



Subdivision Authority

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

March 27, 2008

File No. SUB/03-0124

Scheffer Andrew Ltd.
14505-123 Avenue
Edmonton AB T5L 2Y6

ATTENTION: Sheryl Watt

Dear Ms. Watt:

RE: Tentative plan of subdivision to subdivide a 0.30 ha portion of plan 4350R, consolidate it with the existing lot, Area A, Plan 972 1206, and create a new 0.57 ha lot, located west of 97 Street and north of Yellowhead Trail; **YELLOWHEAD CORRIDOR**

I The Subdivision by Plan is APPROVED on March 27, 2008 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$ 56,486 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. That the owner provide Municipal Reserve in the amount of 2.72 ha by a Deferred Reserve Caveat registered against the remainder of the original parcel pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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 specified in Enclosure II, or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner consolidate Block X, Plan 4350R with Area A, Plan 9721206, prior to the endorsement of the plan of subdivision; 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 (3) 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 and as specified in Enclosure II;
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; and

4. 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.

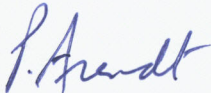
Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a table summarizing the detailed comments of the City Departments and affected agencies.

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
6th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority




PA/lm/Posse # 36479455-001

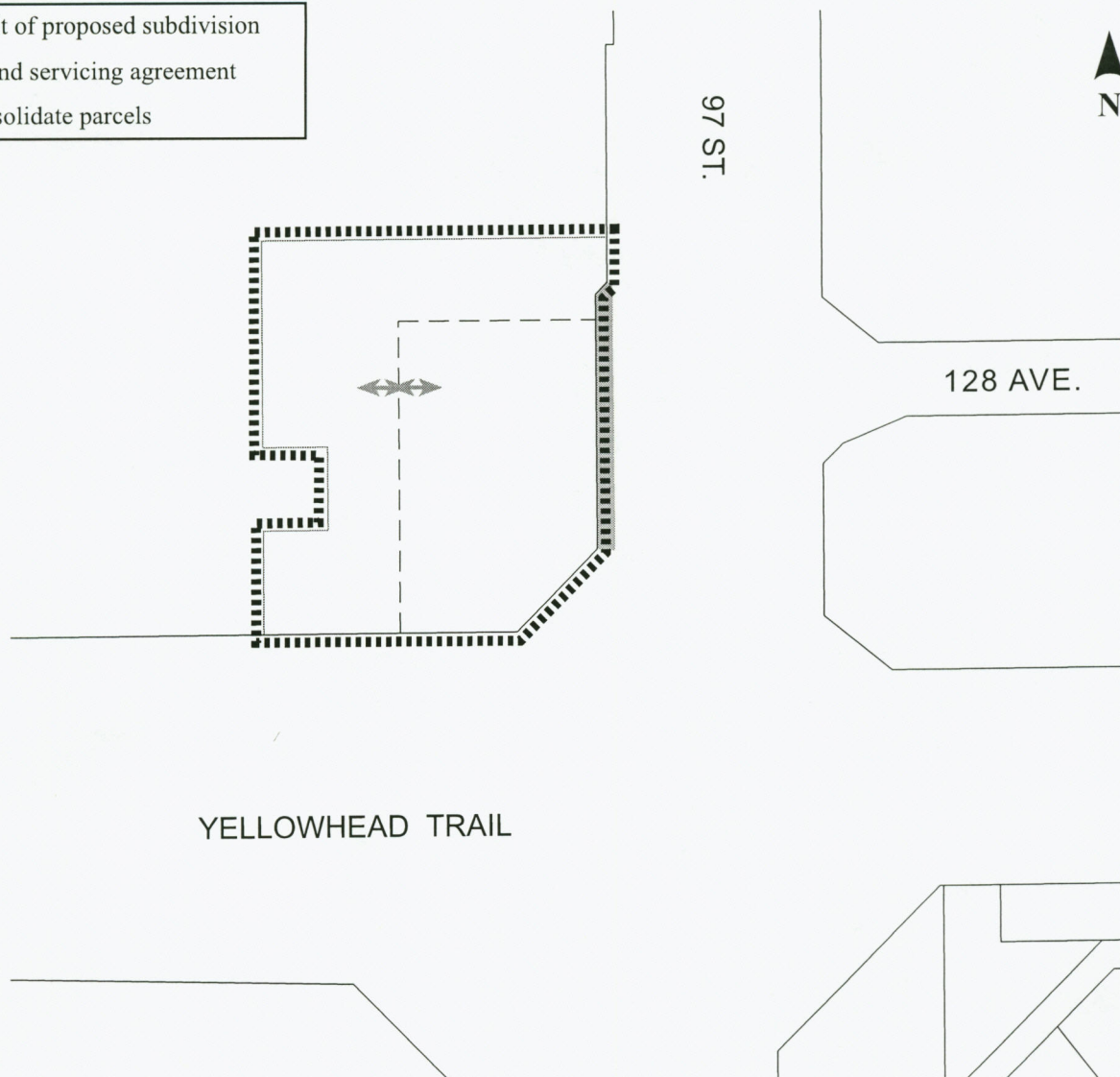
Enclosures



SUBDIVISION CONDITIONS OF APPROVAL MAP

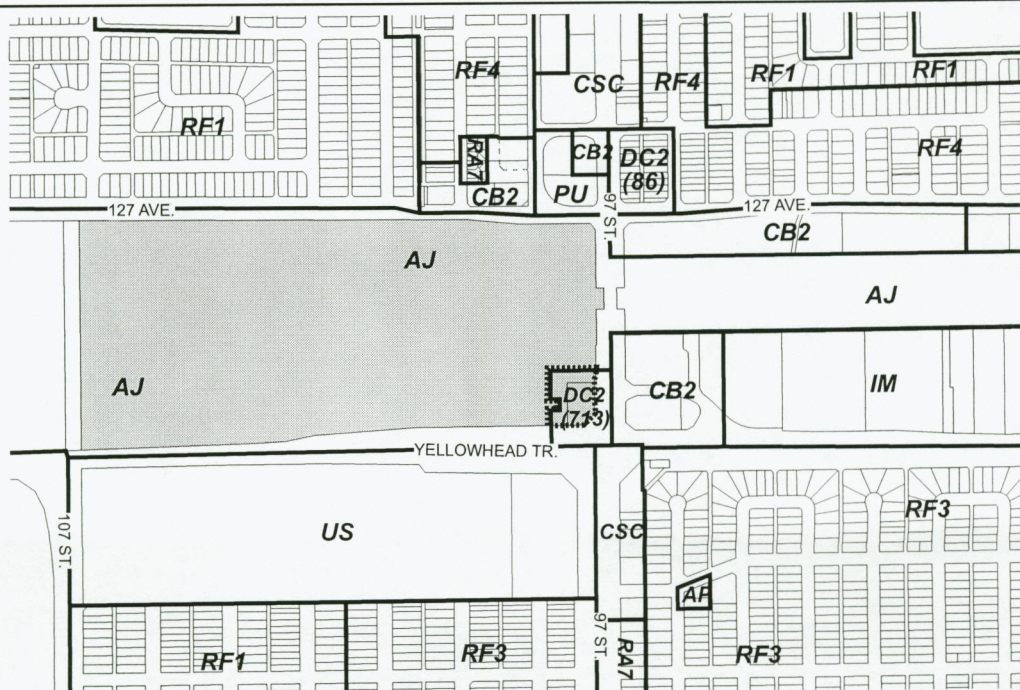
March 27, 2008

SUB/03-0124

-  Limit of proposed subdivision
 Extend servicing agreement
 Consolidate parcels



-  Titled area to be subdivided
 Subdivision area



SUMMARY OF CIRCULATION

Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.

FILE NO. SUB/03-0124

SOURCE & SUMMARY COMMENTSNO
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* Denotes Not Circulated

Planning and Development (Planning and Policy Services Branch)Statutory Plan

This application conforms to the Yellowhead Area Structure Plan which designates this area for commercial land uses. (Approved by Council, January 14, 2008, Bylaw 14776)

Zoning Bylaw

The lot proposed with this subdivision conforms with the (DC2) Site Specific Development Control Provision, as approved by Council, January 14, 2008 (Bylaw 14777).

Calculations

Gross Area (titled area)		27.2372 ha
Gross Area (subdivision area)	0.30 ha	

Deductions

. Environmental Reserve	n/a
. Arterial Roads	n/a
. Pipeline ROWs	n/a

Gross Developable Area	0.30 ha
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Deductions

. Circulation	n/a
. MR lands	n/a
. Other lands	n/a

Net Developable Area	0.30 ha
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Other Comments

A Servicing Agreement is required.

