



November 21, 2013

File No. LDA12-0341

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

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 91 single detached residential lots, 6 semi-detached residential lots and 52 row housing lots from the 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 November 21, 2013 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$ 424,716.50 representing 0.905 ha as per Deferred Reserve Caveat No. 132 075 133 pursuant to Section 667 of the Municipal Government Act;
2. 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;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto 17 Street NW, to protect the integrity of the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare a top-of-bank restrictive covenant in favour of the City of Edmonton that will be registered against the identified lots as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the approved subdivision within the Tamarack Neighbourhood (File No. LDA11-0015 for Environmental Reserve Dedication) be registered prior to or concurrent with this application;

9. that the subdivision boundary be amended to include the dedication of 23 Avenue, to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that subject to condition I.9, the owner clear and level 23 Avenue as required for road right-of-way dedication to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner provide all walkways as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 (3) 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 submit updated Concept Plans for developing 23 Avenue NW to a four-lane urban divided arterial standard, from 17 Street to the TUC limit, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that subject to condition II.7, Preliminary Plans are provided for 23 Avenue NW and include the creek crossing at Mill Creek and details of the top-of-bank walkway connection to the 23 Avenue walkway system as well as 23 Avenue crossing, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the grading plans for 23 Avenue NW adjacent to the subdivision if the 23 Avenue Preliminary Plans are not approved at the time of engineering drawing submission, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;

10. that a Noise Study be provided to confirm the noise attenuation facilities required adjacent to 17 Street NW and to 23 Avenue NW, in accordance with the City of Edmonton's Urban Traffic Noise Policy to the satisfaction of Transportation Services;
11. that the owner construct noise attenuation in accordance with the requirements outlined in the Noise Study, for all lots backing onto 17 Street NW (at minimum a 1m berm and 1.8m noise attenuation fence, Drawing No. 5205 of the City of Edmonton's Roadway Design and Construction Standards, or combination thereof), to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct noise attenuation in accordance with the requirements outlined in the Noise Study, for all lots backing onto 23 Avenue NW (at minimum a 1.8m noise attenuation fence, Drawing No. 5205 of the City of Edmonton's Roadway Design and Construction Standards), to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct an extension of the 2m mono-walk with straight faced curb and gutter along Tamarack Boulevard, south of the park site to the bus stop and amenities pad, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include a 3m hard surface shared use path within the Alta Link right-of-way, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include a 3m hard surface shared use path within the top-of-bank setback area, with a dividing yellow centerline and "Shared Use" signage and landscaping, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct 1.5m sidewalks with lighting and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves for the north half of SW 5-52-23-4 were previously addressed under LDA11-0015 with the dedication of a 1.91 ha MR Lot and the registration of a DRC against the remainder of the title.

Municipal Reserves for the south half of SW 5-52-23-4 are due and were requested as a 3.063 ha DRC under LDA12-0248 which was not registered on the date of this approval. To facilitate the potential for LDA12-0341 to precede ahead of LDA12-0248, this subdivision replicates the DRC request, allowing the DRC to be registered with either subdivision.

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. 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,



