



Subdivision Authority

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

September 11, 2008

File No. LDA08-0117

Asset Management and Public Works
Corporate Properties
Century Place, 19th Floor
9803 - 102A Avenue
Edmonton, AB T5J 3A3

ATTENTION: Chantal Villecourt

Dear: Chantal Villecourt

RE: Tentative plan of subdivision to create 1 medium industrial business lot from a portion of NW-13-52-24-4, located west of 42 Street and north of 55 Avenue, **PYLYPOW**

I The Subdivision by Plan is APPROVED on September 11, 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 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 Inc., EPCOR Water Services Inc., Telus, 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; and
3. 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, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 in the basin;
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; and

6. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments and affected utility agencies.

Enclosure I is a map of the subdivision.

Municipal Reserve has been addressed with SUB/05-0252 by means of a 3.35 ha DRC (# 072034599) which will be carried forward and registered against the balance of the parent parcel.

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 Mr. James Bryndza at 944-0114 or write to:

**Mr. James Bryndza, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



 Peter Ohm
Subdivision Authority


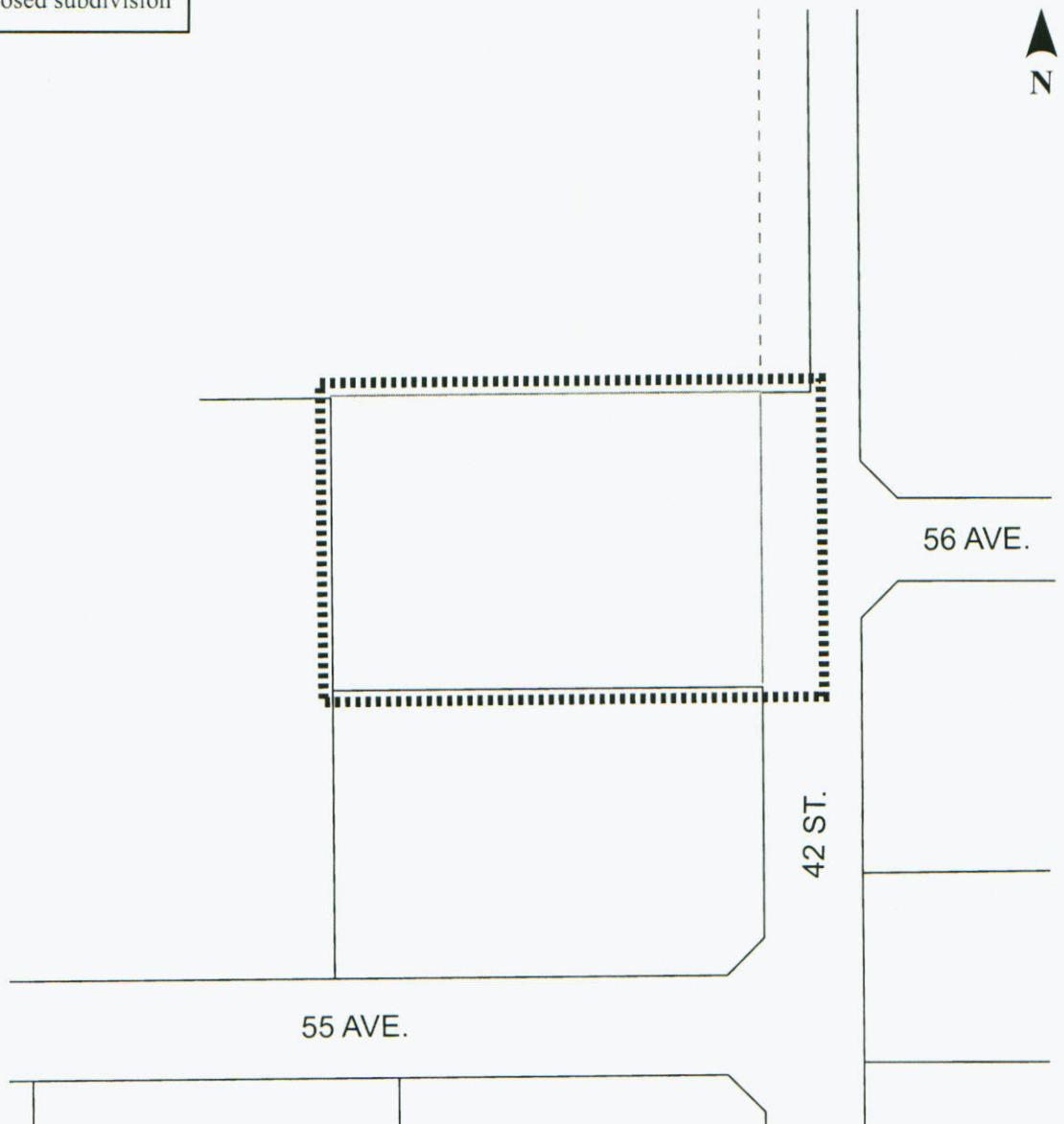

PO/jb/Posse # 76010183-001

Enclosure

SUBDIVISION APPROVAL MAP

September 11, 2008

LDA08-0117

 Limit of proposed subdivision Titled area to be subdivided
 Subdivision area