

Lago Lindo Neighbourhood Structure Plan

Office Consolidation August 2004

Prepared by:

*Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

Bylaw 5898 (as amended) was adopted by Council in February, 1980. In August 2004, this document was consolidated by virtue of the incorporation of the following bylaws, which were amendments to the original Bylaw 5898. This Plan is an amendment to the Edmonton North Area Structure Plan, Bylaw 5739, as approved by Council.

Bylaw 5898 Approved February 12, 1980 (to adopt the Lago Lindo NSP into the Edmonton North Area Structure Plan (ASP))
Bylaw 9507 Approved June 26, 1990 (to rezone 2 areas of row housing and semi-detached housing into single family residential; various administrative updates)

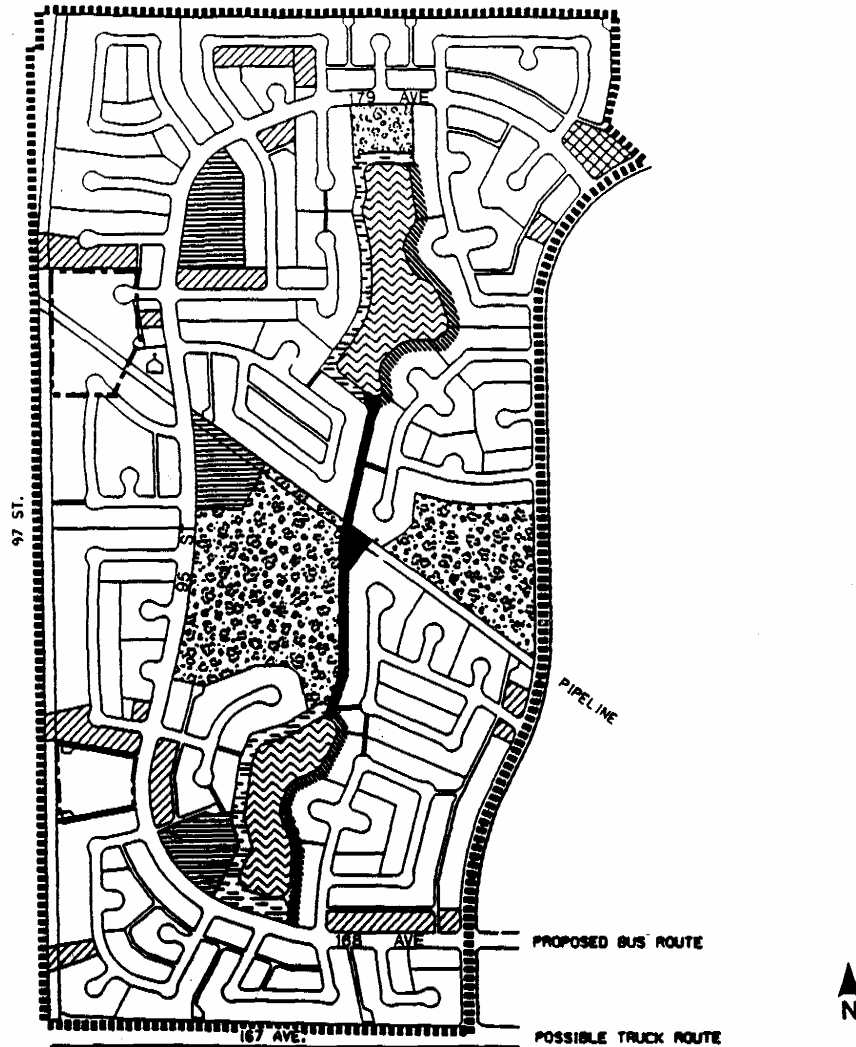
Editor's Note:

This is an office consolidation edition for the Lago Lindo Neighbourhood Structure Plan, as approved by City Council on February 12, 1980. This Plan is an amendment to the Edmonton North Area Structure Plan, Bylaw 5739 as approved by City Council on November 15, 1979. This edition contains all amendments and additions to Bylaw 5898, Lago Lindo Neighbourhood Structure Plan. For the sake of clarity, new maps and a standardized format were utilized in this Plan. All names of City departments have been standardized to reflect their present titles. Private owner's names have been removed in accordance with the Freedom of Information and Protection of Privacy Act. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws. All text changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department

Lago Lindo NSP



AMENDMENT TO THE LAGO LINDO NEIGHBOURHOOD STRUCTURE PLAN **BYLAW 9507**

- | | | | |
|--------|---|-------|-------------------------------|
| --- -- | AREA OF AMENDMENT FOR CONVERSION TO SINGLE FAMILY USE | ⬆ | CHURCH |
| □ | SINGLE FAMILY | ▒ | SCHOOL/PARK |
| ▨ | SEMI-DETACHED HOUSING | ▒ | ENVIRONMENTAL RESERVE |
| ▩ | ROW HOUSING | ----- | N.S.P. BOUNDARY |
| ▧ | COMMERCIAL | ■ | 13m RESTRICTIVE COVENANT ZONE |
| ▤ | STORM WATER LAKE | | |
| ■ | PUL/WALK | | |

LAKE DISTRICT NEIGHBOURHOOD STRUCTURE PLAN

NEIGHBOURHOOD 1

CHAPTER 1: Introduction

1.1 Edmonton North Area Structure Plan

Neighbourhood 1 generally conforms to the Edmonton North Area Structure Plan Bylaw 5739 as adopted by the City of Edmonton on August 15, 1979.

1.2 Statement of Objectives

The object of Neighbourhood 1 is to provide a framework for an orderly and economic development, follow the objectives of the Edmonton North Area Structure Plan Bylaw and remain in conformance with all guidelines and requirements of Provincial and Municipal Regulations. It shall:

- 1) Provide an adequate supply of serviced residential land.
- 2) Provide a range of residential land uses assuming an opportunity for housing to a socio-economic cross-section of people.
- 3) Provide a self-sufficient neighbourhood, in that all the immediate needs are accessible to the residents that dwell there (i.e. schools, transportation system, convenience service outlets and recreation facilities).
- 4) Provide a range of residential density types distributed throughout the neighbourhood.
- 5) Provide a linked open space system for the recreational use of the residents utilizing the lakes and swales of the Stormwater Management System.
- 6) Provide an urban development sensitive to the natural environment. The Stormwater Management System follows as closely as possible the natural drainage system. All vegetation where possible should be preserved.
- 7) Provide a degree of flexibility to accommodate the demands of the housing market and to encourage innovative and cost effective residential design.

1.3 Location

The area is bounded on the west by 97th Street; the east by the boundary between the east and west half of Section 4, Township 54, Range 24, west of the 4th Meridian; the north by the Restricted Development Area; and the south by 167th Avenue. The plan area is contiguous with Castle Downs Baturyn, and the entire Neighbourhood 1 lies within the City Limits. (See Figure 1).

