



Subdivision Authority

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

April 29, 2010

File No. LDA08-0027

Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Mark Lawrence

RE: Tentative Plan of subdivision to create nine industrial lots, one Environmental Reserve parcel, one inline Stormwater Management Facility within an Environmental Reserve parcel south of existing 137 Avenue, and a remnant lot from a portion of NE and NW 22-53-23-4, north of the Yellowhead Trail and east of 17 Street NE; **AURUM INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on April 29, 2010 subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 3.61 ha parcel south of the proposed 137 Avenue, pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Environmental Reserve as a 0.85 ha parcel between the future 137 Avenue and Block C, Plan 832 00792 pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve for NE 22-53-23-4 in the amount of 4.92 ha by a Deferred Reserve Caveat to be registered against SW 22-53-23-4 pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide Municipal Reserve for NW 22-53-23-4 in the amount of 2.65 ha by a Deferred Reserve Caveat registered against SW 22-53-23-4 pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. 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;

8. that a 3 metre public utility lot(s) be provided and designated for emergency/maintenance access in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department;
9. that the property line and road right-of-way dedication be to the satisfaction of the City of Edmonton for Range Road 232/33 Street NE and must match Strathcona County's concept plan of Range Road 232/33 Street NE including the intersection of Aurum Road (137 Avenue NE) and Range Road 232/33 Street NE, as shown on the "Conditions of Approval" map and as generally shown on Enclosure II;
10. that the owner register the remnant parcel south of the existing 137 Avenue NE as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that joint access easements be registered on the Certificates of Title for proposed Lot 1 and Lot 2, for all-directional access to Aurum Road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a 7.5 metre Top of Bank walkway right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (5) 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 pays his proportionate share of the Off Site Permanent Area Contributions and the local improvements applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that engineering drawings include a portion of the existing 137 Avenue right-of-way required for construction of Aurum Road (137 Avenue NE) to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure 1;
5. 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;
6. 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;
7. that the owner construct the first two lanes of Aurum Road (137 Avenue) to an ultimate 6-lane urban arterial roadway standard from Range Road 232/33 Street NE to the west boundary of the subdivision, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements as shown on the "Conditions of Approval" map, Enclosure 1;

8. that the owner dedicate and construct the connection of the existing 137 Avenue NE with the re-aligned portion of Aurum Road (137 Avenue NE) as shown on the "Conditions of Approval" map, Enclosure I. Access to the existing 137 Avenue NE must be maintained during construction;
9. that prior to opening Aurum Road (137 Avenue NE), the owner physically close access to the portion of the existing 137 Avenue NE from the connection to the re-aligned Aurum Road (137 Avenue NE) eastward towards Range Road 232/33 Street NE, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct an eastbound right turn bay on Aurum Road (137 Avenue NE) at Range Road 232/33 Street NE to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an all-directional joint access for Lot 1 and Lot 2 to align with the intersection of the connection to existing 137 Avenue and Aurum Road (137 Avenue), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct an all-directional access for Lot 3 to align with the intersection of the proposed collector roadway and Aurum road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct westbound right and left turn bay and an eastbound left turn bay at the intersection of the connection to existing 137 Avenue NE and Aurum Road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a westbound right and left turn bay and an eastbound left turn bay on Aurum Road (137 Avenue NE) at the collector roadway proposed with Stage 2, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 17m radius asphalt temporary turnaround with bollards at the terminus Aurum Road (137 Avenue NE), as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
17. 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 Transportation and Asset Management and Public Works Departments.

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

The County of Strathcona was circulated on the application. Their concerns regarding the associated Plan Amendment and rezoning were addressed prior to Council Approval of same on March 23, 2009. Access to and roadway dedication for Range Road 232/33 Street NE must comply with approved concept plans and agreements, to the satisfaction of the Transportation Department and Strathcona County.

Further to Section I, clauses 3 and 4, the applicant has provided to the City a signed agreement between the two property owners authorizing the deferral of Municipal Reserve from NE and NW 22-53-23-4 to SW 22-53-23-4. A copy of the signed agreement is contained in the file.

