



Subdivision Authority

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

May 31, 2012

File No: LDA11-0435

Qualico Developments West Ltd  
3203 - 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from portions of Lot 1, Block 1, Plan 022 0944 and SE 1-54-24-4, located northwest of Zaychuk Road NW; **CY BECKER**

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**I The Subdivision by Plan is APPROVED on May 31, 2012 subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 15747 to adopt the Cy Becker Neighbourhood Structure Plan receive third reading prior to the registration of this subdivision;
4. that Bylaw 16104 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
5. that the subdivision files LDA11-0057 and LDA11-0438 be registered prior to or concurrent with this subdivision; and
6. 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs (which may include but is not limited to sidewalk, shared path and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay all the proportionate share of the Arterial Roadway Assessment for the construction of the 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 Department and affected utility agencies; and
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.

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

Municipal Reserve is addressed by the prior or concurrent registration of File No. LDA11-0438.

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, 3<sup>rd</sup> 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 Ms. Carla Semeniuk at 780-496-1582 or write to:

**Ms. Carla Semeniuk, Planner  
Current Planning Branch  
Sustainable Development  
7th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cs/Posse #118215042-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 31, 2012

LDA11-0435

