



Subdivision Authority

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

July 8, 2010

File No. LDA10-0098

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 22 semi-detached residential lots and 3 single detached residential lots from portions of NE-23-51-24-4 and NW-23-51-24-4 located east of 66 Street and south of Watt Boulevard; **WALKER**

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**I The Subdivision by Plan is APPROVED on July 8, 2010, 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 provide Municipal Reserve in the amount of 3.189 ha by agreement and caveat to the remainder of NE 23-51-24-W4, pursuant to Section 669 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that approved subdivision LDA07-0073 within the Walker Neighbourhood be registered prior to or concurrent with this application; 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 costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this 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 pay the proportionate share of the Permanent Area Contributions 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 construct the north/south collector roadway as an "enhanced pedestrian corridor" as per the Walker NSP, within a minimum 28 m right-of-way with centre median, multi-use trail and boulevard trees, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include construction of an offset 17 m radius asphalt surface 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 curb extensions, with curb ramps at the multi-use trail crossing of the collector to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 multi-use trail (which is to be constructed with the development of land to the south) from 66 Street to Watt Promenade, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide 3 phase power, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Community Services, Transportation and Asset Management and Public Works Departments.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves entitlements for NW 23-51-24-4 were addressed with LDA07-0044 where 1.35 ha was dedicated and a 4.87 DRC was requested. With subdivision LDA07-0073 a 2.16 ha dedication was used leaving a balance of 2.71 ha MR owing. An MR credit of 0.195 was given and cash in lieu of 2.515 was requested. The MR credit was revoked under LDA09-0282 (as the lands were not developed as intended when the credit was provided) and cash in lieu was requested. MR for this parcel has been addressed.

Municipal Reserves entitlements for NE 23-51-24-4 of 3.189 ha are owed and will be required as a DRC.

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 Ms. Cyndie Prpich at (780) 944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

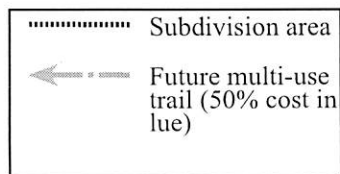
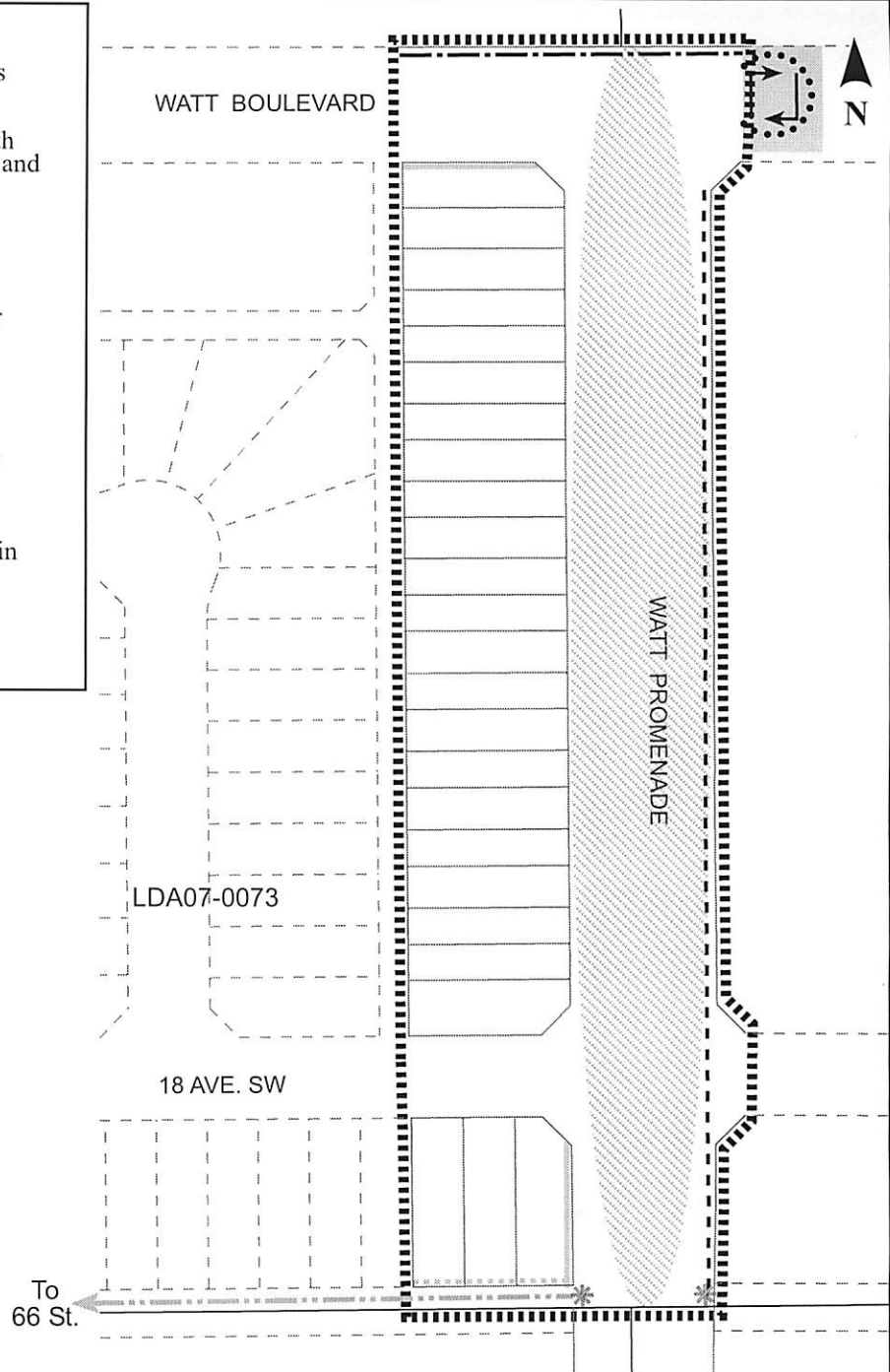
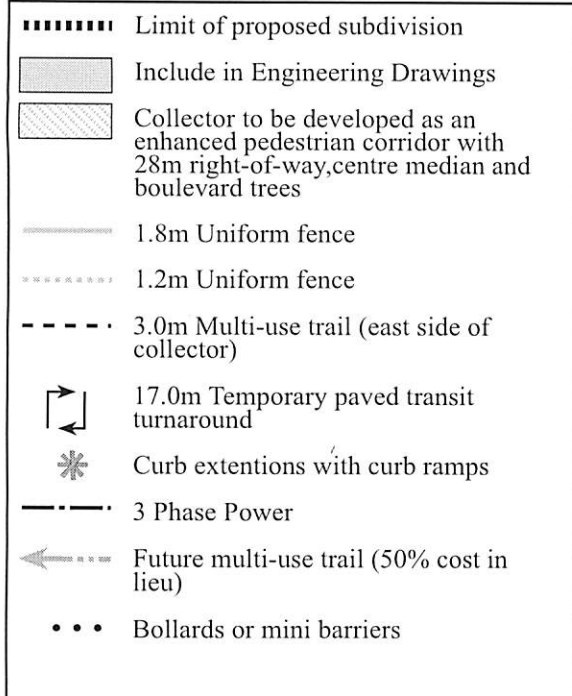
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Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 8, 2010

LDA10-0098



## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 8, 2010

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