



Subdivision Authority

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

January 17, 2013

File No. LDA12-0265

Qualico Developments  
#280, 3203 - 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to create 132 single detached residential lots, 32 semi-detached residential lots, and one (1) Public Utility Lot from SE 28-51-25-4 and SW 28-51-25-4, located west of Washburn Drive SW and north of Ellerslie Road SW;  
**WINDERMERE**

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**I The Subdivision by Plan is APPROVED on January 17, 2013, subject to the following conditions:**

1. That the owner provide Municipal Reserve in the amount of 0.295 ha by agreement and caveat to the remainder of SW 28-51-25-4, 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 register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the identified residential lots be withheld from registration until the temporary emergency access connection is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that approved subdivision LDA11-0087 and Stage 2 of approved subdivision LDA11-0348 be registered prior to or concurrent with this application, to ensure the logical extension of services;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing and flanking onto the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility; and

9. 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 pay a Boundary Assessment for municipal infrastructure previously installed on Windermere Drive SW and associated engineering, surveying, and administrative costs;
6. 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;
7. 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;
8. that the engineering drawings include the required water main connections to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner abandon the existing water main crossing through the area, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I. The water main must be strategically abandoned with development in the area and be coordinated with the adjacent developer;
10. that the engineering drawings include a temporary 12 m radius gravel turnaround with bollards or mini-barriers, (required prior to CCC,) to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct temporary 4 m wide gravel emergency accesses with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency accesses will be required prior to CCC, or at the discretion and direction of Transportation Services;
12. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard-surface shared use path as per City of Edmonton Design and Construction Standards, with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. 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
15. 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 Financial Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve for SE 28-51-25-4 was addressed through LDA06-0198 and LDA11-0348. Municipal Reserve for SW 28-51-25-4 was originally addressed through SUB/00-0029 and SUB/01-0033 based on the parent parcel that did not include a 2.95 ha lagoon site. Since this area is now developable, 0.295 ha is to be added onto the existing DRC (#022 486 6838) and will be carried forward on title.

