



February 21, 2013

File No. LDA12-0252

IBI Group
#300, 10830 – Jasper Avenue
Edmonton AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 38 single detached residential lots and 68 semi-detached residential lots and one (1) Public Utility lot from the north half of SE 23-51-24-4 located south of 20 Avenue SW and east of Watt Drive SW; **WALKER**

I The Subdivision by Plan is APPROVED on February 21, 2013, 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 prepare a freeboard 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;
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 Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the approved subdivisions within the Walker Neighbourhood (File No. LDA11-0387 (for road and water infrastructure) and LDA11-0123 – Stage 3 (for water infrastructure)), be registered prior to or concurrent with this application;
6. that the approved subdivision within the Walker Neighbourhood (File No. LDA12-0040) be registered prior to or concurrent with this application to provide for the required water infrastructure within Watt Common SW, or alternatively that Clause II.9 be included in the Servicing Agreement;
7. that the corner cuts on the lots located adjacent to the alley connection to 52 Street SW be removed, 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 (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 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;
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 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 engineering drawings include a 250 mm water main, to the satisfaction of EPCOR Water, in the location as shown on the "Conditions of Approval" map, Enclosures II;
8. that the engineering drawings include a 450 mm water main, to the satisfaction of EPCOR Water, in the location as shown on the "Conditions of Approval" map, Enclosures II;
9. that if Clause I.6 is not satisfied (prior/concurrent registration of File No. LDA12-0040), that the engineering drawings include construction of a 600 mm water main, to the satisfaction of EPCOR Water, in the location as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround (must be gravel prior to CCC and asphalt prior to FAC, or at the discretion and direction of Transportation Services) with bollards or mini-barriers, to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage at the mid-block crossing on Watt Drive SW, to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct (upon completion of II.15 to a gravel, temporary emergency access standard, prior to CCC), a 3 m hard surface shared use path, including bollards and landscaping, to the satisfaction of Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct two 6 m wide gravel temporary roadway connections (required prior to CCC or at the discretion and direction of Transportation Services), with Stage 1 to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;

14. that the engineering drawings include and the owner construct two 6 m wide gravel temporary roadway connections (required prior to CCC or at the discretion and direction of Transportation Services), with Stage 2 to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include and the owner construct a 9 m wide paved temporary roadway connection with Stage 1 (required prior to FAC or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, and medians to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves owing were taken as a Deferred Reserve Caveat for the north half of SE 23-51-24-4 through LDA11-0053. The DRC will be carried forward on the remainder of the title with the approval of 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 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
Sustainable Development
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cp/Posse #126822355-001

