



Subdivision Authority

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

July 28, 2011

File No. LDA11-0027

Pals Geomatics Inc.  
10704 - 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 24 single detached residential lots, 42 semi-detached residential lots and one (1) medium density residential lot from a portion of Block 3, Plan 762 0329, located north of the future extension of Lessard Road and east of 199 Street NW; **THE HAMPTONS**

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**I The Subdivision by Plan is APPROVED on July 28, 2011, 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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for the realigned 199 Street (from 44 Avenue to Lessard Road) and for Lessard Road (from the existing 199 Street to the realigned 199 Street), as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to condition I (3), the owner clear and level 199 Street and Lessard Road as required for road right-of-way dedication, to the satisfaction of Transportation Services; and
5. 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 (I) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs (which may include but is not limited to sidewalk, shared use path and/or transit infrastructure) 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 pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
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 engineering drawings include two lanes of 199 Street to an urban arterial roadway standard from 44 Avenue to Lessard Road, including the northbound left turn bay to 44 Avenue, shared use path on the west side and a 1.5 m sidewalk in the ultimate alignment on the east side, lighting, landscaping and transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary Plans are required to be approved for the realigned 199 Street (from south of 44 Avenue to Lessard Road) and for the Lessard Road (from the TUC to 199 Street) prior to the approval of engineering drawings, to the satisfaction of Transportation Services;
8. that the owner construct a 1.5 m concrete walkway with bollards, lighting and 1.8m uniform screen fencing, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205 within residential property lines for all lots backing on the realigned 199 Street and Lessard Road to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that a noise study be provided to confirm the noise attenuation required for the MDR parcel adjacent to Lessard Road and the existing 199 Street in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At minimum, a noise attenuation fence will be required as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205 within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation Services and Sustainable Development 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 rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Infrastructure Services and Sustainable Development.

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

Municipal Reserves were provided by way of a Deferred Reserve Caveat (DRC #762 033 237) that will remain on Block 3, Plan 762 0329 for the assembly of park lands in Edgemont.

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  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie  
Subdivision Authority






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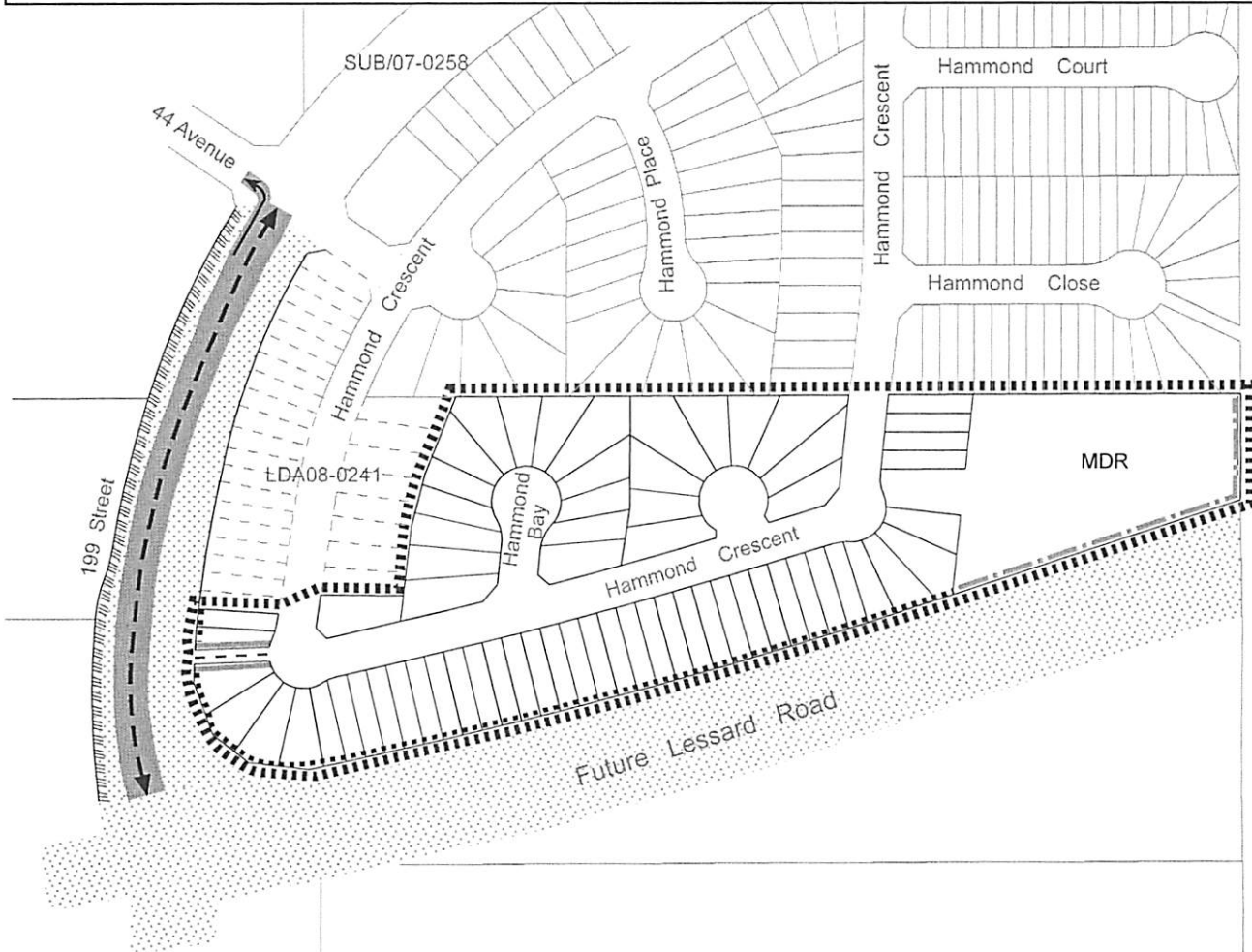
Enclosure


## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 28, 2011

LDA11-0027

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|---|---|
| <ul style="list-style-type: none"> <li>..... Limit of proposed subdivision</li> <li>===== 1.8m Uniform fence</li> <li>- - - - - 1.5m Concrete sidewalk and lighting</li> <li>..... Construct noise attenuation fence</li> <li>===== Construct noise attenuation fence (Noise study required)</li> </ul> | <ul style="list-style-type: none"> <li> Include in Engineering Drawings</li> <li> Arterial Roadway Dedication required</li> <li> Construct two lanes of 199 Street to an urban arterial roadway standard from 44 Avenue to Lessard Road</li> <li> North bound left Turn bay</li> <li> Shared-use path</li> </ul> |
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|---|------------------------------|
|  | Titled area to be subdivided |
| .....   | Subdivision area             |

