



Subdivision Authority

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

June 14, 2012

File No. LDA11-0086

Qualico Developments
#280, 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 25 single detached residential lots, 10 semi-detached residential lots, one (1) multiple family residential lot, two (2) Public Utility Lots and two (2) commercial lots from the north half of NW-22-51-25-4, located east of 170 Street SW and south of Ellerslie Road SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on June 14, 2012 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.24 ha by Deferred Reserve Caveat to the remainder of the north half of NW-22-51-25-4, pursuant 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 owner dedicates/designates road right-of-way to conform to a City Council approved Concept Plan or to the satisfaction of Transportation Services for 170 Street SW from the north property line to the south property line and for realigned Ellerslie Road SW from the west property line to the east property line, as shown on the "Conditions of Approval" maps, Enclosures I and II, pursuant to Section 662 of the Municipal Government Act. For clarification only, the land to be designated as road right-of-way for arterial roads (as per the approved Concept Plan) represents approximately 12.4% of the titled area. The dedication for the 170 Street freeway (as per the approved Concept Plan) represents approximately 5.3% of the titled area. The dedication for collector and local roads represents approximately 3.7% of the titled area;
5. that subject to Clause I (4), the owner clear and level 170 Street SW and all of realigned Ellerslie Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
6. that the subdivision boundary be amended to include the whole RF5 site in File No. LDA11-0330, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a berm and fence restrictive covenant in favour of the City of Edmonton that will be registered against the proposed MDR parcel as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate road rights-of-way as shown on the "Conditions of Approval" map, 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway, 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 endorsement of the plan of subdivision;
3. 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;
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 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 engineering drawings include the first two lanes of Ellerslie Road SW to an urban arterial roadway standard, from 170 Street SW to Allan Drive SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. This will require a temporary roadway to connect to the existing Ellerslie Road. Preliminary plans are required to be approved for Ellerslie Road SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the engineering drawings include the construction of the first two lanes of 170 Street SW to an arterial roadway standard, from the existing urban section to Ellerslie Road SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 170 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
9. that the owner pay for the installation of traffic signals at the future Ellerslie Road SW intersections, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services;
10. that the engineering drawings include a temporary 6 m wide gravel roadway connection, (required prior to CCC,) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 3 m asphalt shared use path with dividing yellow centreline, "shared use" signage, lighting, bollards and landscaping to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner completes the design and construction of the ultimate stormwater management facility with this stage of development;
13. that the engineering drawings include the construction of the collector roadway (Allan Drive) across the PUL and the old Ellerslie Road SW alignment as shown on the "Conditions of Approval" map, Enclosure I;
14. that a noise study be provided to confirm the noise attenuation required adjacent to Ellerslie Road SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in the noise study. The owner must construct at a minimum, a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots backing onto Ellerslie Road SW, as shown on as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, 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 rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, and Sustainable Development.

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

Municipal Reserves for the north half of NW-22-51-25-4 are to be registered as a DRC in the amount of 3.24 ha less 10 percent of the total area required for arterial roads and the ATCO high pressure pipeline 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 Mr. Wesley Woo at 780-496-7370.

Yours truly,



FOR

Scott Mackie
Subdivision Authority

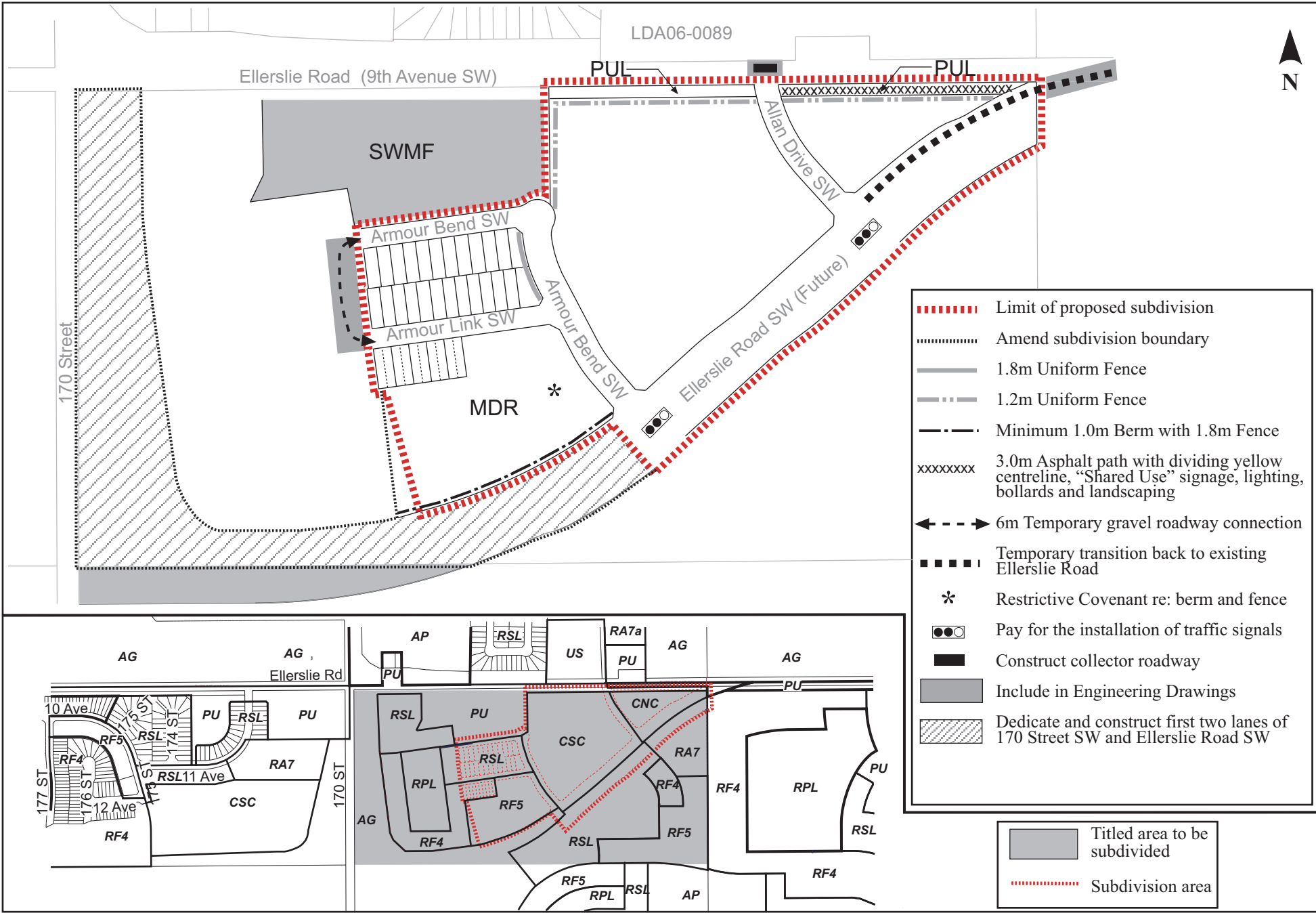
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2012

LDA11-0086



SUBDIVISION CONDITIONS OF APPROVAL MAP

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