



October 18, 2012

File No: LDA12-0126

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 81 single detached residential lots, 26 semi-detached residential lots from Lot 1, Block 1, Plan 022 0944, located north of 167 Avenue and west of Manning Drive; **CY BECKER**

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**I The Subdivision by Plan is APPROVED on October 18, 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 the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 50 Street from the south edge of the subdivision to the north edge of Lot 1, Block 1, Plan 022 0944, as shown on the "Conditions of Approval" map, Enclosure I and II;
4. that subject to Condition I (3), the owner clear and level 50 Street as required for right-of-way dedication to the satisfaction of Transportation Services;
5. that the owner provide road right-of-way to accommodate a 3 m shared-use path on the north side of the east/west collector road, as shown on the "Conditions of Approval" map, Enclosure 1;
6. that approved subdivision LDA11-0438 be registered prior to or concurrent with the proposed subdivision; 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 (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. at 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;
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 50 Street to an arterial roadway standard, from 167 Avenue to the north edge of the subdivision including channelization, accesses, intersections, shared-use paths, sidewalks, lighting and landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I and II;
8. that the owner construct a 300 mm water main along the future Cy Becker Boulevard, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner pay for the modification of the existing traffic signals at the intersection of 50 Street and 167 Avenue, as shown on Enclosure II;
10. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services);
11. that the owner construct a 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC (or at the discretion and direction of Transportation Services);
12. that the owner construct a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard-surface shared-use path along the north side of Cy Becker Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto 50 Street, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences positioned wholly on privately-owned land to the satisfaction of the Sustainable Development, Transportation Services and Infrastructure Services, 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 the

Transportation Services, Financial Services and Utilities and Sustainable Development.

Enclosures I and II are the maps of the subdivision identifying major conditions of this approval.

Municipal Reserve for Lot 1, Block 1, Plan 022 0944 will be carried forward by a Deferred Reserve Caveat through 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. 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 Ms. Carla Semeniuk at 780-496-1582.

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

Yours truly,

Scott Mackie  
Subdivision Authority

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Enclosure(s)

**October 18, 2012**



