



October 10, 2013

File No. LDA13-0173

Pals Geomatics Corp.
10704 - 176 Street
Edmonton, AB T5S 1G7

ATTENTION: Larry Pals

Dear Mr. Pals:

RE: Tentative plan of subdivision to create one (1) Public Utility lot from Lot B, Block 2, Plan 122 3670, located north of 62 Avenue and east of Getty Gate; **GRANVILLE**

I The Subdivision by Plan is APPROVED on October 10, 2013, subject to the following conditions:

1. that the owner enter into a Municipal Improvement 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Municipal Improvement 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 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
4. that the owner is responsible for the design, landscaping and construction within the right-of-way, and walkway, to the satisfaction of Transportation Services and Sustainable Development.

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

Municipal Reserves were provided with subdivision SUB/03-0101.

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,



Scott Mackie
Subdivision Authority

SM/vg/Posse # 136553525-001

Enclosure(s)

