



August 12, 2010

File No. LDA10-0125

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 123 single detached residential lots, 202 semi-detached residential lots, two (2) medium density residential lot, and four (4) public utility lots from a portion of Lot A, Plan 806TR; **WINDERMERE**

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**I The Subdivision by Plan is APPROVED on August 12, 2010 subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 3.07 ha by a Deferred Reserve Caveat registered against the south half of SW 27-51-25 pursuant to Section 669 of the Municipal Government Act;
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 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 logical extension of services;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for the re-aligned Ellerslie Road west of the collector roadway to the westerly subdivision boundary and for 170 Street adjacent to the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner clear and level 170 Street and re-aligned Ellerslie Road as required for road right-of-way dedication to the satisfaction of the Transportation Department;
7. that the road right-of-way width for the main collector be increased to 24 m to the satisfaction of the Transportation Department, in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register the emergency access and walkways as legal road rights-of-way;

9. that the owner dedicate and register the walkways as road right-of-way as shown on the “Conditions of Approval” map, Enclosure I; and
10. 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 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 pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable 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 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 design and construct the stormwater management facilities to their ultimate size and location as shown in the draft Windermere Neighbourhood 2 NDR Amendment;
8. that the engineering drawings include water main construction as shown on the “Conditions of Approval” map, Enclosure II;
9. that preliminary plans for the re-aligned Ellerslie Road be submitted prior to submission of engineering drawings for stage 3 to the satisfaction of the Transportation Department;
10. that grading plans for the north/south collector be included in the submission of engineering drawings for stage 1;
11. that the owner reconstruct the existing Ellerslie Road (government road allowance) west of 170 Street to the first roadway intersection to a two lane rural roadway standard, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner provides a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, to the satisfaction of the Transportation Department, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and “Shared Use” signage, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct walkways containing 1.5 m concrete sidewalks with bollards and lighting, as shown on the “Conditions of Approval” map, Enclosure I;

15. that the owner construct the emergency access walkway with a 3 m concrete sidewalk with T bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct 12 m radius gravel temporary turnarounds with bollards or mini-barriers to the satisfaction of the Transportation Department, or 6 m wide gravel temporary roadway connections, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC, or at the discretion and direction of the Transportation Department;
18. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
19. 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, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve (MR) is owing less land provided for Arterial road right-of-way and public utility. The titled area is 32.37 ha and 0.92 ha is being provided for Arterial roadway and 0.75 ha for public utility. The resulting area is 30.7 ha, and therefore MR in the amount of 3.07 ha (10%) is owing. A Deferred Reserve Caveat will be registered against SW 27-51-25 to assemble the school/park site in Ambleside. When the remainder of Lot A, Plan 806TR is subdivided and additional Arterial roadway dedicated, the DRC will be reduced by the appropriate amount.

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

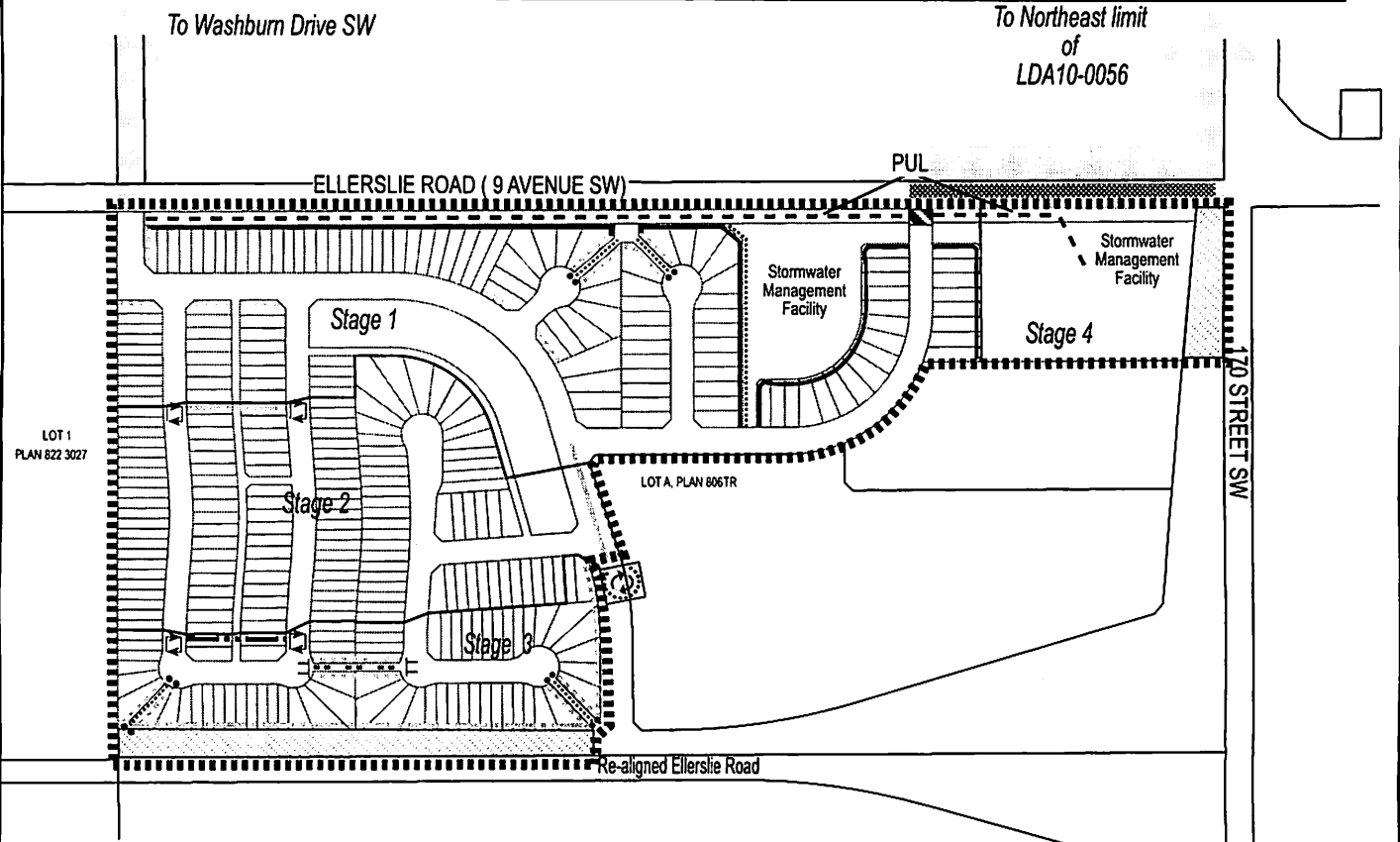
SM/tn/Posse # 97432158  
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 12, 2010

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.....	Limit of proposed subdivision	.....	Increase road right-of-way to 24m
[Box]	Include in Engineering drawings	[Box]	Dedicate road right-of-way
.....	1.8m Double board/no gap solid uniform screen fence	.....	Reconstruct to a two lane rural roadway standard
.....	1.8m Uniform screen fence	↻	17m Radius asphalt temporary transit turnaround
.....	1.2m Uniform screen fence	↻	Temporary 12m turn around or 6m alley connection required with stage 1
.....	Emergency access with a 3m concrete sidewalk and lighting	↻	Temporary 12m turn around or 6m alley connection required with stage 2
.....	1.5m Concrete sidewalk and lighting	••	Bollards
.....	3m Asphalt multi-use trail with dividing yellow centreline and signage	TT	T-Bollards
[Zebra]	Zebra marked crosswalk with curb ramps and signage		



[Box]	Titled area to be subdivided
.....	Subdivision area

