

Thursday, July 2, 2014

9:30 a.m.



PLACE: Room 701

**SUBDIVISION AUTHORITY AGENDA  
MEETING NO. 27**

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 2, 2014 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 26, 2014 meeting be adopted.	
<b>3.</b>	<b>NEW BUSINESS</b>	
1.	LDA12-0375 128883302-001	Tentative plan of subdivision to create 71 single detached residential lots from NW 22-51-25-4, located east of 170 Street SW and south of Ellerslie Road; <b>GLENRIDDING HEIGHTS</b>
<b>4.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

July 3, 2014

File NO. LDA12-0375

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 71 single detached residential lots from NW 22-51-25-4, located east of 170 Street SW and south of Eilerslie Road; **GLENRIDGING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on July 3, 2014, 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., and EPCOR Water Services Inc., 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 an easement on the Certificates of Title for all affected lots to facilitate the construction of the greenway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision applications LDA11-0254 and LDA12-0373 be registered prior to or concurrent with this application;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF), as shown on the "Condition of Approval" map, Enclosure I; and
6. 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 1(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 required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. 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;
7. that the engineering drawings include the construction of a 3 m hard-surface shared use path within the greenway and Urban Village Park, with a dividing yellow centreline, "Shared Use" signage, lighting, bollards and landscaping to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard-surface shared use path within the walkway, with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways and greenways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for NW 22-51-25-4 was addressed with LDA11-0254. The existing Deferred Reserve Caveat (#132 382 559) is to be carried forward on title.

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, 10019 103 Avenue, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Wesley Woo at 780-496-7370 or [wesley.woo@edmonton.ca](mailto:wesley.woo@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority




