



Subdivision Authority

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

January 28, 2010

File No. LDA07-0121

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 two (2) public utility lots and 48 single detached lots from a portion of SE 31-52-25-4; located north of Webber Greens Drive; **WEBBER GREENS**.

I The Subdivision by Plan is APPROVED on January 28, 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 the proposed public utility lot located in the northern portion of the proposed plan of subdivision be registered as an emergency access/walkway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the plan amendments (LDA09-0359, LDA09-0360) and rezoning applications (LDA09-0066) must be approved by City Council, prior to the registration of this subdivision application;
5. that subdivision LDA07-0120 be registered prior to or concurrent with this application to provide two local road connections to accommodate the projected traffic volume;
6. that the subdivision cannot be registered until 215 Street (96 Avenue to Webber Greens Drive) is constructed 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 to the satisfaction of the Transportation Department;
7. that the subdivision boundary be amended to include a 6.0 metre width of road right-of-way east of Stage 4 (LDA07-0120) to accommodate a 3.0 metre hard-surfaced walkway/service vehicular access road, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 (2) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, among other things, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 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;
5. 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;
6. that the owner design and construct the stormwater management facility to its ultimate size and location, as shown in the Draft Webber Greens Neighbourhood Design Report Amendment;
7. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Parkland Services, Transportation and Asset Management and Public Works Department;
8. that the engineering drawing include the construction of a 1.2 metre fence within the excluded parcel (south of 95 Avenue and east of 206 Street), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawing also includes the construction of a temporary emergency access on the future alignment of 96 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct an emergency access/walkway located at the terminus of 96A Avenue containing a 3.0 metre concrete sidewalk, including T-Bollards and lighting, as well as 1.8 metre uniform fencing within residential property lines, as shown on "Conditions of Approval" map, Enclosure I;
11. that the owner construct all walkways and the access road to the satisfaction of the Asset Management and Public Works Department and the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 for this application has been dealt with through a previous subdivision application, LDA07-0120, by means of a dedication of a 0.539 ha MR parcel and an agreement to register the remainder as a DRC on SW31-52-25-4.

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,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', written over a horizontal line.

Scott Mackie
Subdivision Authority

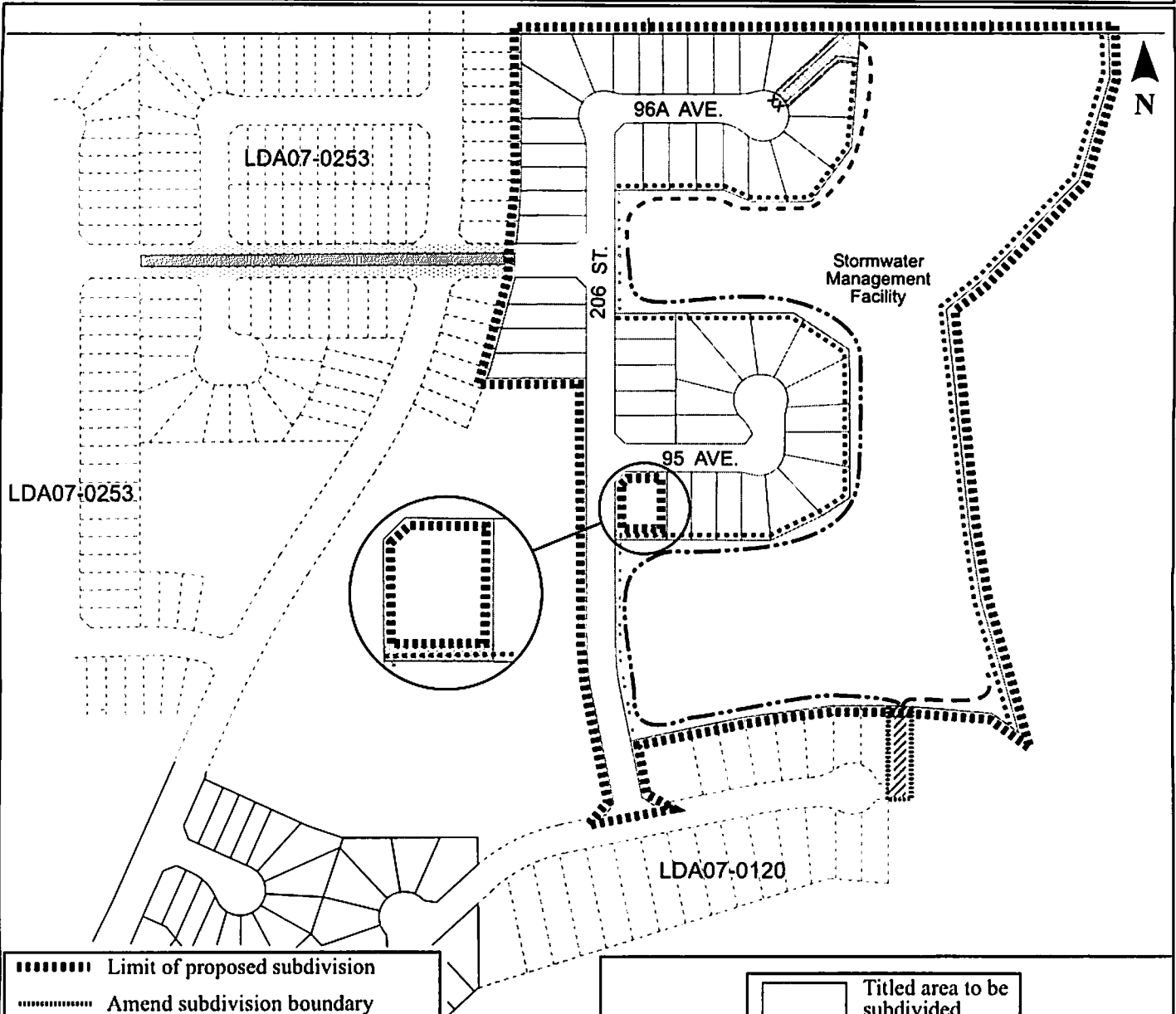
For

SM/kh/Posse # 65686542-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 28, 2010

LDA07-0121



- Limit of proposed subdivision
- Amend subdivision boundary
- Include in engineering drawings
- ▨ 6.0m Emergency access / walkway right-of-way with 3.0m concrete sidewalk and lighting
- ▨ 6.0m Road right-of-way with 3.0m multi-use trail/service access constructed to residential alley standard
- 3.0m Multi-use trail to a standard capable to accommodate emergency vehicles
- 3.0m Asphalt multi-use trail
- 3.0m Access road
- 1.8m Uniform fence
- 1.2m Uniform fence
- Post and rail fence
- ▨ Construct temporary emergency access
- xx T bollards

