



Subdivision Authority

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

November 4, 2010

File No. LDA10-0022

Asset Management and Public Works Department  
City of Edmonton  
19th Floor, 9803 - 102A Avenue  
Edmonton AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create 5 industrial lots from a portion of NW-13-52-24-4 located east of 48 Street and south of Roper Road; **PYLYPOW INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on November 4, 2010, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$1,390,719.00 representing 3.35 ha as per Deferred Reserve Caveat No. 072 034 599 pursuant to Section 667 of the Municipal Government Act;
2. that the owner enter into a Memorandum of Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Memorandum of Agreement;
4. that the subdivision boundary be amended to include the dedication of a 9 m x 9 m corner cut at the north-west corner of the intersection at Roper Road and 42 Street as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions within the Pylypow Neighbourhood (File LDA10-0141) be registered prior to or concurrent with this application;
6. that the owner dedicate road right-of-way for Roper Road to conform to an approved Concept Plan or to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition 6 the owner clear and level Roper Road as required for road right-of-way dedication to the satisfaction of the Transportation Department;
8. that an easement be registered on the Certificate of Title or road right-of-way dedication is required on the adjacent private property (Lot 6, Block 25, Plan 0825673) to facilitate construction of 42 Street as shown on the "Conditions of Approval" map, Enclosure I; and

9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Memorandum of Agreement required in Clause I (2) contain, among other things, the following:**

1. that the owner pay all costs specified in the Memorandum of Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this 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 owner construct the proposed water system with two water main feeds to provide water from a looped water supply for the development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 5 lanes of Roper Road to a undivided urban arterial roadway standard from the existing terminus of Roper Road to 42 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 42 Street as an industrial collector from the existing terminus of 42 Street north to Roper Road to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage from the limits of construction west to 50 Street, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. 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.

MR was originally provided as a 6.04 ha DRC with SUB/03-0022. The DRC was reduced by 2.69 with SUB/05-0252. This subdivision will take the balance of the DRC (3.35 ha) as cash-in-lieu. An appraisal for money-in-place at \$415,140 per ha was accepted June 11, 2010 by Asset Management.

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 Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie  
Subdivision Authority

SM/cp/Posse # 93506234-001

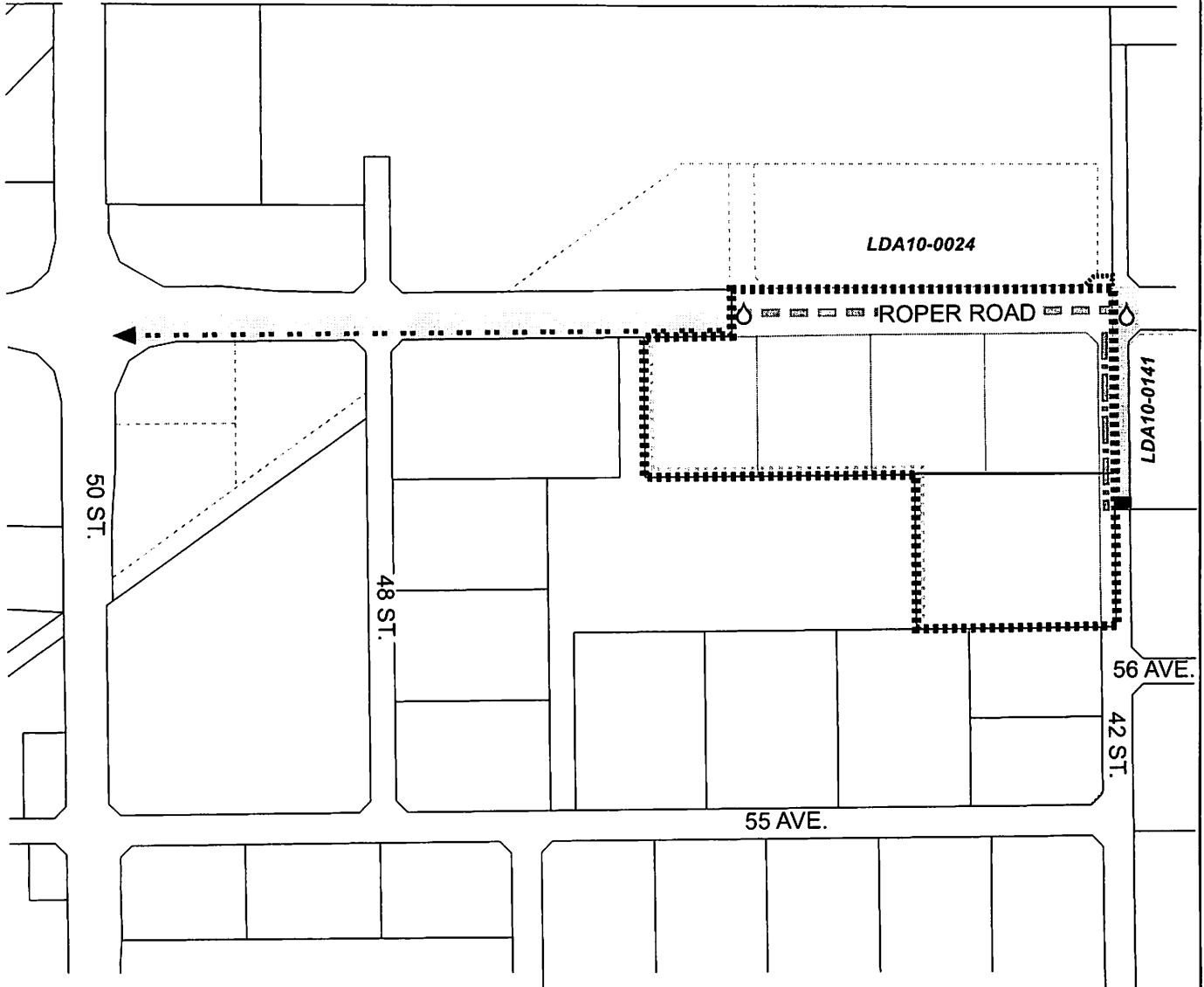
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

November 4, 2010

LDA10-0022

■■■■■■■	Limit of proposed subdivision	.....	1.2m Uniform fence
.....	Amend subdivision boundary	—+—+—+—	Construct industrial collector
□	Include in Engineering Drawings	■	Secure roadway easement or dedication
—+—+—+—	Dedicate and construct undivided urban arterial	←. . .	3m Asphalt Multi-use Trail with Dividing Yellow Centreline and Shared Use Signage
○	Water main connection required		



□	Titled area to be subdivided
.....	Subdivision area

