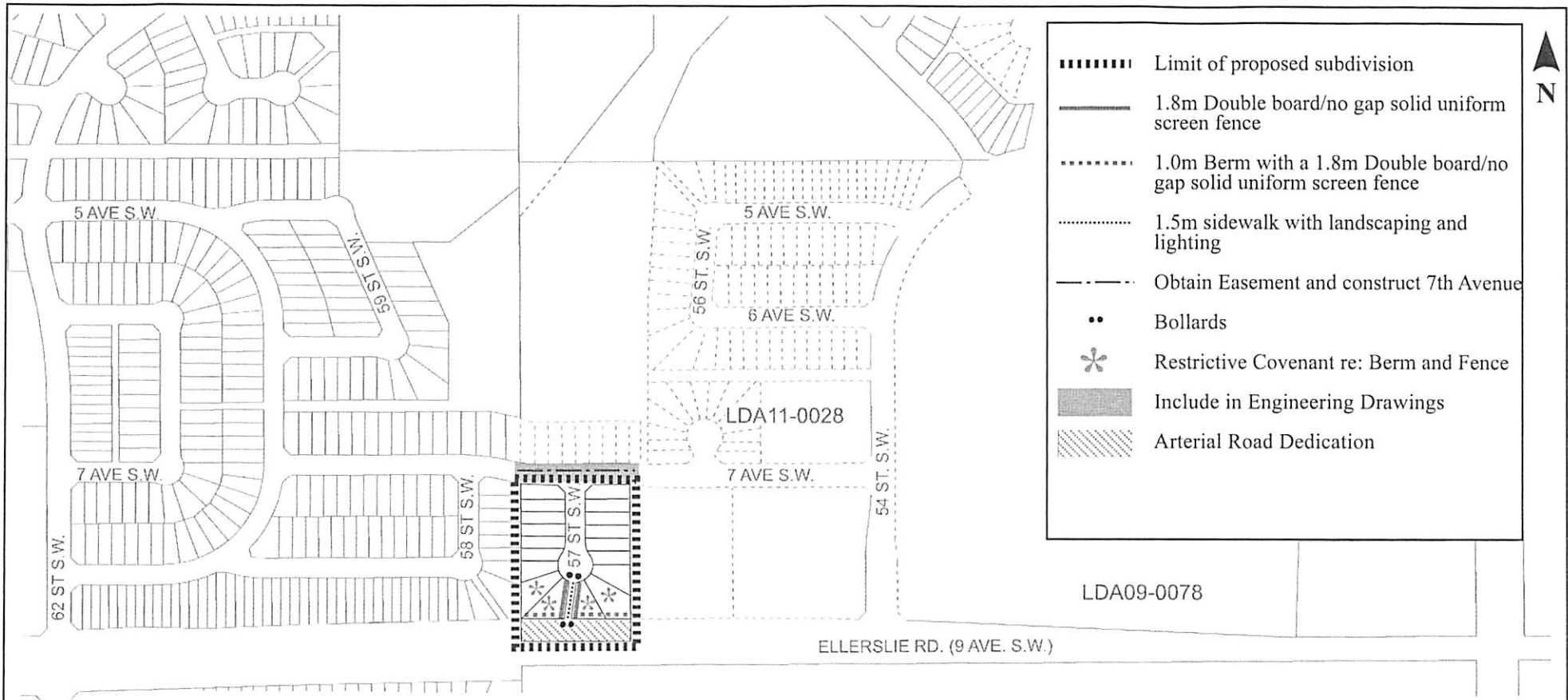
SM/cp/Posse #107965000-001



Enclosure

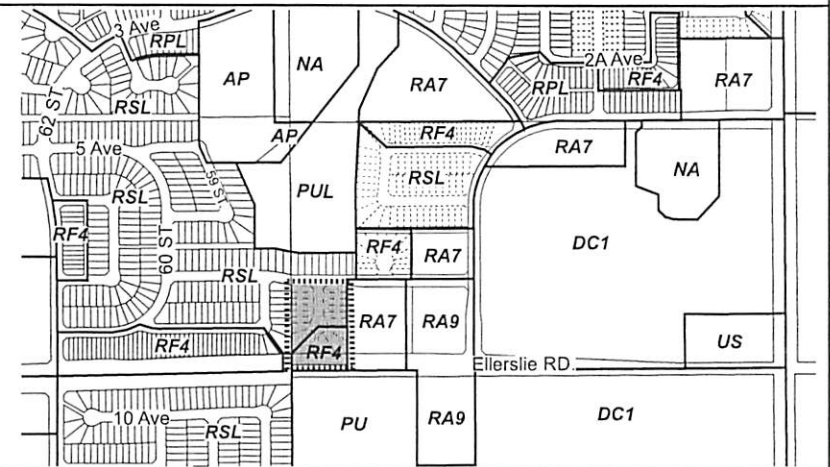
## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 28, 2011

LDA11-0101



 Titled area to be subdivided  
 Subdivision area





Subdivision Authority

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

July 28, 2011

File No. LDA11-0115

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

ATTENTION: Shawn Bravender

Dear Mr. Bravender:

RE: Tentative plan of subdivision to create one (1) single detached residential lot and 24 semi-detached residential lots from portions of Lot 7, Plan 782 226, and Lot 8, Plan 782 3226, located west of Secord Drive NW and south of 97 Avenue NW; **SECORD**

---

**I The Subdivision by Plan is APPROVED on July 28, 2011, 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; and
3. 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 the construction of a 12 m radius temporary gravel turnaround with bollards or mini-barriers, required at CCC or as required by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 Reserve have been provided with Registered Plan 782 3226.

