



**Subdivision Authority**

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

February 14, 2008

File No. LDA07-0396

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

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create seven single detached residential lots from SW-18-52-25-4, located on land North of Hope Road and east of Winterburn Road; **THE HAMPTONS**

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**I The Subdivision by Plan is APPROVED on February 14, 2008 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 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;
3. that the approved subdivisions within the Hamptons Neighbourhood (File Nos. SUB/06-0028, LDA07-0168, and LDA07-0287) be registered prior to or concurrent with this application;
4. that the owner prepare a 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 geotechnical reports (CTA Files 02-602 - July 19, 2006; 02-089 - February 2003; 02-602 – September 18, 2006; 06-603 – April 26, 2007);
5. that the owner dedicate road widening for 215 Street as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department; and
6. 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, including 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 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;
6. that the owner construct a 1 m berm and noise attenuation fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Department;
7. that the owner construct walkways and bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. That all fencing along the north-south walkway allow for full visibility of the trail;
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.

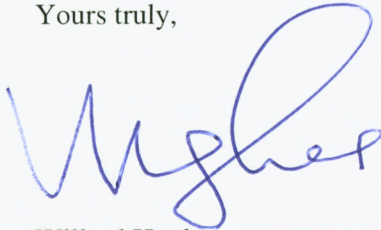
Municipal Reserves were previously addressed through approved subdivision SUB/04-0039, by creating two MR parcels in SW 18-52-25-4.

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.

If you have further questions, please call Mr. Jeremy Schiff at 944-0110 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read 'Willard Hughes', with a large, stylized loop at the end.

Willard Hughes  
Subdivision Authority

WH/js/Posse #71126017-001

Enclosure

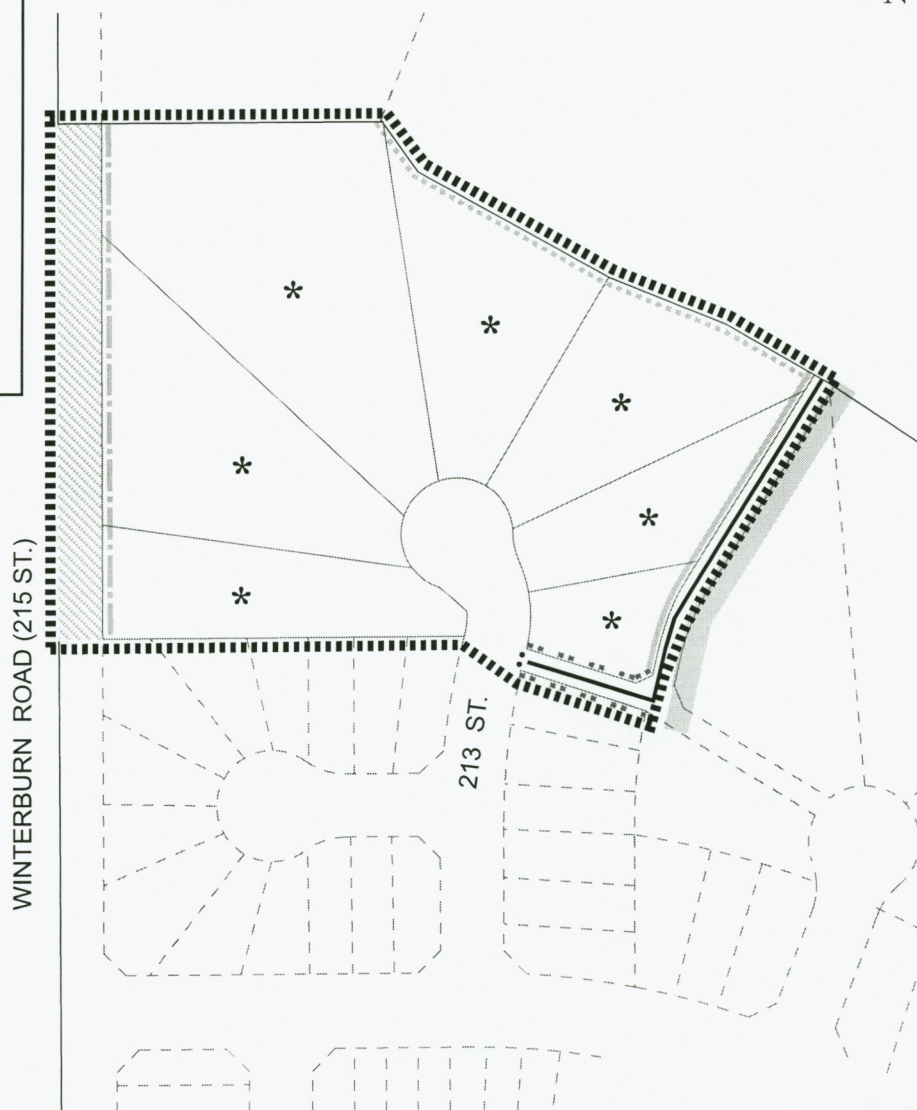


## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 14, 2008

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- Limit of proposed subdivision
- \* Restrictive Covenant re: Geo technical report
- Include in Engineering Drawings
- 1.0m Berm with a 1.8m double board no gap screen fence
- 1.8m Maximum unscreened fence
- \*\*\* 1.8m Uniform screen fence
- 1.2m Uniform fence
- 6.0m Right-of-way with a 1.5m hardsurfaced walkway
- Roadway dedication
- .. Bollards



- Titled area to be subdivided
- Subdivision area

