



Subdivision Authority

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

January 27, 2011

File No. LDA08-0366

MMM GROUP
200, 10576 - 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create eight (8) industrial lots from the eastern portion of Block 3, Plan 179HW, located west of 156 Street and north of 137 Avenue; **MISTATIM 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 \$470,735.56 representing 1.27 ha pursuant to Section 666 and Section 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 proposed Bylaw #15636 to rezone the subject lands from AGI to IB, IL and IM receive approval from Council prior to the endorsement of the final plan,
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., Telus, 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 register an easement for a 12 m temporary turnaround, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
6. that the owner dedicate road right of way to conform to the 156 Street Concept Plan from the north to the south boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6), the owner clear and level 156 Street as required for road right-of-way dedication to the satisfaction of the Transportation Department; and
8. that the owner pays 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 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 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;
4. that the owner remove and restore the existing access to 156 Street to the satisfaction of the Transportation Department;
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 submit detailed engineering drawings to construct an 12 m radius gravel temporary transit turnaround, to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, 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 Community Services, Transportation and Asset Management and Public Works Departments and affected utility agencies.

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

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 # 077430292

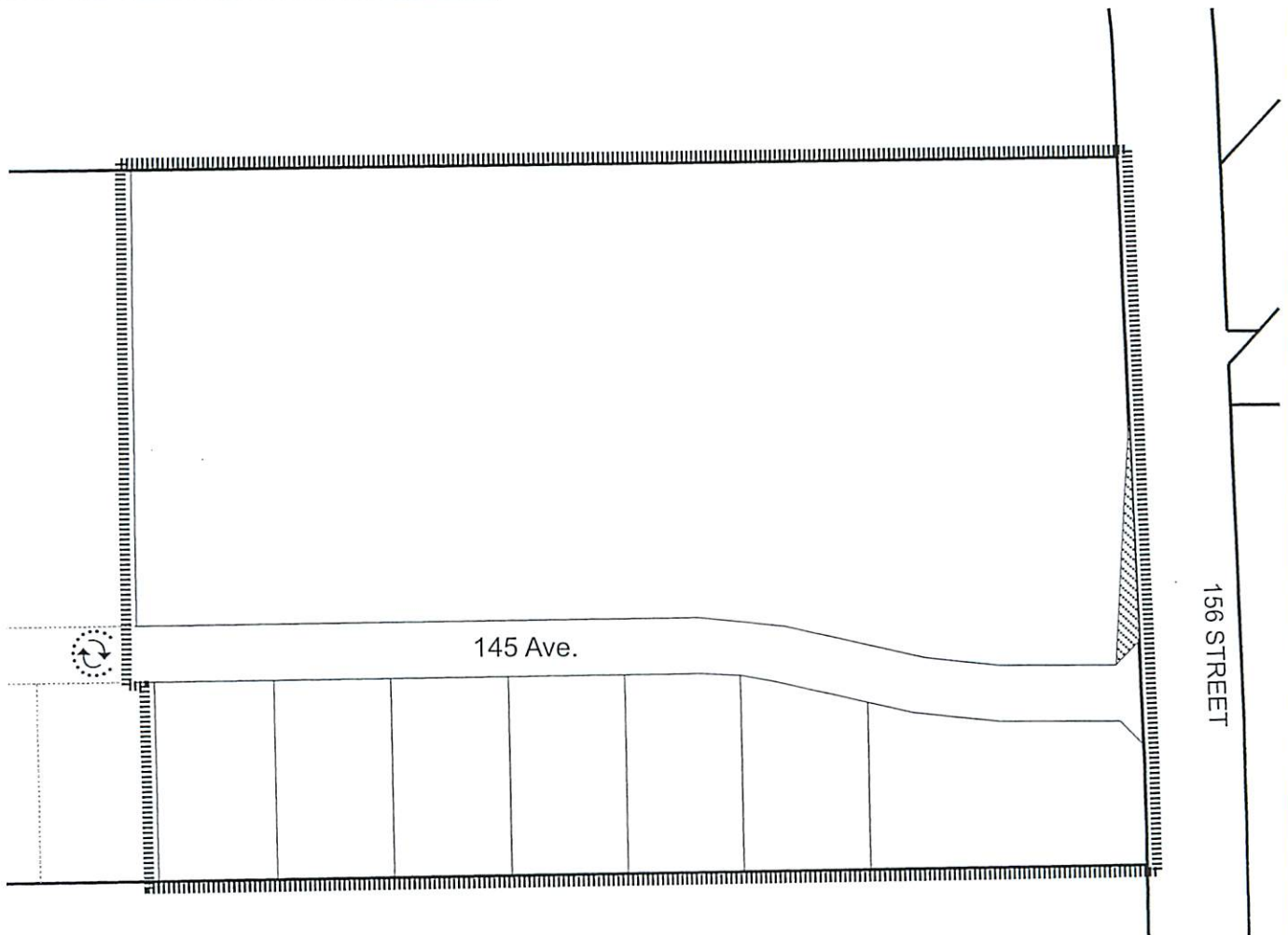
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 27, 2011

LDA08-0366

- Limit of proposed subdivision
-  Dedicate as road right-of-way
-  12m gravel turnaround w/ bollards



-  Titled area to be subdivided
- Subdivision area

