



Subdivision Authority

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

September 29, 2011

File No. LDA11-0145

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 and two (2) multiple family lots from a portion of SE 29-53-24-4, located south of Valour Way, north of 137 Avenue and west of 97 Street; **GRIESBACH**

I The Subdivision by Plan is APPROVED on September 29, 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 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 subdivision (LDA10-0254) be registered prior to or concurrent with this application;
4. that a public access easement be registered on the Certificate of Title to allow for public use of the north/south walkway between Griesbach Parade and the Private Road (Village Road), as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a cross lot access easement, as shown on the "Conditions of Approval" map, Enclosure I. The cross lot access easements must state that neither owner can discharge the easement without the express written consent of the City of Edmonton;
6. that the owner provide a walkway to be registered as road right-of-way to the satisfaction of Transportation Services, 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.

I 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 (which may include but is not limited to sidewalk, shared 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 pay for the installation of traffic signals at the intersection of 97 Street and Griesbach Parade, as shown on the "Conditions of Approval" map, Enclosure I. The traffic signal installation is to be coordinated with the construction of the Griesbach Parade and 97 Street intersection, and must be installed and operational when this intersection is opened to traffic;
6. that the owner construct all necessary roadway modifications at the intersection Griesbach Parade and 97 Street, including a northbound left turn bay on 97 Street and a southbound right turn bay on 97 Street, to the satisfaction of Transportation Services and as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct all necessary roadway modifications along 97 Street associated with the right-in/right-out intersection at the Private Road (Village Road). The construction is to include a southbound auxiliary lane on 97 Street from Griesbach Parade to the existing southbound right turn bay on 97 Street at the 137 Avenue intersection, to the satisfaction of Transportation Services and as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m sidewalk with lighting from the north side of the Private Road (Village Road) to the existing sidewalk at the north edge of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a bus stop/shelter pad and connector sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development; and
11. 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 (#072 132 220) in the amount of 5.769 ha 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. Carla Semeniuk at 780-496-1582 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/cs/Posse # 109859060-001

Enclosure

