



Subdivision Authority

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

November 6, 2008

File No. LDA08-0063

Asset Management and Public Works
City of Edmonton
19th Floor, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Margaret Yip

Dear Ms. Yip:

RE: Tentative plan of subdivision to create 1 stormwater management facility and 3 urban services parcels from a portion of SW-2-52-25-4 and Lot 51, Block 163, Plan 0524501; located east of Terwillegar Drive and north of 23 Avenue NW; **LEGER**

I The Subdivision by Plan is APPROVED on November 6, 2008, subject to the following conditions:

1. that the owner enter into a Memorandum of Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the subdivision boundary be amended to include the dedication of Leger Road as shown on the "Conditions of Approval" map, Enclosure I;
3. 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 Leger Road from 23 Avenue to 65 m west of Leger Way as well as for the Leger Transit Centre, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner consolidate Lot 52 with Lot 51 created under File SUB/04-0127;
5. 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 Memorandum of Agreement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Memorandum of Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all costs identified in Memorandum of 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 the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 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;
5. that the engineering drawings include the left turn bay, the right turn bay and the traffic signal along 23 Avenue at Leger Road, as shown on the "Conditions of Approval" map, Enclosure I;
6. that all school and/or park sites will be fully serviced in the entire roadway frontage including 3 phase power;
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 owner submit preliminary plans for 23 Avenue prior to the submission of engineering drawings, to be approved by Roadways Design Section; and
9. 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.

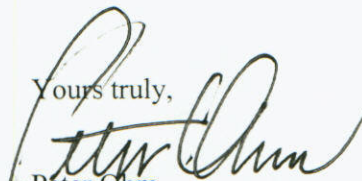
Please note that Municipal Reserve was originally dedicated as a DRC (982 023 603) in the amount of 5.126 hectares registered against SW2-52-25-4 with a previous subdivision SUB/94-0045. The DRC will be carried forward on the title.

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. Michelle Ouellette at 780-496-6295 or write to:

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

Yours truly,



Peter Ohm
Subdivision Authority

PO/mo/Posse # 075209170-001

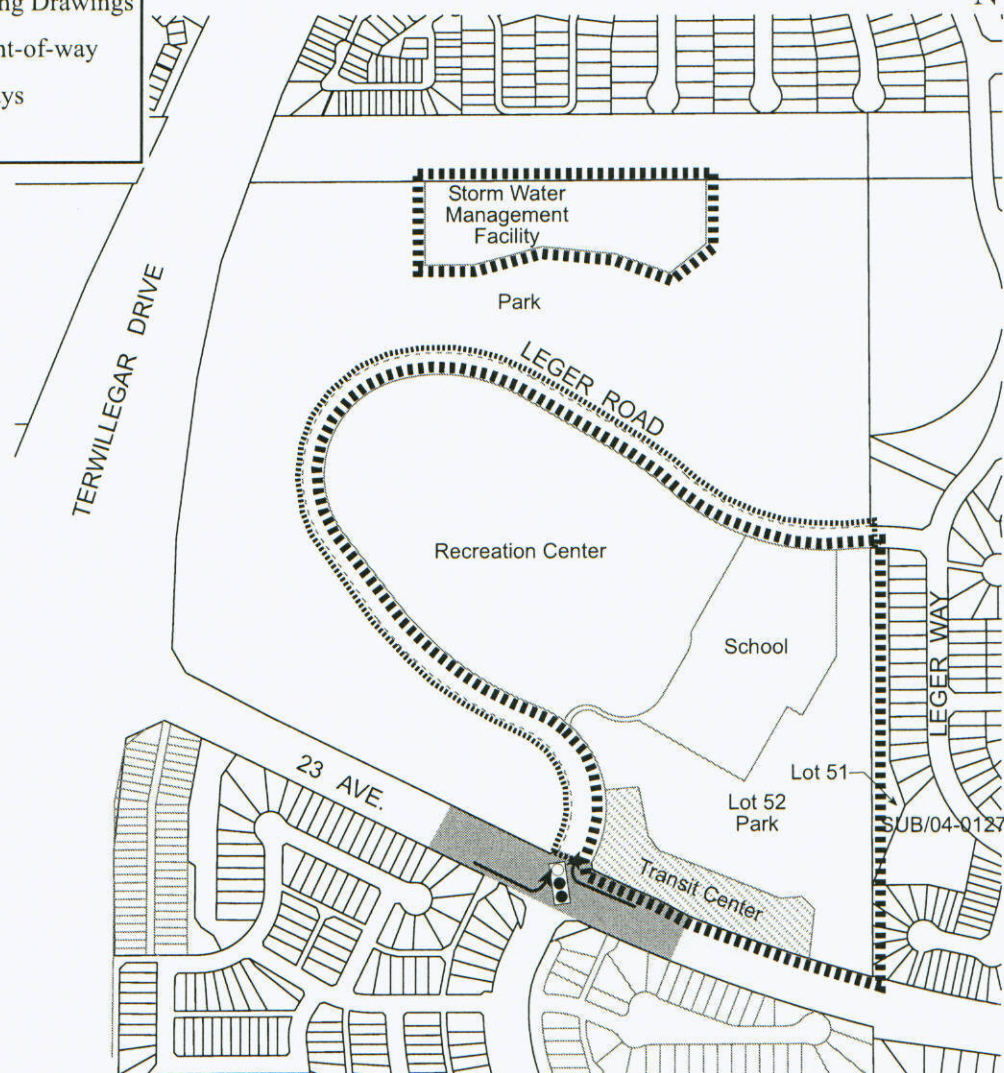
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 6, 2008

LDA08-0063

- Limit of proposed subdivision
- Amend subdivision boundary
- Include in Engineering Drawings
- ▨ Dedicate as road right-of-way
- ↗ Left and right turnbays
- Traffic signal



- Titled area to be subdivided
- Subdivision area

