



**Subdivision Authority**

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

October 23, 2008

File No. LDA08-0039

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

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create 182 Single Detached Residential lots, 1 Medium Density Residential lot, 1 Commercial lot, and 1 Municipal Reserve lot from portions of SW-19-52-25-4 and NW-18-52-25-4, located north of 62 Avenue NW, and east of 215 Street; **GRANVILLE**

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**I The Subdivision by Plan is APPROVED on October 23, 2008 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.4 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 5.87 ha by agreement and caveat to the remainder of SW 19-52-25-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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., 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;
5. that the subdivision boundary be amended to include portions of the arterial roadway (62 Avenue) and collector roadway (Granville Link) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
7. that the owner dedicate the proposed walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 (3) contain, among other things, the following:**

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments 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 engineering drawings include(s) construction of a 1.5 m wide sidewalk, a left turn bay and a right turn bay within the 62 Avenue road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the engineering drawings include the construction of a water main extension to Glastonbury Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. This extension is only required if the water main infrastructure associated with file: SUB/05-0270 (The Hamptons) is not complete at the time of this plan endorsement;
7. 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;
8. that the owner construct temporary turnarounds with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds shall be provided prior to the issuance of CCC (Construction Completion Certificates) for the paved roads;
9. 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;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department and Transportation Department, in the location as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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.

Enclosures I and II are maps of the subdivision that identify major conditions of this approval.

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 Heinrichs at 780-496-6211 or write to:

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Peter Ohm', with a large, stylized initial 'P'.

Peter Ohm  
Subdivision Authority




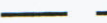









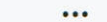
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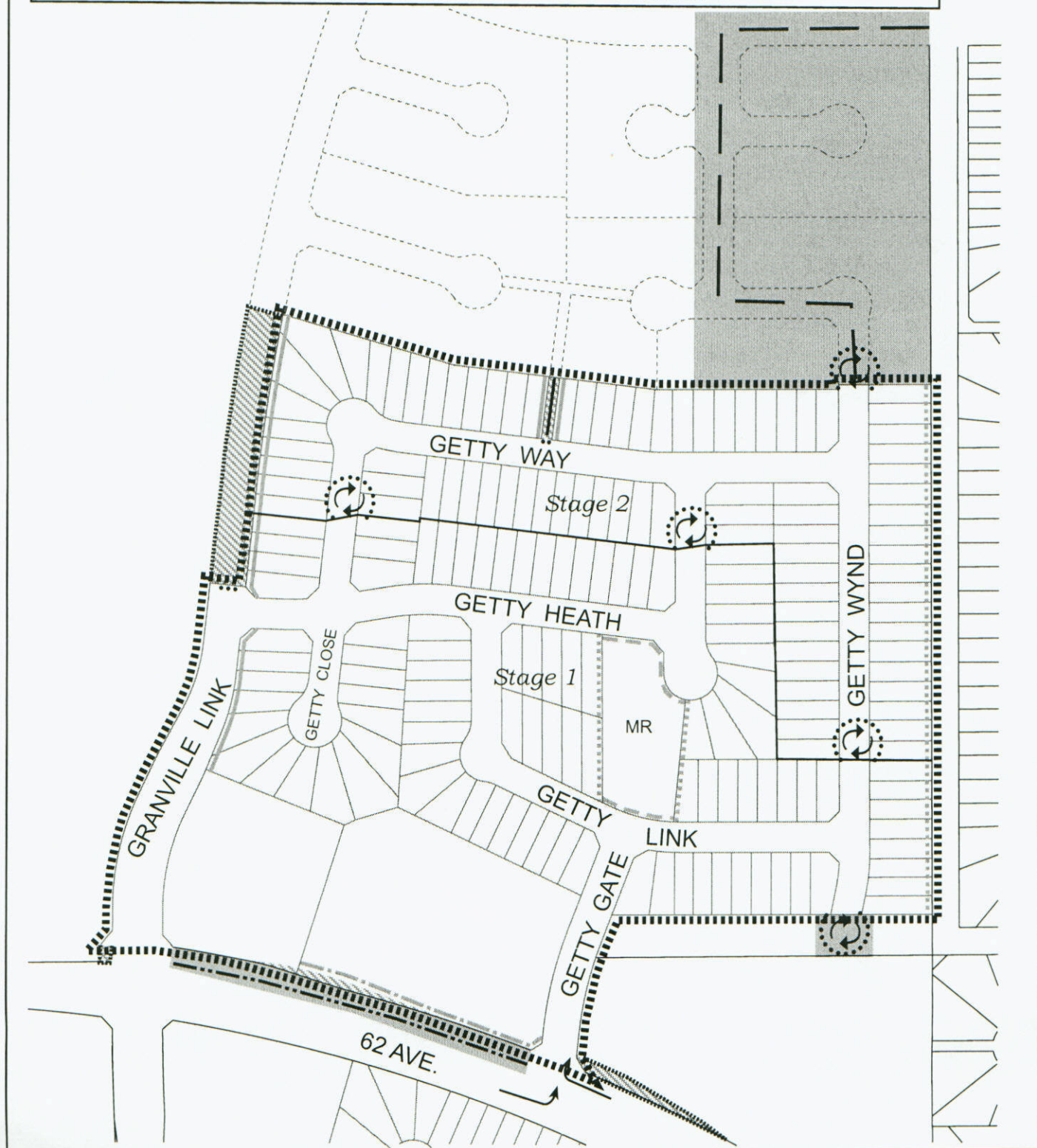
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 23, 2008

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	Limit of proposed subdivision		Post and rail fence
	Amend subdivision boundary		Watermain Extention
	Include in Engineering drawings		12.0m Temporary gravel turnarounds
	Dedicate as road right-of-way		1.5m sidewalk
	1.8m double board no gap uniform screen fence		1.5m sidewalk with lighting
	1.2m Uniform fence		Turnbays
	1.8m Uniform screen fence		Bollards





## SUBDIVISION CONDITIONS OF APPROVAL MAP

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