



Subdivision Authority

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

January 14, 2010

File No. LDA07-0466

MMM Group
200, 10576 - 113 Street
Edmonton AB T5H 3H5

ATTENTION: Brad Armstrong

Dear Mr. Armstrong:

RE: Tentative Plan of Subdivision to create 34 single detached residential lots, three (3) environmental reserve parcels, and two (2) municipal reserve parcels from the NE¼ 33-53-23-W4M located south of 167 Avenue and east of Meridian Street;
RURAL NORTH EAST SOUTH STURGEON

I The Subdivision by Plan is APPROVED on January 14, 2010, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as one 2.86 ha, one 2.36 ha, and one 0.70 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as one 0.73 ha parcel and one 0.35 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve in the amount of 1.01 ha by a Deferred Reserve Caveat to the SE¼ 4-54-23-W4M, pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide Municipal Reserve in the amount of 1.01 ha by a Deferred Reserve Caveat to Block A, Plan 1934 RS, pursuant to Section 669 of the Municipal Government Act;
5. that the owner provide Municipal Reserve in the amount of 1.01 ha by a Deferred Reserve Caveat to Block B, Plan 1934 RS, pursuant to Section 669 of the Municipal Government Act;
6. that the owner provide Municipal Reserve in the amount of 1.01 ha by a Deferred Reserve Caveat to Block C, Plan 1934 RS, pursuant to Section 669 of the Municipal Government Act;
7. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
8. that the owner registers the emergency access and walkways as legal road rights-of-way;
9. that the owner provide the necessary Drainage easements to accommodate sanitary and storm sewer lines that may traverse the Golf Course Access Road;

10. that the owner register a public access easement to allow public use of the top-of-the-bank walkway across the Golf Course Access Road , as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner registers a construction and access easement to provide access to the 0.35 ha MR parcel, to the satisfaction of the Transportation Department;
12. 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 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; and
13. 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 (7) 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 endorsement of the plan of subdivision;
3. 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;
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 submit a Hydraulic Network Analysis Report to ensure adequate fire flows can be met for the interim and ultimate conditions, to the satisfaction of EPCOR Water Services;
8. that the engineering drawings include the construction of 167 Avenue from Meridian Street to the eastern boundary of the subdivision to a 9 metre paved urban standard including lighting and a 1.5 metre sidewalk on the south side only, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include grading plans for the Golf Course Access Road to ensure access to the multi-use trail, to the satisfaction of the Transportation Department;
10. that the owner provide pedestrian crossing signage where the top-of-the-bank walkway crosses the Golf Course Access Road, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct all sidewalks and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I; to the satisfaction of the Transportation Department;
12. 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; and
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation Department and the Asset Management and Public Works Department in the locations identified on the "Conditions of Approval" map, Enclosure I.

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

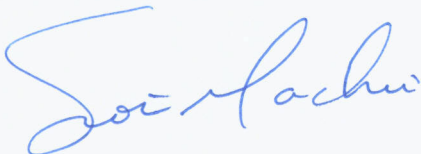
Municipal Reserves (MR) are owing for the entire NE¼ 33-53-23-W4M, less land dedicated as Environmental Reserve (ER) and Top-of-the-Bank (TOB) Walkway. The titled area is 58.4 ha, where 5.92 ha is being dedicated as ER, and another 0.72 ha is being provided for the TOB Walkway. The resulting area is 51.8 ha, and therefore MR in the amount of 5.18 ha (10%) is owing. Approximately 1.08 ha is being dedicated as land through this subdivision, and the remaining 4.10 ha will be deferred evenly (1.025 ha each) amongst the following parcels; SE¼ 4-54-23-W4M, Block A, Plan 1934 RS, Block B, Plan 1934 RS, and Block C, Plan 1934 RS.

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 five days from the date the decision is mailed.

