



Subdivision Authority

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

April 8, 2010

File No. LDA10-0017

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Scott Cole:

RE: Tentative plan of subdivision to create 7 single detached residential lots, 32 semi-detached residential lots, one (1) multi-family lot from Plan 0740022, Block 5, Lot 33, located southeast of Windermere Road and north of Whitelaw Lane; **WINDERMERE**

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**I The Subdivision by Plan is APPROVED on April 8, 2010 subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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;
3. that Bylaw 15399 (LDA09-0235) to amend the Zoning Bylaw from (RA7) Low Rise Apartment Zone to (RSL) Residential Small Lot Zone and (RF4) Semi-Detached Residential Zone be approved prior to registration of this subdivision; and
4. 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 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;
4. 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;

5. that the owner construct fencing within residential property lines as shown on the "conditions of approval" map, Enclosure I; and
6. that the owner submit a driveway plan for lots as shown on the "conditions of approval" map, Enclosure I.

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

Municipal reserves owing for SW-34-51-25-4 were previously addressed by LDA06-0166, by means of dedicating a 3.18 ha parcel and a 0.98 ha DRC registered against the balance of the titled area.

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 Ms. Tammy Niina at (780) 496-1650 or write to:

**Ms. Tammy Niina, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



*For* Scott Mackie  
Subdivision Authority

SM/tn/Posse #80677038-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 8, 2010

LDA10-0017

- Limit of proposed subdivision  
 ——— 1.8m Uniform fence  
 - - - 2.0m Easement for drainage

- 4.5m Easement for sanitary and storm servicing  
 ..... 3.0m Easement for storm servicing  
 \* Lots require driveway plan



- Titled area to be subdivided  
 ■ Subdivision area