FOR

Scott Mackie
Subdivision Authority

SM/cp/Posse #128895232-001

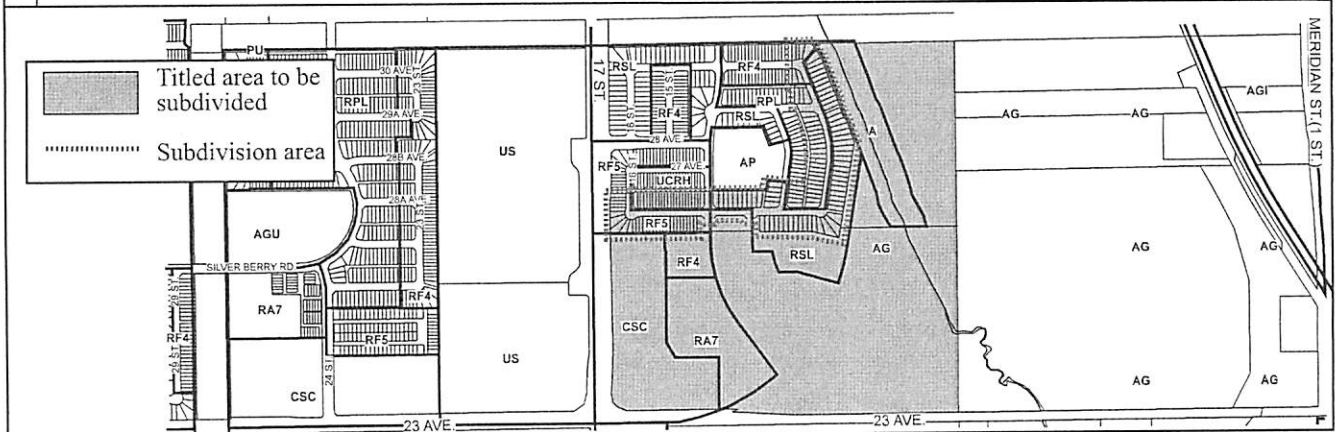
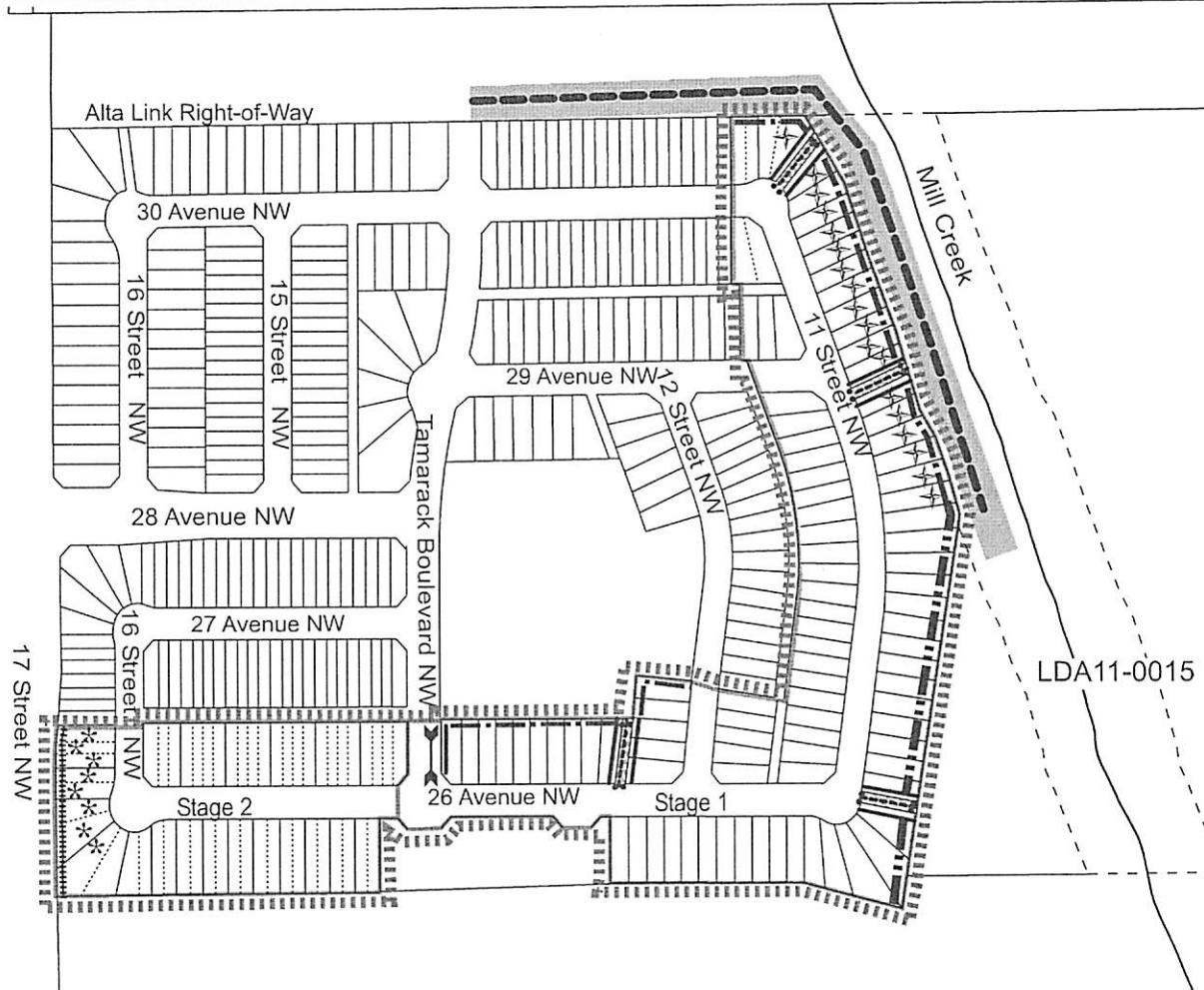
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

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.....	Limit of Proposed Subdivision	-----	1.8m Noise Attenuation Fence
*	Restrictive Covenant re: Berm and Fence	1m Berm and 1.8 Noise Attenuation Fence
-----	3m Hard Surface Shared Use Path	-----	1.8m Fence in Accordance with Zoning Bylaw
●●	Bollards	↔	2m Mono-Walk with Straight Faced Curb and Gutter
-----	1.5m Concrete Sidewalk and Lighting	-----	1.2m Demarcation Fence
▨	Register Walkways as Road Right-of-Way	▨	Include in Engineering Drawings
+	Restrictive Covenant re: Top-of-Bank		



