



Subdivision Authority

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

January 27, 2011

File No. LDA10-0217

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 59 row housing residential lots, and three (3) medium density residential lots from Lot 22, Block 1, Plan 0729907, located east of 66 Street SW and north of Welsh Drive SW; **WALKER**

I The Subdivision by Plan is APPROVED on January 27, 2011 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 register the walkways as legal road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 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;
4. 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;

5. that the engineering drawings include the construction the southbound left turn bay on 66 Street SW at the 12 Avenue SW intersection, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the engineering drawings include the construction of a second water main feed to service the subdivision to the satisfaction of EPCOR Water Services Inc.;
7. that the engineering drawings include the construction of the 1.5 m sidewalk connecting 14 Avenue SW to the multi-use trail on 66 Street SW as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of the 1.5 m sidewalk with lighting connecting 13 Avenue SW to the multi-use trail east of the subdivision plan as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner remove and relocate the existing power transmission box, currently located at the western terminus of 14 Avenue SW, and install it within the MDR parcel south of 12 Avenue SW, adjacent to 66 Street SW, and to the satisfaction of EPCOR Distribution and Transmission Inc.;
10. that the owner construct all fences positioned wholly on privately owned lands to the satisfaction of the Transportation and Asset Management and Public Works Departments in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the construct all sidewalks, lighting and bollards, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified 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 Environmental Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves for Lot 22, Block 1, Plan 0729907 were addressed through subdivision files LDA07-0044 and LDA07-0073.

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 Mr. Adryan Wahl at 780-944-7688.

Yours truly,



Scott Mackie
Subdivision Authority




SM/aw/Posse # 100317633

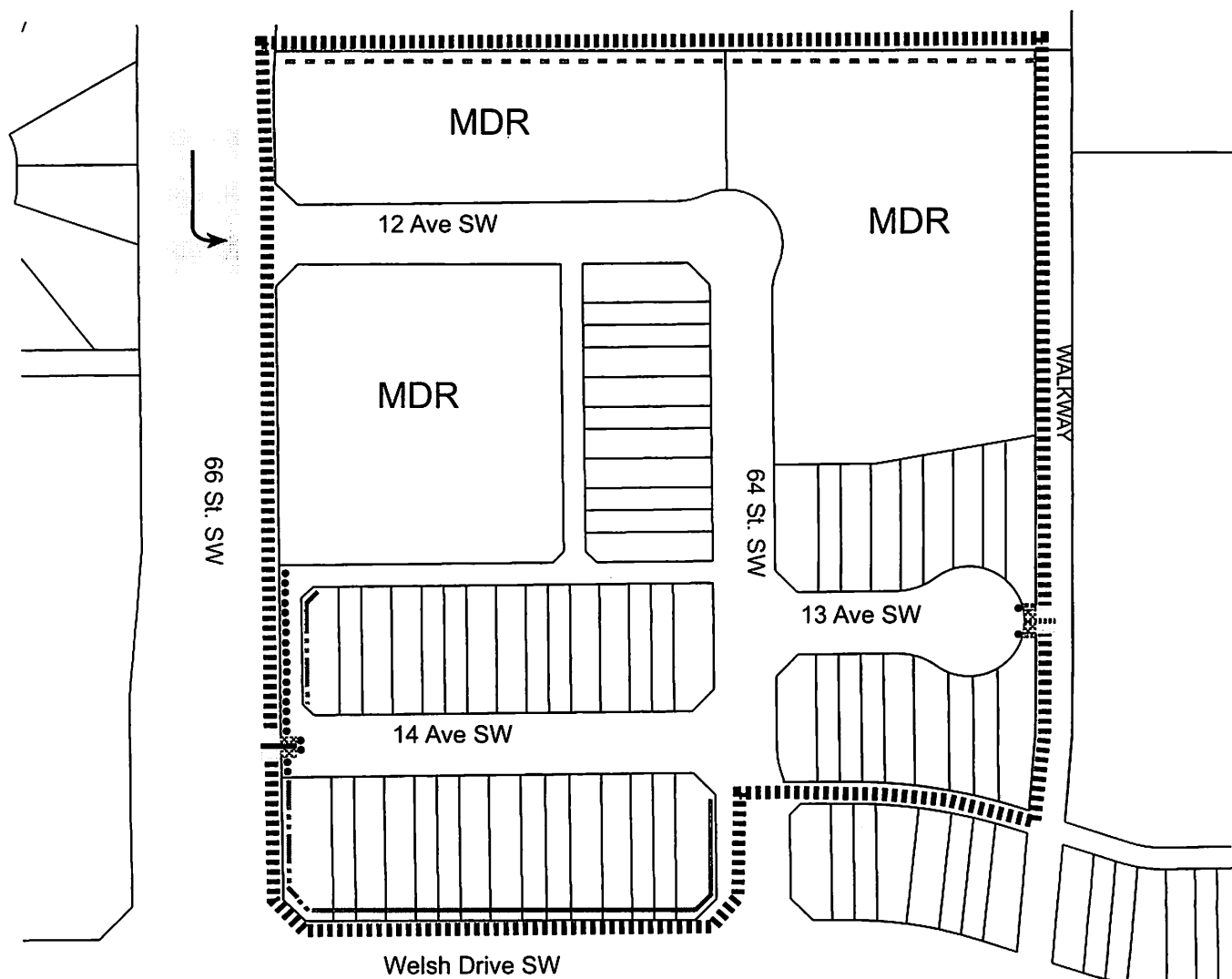
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 27, 2011

LDA10-0217

.....	Limit of proposed subdivision		Dedicate walkway as road right-of-way
	Include in Engineering drawings		Construct southbound left turn bay
—	1.8m uniform screen fence	••	Bollards
— — — — —	1.8m double board/no gap solid uniform fence	1.5m Sidewalk with lighting
.....	1.2m Uniform fence	—	1.5m Sidewalk (no lighting)



	Titled area to be subdivided
.....	Subdivision area

