



Subdivision Authority

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

August 4, 2011

File No. LDA11-0015

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 98 single detached residential lots, 76 semi-detached residential lots, one (1) Municipal Reserve parcel and one (1) Environmental Reserve Parcel from a portion of the north half of SW 5-52-23-4, located west 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 provide Environmental Reserve as a 3.24 ha parcel, pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 1.91 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve in the amount of 0.905 ha by a Deferred Reserve Caveat to the remainder of the north half of SW 5-52-23-4 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the construction of the infrastructure development project, which includes the Mill Creek channel enhancement, stormwater pipe and outfall connection to Mill Creek, and water main construction to 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure II, be completed to the satisfaction of Infrastructure Services and Sustainable Development, prior or concurrent to registration of this subdivision;

7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered on all lots backing or flanking 17 Street NW to protect the integrity of the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner prepare and register a disturbed soil caveat in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
9. that two residential lots be withheld from registration, to accommodate a 17 m temporary transit turnaround, until such time the turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that subject to Clause I (10), the owner clear and level 17 Street NW as required for road right-of-way dedication to the satisfaction of Transportation Services;
12. that the owner register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (4) 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 the Permanent Area Contributions and/or other assessments applicable 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 submits 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 design of the ultimate stormwater management facility in The Meadows Neighbourhood 5, the staged construction of the stormwater management facility and construction of the stormwater sewer line connecting to this subdivision, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosures I and II;

8. that the engineering drawings include the construction of an off-site sanitary sewer line, as shown on the "Conditions of Approval" map, Enclosures I and II;
9. that the engineering drawings include the construction of off-site watermain to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosures I and II;
10. that the engineering drawings include the construction of three (3) 6 m wide gravel temporary roadway connections, as shown on the "Conditions of Approval" map, Enclosure I, prior to the issuance of a Construction Completion Certificate, and to the satisfaction of Transportation Services;
11. that the engineering drawings include the construction of a 6 m wide gravel temporary roadway providing the City access to the Environmental Reserve parcel for maintenance purposes, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction of a 3 m Shared Use Path with a yellow dividing centreline, "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the construction of a temporary 3 m Shared Use Path, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include the construction of a 1.5 m concrete sidewalk connecting the subdivision to the Shared Use Path, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include construction of temporary fencing, wholly within private lands, along the western edge of the Environmental Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers. The turnaround will be required to be gravel prior to issuance of Construction Completion Certificate, asphalt prior to Final Acceptance Certificate, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner submit a driveway plan for the identified corner lots to ensure that the driveways do not encroach into any portion of the corner radius of the curve, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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 NW (also including the proposed lot west of the walkway), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
19. that the owner construct temporary fencing along the southern edge of the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;

20. 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
21. 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 Infrastructure Services, Transportation Services and Sustainable Development.

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


A 1.91 ha parcel for Municipal Reserve is being dedicated with this subdivision for the development of a public park. The remaining Municipal Reserve owing on title will be addressed through a Deferred Reserve Caveat (DRC) amounting to 0.905 ha, which does account for 17 Street NW dedication within LDA10-0398.

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. Adryan Wahl at (780) 944-7688 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

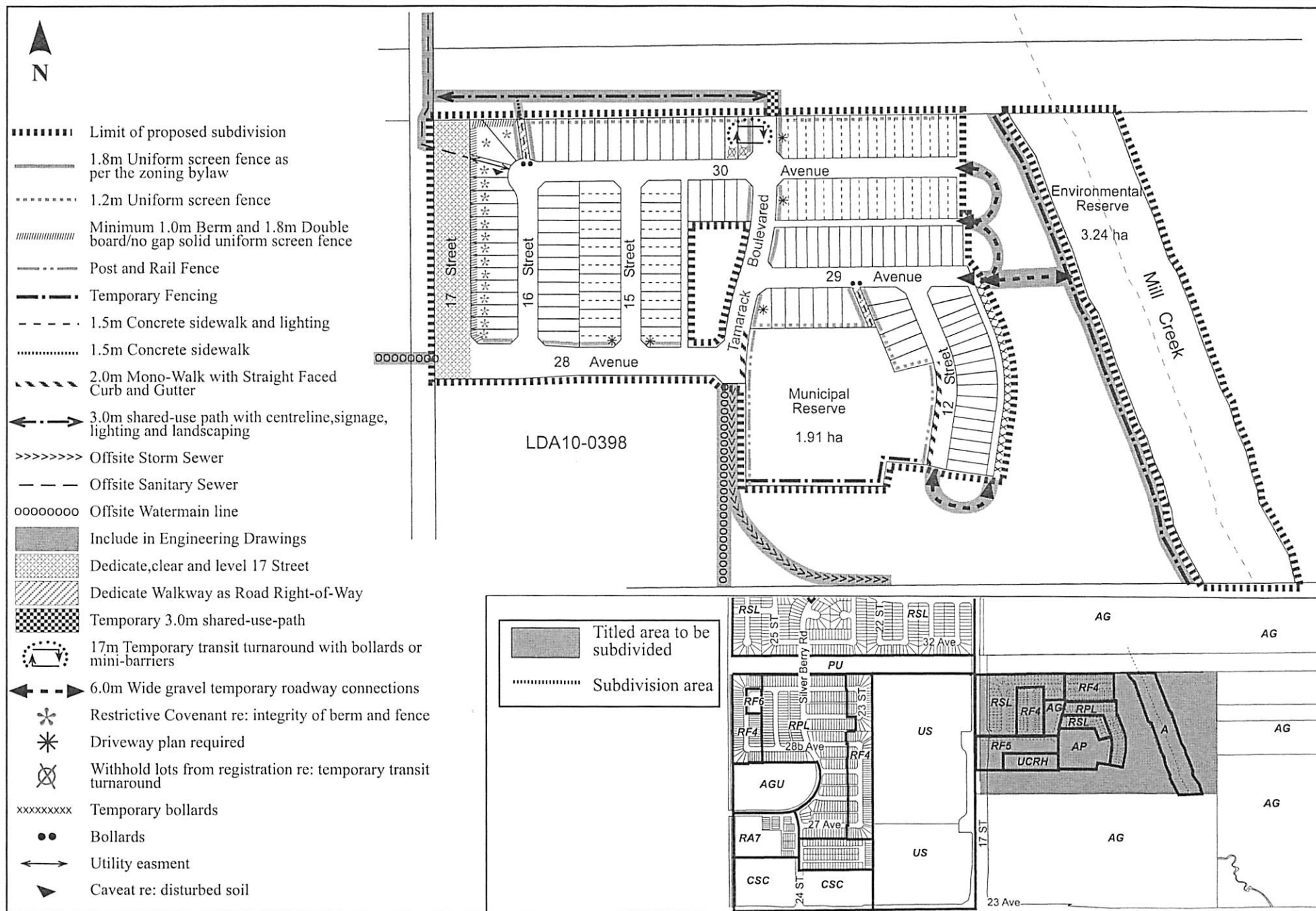
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Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2011

LDA11-0015



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2011

LD A11-0015

- ||||| Limit of proposed subdivision
- - - Offsite sanitary sewer
- oooooooo Offsite watermain line
- >>>>>>> Offsite storm sewer

||||| Infrastructure work performed by
City of Edmonton required prior to endorsement
Construct Stormwater Management Facility
Include in Engineering Drawings

