



Subdivision Authority

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

December 19, 2013

File No. LDA13-0111

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create three (3) commercial lots from Lot 1, Block 1, Plan 062 8081, located south of Windermere Boulevard and east of Windermere Way SW;
WINDERMERE

I The Subdivision by Plan is APPROVED on December 19, 2013, 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 subdivision boundary be amended to include Lot A, Block 1, Plan 082 8844, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Lot A, Block 1, Plan 082 8844 be consolidated with the adjacent parcel prior to or concurrent with the registration of this subdivision;
5. that the owner dedicate and register all road rights-of-way necessary for the construction of a right turn bay on Windermere Boulevard, to conform to the approved Engineering Drawings for Windermere, Stage 40, and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register joint access easements on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a cross lot access easement on the Certificates of Title for all affected parcels, as shown on the "Conditions of Approval" map; and
8. 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 (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 for the installation of traffic signals at the intersection of Windermere Boulevard SW and Windermere Way SW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation; and
4. 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserves were provided with SUB/06-0052.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Natasha Reaney at 780-496-1758 or write to:

**Ms. Natasha Reaney, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For Scott Mackie
Subdivision Authority

SM/nr/Posse# 135708580-001

Enclosure(s)

