



Subdivision Authority

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

July 14, 2011

File No. LDA10-0052

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue NW
Edmonton AB T5J 3N4

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create one (1) industrial business lot, and two (2) Environmental Reserve lots from Lot F, Plan 0020692 and a portion of NE 20-51-24-4, located west of 103A Street SW and south of Ellerslie Road SW; **HERITAGE VALLEY NEIGHBOURHOOD 7A**

I The Subdivision by Plan is APPROVED on July 14, 2011, subject to the following conditions:

1. that the owner provide Environmental Reserve as a 1.03 ha lot and as a 1.65 ha lot, pursuant to Section 664 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 2.21 ha by a Deferred Reserve Caveat to the remainder of NE 20-51-24-4 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 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 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 prepare a restrictive covenant in the favour of the City of Edmonton that will be placed on the lots adjacent to the top-of-the-bank, as shown on the "Conditions of Approval" map, Enclosure I, as per the applicable development restrictions shown by the "Top of Bank Study and Geotechnical Investigation" report prepared by UMA Engineering Ltd.. (File 1560-182-00-01);
6. that the owner register an emergency/public access easement on title in favour of the City of Edmonton to allow Fire Rescue Services access to the top-of-the-bank walkway from 103A Street SW, as shown on the "Conditions of Approval" map, Enclosure I, and to the satisfaction of the Transportation Services;
7. that the owner register a maintenance/public access easement in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

8. that as a result of significant grade differences, the owner register a public access easement through the proposed industrial business lot in favour of the City of Edmonton to allow for public use of the multi-use trail from Ellerslie Road as shown on the "Conditions of Approval" map, Enclosure I, and to the satisfaction of the Transportation Services;
9. that a caveat be registered on title to inform existing and future land owners that the connection from the Calgary Trail on-ramp to the north/south service road is temporary, is governed by the Province of Alberta, and is subject to closure when deemed appropriate by the Province of Alberta;
10. that the owner dedicate road right-of-way to accommodate the construction of 103A Street SW, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a 6.0 m walkway as road right-of-way to satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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, 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/or other assessments applicable 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 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;
7. that the engineering drawings include the construction of the stormwater management facility to its final built form with this stage of development to the satisfaction of the Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of all four lanes of 103A Street SW to an urban collector roadway standard from Ellerslie Road SW to the south limits of the subdivision including all channelization, accesses,

- intersections, sidewalks, lighting, landscaping and any transitional improvements, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the engineering drawings include the construction of a 3.0 m asphalt multi-use trail within the top-of-the-bank setback to the satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 10. that the engineering drawings include the construction of the 3.0 m asphalt multi-use trail connecting the top-of-the-bank multi-use trail to the private roadway, as shown on the “Conditions of Approval” map, Enclosure I;
 11. that the owner shall install or pay for the installation of traffic signals at the intersection of Ellerslie Road and 103A Street SW, to the satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map Enclosure I;
 12. that the owner construct a 1.2 m fence along the property line between the industrial lot and the Environmental Reserve lot with an opening with T-bollards to allow for emergency vehicles access to the top-of-bank walkway, to the satisfaction of the Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 13. that the owner remove existing structures and debris from the land that are to be dedicated as Environmental Reserve prior to registration of this subdivision to the satisfaction of the Sustainable Development;
 14. that the owner construct fences, bollards, lighting, multi-use trails, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified 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 Transportation Services, Infrastructure Services and Sustainable Development.

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

Municipal Reserves for NE 20-51-24-4 have been previously addressed through registration of a Deferred Reserve Caveat (DRC) (#812104779) in the amount of 2.23 ha. The DRC will be reduced by 0.02 ha to 2.21 ha to account for the additional 0.24 ha being dedicated as Environmental Reserve for the lands between the Top-of-Bank Line and the Urban Development Limit Line.

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. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



for

Scott Mackie
Subdivision Authority

SM/aw/Posse # 092474564-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 14, 2011

LDA10-0052

Limit of proposed subdivision

1.2m Uniform Fence

Construct 103A Street S.W.

