



Subdivision Authority

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

June 19, 2008

File No. LDA06-0182

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 17 low density residential lots from a portion of SW-34-51-25-4 and a portion of Block 1, Plan 2301MC; located west of Anthony Henday Drive and south of 16 Avenue NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on June 19, 2008 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.98 ha by agreement and caveat to Block B, Plan 7520201, pursuant to Section 669 of the Municipal Government Act;
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 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 Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that the approved subdivisions within the Windermere Neighbourhood (File No. LDA06-0065 and LDA06-0166) be registered prior to or concurrent with this application;
5. that the Bylaw to close portions of the existing 170 Street (LDA06-0182) receive third reading by City Council, and that the closure area be consolidated with the adjacent lands, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement; 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 costs identified in Servicing Agreement, 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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 owner construct a 12 m radius gravelled temporary turnaround with bollards, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required at the Construction Completion Certificate stage; and
7. 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 the Community Services, Transportation and Asset Management and Public Works Departments.

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

Please note that LDA06-0065 is located south of Windermere Boulevard and west of the existing 170 Street.

The registration of a DRC for SW-34-51-25-4, in the amount of 0.98 ha, as well as the transfer of the DRC to Block B, Plan 7520201, was also a condition of LDA06-0213 and LDA06-0166. Should the condition be satisfied with LDA06-0213 or LDA06-0166, prior to the registration of this subdivision (LDA06-0182), Condition (I) 1 shall not be required.

A Letter of Intent has been signed by the abutting property owner to the west, agreeing to the roadway network of this subdivision and the placement of a temporary turnaround on their land.

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. Jillian Savage at 496-1650 or write to:

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

Yours truly,



Peter Ohm
Subdivision Authority

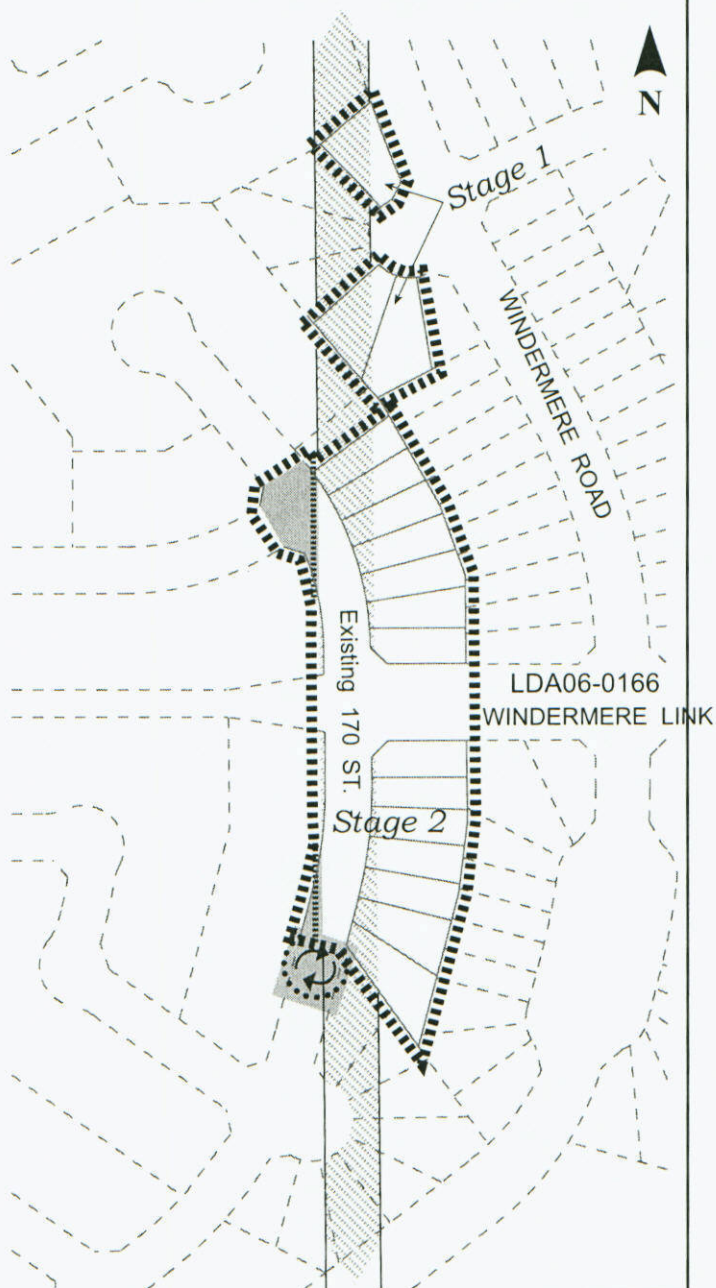
PO/js/Posse # 62097657-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 19, 2008

LDA06-0182

- Limit of proposed subdivision
- Amend subdivision boundary
- Include in Engineering Drawings
- ↻ 12.0m Temporary gravel turnaround
- ... Bollards
- ▨ 170 Street closure (LDA06-0182)



- Titled area to be subdivided
- Subdivision area