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 Laurie Moulton at 780-496-5480 or write to:

**Laurie Moulton, Principal Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/llm/Posse #74016349-001

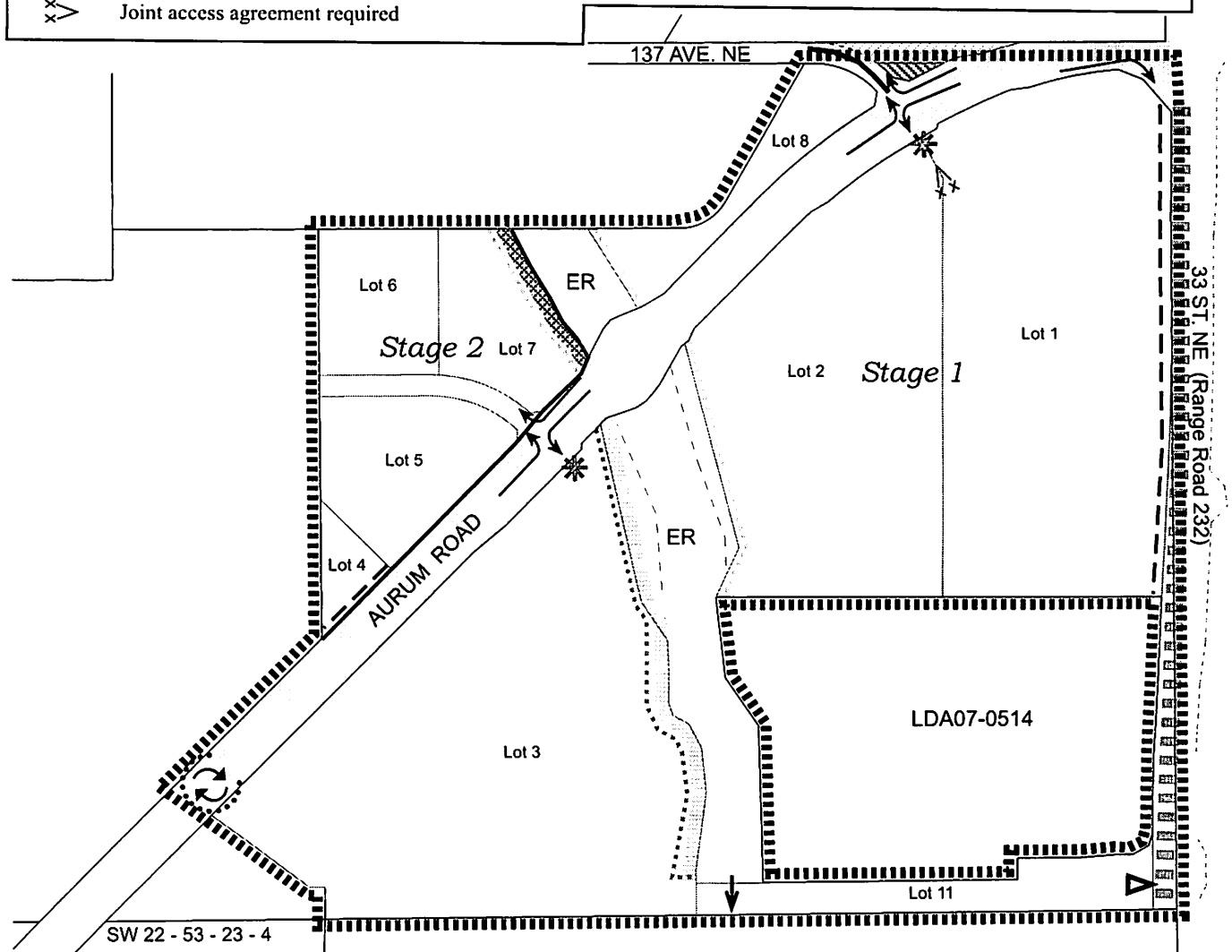
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 29, 2010

LDA08-0027

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|---|---|
| <ul style="list-style-type: none"> <li>■■■■■■ Limit of proposed subdivision</li> <li>□ Include in Engineering Drawings</li> <li>..... 1.2m uniform screen fence</li> <li>..... 3.0m PUL for emergency / maintenance access</li> <li>xxxxxx 7.5m Walkway right-of-way</li> <li>--- No vehicular access permitted (lots 1 and 4)</li> <li>□ Construct first two lanes of Aurum Road (137 Ave. NE) to an urban arterial standard</li> <li>↪ Construct left turn bay</li> <li>↪ Construct right turn bay</li> <li>* Construct all directional access with 137 Ave. NE construction</li> <li>&gt; Joint access agreement required</li> </ul> | <ul style="list-style-type: none"> <li>□ Register remnant as road right-of-way</li> <li>□ Existing roadway must be physically closed</li> <li>— Dedicate and construct connection to existing 137 Ave. NE</li> <li>□ Dedicate road right-of-way to the satisfaction of Strathcona County</li> <li>⤵ 17m Radius asphalt temporary turnaround with bollards</li> <li>Δ Existing access to remain</li> <li>→ Drainage easement</li> <li>- - - Identified Top-of-Bank line</li> </ul> |
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|-------|------------------------------|
| □     | Titled area to be subdivided |
| ..... | Subdivision area             |

