



**Subdivision Authority**

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

August 14, 2008

File No. LDA08-0105

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

ATTENTION: Salima Kheraj

Dear Ms. Kheraj:

RE: Tentative plan of subdivision to create 1 institutional lot, from a portion of Lot 1, Block 1, Plan 0628081, located south of Windermere Boulevard and west of Terwillegar Drive (170 Street), **WINDERMERE**

---

**I The Subdivision by Plan is APPROVED on August 14, 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 Bylaw 15005 to amend the Zoning Bylaw from CSC to PU (LDA08-0105) be approved prior to registration of the plan of subdivision;
3. that the approved subdivision LDA06-0094 be registered prior to or current with this application to provide the logical roadway extension of Wates Link, Wandering Spirit Road, Windermere Boulevard and the two westerly lanes of Terwillegar Drive, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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
5. 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 Servicing Agreement, among other things, assessments 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 submits an on-site 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;

4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area; and
5. that the owner pay the proportionate share for boundary improvements with the construction of Wandering Spirit Road that abuts this property, to be paid back to the developer for Windermere Stage 4 (DS-1337).

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

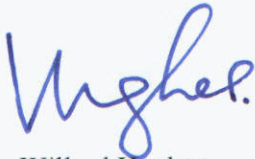
Please note, municipal reserves were addressed with LDA06-0263 with municipal reserve owing provided as cash in lieu.

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  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Willard Hughes  
Subdivision Authority

WH/yl/Posse 76287786

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 14, 2008

LDA08-0105

■■■■■■ Limit of proposed subdivision

xx No access to Terwilleger Drive (including emergency access)



■ Titled area to be subdivided

■■■■■■ Subdivision area