1.4 Present Zoning

The City of Edmonton's Zoning Bylaw indicates that the land is currently zoned –AGU (Urban Reserve), AP (Public Parks), CNC (Neighbourhood Convenience Commercial), PU (Public Utility), RF1 (Single Detached Residential), RF4 (Semi-Detached Residential), RF5 (Row Housing), RPL (Planned Lot Residential), RSL (Residential Small Lot), and US (Urban Services).

*Amended by Editor to
reflect existing zoning
June 2004*

1.5 Existing Land Use

At the time of the Lago Lindo NSP approval land use for the study area was generally agricultural and under active crop production and will likely continue as such until required for development. A pipeline transversus the area within a 15.2 metre (50 foot) right-of-way and contains sweet natural gas. Similar pipelines are common within the City and is not considered to be a constraint to development.

Amended by Editor

Lago Lindo is now fully developed to suburban standards.

1.6 Ownership

At the time of the Lago Lindo NSP approval a private corporation owned 113.7 (280 acres) and by a second corporation owned 16.2 hectares, (40 acres).

Amended by Editor

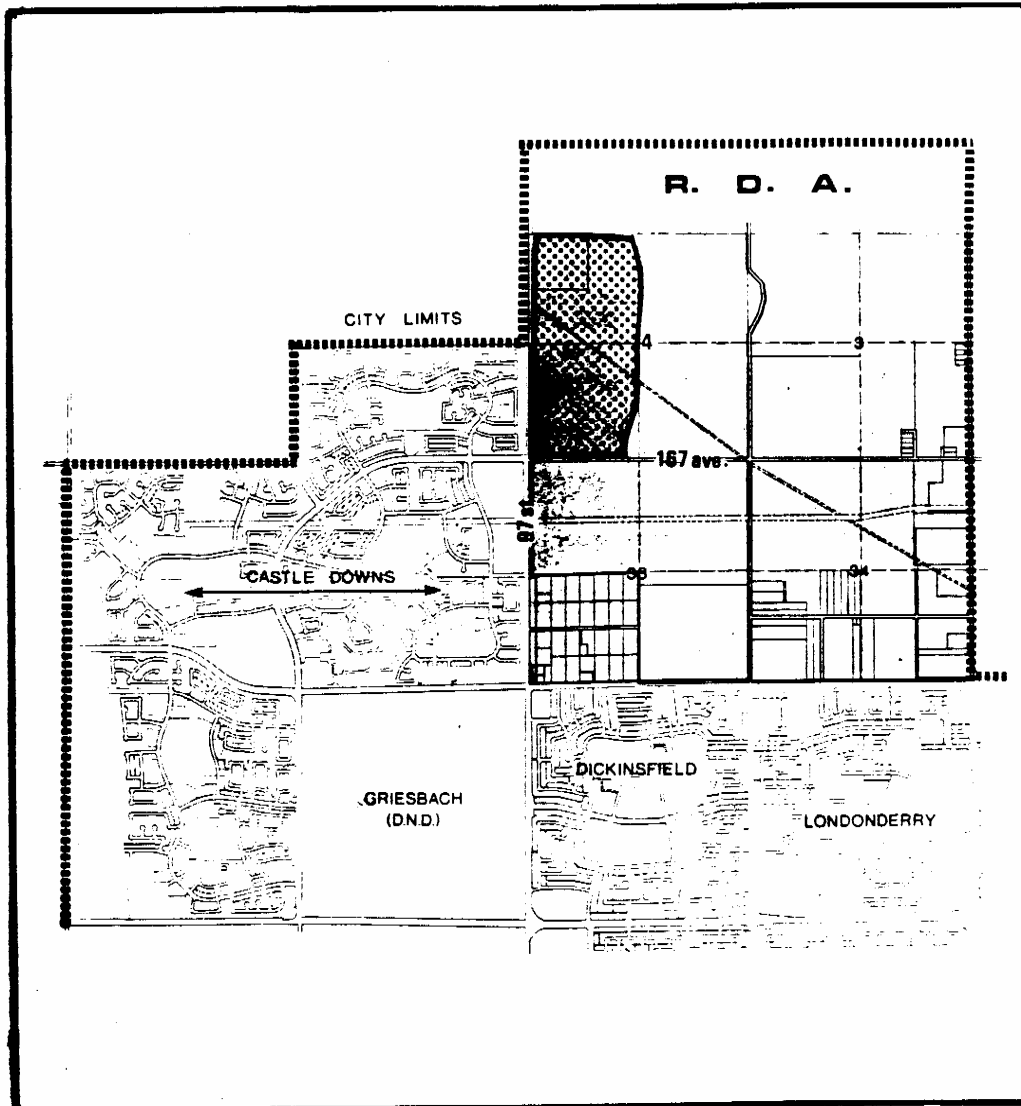
1.7 Site Characteristics

The boundary of Neighbourhood 1 coincides with one of the natural drainage basins upon which the Stormwater Management Concept is based. (See Figure 2). The study area is generally flat with a slight ridge delineating the neighbourhood east boundary.

The area generally drains toward two natural, centralized depressions and to the south. The only significant stand of vegetation within the study area is found in the northwest corner and efforts should be made to retain as many trees as possible.

