

Thursday, April 23, 2015

9:30 a.m.



PLACE: Room 701

**SUBDIVISION AUTHORITY AGENDA  
MEETING NO. 17**

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the April 23, 2015 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the April 16, 2015 meeting be adopted.

**3. OLD BUSINESS**

1. LDA14-0209  
154138515-001

Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW;  
**GLENRIDGING HEIGHTS**

**4. NEW BUSINESS**

**5. OTHER BUSINESS**



April 23, 2015

File NO. LDA14-0209

MMM Group Limited  
200, 10576 – 113 Street  
Edmonton, AB T5H 3H5

ATTENTION: Emily Miranda

Dear Ms. Miranda:

RE: Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; **GLENRIDGING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on April 23, 2015, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve, in the amount of \$75,213 representing 0.1015 ha pursuant to Section 666 and Section 667 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 & 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;
4. that the owner register an easement for the Storm Water Management Facility (SWMF) to its ultimate design, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, 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 survey.

**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 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 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;
6. that the owner submits 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 owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m concrete emergency access with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that a CCC will not be issued for the storm and sanitary sewers until the downstream outfall has been constructed and is operational to the satisfaction of Financial Services and Utilities;
10. that the owner construct a 2 m berm centered on property line and a 1.83 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 170 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat on title will be provided as money-in-place with this subdivision. NW 22-51-25-W4M will require money in place of MR representing 0.1015 ha and will be adjusted in accordance with the arterial roadway dedication at the time of registration.

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 Kerry Girvan at 780-423-7472 or [kerry.girvan@edmonton.ca](mailto:kerry.girvan@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority

SM/kg/Posse #154138515-001

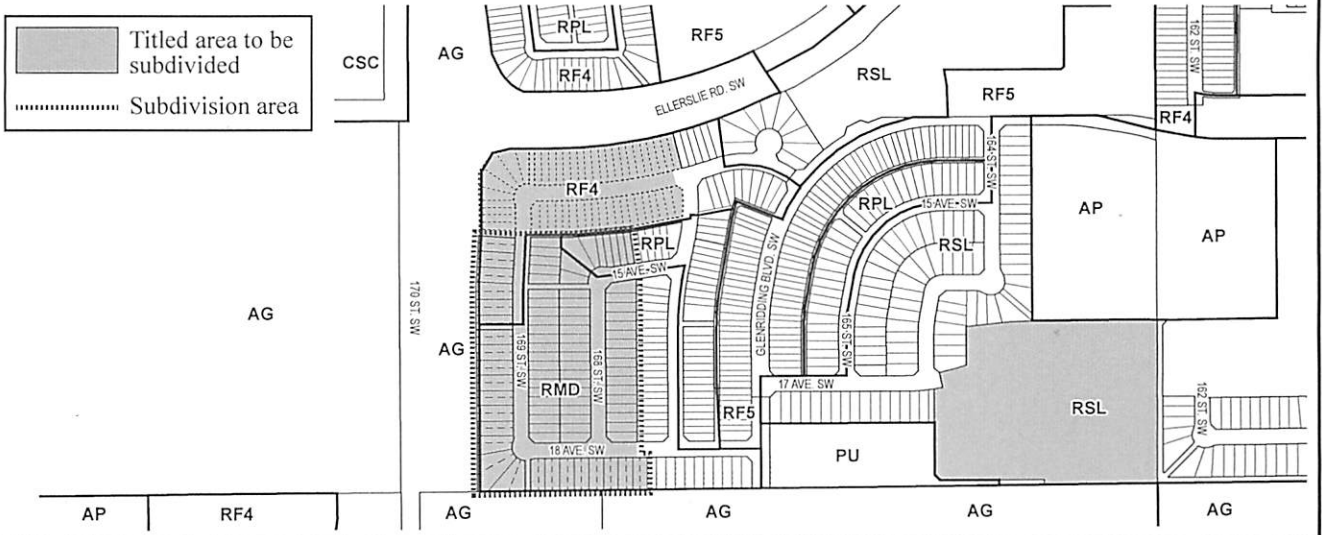
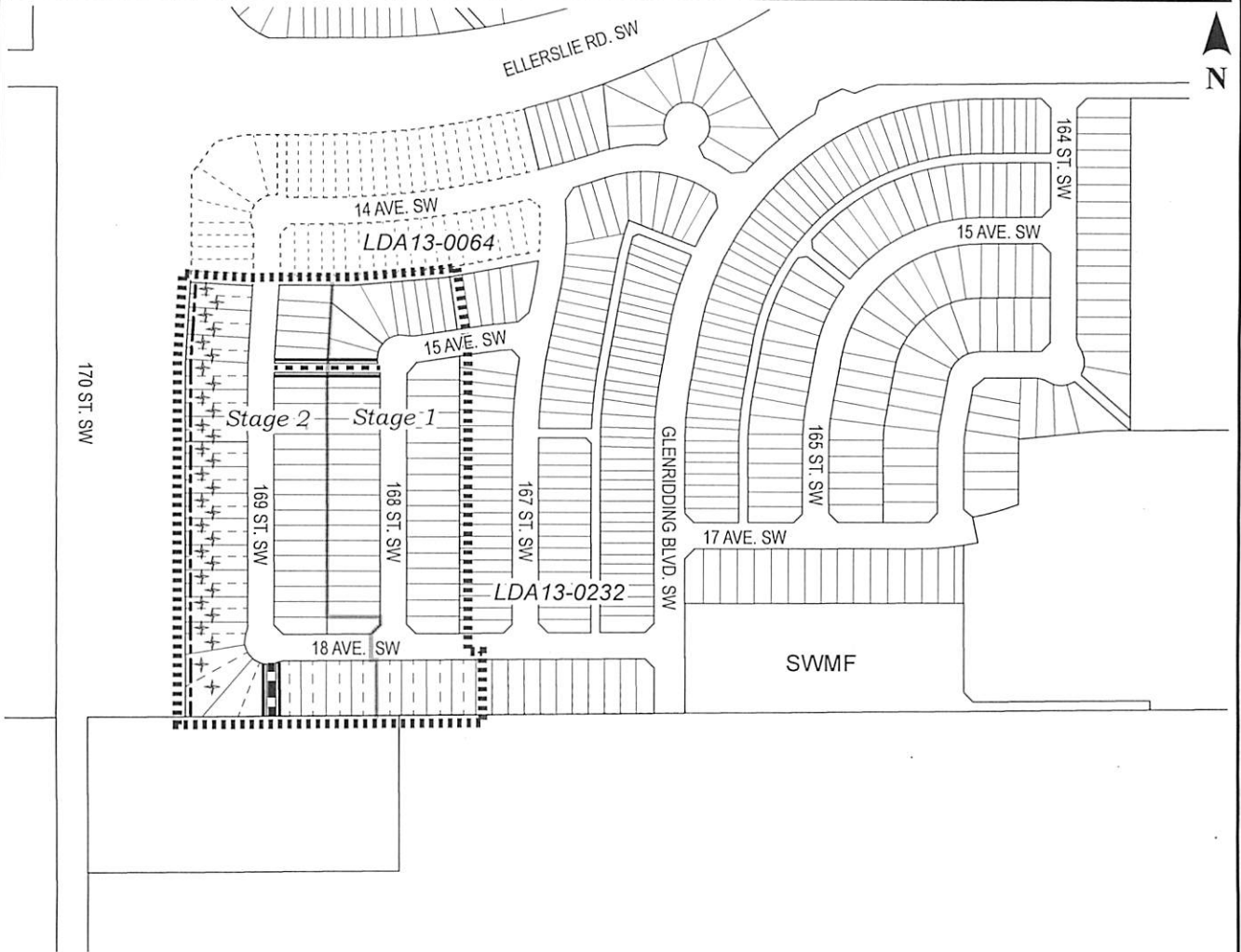
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 23, 2015

