



Subdivision Authority

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

July 22, 2010

File No. LDA10-0057

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

ATTENTION: John Boudreau

Dear John Boudreau:

RE: Tentative plan of subdivision to create one (1) Public Utility Lot; Block B and C, Plan 1494 NY; located north of 167 Avenue, east of 127 Street; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on July 22, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.719 ha by agreement and caveat to the remainder of Block C, Plan 1494 NY, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 0.7052 ha by agreement and caveat to the remainder of Block B, Plan 1494 NY, 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 approved subdivision within the Rapperswill Neighbourhood (File No. LDA09-0268) be registered prior to or concurrent with this application; and
6. 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 and roadway modification costs, 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 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;
5. 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;
6. that the owner construct a 3m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, as shown on the Conditions of Approval Map;
7. that the owner design and construct the ultimate Storm Water Management Facility (SWMF) within the PUL, including the real time control structure and outlet pipe; and
8. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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 to the remainder of the parcels.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Lee Ann Beaubien at 780-496-6214 or write to:

**Ms. Lee Ann Beaubien, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/lb/Posse #094659546-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 22, 2010

LDA10-0057

■■■■■■ Limit of proposed subdivision

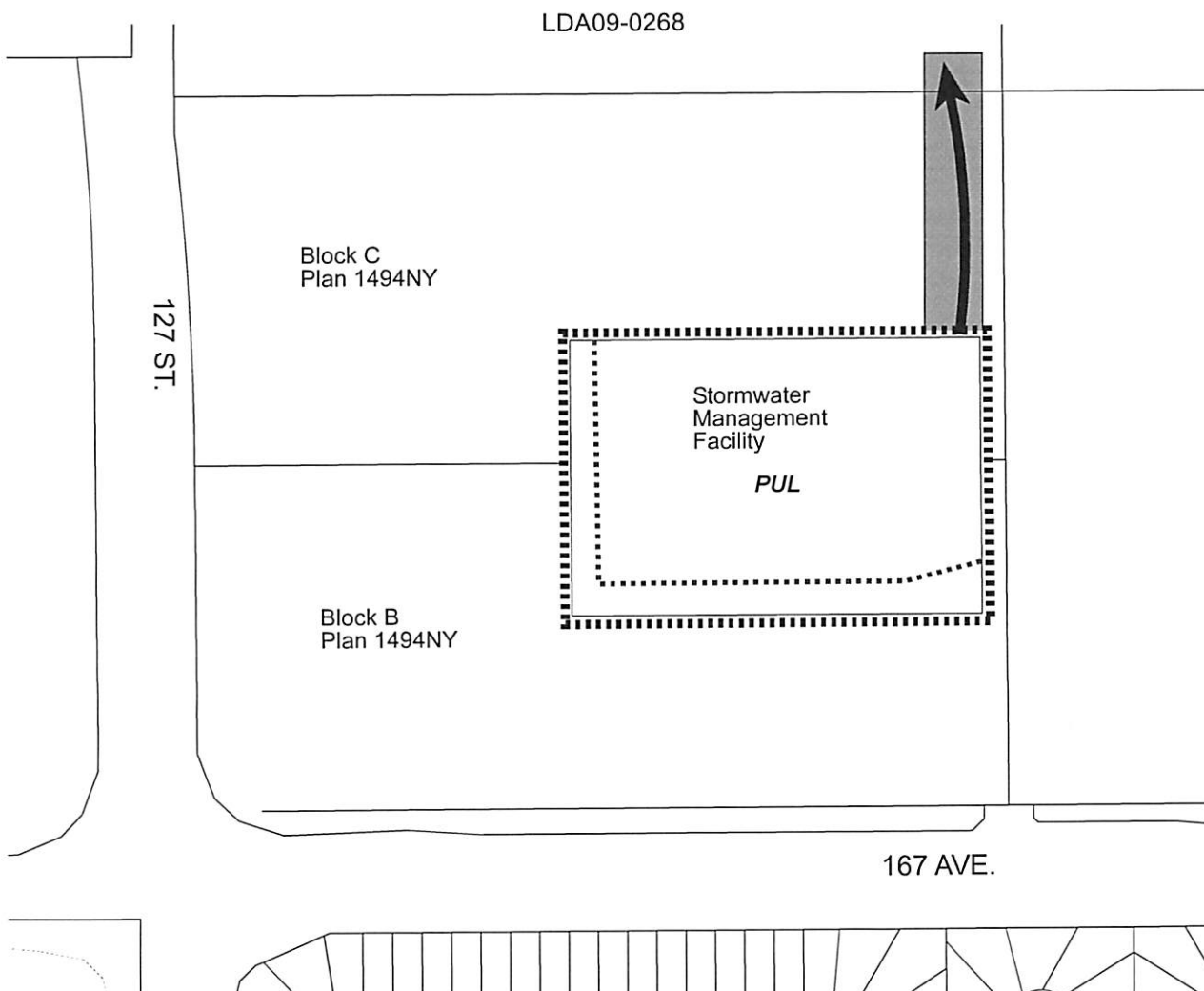
..... 3m asphalt multi-use trail with a dividing yellow centerline and "Shared use" signage



Easement for temporary access (LDA09-0268)



Include in Engineering drawings



■ Titled area to be subdivided
..... Subdivision area

