



Subdivision Authority

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

March 22, 2012

File No. LDA11-0322

IBI Group  
300, 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 63 single detached residential lots and two (2) Municipal Reserve lots from Lot 41, Block 2, Plan 052 6294, Lot A, Plan 5069 NY and NE 28-51-25-4, located east of Windermere Drive SW and south of Watson Green SW;  
**WINDERMERE**

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**I The Subdivision by Plan is APPROVED on March 22, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve in the amount of 0.46 ha resulting in a 0.31 ha parcel and a 0.15 ha parcel as shown on the "Conditions of Approval" map, Enclosure I;
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 register the walkway as road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that LDA12-0024 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
7. that LDA12-0056 to amend the Windermere Neighbourhood Structure Plan receive third reading prior to the endorsement of this subdivision; 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 (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway, 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 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 12 m radius gravel temporary turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services in Stages 1, 2, and 4, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface emergency access shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. 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.

The registration of a 1.184 ha DRC on Lot A, Plan 5069 NY was a condition of SUB/05-0095. There was an error in the registration of the DRC (#052 533 017) on Lot A, Plan 5069 NY and a DRC for 0.710 ha was registered. This will be corrected through the endorsement of this

subdivision. The DRC will be reduced to account for the dedication of 0.46 ha of MR with this subdivision and the balance will carry forward to title.

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 five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

**Mr. Wesley Woo, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie  
Subdivision Authority

SM/ww/Posse #115255162-001

Enclosure

