



Subdivision Authority

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

March 8, 2012

File No. LDA11-0319

Scheffer Andrew Ltd.
12204 – 145 Street
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create one (1) commercial lot from NW-36-53-24-4, located south of 167 Avenue NW, west of Brintnell Boulevard; **BRINTNELL**

I The Subdivision by Plan is APPROVED on March 8, 2012, 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 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;
3. that the approved subdivision within the Brintnell Neighbourhood (File No. LDA10-0383) be registered prior to or concurrent with this 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, 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 pay a Boundary Assessment for Municipal Improvements within Brintnell Boulevard and 167 Avenue NW to be constructed by others under Servicing Agreement DS-1531 (Brintnell Stage 17A);

6. 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;
7. 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;
8. that the owner pay for the installation of traffic signals at the intersection of 167 Avenue and Brintnell Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner install fire hydrants at 90 metre spacing along 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I.

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

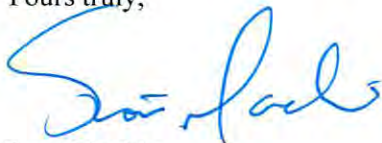
Municipal Reserves for NW ¼ 36-53-24-4 were paid with SUB/05-0126 and SUB/05-0253 and no Municipal Reserves are due.

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, 10019 – 103 Avenue, Edmonton AB, T5J 0G9, 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 Teresa Thomas at 780-496-6092 or write to:

**Teresa Thomas, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB, T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/tt/Posse #114983778-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

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