



Subdivision Authority

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

August 28, 2008

File No. LDA08-0141

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 149 single-detached residential lots, 36 semi-detached residential lots, 1 multi-family residential lot, 2 municipal reserve lots, 1 environmental reserve lot and 2 public utility lots from a portion of SE-19-53-25-4, located north of Yellowhead Trail and west of 199 Street; **BIG LAKE NEIGHBOURHOOD ONE**

I The Subdivision by Plan is APPROVED on August 28, 2008, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.11 ha parcel and a 0.49 ha parcel pursuant to Section 666 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 4.20 ha by agreement and caveat to the remainder of SE 19-53-25-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner dedicate Environmental Reserve as a 2.40 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. the owner dedicate 1.94 m of road right-of-way on the west side of the existing 199 Street, as shown on Enclosure I;
6. that the owner dedicate and register as road right-of-way a 6 m emergency access walkway, as shown on Enclosure I;
7. 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 Inc., EPCOR Water Services Inc. and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all lots backing onto the top-of-bank line as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report and City recommendations (File No. LDA08-0141), as shown on Enclosure I; 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 (3) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, assessments and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. 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;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
5. that the owner design and construct the entire or a suitable stage of the ultimate East Storm Water Management Facility and the ultimate outlet channel and outfall into Big Lake with a suitable temporary connection from the East SWMF to the ultimate outlet channel required to service the proposed development area, to the satisfaction of Drainage Services;
6. that a 5 year maintenance period be required under the servicing agreement for the proposed bioswale systems and that a further condition is included in the servicing agreement that should the bioswale systems during the maintenance period not function to an acceptable level of service to the satisfaction of Drainage Services, that the developer will replace the bioswale systems with an alternate, more standard storm system;
7. that the owner design and construct the required sanitary pump station, forcemain and offsite gravity sewer extensions to the satisfaction of Drainage Services;
8. 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;
9. that the owner develop a design and cross-section for the east-west collector roadway (129 Avenue) to the satisfaction of the Transportation Department. The east-west collector roadway will have a unique design and is anticipated to incorporate median bioswales. As per the Traffic Impact Assessment for Big Lake Neighbourhood One, the east-west collector from 199 Street to 250 m west must be designed and constructed to accommodate 4 travel lanes (2 in each direction);
10. that the owner upgrade 199 Street to a 14.5 m urban collector roadway standard (24.0 m road right-of-way) adjacent to this subdivision, as shown on Enclosure I. Should the owner/applicant be unable to secure an easement on the east side of 199 Street required to upgrade the collector in its entirety, the Transportation Department would support the deferral of the boulevard and sidewalk construction on the east side of the 199 Street to the development of the land on the east side of 199 Street;

11. that the owner upgrade the existing 199 Street, from the north edge of the subdivision to 137 Avenue, and 137 Avenue, from 199 Street to Ray Gibbons Drive, to a 2-lane rural roadway with a 10-year design life, including temporary street lighting, as shown on Enclosure II. The required upgrade may also include improvements of vertical and horizontal curves along the roadways;
12. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage within the power line right-of-way northwest of this subdivision and within the sewer pipeline right-of-way at the north end of this subdivision, as shown on Enclosure I;
13. that the owner construct a 2 m granular trail within the public utility lot (PUL) and top-of-bank walkway, as shown on Enclosure I. The owner must extend the 2 m granular trail outside the boundary of the subdivision to connect the west end of the top-of-bank trail to the south end of the trail within the PUL in order to provide a continuous connection for trail users, as shown on Enclosure I;
14. that the owner install a zebra-marked crosswalk with curb ramps and signage at the mid-block trail crossing location along the east-west collector roadway (129 Avenue), as shown on Enclosure I;
15. that the walkways in the north section of the subdivision as well as the walkway in the southeast section of the subdivision contain a 1.5 m concrete sidewalk with bollards, lighting, and 1.8 m uniform fencing to be provided within residential property lines, as shown on Enclosure I. The sidewalks in the northern walkways are to extend to tie into the multi-use trail within the Sewer Pipeline right-of-way;
16. that the walkway lot in the south-west corner of the neighbourhood contain a 3 m hard-surfaced multi-use trail, which will tie into the multi-use trail in the park to the west, and also include lighting, bollards, and a 1.8 m uniform fencing to be provided within residential property lines;
17. that the emergency access walkway contain a 3 m concrete sidewalk with T-bollards, lighting and 1.8 m uniform fencing to be provided within the residential property line to the north, as shown on Enclosure I;
18. 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
19. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations shown on the "Conditions of Approval" map, Enclosure I.

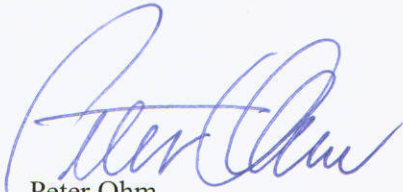
Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a map of the area identifying off-site improvements that are conditions of this approval.

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.

