



Subdivision Authority

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

May 13, 2010

File No. LDA10-0038

IBI Group
1050, 10405 - Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Tony Marando

Dear Mr. Marando:

RE: Tentative plan of subdivision to create 15 (RSL) Residential Small Lot Zone lots from Lot 1, Block 16, Plan 0626545 located south of Hemingway Road and west of Hope Road; **The HAMPTONS.**

I The Subdivision by Plan is APPROVED on May 13, 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 easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
3. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure 1; and
4. 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 the Servicing Agreement, among other things, servicing costs, assessments, and roadway modification costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay all construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 engineering drawings include a walkway connection to the existing multi-use trail, as shown on the "Conditions of Approval" map, Enclosure 1;
7. that the owner construct a sidewalk on the west side of the cul-de-sac, as shown on the "Conditions of Approval" map, Enclosure 1;
8. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Parkland Services, Transportation and Asset Management and Public Works Department; and
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve is not due with this subdivision application as it was dealt with under previous subdivision approvals.

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 Mr. Kenan Handzic at 780-944-0123 or write to:

**Mr. Kenan Handzic, 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/kh/Posse #94404841-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 13, 2010

LDA10-0038

- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- - - - 1.5m concrete sidewalk with lighting
- Walkway connection to existing multi-use trail
- · - · 1.5m sidewalk
- bollards



- Titled area to be subdivided
- Subdivision area

