



**Subdivision Authority**

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

February 14, 2008

File No. LDA07-0135

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 10 low density residential lots from NW-20-51-24-4 and a portion of NE-19-51-24-4; located east of James Mowatt Trail and north of Bowman Wynd; **BLACKMUD CREEK**

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**I The Subdivision by Plan is APPROVED on February 14, 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 register an emergency access as legal road right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I;
3. that the Bylaw to close a portion of 111 Street (File No. LC/05-0030) receive third reading from City Council, and that the closure area be consolidated with the adjacent lands as part of the endorsement of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement; and
5. 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area



3. of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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;
7. that the owner construct the emergency access to contain a 3 m concrete sidewalk with bollards, lighting and a 1.8 m uniform fence within residential property lines as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing on to James Mowatt Trail as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.2 m uniform fence within residential property lines for all lots backing on to the school/park site as shown on the "Conditions of Approval" map; and
10. 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.

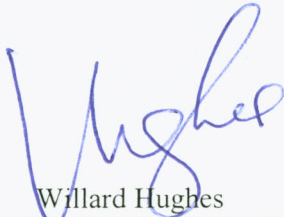
Please note that Municipal Reserve for NE-19-51-24-4 is addressed with prior subdivisions, LDA07-0131 and LDA07-0373. Also, Municipal Reserve for NW-20-51-24-4 is addressed with prior subdivision SUB/01-0095.

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 Ms. Jillian Savage at 496-1650 or write to:

**Ms. Jillian Savage, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Willard Hughes  
Subdivision Authority

WH/js/Posse # 65560985

Enclosure

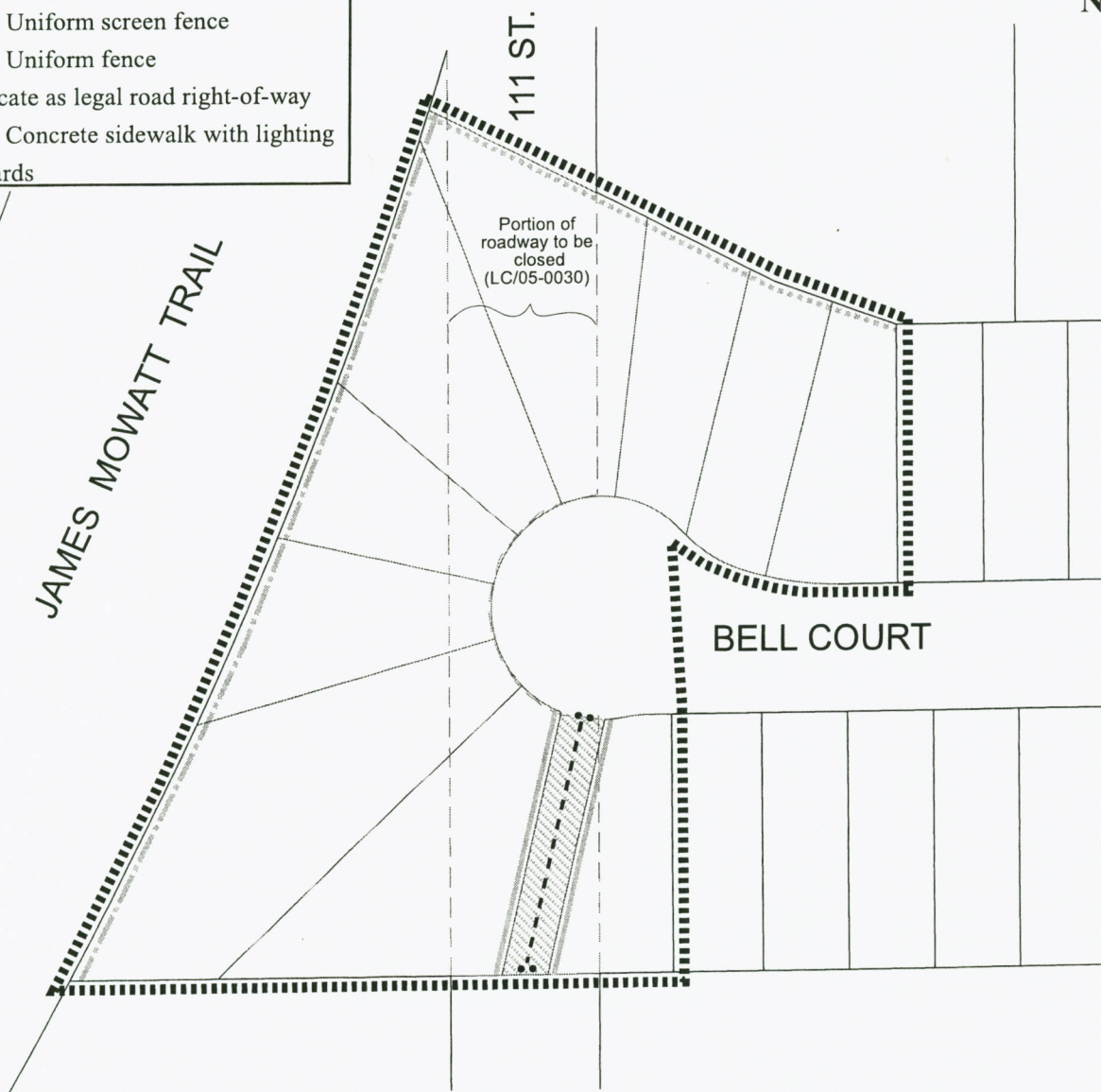


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 14, 2008

LDA07-0135

- Limit of proposed subdivision
- 1.0m Berm and a 1.8m double board/no gap uniform screen fence
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- ▨▨▨▨▨▨ Dedicate as legal road right-of-way
- 3.0m Concrete sidewalk with lighting
- Bollards



- ▨▨▨▨▨▨ Titled area to be subdivided
- Subdivision area

