



Subdivision Authority

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

September 20, 2012

File No. LDA11-0436

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create one (1) commercial lot from the SE 1-54-24-4; Lot A, Plan 2452MC; and Block 1, Plan 822 2795 located north of 167 Avenue and west of Manning Drive; **CY BECKER**

I The Subdivision by Plan is APPROVED on September 20, 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 subdivision boundary be amended to exclude the western portion of 44 Street and the walkway in the south-east portion of the subdivision area (to 167 Avenue), as shown on the "Conditions of Approval" map, Enclosure 1;
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 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 approved subdivisions files LDA11-0438 and LDA11-0057 be registered prior to or concurrent with this subdivision; and
5. 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, 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 identified 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/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 Departments and affected utility agencies;
6. that the owner submits 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 owner shall pay for a boundary assessment for municipal improvements to be installed by others within the 44 Street right-of-way and the Cy Becker Drive right-of-way; and
8. 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

The Municipal Reserve for SE 1-54-24-4 will be addressed through the prior to or concurrent registration of file No. LDA11-0438. Reserves owing on the road closure areas were addressed in LDA11-0438. Reserves for Plan 822 2795 were provided by way of cash-in-lieu through File No. LDA11-0057.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 Carla Semeniuk at 780-496-1582 or write to:

**Carla Semeniuk, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority
SM/cs/Posse # 118206977-001

Enclosure(s)

