



Subdivision Authority

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

February 28, 2008

File No. LDA07-0468

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 1 mixed use parcel from Area A, Plan 032 1131,
a portion of NW 27-51-25-4, located south of Windermere Boulevard, east of 170 Street;
AMBLESIDE

I The Subdivision by Plan is APPROVED on February 28, 2008 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 approved subdivision within the Ambleside Neighbourhood (File No. LDA06-0103) is registered prior to or concurrent with this application;
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 Inc., EPCOR Water Services Inc., and Atco Gas, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. 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;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;

5. 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;
6. that the owner construct a 1.8 m uniform screen fence within residential property lines for all lots backing or flanking onto Windermere Boulevard and Ambleside Link, as shown on the "Conditions of Approval" map, Enclosure 1;
7. that the owner construct a 1.8 m uniform fence within residential property lines for all lots fronting onto Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure 1;
8. that the owner construct a 1.2 m continuous fence within residential property lines for all lots fronting Ambleside Link, as shown on the "Conditions of Approval" map, Enclosure 1;
9. that the owner construct a 1.8 m berm and a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 170 Street, as shown on the "Conditions of Approval" map, Enclosure 1; and
10. 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 Transportation and Asset Management and Public Works Departments.

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

Please note that Municipal Reserve for NW-27-51-25-4 is addressed with prior subdivision, LDA06-0103. Also, emergency access to the site will be determined upon submission of a detailed site plan or Development Permit application. A deferral of the fencing requirements as identified in **II 6.**, **II 7.**, and **II 8.** to the Development Permit application is also acceptable. Please refer to Schedule "C", (DC1) Direct Development Control Provision, **Ambleside**.

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.

If you have further questions, please call Ms. Charleen Currie at 496-6295 or write to:

**Ms. Charleen Currie, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

PA/cc/Posse #71721093-001

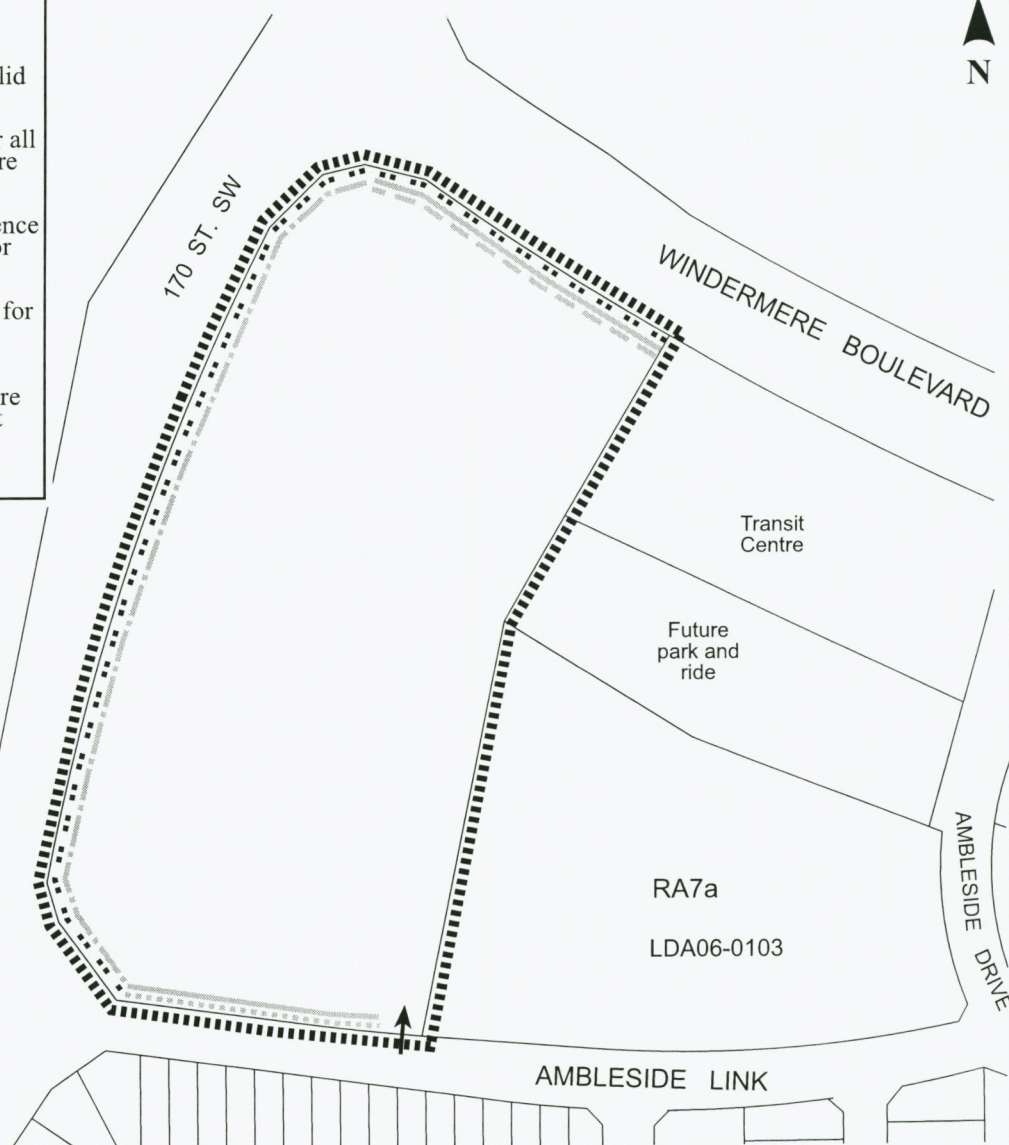
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 28, 2008

LDA07-0468

- Limit of proposed subdivision
- 1.8m Berm and a 1.8m double board/no gap solid uniform screen fence
- 1.8m Uniform fence for all lots fronting Windermere Boulevard
- 1.8m Uniform screen fence for all backing on and/or flanking lots
- 1.2m Continuous fence for lots fronting Ambleside Link
- No access to Windermere Boulevard or 170 Street
- ← Access limited to Ambleside Link



- Titled area to be subdivided
- Subdivision area

