



**Subdivision Authority**

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

March 27, 2008

File No. LDA06-0213

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, 1 semi-detached block shell, 1 medium density residential site and 1 environmental reserve site from a portion of SW-34-51-25-4, located west of Anthony Henday Drive and south of 16 Avenue NW; **WINDERMERE**

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**I The Subdivision by Plan is APPROVED on March 27, 2008 subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 1.82 ha parcel pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.98 ha by agreement and caveat to Block B, Plan 752 0201, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that approved subdivision LDA06-0166 be registered prior to or concurrent with this application;
5. that the owner provide public/emergency access easements, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner provide a walkway as road right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
8. 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 (3) 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 3 m asphalt multi-use trail within the top-of-bank setback area and within the public access easement, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 1.5 m concrete sidewalk with bollards, lighting and a 1.8 m or a 1.2 m uniform fence within residential property lines, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.0 m berm and a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 170 Street (Terwillegar Drive), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.2 m screen fence within residential property lines for the multi-family lot backing or flanking onto the east side of the environmental reserve parcel, 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, 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 the owner shall provide a 6 m wide emergency access easement within the medium density residential site at the Development Permit stage. Also, Block B, Plan 752 0201 is a natural area located at the southeast corner of the Windermere school/park site.

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,



Phillip Arendt  
Subdivision Authority

PA/js/Posse # 62536994-001

Enclosure

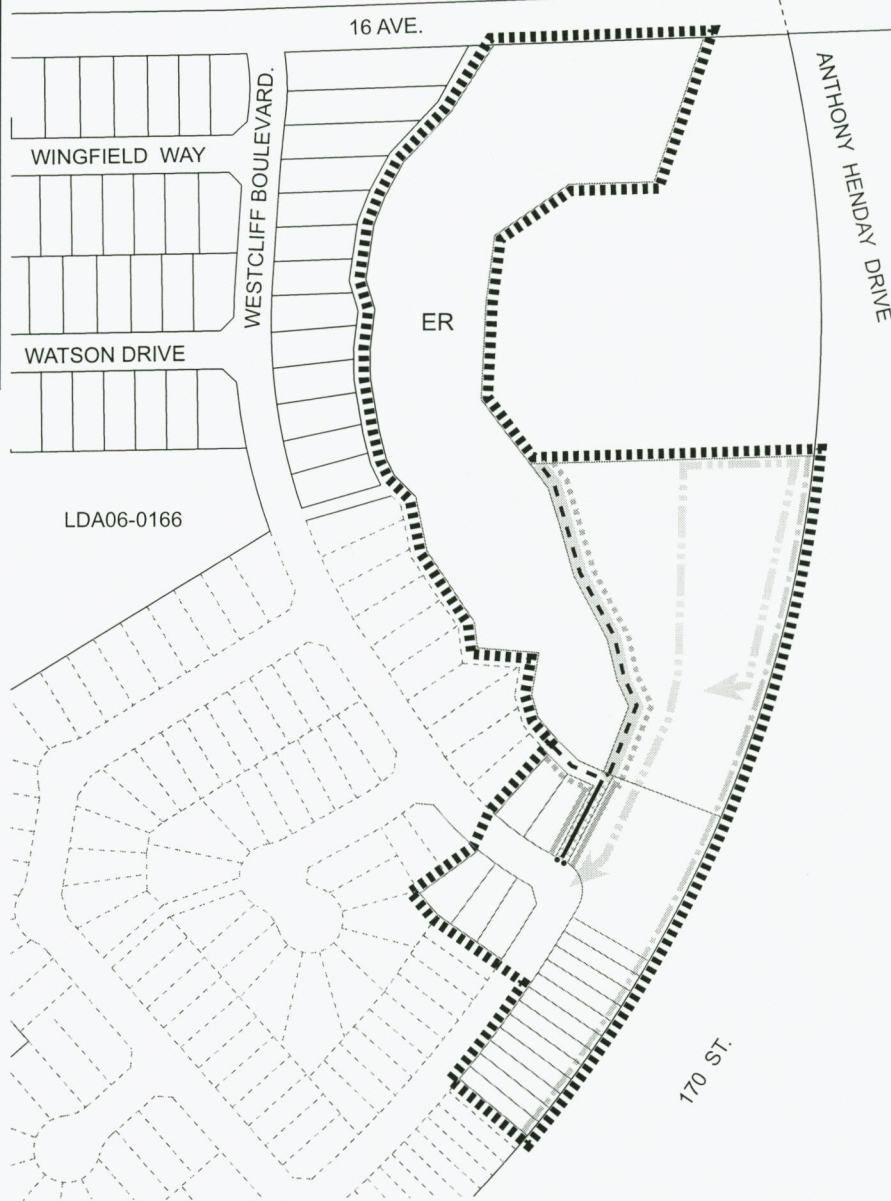


## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2008

LDA06-0213

- Limit of proposed subdivision
- ▨ Register as road right-of-way
- 1.0m Berm with a 1.8m double board/no gap uniform screen fence
- 1.8m or 1.2m Uniform fence
- 1.2m Uniform fence
- - - 3.0m Top of the bank multi-use trail
- 1.5m Concrete walk and lighting
- ▨ Public access easement
- ← Emergency access easement and construct emergency access
- .. Bollards



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

