



January 26, 2012

File No. LDA08-0323

IBI Group  
1050, 10405 Jasper Avenue  
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create three (3) industrial lots and one (1) Public Utility Lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on January 26, 2012, subject to the following conditions:**

1. that the owner provide Municipal Reserves in the amount of 4.59 ha by a Deferred Reserve Caveat registered proportionately against Block 7, Plan 179 HW and Pt. of the SW 27-53-25-4, pursuant to Section 669 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 Bylaw 16029 to amend the Mistatim Area Structure Plan receive third reading prior to the endorsement of the final plan;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lot backing on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;
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., Telus, 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;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6), the owner clear and level 137 Avenue and 170 Street as required for road right of way dedication to the satisfaction of the Transportation Services; and
8. that the owner pays 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 (including but not limited to sidewalk, shared use path and/or transit infrastructure), constructions 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 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;
6. that the owner submit a Hydraulic Network Analysis Report (HNA) to EPCOR Water Services for review and approval, to the satisfaction of the EPCOR Water;
7. that the Mistatim Industrial Basin 4 Neighbourhood Design Report be finalized and approved prior to the approval of any engineering drawing;
8. that the owner design and construct the sanitary lift station and forcemain required to service the proposed development area;
9. that the owner design, construct, operate and maintain the ultimate Basin 4 storm water management facility including the temporary pump station, the temporary outlet pipe and the temporary systems until the permanent systems are constructed and operational to the satisfaction of Infrastructure Services;
10. that the engineering drawings include a connection to the existing 600mm concrete cylinder pipe - water main located on 137 Avenue, to the satisfaction of EPCOR Water;
11. that the engineering drawings include construction of a right turn bay on 137 Avenue for the proposed north-south collector in the location as shown on the "Conditions of Approval" map, Enclosure I, and that preliminary plans are required to be approved for 137 Avenue (from 163 Street to 170 Street) prior to the approval of engineering drawings, all to the satisfaction of Transportation Services;
12. that the owner construct a 1.5 m sidewalk in the ultimate alignment of 137 Avenue to conform to an approved Concept Plan, to the satisfaction of the Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of traffic signals at the intersection of the north-south collector and 137 Avenue, as shown on the Enclosure. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services 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;

14. that the engineering drawings include construction of a 17 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of the Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a minimum 1.2 metre delineation boundary positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Transportation Services and Sustainable Development and Infrastructure Services.

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

Municipal reserves will be deferred to the remnant parcels, Pt. of the SW 27-53-25-4 and Block 7, Plan 179 HW.

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 the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Don Read at 780-496-3633 or write to:

**Mr. Don Read, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 – 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR**

Scott Mackie  
Subdivision Authority

SM/dr/Posse # 081374850-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 26, 2012

LDA 08-0323

- Limit of proposed subdivision
- 1.2m Delineation boundary
- 1.5m Sidewalk
- Arterial Road Dedication
- Include in Engineering Drawings



17m Temporary turnaround with bollards

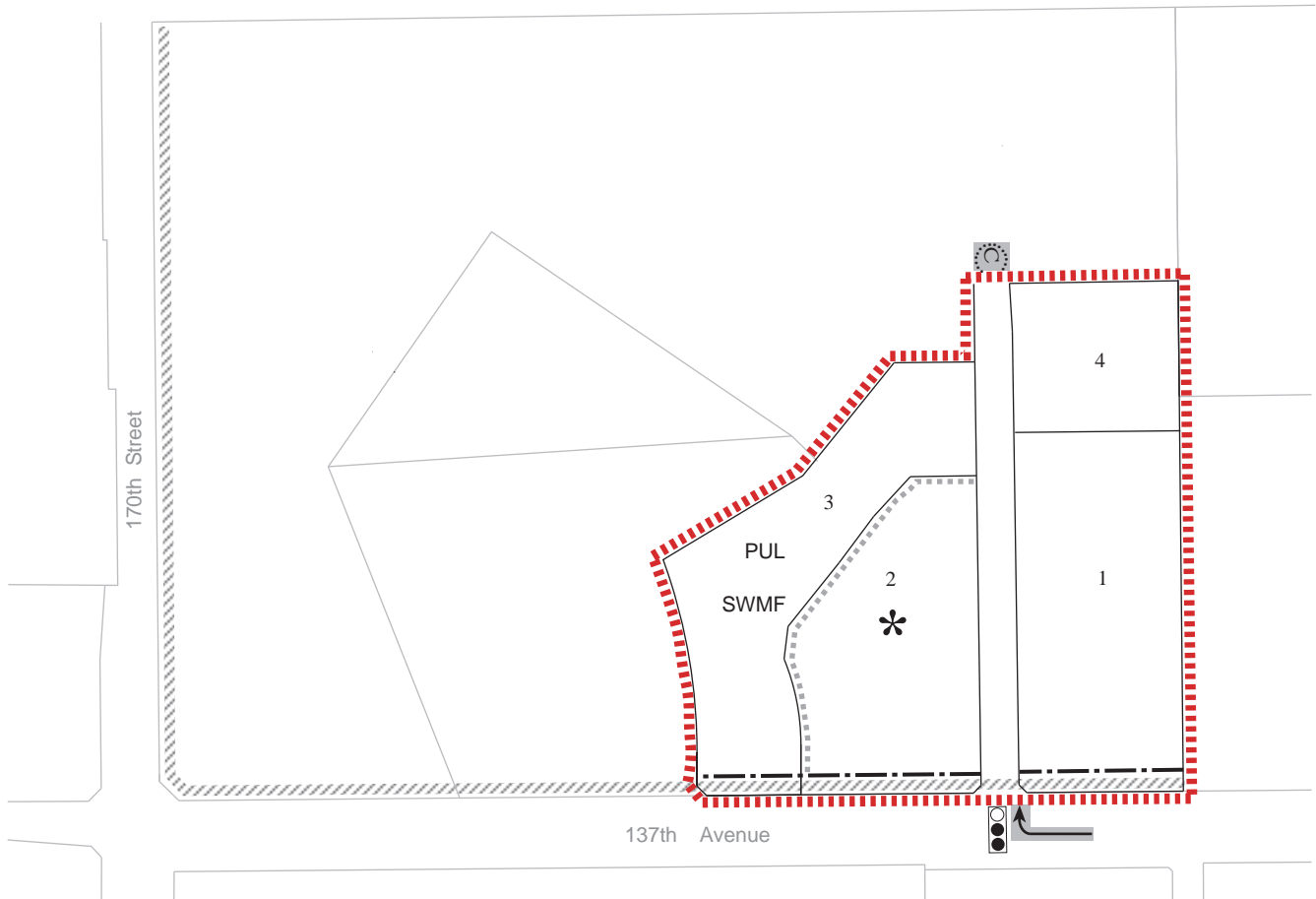


Right Turn bay

Restrictive Covenant



Traffic Signals



- Titled area to be subdivided
- Subdivision area

