



Subdivision Authority

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

May 19, 2011

File No. LDA10-0113

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 102 single detached residential lots from a portion of NE 23-51-24-4; located south of Watt Boulevard SW and east of Watt Promenade SW;
WALKER

I The Subdivision by Plan is APPROVED on May 19, 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 the owner dedicate the shared use path as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pays 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;

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 provide a financial contribution of 50% towards the total cost (including but not limited to construction, landscaping and engineering) of the east-west shared use path (which is to be constructed with the development of land to the south), as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Engineering Drawings include the construction of a 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers (gravel prior to CCC and asphalt prior to FAC) to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a mono-walk with straight faced curb and gutter along Watt Boulevard, adjacent to the future school/park location, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct servicing and service connections to the property line of the northerly school/park site;
11. that the owner submit grading plans for the east-west alley and north-south alley with the submission of the Engineering Drawings; and
12. that the owner construct all fences, sidewalks, lighting and bollards to the satisfaction of the Transportation and Asset Management and Public Works Department in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve requirements for NE 23-51-24-4 were addressed by LDA10-0098 through the registration of a DRC (#112 023 856) for 3.189 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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,



FOR

Scott Mackie
Subdivision Authority




SM/nd/Posse #104109221-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 19, 2011

LDA10-0113

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|---|--|
| ■■■■■■■ Limit of proposed subdivision |  Dedicate multi-use trail as roadway right-of-way (for shared use path) |
|  Include in Engineering Drawings |  17m Paved transit turn around w/bollards |
| — 1.8m Uniform screen fence as per the Zoning Bylaw | * RPL lots less than 9m |
| 1.2m Uniform fence | — Mono-walk w/straight faced curb and gutter |

