



Subdivision Authority

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

May 8, 2008

File No. LDA07-0374

Stantec Consulting Ltd.
700, 10160 – 112 Street
Edmonton AB T5K 2L6

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 17 industrial business lots from portions of SW-21-51-24-4, Lot 2; Block X; Plan 0226318 and Lot 1; Block 24; Plan 0729093 located east of 91 Street and north of 25 Avenue, **SUMMERSIDE**.

I The Subdivision by Plan is APPROVED on May 8, 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 the owner provide money-in-place of Municipal Reserve for SW-21-51-24-4 in the amount of \$ 1,911,780.00 representing 3.87 ha as per Deferred Reserve Caveat No. 072656081 pursuant to Section 667 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 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;
4. that the owner level and clear the 91 Street SW and 25 Avenue SW right-of-way dedications to the satisfaction of the Transportation Department;
5. that the owner register the 6 meter utility easement as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure 1;
6. that the owner provide a 10 meter x 10 meter corner cut to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure 1;
7. that a joint access easement be registered in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure 1; and
8. 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, 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 pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
5. that the owner submits preliminary plans for 25 Avenue SW prior to submission of engineering drawings to the satisfaction of the Transportation Department;
6. that the owner constructs three lanes of 91 Street SW from Savaryn Drive to 25 Avenue SW and four lanes of 25 Avenue SW from 91 Street SW to the north/south collector to an urban arterial roadway standard, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements. Arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized in conjunction with development of the current application. The portion of arterial roadway construction that includes 91 Street must be completed and opened to traffic by October 15, 2010, to coincide with further development south of 25 Avenue SW. Should a servicing agreement not be executed for the construction of 91 Street by the end of 2008, the completion date for 91 Street will be extended to a date mutually acceptable to the owner and City taking into consideration the status of further development south of 25 Avenue SW;
7. that the owner construct the 1.5 meter concrete sidewalk and lighting, bollards and all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works and Transportation Departments in the location as shown on the "Condition of Approval" map, Enclosure 1; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, stormwater management 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.

Municipal Reserves for Lot 2; Block X; Plan 0226318 were addressed through a 4.971 ha DRC under SUB/99-0072, which was transferred and registered to SW 22-51-24-4 to assemble a school park site.

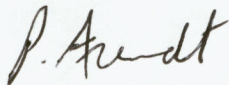
The existing DRC of 0.466 ha currently registered against Lot 1, Block 24, Plan 0729093 is to be addressed by means of a DRC with LDA07-0438 which is in the Orchards.

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. James Bryndza at 944-0114 or write to:

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

Yours truly,

A handwritten signature in black ink, appearing to read "P. Arendt".

Phillip Arendt
Subdivision Authority

PA/jb/Posse #070307642-001

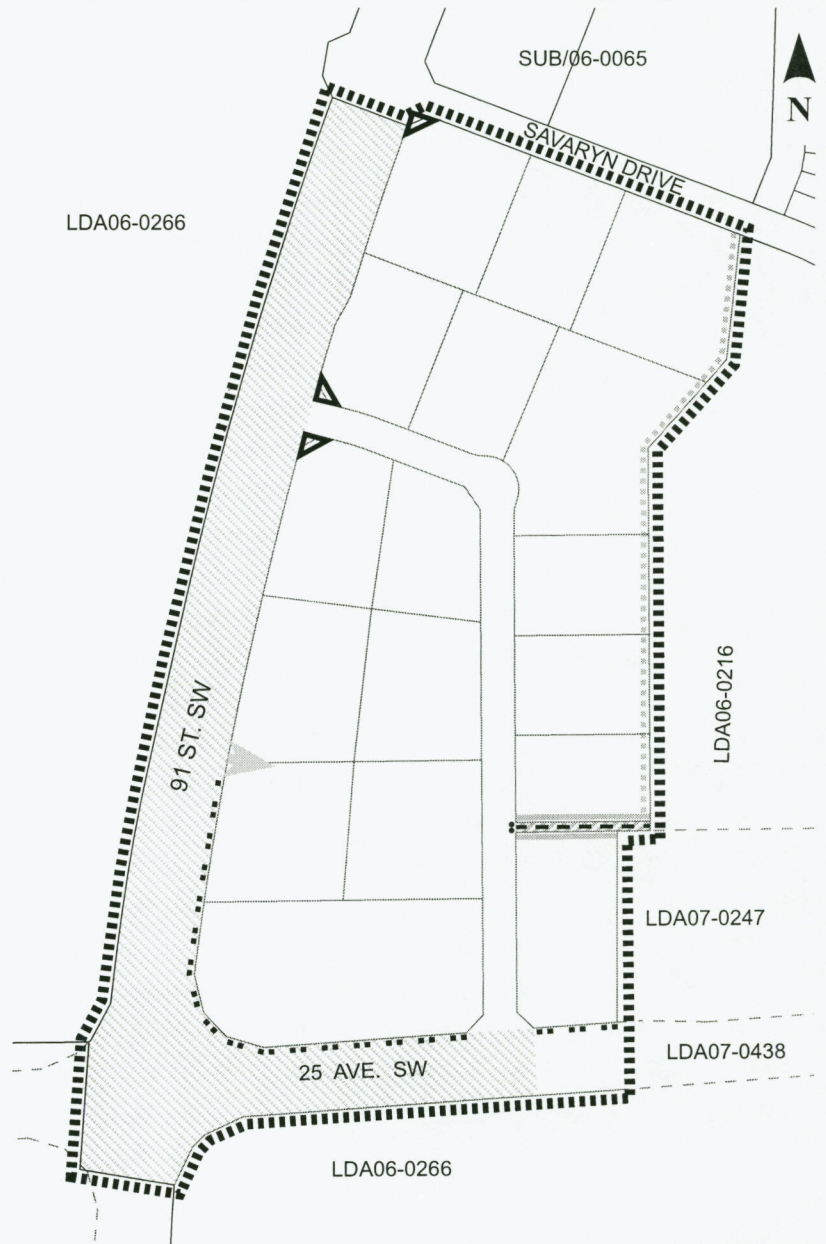
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 8, 2008

LDA07-0374

- Limit of proposed subdivision
- ▨ Dedicate as road right-of-way
- ▨ Construct 3 lanes of 91 Street SW from Savaryn Drive to 25 Avenue SW as well as 4 lanes of 25 Avenue SW from 91 Street SW to the north/south collector roadway
- 1.8m Uniform fence
- 1.2m Minimum uniform fence
- - - 1.5m Concrete walk with lighting
- ▲ 10m x 10m Corner cuts
- Joint access
- - - - No direct access
- .. Bollards



- ▨ Titled area to be subdivided
- Subdivision area

