



Subdivision Authority

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

May 17, 2012

File No. LDA11-0358

IBI Group  
300, 10830 Jasper Avenue  
Edmonton, AB T5J 2B3

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create 113 single detached residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots, from NW 19-52-25-4 and SW 19-52-25-4; located south of Whitemud Drive NW and east of 215 Street NW;  
**GRANVILLE**

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**I The Subdivision by Plan is APPROVED on May 17, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserves as a 0.15 hectare parcel, pursuant to Section 666 of the Municipal Government Act 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 665 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 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;
4. that the owner be permitted to register this plan of subdivision in stages at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare an easement for an emergency access with Stage 1, 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 (2) 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 endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area 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 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;
7. that the owner design and construct the Storm Water Management Facility to its ultimate size and configuration, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a temporary 4 m wide gravel emergency accesses with T-bollards with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and that the emergency accesses be required prior to CCC (or at the discretion of Transportation Services);
9. that the owner reconstruct the existing gravel surface temporary transit turnaround centered on Glastonbury Boulevard as an offset 17 m asphalt surface temporary transit turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and that the turnaround be required prior to CCC (or at the discretion of Transportation Services);
10. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and that the turnaround be required prior to CCC (or at the discretion of Transportation Services);
11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3.0 m hard-surface shared use path, including lighting, bollards and landscaping, within the Storm Water Management Facility and MR parcel and must connect to the existing path constructed within the Water Injection rights-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, as per Zoning Bylaw, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner install T-bollards on Grantham Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and

16. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Infrastructure Services.

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

The existing Deferred Reserve Caveat (No. 032 122 553) on the NW 19-52-25-4 will be reduced by 0.15 ha for the MR parcel dedicated with this application. The existing Deferred Reserve Caveat (No. 112 345 256) on the SW 19-52-25-4 will be carried forward with this application.

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 five 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 #116211610-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 17, 2012

LDA11-0358



- Limit of proposed subdivision
- >>>>>> 1.8m fence, as per Zoning Bylaw
- - - - - 1.2m uniform fence
- ..... 1.5m concrete sidewalk with bollards and lighting
- . - . - 3.0m hard surface shared use path with lighting, bollards and landscaping
- ← - - - - -> 4m wide gravel emergency access
- ← - - - - -> 4m wide gravel emergency access and easement
- ⊙ Construct 12m radius gravel surface temporary turnaround with bollards or mini-barriers
- ↻ Reconstruct existing temporary 17m radius transit turnaround
- TT Install T-bollards
- ▨ Zebra marked crosswalk
- Register walkways as road right-of-way

