



Subdivision Authority

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

January 21, 2010

File No. LDA08-0193

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

Attention: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create six (6) industrial lots, one (1) municipal reserve lot and one (1) public utility lot from SW-16-51-24-4; located north of 41 Avenue SW and east of 101 Street SW; **ELLERSLIE INDUSTRIAL AREA**

I The Subdivision by Plan is APPROVED on January 21, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.09 ha parcel pursuant to Section 666 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 \$340,168.40 pursuant to Section 666 and Section 667 of the Municipal Government Act. Money-in-place shall be paid concurrent with registration of Stage I;
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;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that the road right-of-way dedication conform to an approved Concept Plan for 91 Street SW and 41 Avenue SW and that the owner clear and level the road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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, construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specific 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 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 engineering drawings include the construction of water mains from Gateway Boulevard to 91 Street SW on 41 Avenue SW and from 25 Avenue to 41 Avenue SW on 91 Street SW in Stage 1 as shown on the "Conditions of Approval" map, Enclosure I and II. An alternative location to the required water main construction from Gateway Boulevard to 91 Street on 41 Avenue SW may be approved by EPCOR Water;
8. that the engineering drawings include(s) the construction of water mains from 91 Street SW to the east boundary of the property on 41 Avenue in Stage 3 as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the first half (3 lanes) of 91 Street SW to an urban arterial roadway standard from 25 Avenue SW to the site access including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements;
10. that the owner install or pay for the installation of traffic signals as shown on the Conditions of Approval" map, Enclosure I;
11. that the owner construct temporary turnarounds with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner design the ultimate stormwater management facility (SWMF) and construct the SWMF within the subdivision boundary with Stage 1;
13. 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 the Community Services, Transportation and Asset Management and Public Works Departments; and
14. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal reserves for this parcel are being addressed with this application. The certificate of title indicates the parcel is 56.58 ha minus 3.16 ha of arterial roadway dedication. 10% of 53.42 ha equals 5.342 ha. A 4.09 ha parcel will be dedicated with this subdivision and the remaining balance will be taken as money-in-place. A current land appraisal was received.

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 this decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Kim Petrin at 496-2939 or write to:

**Ms. Kim Petrin, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

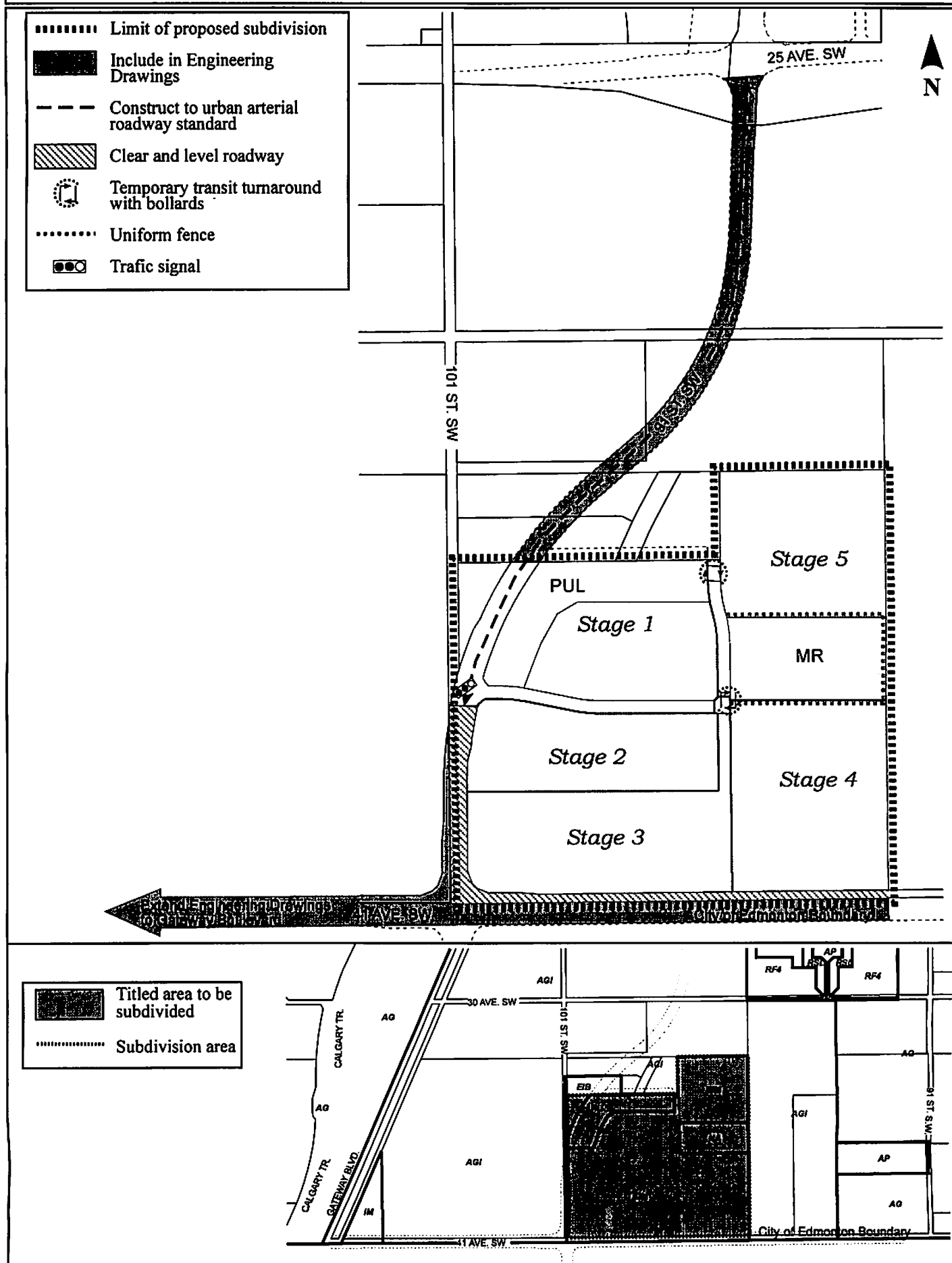
Yours truly,



Scott Mackie
Subdivision Authority

SM/ka/Posse #77965934

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

January 21, 2010

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