If you have further questions, please call Mr. Tom Young at 944-0122 or write to:

**Mr. Tom Young, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Peter Ohm
Subdivision Authority

PO/ty/Posse # 076778689-001

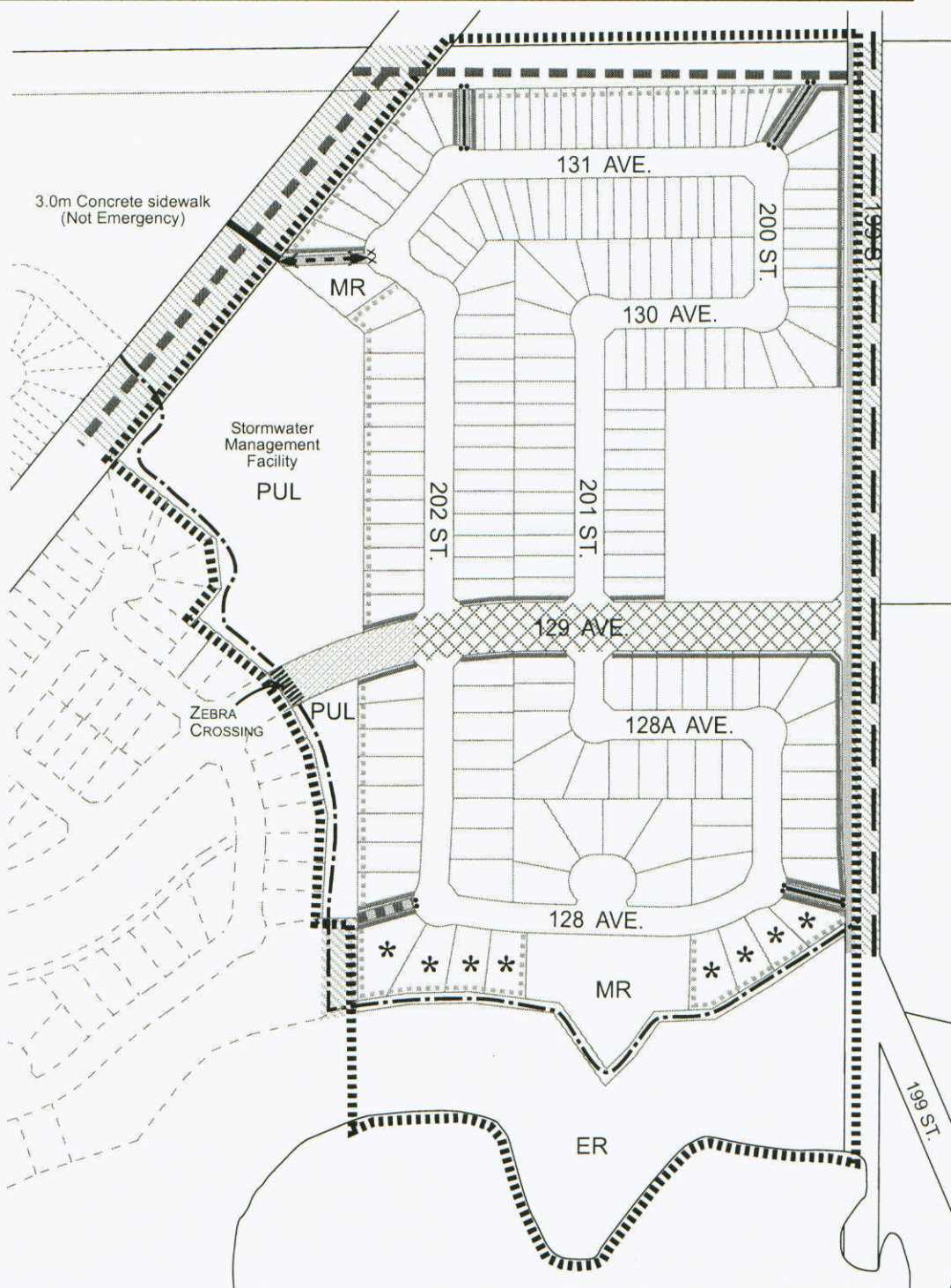
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2008

LDA08-0141




■■■■■■■	Limit of proposed subdivision	— — — — —	Upgrade to 14.5m collector
▨	Include in Engineering Drawings	■ ■ ■ ■ ■	3.0m Asphalt multi-use trail
*	Restrictive Covenant re: geotechnicalCT & Associates Engineering Inc.	— · — · —	2.0m Granular trail
—————	1.8m Uniform screen fence	—————	1.5m Concrete sidewalk
*****	Uniform demarcation fence	— — — — — ➔	Emergency access with a 3.0m concrete walk within a 6.0m road right-of-way
▨	Dedicate as road right-of-way	xx	T-Bollards
▨	Construct to a minimum 24.0m collector roadway 4 lanes with Bioswale	..	Bollards
▨	Construct collector roadway with Bioswale		



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2008

LDA08-0141

- Limit of proposed subdivision
-  Include in Engineering Drawings
-  Upgrade to a two-lane, ten-year rural roadway
-  Titled Area

