



Subdivision Authority

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

June 23, 2011

File No. LDA11-0047

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

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative Plan of subdivision to create 259 low density residential lots and a one (1) Public Utility Lot from a portion of Block D, Plan 5624NY, Lot A, Plan 491MC and SW-6-54-24-4, located east of the 123 Street and north of 167 Avenue, **RAPPERSWILL**

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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 1.43 ha for Lot A, Plan 491MC by agreement and Deferred Reserve Caveat registered against NW 6-54-24-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.89 ha for Block D, Plan 1494 NY by agreement and Deferred Reserve Caveat registered against 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 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;
5. that the approved subdivisions within the Rapperswill Neighbourhood (File Nos. LDA09-0268, LDA10-0057, and LDA11-0052) be registered prior to or concurrent with this application, to the satisfaction of the City of Edmonton and affected utility agencies;
6. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;

7. 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; and
8. 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 (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 of Edmonton 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 owner update the Hydraulic Network Analysis to the satisfaction of EPCOR Water;
8. that the owner design and construct the ultimate Rapperswill Stormwater Management Facility including the real time control structures and outlet pipes required to service the proposed development area to the satisfaction of the Drainage Branch of Infrastructure Services;
9. that the engineering drawings include the construction of 123 Street to its ultimate collector roadway standard from Rapperswill Drive to the southern boundary of the subdivision with Stage 3A;
10. that the owner construct a 3m wide hard-surfaced shared use path with a dividing yellow centerline and "Shared Use" signage, bollards, lighting, and landscaping as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct 1.5 m wide sidewalks, bollards, lighting, and landscaping within the walkways as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 4.0 m wide gravel emergency access with T-bollards as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences positioned wholly on privately-owned lands as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services, 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for Lot A, Plan 491MC, and Block D, Plan 5624NY totaling 2.32ha is being deferred for NW 6-54-24-4 for future assembly of the school/park site. Municipal Reserve requirements for SW 54-24-4 were addressed by LDA09-0268 through the registration of a Deferred Reserve Caveat for 2.5ha to the future park site location.

The temporary emergency access road and easement should be completed with Stage 3A and may be removed for the affected Certificate(s) of Title once a second access is provided to Rapperswill Drive or 123 Street.

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 or write to:

Yours truly,



Scott Mackie  
Subdivision Authority







SM/Is/POSSE# 104491313-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 23, 2011

LDA11-0047

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| <p>..... Limit of proposed subdivision</p> <p>..... Amend subdivision boundary</p> <p>..... 1.2m Uniform screen fence</p> <p>- - - - 1.5m Walkway with lighting</p> <p>—— 1.8m Uniform screen fence as per Zoning Bylaw</p> <p>— · — · 3.0m Shared use path with signage, lighting and dividing yellow centerline</p> | <p> Stormwater Management Facility</p> <p> Temporary emergency access</p> <p> Include in Engineering drawings</p> <p> Zebra marked crosswalk with curb ramps and signage</p> <p> Road Right-of-Way</p> <p>·· Bollards</p> <p>—— Staging</p> | <p> N</p> |
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