LDA14-0209

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - Berm and noise attenuation fence
- ▬▬▬▬ 3 m concrete emergency access
- ..... 1.5 m concrete sidewalk
- + Restrictive covenant re: berm



Thursday, April 16, 2015  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

<b>PRESENT</b>	<b>April Gallays, Acting Chief Subdivision Officer</b> <b>Scott Mackie, Manager, Current Planning Branch</b>
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**1. ADOPTION OF AGENDA**

MOVED	April Gallays, Scott Mackie	
	That the Subdivision Authority Agenda for the April 16, 2015 meeting be adopted.	
FOR THE MOTION	April Gallays, Scott Mackie	<b>CARRIED</b>

**2. ADOPTION OF MINUTES**

MOVED	April Gallays, Scott Mackie	
	That the Subdivision Authority Minutes for the April 9, 2015 meeting be adopted.	
FOR THE MOTION	April Gallays, Scott Mackie	<b>CARRIED</b>

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA14-0209 154138515-001	Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; <b>GLENRIDGING HEIGHTS</b>
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MOVED	April Gallays, Scott Mackie	
	That the application for subdivision be Tabled.	
FOR THE MOTION	April Gallays, Scott Mackie	<b>CARRIED</b>

2.	LDA14-0547 164639540-001	Tentative plan of subdivision to create 25 single detached residential lots, 42 semi-detached residential lots, 29 row housing lots, one (1) Municipal Reserve lot, two (2) Public Utility lots and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, and the SE-25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; <b>CHARLESWORTH</b>
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MOVED	April Gallays, Scott Mackie	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	April Gallays, Scott Mackie	<b>CARRIED</b>

**5. ADJOURNMENT**

The meeting adjourned at 9:50 a.m.