



**Subdivision Authority**

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

February 7, 2008

File No. LDA07-0251

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba

RE: Tentative plan of subdivision to create 41 single detached residential lots and one special study area lot from a portion of NW 23-51-24-4; located south of Welsh Drive and east of 64 Street SW, **WALKER**

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**I The Subdivision by Plan is APPROVED pursuant to Section 654 of the Municipal Government Act on February 7, 2008, 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 Inc., EPCOR Water Services Inc., and ATCO Gas, 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 the alley as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 14840 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
5. 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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;



5. 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;
6. that the engineering drawings include alley construction and a temporary lane connection as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct boulevard walks where the RPL and RSL lots interface in the locations as shown on the "Conditions of Approval" map, Enclosure I;
8. 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, and Municipal Reserve parcels, to the satisfaction of Transportation and Asset Management and Public Works Departments; and
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve was dealt with in Files LDA07-0044 and LDA07-0073 which required dedication and money-in-lieu.

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.

If you have further questions, please call Ms. Kim Agar at 496-2939 or write to:

**Ms. Kim Agar, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Phil Arendt  
Subdivision Authority

PA/ka/Posse #67537204

Enclosure

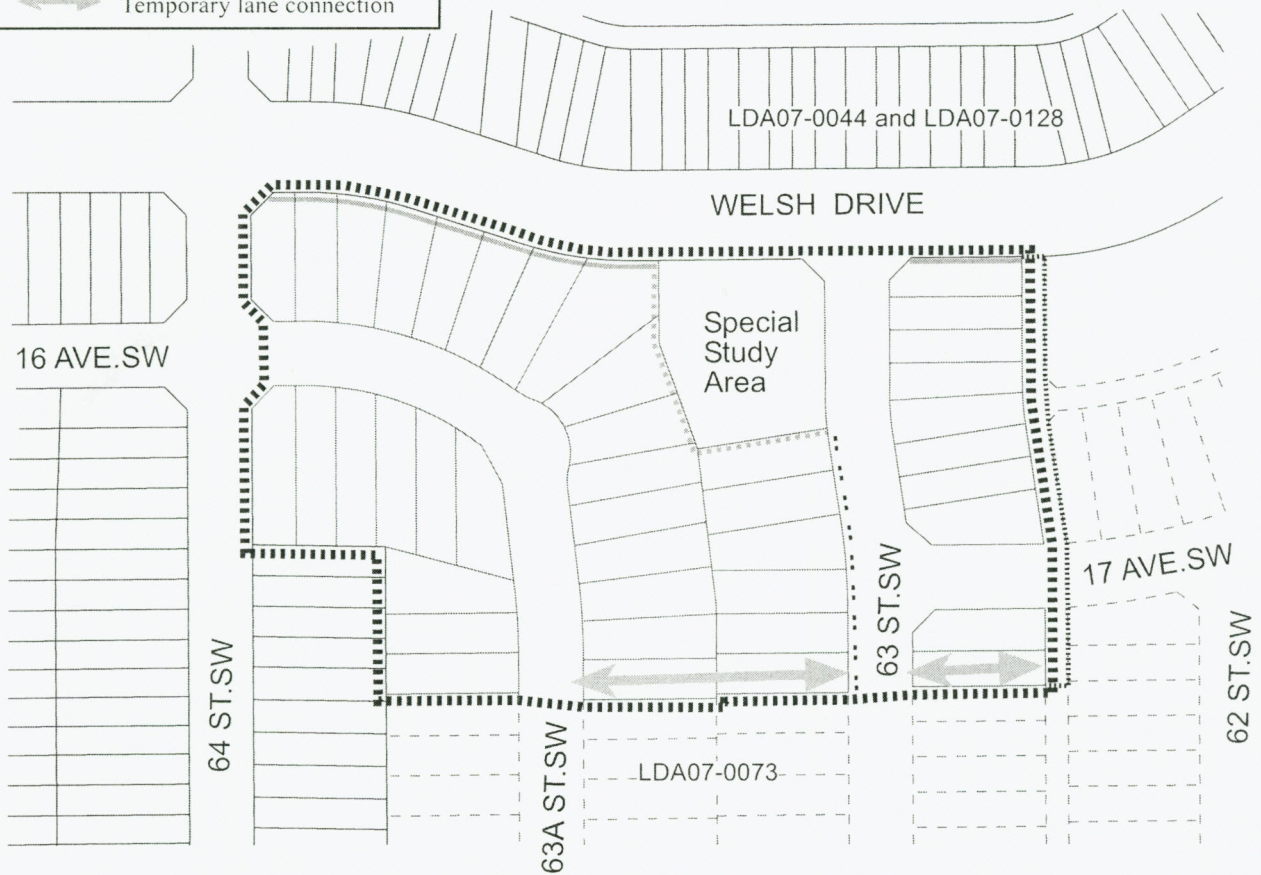


## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2008

LDA07-0251

- Limit of proposed subdivision
- ..... Amend subdivision boundary
- 1.8m Uniform screen fence
- \*\*\*\*\* 1.2m Uniform screen fence
- ..... Boulevard walks
- ↔ Temporary lane connection



- Titled area to be subdivided
- ..... Subdivision area

