



Subdivision Authority

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

July 12, 2012

File No. LDA11-0254

MMM Group Limited  
#200, 10576 - 113 Street NW  
Edmonton, AB T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create 99 single detached residential lots, 81 row housing lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from the south half of NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW (9 Avenue SW); **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on July 12, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 2.84 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 0.39 ha by agreement and caveat to the remainder of south half of NW 22-51-25-4, 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 subdivision boundary be amended to include roadway dedication for 170 Street SW and Ellerslie Road SW arterials, and a portion of the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to exclude a portion of Glenridding Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to conform to a City Council approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW and Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I. Dedication for the remaining portion of the 170 Street freeway must be provided with the next subdivision on the south half of NW 22-51-25-4;
8. that subject to Condition I (7), the owner clear and level 170 Street SW and Ellerslie Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;

9. that the owner register an easement on the Certificates of Title for all affected parcels to facilitate construction of the collector roadway connection to the north in conjunction with the realignment of Ellerslie Road and a portion of Glenridding Boulevard SW, as shown on the “Conditions of Approval” map, Enclosure II;
10. that the owner register the walkway as legal road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the subdivision application within the Ambleside Neighbourhood (File No. LDA11-0086) be registered prior to or concurrent with this application;
12. 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; 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 (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway, 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/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 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 owner construct the necessary roadway connection to the realigned Ellerslie Road SW and Glenridding Boulevard, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
8. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the “Conditions of Approval” map, 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);
9. that the owner construct a 6 m wide gravel temporary roadway connection, as shown on the “Conditions of Approval” map, Enclosure I. The temporary roadway will be required prior to CCC (or at the discretion and direction of Transportation Services);

10. that the owner pay for the installation of traffic signals at the intersection of the realigned Ellerslie Road SW and the collector road, as shown on the "Conditions of Approval" map, Enclosure 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 discretion and direction of Transportation Services;
11. that the walkway contain a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct the required water main connections to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the engineering drawings include construction of the suitable interim or ultimate stormwater management facility, as shown on the "Conditions of Approval" maps, Enclosures I and II;
14. that the owner construct a temporary access to the stormwater management facility, to the satisfaction of Transportation Services and Financial Services and Utilities, as shown in the "Conditions of Approval" map, Enclosure I;
15. that the owner provide grading within the stormwater management facility to accommodate construction of a future shared use path, to the satisfaction of Transportation Services;
16. that the owner construct all fences positioned 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
17. 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, Financial Services and Utilities, and Sustainable Development.

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

The owner has agreed, in accordance with a letter dated June 12, 2012, to dedicate road right-of-way for the remaining freeway portion of 170 Street SW with the next subdivision on the south half of NW 22-51-25-4.

Municipal Reserve for the south half of NW 22-51-25-4 is being provided in the amount of 2.84 ha to dedicate the Urban Village Park and 0.39 ha to be registered as a Deferred Reserve Caveat.

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. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,



