



Subdivision Authority

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

August 4, 2011

File No. LDA10-0398

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 26 semi-detached and 30 row housing residential lots from a portion of the north half of SW 5-52-23-4, located east of 17 Street NW and north of 23 Avenue NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on August 4, 2011, 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 approved subdivision within the Tamarack Neighbourhood (File No. LDA11-0015) be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered on all lots backing onto 17 Street to protect the integrity of the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 17 Street NW in conformance with the approved Concept Plan or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Clause I (5), the owner clear and level 17 Street NW as required for road right-of-way dedication to the satisfaction of Transportation Services; 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. 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 his 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 17 Street NW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, a 1 m berm and a 1.8 m noise attenuation fence will be required as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots adjacent to 17 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the engineering drawings include the ultimate design and staged construction of the stormwater management facility in The Meadows Neighbourhood 5, to the satisfaction of Infrastructure Services;
9. that the owner construct all fences (wholly within private lands), bollards, lighting, shared use paths, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
10. 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, Sustainable Development, and Infrastructure Services.

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

Municipal Reserve requirements for the north half of SW 5-52-23-4 were addressed by LDA11-0015, which dedicated 1.91 ha of land and registered a Deferred Reserve Caveat (DRC) in the amount of 0.905 ha.

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 Mr. Nicholas Dyjach at 780-496-2939 or write to:

**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FdP

Scott Mackie
Subdivision Authority

SM/nd/Posse #105508006

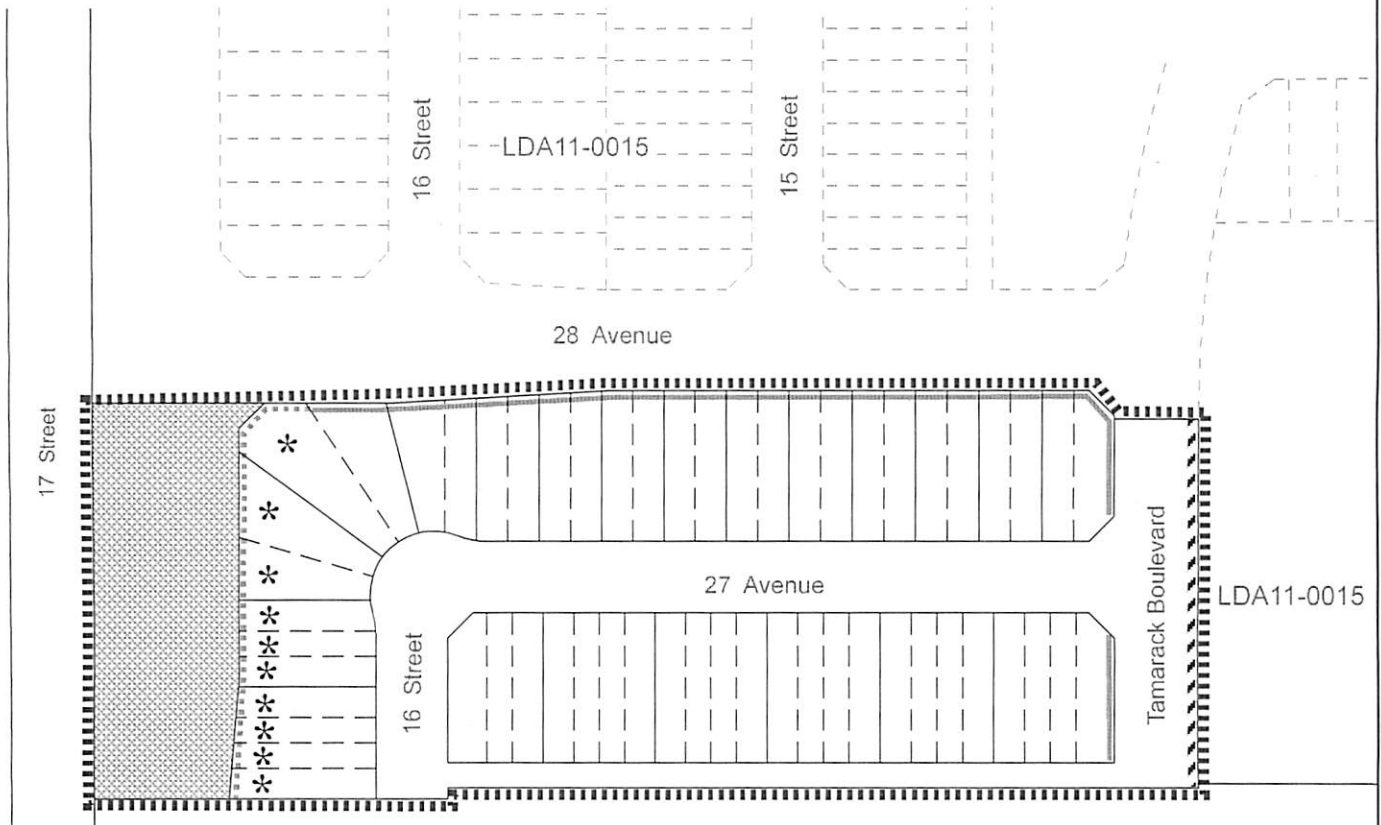
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2011

LDA10-0398

- Limit of proposed subdivision
 ——— 1.8m Uniform screen fence as per zoning bylaw
 Minimum 1.0m Berm and 1.8m Double board/no gap solid uniform fence
 - - - - - 2.0m Mono-Walk with Straight Faced Curb and Gutter
 * Restrictive Covenant re: integrity of berm and fence
 ■■■■■ Dedicate, clear and level 17 Street



- Titled area to be subdivided
 Subdivision area

