



September 26, 2013

File No. LDA12-0328

Qualico Developments West Limited
#280, 3203 - 93 Street
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 68 single detached residential lots, 12 semi-detached residential lots and 27 rowhouse lots from SW 31-51-23-4 located south of 16A Avenue NW and east of 34 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on September 26, 2013 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner provide the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 (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 and other assessments applicable to the subdivision area 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 a Noise Study be provided to confirm the noise attenuation required adjacent to the Transportation and Utility Corridor (TUC), in accordance with the City of Edmonton's Urban Traffic Noise Policy, and the owner construct a berm and/or noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, for all lots backing onto the TUC, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. the owner construct a noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205 for all lots backing onto 34 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3m concrete sidewalk with T bollards and lighting in the location shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserve entitlements for SW 31-51-23-4 were addressed under subdivision LDA07-0113 through registration of a 5.917 ha DRC. The DRC, which has been subsequently reduced through the dedication of a school/park site (3.34 ha under LDA10-0309) and a pocket park (0.76 ha under LDA11-0248) will be carried forward on title for future dedication of a park site to the east.

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, 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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority


SM/cp/Posse #129120810-001

Enclosure(s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

September 26, 2013

LDA12-0328

- | | | |
|-------------------------------------|--|---|
| ----- Limit of Proposed Subdivision | Berm and/or Noise Attenuation Fence as per Noise Study |  Register Walkway as Road Right-of-Way |
| — 1.8 m Uniform Fence as per Zoning | - - - 3 m Concrete Sidewalk and Lighting | TUC Transportation and Utility Corridor |
| - . - . Noise Attenuation Fence | .. T-Bollards | |



- | | |
|---|------------------------------|
|  | Titled area to be subdivided |
| ----- | Subdivision area |

