



Subdivision Authority

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

October 11, 2012

File No. LDA11-0247

Qualico Developments West Ltd.
280, 3203 – 93 Street NW
Edmonton, AB T8N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create one (1) residential lot from Block C, Plan 892 2649, located west of 156 Street SW and south of Ellerslie Road SW; **WINDERMERE AREA**

I The Subdivision by Plan is APPROVED on October 11, 2012, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 1.56 ha by a Deferred Reserve Caveat registered against the remainder of Block C, Plan 8922649, pursuant to Section 669 of the Municipal Government Act;
2. that an Environmental Reserve Easement shall be registered against the proposed lot as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into an agreement with the City of Edmonton acknowledging that upon future subdivision and/or development the additional public upland setback shall be provided as Environmental Reserve, as per City Policy C542 (Development Setbacks from the River Valley/Ravine Crests), to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
4. that pursuant to City Policy C542, the subdivision boundary for the proposed lot provide for a minimum 10m Public Upland Setback from the Top of Bank, referred to as the Setback Reference Line within the Geotechnical Slope Stability Evaluation Report No. 6065-42, dated April 2011, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the slope;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lot as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd.

Geotechnical Slope Stability Evaluation Report No. 6065-42, dated April 2011, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the slope;

8. that the owner register a cross-lot easement against the proposed lot and remnant parcel as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that the owner cannot discharge the easement without the express written consent of the City of Edmonton; and
9. 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 (4) 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 the endorsement of the plan of subdivision; and
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

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

Municipal Reserve will be addressed through a Deferred Reserve Caveat (1.56 ha) to be registered against the remnant parcel. An Environmental Reserve Easement (0.6 ha) will be registered against the proposed lot. An agreement to acquire the additional public upland setback as Environmental Reserve (upon future subdivision and/or development) will be registered against the proposed lot.

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 Mr. Nicholas Dyjach at 780-496-1758.

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/nd/Posse #11963009-001

Enclosure

