



June 13, 2013

File No. LDA13-0061

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

ATTENTION: Shree Shinde

Dear Mr. Shinde:

RE: Tentative plan of subdivision to create 57 single detached residential lots from SW 19-52-25-4, located south of Glastonbury Boulevard and east of 215 Street NW;
GRANVILLE

I The Subdivision by Plan is APPROVED on June 13, 2013, 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; pursuant to Section 669 of the Municipal Government Act;
2. 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;
3. that the approved subdivisions LDA08-0039 be registered prior or concurrent with this application to provide logical extension of services;
4. that the subdivision boundary be amended to include the dedication and construction of Glastonbury Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
5. that the owner register the walkways as road rights-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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, roadway modification costs (including but not limited to sidewalks, shared use paths 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 Glastonbury Boulevard to a collector roadway standard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the reconstruction of the existing 17 m radius asphalt surface temporary turnaround with bollards or mini-barriers. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (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 identified residential lots are required to be withheld from registration until such time as the temporary transit turnaround is no longer required, as deemed by the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map Enclosure I; and
12. 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 Reserves will be carried forward by way of a Deferred Reserve Caveat (DRC) No. 112 345 256 (LDA08-0039) to the parent 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. Vivian Gamache at 780-944-0122 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

For

Scott Mackie
Subdivision Authority

SM/vg/Posse # 126332902-001

Enclosure(s)

———— 1.8M Uniform fence as per Zoning Bylaw



GRANVILLE LINK

GETTY WAY

LDA08-0039

GETTY HEATH

GETTY WYND

GOODWIN CIRCLE

Subdivision area