If you have further questions, please call Mr. Shane Gerein at (780) 496-6068 or write to:

**Mr. Shane Gerein, Subdivision Officer
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/sg/Posse #70602627-001

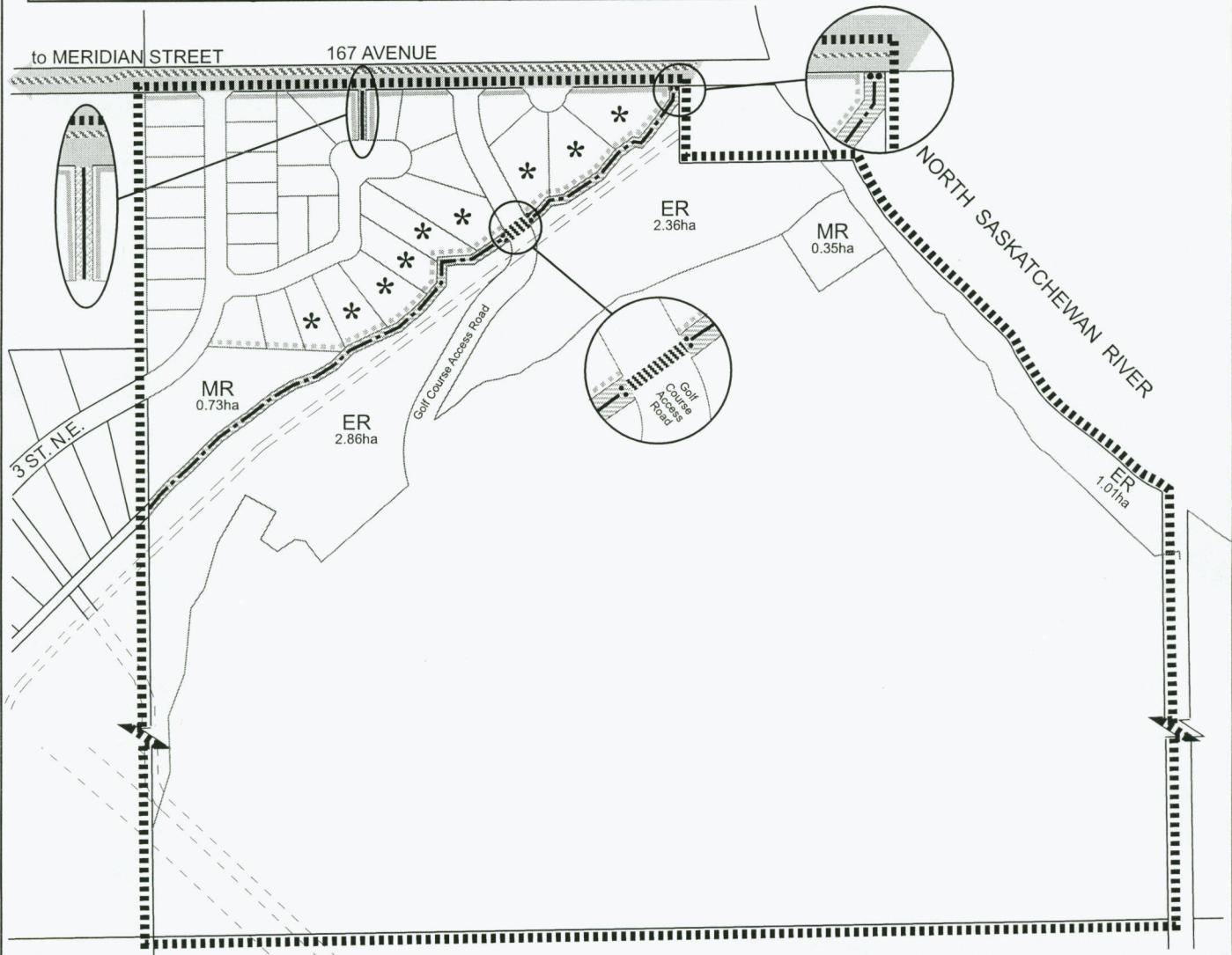
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 14, 2010

LDA07-0466

- | | |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| ■■■■■■■ Limit of proposed subdivision | — · — · — 1.5m Granular walkway |
| ■ Include in Engineering Drawings | ▨ Register as road right-of-way |
| ~~~~~ Upgrade 167 Ave. to Meridian St. to a 9.0m paved urban standard | ····· Bollards |
| ———— 1.8m Uniform fence | ▨ Zebra marked crosswalk with Pedestrian crossing signage on a public access easement |
| ~~~~~ 1.2m Uniform fence | * Restrictive Covenant re: Geotech restrictions |
| ▨ 3.0m Emergency Access/walkway with T-bollards and to be registered as road right-of-way | |



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|--------------------------------|
| ■ Titled area to be subdivided |
| ■■■■■■■ Subdivision area |

