



May 9, 2013

File No. LDA12-0238

Sustainable Development
Corporate Properties Branch
1900, Century Place
9803 102A Avenue NW
Edmonton AB T5J 3A3

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative plan of subdivision to create 14 light industrial lots from a portion of SW18-52-23-W4M and Lot 52, Block RW, Plan 1105KS located south of 51 Avenue NW and north of Whitemud Drive NW; **SOUTHEAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 9, 2013, 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 approved subdivision within the Southeast Neighbourhood (Stage 2 of File No. LDA09-0018) be registered prior to or concurrent with this application; and
4. 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 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 prior to submission of engineering drawings, the owner shall ensure the corner on the local industrial roadway that is less than 90 degrees be designed to provide adequate turning radius and site lines to the satisfaction of Transportation Services, as shown in Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of the Financial Services and Utilities, Transportation Services and Sustainable Development.

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

MR is provided for SW18-52-23-W4M and Lot 52, Block RW, PLAN 1105KS with LDA09-0018.

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 Mr. Travis Pawlyk at 780-496-5369 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/tp/Posse #125876240-001

Enclosure(s)

