



Subdivision Authority

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

May 29, 2008

File No. LDA07-0413

Stantec Consulting
10160-112 Street
Edmonton AB T5K 2L6

ATTENTION: Simon O'Byrne

Dear Mr. O'Byrne:

RE: Tentative plan of subdivision to create 41 Single Detached Residential lots and one commercial lot on land East of Cameron Heights Drive and south of Cameron Ravine Way; Plan 0024559, Lot A and Plan 8722313 Block 2; **CAMERON HEIGHTS**

I The Subdivision by Plan is APPROVED on May 29, 2008 subject to the following conditions:

1. that DRC # 062576494 registered against Plan 8722313, Block 2 be transferred by agreement and caveat to Plan 0526241, Block X, Lot D pursuant to Section 669 of the Municipal Government Act;
2. that LDA07-0413 be approved by Council prior to registration of this subdivision;
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 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 placed on the proposed commercial lot as per the applicable development restrictions shown by the Omni-McCann Consultants LTD. geotechnical report (File No. 5-28-1);
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 noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility; 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 costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by the subdivision prior to the endorsement of the plan of subdivision;
2. 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 the City Departments and affected Utility agencies;
3. 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;
4. 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;
5. that the owner construct a 1.0 m berm in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Department;
6. that the owner construct an emergency access/walkway right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
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 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 Reserve for Plan 0024559, Lot A was previously provided under File SUB/02-0063.

MR for Plan 8722313 Block 2 shall be provided (DRC#062 576 494) and shall be deferred to the remainder of Lot D, Block X, Plan 0526241 in SW9-52-25-4 for assembly of the future School/Park Site.

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,



Phillip Arendt
Subdivision Authority

PA/js/Posse #69875467-001

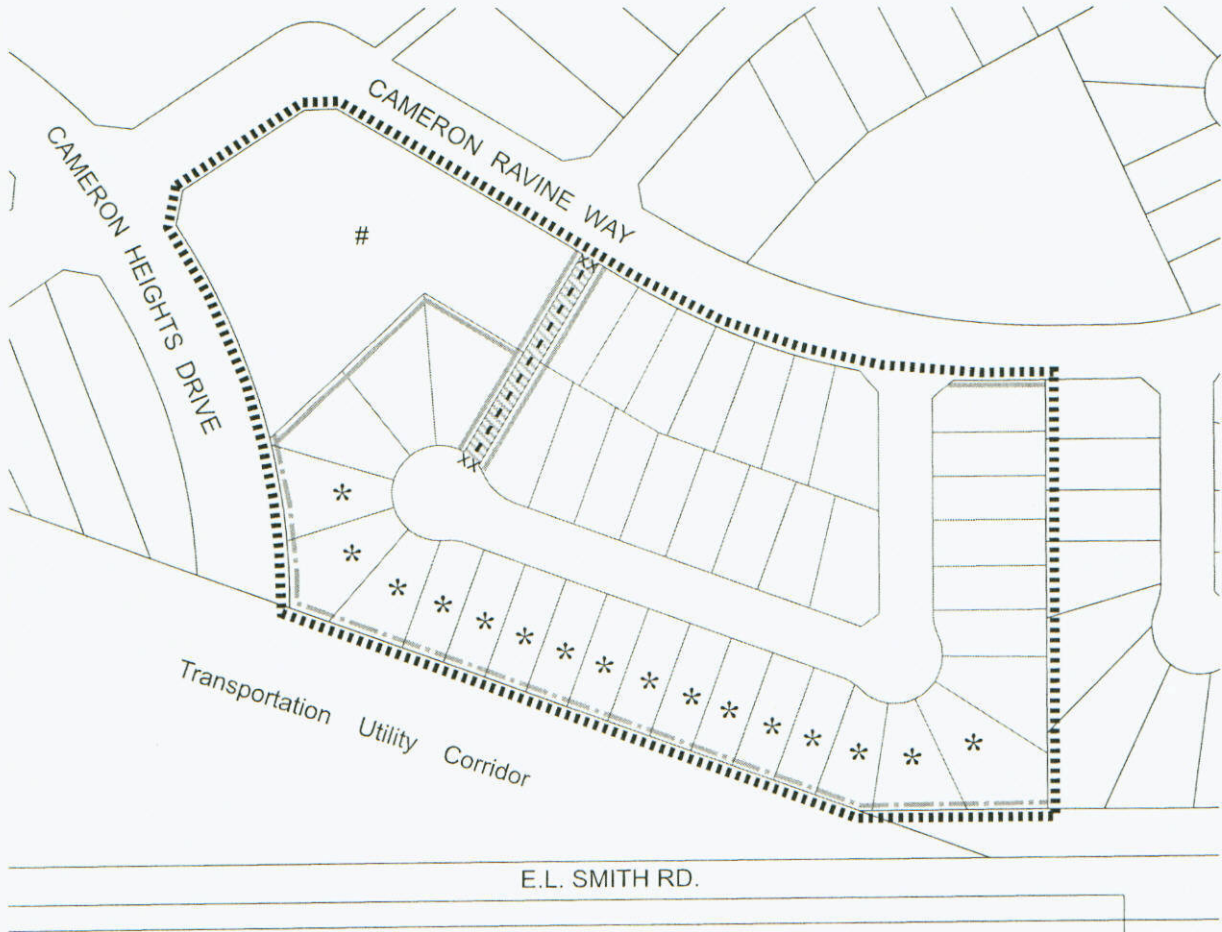
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 29, 2008

LDA07-0413

- | | | | |
|---------|--|-----------|---|
| ■■■■■■■ | Limit of proposed subdivision | ----- | 1.0m Berm with a 1.8m double board/no gap fence |
| * | Restrictive Covenant re: Integrity of berm | ===== | 1.8m Uniform screen fence |
| # | Restrictive Covenant re: Geotechnical Report | - - - - - | 3.0m Emergency access walkway |
| ▨ | Register as road right-of-way | xx | T-Bollards |



- | | |
|---------|------------------------------|
| ▨ | Titled area to be subdivided |
| ■■■■■■■ | Subdivision area |

