Subdivision Authority

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

July 3, 2008

File No. LDA07-0057

IBI Group
1050, 10405 – Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Bob Spooner

Dear Bob Spooner:

RE: Tentative plan of subdivision to create 156 Single Detached Residential lots, 52 Semi-detached Residential lots, 3 Public Utility lots and 2 Public Park lots from a portion of NW-19-52-25-4, located south of Whitemud Drive, and west of Guardian Road; **GRANVILLE**

I The Subdivision by Plan is APPROVED on July 3, 2008 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as two parcels totalling 0.36 ha, pursuant to Section 666 of the MGA as shown on the "Conditions of Approval" map, Enclosure I;

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 Inc., EPCOR Water Services Inc., ATCO Pipelines, and ATCO Gas, 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 the area adjacent to Whitemud Drive for roadway dedication, as shown on the "Conditions of Approval" map, Enclosure I;

5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure II, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;

6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;

7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater lake as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;

8. that proposed Lots 51 and 52 (the two south-easternmost lots) be created as a single block-shell parcel as shown on the "Conditions of Approval" map,

Enclosure 1, and that a restrictive covenant in favour of the City of Edmonton be registered against the said block-shell for the purpose of preventing development upon the said lands, in respect of the 100m development setback from Level 1 Sour Gas Facilities as required by Alberta Energy Resources Conservation Board (ERCB) guidelines;

9. that the property line along Whitemud Drive conform to updated Concept Plans to accommodate the traffic volume requirements outlined in the Lewis Farms ASP TIA, the Granville NSP TIA and the Lewis Farms Neighbourhood 5 NSP TIA, to the satisfaction of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the road right-of-way dedication along Whitemud Drive conform to the equivalent requirements for one-half of a six (6) lane divided arterial roadway with berms. The additional road right-of-way required beyond the one-half arterial, that is necessary for the future freeway interchanges along Whitemud Drive, will be purchased by the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure III; 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;

2. 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;

3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

4. 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;

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 engineering drawings include Guardian Road and Lewis Estates Boulevard immediately north of Whitemud Drive to facilitate roadway construction for any transitional improvements required as part of the Whitemud Drive/Guardian Road intersection upgrade, as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner upgrade Guardian Road, as part of Stage I, to a four (4) lane divided urban arterial roadway from Whitemud Drive to Granville Drive, including all channelization, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements. The construction is to include any modifications on Lewis Estates Boulevard north of Whitemud required as a result of the

Guardian Road construction and must be completed by the end of November 2010;

8. that the owner establish lot grades for the lots in Stage 3 to the satisfaction of the Transportation Department, prior to the submission of engineering drawings for Stage 1;

9. that the engineering drawings for Stage 1 include grading plans for the portion of Granville Drive proposed in Stage 3. These plans are required to establish lots grading for lots 1 through 6 on Goodridge Bay and should be approved by the Roadways Design Section;

10. that the owner construct graveled temporary turnarounds (minimum 12 m radius) with bollards, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct an asphalt, multi-use trail (minimum 3 m width with a dividing yellow centerline and "Shared Use" signage) within the pipeline corridors, the PUL, the MR parcels and the walkways, as shown on the "Conditions of Approval" map, Enclosure 1. The construction is to include any associated curb ramps deemed to be required. The trail on the east side of Stages 1 and 2 shall be constructed with Stage 2;

13. that the owner construct a concrete sidewalk (minimum 1.5 m width) within the SWMF PUL to connect the multi-use trail to the northernmost interface of the future mixed use site, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct an asphalt, multi-use trail (minimum 3 m width with bollards, a curb ramp, lighting and 1.8m uniform fencing provided within residential property lines) within the first walkway north of the collector roadway (Granville Drive), abutting the pipeline right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct sidewalks (minimum 1.5m wide sidewalk with bollards, lighting, and fencing provided within residential property lines) within the north-westernmost and easternmost walkways in the subdivision, as shown on the "Conditions of Approval" map, Enclosure 1. The 1.5m wide sidewalks must connect with the trail / sidewalk within the pipeline right-of-way;

