



Subdivision Authority

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

July 14, 2011

File No. LDA11-0135

IBI Group
1050, 10405 - Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: John Byrne

Dear: Mr. Byrne

RE: Tentative plan of subdivision to create 52 single detached residential lots from portions of Block 1, Plan 2301 MC, SW 34-51-25-4, and Lot 1, Block 1, Plan 6082 MC and road closed by Bylaw 15653, located west of Windermere Road NW and north of Whitelaw Gate NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on July 14, 2011 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 4.7008 ha by a Deferred Reserve Caveat registered against Block 1, Plan 2301 MC, 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 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;
4. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision be amended to include the full intersection of Walkowski Way and Whitelaw Gate to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 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 servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
4. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable for the construction of permanent storm and sanitary drainage facilities;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
6. 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;
7. 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;
8. that the owner submit a Hydraulic Network Analysis in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and EPCOR Water Services;
9. that the engineering drawings include the construction of Windermere Wynd to a collector standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
10. that the engineering drawings include the construction of the water infrastructure, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval map", Enclosure I;
11. that the owner construct a 12 m radius temporary gravel turnaround with bollards or mini-barriers with stage 1A, required at CCC or as required by Transportation Services, as shown on the "Conditions of Approval map", Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure 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 right-of ways, road islands, boulevards, medians, walkways, shared use paths, 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 for the SW 34-51-25-4 was provided with LDA06-0166. Municipal Reserves for Block 1, Plan 6082 MC have been previously addressed. A Deferred Reserve Caveat registered against Block 1, Plan 2301 MC, including 0.2008 ha owing from Road Closure Bylaw 15653, will be provided with this application.

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. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

For Scott Mackie
Subdivision Authority

SM/vs/Posse # 109387270

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 14, 2011

LDA11-0135

.....	Limit of proposed subdivision		Include in Engineering Drawings
.....	Amend subdivision boundary to include the full intersection of Walkowski Way and Whitelaw Gate		12m temporary gravel turnaround with bollards or mini-barriers
—	1.8m Uniform Screen Fence as per Zoning Bylaw		Water Connection
—	Staging line	—	1.2m Uniform fence
←- - ->	Construct Windermere Wynd to a collector standard		

