



Subdivision Authority

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

January 7, 2010

File No: LDA07-0392

Urban Systems Ltd.
Suite 2300, 10104-103 Ave
Edmonton AB T5J 0H8

ATTENTION: Jane Purvis

Dear Ms Purvis:

RE: Tentative plan of subdivision to create 140 single detached residential lots, and 1 multi family residential lot from a portion of SW 14-54-3-4, located north of Schonsee Drive and east of 82 Street; **SCHONSEE**

I The Subdivision by Plan is APPROVED on January 7, 2010 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 or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., 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;
3. that the owner provide walkways to be registered as road rights-of-way to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I; 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 servicing costs, assessments and roadway modification costs, 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 the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and /or Lateral Sewer Oversizing charges applying to the area 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 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;
6. 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;
7. that the walkways contain a 1.5 m concrete sidewalk with bollards, and lighting, as shown on the "Conditions of Approval" map;
8. that the owner provides a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossings, as shown on the "Conditions of Approval Map", Enclosure I;
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, and walkways, to the satisfaction of the Transportation and Asset Management and Public Works Department; and
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;

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

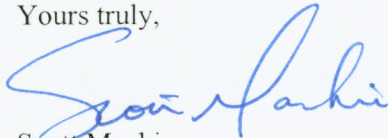
Please be advised that no Municipal Reserve is required. The MR dedication requirement was dealt with under Subdivision Approval for LDA07-0015. Two park sites totalling 2.112 ha were dedicated and the remaining 1.66 ha of MR was provided as money in place of land.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cy/Posse #70235943

Enclosure

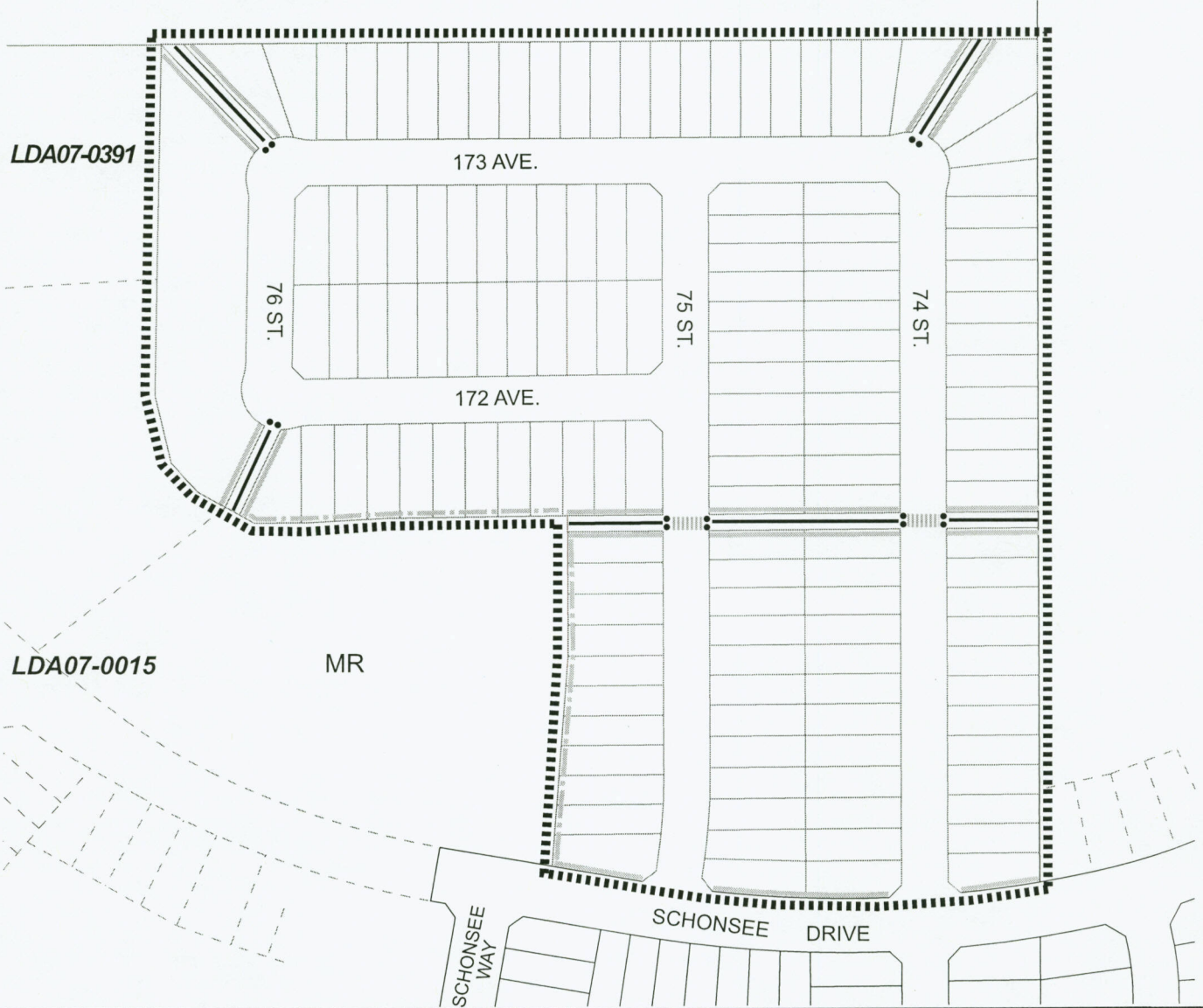
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 7, 2010

LDA07-0392

- Limit of proposed subdivision
- 1.8m Uniform fence
- 1.2m Uniform fence

- 1.5m Concrete sidewalk within walkway registered as road right-of-way
- Bollards
- Zebra marked cross walk with curb ramps and pedestrian signage



- Titled area to be subdivided
- Subdivision area

