



Subdivision Authority

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

March 15, 2012

File No. LDA12-0005

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 54 semi-detached residential lots from NE 22-51-25-4, located west of 156 Street and south of Ellerslie Road; **GLENRIDDING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on March 15, 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 owner register a public access easement for the temporary roadway/emergency access, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 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 a 6 m wide gravel temporary roadway/emergency access connection (gravel prior to CCC), as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a noise attenuation fence within the residential property line for the lot south of the walkway, as shown on the "Conditions of Approval" map, Enclosure I, as per the City of Edmonton Roadway Design Standards Drawing #5205. The noise attenuation fencing will transition to a fence in accordance with the Zoning Bylaw No. 12800;
9. 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 the Transportation Services and Sustainable Development; and
10. 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.

A Deferred Reserve Caveat (#112411200) for 6.414 ha has been registered through LDA11-0122. This DRC will be carried forward 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 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,



**For** Scott Mackie  
Subdivision Authority

SM/nd/Posse #118693230-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 15, 2012

LDA12-0005

