



Subdivision Authority

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

May 9, 2013

File No. LDA12-0441

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create five (5) single detached residential lots and one (1) Municipal Reserve lot 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 May 9, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.05 ha lot 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 owner register an easement for the drainage ditch against all residential lots, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road right-of-way along the east side of Windermere Drive to accommodate the rural cross section, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the additional dedication required to accommodate the improvements to Windermere Drive, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a restrictive covenant in favour of EPCOR Water Services Inc. that will be placed on all residential lots to indicate the requirement for service line pressure reducing valves, 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 the construction of Windermere Drive to a rural standard with a 7 m carriageway, 1.5 m sidewalk, and 1 m shoulders from Windermere Road to the south boundary of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage, bollards, lighting, and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include traffic calming measures and a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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.

Please note that the existing Deferred Reserve Caveat (#122 310 984) on Lot 1, Block B, Plan 122 1655 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

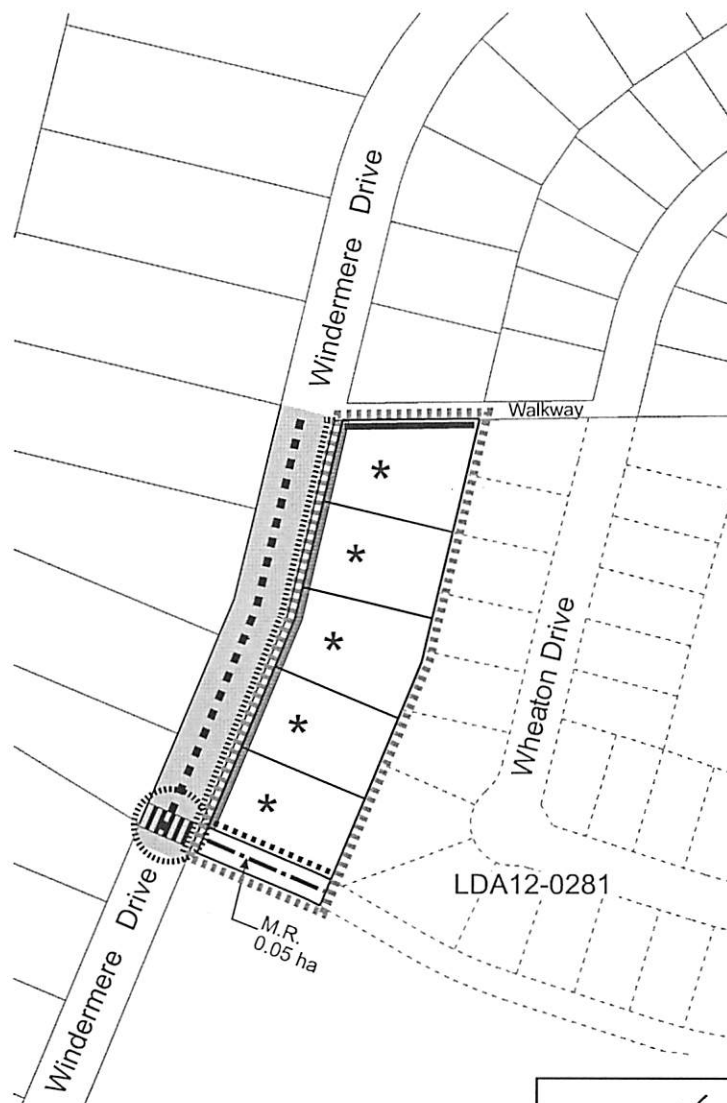
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2013

LDA 12-0441



- Limit of proposed subdivision
- Amend subdivision boundary
- Construct a Rural Cross Section with 1.5m sidewalk and lighting
- 1.2m uniform fence
- 1.8m uniform fence as per Zoning Bylaw
- 3m hard-surface shared use path with dividing yellow centreline, "Shared Use" signage, bollards, lighting and landscaping
- * Restrictive covenant re: pressure reducing valves
- ▤ Zebra marked crosswalk
- Traffic calming area
- ▨ Register easement for drainage ditch
- ▩ Include in Engineering Drawings

