



June 20, 2013

File No. LDA11-0445

Pinnacle International (St. Albert) Plaza Inc.
300, 911 - Homer Street
Vancouver, BC V6B 2W6

ATTENTION: Giuseppe Laudisio

Dear Mr. Laudisio:

RE: Tentative plan of subdivision to create sixteen (16) industrial lots and one (1) Public Utility lot from portion of SW-26-53-25-W4, located east of 156 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 20, 2013, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$2,655,744.00 representing 4.48 ha. pursuant to Section 666 and Section 667 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 and Transmission Inc., EPCOR Water Services Inc., Telus, and ATCO Gas Ltd, 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 approved subdivision File No. LDA09-0019 be registered prior to or concurrent with this application;
5. that the owner amend the subdivision boundary to include the stormwater management facility shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Services for 156 Street, 137 Avenue and Mark Messier Trail as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition 1(6), the owner clear and level 156 Street, 137 Avenue and Mark Messier Trail as required for road right of way dedication to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a freeboard restrictive covenant in the favour of the City of Edmonton to be placed on all the private lots abutting the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I; and

9. that the owner pays 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 servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), 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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
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 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;
7. that the owner construct the sanitary and storm sewer servicing extensions in accordance with the servicing schemes established in the approved Mistatim Basin 6 Drainage Design Report and the Draft Mistatim Basin 6 Drainage Design Report Amendment to the satisfaction of the Financial Services and Utilities;
8. that the engineering drawings include the complete design and construction of the ultimate Mistatim Basin 6 stormwater management facility to the satisfaction of Financial Services and Utilities;
9. that the engineering drawings include the upgrading of the east half of 156 Street to an arterial roadway standard, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
10. that the engineering drawings include a southbound left turn bay and northbound right turn bay on 156 Street at the proposed 145 Avenue, an eastbound left turn bay and a westbound right turn bay on 137 Avenue at the proposed 149 Street as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services. Preliminary plans based on the approved 156 Street concept plans are required to be approved for 156 Street prior to the approval of engineering drawings to the satisfaction of Transportation Services;
11. that the engineering drawings include a north bound left turn bay and south bound right turn bay on Mark Messier Trail at the proposed 145 Avenue intersection as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Mark Messier Trail prior to the approval of engineering drawings to the satisfaction of Transportation Services;
12. that the engineering drawings include right-in/right-out curb return access points at 137 Ave/149 Street in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;

13. that the owner pay for 100% of installation of traffic signals at the intersection of the Mark Messier Trail and proposed 145 Avenue , as shown on the Enclosure. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the estimated cost at that time to fulfill this obligation;
14. that the owner pay to upgrade the existing 137 Avenue/149 Street traffic signal to accommodate the addition of the north leg of the intersection as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
15. that the owner construct a shared use path with dividing centerline and "Shared Use" signage, bollards and lighting s on the east side of 156 Street and west side of Mark Messier Trail as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
16. that the engineering drawings include an extension of the shared use path with dividing centerline and "Shared Use" signage, bollards and lighting along the west side of Mark Messier Trail as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
17. that the owner construct the water infrastructure required under Mistatim Stage 8A and Mistatim Industrial Stage 13 before or in conjunction with the proposed development to the satisfaction of EPCOR Water;
18. that the engineering drawings include offsite water main construction and connections to the satisfaction of EPCOR Water as shown on the "Conditions of Approval" map, Enclosure I;
19. that the engineering drawings include replacement of the aerial power lines on 137 Avenue with underground power lines to the satisfaction of EPCOR Transmission and Distribution.
20. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
21. that the owner is responsible for the design, landscaping and construction within the Public Utility lot, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services and Sustainable Development.

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

All MR is being taken as money-in place of land. The amount of money in place may vary depending on the arterial roadway dedication.

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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Mr. Don Read, at 780-496-3633 or write to:

**Mr. Don Read, Principal Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/dr/Posse # 118077515-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 20, 2013

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