



Subdivision Authority

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

March 18, 2010

File No. LDA09-0142

City of Edmonton  
Asset Management & Public Works Department  
10/F, 10004 – 104 Avenue  
Edmonton, AB T5J 0K1

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create one school reserve lot; portions of NE 29-53-24-4 and SE 29-53-24-4, located north of 143 Avenue and west of Griesbach School Road;  
**GRIESBACH**

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**I The Subdivision by Plan is APPROVED on March 18, 2010, subject to the following conditions:**

1. that the owner dedicate School Reserve for NE 29-53-24-4 as a 1.71 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that all private drainage system connections between the proposed lot and the remnant lots must be eliminated prior to registration of the subdivision;
3. that a private easement be registered on the proposed lot to address the existing 600mm diameter private storm sewer crossing through the south portion of the lot, as shown on the "Conditions of Approval" map, Enclosure 1;
4. that the owner prepare a lot grading plan to provide information regarding the proposed perimeter lot grades to the satisfaction of the Drainage Services Branch of Asset Management and Public Works Department;
5. that the owner must enter into a Sidewalk Utility Right-of-Way Agreement to create an easement for the portion of public sidewalk to be constructed on private property (within a portion of NE 29-53-24-4), as shown on the "Conditions of Approval" map, Enclosure 1;
6. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

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 decision is deemed to be 5 days from the date the decision is mailed.

There are Deferred Reserve Caveats on both the NE and SE quarter-sections (DRC #032250498 on the NE and DRC #072132220 on the SE). The School Reserve will be deducted from DRC #032250498.

Dedication of Griesbach Road as road right-of-way will be a requirement of further subdivision to the west and/or north. This will include reconstruction of a portion or all of Greisbach Road to meet current City of Edmonton standards.

If you have further questions, please call Ms. Laurie Moulton at 780-496-5480 or write to:

**Ms. Laurie Moulton, Planner II  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/lm/Posse #87640515-001

Enclosure

