



**Subdivision Authority**

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

August 7, 2008

File No. LDA07-0120

UMA Engineering Ltd.  
17007 - 107 Avenue  
Edmonton, AB T5S 1G3

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 22 single-detached residential lots from a portion of SE 31-52-25-4, located north of Webber Greens Drive and west of 199 Street;  
**WEBBER GREENS**

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**I The Subdivision by Plan is APPROVED on August 7, 2008, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 0.539 ha by agreement and caveat to the remainder of SW 31-52-25-4, pursuant to Section 669 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., ATCO Gas and Advantage Oil and 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 approved subdivision LDA06-0211 be registered prior to or concurrent with this application;
5. that the owner provide an emergency access right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner widen the roadway entrance to the future multi-family site to the east of this proposed subdivision to 11.5 m to provide adequate frontage into that site, as shown on 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 costs identified in the Servicing Agreement, including among other things, assessments 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 construct all fences, positioned wholly on privately-owned lands, to the satisfaction of the Asset Management and Public Works Department, in the locations shown on Enclosure I; and
6. 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.

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. Tom Young at 944-0122 or write to:

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

Yours truly,



Willard Hughes  
Subdivision Authority

WH/ty/Posse # 065684782-001

Enclosure

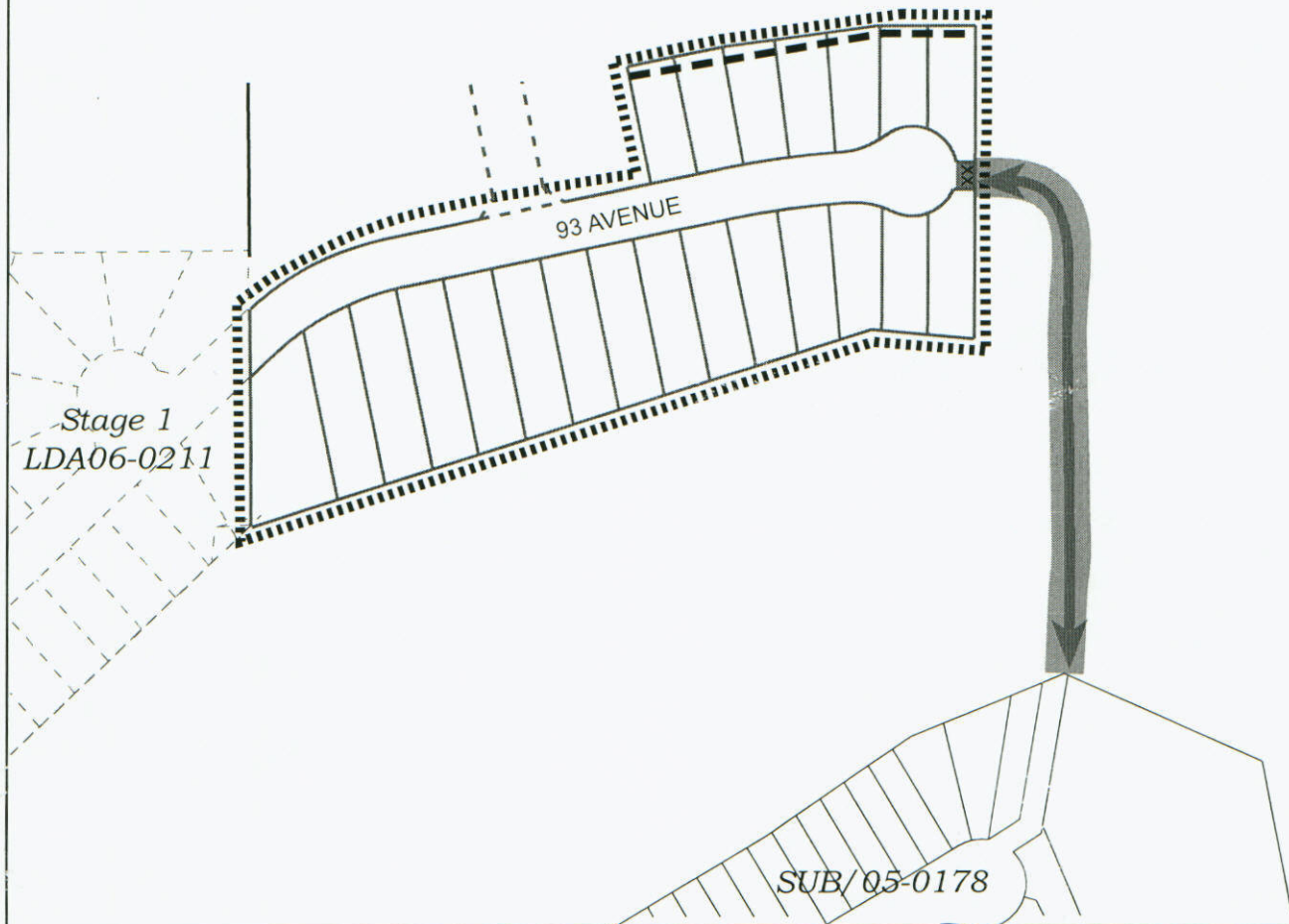


## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 7, 2008

LDA07-0120

- |                                     |                                 |
|-------------------------------------|---------------------------------|
| ..... Limit of proposed subdivision | --- Uniform demarcation fencing |
| █ Include in engineering drawings   | █ To be widened to 11.5m        |
| ← Emergency access                  | xx Bollards                     |



- |                                |
|--------------------------------|
| █ Titled area to be subdivided |
| ..... Subdivision area         |