16. that the owner construct noise attenuation facilities in accordance with the required noise study, in the locations shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Department. Specifically:

    a) that the owner construct a 1.0m high berm and a 2.44m high double board/no gap solid uniform screen fence (density of 20 kg/m^3) within residential property lines for all lots backing onto Whitemud Drive and the westernmost pipeline right-of-way, as shown on the "Conditions of Approval" map, Enclosure I. At the back of the residential lots, the berm height is to be measured from a point located 3m from the rear of the residence in the outdoor amenity area;

    b) that owner construct a 1.0m high berm and 1.8m high double board/no gap solid uniform screen fence (density of 20kg/m^3) within residential property lines for all lots backing onto the westerly abutting pipeline

right-of-way as shown on the "Conditions of Approval" map, Enclosure I. The fence must wrap around a portion of the westerly abutting walkway;

c) that the owner construct a 1 m high berm with 1.8m high double board/no gap solid uniform screen fence (density of 20kg/m3) within residential property lines for the lots backing onto Guardian Road, Granville Drive, and the easterly abutting pipeline right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

d) that the owner construct a 1.8m high double board/no gap solid uniform screen fence (density of 20 kg/m3) within residential property lines for approximately 10 lots backing onto the easterly abutting pipeline right-of-way, as show on the "Conditions of Approval" map, Enclosure I. The fence must wrap around a portion of the walkway right-of-way;

17. that the owner construct a 1.8m uniform fence within residential property lines for all lots flanking or backing onto the collector roadway (Granville Drive), as shown on the "Conditions of Approval" map, Enclosure I;

18. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;

19. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and

20. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve (MR) dedication regarding the subject land has been secured in the amount of 5.42 ha by existing Deferred Reserve Caveat (DRC) No. 032 122 553 registered on title, and representing the full amount of MR required by the parent parcel. This subdivision approval requires a land dedication of 0.36 ha, with the existing DRC to be adjusted accordingly.

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.

If you have further questions, please call Mr. Rod Heinricks at (780) 496-6211 or write to:

