



Subdivision Authority

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

May 24, 2012

File No. LDA11-0411

IBI Group  
300, 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create 93 single detached housing lots, 68 semi-detached housing lots and one (1) remnant from SW 23-51-24-4 and Lot 1, Plan 812 0646; located east of 66 Street SW and south of Winspear Common, **WALKER**

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**I The Subdivision by Plan is APPROVED on May 24, 2012, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 3.16 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Plan 812 0646 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 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;
5. That the remnant parcel lot be consolidated with Lot 16, Block 13, Plan 112 5397, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the dedication of 66 Street SW and 25 Avenue SW conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Clause I(6), the owner clear and level 66 Street SW and 25 Avenue SW as required for road right of way dedication to the satisfaction of Transportation Services;
8. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 the construction of an offset 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner construct 1.5 m concrete sidewalks with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto or flanking 66 Street SW and 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly within private land, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
11. 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.

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

Municipal Reserves for Lot 1, Plan 8121646 are being carried forward through a Deferred Reserve Caveat with this subdivision. DRC 112 372 948 was applied onto SW 23-51-24-4 with application LDA09-0187. The Municipal Reserves will be taken as land with a future subdivision to assemble the Walker District Park Campus.

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,



Scott Mackie  
Subdivision Authority

SM/aw/Posse #117562600-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 24, 2012

LDA11-0411