FOR  
Scott Mackie  
Subdivision Authority

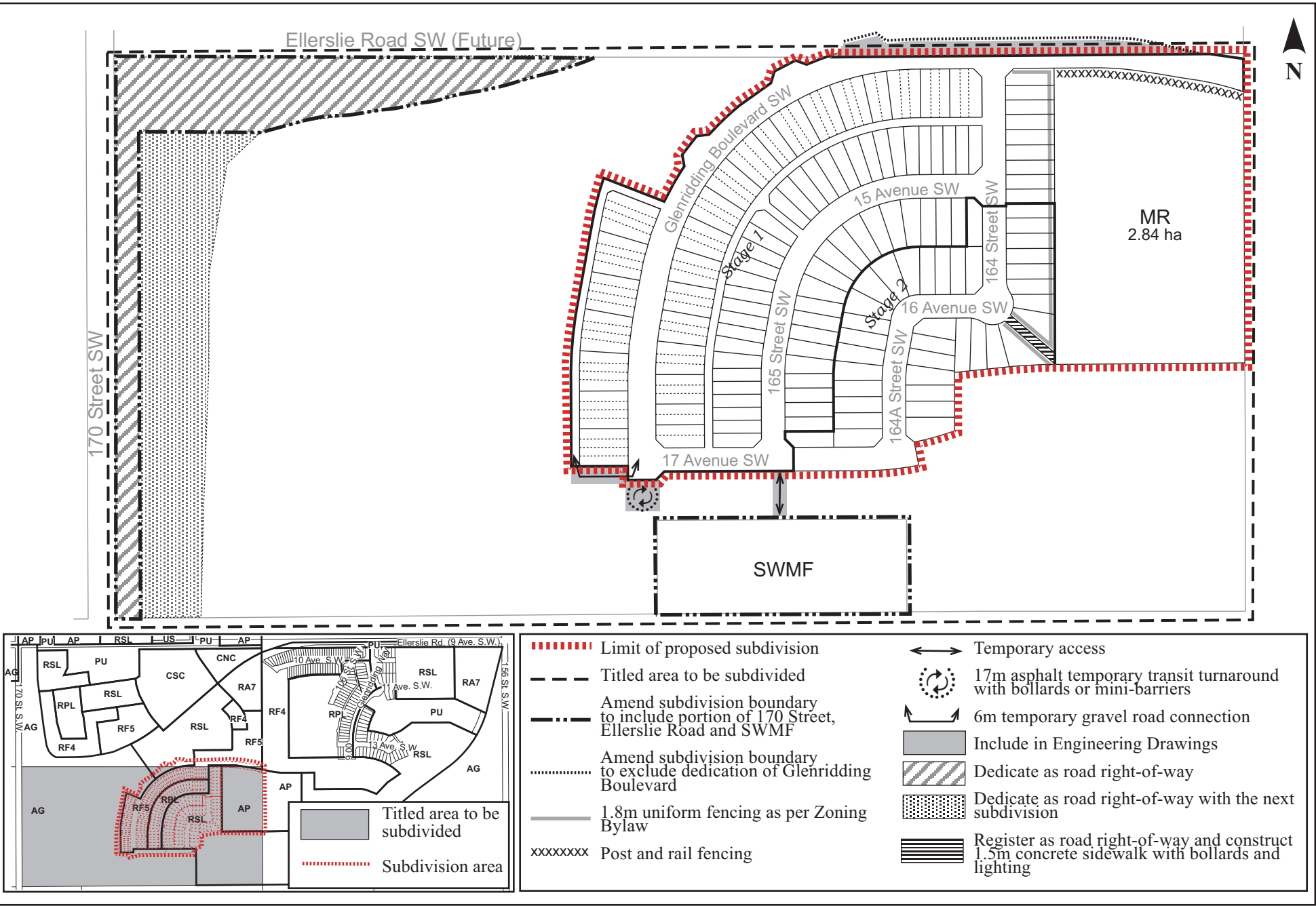
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA11-0254



## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA11-0254

- Limit of proposed subdivision
- · — · Construct 250mm water main
- - - - Construct 300mm water main
- ↔ Collector roadway connection