Figure 1: Location

Fig. 1

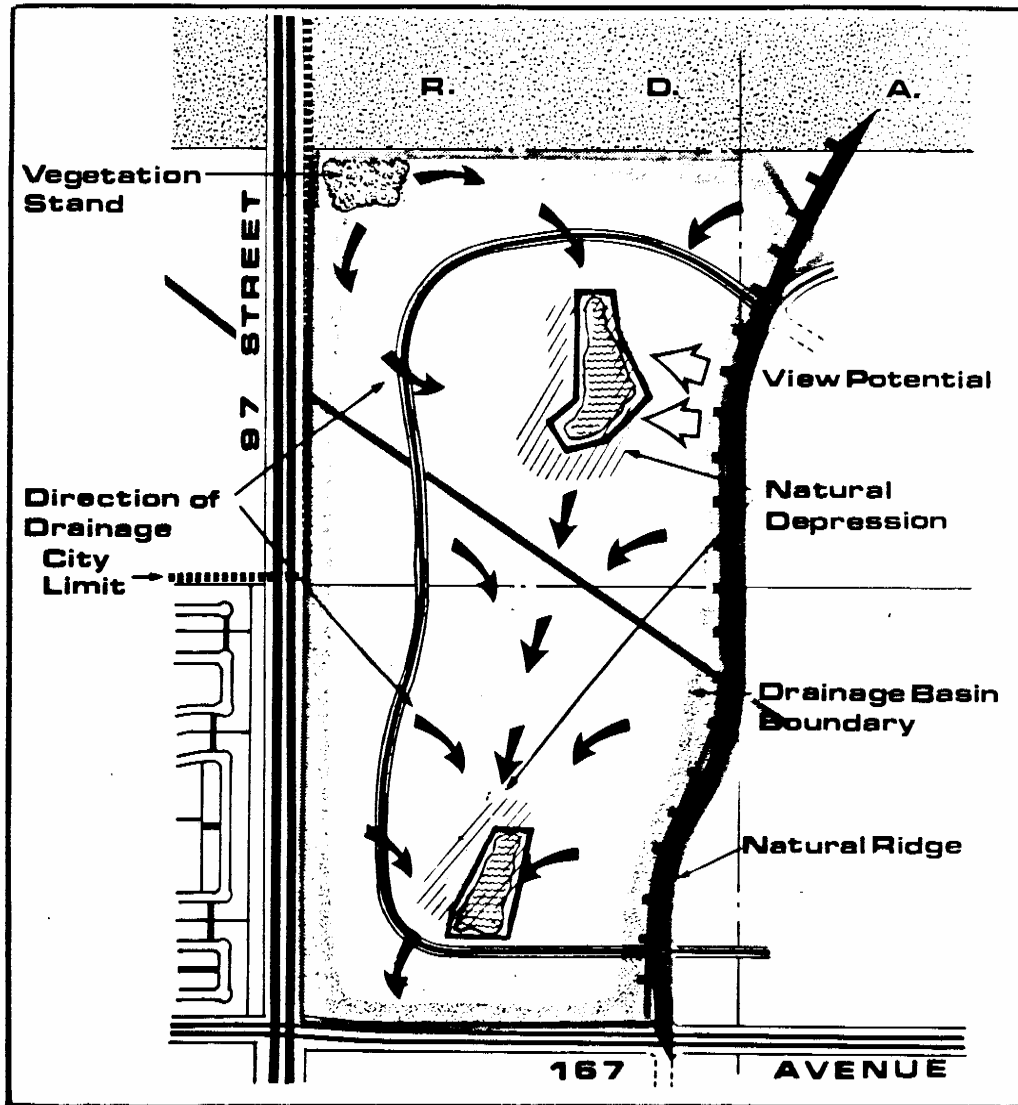


Location



Figure 2: Site Characteristics

Fig. 2



Site Characteristics



CHAPTER 2: Plan Summary

The land use for the neighbourhood is primarily residential with a density of 36.40 people per gross hectare (15.02 people per gross acres). The gross area of the neighbourhood is approximately 123.60 hectares (305.4 acres) with a gross developable area of approximately 122.14 hectares (301.81 acres), housing about 4500 people.

*Bylaw 9507
June 26, 1980
and
Amended by Editor*

The neighbourhood is adequately served by 97th Street on the west and 167th Avenue (Castle Downs Road) on the south. A portion of the major collector road which will serve the Edmonton North Area defines and serves the east side of the neighbourhood and an internal neighbourhood collector will service the local roads completing the hierarchy. The transportation network offers efficient and continuous service for all residential land uses and is especially practical for the public transit system.

Utilities are readily available. Water is available from Castle Downs to the west and sanitary sewerage from along 97th Street. The storm drainage is handled via Stormwater Management with two regulating lakes and the complementary system of dry swales eventually draining into the storm system of Londonderry and Dickensfield.

A range of residential land uses and densities will be distributed through the neighbourhood and serve a socio-economic cross-section of people. The north Edmonton area (Castle Dawns and Clareview) has been geared to the demands of first time home buyers and generally younger families. Neighbourhood 1 will continue to meet this demand by creating affordable housing primarily single family while providing range of densities up to acceptable and attractive multiple family dwelling for sale or rental purposes.

The school site and neighbourhood park are central to the neighbourhood. They are linked by a pedestrian system using the Stormwater Management System of dry swales to the lakes, lake accesses, viewpoint park areas and residential cells.

One neighbourhood convenience commercial site and a church site are presently felt feasible for this neighbourhood.

*Bylaw 9507
June 26, 1980*

CHAPTER 3: Transportation

3.1 External Transportation System

The neighbourhood is served by two major arterial transportation routes:

- a) 97th Street (Highway #28) is the major north-south arterial which connects the future outer ring road proposed within the Restricted Development Area to the inner ring road along 125th Avenue and further south, the City core.
- b) 167th Avenue (Castle Downs Road) provides a direct link to Castle Downs I and to the area east of and beyond the City Limits at 66th Street. (See Figure 3).

Amended by Editor

3.2 Internal Transportation System

The neighbourhood is linked to the external arterial transportation system by a major collector on the east side of the study area. The major collector will eventually link all nine neighbourhoods within the Lake District. A minor neighbourhood collector loops through the neighbourhood serving the local roads as well as providing a connection to 97th Street. The local roads are designed to serve intimate residential cells with low traffic generation. It is proposed that some residential cells will utilize reduced road standards such as used in other areas of the City if appropriate.

Amended by Editor

3.3 Public Transportation

The Public Transit service can be accommodated on the minor neighbourhood collector and major collector roads. Ultimately Public Transit will link Neighbourhood 1 with the other neighbourhoods within the Lake District.

Amended by Editor

CHAPTER 4: Utilities

4.1 Water Supply

Water supply for the neighbourhood is proposed to be obtained by an extension of the existing supply main which presently terminates at Castle Downs Road and 97th Street. (See Figure 4). It is proposed that this main be extended along 167th Avenue to the major collector road at the eastern edge of the neighbourhood and then follow the alignment of the collector road north. A distribution system from this main will supply water to the neighbourhood.

4.2 Sanitary Sewerage

The area will ultimately drain to a proposed sanitary trunk sewer to the east together with approximately a further 570 hectares within Lake District. In the interim, until this facility is available, it is proposed that this neighbourhood drain to the existing 525mm sanitary sewer on 97th Street. The elevation of this existing trunk sewer is such that it will be necessary to pump sewage from this area and it is proposed that this be achieved by means of a temporary pumping station. When the new outfall becomes available the pumping station adjacent to 167th Avenue and temporary connection to the 97th Street sewer will be abandoned.

