



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**

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

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 28, 2011

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