

Thursday, June 30, 2010
11:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 26

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 30, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 10, 2010 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA09-0195
Posse 89778122-001

Tentative plan of subdivision to create four (4) medium industrial lots, one (1) public park lot, two (2) public utility lots, and one (1) natural area parcel from a portion of NE-35-53-25-4, a portion of SE 35-53-25-4, and Lot 1 PUL, Plan 942 2256, located north of the future 153 Avenue and west of the existing 142 Street; **RAMPART INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA09-0274
Posse 9176059-001

Tentative Plan of subdivision to create 65 single detached residential lots, two medium density lots, and 3 municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and Lot 1, Plan 852 2000 located north of the proposed 30th Avenue and east of James Mowatt Trail; **CALLAGHAN**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA10-0010 Posse 93784097-001	Tentative plan of subdivision to create thirty-five single detached residential lots, one (1) environmental reserve lot, two (2) municipal reserve lots and three (3) public utility lots from a portion of Lot D, Block X, Plan 052 6241, located north and west of Cameron Heights Drive, CAMERON HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA10-0056 Posse 94456183-003	Tentative plan of subdivision to create 118 single detached lots, 62 semi-detached lots, two (2) municipal reserve lots and one (1) public utility lot from a portion SE-28-51-25-4, WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA10-0094 Posse 96754743-001	Tentative plan of subdivision and consolidation of 2 medium industrial business lots from Lot 4, Block 7 Plan 318KS, located west of 142 Street and north of 115 Avenue, HUFF BREMNER ESTATE INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA10-0103 Posse 97107710-001	Tentative plan of subdivision to create five (5) single detached residential lots from a portion of Plan 052 2614, Block B, Lot 1; THE HAMPTONS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT The meeting adjourned at 11:45 a.m.	



Subdivision Authority

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

June 30, 2010

File No. LDA09-0195

Asset Management and Public Works Department
The City of Edmonton
19th Floor, 9308 - 102A Avenue
Edmonton AB T5J 3A3

ATTENTION: Jennifer Van Popta

Dear Ms. Van Popta:

RE: Tentative plan of subdivision to create four (4) medium industrial lots, one (1) public park lot, two (2) public utility lots, and one (1) natural area parcel from a portion of NE-35-53-25-4, a portion of SE 35-53-25-4, and Lot 1 PUL, Plan 942 2256, located north of the future 153 Avenue and west of the existing 142 Street; **RAMPART INDUSTRIAL**

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

1. that the owner provide Municipal Reserve in the amount of 4.89 ha by a Deferred Reserve Caveat registered against the balance of the SE 35-53-25-4 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 1.09 ha by a Deferred Reserve Caveat registered against the balance of the NE 35-53-25-4 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Memorandum Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Condition of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and logical extension of services;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way, 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 Memorandum Agreement;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for the realigned portion of 142 Street from 153 Avenue to the north boundary of the proposed subdivision 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 (3) 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 the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility including the real time control structure and outlet pipe, which are required to service the proposed development area;
6. that the owner submit 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 water main construction as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt multi-use trail within public park and public utility lot parcels, to the satisfaction of the Transportation Department and the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provides a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing of 142 Street, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 15 m radius gravel temporary turnaround with bollards to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at CCC for the roads;
11. that the owner constructs an offset 17 m radius gravel temporary transit turnaround with bollards as shown on the "Conditions of Approval", map, Enclosure I. The turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department; and
12. 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 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 rights-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.

No Municipal Reserve credit will be given for the dedication of the public park lot.

