



April 4, 2013

File No. LDA13-0032

IBI Group
#300, 10830 – Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create six (6) single detached residential lots from SW 18-52-25-4, located east of 215 Street NW and north of Hope Road NW; **THE HAMPTONS**

I The Subdivision by Plan is APPROVED on April 4, 2013, 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 subdivision boundary be amended to include the dedication of 215 Street NW to conform to the approved concept plan to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. subject to Condition I (3), the owner clear and level 215 Street NW, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a Geotechnical Restrictive Covenant in favour of the City of Edmonton that will be placed on all private lots as per the applicable development restrictions shown by the CT & Associates Engineering Inc. File No. 02-858 geotechnical report;
6. that the owner prepare a berm and noise attenuation fence Restrictive Covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm and noise attenuation fence, 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and the Surface Drainage Bylaw 11501, and to the satisfaction of the City Departments and affected utility agencies;
4. 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;
5. that the owner construct a 1.0m berm and noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standard Drawing No. 5205, or combination thereof, within the residential property lines for all the lots backing onto 215 Street NW, to the satisfaction of Transportation services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a 1.5m mono-walk concrete sidewalk to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 Financial Services & Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve for the SW 18-52-25-4 were previously provided by way of a 6.003 ha parcel with SUB/04-0039.

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 five days from the date the decision is mailed.

If you have further questions, please call Christopher Wilcott at 780-442-7579 or write to:

**Christopher Wilcott, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/cw/Posse #132111424-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 4, 2013

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