



Subdivision Authority

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

June 6, 2013

File No. LDA12-0383

Select Engineering Consultants Ltd.  
201, 17220 Stony Plain Road  
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create five (5) commercial lots from Lot 2, Block A, Plan 1123580 located south of Ellerslie Road SW and west of 50 Street SW; **WALKER**

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**I The Subdivision by Plan is APPROVED on June 6, 2013 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 approved subdivision within the Walker Neighbourhood (File No. LDA12-0040) be registered prior to or concurrent with this application;
4. that the owner dedicate road right-of-way as shown on the "Conditions of Approval" map, Enclosure I, to conform to an approved Concept Plan or to the satisfaction of Transportation Services; and
5. 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 engineering drawings include completion of the stormwater management facility to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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.

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

All Municipal Reserves have been provided with 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. Madeleine Baldwin at (780) 496-5672 or write to:

**Ms. Madeleine Baldwin, Planner  
Current Planning Branch  
Sustainable Development  
7th Floor, 10250 - 101 Street NW  
Edmonton AB, T5J 3P4**

Yours truly,



**FOR**

Scott Mackie  
Subdivision Authority

SM/mb/Posse #130949702-001

Enclosure



LDA12-0383

June 6, 2013

SUBDIVISION CONDITIONS OF APPROVAL MAP

- Limit of Proposed Subdivision
- Dedicate as Road Right-of-way
- Construct Stormwater Management Facility
- Include in Engineering Drawings



ELLERSLIE RD. (9 AVE. S.W.)

50 ST. S.W.

WATT COMMON S.W.

53 ST. S.W.

15 AVE. S.W.

53 ST. S.W.

LDA12-0040

12 AVE. S.W.