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 decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Iris Li (780) 496-6092 or write to:

**Ms. Iris Li, 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/il/Posse # 089778122-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

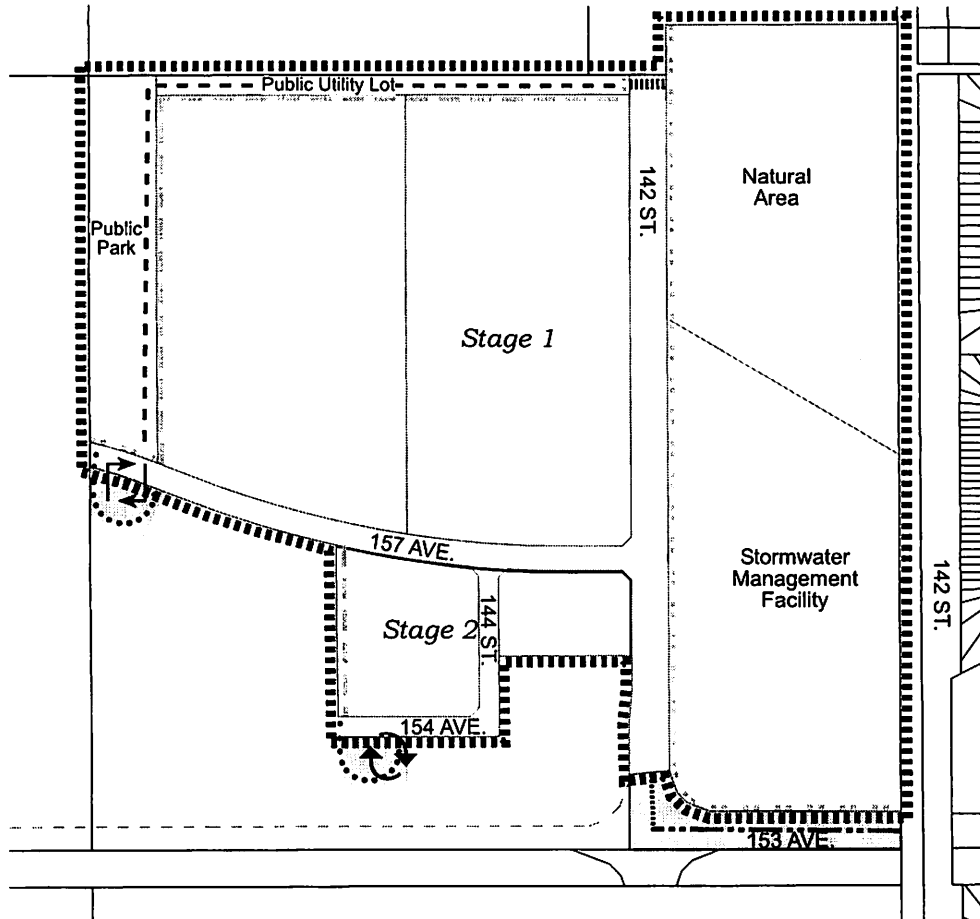
June 30, 2010

LDA09-0195

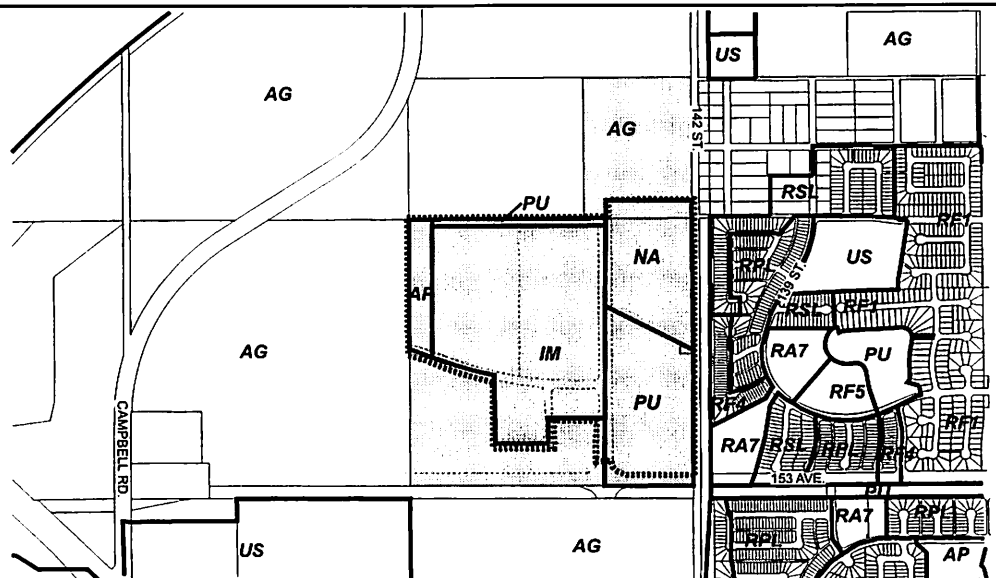
- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.2m Chainlink fence
- Post and rail fence
- 3.0m Asphalt multi-use trail
- 600mm Water main connection offsite
- 450mm water main connection offsite

