



**Subdivision Authority**

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

June 10, 2010

File No. LDA09-0128

Select Engineering Consultants Ltd.  
220, 9303 – 34 Avenue NW  
Edmonton AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create one (1) municipal reserve parcel from SW-31-52-25-4 and SE-31-52-25-4, located north of Webber Greens Drive and west of Lewis Greens Drive; **WEBBER GREENS**.

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**I The Subdivision by Plan is APPROVED on June 10, 2010, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 6.10 ha parcel as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 6.79 ha by a Deferred Reserve Caveat registered against 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 prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
5. that the approved subdivision LDA07-0444 be registered prior to or concurrent with this application to provide the road right-of-way abutting this site; 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 (3) contain, among other things, the following:**

1. that the owner pay all costs identified in the Servicing Agreement, among other things, servicing costs, assessments, and roadway modification costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay all construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
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 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;
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 construct all sidewalks and bollards in the location as shown on the "Conditions of Approval" map, Enclosure I; to the satisfaction of the Transportation Department;
7. that the engineering drawings include a temporary turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide full servicing, including 3-phase power along the entire frontage of the school/park site;
9. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Transportation and Asset Management and Public Works Department; and
10. 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.

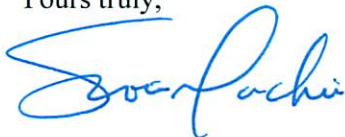
Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve is addressed with this subdivision application in the form of a 6.10 ha dedication to satisfy part of the Municipal Reserve requirements for Webber Greens. 3.24 ha of the dedicated Municipal Reserve will come through the discharge of an existing Deferred Reserve Caveat (042 374 126) of 3.24 ha for SW 31-52-25-4. The remaining 2.86 ha of the Municipal Reserve will come from SE-31-52-24-4 to complete the 6.10 ha Municipal Reserve parcel. All remaining owing Municipal Reserves for Webber Greens (6.79 ha) will be deferred to Block 1, Plan 822 1534 to use towards the future expansion of the school/park site in the adjacent northern parcel (Block 1, Plan 822 1534). The 6.79 ha comes from 3.24 ha owing from Block 1, Plan 822 1534 and from the 3.61 ha remnant from SE-31-52-24-4, minus an arterial credit of 0.059 ha for the arterial contribution to Webber Greens Drive south of the school site (which is 0.59 ha in size).

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. Kenan Handzic at 780-944-0123.

Yours truly,



Scott Mackie  
Subdivision Authority

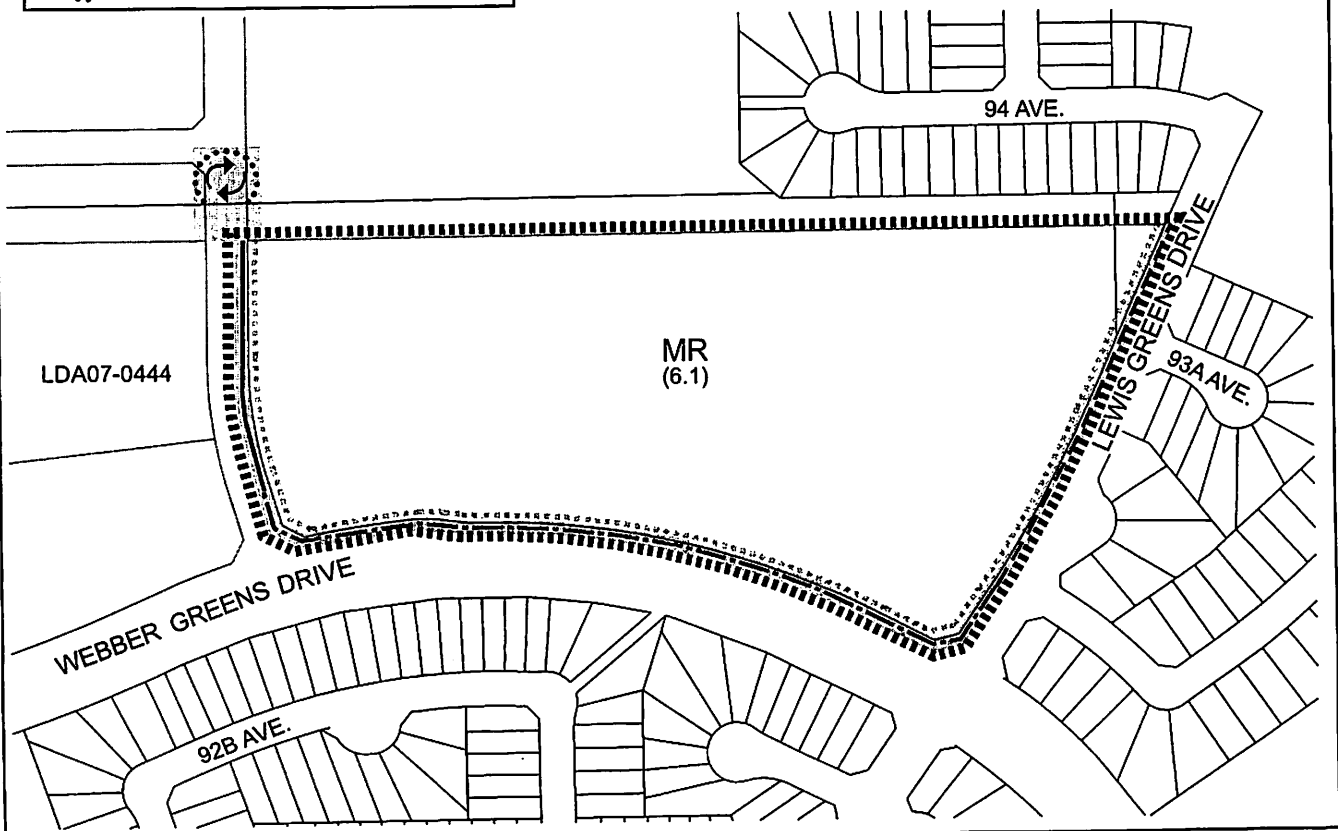
SM/kh/Posse # 87726201-001  
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 10, 2010

LDA09-0128

- Limit of proposed subdivision
- ▨ include in Engineering drawings
- · — · — Post and rail fence
- · — · — 1.5m Boulevard sidewalk and connector walk
- 2.0m Mono-walk
- - - Existing 1.5m mono-walk to be reconstructed to a 2.0m mono-walk with school construction
- ⊙ Temporary turnaround with bollards



- ▨ Titled area to be subdivided
- Subdivision area

