



July 11, 2013

File No: LDA12-0198

Stantec Consulting Ltd.
10160 – 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create two (2) commercial lots and one (1) Public Utility lot from SE 26-53-25-4, located east of St Albert Trail and north of 137 Avenue;
RAMPART INDUSTRIAL

I The Subdivision by Plan is APPROVED on July 11, 2013 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$589,836 representing 0.796 ha pursuant to Section 666 and 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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., 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;
4. that the owner register a cross lot access easement to provide access to the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; 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 (2) 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 endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 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 owner construct a suitable stage of the stormwater management facility, real time control structure, and outlet pipe to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Engineering Drawings include a 300 mm watermain as shown on the "Conditions of Approval Map," Enclosure I;
9. that the Engineering Drawings include the removal of the 142 Street median to accommodate an all-directional access, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 13.5 m all-directional curb return access to 142 Street, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 9.0 m right-in/right-out curb return access to 137 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the Engineering Drawings include the extension of the westbound right turn bay to serve the proposed right-in, right-out access, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the Engineering Drawings include a 1.5 m boulevard sidewalk to the satisfaction of Transportation Services, in the location shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard-surface shared use path within the stormwater management facility as per City of Edmonton Design and Construction Standards, including bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat (#112 037 782) on the SE 26-53-25-4 will be reduced by the dedication required in Clause I (1) and the remainder will be carried forward on 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 five 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
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/sr/Posse #123511933-001

Enclosure(s)