- ↻ 17.0m Temporary offset gravel turnaround
- ↻ 15.0m Temporary offset gravel turnaround
- Bollards
- ||||||| Zebra marked crosswalk with curb ramps and pedestrian signage

N



- Titled area to be subdivided
- Subdivision area





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

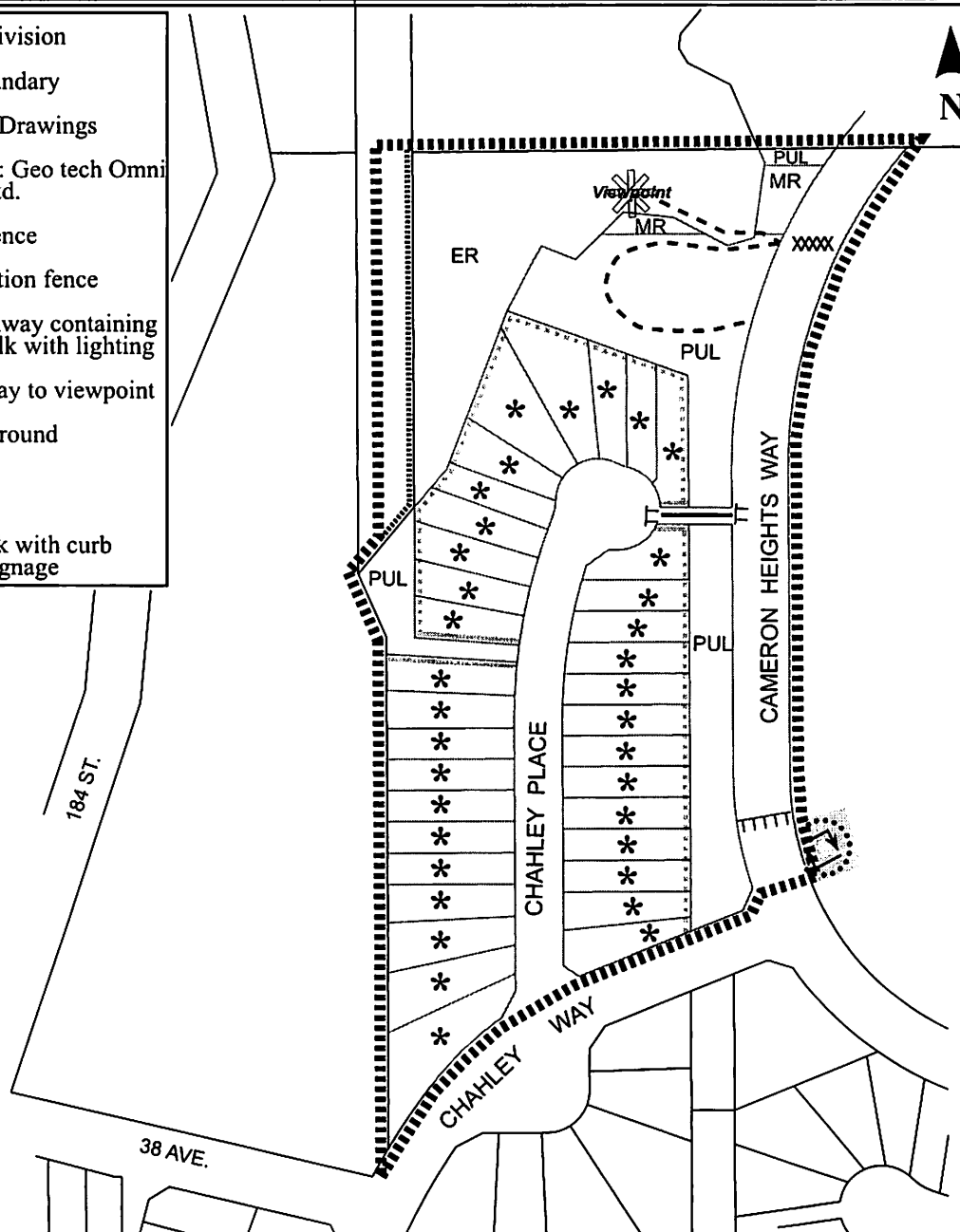
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