4.3 Storm

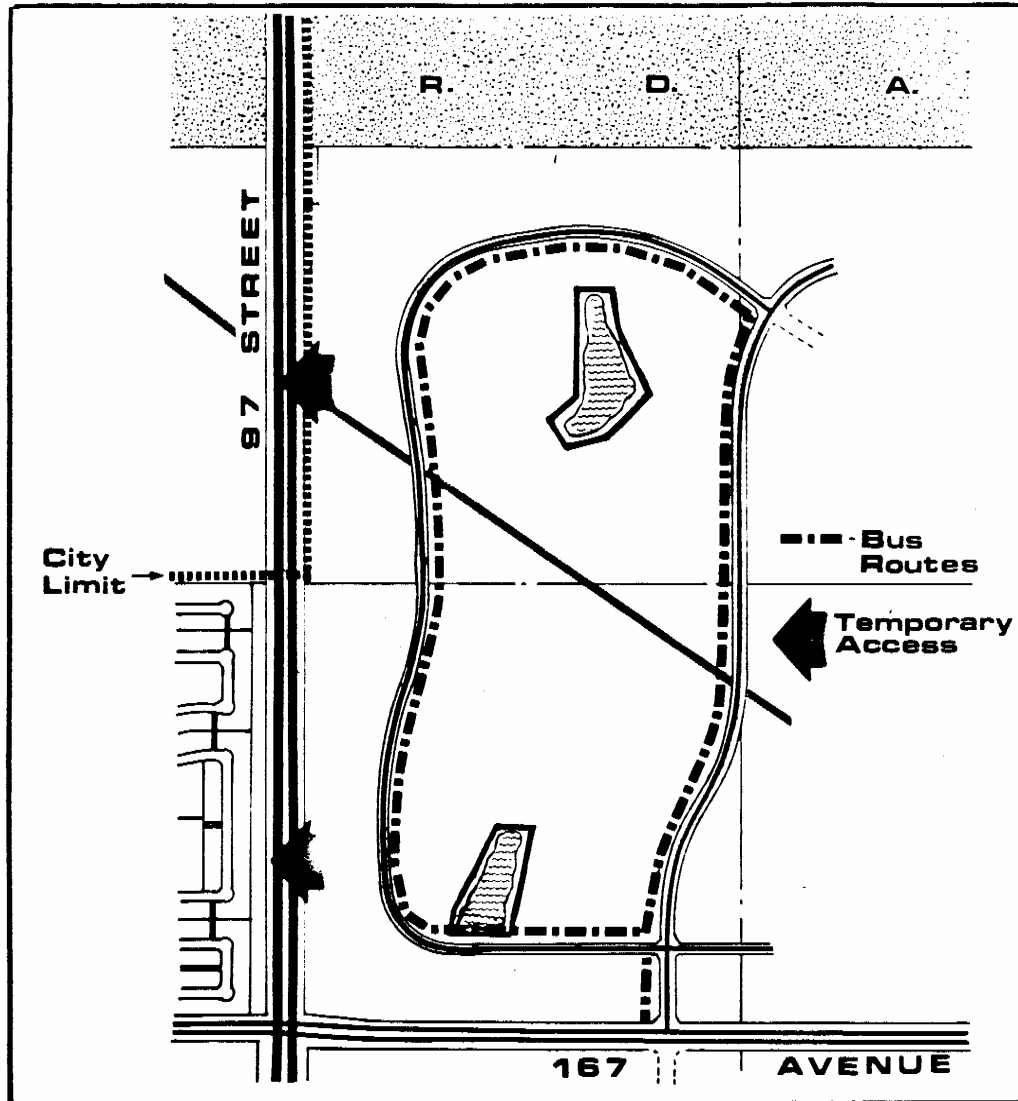
Storm drainage within Neighbourhood 1 will be achieved by means of stormwater management by which runoff from both minor and major storms will be directed towards stormwater lakes. Two lakes are proposed within this neighbourhood, the northerly lake draining the northern portion of the neighbourhood and a portion of the rural area to the north. This lake discharges to the southerly lake which also drains the southerly portion of the neighbourhood. Provision is made for the conveyance of runoff generated by severe storms to the lakes which is in excess of the capacity of the storm sewer or minor system. In addition engineering consultants are presently reviewing the stormwater management alternatives for the drainage of the area north of the City limits and west of 97th Street under the Lake District Master Drainage Plan.

In the long term it is proposed that stormwater from the southern lake discharge through a chain of proposed lakes to the south to the existing storm sewers in Dickinsfield,

however as access to this outlet is not available at this time it is proposed that interim use be made of the existing storm sewer system in Castle Downs which terminates at Castle Downs Road and 97th Street. This will necessitate the construction of a temporary storm sewer linking the southern lake with this existing storm sewer. A detailed analysis of the impact of this temporary connection will be provided at the time of detailed design after the completion of the Lake District Master Drainage Plan. When the permanent outfall to the south becomes available then the temporary line will be abandoned.

