



June 20, 2013

File No. LDA12-0397

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

ATTENTION: Yolanda Lew

Dear Ms. Lew

RE: Tentative Plan of subdivision to create two (2) commercial lots, from SW 28-51-24-4, located north of Ellerslie Road SW and east of 101 Street SW; **ELLERSLIE**

I The Subdivision by Plan is APPROVED on June 20, 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA10-0388 be registered prior to or concurrent with this application;
4. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the stormwater management pond, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities; 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 (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 Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This turnaround will be required prior to CCC, or at the discretion and direction of Transportation Services;
8. that the engineering drawings include the ultimate stormwater management facilities and the interconnecting pipe between these facilities, control manhole and outfall structure into the TUC and grading to accommodate a shared use path, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Financial Services and Utilities;
9. that the engineering drawings include a 300 mm water main extension to connect to the 450 mm water main on Parsons Road in the location shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water;
10. that the owner construct all fences, positioned wholly on privately owned land in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development; and
11. that the owner be 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 Transportation Services and Sustainable Development.

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

There is no Municipal Reserve owing on the titled area. Municipal Reserve was paid as cash-in-place with LDA07-0340.

As per the traffic assessment provided with LDA10-0388, one access point to Ellerslie Road SW via 100 Street will serve approximately 390,000 ft² of commercial development or 1,500 employees. The owner will be required to construct a second access to Parsons Road with any commercial developments in excess of 390,000 ft².

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized, cursive script.

Scott Mackie
Subdivision Authority

SM/lS/Posse #118244164-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 20, 2013

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