



Subdivision Authority

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

July 3, 2008

File No. LDA07-0444

UMA Engineering Ltd.
170007 - 107 Avenue
Edmonton AB T5S 1G3

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 2 multi-family residential lots and one commercial lot from a portion of SW 31-52-25-4, located east of 215 Street and north of Webber Greens Drive; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on July 3, 2008 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 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;
3. that the proposed Bylaw 14970 to amend the City of Edmonton Zoning Bylaw receive third reading prior to the endorsement of this plan of subdivision;
4. that the approved subdivision LDA07-0101 be registered prior to or concurrent with this application;
5. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision;
7. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 215 Street, from Webber Greens Drive to the north edge of the subdivision, and for Webber Greens Drive, from 211 Street to 215 Street, as shown on the Enclosure; and
8. that subject to Condition I (6), the owner clear and level 215 Street and Webber Greens Drive as required for road right of way dedication to the satisfaction of the Transportation Department.

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, including but not limited to, assessments and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pays his 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;
3. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 submit 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 servicing agreement boundary be amended to include a temporary turnaround at the north end of 211 Street, and that the owner construct a 12 m radius graveled temporary turnaround with bollards to the satisfaction of the Transportation Department, as shown on the Enclosure, prior to the issuance of a Construction Completion Certificate;
7. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots adjacent to Webber Greens Drive, as shown on the Enclosure;
8. that the owner construct a 1.5 m connector sidewalk on the north side of Webber Greens Drive between 211 Street and the westbound bus stop immediately west of 211 Street, as shown on the enclosure;
9. that the owner construct a temporary 1.2 m fence along the north edge of the land being subdivided to prevent access to the existing Advantage access road. The fence is required until such time as the Advantage access road is removed. Should the Advantage access road be removed prior to the registration of this subdivision, the fence is not required and this condition can be waived; and
10. 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 Community Services, Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a table summarizing the detailed comments of the City Departments and affected agencies.

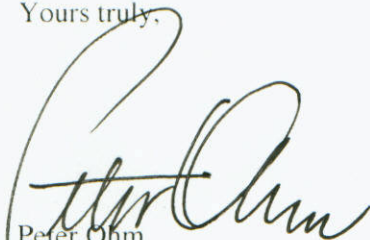
Municipal reserves for this parcel were previously provided under file SUB/05-0178 by means of a Deferred Reserve Caveat (# 042 374 126). This DRC shall carry forward to the remainder of SW 31-52-25-4. The deferred reserve will be used to assemble a school/park site located to the east of this subdivision. Additional land for the school/park site will be acquired through the subdivision of Plan 822 1534 to the north.

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.

If you have further questions, please call Mr. Tom Young at 944-0122 or write to:

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

Yours truly,



Peter Ohm
Subdivision Authority

PO/ty/Posse #72141169-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 3, 2008

LDA07-0444

■■■■■■	Limit of proposed subdivision	————	1.8m Double board/no gap solid uniform screen fence
■	Include in Engineering Drawings	- - - -	1.2m Temporary fence
▨	Dedication and property line to match approved Concept plan or to the satisfaction of the Transportation Department	↻	Temporary turnaround
- · - · -	1.5m Connector sidewalk	···	Bollards

