



Subdivision Authority

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

October 25, 2012

File No. LDA12-0135

Stantec Consulting Ltd
10160 112 Street
Edmonton AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 51 single detached residential lots from NE 23-51-24-4 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

I The Subdivision by Plan is APPROVED on October 25, 2012 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 prepare a berm and fence restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the berm and noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner prepare a pipeline setback restrictive covenant in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Walker Neighbourhood (File No. LDA12-0064) be registered prior to or concurrent with this application (road dedication and road and water infrastructure);
6. that the owner dedicate the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 (1) 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 a Noise Study to confirm the noise attenuation required adjacent to 50 Street SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy and to the satisfaction of Transportation Services;
8. that the owner construct a noise attenuation fence in accordance with the requirements outlined in the Noise Study, which shall be at minimum, a 1m berm and 1.8m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3m shared use path with bollards to connect from the shared use path within the PUL to the local roadway as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, and Transportation Services in the location as shown 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, and walkways to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves entitlements for NE 23-51-24-4 were addressed under LDA11-0123.

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 #123579068-001

Enclosure(s)

