



Subdivision Authority

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

November 22, 2012

File No. LDA12-0022

City of Edmonton
Corporate Properties
19th Floor
9803 – 102A Avenue
Edmonton AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create (1) urban services lot and (1) Environmental Reserve Lot from SE 14-52-24-4/SW 14-52-24-4 located west of 50 Street NW and north of Whitemud Drive NW; **ROPER INDUSTRIAL**

I The Subdivision by Plan is APPROVED on November 22, 2012, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.84 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$ 71,100.00 representing 0.3 ha as per Deferred Reserve Caveat No. 912049732 pursuant to Section 667 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; and
5. 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 (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 other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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;
6. that the engineering drawings include construction of a water distribution system, complete with on-street hydrants at 90 m spacing, along 51 Avenue from 50 Street to the western boundary of the subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include removal and reconstruction of 51 Avenue, from the existing 54 Street NW to the west subdivision boundary, to an urban industrial collector standard with at least one sidewalk on the south side of the roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include construction of a ravine crossing in accordance with the City of Edmonton Wildlife Passage Engineering Design Guidelines, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly on privately-owned lands except for the fence on the west side of the Environmental Reserve Lot, to the satisfaction of the Sustainable Development and Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves were previously dealt with on this titled parcel with the registration of DRC No. 912049732. The DRC should be reduced by 0.18 ha (10% of the Environmental Reserve parcel being dedicated) as well as by 0.3 ha for the cash-in-lieu provided with this subdivision and carried forward on the title.

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. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



F&R Scott Mackie
Subdivision Authority

SM/cp/Posse #119257857-001

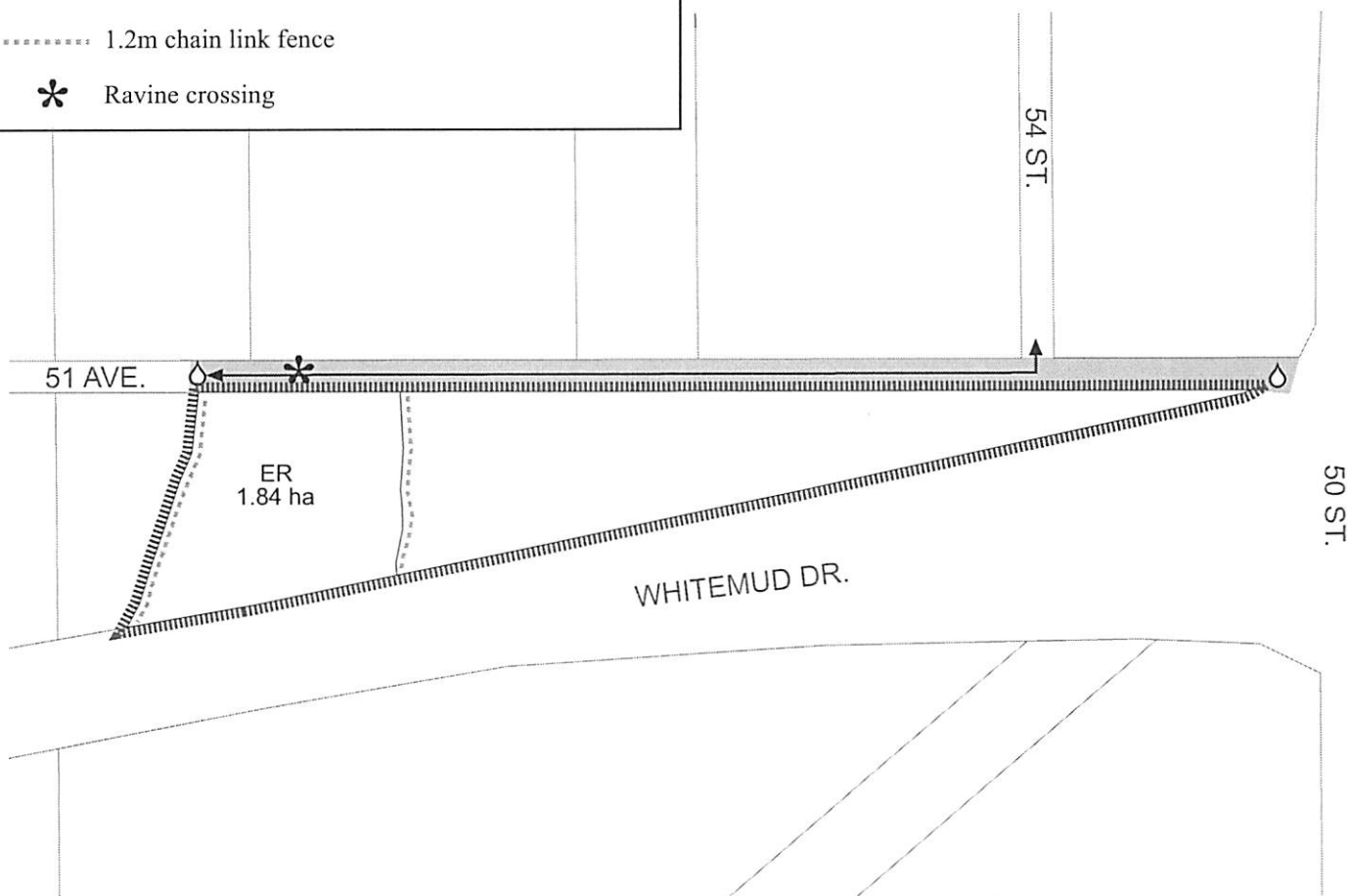
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 22, 2012

LDA12-0022

- Limit of proposed subdivision
 [Shaded Box] Include in engineering drawings
 ↔ Remove and reconstruct 51 Avenue to an urban industrial collector standard with a sidewalk on the south side
 ♪ 300mm watermain construction with on-street hydrants spaced at 90m
 1.2m chain link fence
 * Ravine crossing



- [Shaded Box] Titled area to be subdivided
 Subdivision area

