



Subdivision Authority

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

June 23, 2011

File No: LDA10-0254

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

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create one (1) commercial lot from portion of SE 29-53-24-4, located north of 137 Avenue and west of 97 Street; **GRIESBACH**

I The Subdivision by Plan is APPROVED on June 23, 2011, 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 Ltd., as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
3. that a public access easement be registered on the Certificate of Title to allow for public use of the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register cross lot access easements, stating that neither owner can discharge the easement without the express written consent of the City of Edmonton, on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

I 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 (which may include but is not limited to sidewalk, shared path and/or transit infrastructure), 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 Departments 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 construct a right-in/right-out curb return access for the future private road to 97 Street through the lot to the north and the associated southbound right turn bay on 97 Street, as shown on the "Conditions of Approval" map, Enclosure I. The access must be located across from the Mall access on the east side of 97 Street;
6. that the owner construct a 1.5 m sidewalk parallel to 97 Street from the private road right-in/right-out access to 137 Avenue with lighting, and the sidewalk crossing at the private road right-in/right-out intersection must be to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a bus stop with shelter pad on 137 Avenue located 70 m west of the east face of the pork shop curb island, with a connecting sidewalk to the site, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 Sustainable Development, Transportation Services and Infrastructure Services.

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

There is no Municipal Reserve being taken with this subdivision. The existing Deferred Reserve Caveat (#072 132 220) in the amount of 5.769 ha will 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, 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. 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.

Yours truly,



Scott Mackie
Subdivision Authority

SM/cs/Posse # 101514375-001

Enclosure

