



Subdivision Authority

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

June 12, 2008

File No. LDA06-0248

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create two medium density residential lots, one commercial lot, and one public utility lot from portions of SW-8-52-23-4 and NW-8-52-23-4 located south of Whitemud Drive and east of 17 Street SW; **TAMARACK**

I The Subdivision by Plan is APPROVED on June 12, 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 property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 17 Street from 38 Avenue to 40 Avenue and for 38 Avenue from 17 Street to 12 Street;
3. that the subdivision boundary be amended to exclude the north/south walkway east of the MDR site as shown on the "Conditions of Approval" map, Enclosure I;
4. that the proposed Bylaw #14747 to amend the Zoning Bylaw from AGI to RA7, PU, and CSC be approved prior to the endorsement of the plan of subdivision;
5. 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
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 (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 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 constructs 40 Avenue to a four lane divided urban collector roadway standard from 17 Street to 38 Avenue, including all channelization, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements. Construction of 40 Avenue to the east of the Park and Ride lot must be completed with the road operational and open to traffic, with all lighting installed and energized by no later than October 15, 2008. Should a servicing agreement not be executed for the construction of 40 Avenue by the end of 2008, the completion date for 40 Avenue may be extended to a date mutually acceptable to the owner and City taking into consideration the status of the Transit Centre construction timelines;
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 engineering drawings include connection to the existing 350 mm water main at the intersection of 17 Street and 40 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner submit 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;
8. that the landscaping works associated with the sediment bay function within Fulton Marsh be issued a Final Acceptance Certificate (FAC) prior to the issuance of the Construction Completion Certificate (CCC) for storm and sanitary sewers, to the satisfaction of Asset Management and Public Works;
9. that the developer is responsible for monitoring sediment build-up and its removal within the sediment bay until the Final Acceptance Certificate (FAC) in the Fulton Creek basin in Neighbourhood 6 (Tamarack) is issued, to the satisfaction of Asset Management and Public Works.;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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.

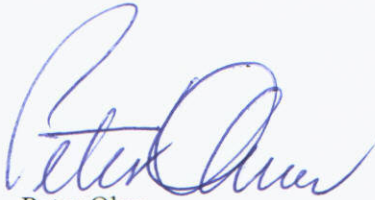
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

Municipal reserves for SW-8-52-23-4 were previously provided as money-in-place representing 2.97 ha of land as determined under SUB/06-0005. Municipal reserves for NW-8-52-23-4 were previously provided as money-in-place representing 2.08 ha of land as determined under SUB/06-0005.

If you have further questions, please call Ms. Cyndie Prpich at 944-0115 or write to:

**Ms. Cyndie Prpich, 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 blue ink, appearing to read "Peter Ohm". The signature is fluid and cursive, with the first name "Peter" and last name "Ohm" clearly distinguishable.

Peter Ohm
Subdivision Authority

PO/cp/Posse #62958936-001

Enclosure

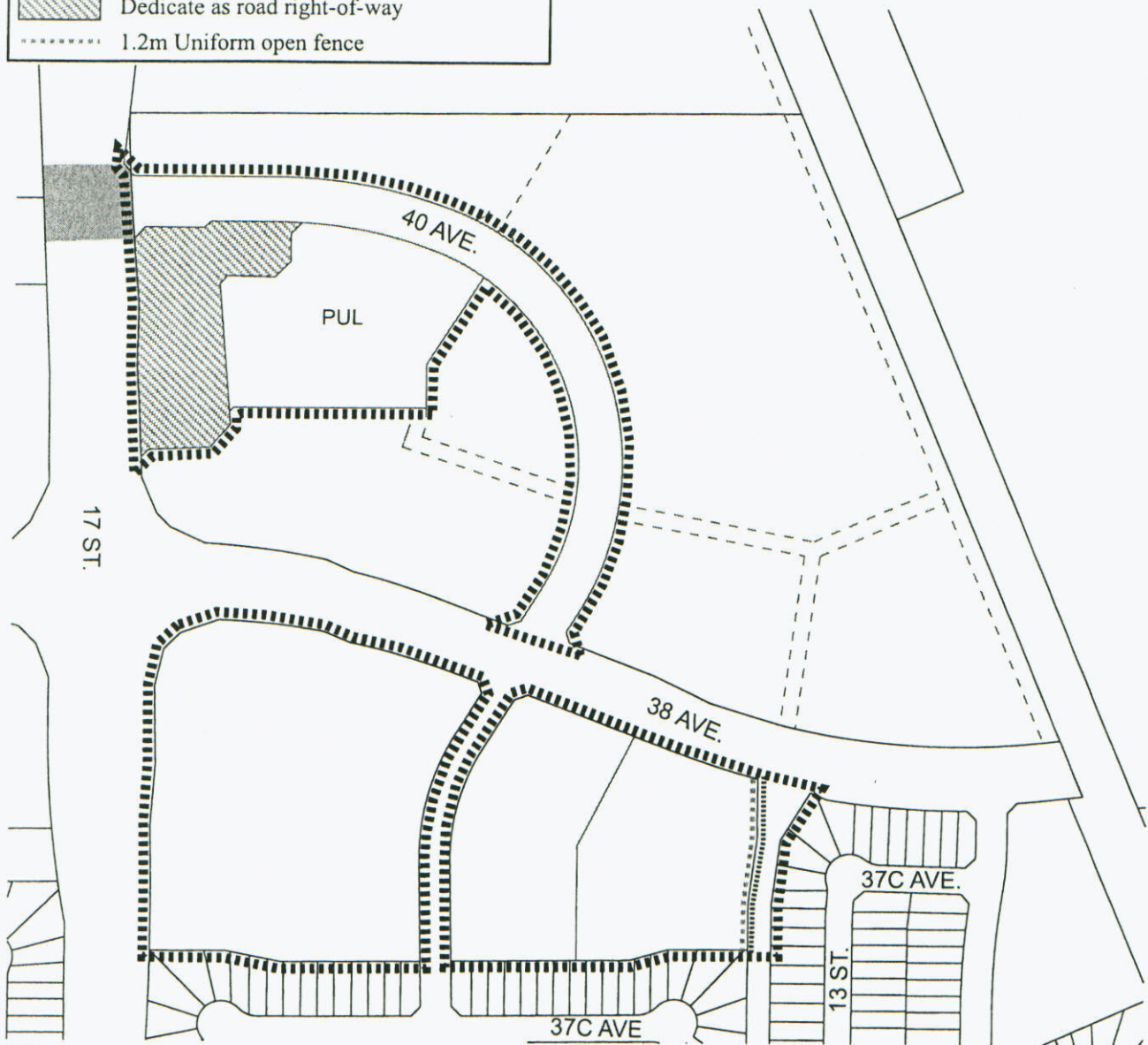
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 12, 2008

LDA06-0248



- Limit of proposed subdivision
- Amend subdivision Boundary
- Include in Engineering Drawings for connection to existing 350mm watermain
- ▨ Dedicate as road right-of-way
- 1.2m Uniform open fence



- Titled area to be subdivided
- Subdivision area

