



Subdivision Authority

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

July 30, 2009

File No. LDA07-0253

Select Engineering Consultants Ltd.
Suite 220, 9303 - 34 Avenue
Edmonton AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 242 single-detached residential lots from portions of SE 31-52-25-4, SW 31-52-25-4, and Block 1 Plan 822 1534, located north of Webber Greens Drive and west of 199 Street; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on July 30, 2009, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 6.47 ha by agreement and caveat to the remainder of SE 31-52-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 3.24 ha by agreement and caveat to the remainder of Block 1 Plan 822 1534, 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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the proposed amendment to the City of Edmonton Zoning Bylaw, File no. LDA07-0253, receive third reading prior to the endorsement of this plan of subdivision;
6. 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;
7. that any stage subsequent to the proposed Stage 2A may not be registered until 215 Street (96 Avenue to Webber Greens Drive) is reconstructed as a two lane urban arterial roadway and Webber Greens Drive is constructed as an urban arterial roadway to tie into 215 Street and both roadways are open to general traffic OR to the satisfaction of the Transportation Department;
8. that the owner provide emergency access/walkway rights-of-way in the locations shown on the "Conditions of Approval" map, Enclosure I; and

9. 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 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 and/or lateral Sewer Oversizing Charges 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 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 1.5 m concrete sidewalk with bollards and lighting in all walkways, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the commercial crossings to be constructed on Lewis Greens Drive and "Private Road" signage to be installed on private property for the Advantage Access Road, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments;
10. that the owner construct a temporary turnaround and bollards with Stage 2A to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary emergency access connecting to 215 Street with Stage 2A to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 96 Avenue to its ultimate collector standard from the western limit of the subdivision to Winterburn Road (215 Street) with Stage 2B, as shown on the "Conditions of Approval" map, Enclosure I, if the construction of 96 Avenue is not included in a signed Servicing Agreement for another adjacent subdivision;
13. that the owner construct temporary walkways with Stage 2B to the satisfaction of the Transportation Department, in the locations shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 300mm offsite water distribution main from the existing 300mm water main stub located on Winterburn Road (215 Street) and

96 Avenue to the satisfaction of EPCOR Water Services Inc, with Stage 2B, as shown on the "Conditions of Approval" map, Enclosure I; and

15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

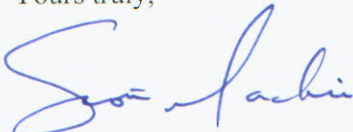
A Deferred Reserve Caveat for SW 31-52-25-4 is registered on title (Registration number 042 374 126). This was registered as a result of SUB/03-0104.

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. Tom Young at 780-944-0122 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/ty/Posse # 62118639-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 30, 2009

LDA07-0253

