



Subdivision Authority

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

October 25, 2012

File No. LDA12-0064

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 56 single detached residential lots from NE-23-51-24-4 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 October 25, 2012, 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 subdivision boundary be amended to include road right-of-way dedication for 50 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan for 50 Street SW from the south side of the pipeline right-of-way to the south property line, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Clause I (3) the owner clear and level 50 Street SW as required for road right-of-way dedication, to the satisfaction of Transportation Services;
6. that the approved subdivisions within the Walker Neighbourhood (File Nos. LDA11-0123 and LDA12-0040) be registered prior to or concurrent with this application (water infrastructure); and
7. 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

2. infrastructure), construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
4. 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;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
6. 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;
7. 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;
8. that the engineering drawings include construction of a 6.0 m wide gravel temporary roadway, required prior to CCC or at the discretion and direction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of a 3 m hard-surface shared use path with dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services in the locations as shown 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, and walkways 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.

Municipal Reserves entitlements for NE 23-51-24-4 were addressed under 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. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

**FOR**

Scott Mackie  
Subdivision Authority

SM/cp/Posse #120884325-001

Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 25, 2012

LDA12-0064

- ..... Limit of proposed subdivision
- ..... Amend subdivision boundary to include road dedication for 50 Street SW
- - - - 1.2m uniform fence
- . - . 3m hard surface shared use path with dividing yellow centre line and "shared use" signage

- ← - - - → 6m wide gravel temporary roadway
- Include in Engineering Drawings
- /// Road dedication for 50 Street SW (clear and level) to conform to approved concept
- • Bollards

