



Subdivision Authority

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

August 18, 2011

File No. LDA11-0079

IBI Group  
1050 Standard Life Building  
10405 Jasper Avenue  
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 13 single detached residential lots and one (1) Municipal Reserve parcel from portions of Lot A, Plan 5069NY, located east of Windermere Drive SW and south of Watson Green SW; **WINDERMERE**

---

**I The Subdivision by Plan is APPROVED on August 18, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserve as a 0.05 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 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 agency 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 the logical extension of services;
5. that Bylaw 15879 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan 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 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 area of subdivision 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 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 update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water;
8. that the owner construct walkways containing a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, 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 constructions within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

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

Please note that the Deferred Reserve Caveat (052 533 017) in the amount of 0.71 ha will be reduced by 0.05 ha to dedicate walkway. The balance of the DRC shall remain on Title to be used for future Municipal Reserve requirements.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 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,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" and last name "Mackie" clearly distinguishable.

Scott Mackie  
Subdivision Authority

SM/ww/Posse # 105369817-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 18, 2011

LDA11-0079

