



March 7, 2013

File No. LDA12-0355

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 40 row housing lots and one (1) Municipal Reserve lot from SW 23-51-24-4 and Lot 1, Plan 8120646, located south and east of Watt Drive SW; **WALKER**

I The Subdivision by Plan is APPROVED on March 7, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.36 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 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 (Files LDA11-0409 and LDA12-0244) be registered prior to or concurrent with this application for the provision of roadways and the necessary extension of services;
6. that the identified lots be withheld from registration until the 6m wide gravel temporary lane connection is no longer required as deemed by the City of Edmonton; 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 (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 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 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 a 6m wide gravel temporary lane connection, as shown on the "Conditions of Approval" map, Enclosure I. This lane will be required prior to CCC (or at the discretion and direction of Transportation Services);
8. that the engineering drawings include a temporary 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services);
9. that the owner construct all fences wholly within private land, excepting the post and rail fence on the Municipal Reserve parcel, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
10. that the owner be responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of the Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Deferred Reserve Caveat (DRC) 112 372 948 was applied to SW 23-51-24-4 and will be reduced by 0.30 ha with this subdivision and carried forward on title.

DRC 122 411 438 was applied to Lot 1, Plan 8120646 and will be reduced by 0.06 ha and 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 five days from the date the decision is mailed.

If you have any questions, call Dan MacGregor at 780-496-6087 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/dm/Posse #130356666-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 7, 2013

LDA12-0355

Limit of proposed subdivision

6m gravel temporary lane connection

12m Gravel temporary turnaround with
T-bollards or mini-barriers

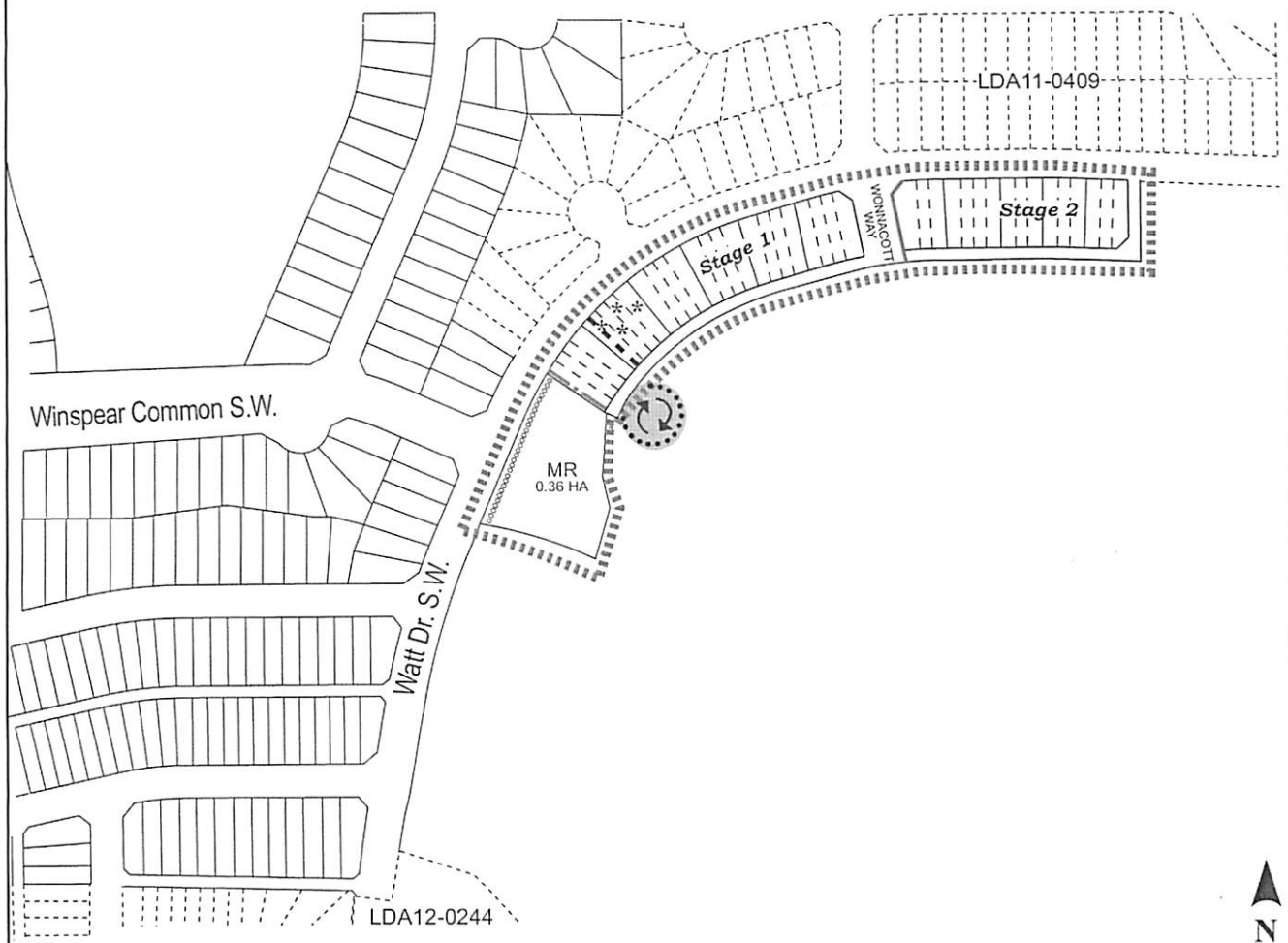
Stage boundary

* Withhold from registration for temporary lane

1.2m Uniform fence

Post and rail fence

Include in Engineering drawings



Titled area to be subdivided

Subdivision area