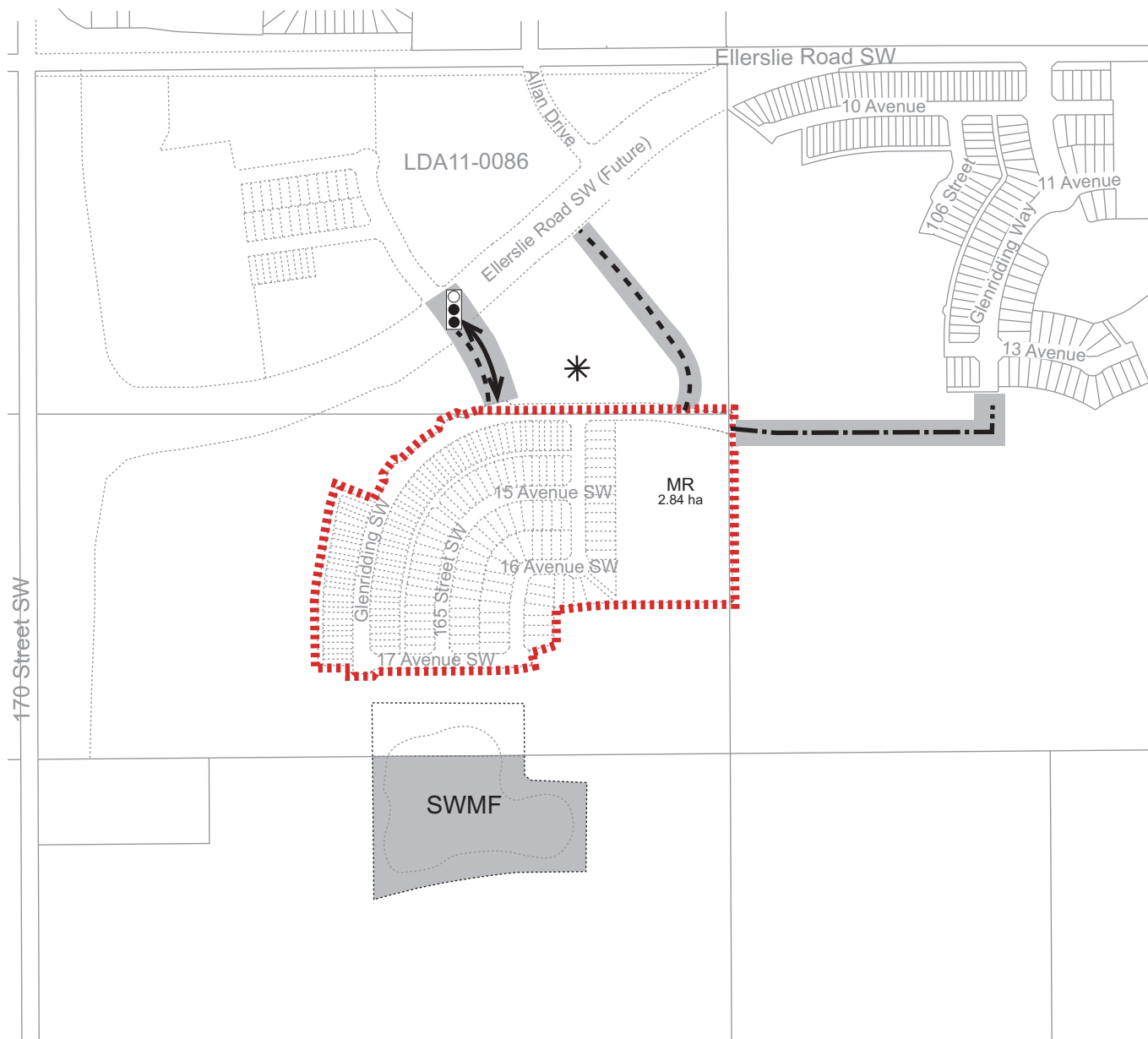
Pay for installation of traffic signal



Register easement for collector roadway and Glenridding Boulevard SW



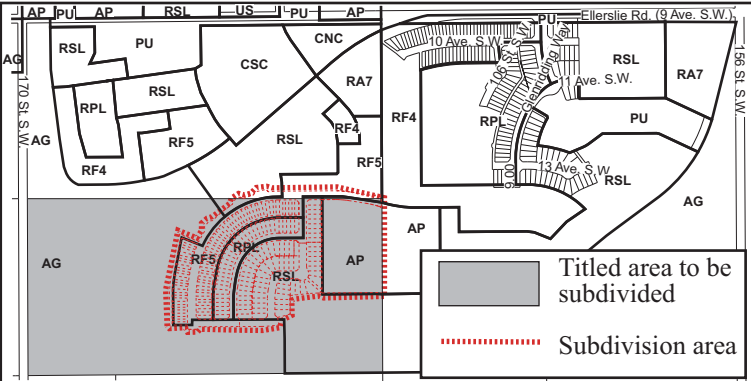
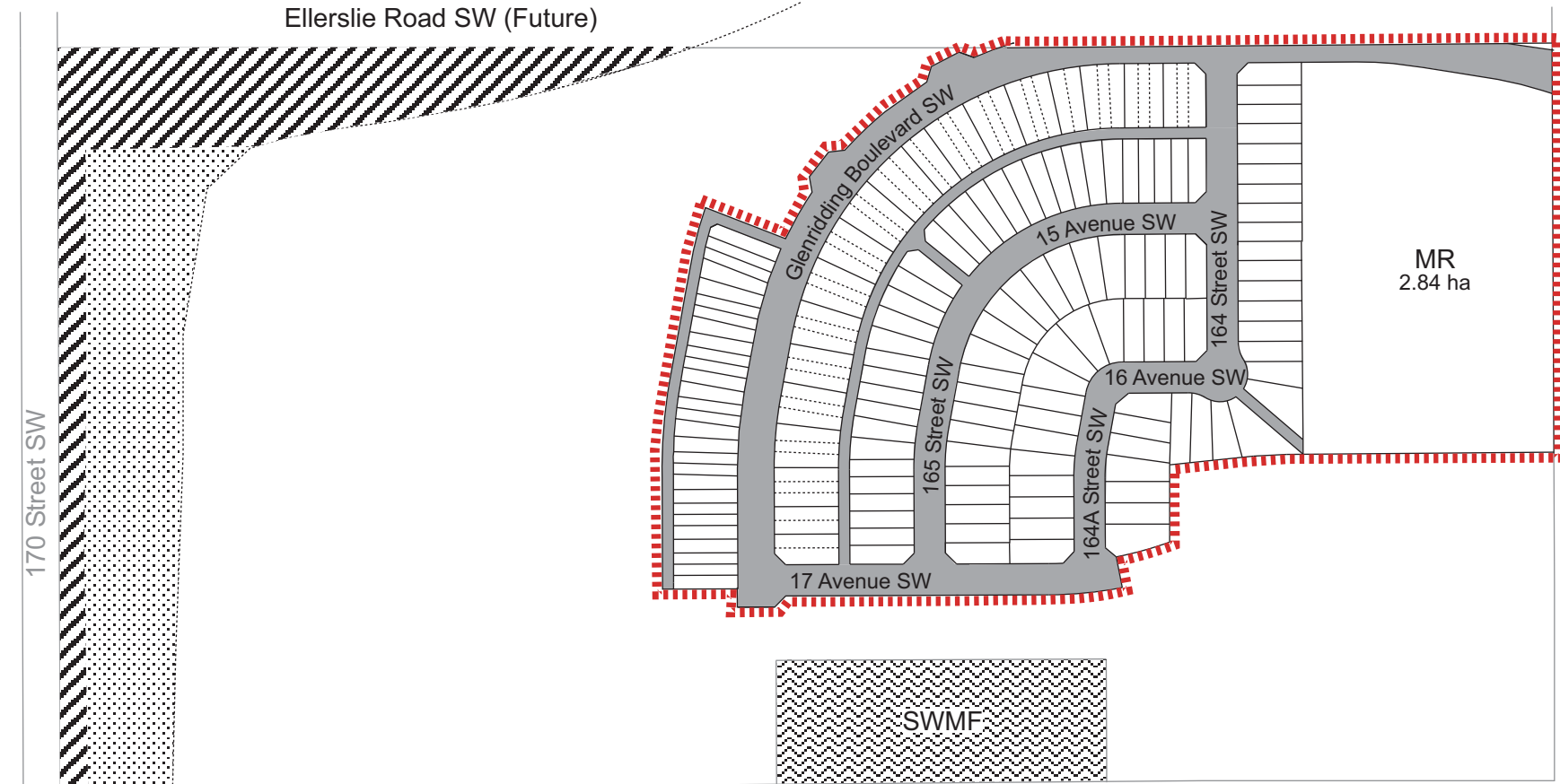
Include in Engineering Drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA11-0254



- Limit of proposed subdivision
- Arterial Roads: 4.7% of titled area
- Freeway: 5.7% of titled area
- Collectors/Local Roads/Walkways: 9.2% of titled area
- Stormwater Management Facility: 3.9%