



Subdivision Authority

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

June 30, 2010

File No. LDA09-0195

Asset Management and Public Works Department
The City of Edmonton
19th Floor, 9308 - 102A Avenue
Edmonton AB T5J 3A3

ATTENTION: Jennifer Van Popta

Dear Ms. Van Popta:

RE: Tentative plan of subdivision to create four (4) medium industrial lots, one (1) public park lot, two (2) public utility lots, and one (1) natural area parcel from a portion of NE-35-53-25-4, a portion of SE 35-53-25-4, and Lot 1 PUL, Plan 942 2256, located north of the future 153 Avenue and west of the existing 142 Street; **RAMPART INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 30, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 4.89 ha by a Deferred Reserve Caveat registered against the balance of the SE 35-53-25-4 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 1.09 ha by a Deferred Reserve Caveat registered against the balance of the NE 35-53-25-4 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Memorandum Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Condition of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and logical extension of services;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Memorandum Agreement;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for the realigned portion of 142 Street from 153 Avenue to the north boundary of the proposed subdivision as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities;
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 design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility including the real time control structure and outlet pipe, which are required to service the proposed development area;
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 water main construction as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt multi-use trail within public park and public utility lot parcels, to the satisfaction of the Transportation Department and the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provides a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing of 142 Street, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 15 m radius gravel temporary turnaround with bollards to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at CCC for the roads;
11. that the owner constructs an offset 17 m radius gravel temporary transit turnaround with bollards 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; and
12. 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 locations as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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.

No Municipal Reserve credit will be given for the dedication of the public park lot.

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 decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Iris Li (780) 496-6092 or write to:

**Ms. Iris Li, 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/il/Posse # 089778122-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2010

LDA09-0195

Limit of proposed subdivision

Include in Engineering Drawings

1.2m Chainlink fence

Post and rail fence

3.0m Asphalt multi-use trail

600mm Water main connection offsite

450mm water main connection offsite

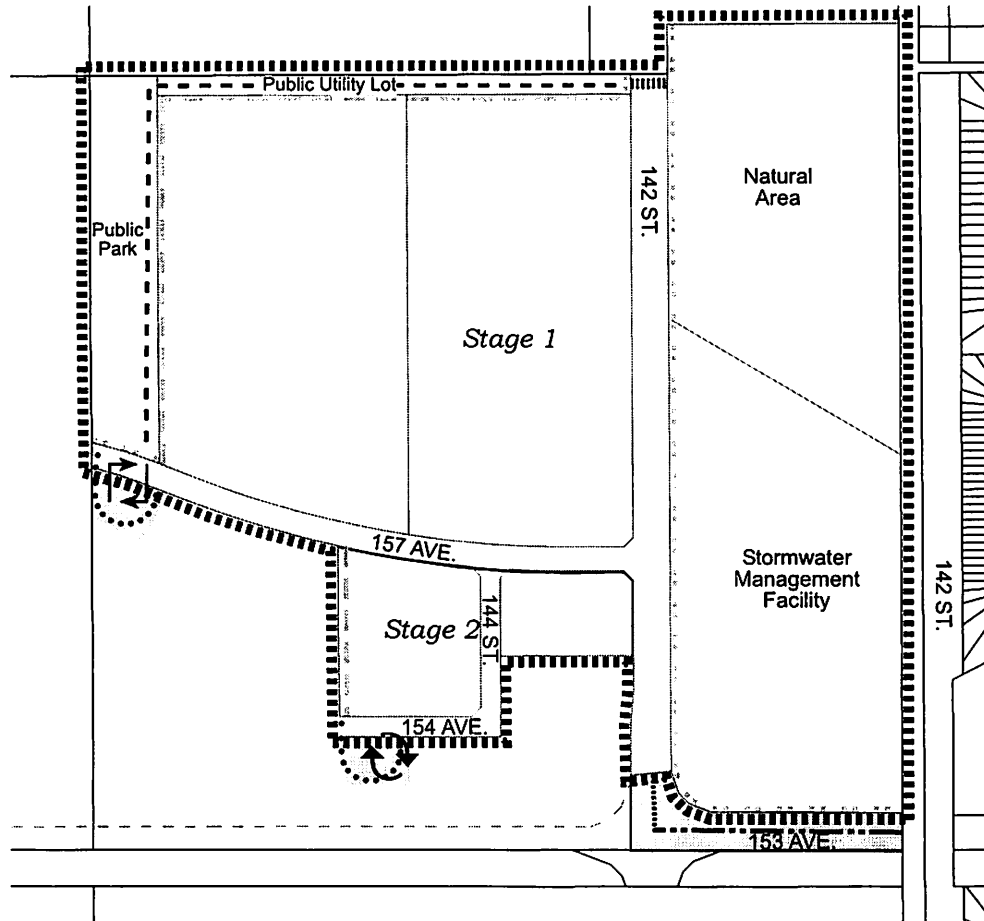
17.0m Temporary offset gravel turnaround

15.0m Temporary offset gravel turnaround

Bollards

Zebra marked crosswalk with curb ramps and pedestrian signage

N



Titled area to be subdivided

Subdivision area

