



Subdivision Authority

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

August 25, 2011

File No. LDA11-0057

Pals Geomatics Corp.
10704 - 176 Street
Edmonton, Alberta T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative Plan of subdivision to create 55 single detached residential lots and one (1) Public Utility Lot, from a portion of and Block 1, Plan 822 2795, located north of 167 Avenue NW and west of Manning Drive, **BRINTNELL**

I The Subdivision by Plan is APPROVED on August 25, 2011, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$367,342.11 representing 0.8139 ha as per Deferred Reserve Caveat No. 102 361 361 pursuant to Section 667 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 Ltd., as required by the aforementioned agencies or as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that Bylaw 15823 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
5. that a Public Utility Lot be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services and Sustainable Development;
6. that the owner dedicate road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the noise attenuation berm to protect the integrity of the noise attenuation berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that Natural Area Management Plan for the Vriend Lake Wetland be approved by City of Edmonton prior to the endorsement of the plan of subdivision; and
9. 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 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;
7. that the engineering drawings include the design and construction of the inlet forebays and outlet control structure required to facilitate stormwater management within the Vriend Lake Wetland to the satisfaction of the Drainage Branch of Infrastructure Services;
8. that the engineering drawings include the construction of the outlet pipe from the Vriend Lake Wetland to the Clareview trunk sewer that is required to service the proposed development to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of a 6 metre wide temporary roadway connection as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC to the satisfaction of Transportation Services;
10. that the owner pay for the installation of traffic signals at the intersection of Cy Becker Boulevard and the realigned 167 Avenue, as shown on the Enclosure. The timing of the traffic signal installation will be at the 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 future installation of traffic signals to fulfil this obligation;
11. that the owner construct Cy Becker Boulevard from the realigned 167 Avenue, immediately south of the subdivision, to the old 167 Avenue, north of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The collector must tie-in to the old 167 Avenue to the satisfaction of Transportation Services. The construction is to include any required pedestrian upgrades (curb ramps, connector walks, etc.) to intersections and/or bus stops;
12. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto Manning Drive, as shown on Enclosure I. At the PUL, the berm and fence or a retaining wall and fence

combination must wrap around the adjacent residential lots, as shown on Enclosure I. The owner may provide an alternate form of noise attenuation along the property line adjacent to the PUL that is to the satisfaction of Transportation Services and is in accordance with a Noise Study that has been reviewed and approved by Transportation Services;

13. that the owner install 'No Throughway' signage and lighting within the Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
14. that the owner construct all fences positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development; and
15. that the owner be 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 Transportation Services and Sustainable Development.

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

All Municipal Reserve owing for the titled area is being provided with this subdivision though the discharge of the Deferred Reserve Caveat on title. The calculated Municipal Reserve value includes the appropriate reduction for the arterial roadway dedication.

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 5 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 # 106485556-001

Enclosure

