



Subdivision Authority

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

February 9, 2012

File No. LDA09-0018

IBI Group  
300, 10830 Jasper Avenue  
Edmonton AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create three (3) industrial lots and two (2) Public Utility Lots from SW-18-52-23-4; Lot 52, Block RW, Plan 1105 KS and road closure area (Bylaw #15543), located east of 34 Street NW and north of Whitemud Drive; **SOUTH EAST INDUSTRIAL**

---

**I The Subdivision by Plan is APPROVED on February 9, 2012, subject to the following conditions:**

1. that the owners provide money-in-place of Municipal Reserve, representing 3.07 ha, in the amount of \$1,289,614.90, 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 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 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., (including but not limited to a 6.0 m easement required with Stage 1, along the eastern boundary of the proposed IM lot contained within Stage 2, as shown on the "Conditions of Approval" map, Enclosure 1) 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;
5. that the owner consolidate the abutting IM titled lots containing portions of the fractional south west quarter of SW 18-52-23-4, identified as a) and b) on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw #15543 to close a portion of 51 Avenue receive three readings prior to the registration of this subdivision;
7. that Bylaw #15542 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
8. that the owner dedicate a 24 m wide road right-of-way for the realignment of 51 Avenue from the existing 51 Avenue alignment to 34 Street, to the satisfaction of

Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner dedicate additional road right-of-way to accommodate a future access to lands to the north, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owners dedicate additional road right-of-way north and south of the existing 51 Avenue road right-of-way to accommodate construction of a 14.5 m industrial collector, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (including but not limited to sidewalk, shared use path and/or transit infrastructure), 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 other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 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;
7. that the engineering drawings include the water connection at 34 Street and 56 Avenue and the 450 mm water distribution main in the 34 Street right-of-way, including a check valve assembly, with Stage 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the removal of an access from 34 Street to the parcel north of the proposed subdivision, and the construction of an alternate access from 51 Avenue to the parcel north of the proposed subdivision, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of a northbound right turn bay on 34 Street at the realigned 51 Avenue intersection, with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include closure of the median on 34 Street at the existing 51 Avenue intersection, removal of the existing 51 Avenue access to 34

Street and reconstruction of drainage ditches, to the satisfaction of Infrastructure Services and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include construction of a 1.5 m sidewalk (including curb ramps and any necessary modifications to the existing signal lights at Whitemud Drive to accommodate pedestrians) in the ultimate alignment on the east side of 34 Street from the realigned 51 Avenue to Whitemud Drive and across 34 Street to connect to the existing shared use path on the west side of 34 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 51 Avenue from 34 Street to the east boundary of the adjacent Altalink power right-of-way to a 14.5 m industrial collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the design and construction of the southern public utility lot accommodate access to an existing cell tower, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences to the satisfaction of Sustainable Development in the location as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Sustainable Development, Transportation Services and Infrastructure Services.

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

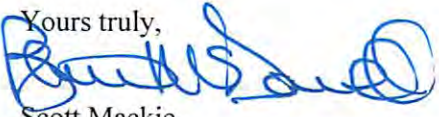
Municipal Reserves totalling 3.07 ha are owed on the lands being subdivided. All MR will be paid as money-in-place based on an approved assessment of \$420,070 per hectare.

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 Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,

  
Scott Mackie  
Subdivision Authority

FOR

SM/cp/Posse #082232530-001

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 9, 2012

LDA09-0018