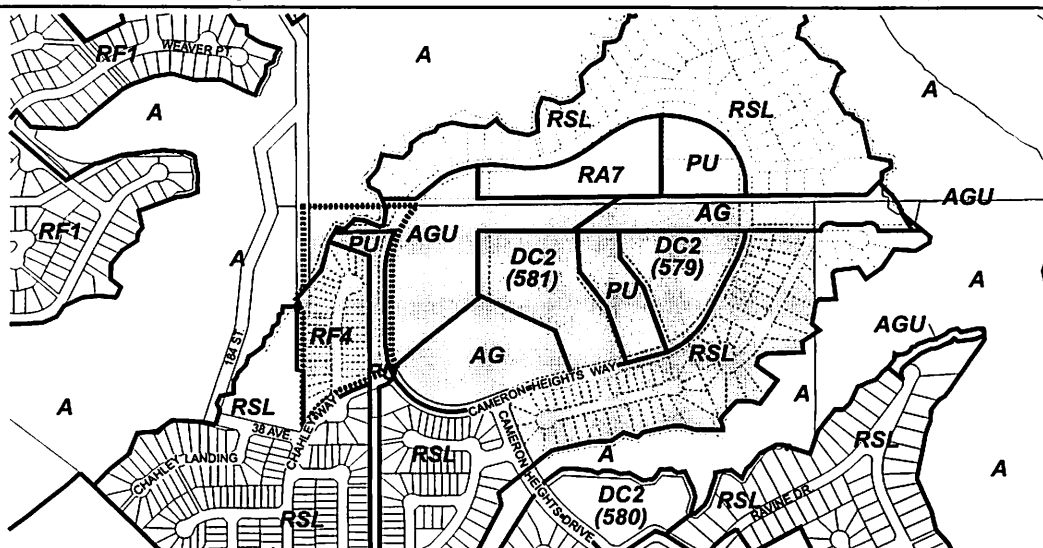
June 30, 2010

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





Subdivision Authority

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

June 30, 2010

File No. LDA10-0056

Pals Survey
10704 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 118 single detached lots, 62 semi-detached lots, two (2) municipal reserve lots and one (1) public utility lot from a portion SE-28-51-25-4, **WINDERMERE**

I The Subdivision by Plan is APPROVED on June 10 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.113 ha parcel and a 0.111 ha parcel, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 4.147 ha by agreement and caveat to the remainder of SE-28-51-25-4 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the berm and fence as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm and fence;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;
7. that the owner dedicate road rights-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for 170 Street SW as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to condition 7, the owner clear and level 170 Street SW as required for road right of way dedication to the satisfaction of the Transportation Department;
9. that the owner register the emergency access and walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register the public utility lot as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and

11. 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 (3) contain, among other things, the following:**
1. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
 2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
 3. that the owner pay the proportionate share of the Permanent Area Contributions 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 submits 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 submit 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 owner construct a 12 m radius gravel surface temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
 8. that the owner construct a 17 m radius gravel surface temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
 9. that the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
 10. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
 11. that the owner construct an emergency access walkway with a 3.0 m concrete sidewalk, T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
 12. that the owner construct all fences and berms 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; and
 13. 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 the Transportation and Asset Management and Public Works Departments.

