



Subdivision Authority

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

October 20, 2011

File No. LDA11-0053

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create one (1) Public Utility Lot, 52 single detached residential lots, and 54 semi-detached residential lots from the North half of SE 23-51-24-4, located south of Watt Boulevard SW and east of Watt Promenade SW;
WALKER

I The Subdivision by Plan is APPROVED on October 20, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.20 ha by a Deferred Reserve Caveat registered against the remainder of the north half of SE 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 approved subdivisions LDA10-0113 and LDA11-0070 be registered prior to or concurrent with this application; or, that the owner register an easement against the affected properties for the construction of the east-west shared use path as shown on the "Conditions of Approval" map, Enclosure I;
5. that Phase 3 of approved subdivision LDA11-0123 be registered prior to or concurrent with this application; or, that the owner register the necessary easements against the affected properties for the construction of the roadway connections to 66 Street SW (Option A) or Ellerslie Road (Option B), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton to be registered against the residential parcel flanking the pipeline right-of-way as shown on the "Conditions of Approval" map, Enclosure I, to ensure a minimum side yard setback of 7.5m from the pipeline right-of-way;
7. that the owner register the walkways and shared use path as legal 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 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pays his 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;
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 necessary roadway connection to 66 Street SW (Option A) or Ellerslie Road (Option B), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that with Option A, the owner and current land developer shall submit a signed waiver and release of all damages including indemnification clauses in favour of the City of Edmonton. The waiver and release must be submitted to Transportation Services concurrently with the engineering drawings;
9. that with Option B, the owner construct the first two lanes of Ellerslie Road to a divided urban arterial standard from 50 Street to 66 Street and pay for the installation of traffic signals at the intersection of Ellerslie Road and the permanent collector connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct the north/south collector roadway as an "enhanced pedestrian corridor" as per the Walker Neighbourhood Structure Plan, within a minimum 28 m right-of-way with centre median, 3m concrete shared use path and boulevard trees, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an offset 12 m radius gravel surface temporary turnaround with bollards or mini-barriers (gravel prior to CCC) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a zebra marked crosswalk, curb ramps, pedestrian signage, curb extensions and/or median at the mid-block crossings, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 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;
14. that the owner construct all fences (wholly within private property lines), sidewalks, lighting and bollards to the satisfaction of the Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserves will be provided through a Deferred Reserve Caveat (3.20 ha) with this subdivision.

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 Mr. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/nd/Posse #107209300-001

