



Subdivision Authority

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

May 16, 2013

File No. LDA12-0281

IBI Group
300 – 10830 Jasper Ave
Edmonton, AB T5J 2B4

ATTENTION: Latoya Powder

Dear: Ms. Powder

RE: Tentative plan of subdivision to create 27 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility Lot from Lot 1, Block B, Plan 122 1655, located east of Windermere Dr NW, west of Wheaton Close NW;
WINDERMERE

I The Subdivision by Plan is APPROVED on May 16, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.18 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 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 approved subdivision within the Windermere Neighbourhood (File No. LDA12-0176) be registered prior to or concurrent with this application;
5. that the application to amend the Zoning Bylaw # 16473 be approved prior to or concurrent with this application;
6. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the Public Utility lot, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 costs specified in the Servicing Agreement prior to the 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 applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 construct a 3 m hard-surface shared use path with dividing yellow centreline, lighting, bollards, landscaping, and "Shared Use" signage, within the greenway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences 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
9. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.


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

A Deferred Reserve Caveat (DRC) is registered against the parent parcel. The DRC will be reduced accordingly and carried forward on 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 Ms. Ania Schoof at 780-423-7495.

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/as/Posse # 127913966-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 16, 2013

LDA12-0281

- Limit of proposed subdivision
- — — — 3m hard-surface shared use path with dividing yellow centerline, lighting, bollards, landscaping, and "Shared Use" signage
- 1.8m uniform fencing as per Zoning Bylaw
- 1.2m uniform fencing
- * Restrictive covenant re: freeboard

