



Subdivision Authority

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

November 17, 2011

File No. LDA11-0298

Focus Engineering Ltd.
Suite 300, 9925 - 109 Street
Edmonton, Alberta T5K 2J8

ATTENTION: Ashley Parks

Dear: Ms. Parks:

RE: Tentative plan of subdivision to create one (1) industrial lot from Lot 28, Block 1, Plan 052 3352, located west of 154 Street NW and south of 123 Avenue NW; **MITCHELL INDUSTRIAL**

I The Subdivision by Plan is APPROVED on November 17, 2011, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$526,517.55 representing 0.4737 ha as per Deferred Reserve Caveat No. 972 045 645 pursuant to Section 667 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;
3. that the owner shall make satisfactory arrangements with the Drainage Services Branch of Infrastructure Services for the provision of separate services (water, sanitary and storm) to the remainder of Lot 28; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

Enclosure I is a map depicting the proposed subdivision.

Deferred Reserve Caveat No. 972 045 645 identifies an amount owing of 0.5343 hectares. That amount has been adjusted in Condition I (1) to account for arterial road widening.

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 Ms. Nola Kilmartin at 780-944-0123 or write to:

**Ms. Nola Kilmartin, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

FOR

Scott Mackie
Subdivision Authority

SM/nk/Posse # 113984371-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 17 , 2011

LDA11-0298

..... Limit of proposed subdivision



156 Street

Industrial
1.53 ha

123 Avenue

154 Street

..... Titled area to be subdivided

..... Subdivision area

