



Subdivision Authority

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

August 9, 2012

File No. LDA12-0121

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

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create one (1) commercial lot from Block 3, Plan 762 0329 and SE 7-52-25-4 located west of 199 Street NW and south of Lessard Road;
EDGEMONT

I The Subdivision by Plan is APPROVED on August 9, 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 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, as required by the aforementioned agencies or shown on the engineering drawings that deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA11-0328 and LDA12-0120 be registered prior to or concurrent with this application;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 199 Street from Lessard Road to Edgemont Way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for an eastbound auxiliary lane of Lessard Road, from west of Hilton Drive to 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to conditions I(4) and I(5), the owner clear and level Lessard Road and 199 Street as required for road right-of-way dedication, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
7. that Bylaw 16202 to amend the Zoning Bylaw from (AG) Agricultural Zone to (CSC) Commercial Shopping Centre Zone receive three readings prior to the registration of this subdivision; and
8. 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 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 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 engineering drawings not be approved prior to the approval of the Draft Edgemont Neighbourhood Design Report to the satisfaction of Sustainable Development and Financial Services;
8. that the engineering drawings include the construction of an eastbound auxiliary lane on Lessard Road from west of Hilton Drive to 199 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include an all-directional access at Hilton Drive and Lessard Road as well as a right-in/right-out access on Lessard Road approximately 70m east of Hilton Drive as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the owner pay for the installation of traffic signals in the location as shown on the "Conditions of Approval" map, Enclosure I, at the intersection of Lessard Road/Hilton Drive. 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 direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Financial Services, Transportation Services and Sustainable Development, in the location as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services.

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

The existing Deferred Reserve Caveat (No. 762 033 237) registered on Block 3, Plan 762 0329 will be carried forward with this application. Municipal Reserve for SE 7-52-25-4 will be provided through LDA11-0328 in which 2.84ha will be carried forward by Deferred Reserve Caveat.

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 Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/cw/Posse #123117600-001

Enclosure