Figure 3: Transportation

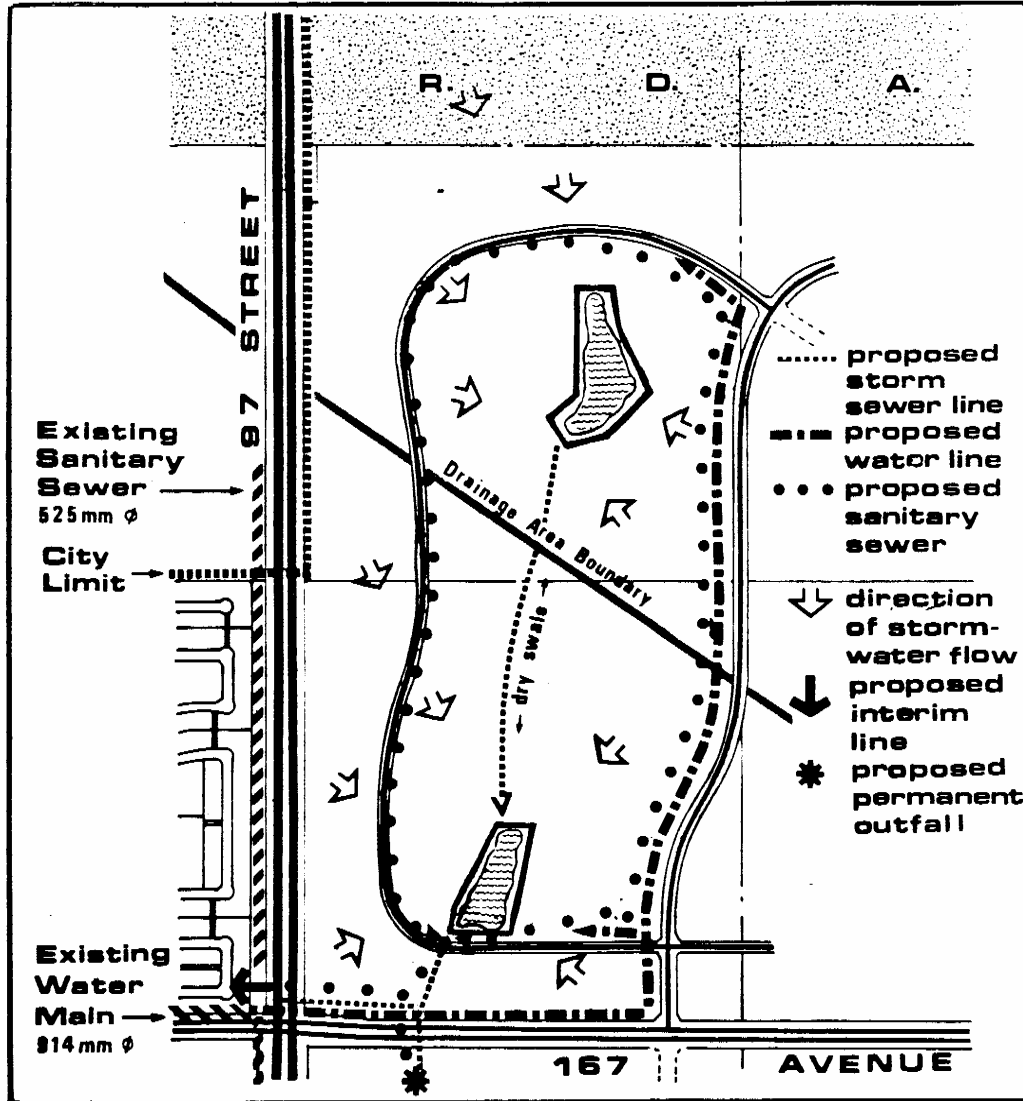
Fig. 3



Transportation

Figure 4: Utilities

Fig 4



Utilities



CHAPTER 5: Land Use

5.1 Residential Land Use

Residential Land Use proposed *in the original NSP* includes single family housing, innovative housing, semi-detached and multiple family dwellings, *as follows*:

Amended by Editor

5.1.1 Single Family

Single Family housing is proposed to be the predominant housing type within the neighbourhood. It varies in size from conventional to small lot but in all cases will conform to the applicable zoning bylaw category.

- a) Conventional Single Family ranges in size from 13.5 to 17 metres (45 to 55 feet) in width and 30.5 to 36 metres (100 to 120 feet) in depth. These lots will meet the requirements of the zoning bylaw for R-1. It is proposed to be located generally in the central part of the neighbourhood in the vicinity of the lakes. This type of housing will take advantage of the amenities offered by the lakes and will be located on quiet crescents, P-loops and cul-de-sac streets.
- b) Small Lot Single Family is located in conjunction with the conventional single family housing as a transitional step toward the higher density innovative housing semi-detached or multiple family. The Small Lot Single Family lots are to be from 12 to 13.5 metres (40 to 45 feet) in width by 33.5 metres (110 feet) in depth. Since the required Land Use Bylaw is imminent by April 1980, the Structure Plan is orientated to recognize the long term development changes and schedules. These lot sizes are felt to be consistent with the intentions of the Land Use Bylaw, or other mechanisms can be employed prior to its implementation (i.e. CD-1 zoning, Section 14.3 of the Planning Act 1977).

5.1.2 Innovative Housing

Innovative Housing is ideally suited as a transitional use, located between lower and higher density housing types in such areas as the periphery of the neighbourhood. Lot design criteria points to a narrower and shorter dimension with total lot areas in the range of 280 to 370 square metres (2,500 to 4,000 square feet). These types of projects can be implemented for approval with existing zoning bylaws or Planning Act Legislation (i.e. CD-1 zoning, Section 14.3 of the Planning Act 1977).

5.1.3 Semi-detached

Semi-detached or Duplex housing is proposed both as freehold or in a cluster situation. Semi-detached housing is proposed near the periphery of the neighbourhood adjacent to the arterial, major and neighbourhood collector roads. Some areas such as entire cul-de-sacs are proposed to be totally semi-detached while some semi-detached housing will be incorporated into the small lot single family and innovative areas. Semi-detached housing designs will give the appearance of large single-family houses and mirror-image designs will be discouraged.

5.1.4 Multiple Family

Multiple Family sites are proposed to be dispersed throughout the neighbourhood in keeping with the "Guidelines for the Distribution and Design of Neighbourhood Density". Multiple Family Sites are designed to take advantage of transportation routes, proximity to schools and services, and amenities, and are to be limited in overall size for maximum aesthetic appeal and acceptance.

5.1.5 CD-1 Zoning

A CD-1 parcel is proposed in the southeast corner of the plan adjacent to 167th Avenue and the major collector road. A commercial site is proposed to be integrated with a multiple family project involving apartments (R-3) and townhouses (R-2A). The intent of the CD-1 zoning regarding this parcel is to integrate various land uses as well as achieve a successful transition into lower density housing forms.

The Lago Lindo NSP was prepared in accordance with the planning policies and Land Use Bylaw in place at the time of the NSP approval.

*Bylaw 9507
June 26, 1980
and
Amended by Editor*

However the new zoning came into effect on June1, 2001. Development of the Lago Lindo Neighbourhood has proceeded in accordance with the new Zoning Bylaw and is developed for single-family, semi-detached and row housing , commercial and school park sites. Please refer to the map entitled “Lago Lindo NSP” on page 3 of this document for the land use concept for the Lago Lindo NSP.

5.2 Parks and Open Space

A 9.51 hectare (23.5 acre) parcel has been provided in the central part of the neighbourhood for use as a Public Elementary School Site, a Separate Elementary School Site and Neighbourhood Park, 3.64 hectares (9.0 acres), 2.83 hectares (7.0 acres) and 3.03 hectares (7.5 acres) respectively as directed by Parks and Recreation and the School Boards. In addition to the neighbourhood park, a 1 hectare (2.5 acre) viewpoint park is provided on the north shore of the upper 3.85 hectare lake. (See Figure 5). The area provided for reserve purposes is less than the 10% required for this neighbourhood. The balance is to be deferred to the remainder of the Lake District Area Structure Plan to neighbourhoods requiring an excess of 10% for school purposes (i.e. Neighbourhood 2 or 3). In total, 10% reserve will be dedicated for the entire Area Structure Plan in conformance with The Planning Act, 1977.

Surrounding each of the storm utility lakes is an area provided to allow for lake level fluctuations. Approximately 60% of this area is to be privately owned and the responsibility enforced by use of a restricted covenant against the title and 40% is to be publically owned and furnished with some form of walkway. This area will be designated as environmental reserve (E.R.) A walkway is also suggested within the dry swales (circulation) between the two lakes resulting in a continuous walkway running the entire length of the central portion of the neighbourhood. The central walkway system:

- a) provides excellent north-south pedestrian movement from each residential cell to the school, neighbourhood park and amenities.
- b) separates the pedestrian traffic from the vehicular traffic.
- c) establishes a sense of neighbourhood identity.

- d) connects Neighbourhood 1 to the Town Centre via the overall Lake District pedway using existing rights-of-way.
- e) allows for a practical dual use of the Stormwater Management System through the use of major and minor drainage swales.

Utilizing the existing pipeline right-of-way would further enhance the already excellent pedestrian system and complete residential connections to the balance of the Lake District Area and Town Centre. A portion of the right-of-way, west of the main collector is proposed to be incorporated within the adjacent residential land uses. Details will be forthcoming with the Tentative Plan.

5.3 Commercial

One neighbourhood convenience commercial sites *is* proposed for this neighbourhood. *It contains* about .40 hectares (1.0 acres) *and* is located in the northeast corner of the neighbourhood, at the intersection of the major and minor neighbourhood collectors. (See Figure 6).