Mr. Rod Heinricks, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

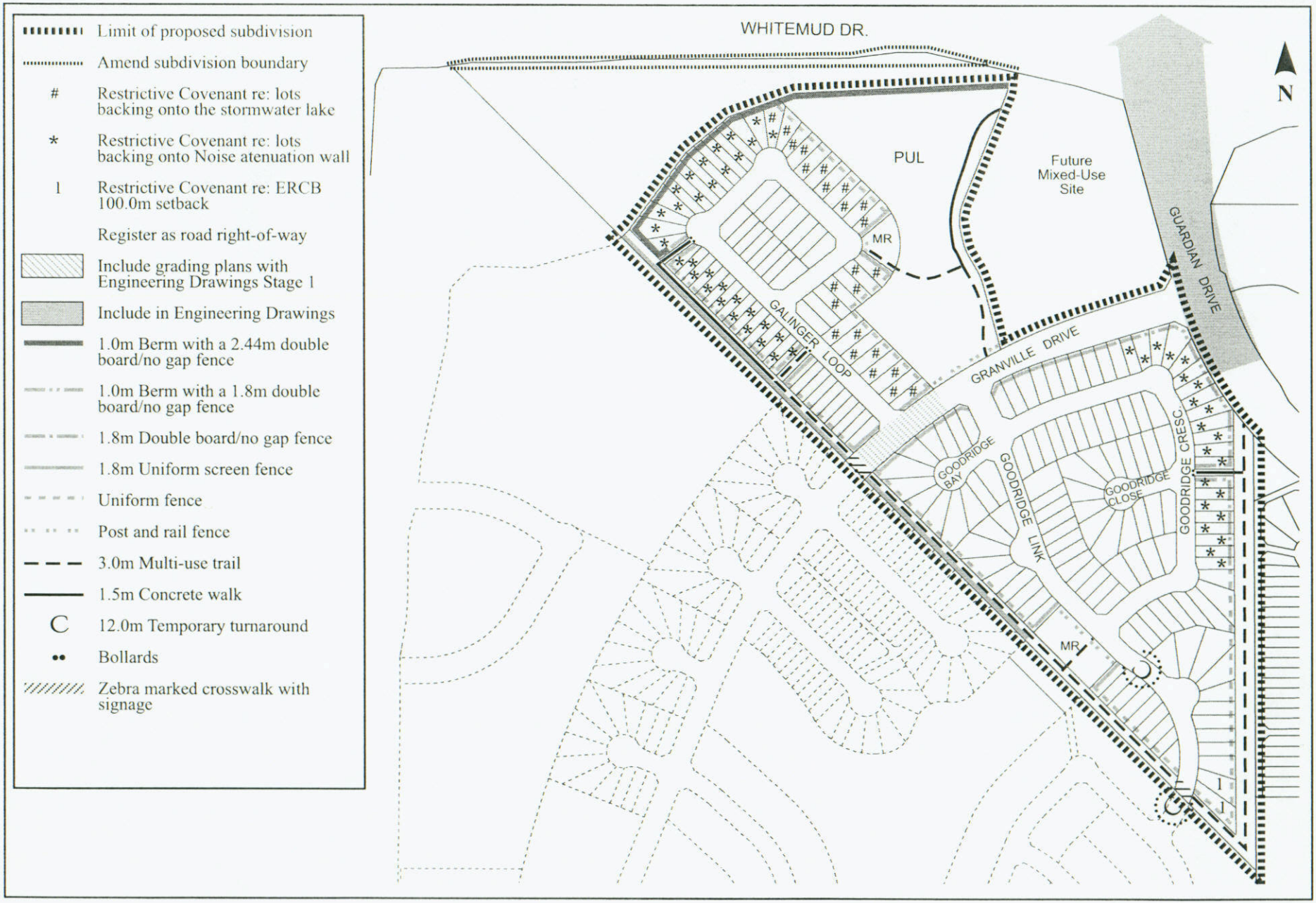
Yours truly,

Peter Ohm
Subdivision Authority

