



January 24, 2013

File No. LDA12-0280

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 28 single detached residential lots and 44 semi-detached residential lots from Lot 1, Plan 812 0646 located east of 66 Street and south of Weidle Bend SW; **WALKER**

---

**I The Subdivision by Plan is APPROVED on January 24, 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 subdivision boundary be amended to include dedication of road right-of-way to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, for 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to condition 1.3 above, the owner clear and level 25 Avenue SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
5. that the approved subdivision within the Walker Neighbourhood (File No. LDA11-0411) be registered prior to or concurrent with this application; and
6. 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 grading plans for Watt Drive SW and 25 Avenue SW, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205 for all lots backing onto 25 Avenue SW, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities in the location as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 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 for this titled parcel were addressed under LDA11-0411 with the registration of a 3.16 ha Deferred Reserve Caveat (#122411438). The DRC will be carried forward on title.

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,



For

Scott Mackie  
Subdivision Authority

SM/cp/Posse #127864878-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 24, 2013

LDA 12-0280

- Limit of proposed subdivision  
 ..... Amend subdivision boundary  
 ——— 1.8m uniform fence  
 xxxxxxxx Noise attenuation fence

- [Hatched Box] Dedicate road right-of-way for 25 Avenue SW and include grading plan  
 [Solid Grey Box] Include grading plan in engineering drawings



- [Solid Grey Box] Titled area to be subdivided  
 [Dashed Box] Subdivision area

