

Roadway Improvement Development Regulations for AREA A:

1. The owner shall enter into an Agreement for off-site improvements necessary to serve the development. The Agreement process includes an engineering drawing review and approval process. Improvements to be addressed in the Agreement include but are not limited to the following:
 - i. Funding of Arterial Road construction must be provided toward 50 Street improvements from Anthony Henday Drive to the access at 50 Street.
 - ii. Removal of all existing accesses to 50 Street and Ellerslie Road along property frontage to the satisfaction of the Transportation Department.
 - iii. An all-directional access to 50 Street including curb ramps on both sides. The access must be centered on the property line with the adjacent lands to the south and west and must extend east into the site.
 - iv. An all-directional access to Ellerslie Road including curb ramps on both sides located approximately 125 m from the east property line.
 - v. A 2.1 m x 9 m Transit Pad with a 2 m x 3 m Shelter Pad located on the east side of 50 Street, approximately 25 m north of the access.
 - vi. A 2.1 m x 9 m Transit Pad with a 2 m x 3 m Shelter Pad located on the north side of Ellerslie Road, approximately 25 m east of the west curb line.
 - vii. A northbound right turn bay and a southbound left turn bay to the all-directional access on 50 Street.
 - viii. A westbound right turn bay and an eastbound left turn bay to the all-directional access on Ellerslie Road.
2. A road plan must be registered to provide any additional road right-of-way for 50 Street and Ellerslie Road, including right and left turn bays. The property dedication must conform to an approved concept plan or to the discretion of the Transportation Department.
3. Parking will not be permitted along the “throat” of the site accesses at both 50 Street and at Ellerslie Road.
4. Garbage enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way.