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

Please note, the existing DRC # 072705308 in the amount of 4.432 shall be reduced by 0.224 ha to account for Municipal Reserve dedication and further reduced by 0.0609 to account for arterial roadway dedication. A DRC for the balance of 4.147 ha shall be carried forward on the remaining titled area of SE-28-51-25-4.

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. Holly Bichai at 780-944-0112 or write to:

**Ms. Holly Bichai, 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/hb/Posse #094456183-003

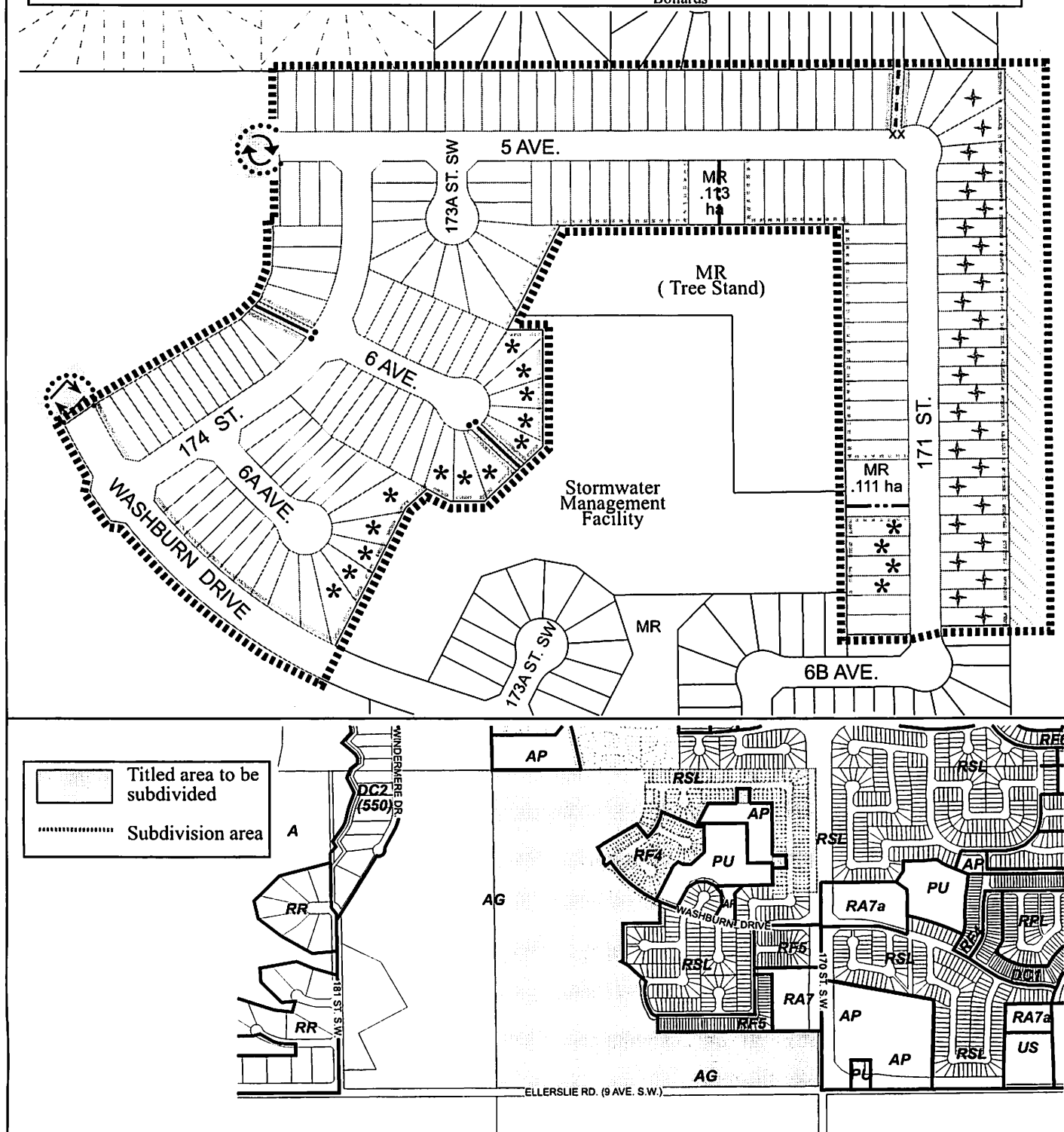
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2010

