



Subdivision Authority

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

September 25, 2008

File No. LDA08-0155

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 53 single-detached residential lots and one multi-family block shell from a portion of SE-19-53-25-4, located north of Yellowhead Trail and west of 199 Street; **BIG LAKE NEIGHBOURHOOD ONE**

I The Subdivision by Plan is APPROVED on September 25, 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 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;
3. that the approved subdivision LDA08-0141 be registered prior to or concurrent with this application; and
4. 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 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 and/or lateral Sewer Oversizing Charges 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 owner design and construct a suitable stage of the ultimate East Storm Water Management Facility required to service the proposed development area if not previously constructed under the required servicing agreement for the

proposed subdivision under LDA08-0141, to the satisfaction of Drainage Services;

6. that the owner enter into an agreement for a 5 year maintenance period in the servicing agreement for the proposed bioswale systems and that a further condition be included in the servicing agreement that, should the bioswale systems not function to an acceptable level of service during the maintenance period to the satisfaction of Drainage Services, the developer will replace the bioswale systems with an alternate, more standard storm system;
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 develop a design and cross-section for 129 Avenue to the satisfaction of the Transportation Department. The east-west collector roadway will have a unique design and is anticipated to incorporate median bioswales, as shown on the "Conditions of Approval" map, Enclosure I. The Transportation Department advises that access to RF5 lots fronting 129 Avenue must be limited to the rear alley;
9. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage within the power line right-of-way from 129 Avenue to the southwest corner of the storm water management facility, as shown on Enclosure I;
10. that a temporary sidewalk connection to the 3 m asphalt multi-use trail be provided on the north side of 129 Avenue at the west end of the subdivision, as shown on Enclosure I;
11. that the owner submit a driveway plan for lots flanking onto 129 Avenue to ensure that the driveways do not encroach into any portion of the corner radius of the curve;
12. that the walkway in the north section of the subdivision contain a 1.5 m concrete sidewalk with bollards, lighting, and 1.8 m uniform fencing to be provided within residential property lines, as shown on Enclosure I. The sidewalk must be extended to tie into the granular trail along the public utility lot that will be constructed as part of LDA08-0141;
13. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians and walkways to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments; and
14. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations shown on Enclosure I.

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

Municipal Reserve for SE 19-53-25-4 was dealt with through LDA08-0141, which directed that the balance of MR requirements should be carried forward to the remainder of the quarter section.

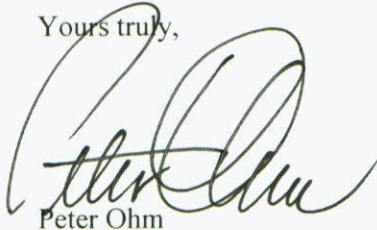
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk,

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 Mr. Tom Young at 944-0122 or write to:

**Mr. Tom Young, 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 black ink, appearing to read 'Peter Ohm', written over a large, stylized circular flourish.

Peter Ohm
Subdivision Authority

PO/ty/Posse # 077054825-001

Enclosure

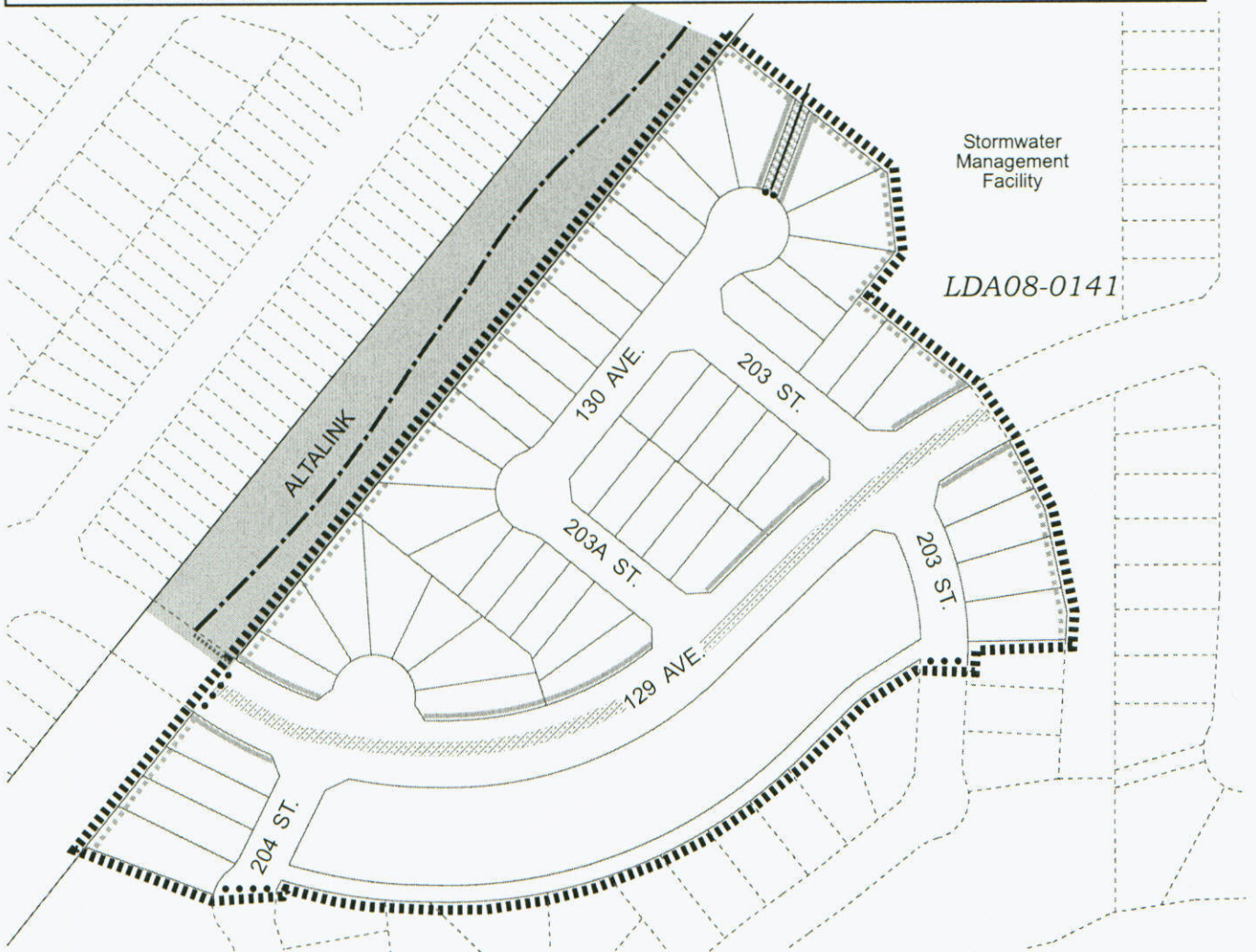
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 25, 2008

LDA08-0155

- Limit of proposed subdivision
- Include in Engineering Drawings
- ▨ Register as road right-of-way
- ▧ Collector roadway with median bioswale
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- 3.0m Multi-use trail

- 1.5m Concrete walk connecting to trail
- Temporary sidewalk connection
- ... Bollards



- Titled area to be subdivided
- Subdivision area

