



**Subdivision Authority**

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

March 6, 2008

File No. LDA07-0258

Suite 1050, Standard Life Building  
10405 Jasper Avenue  
Edmonton, AB T5J 3N4

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create 218 low density residential lots, one multi-unit lot and one public utility lot from portions of Lot 1, Block B, Plan 052 2614; Lot 2 and Lot 1, Plan 962 1346; located south of 45 Avenue and west of 199 Street; **THE HAMPTONS**

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**I The Subdivision by Plan is APPROVED on March 6, 2008 subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$1,054,196, representing 2.134 ha as per Deferred Reserve Caveat Nos. 962-091497, 962-091498 and 962-091499, pursuant to Section 667 of the Municipal Government Act;
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 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;
4. that the approved subdivision within the Hamptons Neighbourhood (File No. LDA07-0256) be registered prior to or concurrent with this application;
5. that the subdivision boundary be amended to include the dedication of additional roadway (199 Street), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner clear and level the portion of 199 Street, referenced in Clause I(5) above, to the satisfaction of the Transportation Department;
7. that the property lines and road right-of-way dedication for 199 Street conform to an approved Concept Plan, to the satisfaction of the Transportation Department;
8. that the Servicing Agreement boundary be amended to include the construction of 199 Street from Hammond Gate to 204 Street, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, as the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services. Specifically, Stage 2 shall not be registered until



such time as the construction of roadways connecting 204 Street to 199 Street is complete and the temporary roadway access is no longer required;

10. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater lake as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility; 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 (2) contain, among other things, the following:**

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 owner provide a temporary roadway access linking 204 Street to Hayes Drive as part of Stage 1 and in the location shown on the "Conditions of Approval" map, Enclosure I. Said access is to remain in place until the construction of roadways connecting 204 Street to 199 Street is complete;
7. that the engineering drawings include grading plans for the portion of 199 Street located south of 204 Street, to the satisfaction of the Transportation Department;
8. that the owner fund the construction of four (4) lanes and construct a minimum of two (2) lanes of 199 Street, to an urban arterial standard from Hammond Gate to 204 Street. The construction must include lighting, a 3m multi-use trail and a 1.5m concrete sidewalk in its ultimate alignment as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department. The Transportation Department advises that the Grange ARA requires the construction of four (4) lanes of 199 Street at this location, but suggests that it would be beneficial to redirect a portion of the ARA obligation from this subdivision to more urgent arterial needs within the basin at this time;
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; and
10. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

This is a terminal subdivision for this landowner. As such, Municipal Reserves are being provided as cash-in-lieu from the remaining Deferred Reserve Caveats (DRC #s 962-091497, 962-091498 and 962-091499) that are registered against the titles.

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.

If you have further questions, please call Mr. Rod Heinrichs at 496-6211 or write to:

**Mr. Rod Heinrichs, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt  
Subdivision Authority

PA/rh/Posse #67667305-001

Enclosure