Cash-in-lieu of Municipal Reserve is due on the portion of land being subdivided from the larger rail land. This is 10 percent of 0.3 hectares. A Deferred Reserve Caveat is being requested for the remainder of the parcel currently held by the rail company.

The parcel being subdivided (Area X, Plan 4350R) is to be consolidated with Area A, Plan 972 1206 as part of this subdivision.

An Appraisal Report has been submitted by the applicant. Real Estate Services of Asset Management and Public Works have advised that the final value estimate of \$1,882,881/ha for the proposed lot is appropriate.

SUMMARY OF CIRCULATION		Note: This Enclosure represents a summary of respondents' comments. Detailed comments are available upon request.		FILE NO. SUB/03-0124	
SOURCE & SUMMARY COMMENTS		N O R E P L Y	O B J E C T I O N S	N O O B J	E A S E R O W R C R E Q
* Denotes Not Circulated					
Transportation and Streets (Transportation & Transit)				X	
Access to 97 Street shall operate as a right-in, right-out access.					
The owner may reconstruct the access under the provisions of a Servicing Agreement or a Municipal Improvement Agreement.					
No access will be permitted from Yellowhead Trail to the proposed site.					
Community Services				X	X
Area A, Plan 972 1206 should be consolidated with Block X, Plan 4350R prior to further subdivision.					
Municipal Reserve in the amount of 0.053 ha is due upon submission to create the desired parcel. This reserve should be provided as money-in-place of land.					
A DRC for 10% of the remaining area of Block X should be placed on the title of Block X, Plan 4350R.					
The servicing/development boundary should be expanded to include the boulevards along 97 Street and Yellowhead Trail. Trees are required on these boulevards.					
Disposition of Reserves:					
GDA	0.30 Hectares				
Entitlement	0.03 Hectares				
Land	n/a				
Money In Place	\$56,486				
DRC					
Appraised Value	\$1,882,881 /ha				

SUMMARY OF CIRCULATION

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FILE NO. SUB/03-0124**SOURCE & SUMMARY COMMENTS****N
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* Denotes Not Circulated

Asset Management and Public Works (Drainage)

That the owner prepare the necessary plans and documentation to grant easements in favour of the City of Edmonton as required by Asset Management and Public Works, Drainage Services Branch.

That any existing private drainage system connections between the proposed new lot and the remainder of Block X, Plan 4350R must be eliminated.

A sanitary sewer service currently exists to the subject property from 97 Street.

Permanent storm service is available by connection to the combined sewer systems within 97 Street or to an existing 525mm storm sewer along Yellowhead Trail.

The owner will be required to obtain storm sewer service and provide a private storm drainage system within the property for any development of the property. Suitable site mechanical and grading plans must be submitted to Drainage Services for approval of development of building permits.

There will be onsite storm water management requirements to limit the rate of storm runoff flow from the property to 0.035 cubic metres per second per hectare for any new or re-development of the property.

Storm and Sanitary sewer trunk cost sharing requirements (PACs) do not apply to the subject property.

The Sanitary Trunk Sewer Charge further to the Sewers Bylaw, may be payable as a condition of approval of any future development permits for the properties, to be paid prior to the issuance of building permits.

X**X**

SUMMARY OF CIRCULATION

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FILE NO. SUB/03-0124

SOURCE & SUMMARY COMMENTSNO
REPLY

OBJECTIONS

NO
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* Denotes Not Circulated

EPCOR Water Services Inc.

Water service for the property must meet the standard of water supply under the City of Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Manager of Network Services.

The applicant/owner will be responsible for all related costs of any modifications or additions to the existing water infrastructure required by this application/proposal.

We require that the existing/future water services to the property be provided such that each revised lot is serviced with individual and separate water services provided directly to the property from EPCOR's water main. Water services cannot extend from one property to another.

Our records indicate that one existing water service currently enters the 0.27 ha portion at 27.0m NNPL of Yellowhead Trail, off 97 Street.

Once subdivided, the 0.30 ha parcel created will be consolidated with the adjacent 0.27 ha parcel. Once consolidated under one title, the existing water service may be utilised to provide water service to the entire consolidated parcel. Additional water service to the newly consolidated Lot will be available from the existing 250mm water mains adjacent to the site on 97 Street. The Water and Sewer Servicing Section will respond on the requirements for additional water service and/or the arrangement of any existing services into the revised lots.

The owner/applicant should contact the Water and Sewer Servicing Section at 496-5444 for water service details.

