



Subdivision Authority

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

December 9, 2010

File No. LDA10-0087

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 a 2.27 ha medium-density residential parcel from SE-31-52-25-4 located east of 93 Avenue and 206 Street; **WEBBER GREENS**

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**I The Subdivision by Plan is APPROVED on December 9, 2010, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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;
3. that Bylaw 15646 to amend the Webber Greens Neighbourhood Structure Plan, and Bylaw 15645 to amend the Zoning Bylaw receive third reading from City Council prior to the endorsement of this subdivision application; and
4. 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 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;

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 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; and
7. 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 has been addressed with the approved subdivision application, LDA10-0014.

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 944-0123 or write to:

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

Yours truly,



FOR

Scott Mackie  
Subdivision Authority

SM/kh/Posse # 96720683-001

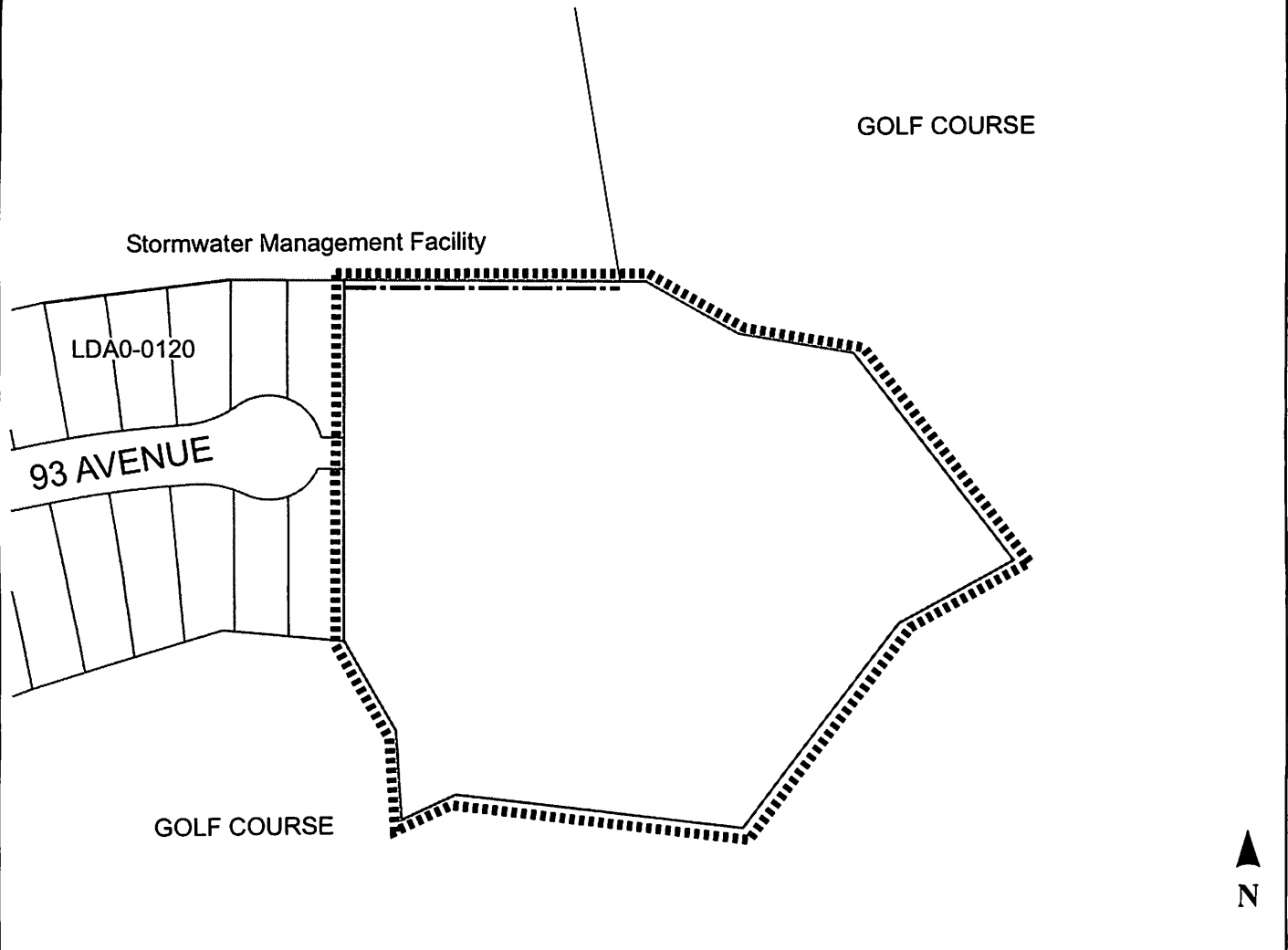
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

December 9, 2010

LDA10-0087

- Limit of proposed subdivision  
- - - - - Demarcation fencing



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

