



**Subdivision Authority**

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

September 24, 2009

File No. LDA08-0260

Urban Revision Consulting Inc.  
13904 - 85 Avenue  
Edmonton AB T5R 3Y8

ATTENTION: Don Hussey

Dear Mr. Hussey:

RE: Tentative plan of subdivision to create four (4) commercial lots from Lot R, Plan 922 1245 and a portion of NW-24-53-24-4, located southeast of Manning Drive, southwest of 50 Street, and northwest of the CNR; **CLAREVIEW BUSINESS PARK**

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**I The Subdivision by Plan is APPROVED on September 24, 2009 subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$598,453 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare a cross lot access easement in favour of the City of Edmonton that will be registered on Lots 3 and 4 to provide access for Lots 2, 3, and 4 to the access to Manning Drive, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way for the realignment of the existing access to Manning Drive, if deemed required by the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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
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 (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 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;
6. that the engineering drawings include construction of an off-site water main extension, to the satisfaction of EPCOR, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include construction of a right-in/right-out curb return access to Manning Drive and reconstruction of the portion of the existing roadway at the south-west end of the site, which has not been upgraded, to an urban collector standard, including curb, gutter and lighting, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include roadway realignment with Manning Drive, requested by the owner for easier flow in and out of the site, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of a sidewalk connection from the site to the existing sidewalk for access to the bus stop, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include construction of sewer main extensions to provide servicing for Lot 5, to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I; 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 Community Services, Transportation and Asset Management and Public Works Departments.

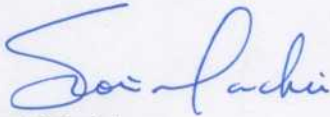
Enclosure I is a map of the subdivision identifying major conditions of this approval.

Please be advised that 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 the receipt of decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Roderick Sanchez at 496-5626 or write to:

**Mr. Roderick Sanchez, Planning Technician  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

Scott Mackie  
Subdivision Authority

SM//rs/Posse #79503705-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 24, 2009

LDA08-0260

- |           |                                  |           |   |
|-----------|----------------------------------|-----------|---|
| ■■■■■■■   | Limit of proposed subdivision    | .....     | Realign roadway to 90 degrees with Manning Dr. North                                    |
| - - - - - | Property line for lots 2,3,4 & 5 | - - - - - | Required water/sewer main extensions  |
| —         | Access easement                  | ↘ ↗       | Construct 12m right-in/right-out curb return access                                     |
| ■         | Include in Engineering drawings  | .....     | Reconstruct roadway including curb, gutter, and lighting to an urban collector standard |
| ▨         | Roadway dedication               | - - - - - | Sidewalk connection for bus stop access   |

