



Subdivision Authority

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

November 10, 2011

File No. LDA10-0388

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) Public Utility Lot and one (1) commercial lot from a portion of SW 28-51-24-4 and Lots 3 & 4, Block 1, Plan 022 5088, located east of Gateway Boulevard and north of Ellerslie Road; **ELLERSLIE INDUSTRIAL AREA**

I The Subdivision by Plan is APPROVED on November 10, 2011, subject to the following conditions:

1. that the owner enter into a Servicing 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 Ltd., 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 subdivision within Ellerslie Industrial (File No. LDA07-0340) be registered prior to or concurrent with this application, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 15855 to amend the Zoning Bylaw from PU to CB2 receive third reading prior to the endorsement of this application for subdivision;
5. that Bylaw 15854 to close portion of 100 Street SW receive third reading prior to the endorsement of this application for subdivision;
6. subject to clause I (5), that the 100 Street SW closure area and remnant PUL be consolidated with Lot 3, Block 3, Plan 022 5088, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate 100 Street SW and 6 Avenue SW road right-of-way to conform to an approved Concept Plan to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. subject to clause I (7), the owner clear and level 100 Street SW and 6 Avenue SW as required for road right of way dedication, to the satisfaction of Transportation Services;
9. that the remnant PUL be dedicated as road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

10. subject to clause I (9), the owner clear and level the remnant PUL as required for roadway closure to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pays his proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
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 pay a proportionate amount (\$30,398.77) to Brookfield Residential Properties Inc. for the existing traffic signal at the intersection of Ellerslie Road SW and 100 Street as a benefiting land owner;
8. that the owner submit preliminary plans for the right turn bay on Ellerslie Road SW and for 100 Street between Ellerslie Road SW and 6 Avenue SW. The preliminary drawings must be approved prior to the submission of engineering drawings;
9. that the owner construct 6 Avenue to a local industrial roadway standard, to the satisfaction of Transportation Services;
10. that the owner construct 100 Street to a four lane industrial collector roadway standard, left and right turn bays for accesses as required, and a double southbound left turning lane at Ellerslie Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" Map, Enclosure I;
11. that the owner construct a 10.5 m right-in/right-out curb return access with curb ramps from 100 Street through to Lot 3, located approximately 50m from the north property line as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers prior to CCC to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a westbound to northbound right turn bay on Ellerslie Road SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I."
14. that the owner construct a 1.5 m sidewalk in the ultimate alignment of Ellerslie Road SW from Gateway Boulevard to 100 Street including all curb ramps, median modification, and other modifications required at Gateway Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner design and construct the ultimate Stormwater Management Facility with this stage of development;
16. that the owner construct the required water main connections to the satisfaction of Epcor Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences, sidewalks, lighting and bollards to the satisfaction of Transportation Services, Sustainable Development, and Infrastructure Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
18. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for Lots 3 & 4, Block 1, Plan 022 5088 were addressed by SUB97/0080 by providing money-in-place of land.

Municipal Reserve requirements for SW 28-51-24-4 were addressed by LDA07-0340 by providing money-in-place of land.

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 five days from the date the decision is mailed.

If you have further questions, please call Mr. Nicholas Dyjach at 780-496-2939 or write to:

**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,
















Scott Mackie
Subdivision Authority

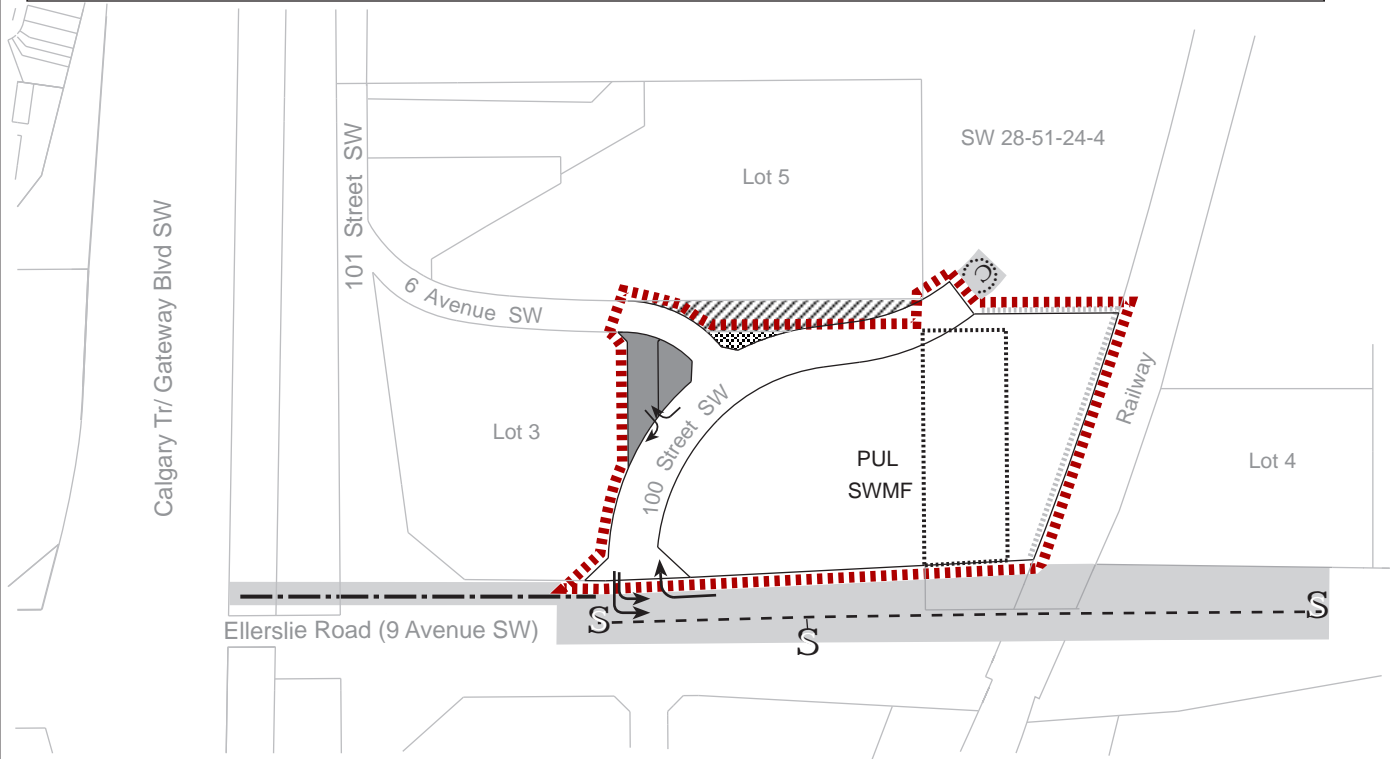
SM/nd/Posse #105462152-001
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

November 10, 2011

LDA10-0388

- | | |
|--|---|
|  Limit of proposed subdivision |  12m Gravel temporary turnaround with bollards |
|  1.2m Chain link fence |  Double southbound left turn bay |
|  1.5m Sidewalk and curb ramps |  10.5m right in/right out access |
|  Construct 350mm watermain |  Westbound right turn bay |
|  Clear and level |  Include in Engineering Drawings |
|  Dedicate remnant PUL as road right-of-way, and clear and level |  Area to be consolidated with adjacent parcel |
| |  LDA07-0340 to be registered prior or concurrent with this application |



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|--|
|  Titled area to be subdivided |
|  Subdivision area |

