



Subdivision Authority

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

January 27, 2011

File No. LDA08-0181

Focus Corporation Ltd.,
1000, 9925 - 109 Street
Edmonton, Alberta T5K 2J8

ATTENTION: A. Zimmerman

Dear Ms. Zimmerman:

RE: Tentative plan of subdivision to create 27 industrial parcels from Lots 1 and 2, Plan 7214 KS, located at north of 105 Avenue and west of 180 Street; **WILSON INDUSTRIAL**

I The Subdivision by Plan is APPROVED on January 27, 2011 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$126,021.00 representing 0.7413 ha as per Deferred Reserve Caveat No. 952018206 pursuant to Section 667 of the Municipal Government Act;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$113,400.00 representing 0.6593 ha as per Deferred Reserve Caveat No. 952018207 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 register joint access easements to allow access from all lots to the proposed access points to 184 Street as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
5. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as specified in Enclosure II, or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
6. 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), constructions 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 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;
4. 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;
5. that the engineering drawings include access points as 13.5 m wide curb return accesses to 184 Street as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
6. that the engineering drawings include construction of a looped water main to the satisfaction of EPCOR Water;
7. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin; and
8. 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.

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

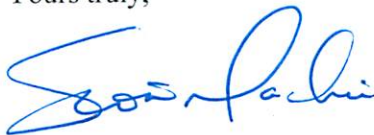
The municipal reserve requirement is being addressed in its entirety by money-in-place for the Deferred Reserve Caveats (DRC) in the amount of 1.396 ha.

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 Mr. Don Read at 780-496-3633 or write to:

**Mr. Don Read, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 – 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM /dr/Posse #076193130

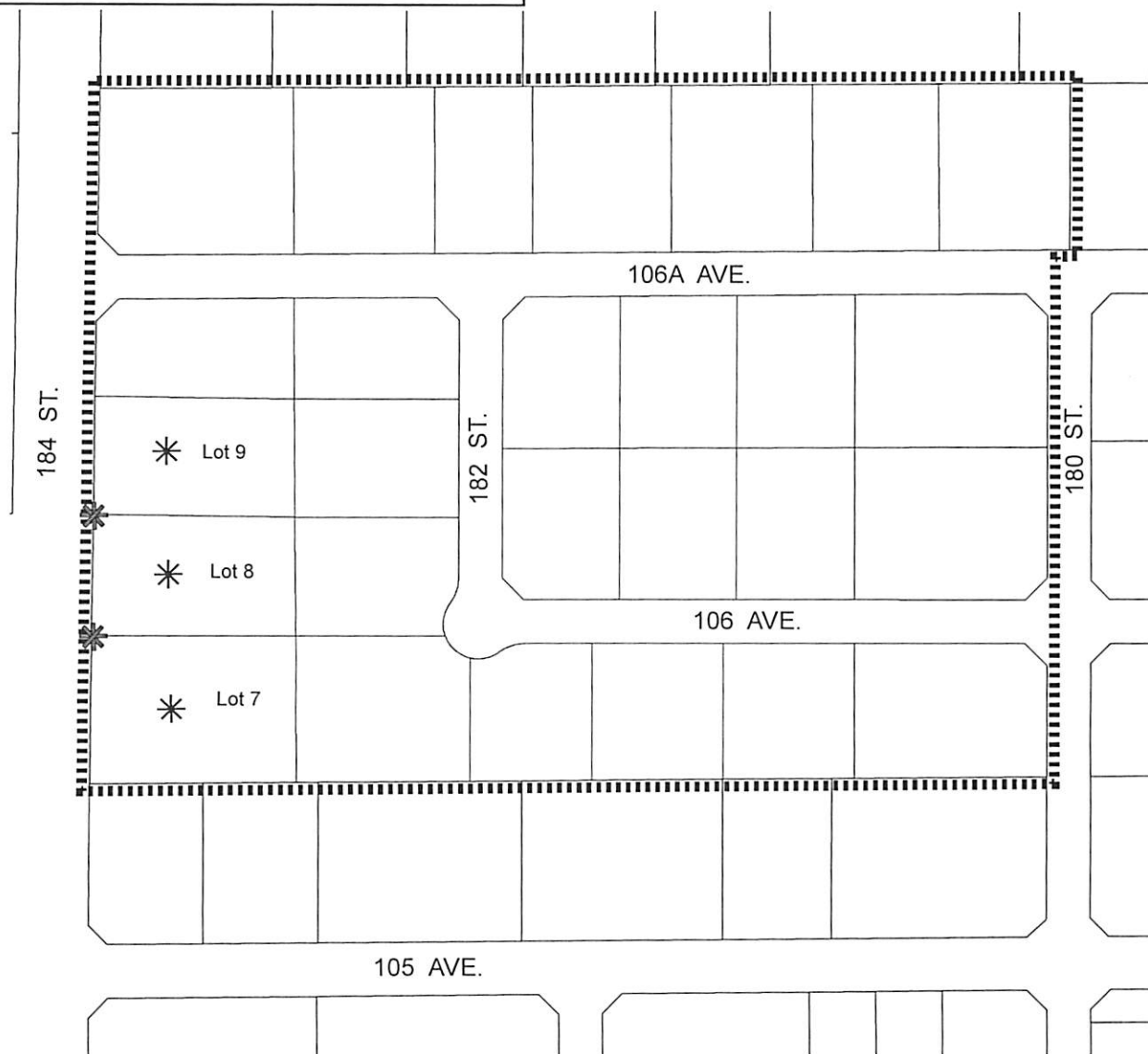
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 27, 2011

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- Limit of proposed subdivision
- * Register joint access easement
- * 13.5m Wide curb return with curb ramps



-  Titled area to be subdivided
- Subdivision area