LDA10-0056

■■■■■■■■■■	Limit of proposed subdivision	■■■■■■■■■■	Property line and road right-of-way dedication to conform to an approved concept plan or to the satisfaction of the Transportation Department
■■■■■■■■■■	Include in Engineering Drawings	----	3.0m Concrete emergency access/walkway and lighting
*	Restrictive covenant re: storm water management facility	----	3.0m Multi-use trail
+	Restrictive covenant re: berm integrity	----	1.5m Concrete walkway with lighting
■■■■■■■■■■	1.8m Berm with 1.8m double board/no gap solid uniform screen fence	■■■■■■■■■■	Register as road right-of-way
■■■■■■■■■■	1.8m Uniform fence	↻↻↻	17.0m Temporary gravel turnaround
■■■■■■■■■■	1.2m Uniform fence	↻↻↻	12.0m Temporary gravel turnaround
■■■■■■■■■■	1.2m Uniform fence no gates	xx	T-bollards
		..	Bollards





Subdivision Authority

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

June 30, 2010

File No. LDA10-0094

Northland Surveys
100, 18103 - 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

Dear: Mr. Finner

RE: Tentative plan to subdivide a 0.8 hectare portion from Lot 4, Block 7 Plan 318 KS for the purpose of consolidating that portion with adjacent Lot 6, Block 7 Plan 032 5213, located west of 142 Street and north of 115 Avenue, **Huff Bremner Estate Industrial**

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

1. that the owner provide money-in-place of Municipal Reserve for Lot 4 in the amount of \$70,716.00 representing 0.196 ha pursuant to Section 666 and Section 667 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., Telus, 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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. Don Read at 780- 496-3633.