There is a deficiency in on-street fire protection. City standards for the existing/proposed zoning require 90m hydrant spacing. Our records indicate two hydrants spaced at approximately 220m apart. Additional levels of on-site fire protection requirements must be addressed at the Building Permit Stage.

X

SUMMARY OF CIRCULATION

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FILE NO. SUB/03-0124

SOURCE & SUMMARY COMMENTS	NO RE PLY	O B J E C T I O N S	NO O B J	E A S E R O W R C R E Q
<p style="text-align: right;">* Denotes Not Circulated</p> <p>EPCOR Distribution Inc.</p> <p>There is an existing EPCOR facility in this area, any relocation or removal of EPCOR facilities shall be at the expense of the requesting party.</p> <p>A registered right-of-way is required to maintain existing and future EPCOR facilities in the area. The right-of-way location and dimension are tentative depending on the owner's development plan in the area. Development plans for the area need to be submitted to EPCOR for the easement to be finalized. EPCOR may require, at the cost of the landowner, the removal of any existing fencing or obstruction crossing the subject property in order to facilitate the installation of, and maintain any existing or future electrical system. All costs procuring the easement or ROW are the responsibility of the landowner.</p> <p>New construction is to maintain a 1.0m horizontal clearance from all EPCOR facilities, a 1.0m clearance from cable alignments and a 0.3m vertical separation from all EPCOR underground cables and ductlines when crossing these areas. Crossings are to be made as close to 90 degrees as possible. Minimum horizontal clearance is to be maintained between the edge of excavation and the edge of power poles.</p> <p>Any damage to EPCOR facilities as a result of any construction work shall be repaired or replaced by EPCOR at the expense of the responsible party.</p> <p>There are both underground and overhead lines in the immediate area. Safe limits of approach as set out in the AECUC regulations must be followed when working below and near these areas with energized lines, equipment and services.</p> <p>Please call Alberta First Call to arrange for staking of all EPCOR facilities prior to construction.</p>			X	X

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SOURCE & SUMMARY COMMENTS		NO R E P L Y		O B J E C T I O N S	
		N O O B J		E A S E R O W	
* Denotes Not Circulated					
ATCO Gas				X	
<p>ATCO Gas existing Right-of-Way or other land rights to be carried forward and registered on any newly created lots. Any work, of any nature, affecting the surface of the ATCO Gas Right-of-Way must first receive prior written consent from ATCO Gas, Land Administration Department.</p> <p>There is an existing ATCO Gas facility in this area. If it is necessary to lower, relocate, or make any alteration to our existing pipelines and/or appurtenances due to this proposal, all costs will be borne by the developer/owner. Please contact Rawya Selby at 420-7973 prior to construction to enable an adequate and timely response by ATCO Gas.</p> <p>When on-site commercial gas service is required, to avoid delays, the owner/developer should contact ATCO Gas Commercial Contracts at 10540 – 112 Street, Edmonton at their earliest convenience to discuss the proposed gas service and timing details. A minimum of one month’s notice is recommended. ATCO Gas requires a detailed site plan and mechanical drawings with a gas load breakdown, in order to design and size the gas service. After the service is designed, a contract will be forwarded for signing from which it may take one month for the service installation. To avoid delays, the owner/developer should submit plans to ATCO Gas Commercial Contracts, 10540 – 112 Street, Edmonton at their earliest convenience. Please contact Commercial Contracts at 420-5533 to confirm project requirements. Each lot/unit is to have a separate service line.</p> <p>Contact Alberta One-Call (at 1-800-242-3447) to have gas lines located at least 48 hours prior to excavation.</p> <p>Maintain a 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.</p> <p>Clearance requirements from ATCO Gas pipelines for trees are:</p> <ul style="list-style-type: none">- 1 metre (minimum) for the tree spade (hand expose the pipeline);- if work must be carried out on a line with trees above it, the trees must be removed;- root balls should clear the buried pipeline by 1.2 metres;- shrubs may be planted in gas Right-of-Ways, but trees are not permitted;- maintain a minimum clearance of 1.2 metres from planted trees, prior written consent should be obtained through ATCO Gas Land Administration Department at 420-8012.					
Capital Health Authority, Shaw Cable, ATCO Pipelines, Edmonton Public Schools, Canada Mortgage & Housing, Canada Post, CNR/CPR (Ind.), Emergency Response, TELUS Communications (Edmonton) Inc.		X			
Alberta Environment, Alberta Community Development, Edmonton Catholic Schools		*			