



Subdivision Authority

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

July 29, 2010

File No. LDA10-0014

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, 16 semi-detached residential lots and 118 single-detached residential lots from Block 1, Plan 822 1534, SW-31-52-25-4, and SE-31-52-25-4; located north of Webber Greens Drive and east of Winterburn Road; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on July 29, 2010, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.96 ha parcel as shown on the "Conditions of Approval" map, Enclosure I, pursuant to Section 666 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 4.81 ha by a Deferred Reserve Caveat registered against NE-30-52-25-4 in Potter Greens, 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 Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. 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;
6. that the duplex lot on the southwest corner of 94 Avenue and 211 Street be widened to accommodate a driveway to 94 Avenue that will not be within the corner radius, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions LDA07-0115, LDA07-0253 and LDA07-0444 be registered prior to or concurrent with this application to provide the logical roadway extensions and completion of all accesses to the neighbourhood;

8. that the subdivision cannot be registered until Winterburn Road (215 Street) from 96 Avenue to Webber Greens Drive, is constructed as a two lane arterial roadway and Webber Greens Drive is constructed as an urban arterial roadway to tie into Winterburn Road (215 Street) and both roadways are open to general traffic or to the satisfaction of the Transportation Department; 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 costs identified in the Servicing Agreement, among other things, servicing costs, assessments, and roadway modification costs occasioned by this 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 Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that the owner provide full servicing, including 3-phase power with a cubicle in the north part of the school/park site;
5. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
6. 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;
7. 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;
8. that the engineering drawings include the removal of the access road northeast of 94 Avenue, and the removal of access and the construction of curb, gutter and sidewalk immediately south of 94 Avenue and Lewis Greens Drive, as shown on the "Conditions of Approval" map, Enclosure 1;
9. that the owner complete the water infrastructure required under Webber Greens Stage 2B (LDA07-0253), Webber Greens Stage 3 (LDA07-0115), and Webber Greens Stage 6A (LDA07-0444), before or in conjunction with this development to ensure availability of the essential water main feeds;
10. that the owner is responsible for the design, landscaping and construction within utility rights-of-way, road islands, boulevards, medians, walkways, mono-walks, and Municipal Reserve parcels, to the satisfaction of the Transportation, Asset Management, and Public Works Departments; and
11. 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 4.96 ha dedication to satisfy part of the Municipal Reserve requirements for Webber Greens. 4.96 ha of the dedicated Municipal Reserve will come through what was proposed to be a Deferred Reserve Caveat of 6.79 ha for Block 1, Plan 822 1534, which was to be created as a result of a recently-approved subdivision application, LDA09-0128. To this, an additional 2.977 ha was added

through a recent registration of DRC# 102 002 544 in relation to subdivision file LDA07-0101. This addition comes from the transfer of a Deferred Reserve Caveat from NW-30-52-25-4 (#052 371 515) to SW-31-52-25-4. All remaining owing Municipal Reserves for Webber Greens (4.807 ha) will be deferred to NE-30-52-25-4 to use towards the future assembly of the Catholic school/park site in Potter Greens.

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 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/kh/Posse # 93870247

Enclosure

