



Subdivision Authority

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

June 23, 2011

File No. LDA10-0383

Pals Surveys & Associates Inc.  
10704 - 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative Plan of subdivision to create 19 single detached residential lots, one (1) medium density residential lot and one (1) Public Utility Lot from a portion of Lot A, Plan 2452MC, and Block 1, Plan 822 2795, located north of Brintnell Boulevard and south of 167 Avenue, **BRINTNELL**

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**I The Subdivision by Plan is APPROVED on June 23, 2011, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 0.039 ha for Lot A, Plan 2452MC by a Deferred Reserve Caveat to the remainder of Block 1, Plan 822 2795, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 (2) 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 lateral Sewer Oversizing Charges 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 of Edmonton 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 engineering drawings include the construction of Stormwater Lake 3B expansion including new inlet pipe and landscaping required to service the proposed development area to the satisfaction of the Drainage Services Branch of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure ;
8. that the engineering drawings include the construction off site water mains to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include Brintnell Boulevard to its ultimate standard from the terminus of the existing road to 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Infrastructure Services and Sustainable Development in the location as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 Transportation Services, Infrastructure Services and Sustainable Development.

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

The existing Deferred Reserve Caveat (DRC #102 361 361) will be carried forward to the remainder of Block 1, Plan 822 2795.

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 decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Lisa Stern at (780) 442-5387.

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" and last name "Mackie" clearly distinguishable.

Scott Mackie  
Subdivision Authority

SM/lS/POSSE# 103426136-001

Enclosure

