



Subdivision Authority

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

April 21, 2011

File No. LDA10-0384

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 30 single detached residential lots from portions of SE and SW 19-53-25-4, located west of 199 Street; **BIG LAKE NEIGHBOURHOOD ONE**

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

1. that the owner provide Municipal Reserve in the amount of 6.13ha by Deferred Reserve Caveat registered proportionately against the proposed parcel and the remainder of SW 19-53-25-4 to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the subdivision boundary be amended to include the extension of Trumpeter Way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkway as legal road-right-of-way, as shown on the Conditions of Approval" map, Enclosure I; and
6. 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 (2) 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 owner enter into 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, conventional storm drainage system;
8. that the owner submit a Hydraulic Network Analysis (HNA) for Peak Hour Demand and Maximum Day Demand plus fire flows demonstrating that the proposed interim and ultimate system will be able to provide sufficient Fire Flows for both the Trumpeter Neighbourhood Structure Plan and the Big Lake Area Structure Plan to the satisfaction of EPCOR Water Services;
9. that the owner design and construct the entire or a suitable stage of the ultimate Central Storm Water Management Facility (SWMF) and the ultimate connecting pipe between the Central SWMF and the East SWMF to the satisfaction of Drainage Services;
10. that the Engineering Drawings include an offset 17 m radius asphalt surface temporary transit turn around with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path within the power line right-of-way, from Trumpeter Way to south of the walkway, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m concrete walkway with bollards, lighting and minimum 1.8 m uniform fencing to be provided within the residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner submit a driveway plan for the lot adjacent to Trumpeter Way to ensure that the driveway does not encroach into any portion of the corner radius of the curve, as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 Departments.

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

No Municipal Reserve is due at this time for SE 19-53-25-4. An existing 4.257 ha DRC (# 092 460 496) will be carried forward to the remainder of the titled area.

It is noted that Environmental Reserve shall be provided with the future stages of subdivision that are adjacent the Horseshoe Creek ravine.

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 #105560523-001

Enclosure

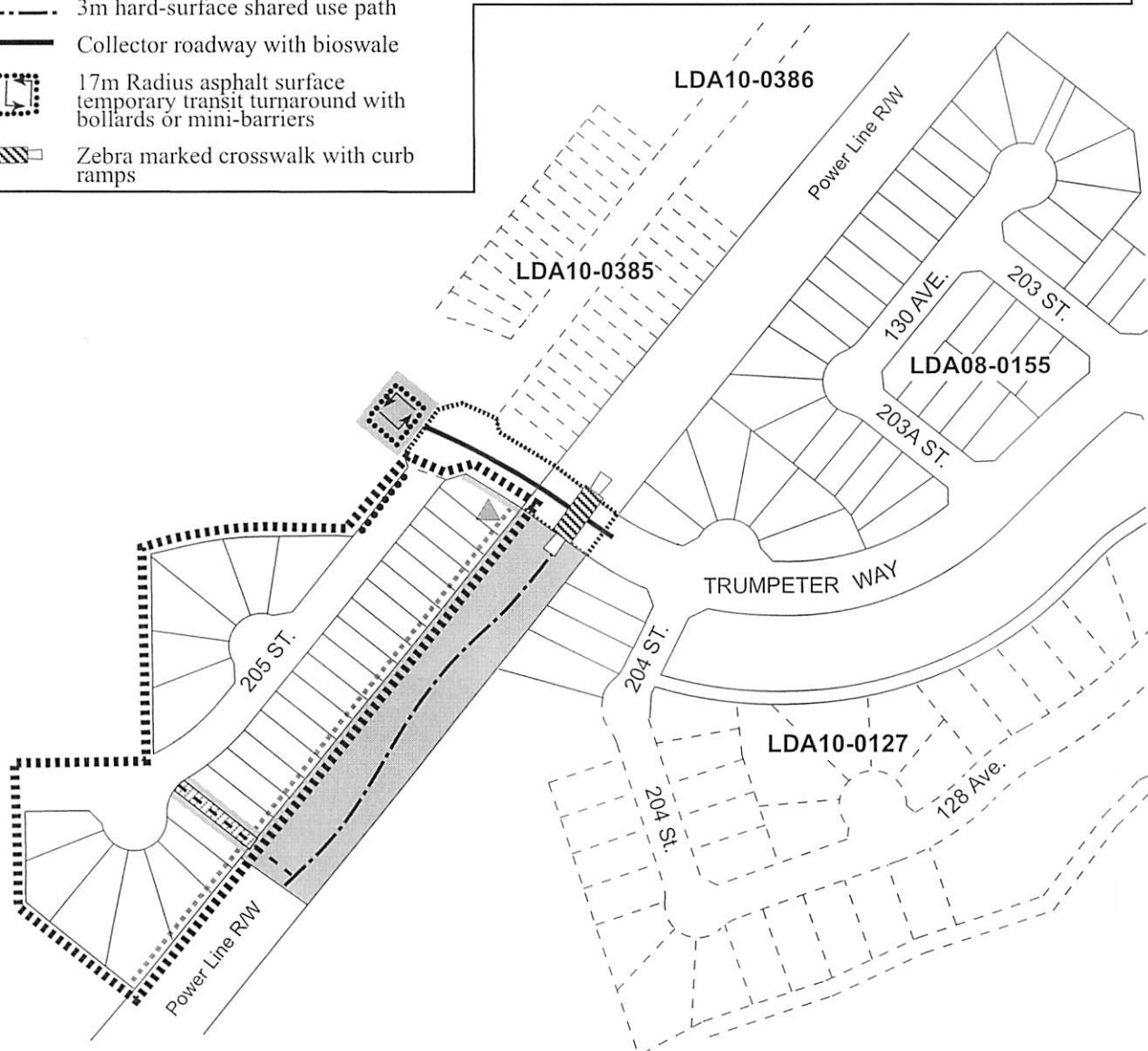
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 21, 2011

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- Limit of proposed subdivision
- Amend subdivision boundary
- Include in Engineering drawings
- ▲ Driveway plan required
- 1.2m uniform fence
- 3m hard-surface shared use path
- Collector roadway with bioswale
- 17m Radius asphalt surface temporary transit turnaround with bollards or mini-barriers
- ▨ Zebra marked crosswalk with curb ramps

- Walkway to contain a 1.5m concrete sidewalk with bollards & lighting
- ▨ Register the walkway as legal road right-of-way
- 1.8m uniform screen fence
- Temporary bollards



- Titled area to be subdivided
- Subdivision area

