



August 29, 2013

File No. LDA13-0127

Scheffer Andrew Limited
14505 - 123 Avenue NW
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

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

I The Subdivision by Plan is APPROVED on August 29, 2013 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 Ltd., as required by the aforementioned agencies or as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 16587 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
4. that the owner provide road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
5. 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 Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that subject to Condition I (5), the owner shall enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to section 655 of the MGA. The Deferred Servicing Agreement shall be registered by caveat against the remnant upon registration of Stage 1; and
7. 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 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 Departments and affected utility agencies;
6. 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; and
7. that the owner construct all fences, positioned wholly on privately owned land in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development.

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

Municipal Reserves for NW-36-53-24-4 were paid with SUB/05-0126 and SUB/05-0235. No Municipal Reserve is owing on the titled area.

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 Ms. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,




Scott Mackie
Subdivision Authority

SM/lS/Posse #136528737-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP


August 29, 2013

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- Limit of Proposed Subdivision
-  Dedicate Road Right-of-Way
- - - - - 1.2m Chain Link Fence

 Staging Line



-  Titled area to be subdivided
- Subdivision area

