



June 13, 2013

File No. LDA12-0384

Stantec Consulting Ltd.
10160 – 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create three (3) commercial lots, one (1) medium density residential lot, one (1) high density residential/mixed use lot, one (1) public utility lot, and one (1) lot gifted to the Canadian National Railway from NW-8-52-23-4 located south of Whitemud Drive and east of 17 Street NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on June 13, 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that the lands to the west of the Canadian National Railway (CNR) be gifted to CNR, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register cross-lot access easements, as shown on the "Conditions of Approval" map, Enclosure I;
7. that Bylaw 16455 and 16456, to amend the Tamarack NSP and the Edmonton Zoning Bylaw from AGI to DC1, receive third reading prior to the endorsement 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 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 the owner pay for the installation of traffic signals at the intersection of Tamarack Way and Maple Road (38 Avenue), as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals 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 discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
8. that the owner construct a 3m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 1.5m concrete sidewalk as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation facility (combination berm and fence) to a minimum height of 4.5m 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 Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, 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 Reserves for NW-8-52-23-4 were previously provided as money-in-place representing 2.08 ha of land as determined under SUB/06-0005.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Madeleine Baldwin at (780) 496-5672 or write to:

**Ms. Madeleine Baldwin, Planner
Current Planning Branch
Sustainable Development
7th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

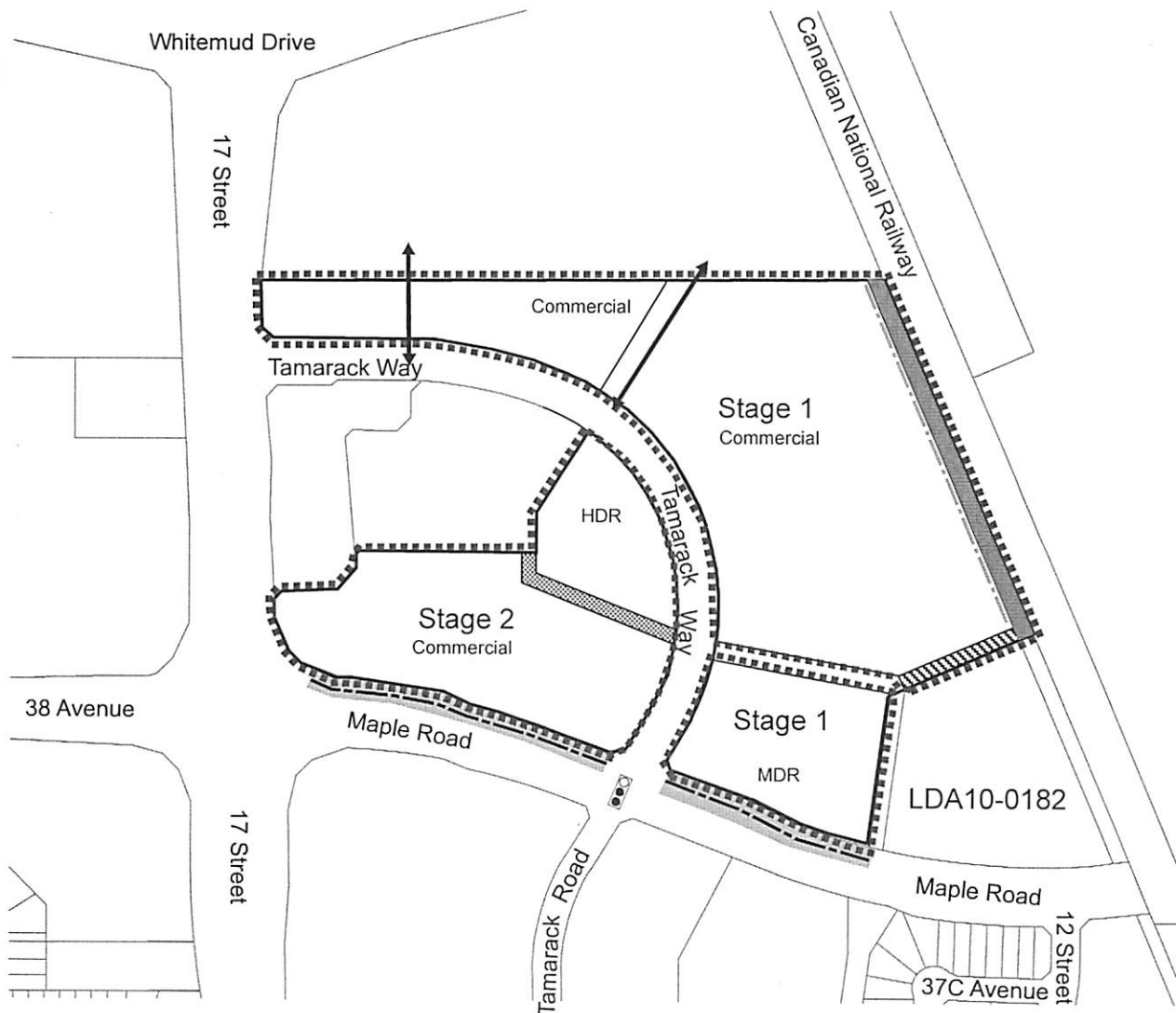
SM/mb/Posse #131107659-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 13, 2013

LDA 12-0384



- Limit of Proposed Subdivision
- 1.5 m Concrete Sidewalk
- - - Construct 4.5 m Noise Attenuation Facility (Combination Berm and Fence), to Match an Existing Berm in LDA10-0182
- Register as Road Right-Of-Way and Construct 3m Hard-Surface Shared use Path With Dividing Yellow Centre-Line and "Shared Use" Signage, Lighting, Bollards and Landscaping
- Register as Road Right-Of-Way
- Area to be Gifted to CNR
- Register Cross lot Access Easement
- Pay for Installation of Traffic Signals
- Include in Engineering Drawings

