



Subdivision Authority

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

September 6, 2012

File No. LDA11-0347

IBI Group  
Suite 300 - 10830 Jasper Avenue  
Edmonton AB T5J 2B3

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create two (2) commercial lots from the NW 19-52-25-4, located east of Winterburn Road NW and south of Whitemud Drive; **GRANVILLE**

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**I The Subdivision by Plan is APPROVED on September 6, 2012 subject to the following conditions:**

1. that the owner transfer the existing Deferred Reserve Caveat No. 032 122 553, from the East part of NW 19-52-24-4 to the SW 19-52-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve for the West part of NW 19-52-24-4 in the amount of 0.74 ha by a Deferred Reserve Caveat registered against the adjacent 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 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;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Condition of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Office, having regard to the provision of roadways and the logical extension of services;
6. that the owner dedicate and register the north half of Glastonbury Boulevard, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition 6, the owner clear and level Glastonbury Boulevard, with Stage 1, to the satisfaction of Transportation Services, 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 servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the engineering drawings include the construction of Glastonbury Boulevard to a 11.5 m collector standard, with Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, with Stage 2, prior to CCC (or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for the installation of future traffic signals along 215 Street in the general locations shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at this time to fulfill this obligation; and
10. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for the East part of NW 19-52-24-4 were addressed through SUB/02-0102 where a Deferred Reserve Caveat (DRC #032122553) in the amount of 5.42 ha was registered on title. DRC #032 122 553 will be transferred to the adjacent SW 19-52-25-4 for the future assembly of a school/park site. A Deferred Reserve Caveat for the West part of NW 19-52-24-4 will be provided with this subdivision and be registered against the adjacent SW 19-52-25-4 for the future assembly of a school/park site.

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. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



*FOR*

Scott Mackie  
Subdivision Authority

SM/vs/Posse # 115789092-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 6, 2012

LDA11-0347

----- Limit of proposed subdivision



Install traffic signals



Dedicate, clear and level with Stage 1

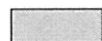
----- Construct Glastonbury Boulevard to a 11.5m collector standard with Stage 2



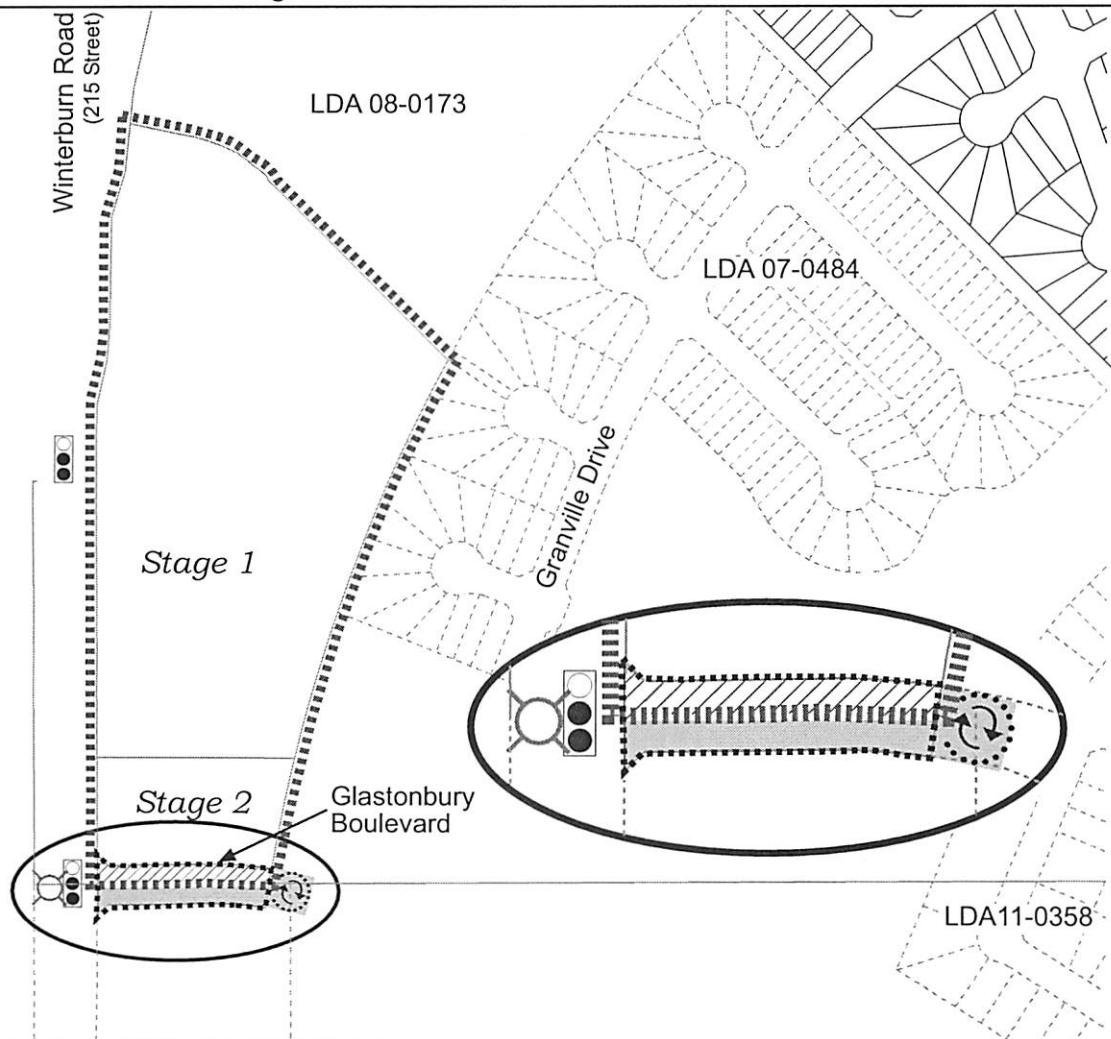
Construct a 12m radius temporary grave surface turnaround with bollard or mini barriers in Stage 2



Abandoned well site



Include in engineering drawings



----- Titled area to be subdivided

----- Subdivision area

