



Subdivision Authority

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

July 24, 2008

File No. LDA07-0509

IBI Group
1050, 10405 Jasper Avenue
Edmonton, AB T5J 3N4

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create 1 municipal reserve parcel from a portion of Block 1, Plan 2301MC, located north of Windermere Boulevard SW and west of 170 Street SW,
WINDERMERE

I The Subdivision by Plan is APPROVED, on July 24, 2008, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.88 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.513 ha by registering a Deferred Reserve Caveat against the remainder of Block 1, Plan 2301MC for reserves owing pursuant to Section 669 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

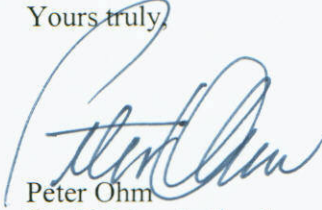
Please note that the school and park site must remain in a condition suitable for its intended use. There shall be no stock piling, grading, dumping, construction staging or soil removal. Full servicing to the school/park site has been provided with the construction of Windermere Road, Windermere Boulevard and Whitelaw Lane.

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. Yolanda Lew at 944-0112 or write to:

**Ms. Yolanda Lew, Planner
Planning and Policy Services Branch
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read 'Peter Ohm', is written over a large, stylized blue circular mark.

Peter Ohm
Subdivision Authority



PO/yl/Posse #73308963-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2008

LDA07-0509

 Limit of proposed subdivision Titled area to be subdivided
 Subdivision area