



Subdivision Authority

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

July 2, 2009

File No. LDA09-0019

Pinnacle International
Suite 300, 911 Homer Street
Vancouver, BC V6B 2W6

ATTENTION: Vito De Cotis

Dear Mr. De Cotis:

RE: Tentative plan of subdivision to create one (1) industrial parcel from a portion of SW-26-53-25-4, located east of 156 St and north of 137 Ave; **MISTATIM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on July 2, 2009, the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$167,190.50 pursuant to Section 666 and 667 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 4.017 ha. by agreement and caveat to the balance of the SW 26-53-25-4 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner dedicate the required roadway dedication as per the Approved Concept Plan for 137 Ave east of 156 Street and for Mark Messier Trail as shown on the "Conditions of Approval" map, Enclosure II to the satisfaction of the Transportation Department;
5. that the owner clear and level 137 Ave and Mark Messier Trail as required to the satisfaction of the Transportation Department;
6. that the owner enter in Public Walkway agreement to create an easement for the public multi-use trail as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner complete the design and construction of a suitable stage of the Mistatim Basin 6 storm water management facility including the ultimate control structure and ultimate outlet pipe connection to the storm trunk on 137 Ave., required to service the development;
8. that the owner complete the design and construction of required sanitary and storm sewer extensions with in easement across the southern portion of the subdivision area to provide for future sanitary servicing of the lands to the east and future storm servicing of the Mistatim Basin 5 on land to the west of 156 Street;
9. that the subdivision boundary be amended to include the dedication of the required roadways as shown on the "Conditions of Approval" map, Enclosure II;
10. 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 shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; 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 (3) 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 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 construct an asphalt multi-use trail to the satisfaction of the Transportation Department as shown on the "Conditions of Approval Map", Enclosure I;
7. that the owner construct a southbound left turn bay to the satisfaction of the Transportation Department as shown on the "Conditions of Approval Map", Enclosure I;
8. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval Map", Enclosure I;
9. 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;
10. that the owner construct a 13.5 m culvert crossing access 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 Streets, and Asset Management and Public Works Departments.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Reserve in the amount of 0.463 hectares are due from the area being subdivided and shall be provided as cash in lieu. Deferred Reserve Caveat #002 195 557 indicates that 4.48 hectares of Municipal Reserve is due from the title area. The remaining MR of 4.017 ha (10% of the remnant parcel) should be carried forward to the remainder of the title area.

The applicant should be advised that a caveat should be placed on title to advise future owners of the requirements for the collector roadway network with a provision to extend the caveat until

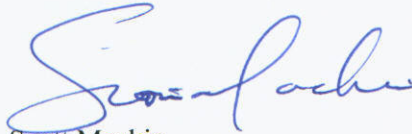
such time as the collector roadways are dedicated and constructed to the satisfaction of the Transportation Department.

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 5 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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



