



Subdivision Authority

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

October 10, 2013

File No. LDA13-0072

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

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create 44 single detached residential lots from SW 19-52-25-4, located south of Glastonbury Boulevard and east of Granville Link; **GRANVILLE**

I The Subdivision by Plan is APPROVED on October 10, 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;
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 subdivision boundary be amended to include dedication of Glastonbury Boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" maps Enclosure I;
4. that the owner register the walkway as road right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" Map, Enclosure I;
5. that the owner dedicate corner cuts to accommodate the roundabout at the intersection of Glastonbury Boulevard and Granville Link, 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 owner construct Glastonbury Boulevard to collector roadway standard and include a roundabout and curb extensions to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include Granville Link from the south boundary of the subdivision to Getty Heath, to a collector roadway standard to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 300 mm offsite watermain connection to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 1.5 m concrete sidewalk 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 a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on private owned lands to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the right-of-way, road islands, boulevards, medians, and walkways, 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 were carried forward by way of a Deferred Reserve Caveat (DRC) No. 112 345 256 and will be carried forward with this application.

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, flowing script.

Scott Mackie
Subdivision Authority

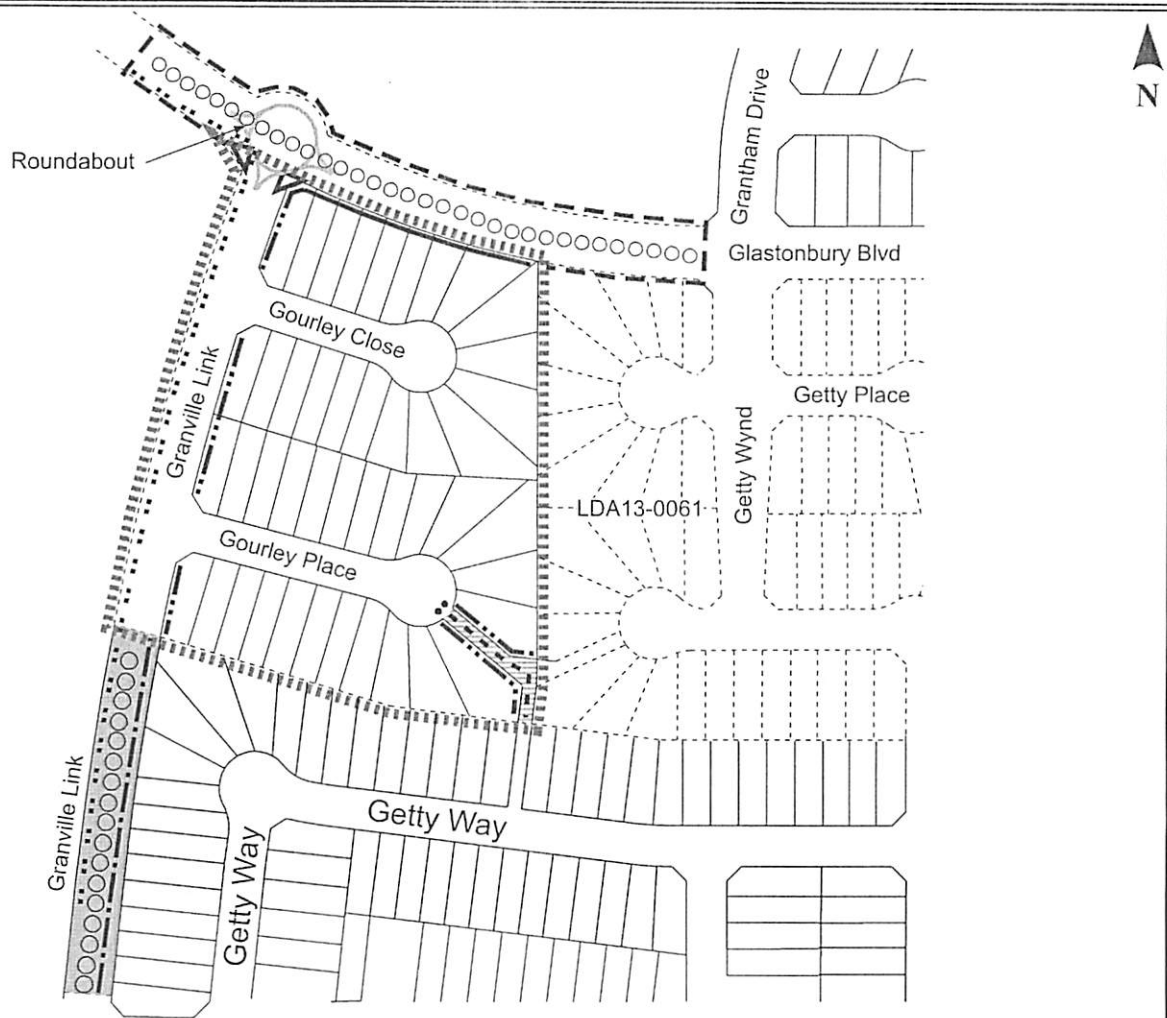
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 10, 2013

LDA 13-0072



- ===== Limit of proposed subdivision
- - - - - Amend subdivision boundary to dedicate Glastonbury Blvd
- ===== Register walkway as road right-of-way
- ▲ Corner cut
- ... Construct 2 m Mono walk with straight faced curb and gutter
- . - . - Construct 1.8 m uniform screen fence, as per zoning Bylaw
- ===== Construct 1.8 m uniform screen fence
- Construct 300 mm offsite watermain
- - - - - Construct 1.5 m concrete sidewalk including bollards and lighting
- OOOO Construct Glastonbury Blvd & Granville Link to Collector Roadway Standard
- Include in Engineering Drawings
- Bollards

- Titled area to be subdivided
- ===== Subdivision area

