



Subdivision Authority

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

February 2, 2012

File No. LDA11-0088

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) commercial lot from a portion of Lot A, Plan 806 TR, located west of 170 Street SW and north of Hiller Road; **WINDERMERE**

I The Subdivision by Plan is APPROVED on February 2, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 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 the subdivision boundary be amended to exclude a portion of 170 Street, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 16005 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
5. that Stage 4 of approved subdivision LDA10-0125 be registered prior to or concurrent with this subdivision;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street and for Hiller Road, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition 6, the owner clear and level 170 Street and Hiller Road as required for road right-of-way dedication to the satisfaction of Transportation Services; 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 (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 all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
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 update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water Services Inc.;
8. that the engineering drawings include the construction of sewer services to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of the first two lanes of 170 Street to an arterial roadway standard, from the existing urban section to Hiller Road, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 170 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
10. that the engineering drawings include the construction of the first two lanes of Hiller Road to an arterial roadway standard, from 170 Street to 175 Street, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Hiller Road, prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
11. that the owner pay for the installation of traffic signals at the intersection of Hiller Road and 170 Street and the intersection of Hiller Road and 175 Street, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve requirements were addressed through LDA10-0125 wherein a Deferred Reserve Caveat (DRC # 112 018 053) in the amount of 4.72 ha was registered on Title. The DRC should be further reduced by 0.29 ha to account for this subdivision's arterial road widening. Therefore, a DRC in the amount of 4.43 ha shall be carried forward on Title.

Please be advised that there is a remediated well site located within the proposed parcel.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**




Yours truly,



Scott Mackie
Subdivision Authority

SM/kr/Posse # 107986081-001

Enclosure

- Limit of proposed subdivision
- - - - - Construct 300mm watermain
- - - - - Construct 400mm watermain
- ↔ Construct the first two lanes of Hiller Road to an urban arterial standard
- ↔ Construct the first two lanes of 170 Street to an urban arterial standard
- Exclude from subdivision boundary
-  Connect to existing watermain
-  Abandoned wellsite
- Dedicate as road right-of-way (30% of land area)
- Include in Engineering Drawings
-  Pay for installation of traffic signal

