



Subdivision Authority

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

March 3, 2011

File No. LDA10-0355

Pals Surveys & Associates Ltd.
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 41 single detached residential lots from a portion of SE 28-51-25-4 located north of Ellerslie Road NW and east of 170 Street SW;
WINDERMERE

I The Subdivision by Plan is APPROVED on March 3, 2011, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 15683 to amend the Edmonton Zoning Bylaw from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone and (PU) Public Utility Zone receive third reading prior to the endorsement of this proposed subdivision;
4. that the owner register the proposed walkway as a road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; 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 servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this 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 Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 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;
6. that the owner submits 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 decommission services to the satisfaction of EPCOR Water Services Inc. and the Asset Management and Public Works Department.
8. that the school and/or park sites will be fully serviced along the west side frontage of Washburn Drive including 3-phase power with a cubicle;
9. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
10. 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; and
11. 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, greenways 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 conditions of this approval.

Municipal Reserves for SE 28-51-25-4 have been previously addressed by means of a Deferred Reserve Caveat (DRC) being registered on title. DRC (072705308) in the amount of 4.147 shall be carried forward on the remaining titled area.

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. Kristen Rutherford at (780) 442-5047.

Yours truly,



For Scott Mackie
Subdivision Authority





SM/kr/Posse #102420371-001

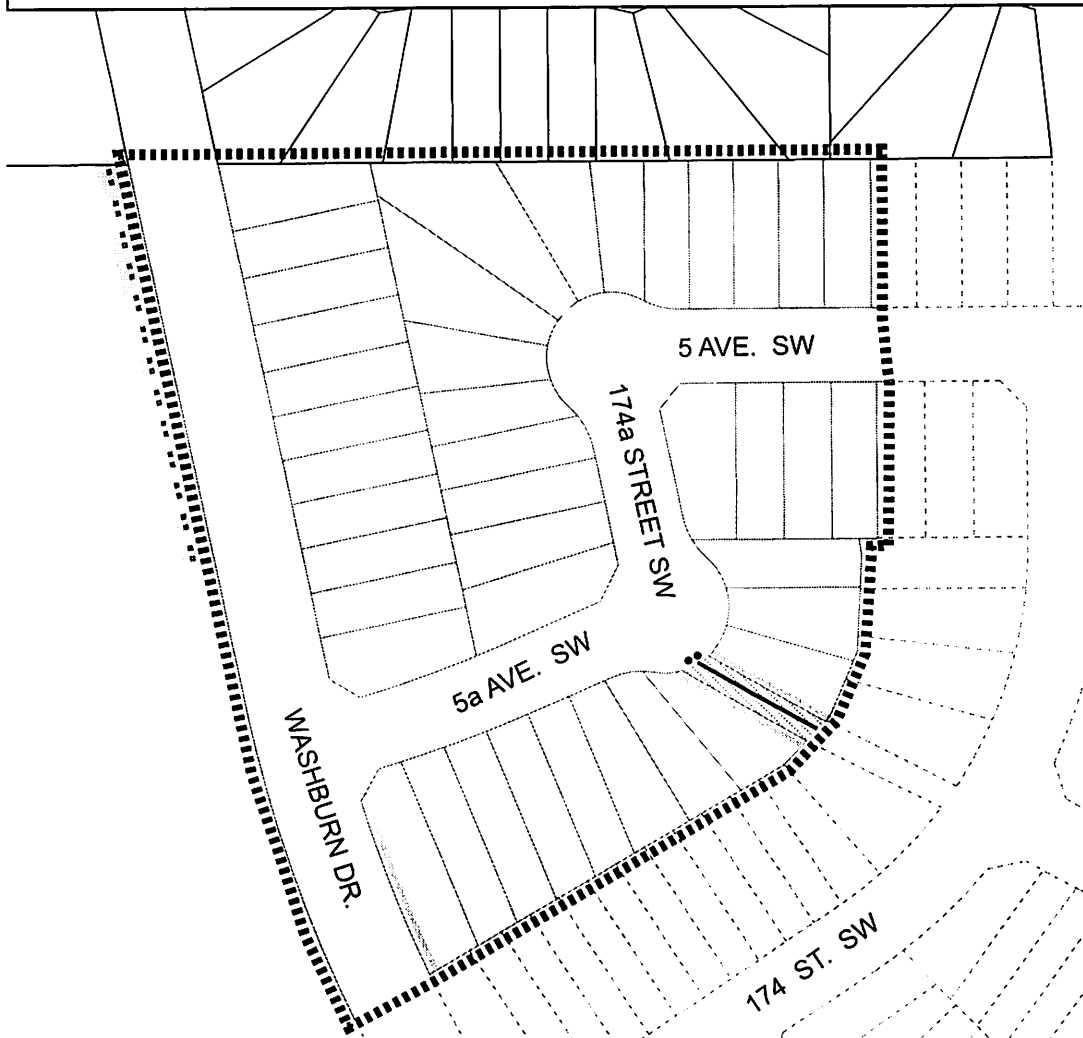
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 3, 2011

LDA10-0355

- | | |
|---|--|
| Limit of proposed subdivision | Post and rail fence |
|  Register walkway as road right-of-way |  1.5m Concrete sidewalk with lighting |
|  1.8m Uniform fence | .. Bollards |
| |  Include in Engineering Drawings |



- | |
|--|
|  Titled area to be subdivided |
| Subdivision area |