*Bylaw 9507
June 26, 1980
and
Amended by Editor*

The Developer has expressed interest in developing some Highway Commercial along 97th Street and may pursue this independently at the tentative plan stage.

Amended by Editor

5.4 Manufactured Housing

The demand for a manufactured housing site in north Edmonton is presently being served by the new Castle Downs Mobile Home Park Site. On that basis, no site for a manufactured housing project is to be provided within this neighbourhood.

5.5 Church Site

A church site *has been relocated* to north west portion of the plan.

*Bylaw 9507
June 26, 1980
And
Amended by Editor*

5.6 Community Housing Sites

Community Housing Sites will be provided to the City of Edmonton upon identification of need and at locations mutually agreed upon. The sites will be equitably distributed throughout the neighbourhood and be of a size and density compatible with surrounding land uses.

The multiple family site(s) may be designated for community housing at the subdivision approval stage and/or when detailed zoning is requested of City Council.

In the interim period, the Real Estate and Housing Department (*Asset Management and Public Works*) may negotiate with the developer for acquisition of the site by the City of Edmonton for community housing purposes. The foregoing statements in no way restrict the developer from disposing of multiple family sites as it sees fit.

Amended by Editor

5.7 Special Land Uses

5.7.1 Noise Attenuation Mechanisms

Highway #28 or 97th Street is one of the major arteries running north out of the City. The noise attenuation mechanism proposed involves an effective 60.9 metres (200 feet) from the nearest travel lane of 97th Street to the back of the nearest dwelling. The lots backing onto the P.U.L. are proposed to be a minimum of 33.5 metres (110 feet) in depth.

5.7.2 Neighbourhood Collector Roads

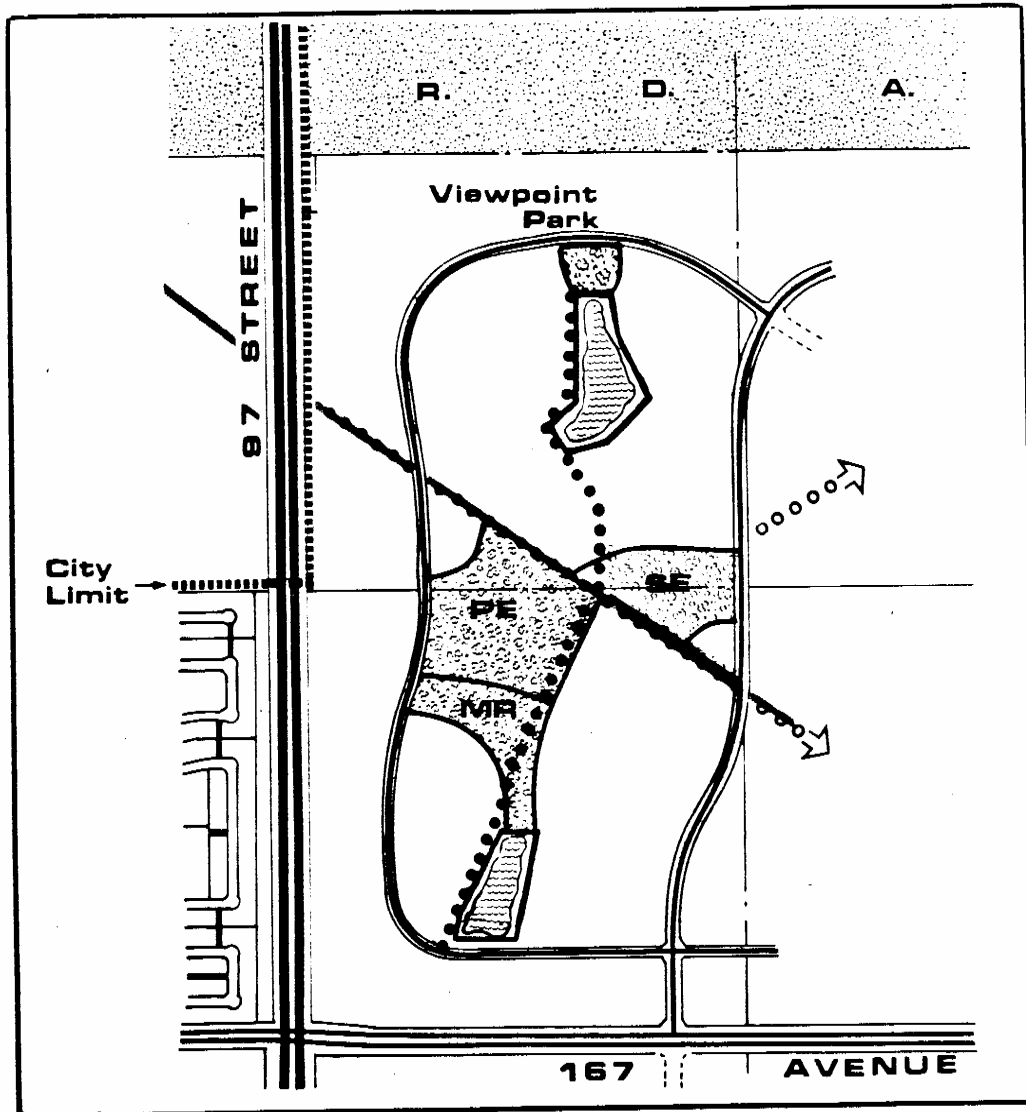
The minor neighbourhood collector road looping through Neighbourhood 1 is oversized from the 20 metre standard (66 feet) to 24 metres (80 feet) to allow room for a boulevard and separated sidewalk. The boulevard is to be planted with trees over the entire length of the collector road as a means of enhancing the streetscape and beautifying the neighbourhood.

Two temporary access points are proposed to intersect with 97th Street until the improvements to 167th Avenue are complete. These controlled intersections comply with the direction of Transportation Planning. A road widening of 35 metres x 35.0 metres is included in the northwest portion of the plan.

All residential lots facing onto bus routes will be laned serviced.