Yours truly,

Scott Mackie
Subdivision Authority

SM/dr/Posse # 096754743-001
Enclosures

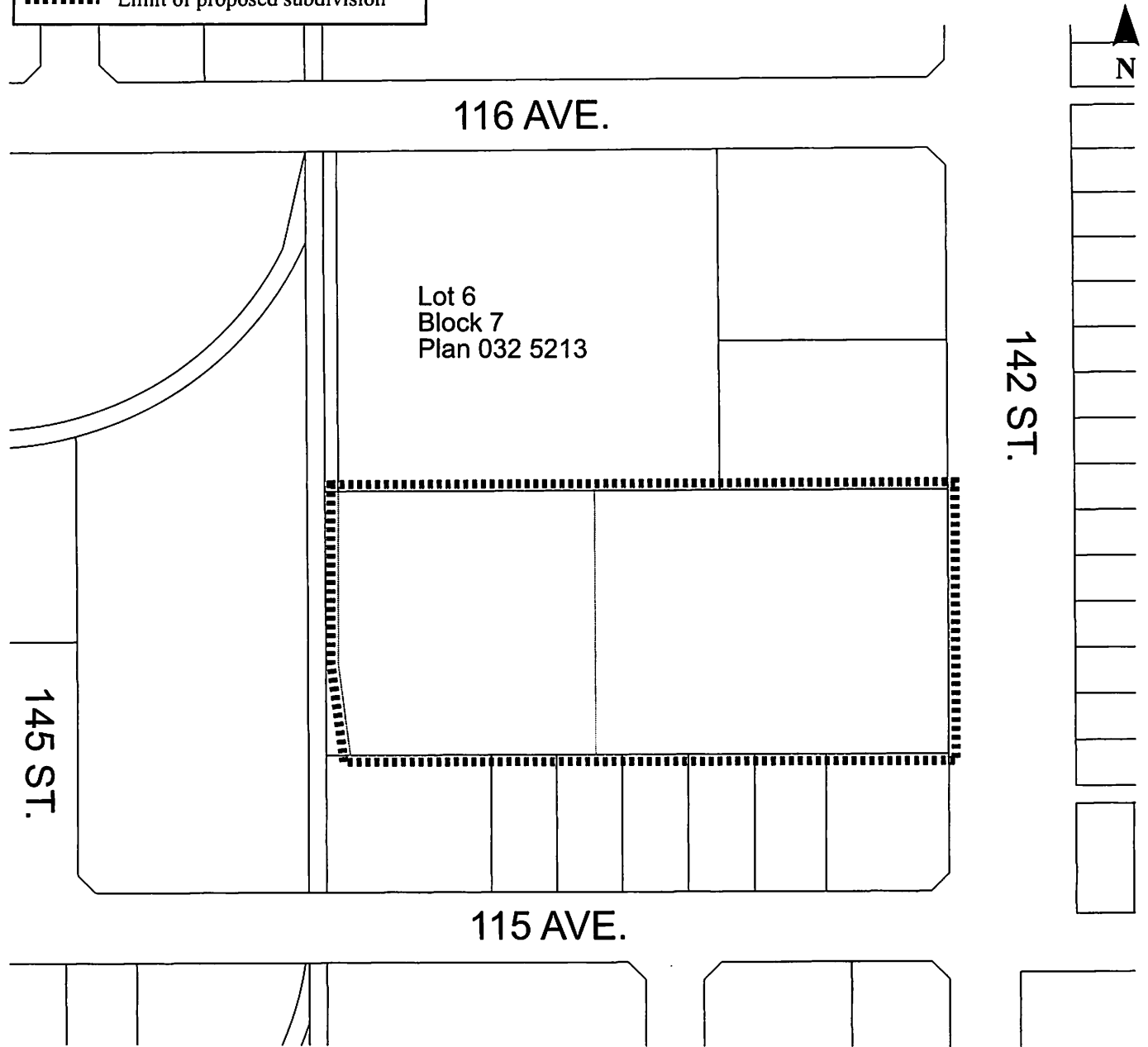
FJR



SUBDIVISION CONDITIONS OF APPROVAL MAP

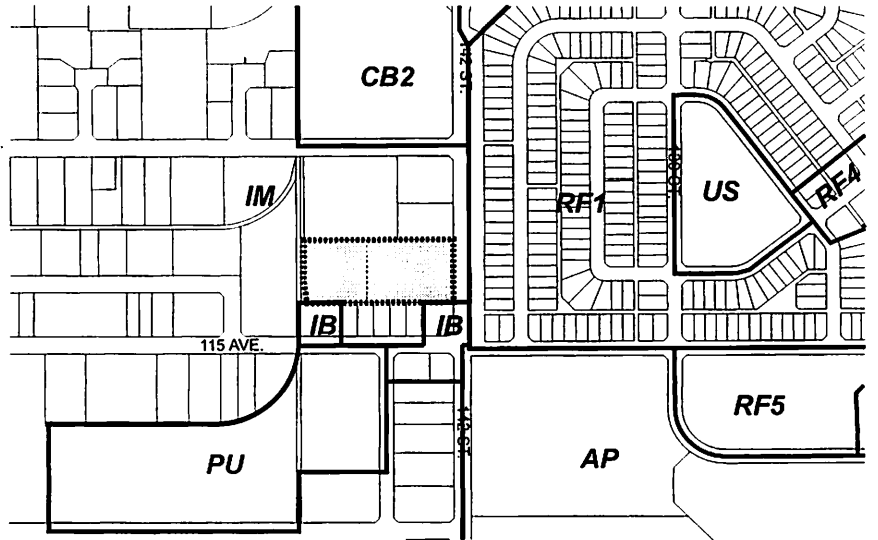
June 30, 2010

LDA10-0094

----- Limit of proposed subdivision



 Titled area to be subdivided
 Subdivision area





Subdivision Authority

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

June 30, 2010

File No. LDA10-0103

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create five (5) single detached residential lots from a portion of Plan 052 2614, Block B, Lot 1; **THE HAMPTONS**

I The Subdivision by Plan is APPROVED on June 30, 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 approved subdivision LDA07-0258 and subdivision application LDA08-0241 be registered prior or concurrent with this application to provide for the construction of the abutting roadways, 199 Street and the second access to Hammond Crescent;
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; 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 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 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 construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 the Transportation and Asset Management and Public Works Department.

