



Subdivision Authority

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

November 18, 2010

File No: LDA10-0154

Stantec Consulting Ltd.  
1100 - 111 Dunsmuir Street  
Vancouver BC V6B 6A3

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create 106 low density residential lots and 1 public utility lot from portions of SW & NW 29-53-24-4, located north of 137 Avenue and east of Castle Downs Road; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on November 18, 2010, 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 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, 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 approved subdivision (LDA07-0376) be registered prior to or concurrent with this application;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 137 Avenue from the east subdivision boundary;
5. that subject to condition I (4), the owner clear and level 137 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department, with the exception of those trees that the City deems can be retained within the boulevard area of the future 137 Avenue;
6. that the owner provide a walkway to be registered as road right-of-way to the satisfaction of the Transportation Department, 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 subdivision.

**II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. 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 Department and affected utility agencies;
4. 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;
5. that the owner abandon the private water main with LDA07-0376 once all the feeds into the proposed development have been constructed and commissioned, as shown on the "Conditions of Approval" map, Enclosure I;
6. include in the engineering drawings the construction of a 300 mm offsite water main looping into the proposed subdivision area to the satisfaction of EPCOR Water Services Inc.;
7. that the owner construct bollards or mini-barriers to the satisfaction of the City Departments and affected utility agencies in the locations as shown on the "Condition of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m wide boulevard sidewalk in its ultimate alignment, which may vary based on the existing trees to be retained, along the north side of 137 Avenue to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m double board/no gap solid uniform screen fence to be provided within residential property lines for all lots backing onto 137 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.2 m demarcation fence to be provided within residential property lines for all lots adjacent to the PUL, 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.

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

Municipal Reserve for the titled lot is being addressed by means of a Deferred Reserve Caveat (DRC) (#042 385 890). The DRC will be carried forward with the lot and used when the MR sites are created.

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, 3<sup>rd</sup> 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. Carla Semeniuk at 780-496-1582 or write to:

**Ms. Carla Semeniuk, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" written in a larger, more prominent script than the last name "Mackie".

Scott Mackie  
Subdivision Authority

SM/cs/Posse # 98752725-001

Enclosure

