



Subdivision Authority

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

November 4, 2010

File No. LDA10-0024

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

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative plan of subdivision to create 4 industrial lots from a portion of NW-13-52-24-4 located west of 42 Street and north of Roper Road; **PYLYPOW INDUSTRIAL**

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

1. that the owner enter into a Memorandum of 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions within the Pylypow Industrial Neighbourhood (File Nos. LDA10-0022) be registered prior to or concurrent with this application;
4. that proposed Bylaw #15582 to rezone the subject lands from AGI to IL receive approval from Council prior to the endorsement of the final plan; and
5. 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 (1) 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 construct 42 Street as an industrial collector north from 58 Avenue, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct two offset 17 m radius asphalt temporary turnarounds with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
8. 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; and
9. 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.

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. LDA10-0022 requested 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. This subdivision requires prior or concurrent registration of LDA10-0022.

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 # 093508900-001




Enclosure

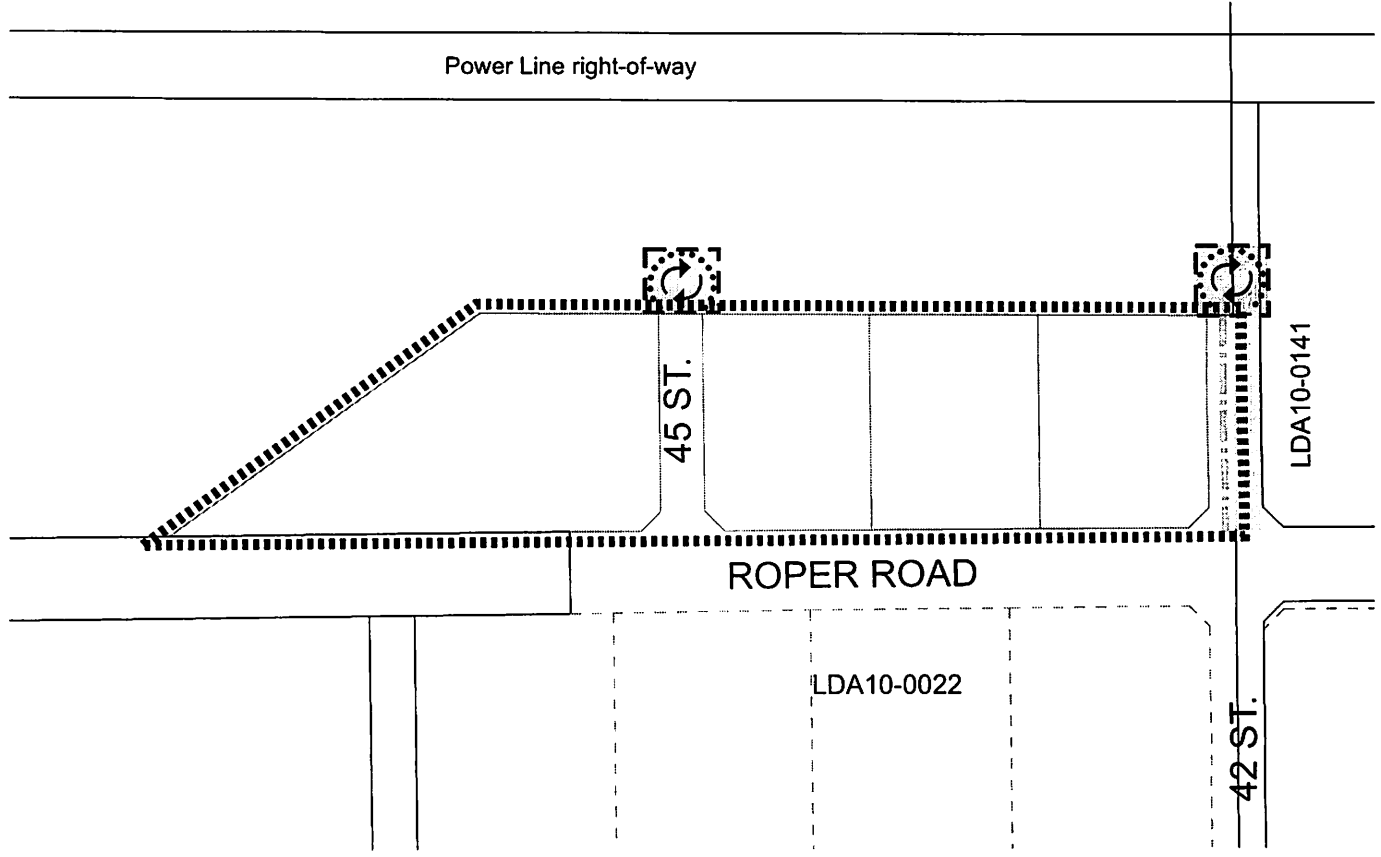
SUBDIVISION CONDITIONS OF APPROVAL MAP


November 4, 2010

LDA10-0024



- Limit of proposed subdivision
-  Include in Engineering Drawings
- Easement
-  17.0m Asphalt Turnaround
- Bollards
-  Construct industrial collector



-  Titled area to be subdivided
- Subdivision area