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,



Scott Mackie  
Subdivision Authority

SM/ww/Posse #127279994-001

Enclosure

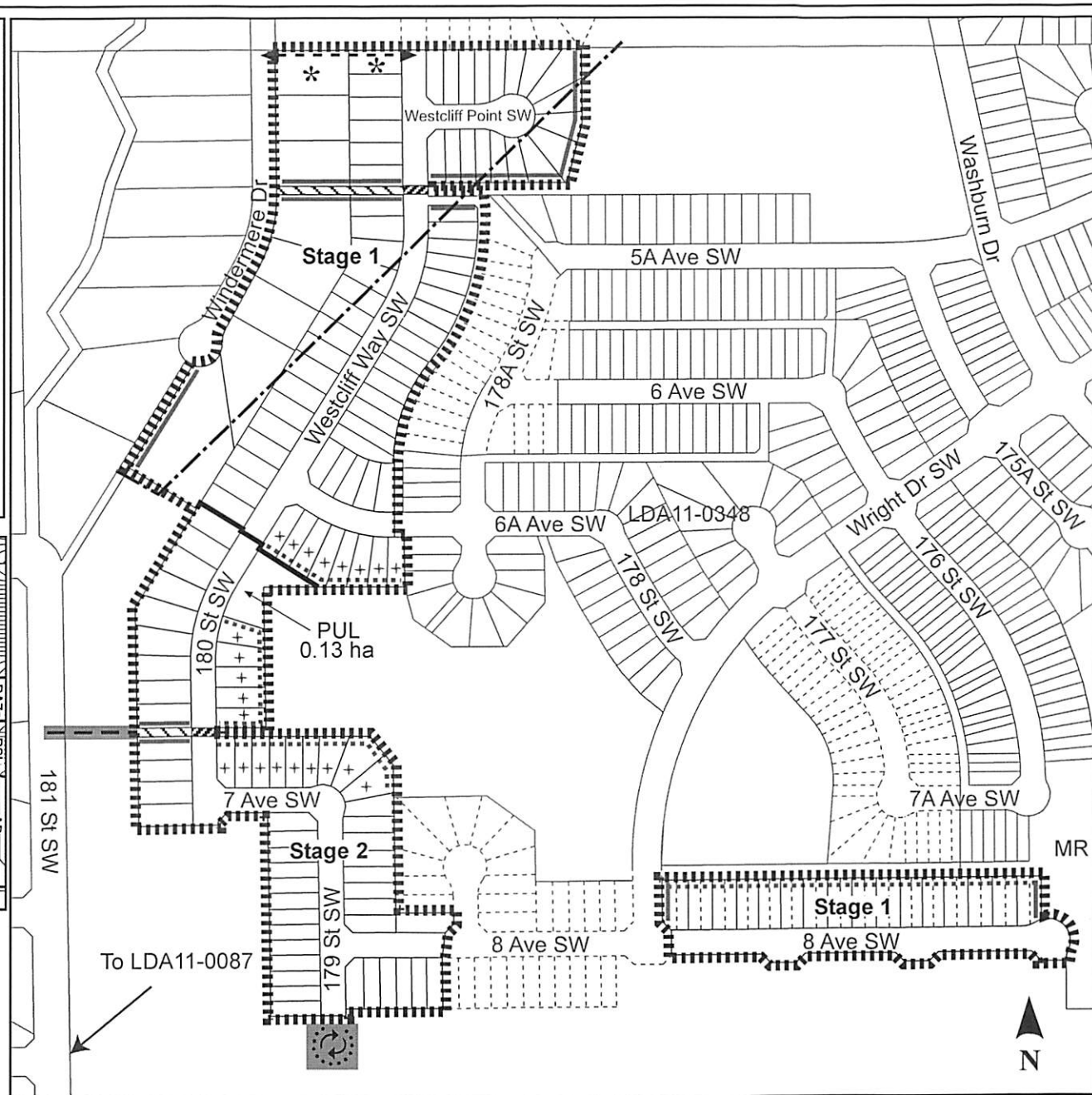
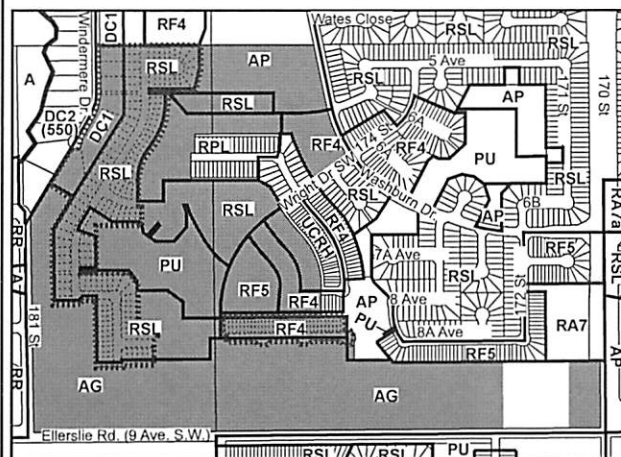


## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 17, 2013

LDA12-0265

- Limit of proposed subdivision
- 1.8m Uniform fence, as per Zoning Bylaw
- ..... 1.2m Uniform fence
- - - Construct 200mm water main
- - - Abandon existing water main
- ← - - - Construct 4m gravel temporary emergency access with T-bollards
- \* Withhold from registration
- ▨ Zebra marked crosswalk with curb ramps and pedestrian signage
- ⦿ 12m gravel temporary turnaround with bollards and mini-barriers
- ▨ Register as road rights-of-way and construct 3m hard surface shared use path with bollards and lighting
- Include in engineering drawings
- + Restrictive covenant re: SWMF



- Titled area to be subdivided
- ..... Subdivision area