Figure 5: School Site and Parks

Fig. 5

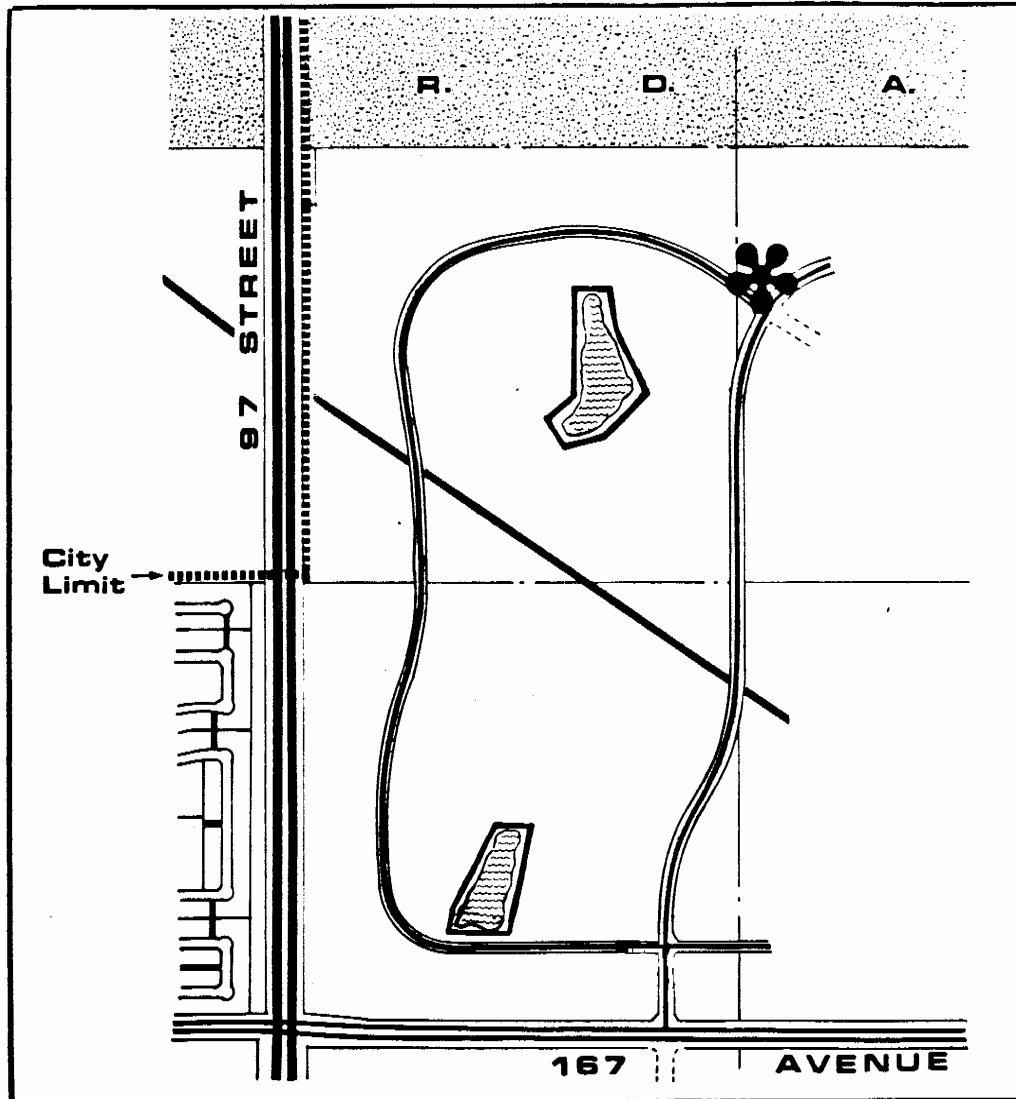


School Site and Parks



Figure 6: Commercial Sites *(Amended by Editor)*

Fig.



Commercial Sites



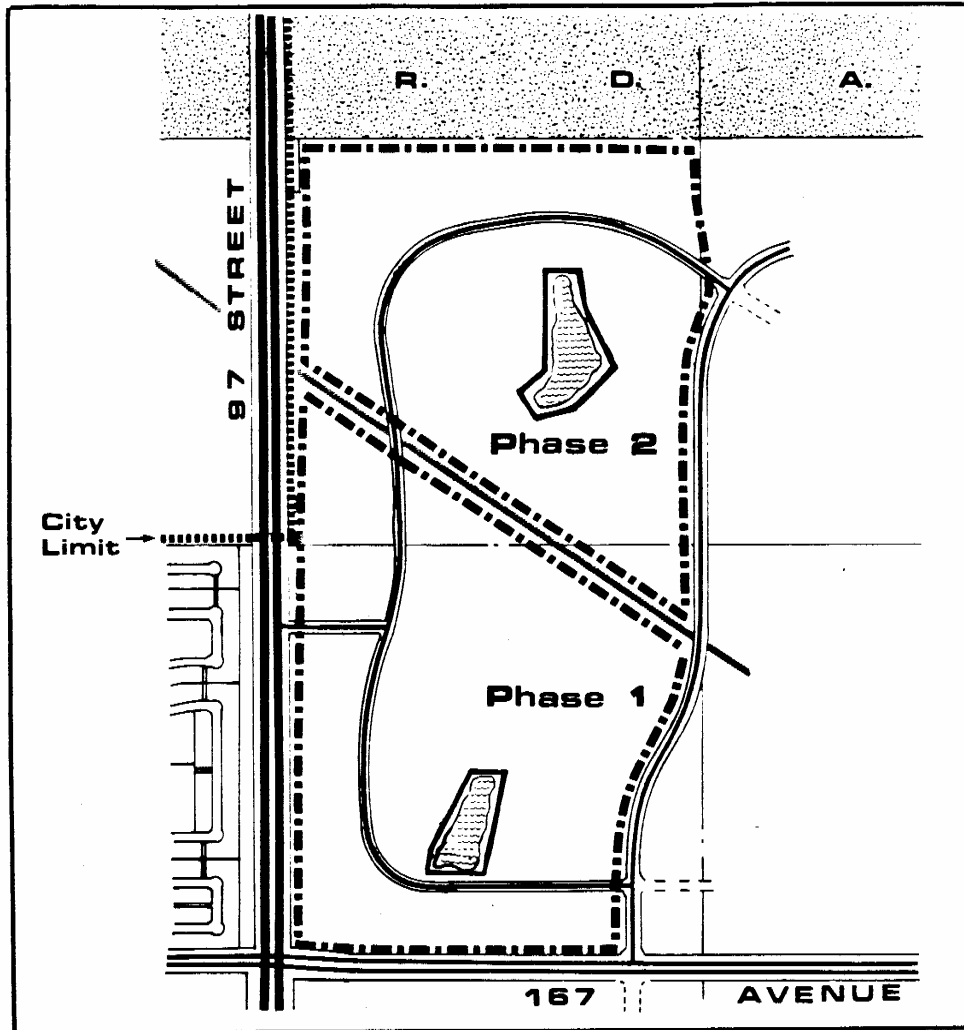
CHAPTER 7: Statistics

The preliminary statistics are indicated on *Table 1* and will be refined with detailed subdivision plans.

