



Subdivision Authority

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

April 21, 2011

File No. LDA10-0036

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

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 59 single detached residential lots, 42 semi-detached residential lots and three (3) environmental reserve lots from portions of Plan 1456 RS, lots B and C and NW¼ 20-53-25-W4M; **BIG LAKE NEIGHBOURHOOD TWO**

I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as one 0.26 ha, one 0.24 ha, and one 5.13 ha parcel (totalling 5.63 ha) pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.78 ha by a Deferred Reserve Caveat to Block B, Plan 1456 RS, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 0.79 ha by a Deferred Reserve Caveat to Block C, Plan 1456 RS, pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide Municipal Reserve in the amount of 3.39 ha by a Deferred Reserve Caveat to NW¼ 20-53-25-W4M, pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. that the proposed Bylaw 15698 to rezone from (AG to RSL, RF4, RA7 and A) receive Third Reading prior to the endorsement of the plan of subdivision;
7. that the owner dedicate the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. 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 (5) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), 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 applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
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 submits 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 engineering drawings include the construction of the entire or a suitable stage of the ultimate Storm Water Management Facility and ultimate storm outfall into Horseshoe Creek to the satisfaction of the Drainage Services Branch of Asset Management and Public Works;
8. that the owner design and construct the required Neighbourhood 2 sanitary pump station and forcemain connection to the Neighbourhood 1 off site pump station to the satisfaction of the Drainage Services Branch of Asset Management and Public Works;
9. that the owner enter into a 5 year maintenance period in the servicing agreement for the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands to the satisfaction of the Drainage Services Branch of Asset Management and Public Works;
10. that the owner develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of the Drainage Services Branch of Asset Management and Public Works;
11. 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;
12. that the owner reconstruct 137 Avenue to a 11.5 urban residential collector standard from the north-south collector to the ultimate alignment of 137 Avenue located within the existing right-of-way (approximately 50 m west of the Alta Link Power right-of-way), as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner upgrade 137 Avenue from the north-south collector to Ray Gibbon Drive to a 9 m, paved rural road standard, with street lighting, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner complete any required roadway modifications, including turn bays, and/or traffic signal modifications as the 137 Avenue and Ray Gibbon Drive intersection;
15. that the owner construct a 3.0 m asphalt shared use path within the top-of bank set back, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs 1.5 m concrete walkways with bollards, lighting and 1.8 m uniform screen fencing, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a temporary 1.5 m asphalt trail between the permanent top-of-bank shared use path and the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences positioned wholly on privately owned land, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-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 Department.

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

Municipal Reserves (MR) are owing for Plan 1456 RS, lots B and C, and NW¼ 20-53-25-W4M, less land dedicated as Environmental Reserve (ER) and circulation. The titled area is 55.28 ha, where 5.63 ha is being dedicated as ER. The resulting area is 49.6 ha, and therefore MR in the amount of 4.96 ha (10%) is owing and will be divided proportionately among the three remnants.

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. Claudia Wong-Rusnak at (780)944-0120 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/cw/Posse #092868485-001

Enclosure