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

Please note, a Deferred Reserve Caveat #962 091 499 is registered on the title of this parcel, however MR is not owing for this subdivision application, as this reserve caveat was dealt with as money-in-place of land under subdivision approval LDA07-0258.

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**

FOR

SM/cw/Posse #097107710-001

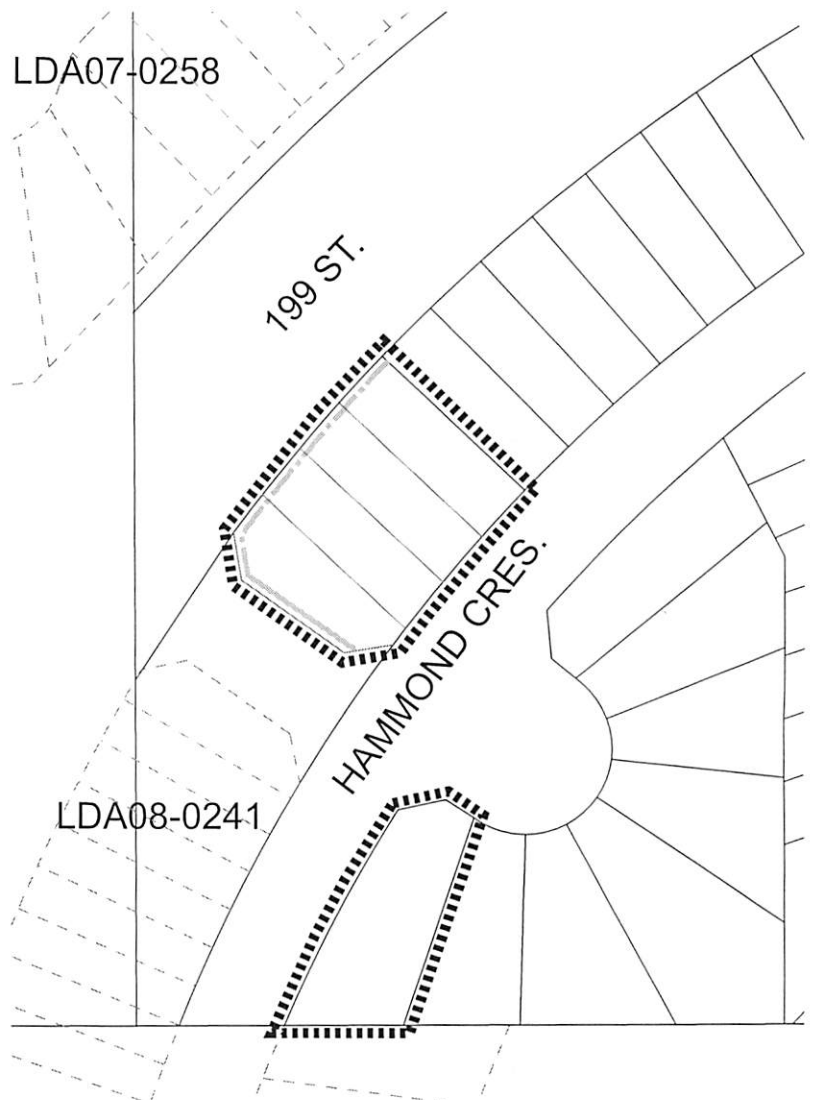
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2010

LDA10-0103

- Limit of proposed subdivision
- — — — — 1.8m Double board/no gap solid uniform screen fence
- — — — — 1.8m Uniform fence



- Titled area to be subdivided
- Subdivision area