Amended by Editor

Figure 8: Phase 1 & 2

Fig.8



Phase 1 & 2



Table 1: Land Use Analysis – (As Amended by Bylaw 9507 June 26, 1990)

Lago Lindo Neighbourhood Structure Plan

Land Use	Area (ha)	Units	%	Population
Single Family	67.48	1155	83	3.764
Semi-detached	4.16	100	9.9	325
Multiple Family	3.67	138	7.1	411
Total Residential	75.31	1393		4500
School/Park	10.32			
Commercial	0.40			
Circulation/Walkways/ Utilities	28.01			
Storm Water Management Facilities	8.10			
Gross Developable Area	122.14			
Pipeline Right-of-Way	1.46			
Gross NSP Area	123.60			

Density = 36.40 people per gross developable hectare

CHAPTER 8: Phasing

Neighbourhood 1 is divided into two phases; Phase 1 being the south half and containing 61.5 hectares (152 acres) and Phase 2 being the north half and containing 60.7 hectares (150 acres) as shown on Figure 8. Phase 1 will proceed immediately using existing adjacent services and existing transportation routes.

Appendix 1: Environmental Impact Statement

Development within Lake District, Neighbourhood 1 is seen as having negligible impact upon the environment. The area is relatively flat and offers little in the way of natural vegetation except for the vegetation stand in the northwest corner. In fact, by imposing a Stormwater Management System upon the area the natural drainage pattern will be maintained and enhanced for the direct benefit and pleasure of the residents. An archaeological impact analysis has produced no sites of historical importance.

Appendix 2: Social Impact Statement

Based on demographic information, single family home ownership is the preferred accommodation. Neighbourhood 1, therefore has placed lesser emphasis on the vertical element of multiple family accommodation. The emphasis has been concentrated on catering to the first time home buyer. As a result of the continued demand for single family ownership, there is a direct impact upon the amount of students expected to be generated within this neighbourhood. Using the factors supplied by the Edmonton Public School Board a greater number of students appears to be generated than is preferred.

The number of students generated per household has dropped over the past five years and all indications show they will continue to drop. Family sizes have decreased be it for reasons of economics, increased freedom of mobility, politics or increased awareness through communication.

The student generation figures are above the policy guideline due to the larger size of the neighbourhood and because of the increased amount of lower density accommodation. Other neighbourhoods within the Lake District will under-generate in terms of student population because of smaller residential areas and higher density. Some form of equalization should be available to relieve neighbourhoods of high student generation and supplement neighbourhoods of lower generation without altering the design and efficiency of the neighbourhood plan.

Appendix "B" Bylaw No. 5898

MUNICIPAL PLANNING COMMISSION - CONDITIONS OF SUPPORT OF LAGO LINDO NEIGHBOURHOOD 1 STRUCTURE PLAN

- I. That the Municipal Planning Commission SUPPORT the Neighbourhood Structure Plan subject to the following conditions:
1. That the developer enter into a development and servicing agreement with the City of Edmonton, at the time of subdivision.
 2. That the developer be advised that any support of the plan by the Municipal Planning Commission indicates support of the land uses only and is not an indication of inherent developability. However, subdivisions within the neighbourhood must be generally in conformance with the approved Structure Plan.
 3. That easements, alignments and utility lots be provided to the satisfaction of Northwestern Utilities, Edmonton Telephones, Edmonton Power and Water and Sanitation.
 4. That two 6.1 m. X 6.1 m, gas regulating sites be located on the eastern boundary of the neighbourhood to the satisfaction of Northwestern Utilities Ltd.
 5. That cost incurred in removing or realigning existing telephone or power lines be borne by the developer.
 6. That the refundable front end cost for the construction of the water transmission main east along 167 Avenue and north along 97 Street, be borne by the developer.
 7. That stormwater lakes within the proposed neighbourhood be designed so as to be compatible with the overall system to be provided for the Lake District.
 8. That the developer investigate and provide an acceptable proposal for the

provision of storm drainage for the eventual servicing of the N_{1/2} 5-54-24-W4 which lies west of 97 Street, north of the present City boundary.

9. The developer will provide a detailed analysis to show the impact of the proposed temporary connection to the Storm Drainage System in Castle Downs 1.
10. That the pipeline right-of-way be landscaped by the developer, and its acreages incorporated with the school and abutting multiple site, the latter being the maintenance responsibility of the owner.
11. That ultimate development be restricted to 15.24 m. from the centre line of the pipeline.
12. That the design details and maintenance responsibilities for the lakes, public lake shore area, associated lakeside park and overland swale, be to the satisfaction of Parks and Recreation and Water and Sanitation Departments.
13. That all land required in connection with the lakes of the Storm Water Management System be provided on the basis similar to "environmental reserve". Such land to include any sloping land and land subject to flooding, except when private lands abut a lake, in which case the City would require an easement restricting development and providing for access for municipal vehicles to perform maintenance functions.
14. Where public access to the lake is to be in the form of walkways, such walkways shall be constructed by the developer to the normal standards included in the Design Guide Manual even though the land is not design created as a "W" lot.
15. That the maintenance of the lakes be the responsibility of the developer, or the taxation act must be changed so that an assessment can be charged to the lots draining into the lake system.
16. That the overall design of the temporary link roads to 97 Street be to the satisfaction of Transportation Systems Design Department, and that the

cost of installation and removal of traffic control signals, signs, etc. at the access points be borne by the developer. The 97 Street access roads shall be temporary until such time as the eastern boundary main collector and the two most northerly lanes of 167 Avenue adjacent to the southern boundary of the neighbourhood are constructed.

17. Provision of uniform screen fencing to those lots backing onto 97 Street and 167 Avenue, and that no direct private access be permitted to these two roads.
18. That detailed zoning at the subdivision stage of those lots fronting onto the eastern neighbourhood major collector roadway will be conditional upon execution of an agreement between the City and developer to restrict front drive access through the filing of caveats against the individual titles. The roadway must also be appropriately signed to restrict parking.
19. That subdivision approval will be precluded for those lands lying north of 167 Avenue and south of the internal loop road, as indicated on the attached map, until the final disposition of 167 Avenue (alignment, truck route status) has been resolved to the satisfaction of Alberta Transportation and Transportation Systems Design Department.
20. That the Structure Plan has the flexibility to incorporate a berm treatment adjacent to 97 Street (and 167 Avenue if appropriate) subject to both an exemption from Council's 200' setback policy and the detailed specification of Transportation Systems Design Department.
21. The servicing agreement shall contain, among other things:
 - (a) The developer must agree to participate in a scheme for the sharing of the cost of the stormwater management system among the land owners of The Lake District.
 - (b) The developer must agree to pay a unit area assessment to cover a portion of the cost of the down stream sewer system. The assessment rate will be computed by Edmonton Water and Sanitation, Drainage Engineering.

- (c) The developer must agree to a "Maintenance Levy" to be set by the City, and periodically revised, which will be charged against each property benefitting from the lake system. This levy will remain on the property to enable the City to recover cost for maintenance and operation of the lakes once the developer's maintenance period has ended.
 - (d) The developer must agree to an extended maintenance period for the Stormwater Management System. Final acceptance of this system will be tied to the final acceptance of the roadway system.
22. That the development agreement at the subdivision stage will include, among other things, a clause which identifies the onus of the responsibility for the hydraulic performance of the storm water management lake system.