PO/rh/Posse #64518707-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP **July 3, 2008** **LDA07-0057**



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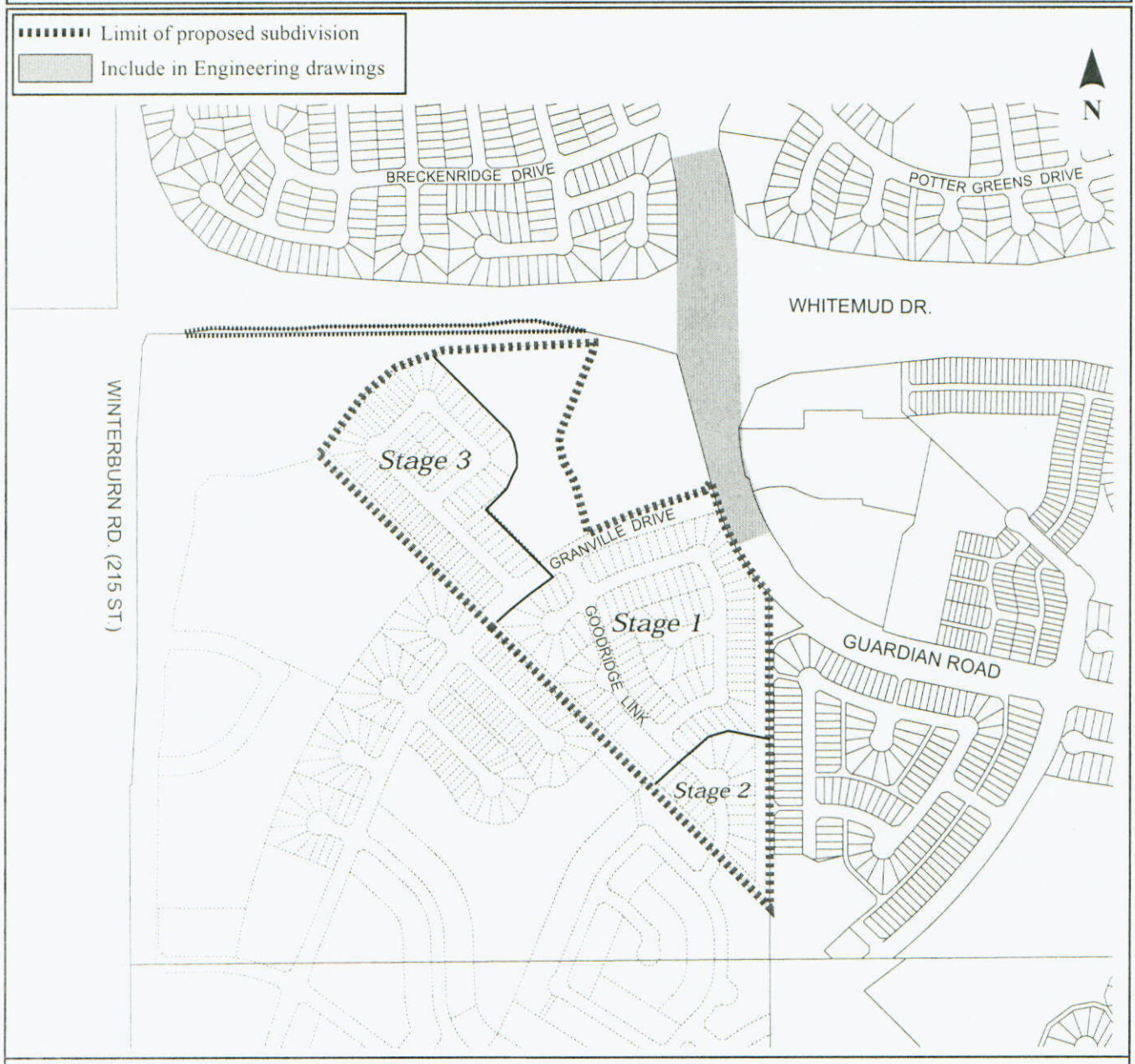