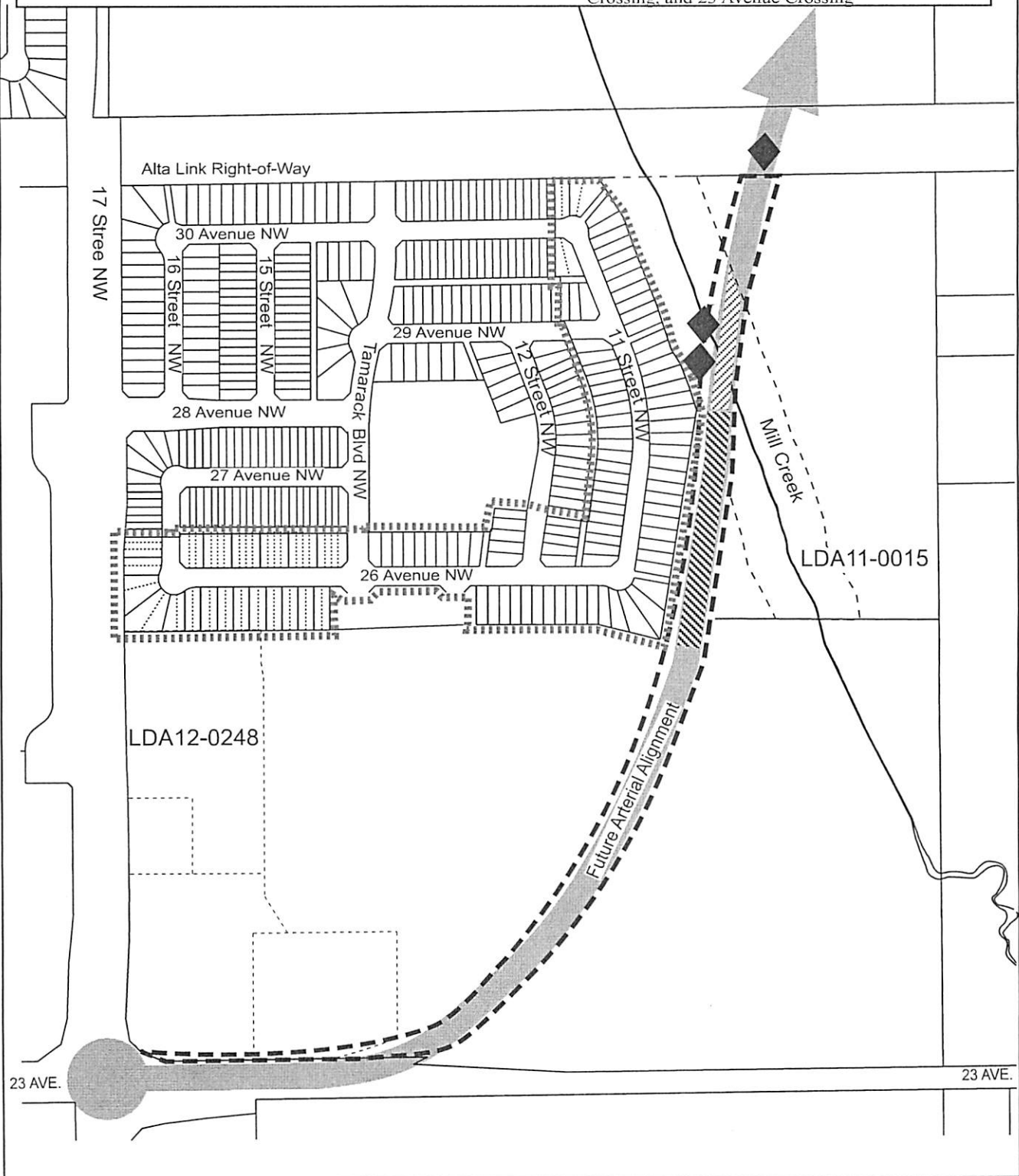
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 21, 2013

LDA 12-0341

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|--|--|
| Limit of Proposed Subdivision |  Grading Plans for 23 Avenue NW |
| - - - Amend Subdivision Boundary to Include 23 Avenue Road Dedication (Clear and Level) |  Include 23 Avenue NW Crossing at Mill Creek in Preliminary Plans |
|  Concept Plan for 23 Avenue NW to TUC Limit |  Preliminary Plans to Include the 23 Avenue NW Walkway System: Top of Bank Connection, Creek Crossing, and 23 Avenue Crossing |

N



23 AVE.

23 AVE.