



Subdivision Authority

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

October 28, 2010

File No. LDA09-0138

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create four (4) municipal reserve lots and four (4) public utility lots from portions of Lot D, Block X, Plan 052 6241 and SE 9-52-25-4, located north and east of Cameron Heights Way; CAMERON HEIGHTS

-
- I The Subdivision by Plan is APPROVED on October 28, 2010 and subject to Section 654 of the Municipal Government Act, subject to the following conditions:**
1. that the owner dedicate Municipal Reserve as four parcels, a 5.45 ha parcel, a 1.48 ha parcel, a 0.17 ha parcel and a 0.556 ha parcel, for a total of 7.65 ha pursuant to section 669 of the Municipal Government Act;
 2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 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 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;
 4. that the owner register an easement for a 17 m temporary turn around, as shown on the "Conditions of Approval" map, Enclosure I;
 5. that the approved subdivisions LDA10-0008 and LDA10-0009 be registered prior or concurrent with this application to ensure the dedication of Cameron Heights Way to provide access to the easterly Municipal Reserve parcels;
 6. that the subdivision boundary be amended to exclude the portion of road right of way that abuts the subdivision as shown on the "Conditions of Approval" map Enclosure I; and
 7. 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;
4. 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;
5. that the school and/or park sites will be fully serviced along the east side frontage of Cameron Heights Way including 3-phase power with a cubicle;
6. 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;
7. that the owner submit detailed engineering drawings to construct an offset 17 m radius asphalt temporary transit turnaround with fencing to be required at FAC or earlier, to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 Department.

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 stockpiling, grading, dumping, construction staging or soil removal.

The total amount of Municipal Reserves due on Lot D, Block X, Plan 052 6241 and SE 9-52-25-4 is 7.108 ha. However, due to parcel configuration, the amount of parkland being provided through this subdivision will exceed the required Municipal Reserve by 0.556 ha. To accommodate this difference, a 0.556 MR parcel is being created through this subdivision that will be purchased by the City.

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. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/cw/Posse # 087872533-001

Enclosure

