



Subdivision Authority

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

July 29, 2010

File No: LDA09-0259

Asset Management and Public Works Department
The City of Edmonton
19 Fl, 9803-102A Avenue
Edmonton AB T5J 3A3

ATTENTION: Jennifer van Popta

Dear Ms. van Popta

RE: Tentative plan of subdivision to create 154 single detached residential lots, 40 semi-detached residential lots, 2 multiple family residential lots, 1 municipal reserve parcel, 1 public park parcel, and 2 public utility lots from NE 36;53;25;4, located south of 167 Avenue and west of 127 Street; **OXFORD**

I The Subdivision by Plan is APPROVED on July 29, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.15 ha parcel upon the endorsement of the first stage of the plan of subdivision as shown on the "Condition of Approval" map, Enclosure I;
2. that the owner enter into a Memorandum of 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 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 Memorandum Agreement;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 167 Avenue from the west boundary of the subdivision to 127 Street and for 127 Street from the south boundary of the subdivision to 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to condition I (5), the owner clear and level 167 Avenue and 127 Street as required for road right-of-way dedication to the satisfaction of the Transportation Department;
7. that the owner withhold registration of the lots adjacent to the temporary turnaround as shown on the "Conditions of Approval" map, Enclosure I, until such time the temporary turnaround is no longer required; and

8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Memorandum of Agreement required in Clause I (2) 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 Memorandum of Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area 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 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 design and construct the ultimate Stormwater Management Facility including the real time control structure and outlet pipe which area required to service the proposed development area;
8. that the owner submit Concept Plans for 167 Avenue (from 127 Street west to the TUC boundary) and Preliminary Plans for 167 Avenue (from 130 Street to the west boundary of the subdivision) prior to submission of engineering drawings to the satisfaction of the Transportation Department;
9. that the owner constructs the first four lanes of 167 Avenue to an urban arterial roadway standard from 127 Street to 130 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements;
10. that the owner construct an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at gravel stage prior to CCC and asphalt stage prior to FAC or at the discretion and direction of the Transportation Department;
11. that the owner pay for the installation of future traffic signals at the intersection of 130 Street and 167 Avenue. The timing of the traffic signal installation will be at the direction of the Transportation Department. If traffic signals are not deemed warranted by the Transportation Department within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
12. that the owner construct a 3 m asphalt multi-use trail along the stormwater management facility with lighting, a dividing yellow centerline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner provide a multi-use trail connection as shown on the "Conditions of Approval" map Enclosure I;
14. that the owner construct 1.5 m concrete connectors sidewalks between the multi-use trail in the stormwater management facility, the proposed walkways to the north, the existing walkways to the south and the future school/park site, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner provides a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct curb extensions and a median at the multi-use trail crossing on the collector, as shown on the "Condition of Approval" map Enclosure I;
17. that the walkways contains a 1.5m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.5m sidewalk in the ultimate alignment of 167 Avenue from 130 Street to the walkway to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
19. 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 Transportation and Asset Management and Public Works Departments; and
20. that the owner construct all fences, walkways, temporary turnarounds and bollards to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

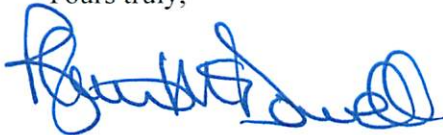
Enclosure I is a map of the subdivision identifying major conditions of this approval.

All Municipal Reserves are being taken as land with this subdivision.

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 496-6213.

Yours truly,



For Scott Mackie
Subdivision Authority

SM/cy/Posse #092269106

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 29, 2010

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