



July 12, 2012

File No. LDA12-0176

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create 37 single detached residential lots and one (1) Municipal Reserve parcel from Lot 1, Block B, Plan 122 1655, located west of Windermere Road NW and north of Windermere Boulevard NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on July 12, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.19 ha parcel pursuant to Section 666 of the Municipal Government Act, 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 subdivision boundary be amended to include a portion of Windermere Wynd, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision within the Windermere Neighbourhood (File No. LDA11-0135) be registered prior to or concurrent with this application;
5. that the approved subdivision within the Windermere Neighbourhood (File No. LDA11-0429) be registered prior to or concurrent with this application or the temporary emergency access be extended to the nearest constructed roadway to the satisfaction of Transportation Services;
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 register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 engineering drawings include a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. This emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner submit driveway plans for the identified lots to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a zebra marked crosswalk with curb ramps, curb extensions, and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path with dividing yellow centreline, lighting, bollards, landscaping, and "Shared Use" signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

A Deferred Reserve Caveat (DRC) was a condition of LDA11-0135. The DRC will be reduced accordingly.

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 #124903209-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 12, 2012

LDA12-0176

