



Subdivision Authority

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

March 6, 2008

File No: LDA07-0376

Stantec Consulting Ltd.
10160 - 112 St.
Edmonton AB T5K 2L6

ATTENTION: Simon O. Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create 86 single detached residential lots, four multi-family residential lots, three low rise apartment lots, one public park lot and one public utility lot from a portion of SE 29-53-24-4, SW & NW 29-53-24-4, located north of 137 Avenue and west of the future Pegasus Boulevard; **GRIESBACH**

I The Subdivision by Plan is APPROVED on March 6, 2008 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 dedicate Municipal Reserve as a 0.65 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Condition of Approval" map, Enclosure I;
3. 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 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;
4. that the property line and road right-of-way dedication on 137 Avenue conform to an approved Concept Plan or to the satisfaction of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosures I;
5. that the proposed local road connection to 137 Avenue, west of Pegasus Boulevard, be removed and subdivided into residential lots as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner provide a walkway to be registered as road right-of-way to the satisfaction of the Transportation Department, 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.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction Standards, and to the satisfaction of the City Departments and affected utility agencies;
2. 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 Department and affected utility agencies;
3. that the Engineering Drawings include future installation of traffic signals at 137 Avenue/Pegasus Boulevard intersection, extension of the median on 137 Avenue, construction of a 1.5m boulevard sidewalk and bus shelter pad on 137 Avenue, and temporary transit turnaround, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
4. that the Engineering Drawings includes provision of interim connections from the City of Edmonton road right-of-way to the private road northwest of this subdivision, including signage that informs users of the private roadway ownership, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
5. that subject to Part I condition 4 in this service agreement, the owner clear and level 137 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department, with the exception of those trees that the City deems can be retained within the boulevard area of the future widened 137 Avenue;
6. that the owner remove the existing roadway connection to 137 Avenue west of Pegasus Boulevard, construct curb and gutter and restore the boulevard to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct Griesbach Stormwater Management Facility 3 to the satisfaction of Asset Management and Public Works Department Drainage Services;
8. that the owner construct a 3 m wide asphalt multi-use trail through the PUL with a dividing yellow centreline and "Share Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the walkway contain a 1.5 m wide concrete sidewalk with bollards, lighting and 1.8m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences position wholly on privately-owned lands and construct bollards to the satisfaction of the City Departments and affected utility agencies in the location as shown on the "Condition of Approval" map;
11. 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;
12. that the owner provide boulevard trees along Pegasus Boulevard and the collector roadway on the north edge of the subdivision; and

13. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Please be advised that the existing DRC (072 232 220) registered against the SE 29-53-24-W4M in the amount of 5.769 ha shall carry forward to the balance of the title area; and that the existing DRC (042 385 890) registered against the SW & NW 29-53-24-W4M in the amount of 12.02 ha shall also carry forward to the balance of the title area. DRC 042 385 890 shall be reduced to account for the required MR dedication of 0.65 ha.

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.

If you have further questions, please call Ms. Carman Yeung at 496 6213 or write to:

**Ms. Carman Yeung, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,





Phillip Arendt
Subdivision Authority

PA/cy/Posse #66844350-001

Enclosure

March 6, 2008

 Titled area to be subdivided

 Subdivision area

