



Subdivision Authority

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

May 29, 2008

File No. LDA07-0328

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

ATTENTION: Ms. Zimmerman

Dear Ms. Zimmerman :

RE: Tentative plan of subdivision to create 1 industrial parcel from Lot 9, Blk 1, Plan 062 6825 located west of 184 St and south of 105 Ave; **SUNWAPTA INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 29, 2008, 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 proposed Bylaw 14774 to amend the Zoning Bylaw from IM to IB be approved prior to the endorsement of the plan of subdivision;
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 Inc., EPCOR Water Services Inc., and ATCO Gas, as shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; and
4. 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 and roadway modification costs, 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 for the construction of permanent storm and sanitary drainage facilities in the basin;
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 servicing agreement boundary be amended to include the construction of a multi use trail on 184 St. and a sidewalk on 104 and 105 Ave as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, in the ultimate alignment on 184 Street, as shown on Enclosure I;
8. that a 1.5 m sidewalk be constructed on 105 Avenue, as shown on "Conditions of Approval" map, Enclosure I; and
9. 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 the Community Services, Transportation and Streets, and Asset Management and Public Works Departments.

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

Municipal reserve was previously provided under Files SUB/03-0015 and SUB/02-0119.

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.

If you have further questions, please call Mr. Don Read at 496-3633 or write to:

**Mr. Don Read, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Ardent
Subdivision Authority

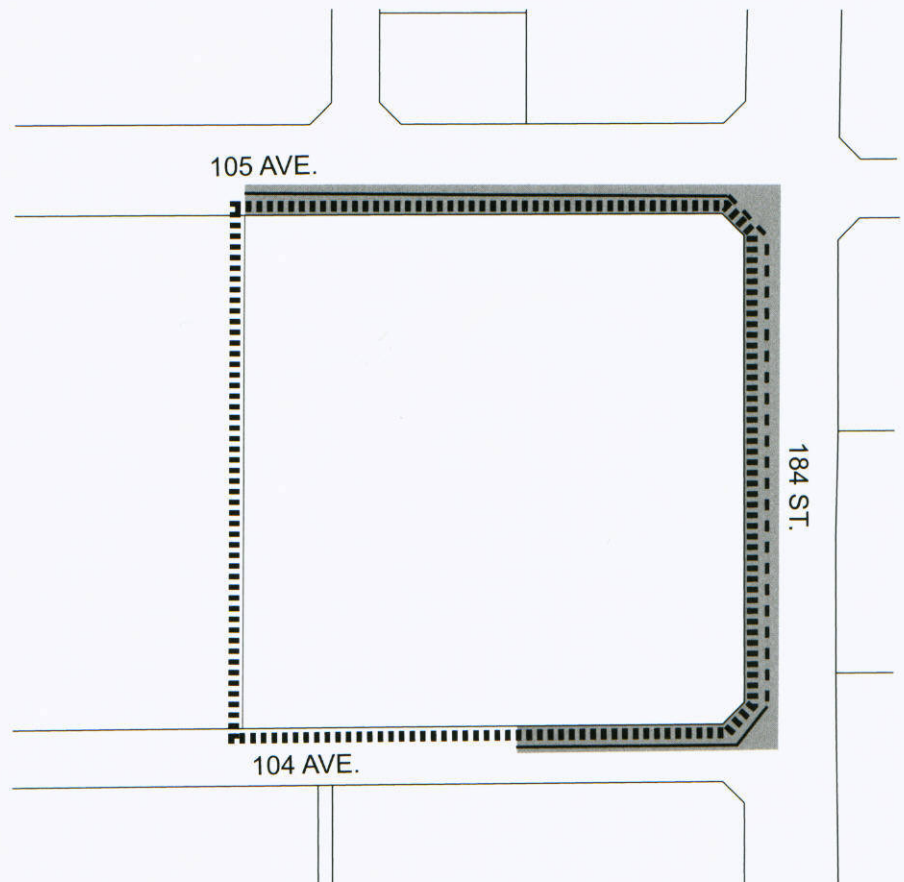
PA/dr/Posse # 069107111-003
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 29, 2008

LDA07-0328

- Limit of proposed subdivision
- Include in Engineering Drawings
- - - - 3.0m Multi Use trail
- 1.5m Walk



- Titled area to be subdivided
- Subdivision area

