



Subdivision Authority

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

March 14, 2013

File No. LDA12-0248

Pals Geomatics Corp.
10704 – 176 Street NW
Edmonton, AB T6S 1G7

ATTENTION: Larry Pals

Dear Mr. Pals:

RE: Tentative plan of subdivision to create four (4) commercial lots from South 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 March 14, 2013, pursuant to Section 654 of the Municipal Government Act and subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.063 ha by a Deferred Reserve Caveat to the remainder of the South Half of SW 5-52-23-4 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that access easements must be registered on the Certificates of Title to allow access from all lots to approved access locations, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 23 Avenue NW and 17 Street NW, which may include additional land required to accommodate channelization and turn-bays, as shown on the "Conditions of Approval" map, Enclosure I. The existing 17 Street Concept Plan must be updated to include the all-directional access to the commercial site and a northbound right-turn bay;
6. that subject to Clause I (5), the owner clear and level 23 Avenue NW and 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 (2) 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 all-directional accesses to 17 Street NW and 23 Avenue NW, including turn bays and channelization, and be lined up with accesses across the road, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include left and right turn bays on 17 Street NW to 28 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the first two lanes of 23 Avenue NW to an arterial roadway standard, including channelization, accesses, turn bays, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 23 Avenue NW prior to the approval of engineering drawings for this subdivision and 23 Avenue NW, and to the satisfaction of Transportation Services;
10. that the engineering drawings include a 300 mm water main along 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of traffic signals at the all-directional access to the commercial site on 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I, and to the satisfaction of Transportation Services. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal 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 the Transportation Services within five 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; and

12. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves for the South Half of SW 5-52-23-4 are being carried forward through a Deferred Reserve Caveat with this subdivision.

Environmental Reserve will be dedicated with future subdivision of this parent parcel.

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

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/aw/Posse #125907073-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 14, 2013

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