



**Subdivision Authority**

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

February 28, 2008

File No. LDA07-0471

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 1 high density residential parcel from Area A,  
Plan 032 1131, a portion of NE 27-51-25-4, located east of Ambleside Drive;  
**AMBLESIDE**

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**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 fence within the residential property lines adjacent to the Windermere Boulevard, as shown on the "Conditions of Approval" map, Enclosure 1;
7. that the owner construct a 1.2 m continuous fence within the rear property lines of this high density residential property, as shown on the "Conditions of Approval" map, Enclosure 1; and
8. 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 NE-27-51-25-4 is addressed with prior subdivision, LDA06-0103.

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 #71721213-001





Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 28, 2008

LDA07-0471

-  Limit of proposed subdivision  
 1.8m Uniform fence  
 Right in and right out  
 1.2m Uniform fence





WINDERMERE BOULEVARD

Storm Water  
Management Facility

DRIVE

AMBLESIDE

AINSLIE WAY

-  Titled area to be subdivided  
 Subdivision area

