



Subdivision Authority

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

August 20, 2009

File No. LDA06-0164

Stantec Consulting Inc.
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create nine commercial lots, one access lot, and one remnant lot; located north of 153 Avenue and east of Manning Drive; **GORMAN INDUSTRIAL WEST**

I The Subdivision by Plan is APPROVED on August 20, 2009, 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 provide money-in-place of Municipal Reserve in the amount of \$ 1,288,379.40 pursuant to Section 666 and Section 667 of the Municipal Government Act. The money-in-place shall be secured in the form of a Letter of Credit by way of the required Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for Manning Drive at the proposed access location and for 153 Avenue, from Manning Drive to 34 Street, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way for 34 Street from 153 Avenue to the north property limit of the site as required for road upgrade and widening, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Conditions 4 and 5, the owner clear and level 153 Avenue, 34 Street, and Manning Drive as required for road right of way dedication to the satisfaction of the Transportation Department;
7. that the owner register a road plan across the adjacent property south of this subdivision to enable the construction of four lanes of 153 Avenue prior to the registration of the subdivision for the abutting lands to the south (LDA06-0049) and the dedication of the remaining 153 Avenue right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
8. that a public access easement be registered to allow for public use of the private road (Lot 1) as shown on the "Conditions of Approval" map, Enclosure I;
9. 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., 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

10. 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 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 shall acquire 3.16 hectares of land for parks purposes, located to the east of the proposed subdivision (east of 34 Street and west of the Fort Road alignment). Subsequent to the successful acquisition of the 3.16 hectares, the parcel shall be transferred to the City of Edmonton. The City shall release the security provided by the Letter of Credit after this land has been transferred. If the acquisition and transfer have not occurred within 1 year of the signing of the Servicing Agreement or at such time determined by the City of Edmonton, the City of Edmonton shall draw on the Letter of Credit in order to satisfy the Municipal Reserve requirement;
4. 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;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment (ARA) for the construction of arterial roadways in the catchment area;
6. 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;
7. 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;
8. that with Stage 1, the owner construct the second half (third and fourth lanes) of 153 Avenue to a divided urban arterial roadway standard from Manning Drive to the east side of the Ebbers North/South Collector Spine Road, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping, signalization and any transitional improvements. This construction is to include a double westbound left turn at the intersection of Manning Drive and 153 Avenue and associated traffic signal changes;
9. that the owner construct the second half (third and fourth lanes) of 153 Avenue to a divided urban arterial roadway standard from the Ebbers North/South Collector Spine Road to 34 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements. This arterial construction is to occur with a stage following Stage 1 or at such time that access is desired to 34 Street from any of the lots registered with the previous stages, including Lot 1 (private road), at the direction of the Transportation Department;
10. that the engineering drawings include upgrading of 34 Street to an urban collector standard from 153 Avenue to the north boundary of the site, as shown

on the "Conditions of Approval" map, Enclosure I. The construction of 34 Street will be required with Stage 3 or at such time that access is desired to 34 Street from any of the lots registered with the previous stages, including Lot 1 (private road), at the direction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include construction of a signalized right-in/ right-out/ left-in access to Manning Drive at the west end of the private road (Lot 1), including all required channelization and median modifications, to the satisfaction of the Transportation Department;
12. that the owner construct an all-directional curb return access to 153 Avenue at the south end of the private road (Lot 1), including all required channelization and a double eastbound left turn on 153 Avenue, to the satisfaction of the Transportation Department;
13. that the owner prepare preliminary plans for Manning Drive prior to submission of engineering drawings, to the satisfaction of the Transportation Department;
14. that the owner install or pay for the installation of traffic signals at the intersection of Manning Drive and the access to Lot 1, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner install or pay for the installation of traffic signals at the intersection of 153 Avenue and Ebbers North/South Spine Road with Stage 1. The timing of the traffic signal installation will be at the direction of the Transportation Department. At a minimum, the underground component of the signal installation must be completed with the 153 Avenue construction in Stage 1. If traffic signals are not deemed warranted by the Transportation Department within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation. The costs of these signals are 100% ARA costs;
16. that the owner install or pay for the installation of traffic signals at the intersection of 153 Avenue and 34 Street. The timing of the traffic signal installation will be at the direction of the Transportation Department and will likely occur with the next stage following Stage 1 or at such time that access is desired to 34 Street from any of the lots registered with the previous stages, including Lot 1 (private road). If traffic signals are not deemed warranted by the Transportation Department within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation. The costs of these signals are 100% ARA costs;
17. that the internal road (Lot 1) be constructed to a standard to accommodate full sized Edmonton Transit Service buses including channelization, straight-faced curbing, sidewalks, bus stops and lighting. The geometric design of the private road and its intersections with Manning Drive and 153 Avenue must be designed to the satisfaction of the Transportation Department;
18. that the owner construct a water main within proposed Lot 1 and along 34 Street, as shown on the "Conditions of Approval" map, Enclosure I, as part of the construction of a looped water distribution system that is required for development of subdivision LDA06-0049;
19. that the owner strategically abandon the portion of water supply line for Alberta Hospital located between 153 Avenue and 34 Street with Stage 1 and provide

connection to the 200mm water main within 34 Street. Water supply to the Alberta Hospital must be maintained at all times;

