



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**

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

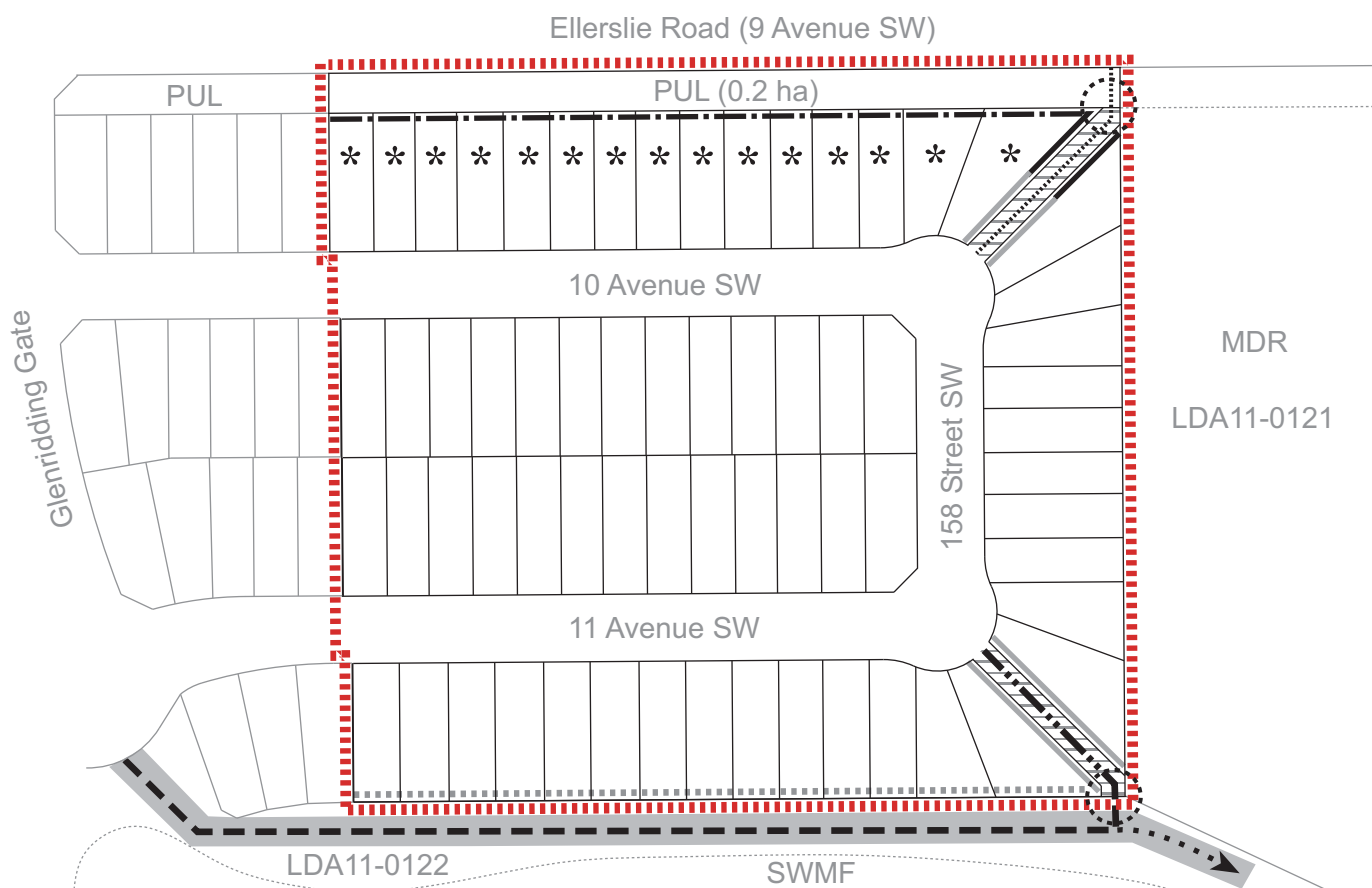
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2012

LDA12-0003



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

