



Subdivision Authority

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

January 17, 2008

File No. LDA07-0369

Asset Management and Public Works
19 Floor, 9803-102A Avenue
Edmonton, AB T5J 3A3

ATTENTION: Chantal Villecourt-Mahl

Dear Mrs. Villecourt-Mahl:

RE: Tentative plan of subdivision to create 1 Medium Industrial Lot from Lot 1, Block 8, Plan 0221954; located south of 137 Avenue and west of 163 Street; **MISTATIM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on January 17, 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. the owner prepare a joint access easement with the adjacent property owner for the two all directional accesses as shown on enclosure I;
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 required by the aforementioned agencies or 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. 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;
3. 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;
4. That the engineering drawings include the construction of the bus stop and 1.5m wide connector sidewalk on the west side of 163 Street in the location shown on Enclosure I; and

5. 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 Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a table summarizing the detailed comments of the City Departments and affected agencies.

Municipal Reserve was addressed in its entirety as cash-in-lieu under SUB/01-0100.

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. Jeremy Schiff at 944-0110 or write to:

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

Yours truly,



Phil Arendt
Subdivision Authority

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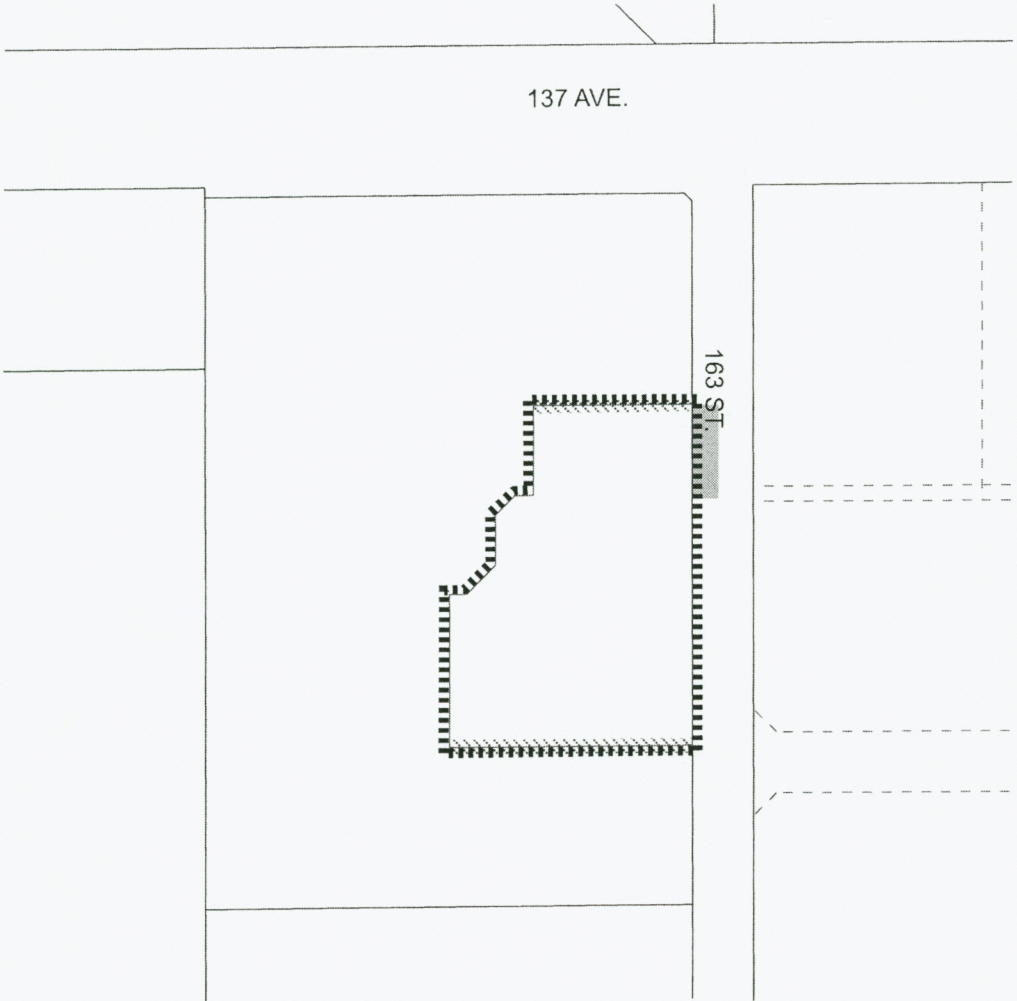
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 17, 2008

LDA07 -0369

- Limit of proposed subdivision
- Include in Engineering Drawings
- Joint access easements



- Titled area to be subdivided
- Subdivision area

