



April 11, 2013

File No. LDA12-0104

Focus Corporation Ltd.
1000, 9925 - 109 Street
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan of subdivision to create seven (7) commercial lots from Lots 15-21, Block 1 Plan 938 M.C., Lot 30, Block 1, Plan 112 4457 and Lot 14 A, Block 1 Plan 762 0049, located west of Mayfield Road and north of 107 Avenue; **YOUNGSTOWN INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 11, 2013, 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., Telus, 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 owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that cross lot access easements be registered on the Certificates of Title to allow access from all lots to approved access locations, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
5. that a public access easement be registered to provide a roadway connection for public use between the north end of the 170 Street service road and 109 Avenue, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
6. that the owner dedicate additional road right-of-way for construction of a 1.5m concrete sidewalk on the 170 Street service road, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
7. that the owner dedicate a 6 m x 6 m corner cut at 109 Avenue/170 Street, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pays 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 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;
4. 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;
5. that the owner pay for the installation of traffic signals at the intersection of 170 Street and 109 Avenue, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services. 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 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 traffic signals at that time to fulfil this obligation;
6. that the engineering drawings include the physical closure of the 170 Street service road and the 170 Street service road access to 109 Avenue, including the removal of asphalt and curb & gutter, the construction of new curb, gutter and sidewalk, and restoration of the boulevard to grass, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
7. that the owner construct a minimum 9 m wide hard surfaced drive aisle within the public access easement area, to connect the new north terminus of the 170 Street service road to 109 Avenue access. The drive aisle and accesses must be completed and operational prior to the physical closure of the 170 Street service road access to 109 Avenue as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
8. that the engineering drawings include a 1.5m concrete sidewalk and curb ramps along the east side of the 170 Street service road, from 107 Avenue to 109 Avenue, and along the south side of 109 Avenue from 170 Street to connect with the existing sidewalk, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;
9. that the engineering drawings include the following accesses, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services:
 - a) a 9 m commercial crossing to 170 Street service road for the drive aisle within the easement area;
 - b) a 9 m commercial crossing to 109 Avenue for the drive aisle within the easement area; and
 - c) an 8 m commercial crossing to 170 Street service road for access ;
10. that the owner remove the existing accesses to 109 Avenue and construct curb and gutter and restore the boulevard landscaping, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Services;

11. that all private drainage system connections between the proposed separately titled lots must be eliminated prior to registration of the subdivision to the satisfaction of Financial Services and Utilities Department;
12. that the owner is responsible for permanent sanitary and storm sewer servicing and construction of sewers and mainline extensions in accordance with the servicing schemes to the satisfaction of Financial Services and Utilities Department; and
13. 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 approval.

Municipal reserves were dedicated through the previous subdivisions.

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/dr/Posse # 122077494-001

Enclosure(s)