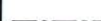



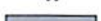
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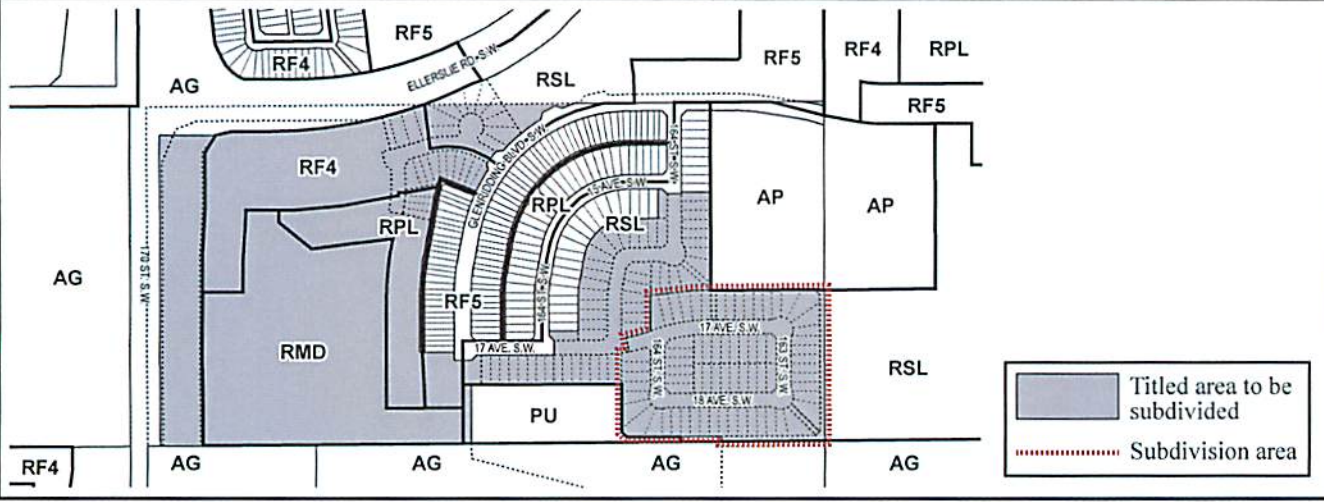
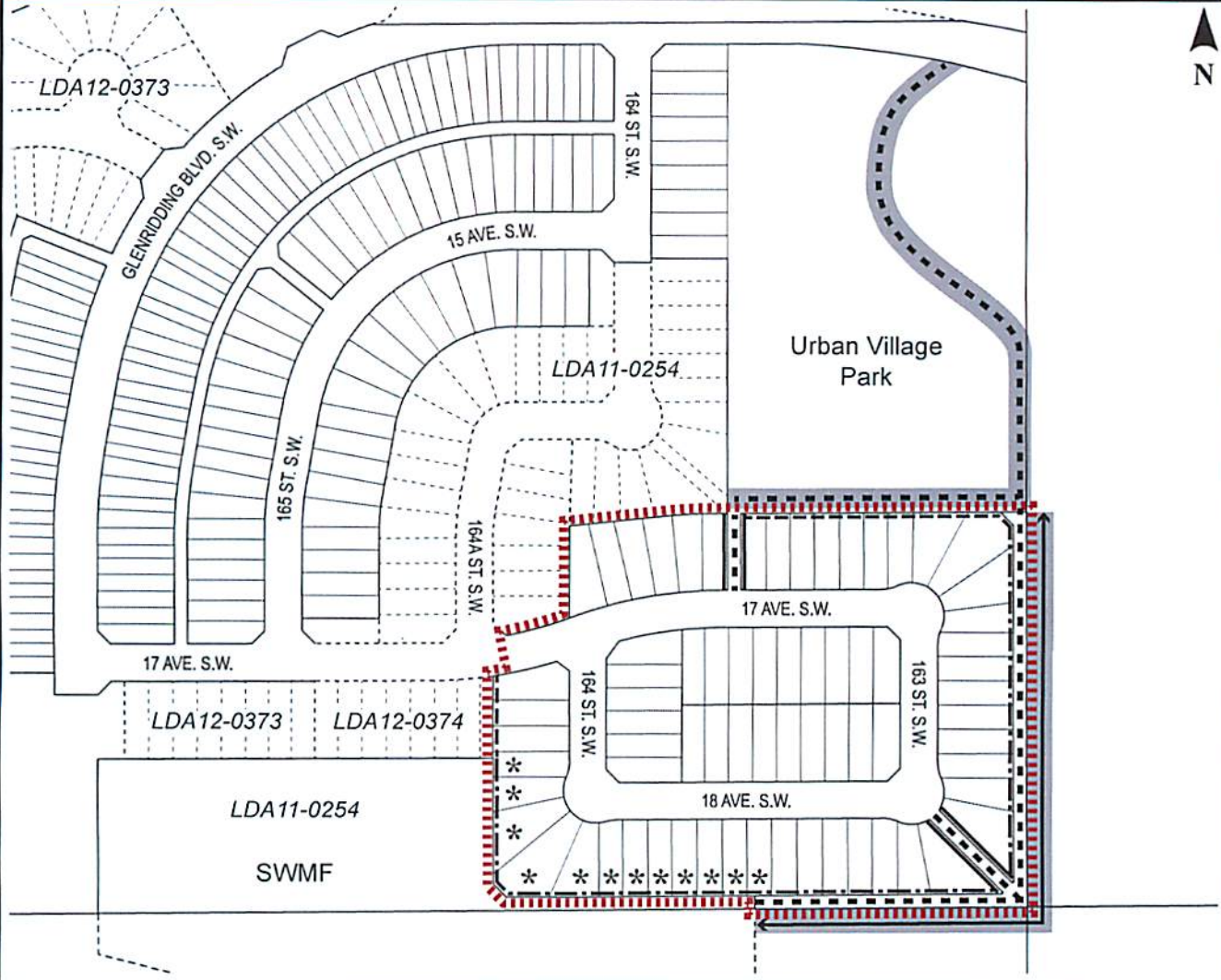
Enclosure

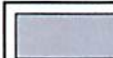

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 3, 2014

LDA12-0375

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.8 m uniform fence
-  1.2 m uniform fence
-  3 m hard surface shared use path
-  Register easement re: Shared Use Path within Greenway
-  \* Restrictive covenant re: freeboard
-  Include in engineering drawings



-  Titled area to be subdivided
-  Subdivision area