



Subdivision Authority

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

March 29, 2012

File No: LDA11-0238

Select Engineering Consultants Ltd
201 17220 Stony Plain Road,
Edmonton AB T5S 1K6

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 5, Block 1, Plan 102 1102, located west of 127 Street and north of 167 Avenue; **ALBANY**

I The Subdivision by Plan is APPROVED on March 29, 2012 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., ATCO Gas Ltd., ATCO Pipelines Ltd., and Telus Corporation, 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 a 6.0 m undivided utility right-of-way to accommodate the new water main feed as shown on the "Conditions of Approval" map, Enclosure 1;
4. that the owner register easements for the shared use of the accesses to 127 Street and 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
5. that approved subdivision File LDA10-0025 be registered prior to or concurrent with the proposed subdivision; and
6. 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 and 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 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 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;
5. that the owner submit all engineering drawings that include ATCO Pipelines' utility right-of-way for review and to the satisfaction of ATCO Pipelines; and
6. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve dedication was a condition of LDA10-0025. Municipal Reserves of 1.49 ha were transferred "land for land" value to Plan 414ET, Block D, in Gorman Industrial West.

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 Ms. Sarah Ramey at 780-496-6214 or write to:

**Ms. Sarah Ramey, Planner
Current Planning Branch
Sustainable Development
7th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/sr/Posse #109764999

Enclosure

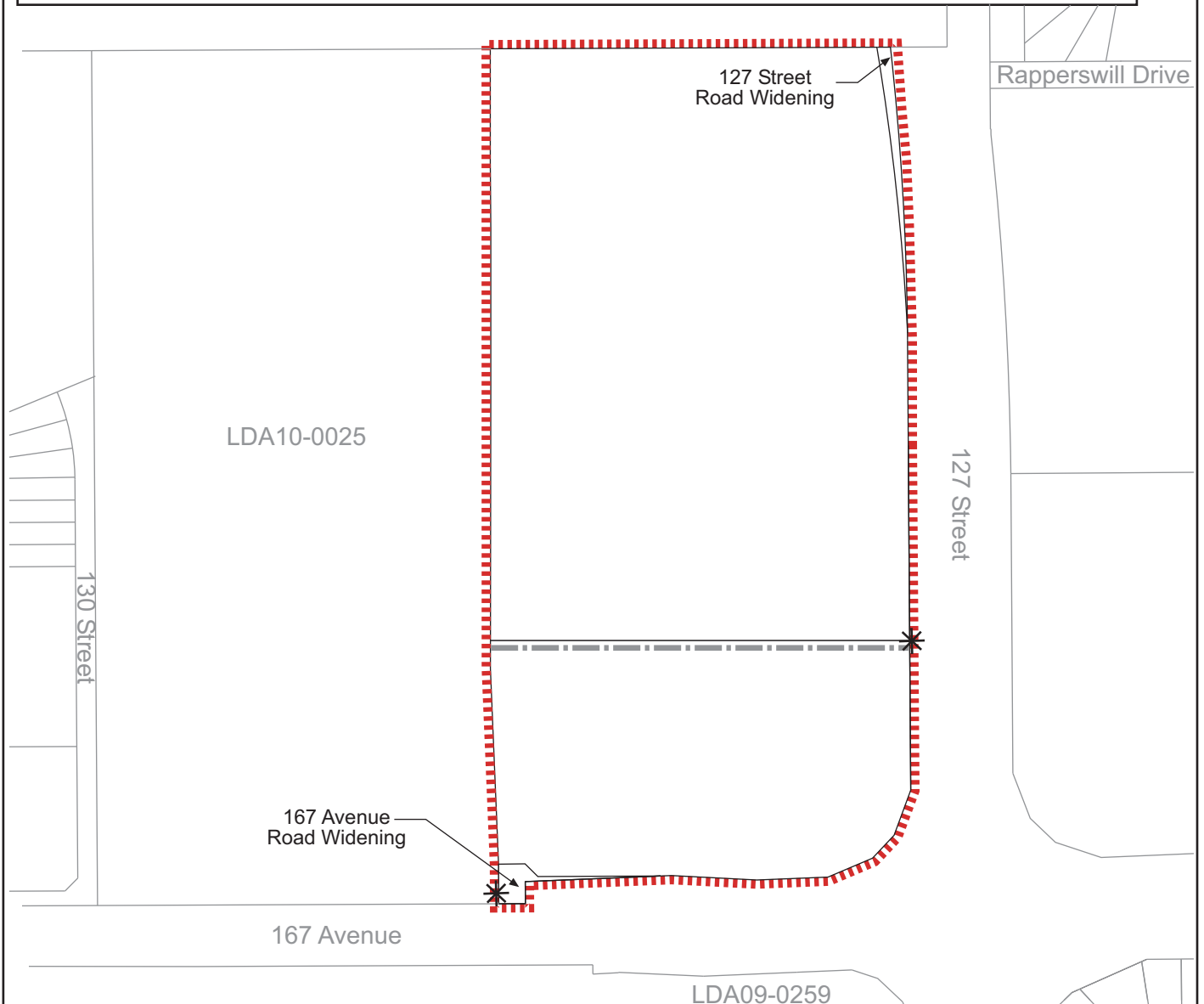
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 29, 2012

LDA11-0238

- Limit of proposed subdivision
✱ Joint Access Easement required

— · — · — 6m water utility right-of-way



- Titled area to be subdivided
■■■■■ Subdivision area

