



Subdivision Authority

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

June 10, 2010

File No. LDA10-0009

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, one (1) public utility lot and forty single detached residential lots from a portion of Lot D, Block X, Plan 052 6241 and a portion of SE 9-52-25-4, located north and east of Cameron Heights Drive, **CAMERON HEIGHTS**

I The Subdivision by Plan is APPROVED, on June 10, 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 owner register an emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct Cameron Heights Way to the north boundary of the future MR site to the satisfaction of the Transportation Department;
7. that the approved subdivision LDA10-0008 be registered prior or concurrent with this application to provide the logical road and servicing extension;

8. that the subdivision boundary be amended to include the dedication of Cameron Heights Way to the northern boundary of the future MR site, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the subdivision boundary be amended to exclude the dedication of Cameron Heights Way to the southwest end of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. This portion of roadway is to be dedicated and constructed as condition of LDA10-0008; and
10. 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 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;
6. that the emergency access contain a 3 m concrete sidewalk with T-bollards (The radius connector from the local roadway must meet ERD's requirements), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a pedestrian walkway from the 3 m concrete emergency access walkway to the vista/viewpoint, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register an easement for a 17 m temporary turn around, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a trail on the public utility lot, in the general location to the satisfaction of the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra-marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction an offset 17 m radius asphalt surface temporary transit 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

13. 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 Transportation and Asset Management and Public Works Departments.

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

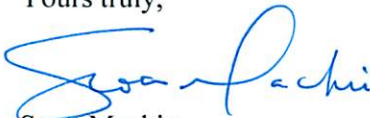
Municipal Reserves are not owing for this subdivision of Lot D, Block X, Plan 0526241 and SE 9-52-25-4, as they have been addressed through subdivision file no. LDA09-0138.

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,



Scott Mackie
Subdivision Authority

SM/cw/Posse # 093766895-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 10, 2010

LDA10-0009

	Limit of proposed subdivision
	Amend subdivision boundary
	Include in Engineering drawings
*	Restrictive Covenant re: geo-tech Omni-McCann Consultants Ltd.
	1.8m Uniform screen fence
	1.2m Uniform fence
	Temporary transit turnaround easement
	3.0m Multi-use trail with signage, lighting and dividing yellow centerline
	17.0m Temporary asphalt transit turnaround with bollards
	Emergency access easement
	3.0m concrete sidewalk
	Dedicate and construct ptn. of Cameron Heights Way
	3.0m Pedestrian walkway connection to viewpoint in public access easement
	zebra marked crosswalk with curb ramps and pedestrian signage

