



September 22, 2011

File No. LDA11-0075

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 59 single detached residential lots and one (1) Public Utility Lot from portions of Lot 1, Block 1, Plan 6082MC and Block 1, Plan 2301MC, located west of Windermere Road NW and north of 9 Avenue NW;
WINDERMERE

I The Subdivision by Plan is APPROVED on September 22, 2011, 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 the owner register an emergency access and walkway as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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, 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 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 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 Services 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 and 1 m shoulders from Windermere Road to the south boundary of the proposed subdivision with a 1.5 m sidewalk on the south side of Windermere Drive and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of Windermere Wynd from Windermere Road to the west property line of the lot on the north side of Windermere Wynd, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
10. that the engineering drawings include the construction of water mains, connections and looping to the satisfaction of EPCOR Water Services Inc.;
11. that the engineering drawings include the construction of sewer services to the satisfaction of Infrastructure Services;
12. that the owner construct a 3.0 m hard-surface shared use path, within the eastern portion of the stormwater management facility with dividing yellow centerline, T-bollards, lighting, "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the construction of a 3.0 m hard-surface shared use path within the stormwater management facility with dividing yellow centerline, T-bollards, lighting, "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct an emergency access with a 3.0 m concrete sidewalk, T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a temporary 3.0 m wide gravel path with T-bollards, from the terminus of the shared use path within the SWMF to the west terminus of Windermere Wynd, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The path will be required prior to CCC or at the discretion and direction of Transportation Services;
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
17. 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 the Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve for Block 1, Plan 2301MC was addressed through LDA11-0135. Municipal Reserve for Lot 1, Block 1, Plan 6082MC were previously provided.

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 #105042646-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 22, 2011

LDA11-0075

- | | | | |
|-----------|--|----|---|
| ■■■■■■■ | Limit of proposed subdivision | ■ | Emergency access and Walkway to be registered as road right-of-way |
| — | 1.8m Uniform Fence, as per Zoning Bylaw | ▨ | Register as road right-of-way |
| | 1.2m Uniform Fence | ■ | Include in Engineering Drawings |
| - - - | 3.0m Concrete Sidewalk and lighting | | Construct to a collector standard |
| - . - . - | 3.0m Shared Use Path with dividing yellow centreline, signage, T-bollards and lighting | TT | T-Bollards |
| o o o o o | 3.0m temporary gravel shared use path with T-bollards | ⊙ | 12m Radius Gravel Temporary Turnaround with bollards or Mini-Barriers |
| ← . . . → | Construct a Rural Cross Section with 1.5m Sidewalk and lighting | ⬇ | Connect to existing watermain |
| >>>>>> | Construct 200mm watermain and sewer services | | |

