



Subdivision Authority

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

June 30, 2010

File No. LDA10-0056

Pals Survey
10704 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 118 single detached lots, 62 semi-detached lots, two (2) municipal reserve lots and one (1) public utility lot from a portion SE-28-51-25-4, **WINDERMERE**

I The Subdivision by Plan is APPROVED on June 10 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.113 ha parcel and a 0.111 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 provide Municipal Reserve in the amount of 4.147 ha by agreement and caveat to the remainder of SE-28-51-25-4 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 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the berm and fence as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;
7. that the owner dedicate road rights-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 170 Street SW as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to condition 7, the owner clear and level 170 Street SW as required for road right of way dedication to the satisfaction of the Transportation Department;
9. that the owner register the emergency access and walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register the public utility lot as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and

11. 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 specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
 2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
 3. 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;
 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 submits 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 12 m radius gravel surface temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
 8. that the owner construct a 17 m radius gravel surface temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
 9. that the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
 10. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
 11. that the owner construct an emergency access walkway with a 3.0 m concrete sidewalk, T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
 12. that the owner construct all fences and berms 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; and
 13. 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 Transportation and Asset Management and Public Works Departments.

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

Please note, the existing DRC # 072705308 in the amount of 4.432 shall be reduced by 0.224 ha to account for Municipal Reserve dedication and further reduced by 0.0609 to account for arterial roadway dedication. A DRC for the balance of 4.147 ha shall be carried forward on the remaining titled area of SE-28-51-25-4.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Holly Bichai at 780-944-0112 or write to:

**Ms. Holly Bichai, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/hb/Posse #094456183-003

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2010

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