



Subdivision Authority

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

February 2, 2012

LDA11-0175

Stantec Consulting Ltd.
10160-112 Street
Edmonton AB T5K 2L6

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create four (4) mixed use parcels from portions of West ½ of NE 30-52-25-4 and NE 30-52-25-4, located west of 199 Street and North of Webber Greens Drive; **SUDER GREENS**

I The Subdivision by Plan is APPROVED on February 2, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 owner dedicate Webber Greens Drive and 199 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to condition 3, the owner clear and level Webber Greens Drive and 199 Street, as required for road right-of-way dedication, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner provide a 6.0m and a 13.0m utility rights-of way, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare an access easement to allow access from all lots to the existing all-directional access on to Webber Greens Drive and to provide access to the proposed north lots to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit

infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and /or lateral Sewer Oversizing Chargers applicable to the subdivision area 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 engineering drawings include the construction of a 300mm off-site water main from the existing 300mm water main stub located on Webber Green Drive, west of 199 street, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a 300m off-site water main from the existing 200mm water main stub located within a utility rights-of-way south of 92A Avenue and east of 205 Street, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for upgrade of the existing traffic signals at the intersection of the all-directional access/Lewis Farms Transit Center/Webber Greens Drive, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a 9m wide right-in/right-out curb return access to Webber Greens Drive, including the associated westbound auxiliary lane on Webber Greens Drive, any required transitions on Webber Greens Drive and curb ramps to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the reconstruction of the west curb of the existing all-directional curb return access, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include relocation and construction of the existing westbound bus stop and construct a 4m x 9m bus stop pad on Webber Greens Drive within the auxiliary lane to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the construction of a 1.5m boulevard sidewalk in the ultimate alignment on Webber Greens Drive from the all-direction access to the west property line to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Infrastructure Services and Sustainable Development.

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

The existing Deferred Reserve Caveat No. 052371516 will be carried forward.

Please be advised there are two remediated well sites located within the titled area.

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 Ms. Vivian Sigurdson at (780) 944-0122 or write to:

**Ms. Vivian Sigurdson, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/vs/Posse # 110822711

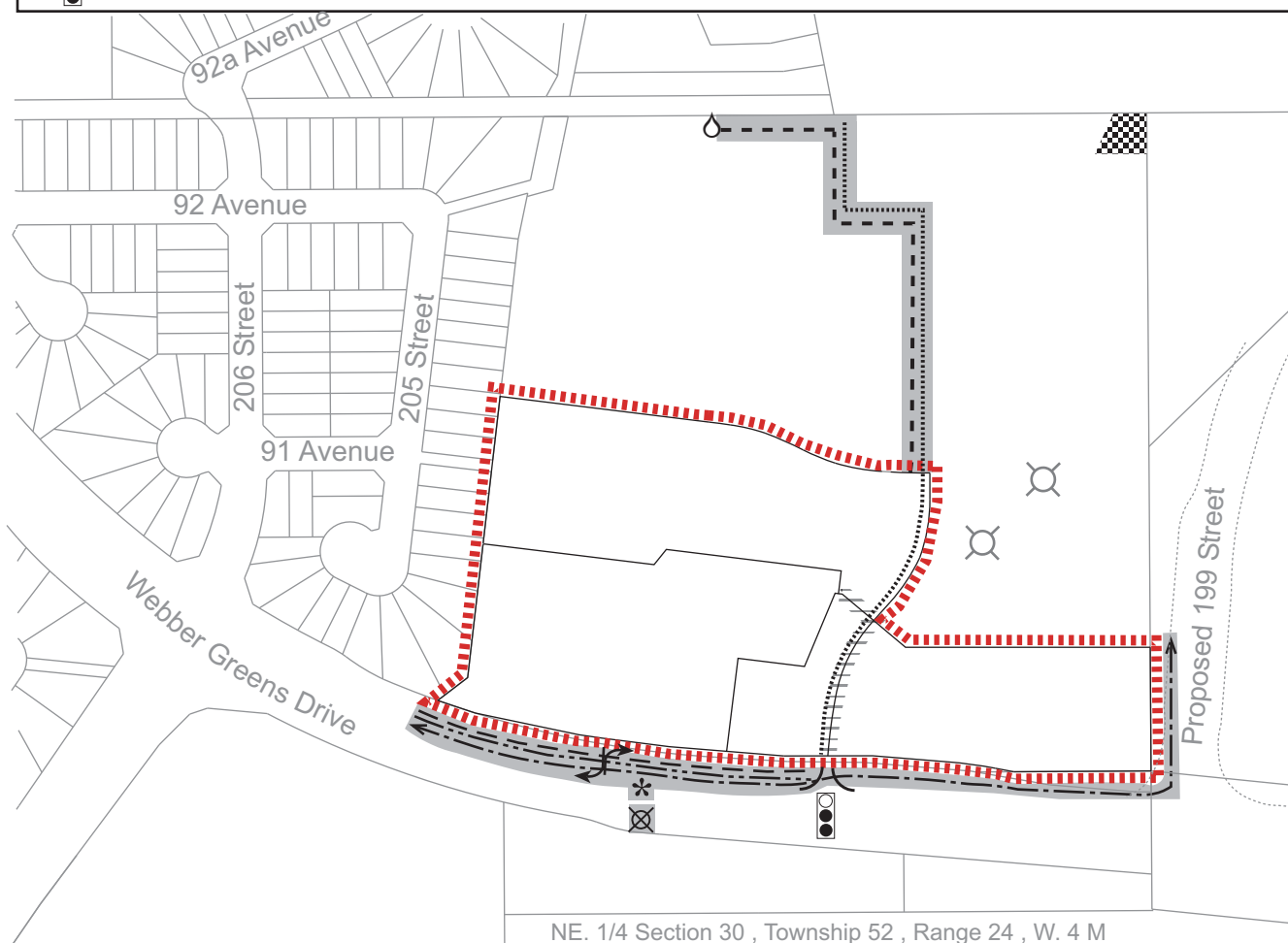
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 2 , 2012

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-----	Limit of proposed subdivision	↖↗	Reconstruct west curb
--- --	Construct Auxiliary Lane and Transition	↘↙	Construct Right-in/Right-out curb return access with curb ramps
← -- →	Dedicate, clear and level Webber Greens Drive and 199 Street	⊗	Existing bus stop
— — —	1.5m Boulevard sidewalk	*	Relocate bus stop
- - - -	300mm offsite water connection	💧	Water connection
.....	6.0m wide utility right-of-way	▨	Register access easement
⊗	Abandoned wellsite	■	Include in Engineering Drawings
🚦	Upgrade traffic signal	▩	13.0m wide utility right-of-way



NE. 1/4 Section 30 , Township 52 , Range 24 , W. 4 M

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

