



Subdivision Authority

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

May 31, 2012

File No: LDA12-0063

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 a portion of SE 29-53-24-4, located north of 137 Avenue and east of Griesbach Parade; **GRIESBACH**

I The Subdivision by Plan is APPROVED on May 31, 2012, 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 the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lot to address disturbed soil conditions occurring as a result of sewer installation;
4. that the proposed subdivision file LDA11-0145 be registered prior to or concurrent with the proposed subdivision; and
5. 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 (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 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 upgrade the existing bus stop, including installation of a shelter pad for the bus stop, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1;
6. that the engineering drawings include all required water main construction, service abandonment, check valve construction, locator tape installation, and tree removal as required by EPCOR Water Services Inc. and Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure 1; and
7. 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 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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/sr/Posse #120723824-001

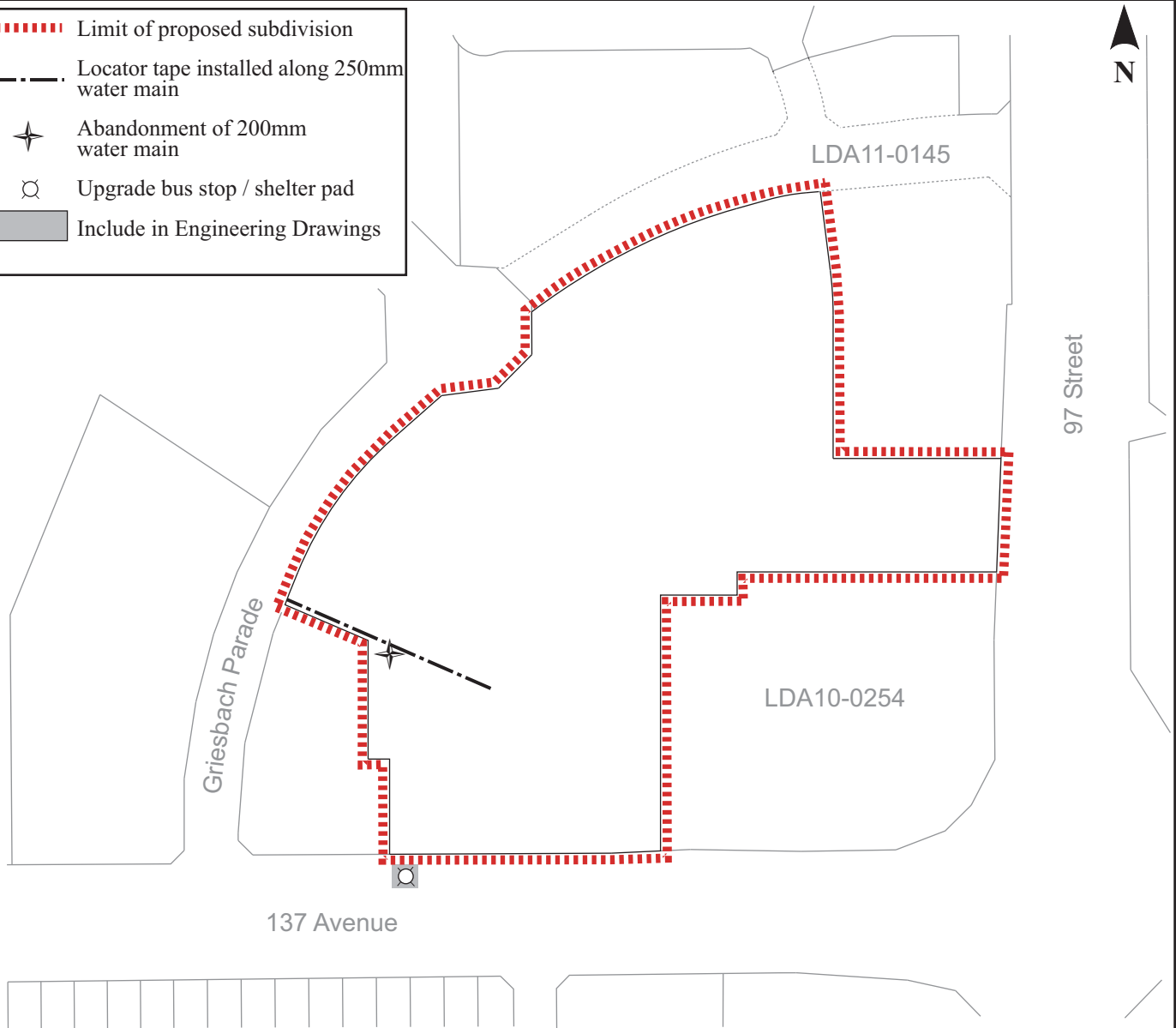
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 31, 2012

LDA12-0063

- Limit of proposed subdivision
- Locator tape installed along 250mm water main
- Abandonment of 200mm water main
- Upgrade bus stop / shelter pad
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area

