



Subdivision Authority

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

December 15, 2011

File No. LDA11-0257

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road
Edmonton AB T5S 1K6

ATTENTION: Greg MacKenzie

Dear: Mr. MacKenzie:

RE: Tentative plan of subdivision to create one (1) medium density residential lot and one (1) Municipal Reserve lot from portions of NE 30-52-25-4, located east of Suder Greens Drive and south of Webber Greens Drive; **POTTER GREENS**

I The Subdivision by Plan is APPROVED on December 15, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 5.09 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner transfer the remaining Municipal Reserve, in the amount of 1.433 ha, by a Deferred Reserve Caveat to SW 31-52-25-4 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 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;
5. that the approved subdivision within the Potter Greens Neighbourhood (File No. SUB/05-0166) be registered prior or concurrent with this application; 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 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 the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable 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 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;
7. that the owner construct a 12m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure 1. The turnaround will be required prior to CCC, or at the discretion and direction of Transportation Services;
8. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve in the amount of 5.09 ha is being dedicated with this subdivision and 1.433 ha is being transferred by a Deferred Reserve Caveat #052 371 516 to the remainder of SW 31-52-25-4 for the assembly of the Webber Greens School / Park site. There must be no disturbance to, or unauthorized use of the MR/School/Park site. The site must remain in its original state and will be inspected prior to its acceptance by the City and Parks Planning.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/nk/Posse # 113216027-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 15 , 2011

LDA11-0257

- Limit of proposed subdivision
- 1.2m Chain link fencing
- · — · Post and Rail fencing



Construct 12m radius gravel surface
temporary turnaround with bollards or
mini-barriers

