



Subdivision Authority

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

September 26, 2013

File No. LDA12-0243

IBI Group
300 – 10830 Jasper Avenue
Edmonton, AB T5J 2B4

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 62 semi-detached residential lots, 41 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot 1, Plan 8120646 and SW-23-51-24-4, located southeast of Watt Drive SW;
WALKER

I The Subdivision by Plan is APPROVED on September 26, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.41 ha parcel pursuant to section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 subdivision boundary be amended to include a Public Utility lot as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision within the Walker Neighbourhood (File No. LDA12-0244) be registered prior to or concurrent with this application;
6. that the owner register 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 (2) 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 engineering drawings include the first two lanes of 66 Street SW from Winspear Common SW to 25 Avenue SW, and the first two lanes of 25 Avenue SW from 66 Street SW to Watt Drive SW as shown on the "Conditions of Approval" map, Enclosure I, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements. Preliminary plans are required to be approved for 66 Street SW and 25 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the owner pay for the installation of traffic signals at the intersection of 66 Street SW and 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure II. 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 Transportation Services within 5 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 that time to fulfill this obligation;
9. that the owner construct a 1.5m concrete sidewalk with bollards and lighting, to connect to the shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3m hard-surface shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves were carried forward by Deferred Reserve Caveat (DRC 122 411 438) with LDA11-0411. This DRC will be reduced by 0.41 hectares to create this subdivision's Municipal Reserve lot and the remainder will be carried forward on title.

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 Madeleine Baldwin at (780) 496-5672 or write to:

Ms. Madeleine Baldwin, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4

Yours truly,



Scott Mackie
Subdivision Authority




SM/mb/Posse #126822172-001

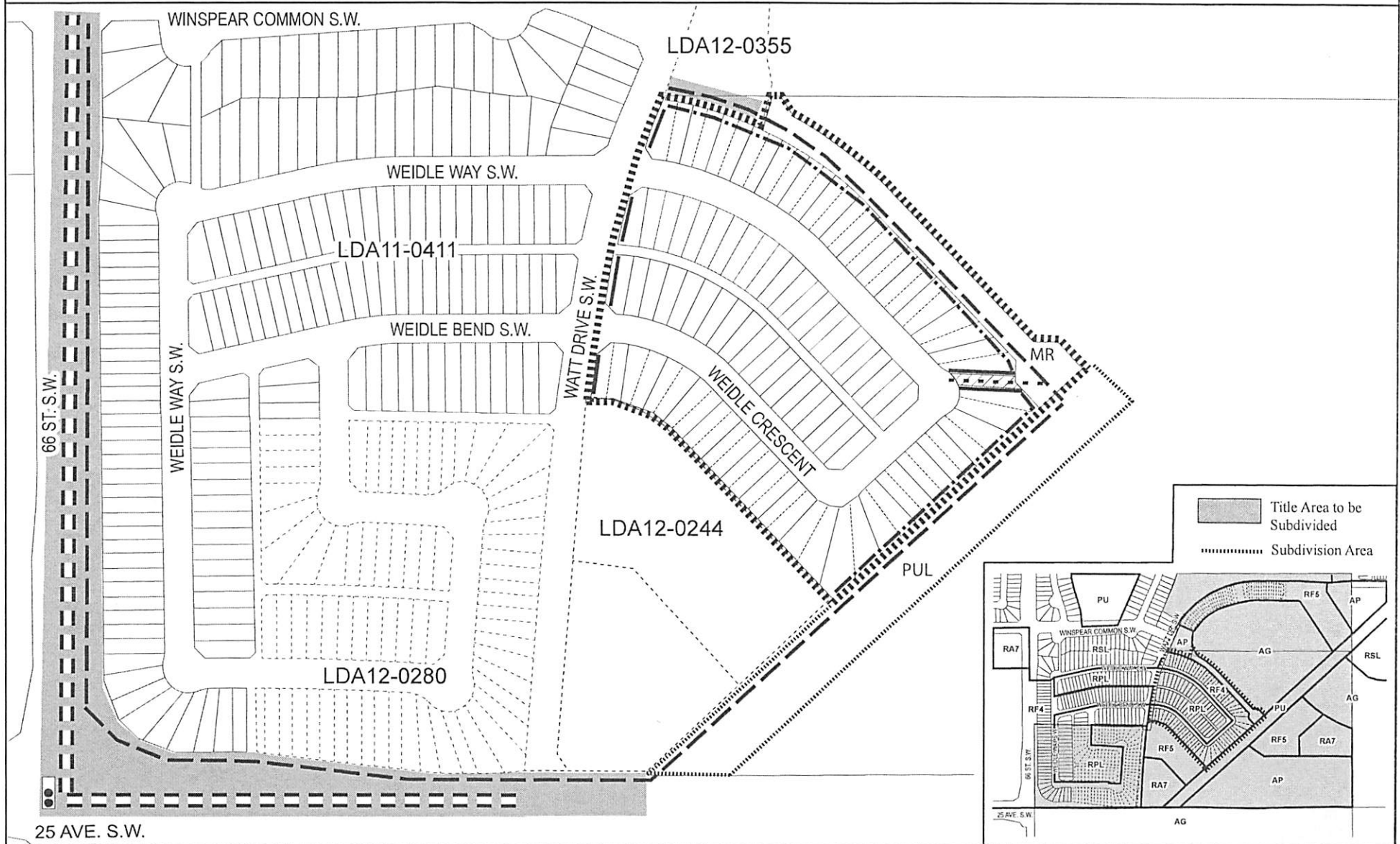
Enclosure(s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

September 26, 2013

LDA 12-0243

■■■■■■■■■■ Limit of Proposed Subdivision	3m Hard Surface Shared use Path, with Dividing Yellow Centreline and "Shared use" Signage, Lighting, Bollards and Landscaping	----- Construct 1.5m Concrete Sidewalk With Bollards and Lighting	 Register as Road Right of Way
..... Amend Subdivision Boundary	----- Construct First two Lanes to an Arterial Roadway Standard	 Include in Engineering Drawings	 Pay for Installation of Traffic Signals
----- 1.2m Uniform Fence			
----- 1.8m Uniform Screen Fence As per Zoning Bylaw			



 Title Area to be Subdivided

..... Subdivision Area

