



Subdivision Authority

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

April 22, 2010

File No. LDA10-0008

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) medium density residential lot and thirty-five (35) single detached residential lots from a portion of Lot D, Block X, Plan 0526241, located north and east of Cameron Heights Drive, **CAMERON HEIGHTS**

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**I The Subdivision by Plan is APPROVED, on April 22, 2010 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 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;
3. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all lots being created as per the applicable development restrictions shown by the Omni-McCann Consultants Ltd. geotechnical report dated May 7, 2001 (File no. 5-28-1);
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the subdivision boundary be amended to include the dedication of Cameron Heights Way to the east boundary of the subdivision, as shown on Enclosure I; and
6. 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 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 applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
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 engineering drawings include(s) the construction of a water main loop and off-site water main, complete with on-street hydrants between the east boundary of the subdivision area and the northeast boundary of the titled area along Cameron Heights Way if LDA10-0008 is developed prior to LDA10-0009, as shown on the "Conditions of Approval" map, Enclosure 1;
6. that the owner submits 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;
7. that the owner construct Cameron Heights Way to the east boundary of the subdivision to the satisfaction of the Transportation Department;
8. that the right-of way at the throat of the local road be widened to 20 m to accommodate emergency response vehicles, as shown on the "Conditions of Approval" map, Enclosure I. The local road within this 20 m right-of-way is to be widened to an 11.5 m cross-section. The details relative to this cross-section will be reviewed at the engineering drawing stage by the Transportation Planning Branch;
9. that a 2 m mono-walk with straight faced curb and gutter be constructed along the collector roadway adjacent to the school/park area to accommodate pick-up/drop-off activity, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the engineering drawings include the construction of an offset 17 m radius asphalt surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserve is not owing for this subdivision of Lot D, Block X, Plan 0526241, as it has been addressed by an existing DRC through previous subdivision approvals. The caveat is to be used for the assembly of an adjacent school/park site.

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/CY/Posse #74518728-001  
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 22, 2010

LDA10-0008

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|---------|--|--|--|
| ■■■■■■■ | Limit of proposed subdivision                                  |  | 17.0m Temporary asphalt transit turnaround with bollards |
| .....   | Amend subdivision boundary                                     |  | Road right-of-way to be 20.0m                            |
|         | Include in Engineering drawings                                |  | Dedicate and construct ptn. of Cameron Heights Way       |
| *       | Restrictive Covenant re: geo-tech Omni-McCann Consultants Ltd. |  | 2.0m Mono walk with straight face curb and gutter        |
| ————    | 1.8m Uniform screen fence                                      |  | Water looping connection                                 |
| .....   | 1.2m Uniform fence   |  |  |