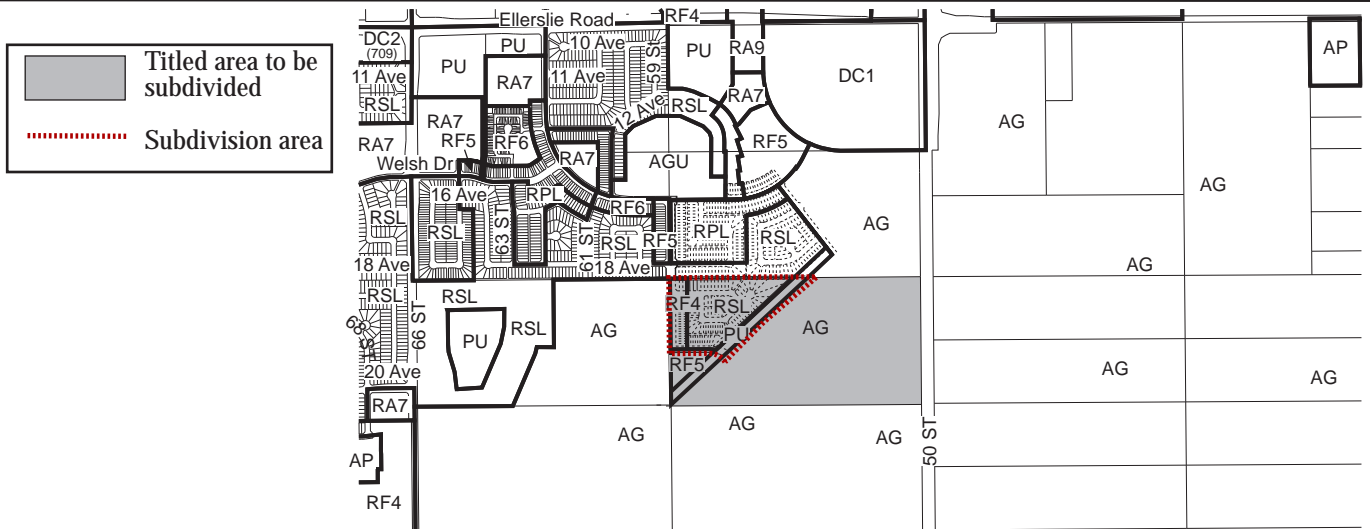
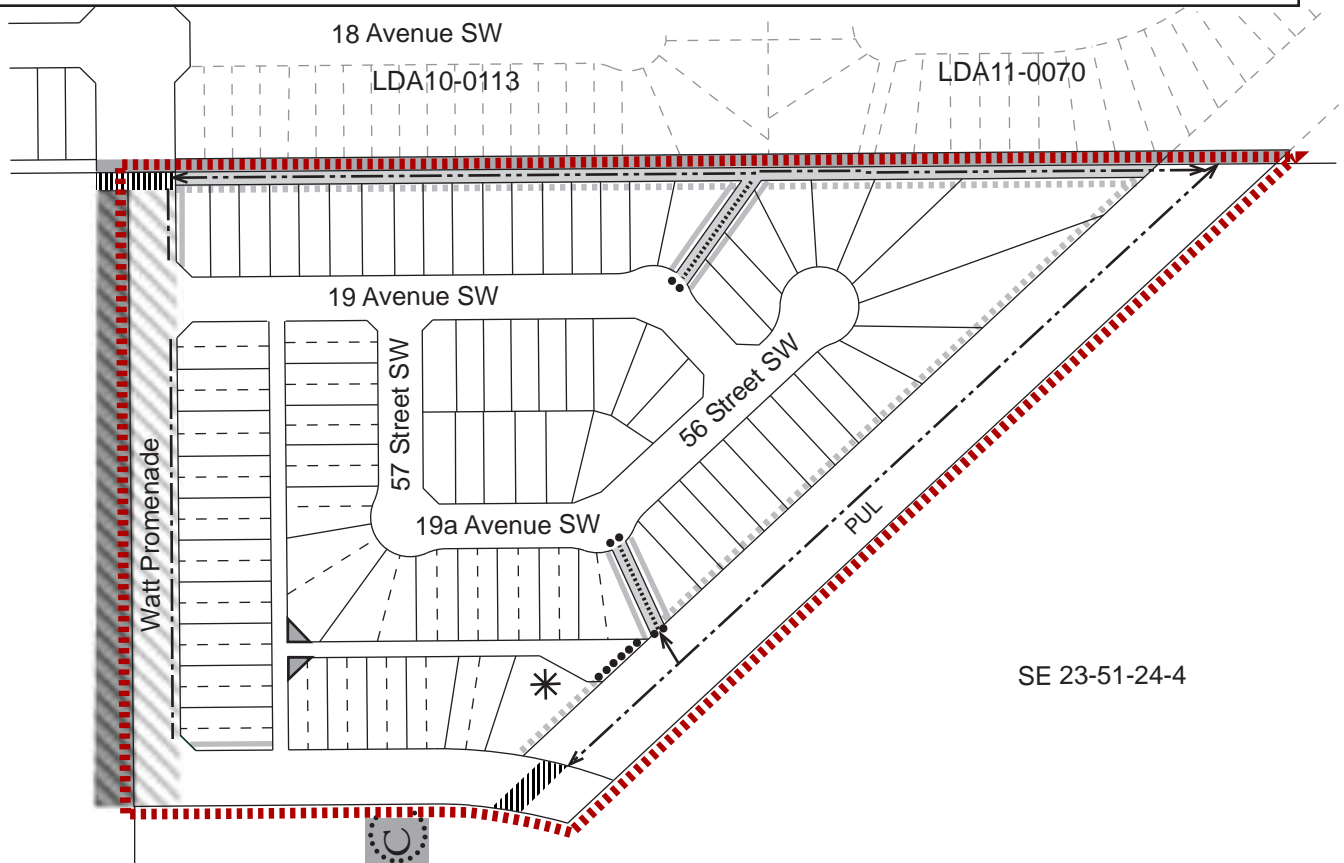
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 20, 2011

LDA11-0053

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|---|---|
| <p>..... Limit of proposed subdivision</p> <p>—— 1.8m Uniform fence, as per Zoning Bylaw</p> <p>..... 1.2m Uniform fence</p> <p>..... 1.5m Concrete walkway with lighting</p> <p>—— 3.0m Concrete shared-use path</p> <p>—— 3.0m hard surface shared-use path with dividing yellow centre line, "Shared Use" signage, lighting, landscaping, bollards or mini-barriers</p> <p>⊙ 12m temporary turnaround with bollards or mini-barriers</p> <p>▲ 3.0m x 3.0m Corner cut</p> | <p>Include in Engineering Drawings</p> <p>Register as road right-of-way</p> <p>Zebra marked crosswalk, curb ramps, pedestrian signage, curb extensions and/or median</p> <p>Collector to be developed as an Enhanced Pedestrian Corridor with 28m road right-of-way, centre median, boulevard trees and shared-use path</p> <p>* Restrictive covenant re: 7.5m Side yard-Pipeline Building Setback</p> <p>•• Bollards</p> |
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SUBDIVISION CONDITIONS OF APPROVAL MAP

October 20, 2011

LDA11-0053

Option A

- Limit of proposed subdivision
- ←- - - Temporary collector roadway connection
- Include in Engineering Drawings

Option B

- Limit of proposed subdivision
- ← Permanent collector roadway connection
- Pay for traffic light installation
- Include in Engineering Drawings
- ▨ Arterial to be developed to an urban arterial roadway standard

