



Subdivision Authority

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

May 6, 2010

File No. LDA09-0187

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue NW
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 150 single detached residential lots, one (1) residential block shell, (1) public utility lot and one (1) remnant parcel from a portion of SW-23-51-24-4 located east of 66 Street SW and south of 18 Avenue SW; **WALKER**

I The Subdivision by Plan is APPROVED on May 6, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.19 ha by a Deferred Reserve Caveat to the remainder of SW-23-51-24-4 pursuant to Section 669 of the Municipal Government Act;
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 owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 66 Street from the east/west multi-use trail corridor to the south boundary of the proposed subdivision as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate the walkway through the residential block shell as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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, 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/or other assessments applicable 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 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;
7. that the owner completes the next stage of the stormwater management facility to accommodate this and any previous stages of development, in accordance with in the approved Southeast Neighbourhood 2 (Walker) Neighbourhood Design Report to the satisfaction of Drainage Services, Asset Management and Public Works Department;
8. that the engineering drawings include the construction of a 17 m radius asphalt temporary transit turnaround with bollards as shown on the “Conditions of Approval” map, Enclosure I;
9. that the engineering drawings include the construction of the 3 m multi-use trail with a dividing yellow centreline and “Shared Use” signage north of the subdivision as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct fences, lighting, multi-use trails, sidewalks and temporary turnarounds, 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
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, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve will either be taken as cash-in-lieu with a subsequent subdivision application to purchase the District Park in Walker or the Deferred Reserve Caveat will be transferred onto the property to the south (Lot 1, Plan 8120646) and be taken as land or a combination of land and cash-in-lieu.

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 or write to:

**Mr. Adryan Wahl, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/aw/Posse # 87643989-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 6, 2010

LDA09-0187

- | | | | |
|-----------|--|-------|------------------------------------|
| ----- | Limit of proposed subdivision | — | 3.0m Multi-use trail with lighting |
| * | Restrictive Covenant re: storm water management facility | | 1.5m Walkway with lighting |
| ■ | Include in Engineering Drawings | .. | Bollards |
| ---- | 1.8m Double board/no gap solid uniform screen fence | | Median |
| — | 1.8m Uniform screen fence | ▨ | Dedicate 66 Street |
| | 1.2m Uniform fence | ↻ | 17.0m Temporary turnaround |
| — · — · — | 3.0m Multi-use trail with signage, lighting and dividing yellow centerline | ↻ | Temporary turnaround |
| | | — | Walkway to be dedicated |
| | | ▨ | Residential block shell |