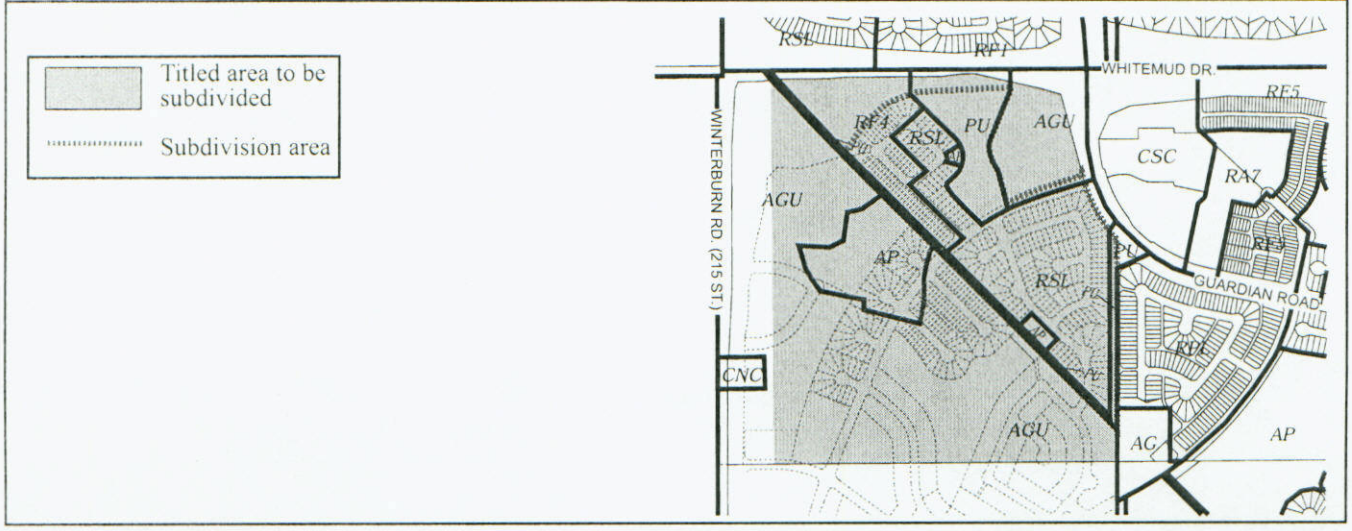
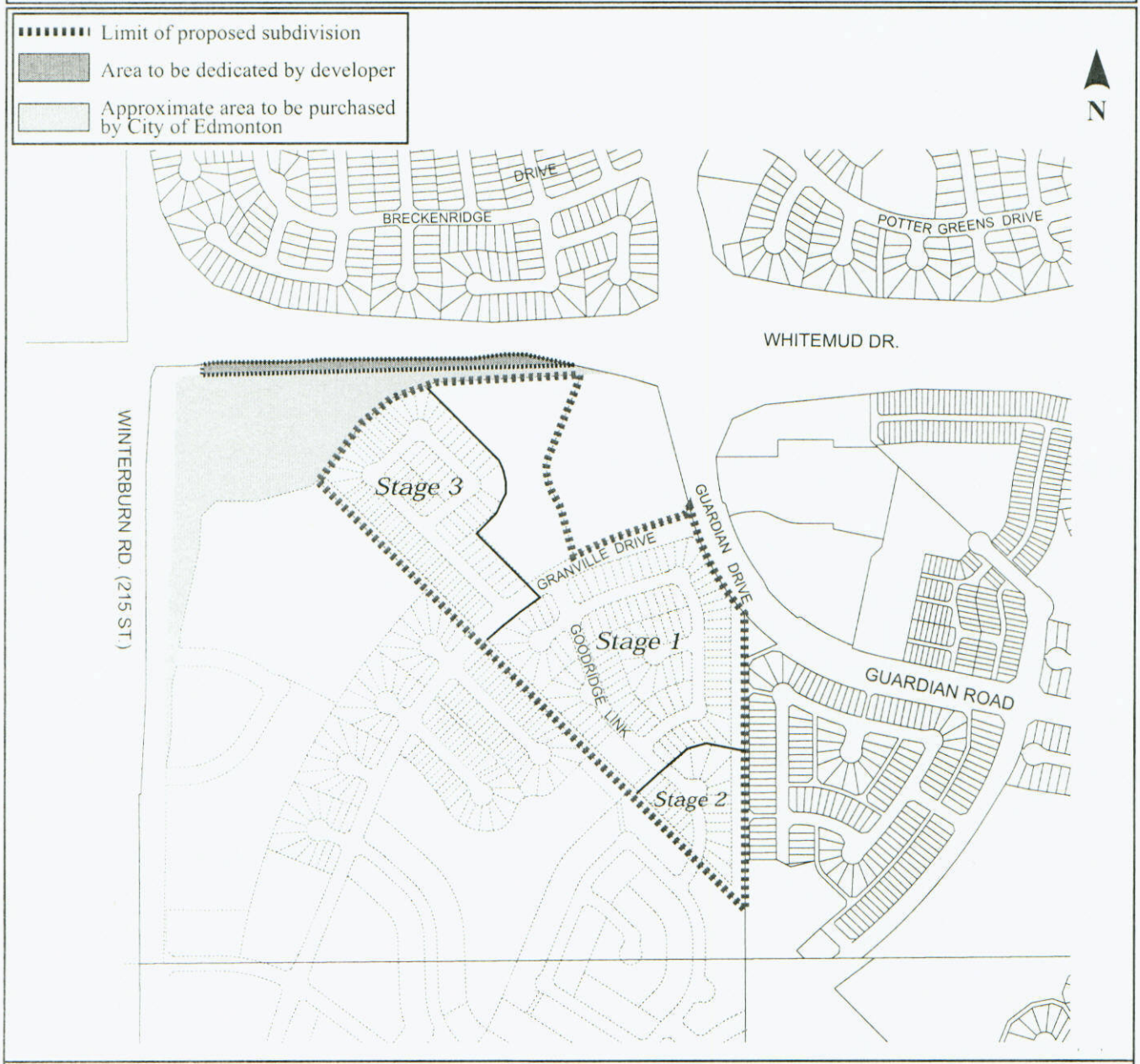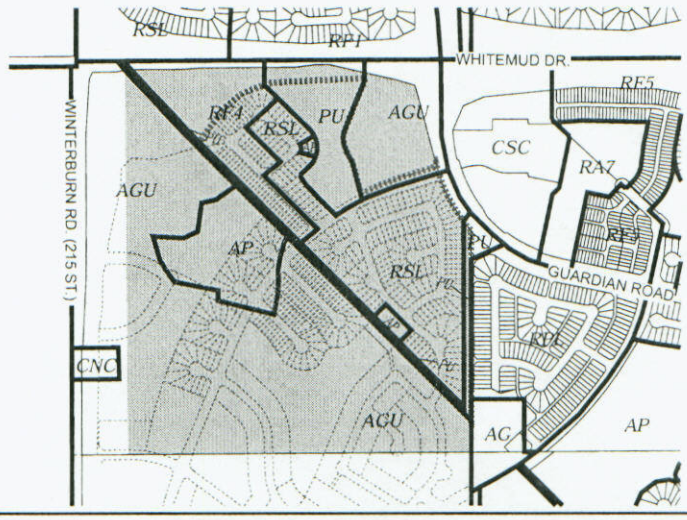
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