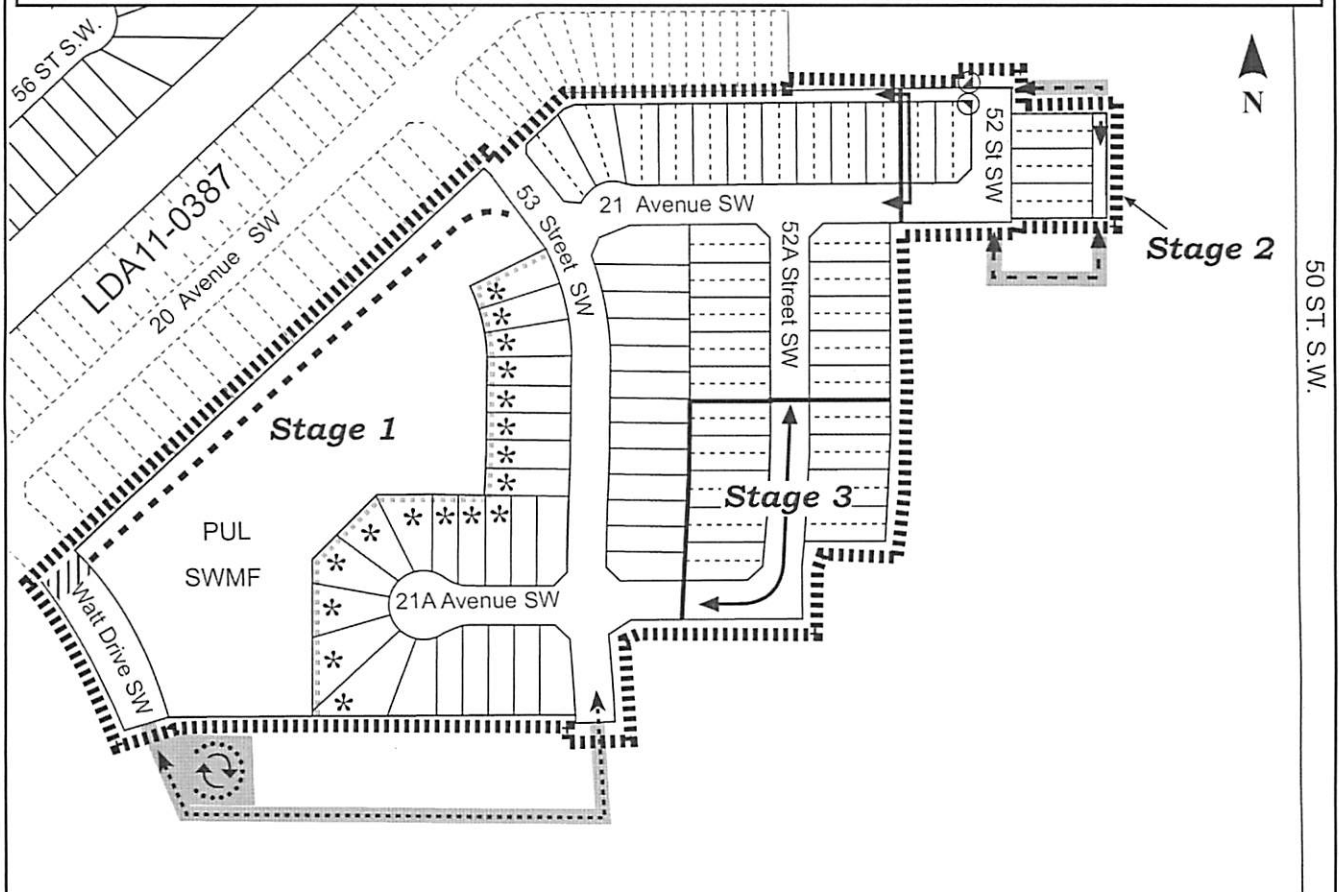
Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

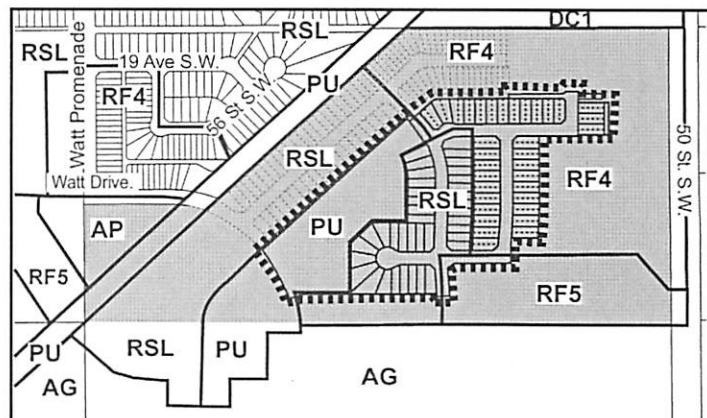
February 21, 2013

LDA12-0252

- | | | | |
|---------|---|------|--|
| ----- | Limit of proposed subdivision | ↔ | 6m gravel temporary road connection with Stage 1 |
| ⊙ | Remove corner cut | ↔-- | 6m gravel temporary road connection with Stage 2 |
| ⊙ | 17m asphalt surface temporary transit turnaround with bollards or mini-barriers | ↔--- | 9m paved temporary road connection prior to FAC with Stage 1 |
| - - - - | 3m hard surface shared use path including bollards and landscaping | ▨ | Zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage |
| | 1.2m fence | ■ | Include in engineering drawings |
| | | * | Freeboard restrictive covenant |



- | | |
|-------|------------------------------|
| ▨ | Titled area to be subdivided |
| ----- | Subdivision area |



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2013

LDA12-0252

Limit of proposed subdivision
Include in Engineering Drawings
600mm water main

450mm water main
250mm water main