20. that the owner provide a temporary storm pond with a temporary connection to an existing 1050mm storm sewer on 153 Avenue, or design and construct, if not previously constructed under the required Servicing Agreement for approved subdivision LDA06-0049, the permanent Ebbers Storm Water Management Facility and associated inlet and outlet storm sewer systems and other sanitary sewer systems to the satisfaction of the Asset Management and Public Works Department (Drainage Services Branch);
21. the engineering drawing include construction of sanitary and storm sewer extensions along 34 Street to service lands north of the proposed subdivision in conjunction with the 34 Street urban collector upgrading requirements from the Transportation Department; and
22. 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 receipt of decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Jackie Tse at 780-496-5809 or write to:

**Ms. Jackie Tse, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/jt/Posse #61334493-001

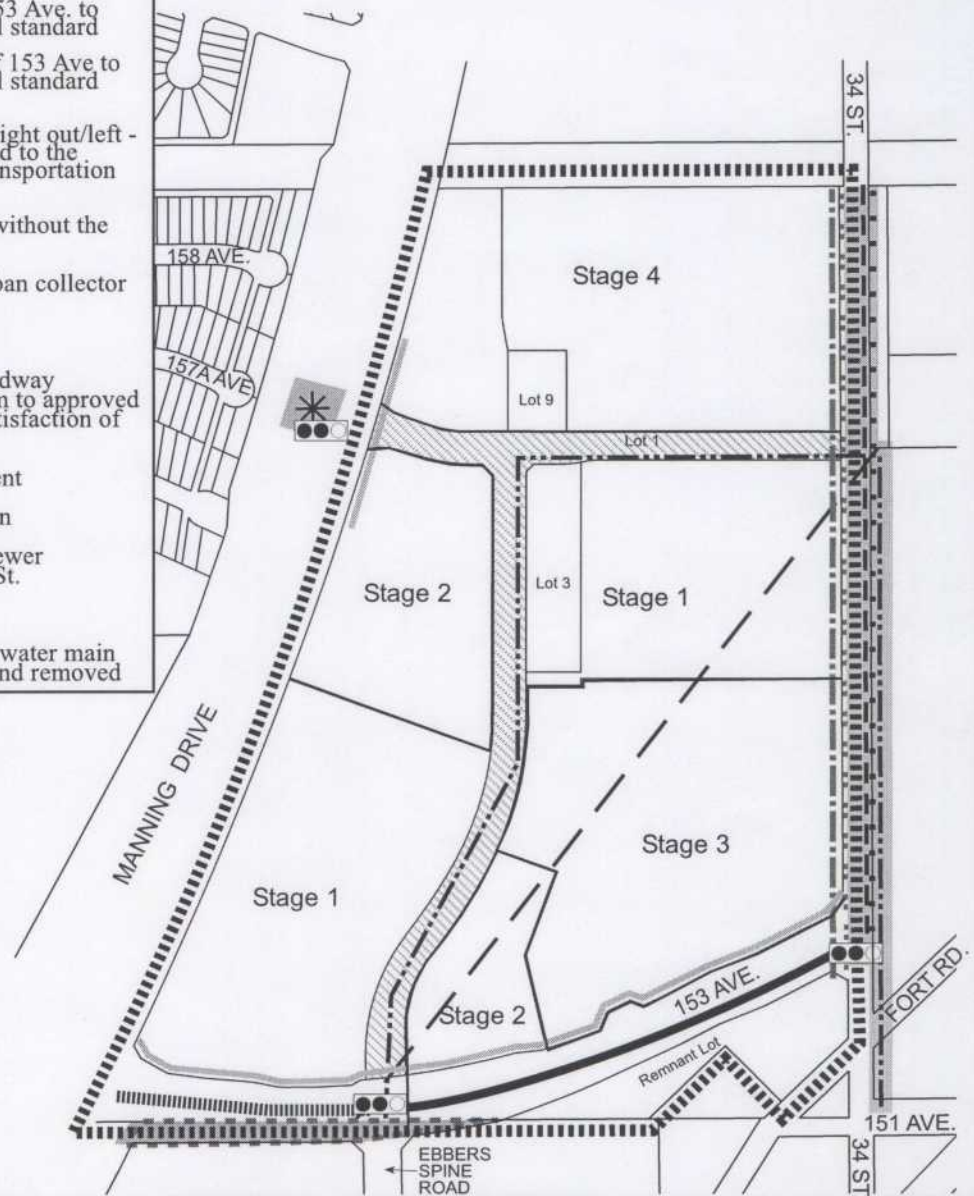
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 20, 2009

LDA06-0164

- Limit of proposed subdivision
- Road plan to be registered for construction of 153 Ave.
- Include in Engineering drawings
- Construct 2nd half 153 Ave. to divided urban arterial standard
- Construct 2nd half of 153 Ave to divided urban arterial standard with Stage 1
- * Construct a right-in/right out/left-in access to be located to the satisfaction of the transportation dept.
- No Access to 34 St. without the upgrade of 34 St.
- - - Upgrade 34 St. to urban collector standard
- Road dedication
- Property line and roadway dedication to conform to approved concept plan or to satisfaction of Transportation Dept.
- ▨ Public access easement
- . . . Water main extension
- Sanitary and storm sewer extensions along 34 St.
- Traffic signals
- - - Existing 200mm AC water main must be abandoned and removed



- Titled area to be subdivided
- Subdivision area

LDA06-0049

