



Subdivision Authority

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

March 8, 2012

File No. LDA11-0248

Qualico Developments West Ltd.
#280, 3203 – 93 Street
Edmonton, AB T8N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create (136) single detached residential lots, (72) semi-detached residential lots, (26) rowhouse residential lots (1) multi-family residential lot and (1) Municipal Reserve Lot from SW-31-51-23-4, located east of 34 Street NW and south of 16A Avenue NW; **LAUREL**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.75 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 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 consolidate the proposed RA7 parcel with adjacent Lot 1, Block 3, Plan 1026809, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register walkways as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 and 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 and other assessments applicable to the subdivision area 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 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 grading plans for 14 Avenue south of the MR site be included in the submission of engineering drawings for Stage I, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 12m radius gravel surface temporary turnaround with bollards or mini-barriers with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; required prior to CCC or at the discretion and direction of Transportation Services;
9. that the owner construct a 1.5m concrete sidewalk with lighting and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3.0m concrete sidewalk with lighting and t-bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a noise attenuation fence on lots abutting 34 Street in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct all fences positioned wholly on privately-owned lands (excluding the post and rail fence on the MR parcel) to the satisfaction of the Sustainable Development and Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal reserves were previously addressed and the DRC on title will be reduced by 0.75 ha for the MR park dedication with this subdivision and the balance will be carried forward on title.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cp/Posse #111978424-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

LDA11-0248

