



Subdivision Authority

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

October 13, 2010

File No. LDA09-0159

Focus Corporation Ltd.,
1000, 9925 - 109 Street
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan of subdivision to create five (5) commercial lots from Lot 24, Block 1, Plan 032 4518, Lot 14A, Block 1, Plan 762 0049 and Lots 15-21, Block 1, Plan 938 MC located west of Mayfield Road Street and north of 107 Avenue; **Youngstown Industrial**

I The Subdivision by Plan is APPROVED on October 13, 2010, 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 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;
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 service;
4. that the owner register easements to allow access for all lots to the proposed curb return access points as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owners shall dedicate a portion of 107 Avenue as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
6. that the closure of a portion of the service road abutting 170 Street (File LDA10-0280) be approved by Council prior to the registration of Stage 2, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a public access easement prior to the registration of Stage 2 to allow a connection between 109 Avenue and the service road abutting 170 Street as shown on the "Conditions of Approval" map, Enclosure I; 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 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;
4. 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;
5. that the engineering drawings include construction of an extension to the concrete median on 107 Avenue east of 170 Street so as it extends past the eastern boundary of the proposed 7.5 m access to 107 Avenue as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
6. that the engineering drawings include construction of a westbound right turn bay to the all-directional access to 107 Avenue at 169 Street as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
7. that the engineering drawings include construction of a 1.5 m sidewalks shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
8. that the engineering drawings include construction of an extension to the existing eastbound left turn bay on 107 Avenue at 169 Street as shown on the "Conditions of Approval" map, Enclosure I, the satisfaction of the Transportation Department;
9. that the owner remove the existing accesses on the north side of 107 Ave and the south side of 109 Avenue and reconstructs the curb gutter and boulevard to the satisfaction of the Transportation Department;
10. that the engineering drawings include construction of access points as shown on the "Conditions of Approval" map, Enclosure I, the satisfaction of the Transportation Department as follows;
 - 7.5 m curb return access to 107 Ave located 95 m east of 169 Street,
 - 16 m curb return access at 169 Street and 107 Avenue,
 - 7.5 m curb return to 107 Ave located 123m from the east curb line of 170 Street,
 - 9 m commercial crossing to 170 Street (service road), 75 m south from the north property line, prior to Stage 2, and
 - 10 m commercial crossing access to 109 Ave located 92 m from the east property line, prior to Stage 2.
11. that the owner remove the existing 170 Street service road access to 109 Avenue and construct a 7 m hard surface drive aisle as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
12. that the owner shall pay for the installation of traffic signals located at the all-directional site access to 107 Avenue at 169 Street prior to stage 1, and pay for the installation of traffic signals located at the all-directional site access to 109

- Avenue at 170 Street prior to stage 2, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
13. that the owner remove the portion of the service road closed by File LDA10-0280 and restore it to grass prior to the registration of Stage 2 to the satisfaction of the Transportation Department;
 14. that the engineering drawings include water main looping to the satisfaction of EPCOR Water; and
 15. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments and affected utility agencies.

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

Municipal reserves were dedicated through the previous subdivisions.

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,



For Scott Mackie
Subdivision Authority

SM/dr/Posse # 87408995-001

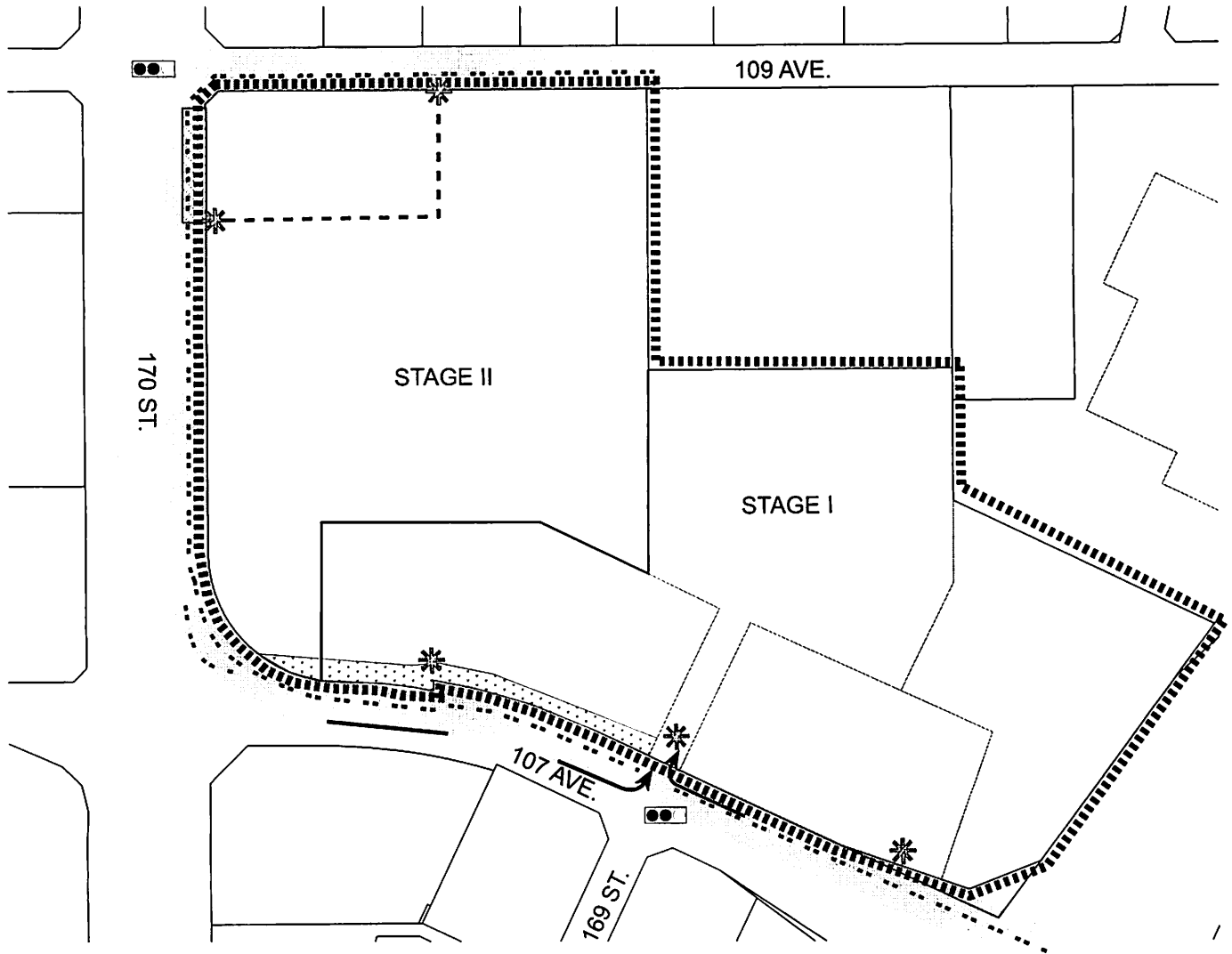
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 13, 2010

LDA09-0159

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|---|---|
| <ul style="list-style-type: none"> Limit of proposed subdivision Include in Engineering drawings Road Closure (170 ST.) Road widening Traffic signals 1.5m Sidewalk | <ul style="list-style-type: none"> - - - - 7m Drive Aisle/ Public Access Easement * Curb Return Access Right turn bay Extend left turn bay Extend Median |
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| <ul style="list-style-type: none"> Titled area to be subdivided Subdivision area |
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