



Subdivision Authority

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

April 7, 2011

File No. LDA08-0173

IBI Group  
Suite 1050, 10405 Jasper Avenue  
Edmonton, AB T5J 3N4

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create one (1) commercial parcel from a portion of NW 19-52-25-4; located south of Whitemud Drive and east of Winterburn Road (215 Street); **GRANVILLE**

**I The Subdivision by Plan is APPROVED on April 7, 2011 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 new easements and/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 identified in the engineering drawings associated with the Servicing Agreement;
3. that the owner register a cross-lot easement as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;
4. that the owner register a 6.0 m easement to the satisfaction of EPCOR Water as shown on the "Conditions of Approval" map, Enclosure I; 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, 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 lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities;

4. 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;
5. 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;
6. that the engineering drawings include construction of the necessary offsite water mains to provide for looping to the satisfaction of EPCOR Water; and
7. 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, and Municipal Reserve parcels, to the satisfaction of Parkland Services Branch of Asset Management and Public Works Department and the Transportation Department.

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

Municipal Reserve has been addressed for this subdivision with the approval and registration of LDA07-0057 whereby the MR due at the time was carried forward to the remainder of NW 19-52-25-4 with Deferred Reserve Caveat #032 122 553 in the amount of 5.42 hectares.

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 Mr. Kenan Handzic at 780-944-0123 or write to:

**Mr. Kenan Handzic, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



*FOR* Scott Mackie  
Subdivision Authority

SM/kh/Posse # 77391735

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2011

LDA08-0173

- Limit of proposed subdivision
- ||||||| 6.0m EPCOR water easement
- ← Cross lot access easement

WHITEMUD DRIVE



WINTERBURN ROAD (215 ST.)

LDA07-0057

LDA07-0484

GRANVILLE DRIVE

- Titled area to be subdivided
- Subdivision area

AG

