



Subdivision Authority

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

April 21, 2011

File No. LDA10-0141

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

ATTENTION: Chuck McNutt

Dear: Mr. McNutt:

RE: Tentative plan of subdivision to create 12 industrial lots from Lots 1-2, Block 30, Plan 082 5673 and Lot 6, Block 25, Plan 0825673 and roads closed by Bylaw 15679, located west of 34 Street NW and north of 56 Avenue NW, **PYLYPOW INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 21, 2011, 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., 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 dedicate, level and clear 34 Street NW and Roper Road right-of-way dedications in conformance with the approved Concept Plan and to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate land for the 36 Street NW and 42 Street NW rights-of-way to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
5. that an easement be registered for the 17 m temporary turnaround and the section of the multi-use trail to be constructed adjacent to the turnaround, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
6. that an easement be registered to allow for the construction of 42 Street NW adjacent to this subdivision, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. that access easements in favour of the City of Edmonton be registered on the Certificates of Title for all affected parcels with proposed joint accesses and the easements may not be discharged without the written consent from the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

8. 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;
9. that the approved subdivision within the Pylypow Industrial (File No. LDA10-0022) be registered prior to or concurrent with this application for the purpose of dedicating and constructing Roper Road from 42 Street NW west to its current terminus; and
10. 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 (1) 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 owner submit preliminary plans for 34 Street NW and Roper Road prior to submission of engineering drawings, to the satisfaction of the Transportation Department;
8. that the engineering drawings include the construction of 42 Street NW with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of the 17 m temporary turnaround on 42 Street NW, with Stage 1 of this subdivision, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of five lanes of Roper Road to an undivided urban arterial roadway standard from 42 Street NW to 36 Street NW, with Stage 1 of this subdivision, and to 34 Street NW with Stage 2, including all channelization, intersections, multi-use trails, sidewalks, lighting, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include construction of three lanes of 34 Street NW to an undivided rural arterial roadway standard from the current three lane section south of the subdivision to the north subdivision boundary (tapering back to the existing two lane section must occur north of the north subdivision boundary), including all channelization, intersections, multi-use trails, sidewalks, lighting, and landscaping, with Stage 2 of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction of the multi-use trail adjacent to 42 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 36 Street NW from the south subdivision boundary to Roper Road with Stage 1 of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct fences, bollards, lighting, multi-use trails, and sidewalks, to the satisfaction of the Transportation and Asset Management and Public Works Departments 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 the Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve has been provided as cash-in-lieu with SUB/05-0145.

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

Yours truly,



For Scott Mackie
Subdivision Authority

SM/aw/Posse # 097676599-001

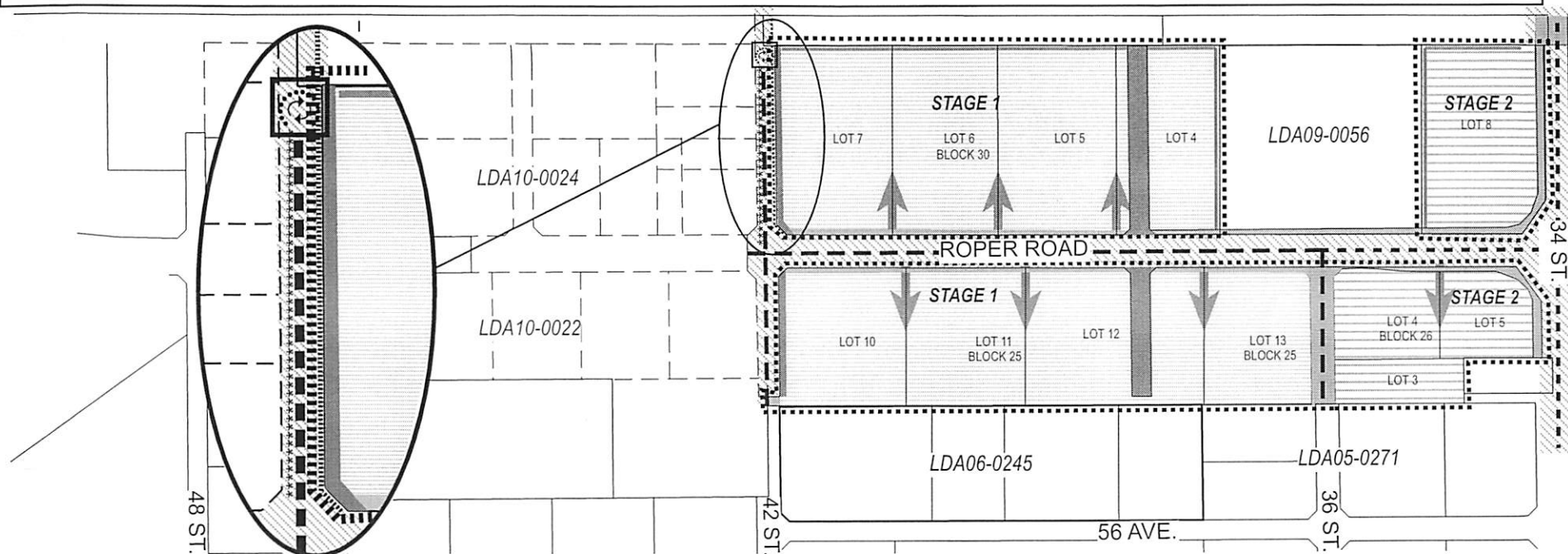
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 21, 2011

LDA10-0141

- | | | | |
|-------------------------------------|--|------------------------------------|------------------------------------|
| Limit of proposed subdivision | Easement: temporary turnaround and multi-use trail | Stage 1 lots | 17m turnaround w/bollards |
| Roadway to be closed | ***** Easement: 42 street | Stage 2 lots | Construct 3m multi-use trail |
| Roadway dedication | Easement & joint access | --- Stage 1 Roadway construction | —— 1.2m Uniform fence |
| Include in Engineering drawings | | - - - Stage 2 Roadway construction | |



- | |
|------------------------------|
| Titled area to be subdivided |
| Subdivision area |

