



Subdivision Authority

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

June 30, 2010

File No. LDA10-0010

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create thirty-five single detached residential lots, one (1) environmental reserve lot, two (2) municipal reserve lots and four (4) public utility lots from a portion of Lot D, Block X, Plan 052 6241, located north and west of Cameron Heights Drive, **CAMERON HEIGHTS**

I The Subdivision by Plan is APPROVED, on June 30, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as two parcels, a 0.02 ha parcel and a 0.03 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the attached "Conditions of Approval" map, Enclosure I;
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 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);
5. that the subdivision boundary be amended to exclude the road right of way along the west side of the site, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an emergency access walkway from Chahley Place to Cameron Heights Way, 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 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 all school and/or park sites will be fully serviced along the entire roadway frontage (Cameron Heights Way) including 3 phase power with a cubicle;
7. that the owner construct an emergency access containing a 3 m concrete sidewalk with T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure 1;
8. that the owner construct a pedestrian walkway to the viewpoint, as shown on the "Conditions of Approval" map, Enclosure 1;
9. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that with the extension of Cameron Heights Way north of this subdivision, the owner must remove the 17 m temporary transit turnaround, located north of the intersection of Chahley Way and Cameron Heights Way, as shown in the "Conditions of Approval Map", Enclosure I. The transit turnaround must be removed, all temporary fencing removed, sidewalk, curb and gutter constructed and boulevard restored, to the satisfaction of the Transportation Department and Parks Branch of Asset Management Public Works;

12. that the owner provide appropriate bicycle system signage and markings to define bicycle routes along the collectors and local roadways as required in the Cameron Heights Neighbourhood Area Structure Plan and to the satisfaction of the Transportation Department;
13. 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;
14. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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.

Please note that 0.05 ha will be dedicated for Municipal Reserves for this subdivision of Lot D, Block X, Plan 052 6241, and the overall balance owing will be 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,



FOR
Scott Mackie
Subdivision Authority

SM/cw/Posse #093784097-001

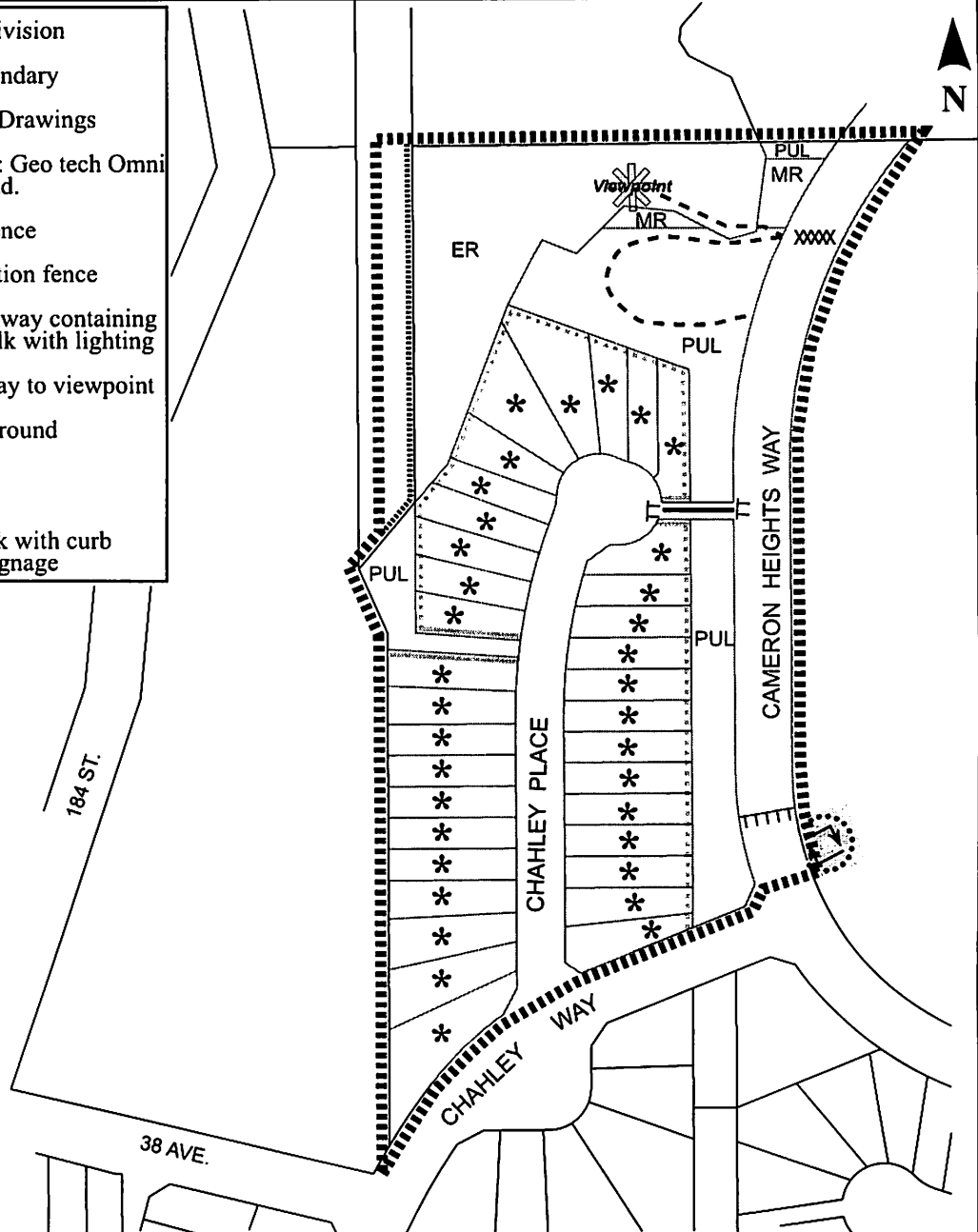
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2010

LDA10-0010

- 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 demarcation fence
- Emergency access walkway containing a 3.0m concrete sidewalk with lighting
- - - 3.0m Pedestrian walkway to viewpoint
- ⊙ Temporary transit turnaround with bollards
- TT T-Bollards
- XXXX Zebra marked crosswalk with curb ramps and pedestrian signage



- Titled area to be subdivided
- Subdivision area

