



August 8, 2013

File No. LDA11-0082

Stantec Consulting Ltd
10160-112 Street
Edmonton, AB T5K 2L6

ATTENTION: Scott Cole

Dear: Mr. Cole:

RE: Tentative plan of subdivision to create 23 industrial lots and two (2) Public Utility Lots from NW 7-53-25-4, located south of Yellowhead Trail and east of 215 Street NW;
WINTERBURN INDUSTRIAL

I The Subdivision by Plan is APPROVED on August 8, 2013, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$1,248,402.00 representing 5.314 ha pursuant to Sections 666 and 667 of the Municipal Government;
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 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;
4. that the owner register easements to facilitate the construction of 206 Street NW, the sanitary pump station, the sanitary trunk sewer and the watermain to the satisfaction of Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I & II;
5. that File LDA13-0182 to amend the Zoning Bylaw and File LDA13-0268 to amend the Winterburn Area Structure Plan receive third reading prior to endorsement of this subdivision; 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 (2) 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 Permanent Area Contributions and or Lateral Sewer Oversizing applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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, to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits 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 complete the design and construction of the stormwater management facility, associated control structure, and outlet pipe to its ultimate size and location, to the satisfaction of Financial Services & Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the sanitary pump station, (FAC will not be issued for the sanitary pump until the PUL is registered), to the satisfaction of Financial Services & Utilities, shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the disposal of any sewage generated until such time as W14 Sanitary Trunk is complete and operational, to the to the satisfaction of Financial Services & Utilities;
10. that the engineering drawings include the Winterburn Sanitary Trunk Sewer from the connection point to the W14 Sanitary Trunk at 199 Street and 109 Avenue up to and through the proposed development to 215 Street, (CCC will not be issued until such time as the W14 Sanitary Trunk is completed and operational), to the satisfaction of Financial Services & Utilities;
11. that the engineering drawings include the first two lanes of 215 Street NW to an arterial roadway standard, from Yellowhead Trail NW to 114 Avenue NW, including channelization, accesses, intersections, share use paths, sidewalks, lighting, landscaping and any transitional improvements south of 114 Avenue NW intersection, from an urban arterial standard to the existing rural cross section, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 215 Street NW prior to the approval of the detailed design drawings for arterial and engineering drawings for the subdivision, to the satisfaction of Transportation Services;
12. that the engineering drawings include 206 Street NW from 114 Avenue NW to 118A Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include a cul-de-sac at the terminus of 118A Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include information on sightlines for accesses proposed on/in the vicinity of curved sections along 114 Avenue NW and 115 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pays for the installation of traffic signals on 215 Street NW/Winterburn Road at the intersections of 114 Avenue NW and 115 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I. The City of

Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the traffic signals at that time to fulfil this obligation;

16. that the owner construct a 3.0 m hard-surfaced shared use path, within the Public Utility Lot, as per City of Edmonton Design and Construction Standards, including bollards and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the engineering drawings include 300 mm, 350 mm and 450 mm offsite water mains, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
18. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the design, landscaping and construction within the Public Utility Lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction, Transportation Services and Sustainable Development;

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

Municipal Reserves are being provided as money in place of land with this subdivision.

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 Vivian Gamache at 780-944-0122 or write to:

**Vivian Gamache, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

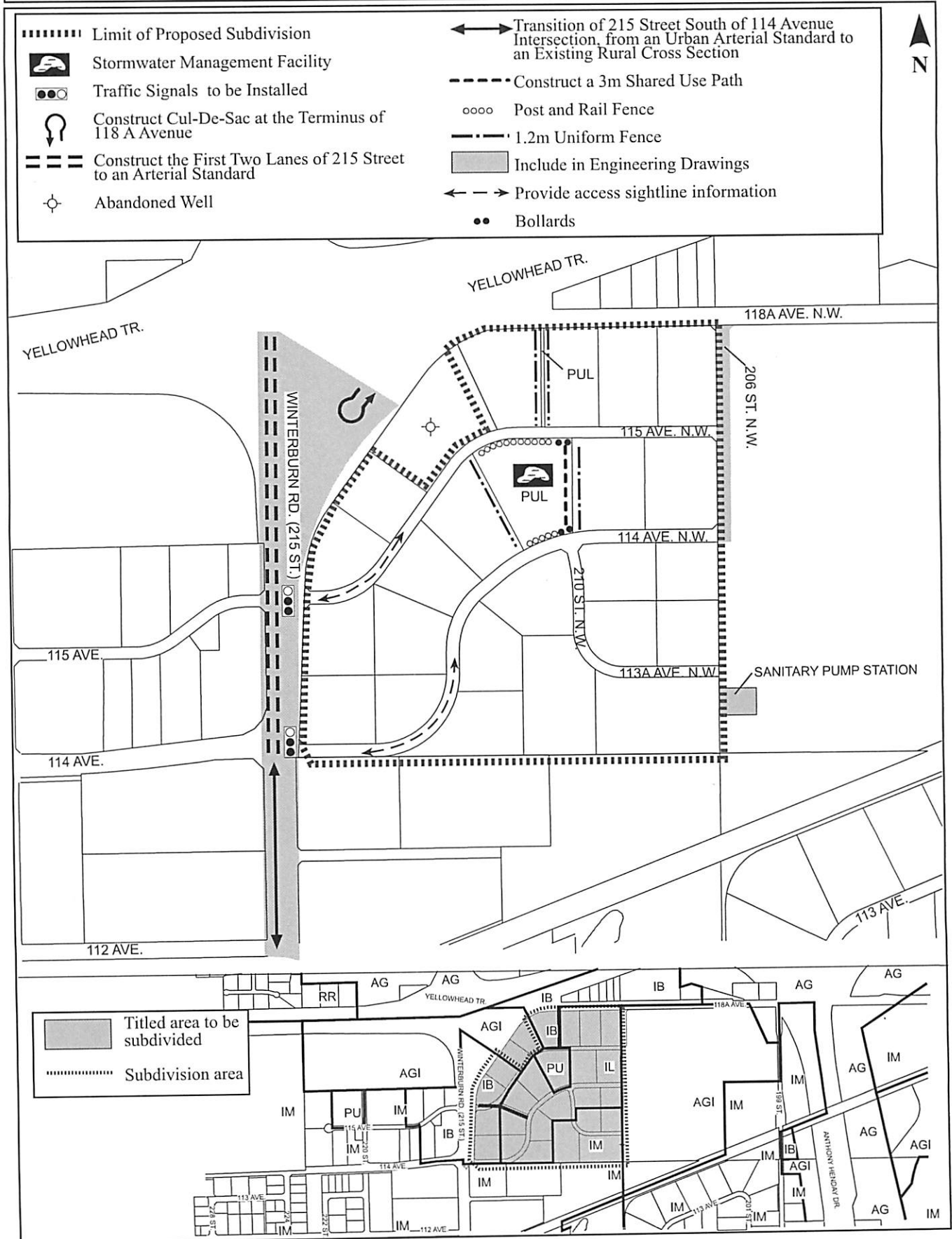
Yours truly,



For

Scott Mackie
Subdivision Authority

SM/vg/Posse #107962497-001
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 8, 2013

LDA11-0082

- | | |
|---|---------------------------------------|
| ■■■■■ Limit of Proposed Subdivision | --- Construct 450mm Offsite Watermain |
| ----- Construct 300mm Offsite Watermain | ◆ W14 Connection Point |
| ----- Construct 350mm Offsite Watermain | ■ Include in Engineering Drawings |
| ----- Sanitary Trunk Sewer | |