3.0m Shared Use Path

Maintenance/public access easement

Emergency/public access easement

Installation or pay for traffic signal

Dedicate 103A Street SW as road right-of-way

Include in Engineering drawings

Dedicate Walkway as Road right-of-way



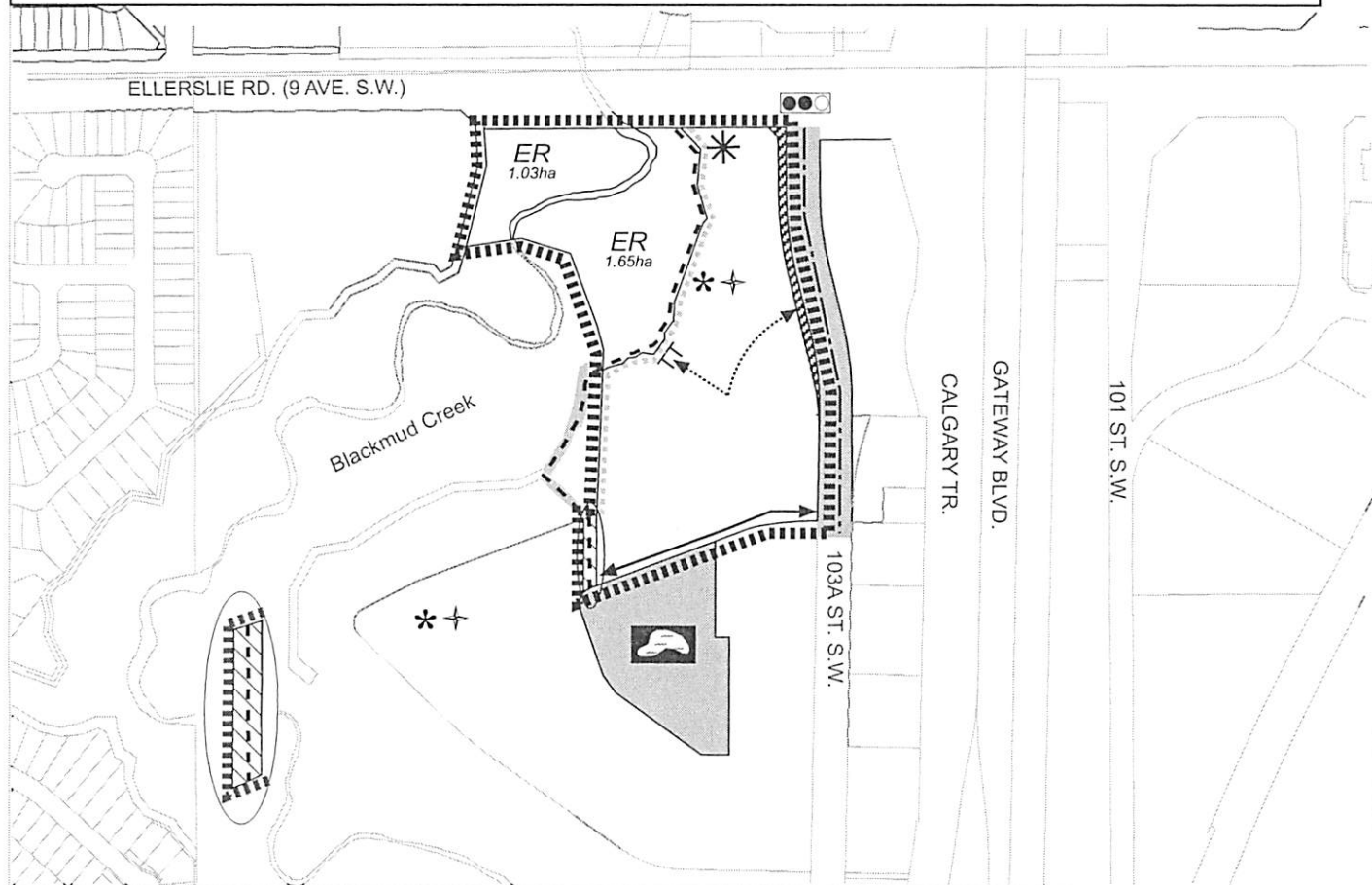
Design and construct storm water management facility

Restrictive covenant re.top-of-the-bank

Caveat re.temporary north/south service road

Public access easement

T-Bollards



Titled area to be subdivided

Subdivision area

