



March 28, 2013

File No. LDA11-0355

Select Engineering Consultants Ltd.
201, 17220 – Stony Plain Road
EDMONTON, AB T5S 1K6

ATTENTION: Greg Mackenzie

Dear Mr. Mackenzie:

RE: Tentative plan of subdivision to create 34 industrial lots and two (2) Public Utility lots from the NE-6-53-25-4, located west of 199 Street NW and north of 107 Avenue NW;
Winterburn Industrial Area East

I The Subdivision by Plan is APPROVED on March 28, 2013, subject to the following conditions:

1. that the owner provide money-in-lieu of Municipal Reserve, in the amount of \$690,175.00 representing 2.94 ha. pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services, for 109 Avenue from 199 Street to the west boundary of the subdivision;
5. that the owner dedicate an additional 20 m road right-of-way for 201 Street, as shown on the "Conditions of Approval" map, Enclosure I, to accommodate the future potential connection to 107 Avenue;
6. that subject to Clauses I (4) and I (5), the owner clear and level 109 Avenue and 201 Street as required for road right of way dedication, to the satisfaction of Transportation Services;
7. that the owner provide a 6.0 metre by 6.0 metre corner cut, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner transfer Lot 9 to the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner must register cross lot access easements on the Certificates of Title for all affected parcels to allow access from all lots to approved access locations, as shown on the "Conditions of Approval" map, Enclosure I, The easements must stipulate that neither owner can discharge the documents without the express written consent of the City of Edmonton; and

10. 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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing 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 and 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 construction of the stormwater management facility be completed to its ultimate size and design, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the first stage of 109 Avenue to an urban arterial standard, from 199 Street to 205 Street, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services;
9. that the engineering drawings include the connection of 205 Street from the subdivision to 110 Avenue and 107 Avenue to the satisfaction of Transportation Services. The engineering drawings must also include the transition from an urban collector standard to the existing rural collector standard, north and south of the subdivision boundary, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include curb extensions and bollards at the terminus of 109 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings for LDA11-0355 must include offsite water main construction in accordance with the infrastructure required under LDA11-0082 or all lots must have their sale deferred until such time as the construction is completed to the satisfaction of EPCOR Water Services Inc. The water infrastructure required under LDA11-0082 must be constructed and commissioned to the satisfaction of EPCOR Water Services Inc. prior to the commissioning of the water infrastructure required to service LDA11-0355;
12. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the Big Lake Offsite Sanitary trunk sewer along 199 Street is completed and operational to the satisfaction of Financial Services and Utilities;

13. that the owner construct a 1.5 m walk to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately owned lands except the post and rail fence on the PUL to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.
All MR is being taken as money-in-lieu 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. Don Read, at 780-496-3633 or write to:

Mr. Don Read, Principal Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/dr/Posse # 115986713-001

Enclosure(s)

