



March 8, 2012

File No. LDA10-0227

Pals Surveys and Associates Ltd.
10704 - 176 Street
Edmonton, AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create two (2) commercial lots from Block B and C, Plan 1494NY, located north of 167 Avenue and east of 127 Street; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on March 8, 2012, subject to the following conditions:

1. that the existing Deferred Reserve Caveat on Lot C, Plan 1494 NY, in the amount of 0.719, be transferred by agreement and caveat to NW 6-54-24-4, pursuant to section 669 of the Municipal Government Act;
2. that the existing Deferred Reserve Caveat on Lot B, Plan 1494 NY, in the amount of 0.7052, be transferred by agreement and caveat to NW 6-54-24-4, pursuant to section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the subdivision boundary be amended to include the portion of road right-of-way dedication required for 123 Street as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to the satisfaction of Transportation Services, as shown on the "Conditions of Approval Map", Enclosure I. That the owner clear and level 123 Street, 127 Street, 167 Avenue and Rapperswill Drive as required for road right of way dedication to the satisfaction of Transportation Services;
7. that the owner provide a 6 m wide public access easement, to allow for public use of the 3 m shared use path, as shown on the "Conditions of Approval Map", Enclosure I;
8. that the owner register an easement on the Certificates of Title for all affected parcels for the shared use of the accesses to 127 Street and 167 Avenue, as shown on the "Conditions of Approval Map", Enclosure I; 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (which may include but is 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 identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
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 the abutting portion of Rapperswill Drive that was constructed under the Servicing Agreement for LDA09-0268 (Rapperswill Stage 1);
6. that the owner pay a Boundary Assessment for a portion of the water main constructed along 167 Avenue;
7. 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 affect utility agencies;
8. 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;
9. that the engineering drawings include the construction of joint accesses on 167 Avenue and 127 Street to the satisfaction of Transportation Services, as shown on the "Conditions of Approval Map", Enclosure I;
10. that the engineering drawings include the construction of right and left turn bays to serve the joint access on 167 Avenue to the satisfaction of Transportation Services, as shown on the "Conditions of Approval Map", Enclosure I;
11. that the engineering drawings include the construction of a 3 m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, within the easement area, as shown on the "Conditions of Approval Map", Enclosure I. The shared use path must tie-into the shared use path being constructed within the stormwater management facility as part of LDA10-0057;
12. that the owner pay for the installation of traffic signals in the locations identified 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 and will be concurrent with development of the commercial site. 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; and

13. 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 Parks Branch of Sustainable Development, Transportation Services and Infrastructure Services.

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

With this subdivision, Municipal Reserve for the titled lots is deferred by caveat to NW 6-54-24-4 for the assembly of the school/park site.

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. 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/Is/Posse # 100143814-001

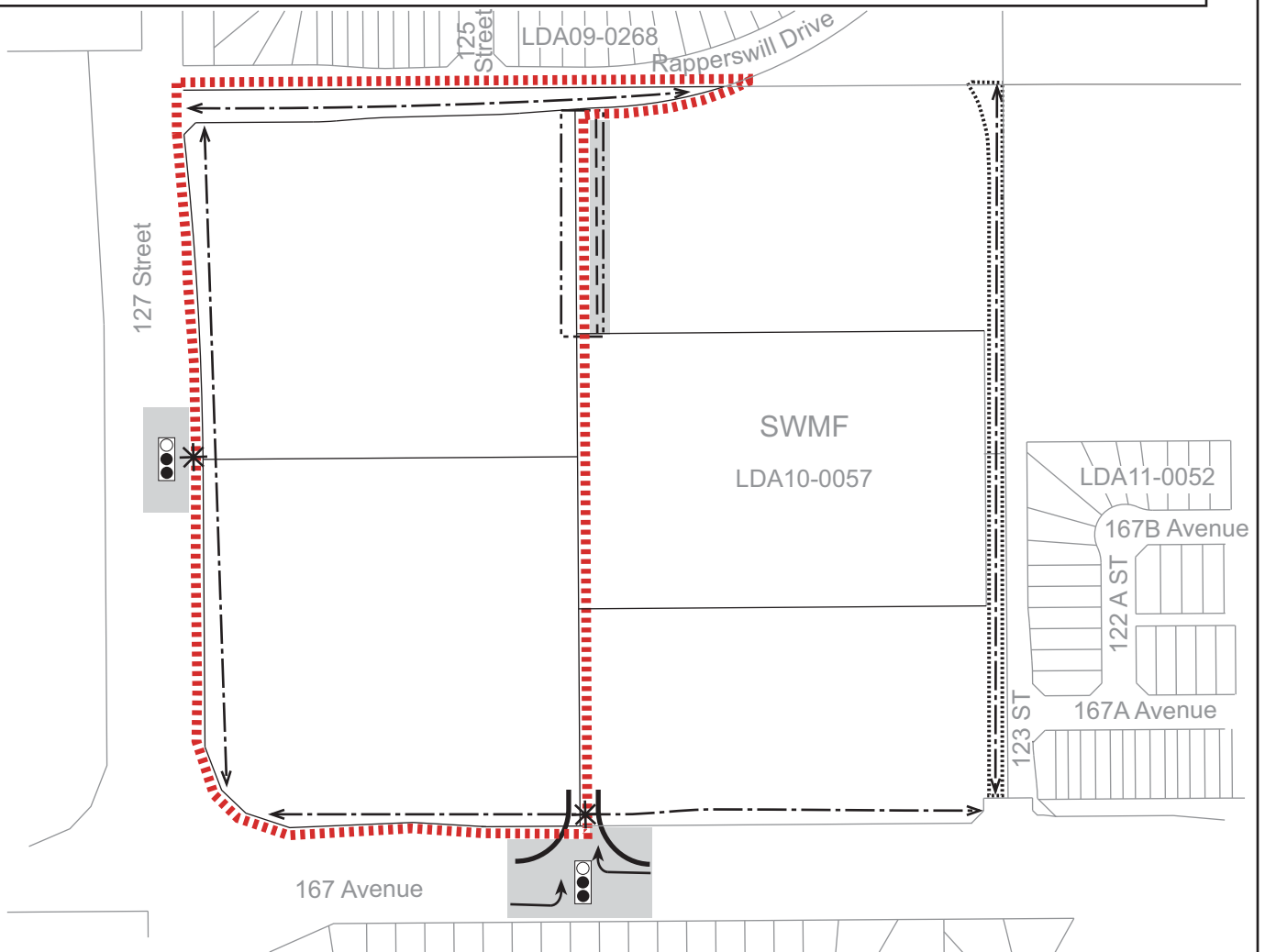
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2012

LDA10-0227

- Limit of proposed subdivision
 Amend subdivision boundary
 --- 3m hard surface shared-use path with a dividing yellow centerline and "shared use" signage to 3m shared-use path constructed under LDA10-0057
 [] Register 6m public access easement for shared-use path (3m on lot 3, and 3m on block C)
- Construct joint access. Access easement required
 Construct left and right turn bays
 Traffic signal
 Road dedication required
 Include in Engineering Drawings
 * Access easement required



- [] Titled area to be subdivided
 Subdivision area

