



November 15, 2012

File No. LDA12-0285

Qualico Developments West Limited
280, 3203 - 93 Street
Edmonton, Alberta T8N 0B2

ATTENTION: Wayne Shanks

RE: Tentative Plan of subdivision to create 23 single detached residential lots, from Block 1, Plan 822 2795, located north of 167 Avenue NW and west of Manning Drive, **CY BECKER**

I The Subdivision by Plan is APPROVED on November 15, 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 Ltd., as required by the aforementioned agencies or as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA12-0285 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
4. that the approved subdivisions within the Cy Becker Neighbourhood (File Nos. LDA11-0057, LDA11-0438) be registered prior to or concurrent with this application;
5. that the owner dedicate road right-of-way for Manning Drive as shown on the "Conditions of Approval" map, Enclosure I to conform to an approved Concept Plan or to the satisfaction of Transportation Services;
6. that subject to Condition I(5), the owner clear and level Manning Drive as required for road right-of-way dedication to the satisfaction of Transportation Services;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the noise attenuation berm as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation berm, to the satisfaction of Transportation Services; 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 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 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 owner construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto Manning Drive, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the owner construct all fences positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development; and
9. that the owner be 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 Transportation Services and Sustainable Development.

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

Municipal Reserve owing for Block 1, Plan 822 2795 and the closed portion of 167 Avenue will be addressed by the prior to or concurrent registration of Files LDA11-0057 and 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, 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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/lS/Posse #127977830-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 15, 2012

LDA12-0285

