



Subdivision Authority

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

April 24, 2008

File No. LDA07-0514

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

ATTENTION: Chris Dulaba

RE: Tentative plan of subdivision to create one 10.11 ha industrial lot from a portion of NE 22-53-23-4, located south of 137 Avenue, north of Yellowhead Trail at the easterly city limits (Range Road 232 in Strathcona County); **AURUM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 24, 2008 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 5.827 ha by agreement and caveat to the remainder of NE 22-53-23-4, pursuant to Section 669 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 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 a cross lot access easement be registered on the Title for all properties affected by the all directional access to the site, and include maintaining access to the parcel to the south (Block 3 PL 8920191; LDA07-0009), this lot and the remainder of NE 22-53-23-4;
5. that prior to endorsement, the future road widening requirements shall be confirmed by the County of Strathcona; and
6. 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 costs identified in 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 Permanent Area Contributions and local improvements applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;

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 engineering drawings include off-site watermain construction and on-street hydrants, and the road widening required by Strathcona County as shown on the "Conditions of Approval" map, Enclosure I;
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; and
7. 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.

The County of Strathcona is currently negotiating for future road widening along the west side of Range Road 232, and the owner is advised that the County will be requiring a contribution in aid of construction for upgrades to said road.

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 Laurie Moulton at 496-5480 or write to:

**Laurie Moulton, Principal Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

PA/Im/Posse #73182024-001

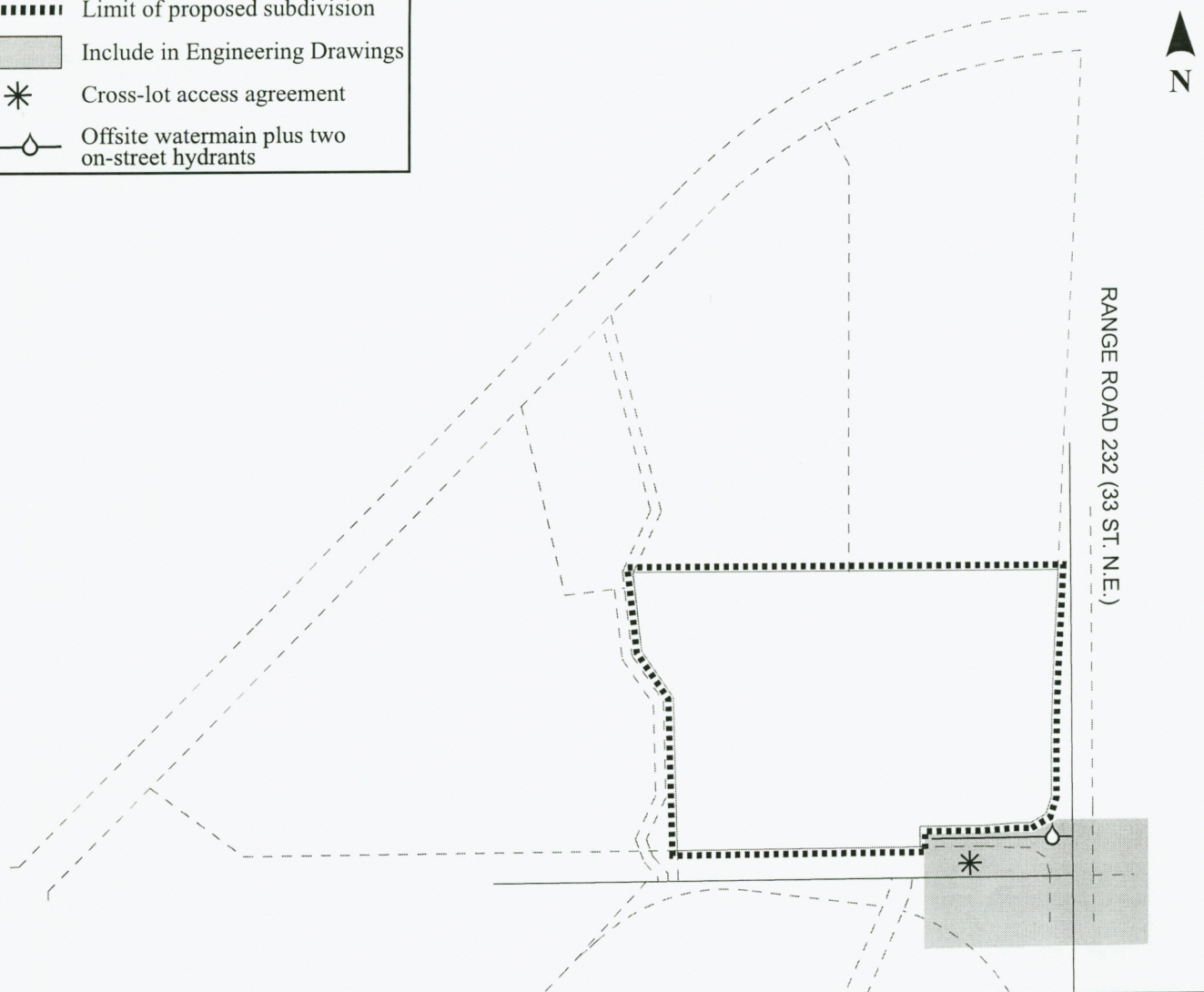
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 24, 2008

LDA07-0514

- Limit of proposed subdivision
- Include in Engineering Drawings
- * Cross-lot access agreement
- Offsite watermain plus two on-street hydrants



- Titled area to be subdivided
- Subdivision area