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 5 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 # 108947189-001

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

July 28 , 2011

LDA11-0115

..... Limit of proposed subdivision  
 ——— 1.8m Uniform fence as per zoning bylaw



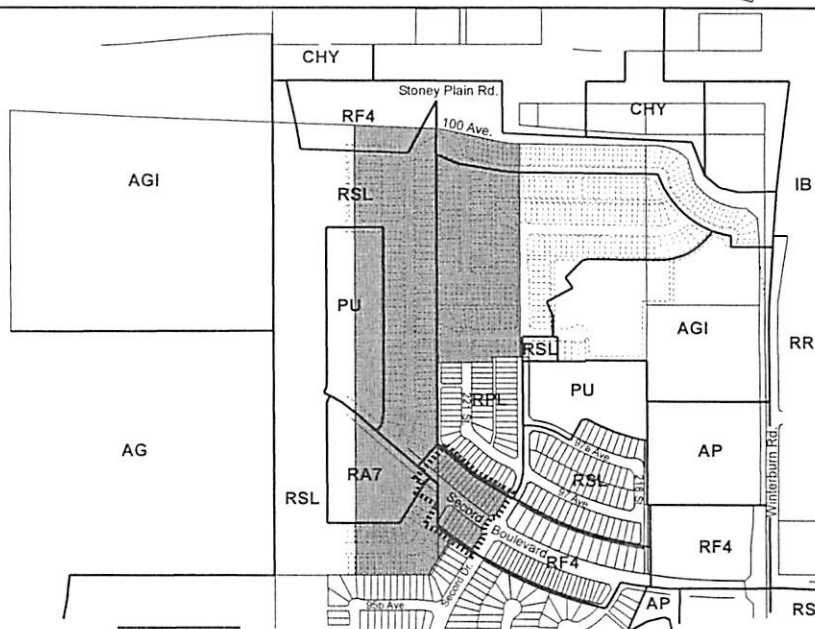
Construct 12m gravel surface temporary turnaround with bollards or mini-bollards



Include in Engineering drawings



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







Subdivision Authority

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

July 28, 2011

File No. LDA11-0122

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 98 single detached lots, 62 semi-detached lots, and three (3) Public Utility lots from a portion of NE 22-51-25-4; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on July 28, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 6.414 hectares by a Deferred Reserve Caveat registered against the remainder of NE 22-51-25-4, 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 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include a portion of Ellerslie Road, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Clause I (5), the owner clear and level Ellerslie Road as required for road right-of-way dedication to the satisfaction of Transportation Services;
7. that the east property line of the stormwater management facility conform to an approved Concept Plan for Rabbit Hill Road or to the satisfaction of Transportation Services;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking the berm and fence as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner register the walkways as road right-of-way in the locations shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 other 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 with this stage of development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include water main construction and required transportation connections as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the first two lanes of Ellerslie Road to an urban arterial roadway standard, from Rabbit Hill Road to the north/south collector road, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Ellerslie Road and Rabbit Hill Road prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
10. that the owner pay for the installation of traffic signals at the intersection of Rabbit Hill Road and Ellerslie Road and at the intersection of Ellerslie Road and the north/south collector road, 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 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 discretion and direction of Transportation Services;
11. that the owners construct two 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as

shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC for paved roads or at the discretion and direction of Transportation Services;

12. that the owner construct an offset 17 m radius gravel surface temporary emergency turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC of paved roads or at the discretion and direction of Transportation Services;
13. that the owner construct a 6 m gravel temporary roadway connection or the owner construct two 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers at the terminus of each local roadway east of the north/south collector into the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway or the turnarounds will be required prior to CCC or at the discretion and direction of Transportation Services;
14. that the owner construct a 6 m wide gravel temporary roadway connection to tie the alley into the local roadway in the southwest corner of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC for paved roads or at the discretion and direction of Transportation Services;
15. that the owner construct a 3 m hard-surface shared use path, within the stormwater management facility, as per the City of Edmonton Design and Construction Standards, including lighting, signage, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the walkway leading into the south end of the stormwater management facility contain a 3 m hard-surface shared use path with bollards and lighting;
17. that a noise study be provided to confirm the noise attenuation required adjacent to Ellerslie Road, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, a 1 m berm and a 1.8 m noise attenuation fence will be required as per the 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, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
18. that the walkway in the northwest corner of the subdivision contain a 1.5 m concrete sidewalk with bollards, lighting and noise attenuation, to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I. To protect the amenity space of residential lots flanking the walkway, noise attenuation will be required within the walkway. All noise attenuation requirements shall be supported by a Noise Study;
19. that the owner construct the proposed roundabout, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
20. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services in the locations 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 rights-of-way, road islands, boulevards, medians,

walkways, and Municipal Reserve parcels, to the satisfaction of the Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserves will be addressed through registration of a DRC against the remnant parcel for 10% of 64.14 hectares (Gross Area [64.75 ha] minus Arterial Road and Pipeline dedication deductions [0.61 ha]).

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Tammy Niina at 780-496-1650 or write to:

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

Yours truly,



For

Scott Mackie  
Subdivision Authority

SM/tn/Posse #108654698-001

Enclosure