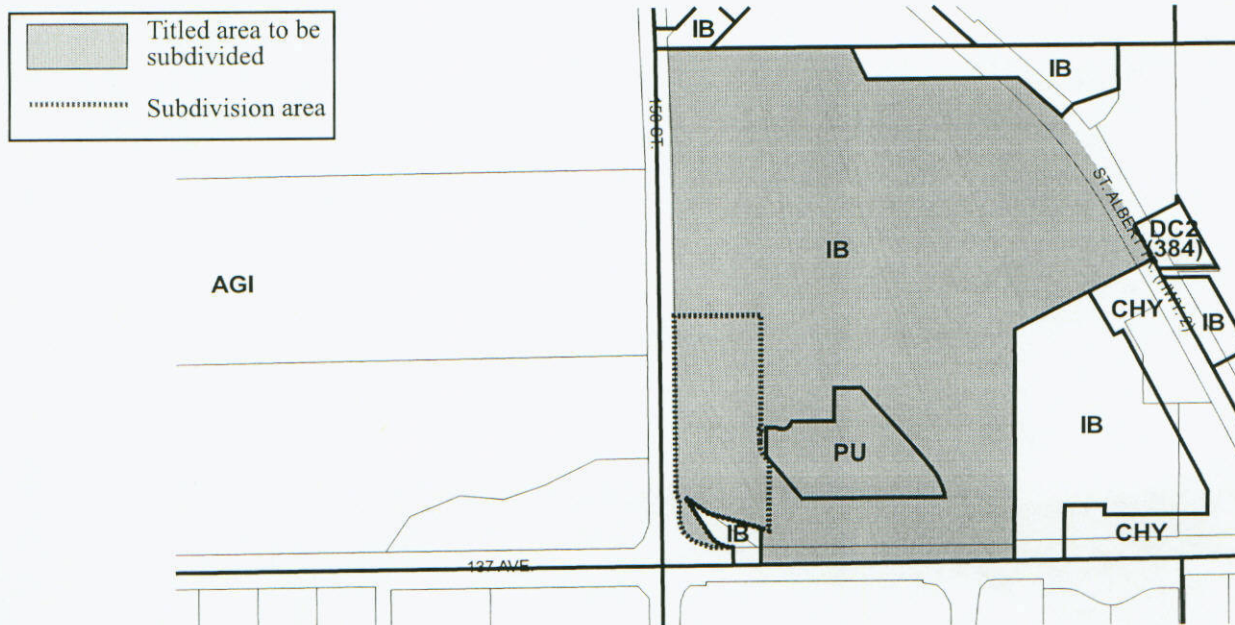
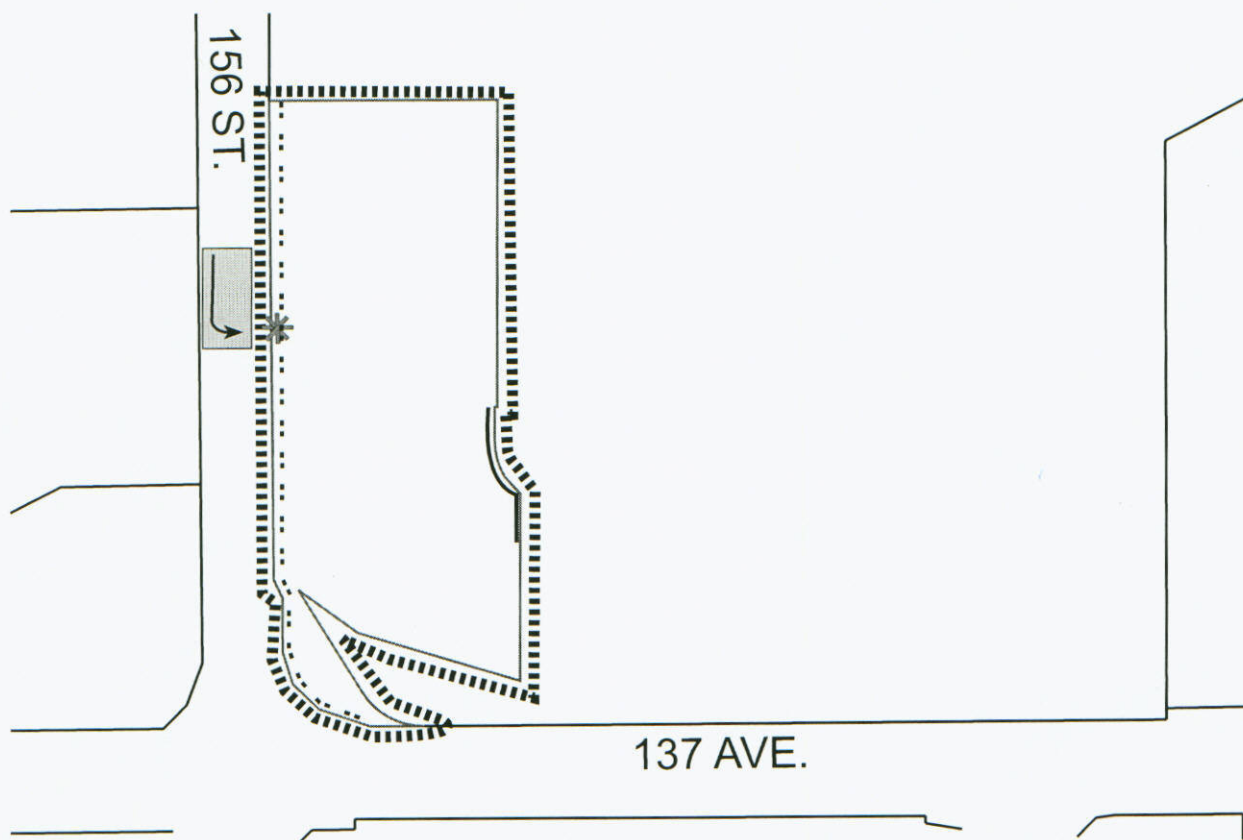
Scott Mackie
Subdivision Authority

SM/dr/Posse #83235248-001

Enclosures

c: Martin Gillett, DGE Group

- Construct multi-use trail



SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2009

LDA09-0019

■■■■■■ Limit of proposed subdivision

REQUIREMENT OF SUBDIVISION MAP ACT

Dedicate road right-of-way to an approved concept plan or the satisfaction of the Transportation Department



156 ST.

MARK MESSIER TR. (HWY.)

137 AVE.