



Subdivision Authority

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

August 5, 2010

File No. LDA09-0268

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 84 single detached residential lots, 84 semi-detached residential lots and one (1) public utility lot from Block D, Plan 5624NY and SW-6-54-24-4; located north of 167 Avenue, east of 127 Street, **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on August 5, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.89 ha by agreement and caveat to the remainder of Block D, Plan 5624NY pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 2.5 ha by agreement and caveat to the remainder SW 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 approved subdivision within the Rapperswill Neighbourhood (File No. LDA10-0057) 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 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 affect utility agencies;
6. 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;
7. that the engineering drawings include the construction of Rapperswill Drive to its ultimate standard (11.5m) from 127 Street to the northern limit of the subdivision to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a northbound right turn bay and a southbound left turn bay on 127 Street at the collector road intersection, as shown on the "Conditions of Approval" map, Enclosure I. The work is to include all roadway modifications required to accommodate the turn bays, including any widening on 127 Street;
9. that the engineering drawings include the construction of an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at gravel stage prior to CCC and asphalt stage prior to FAC (or at the discretion and direction of the Transportation Department);
10. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC (or at the discretion and direction of the Transportation Department);
11. that the engineering drawings include the construction of a temporary 4 m wide gravel access road with T-bollards from the collector to the Storm Water Management Facility to be constructed to the south, as shown on the "Conditions of Approval" map, Enclosure I. The temporary access road will be required prior to CCC (or at the discretion and direction of the Transportation Department);
12. that the engineering drawings include a second water main connection along 127 Street to provide adequate fire flows, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility (SWMF) including the real time control structure and outlet pipe which are required to service the proposed development area;
14. 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;

15. that the owner construct a 1m berm with 1.8m double board no gap fence in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department and ATCO Pipelines Ltd.; and
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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 # 92269088

Enclosure

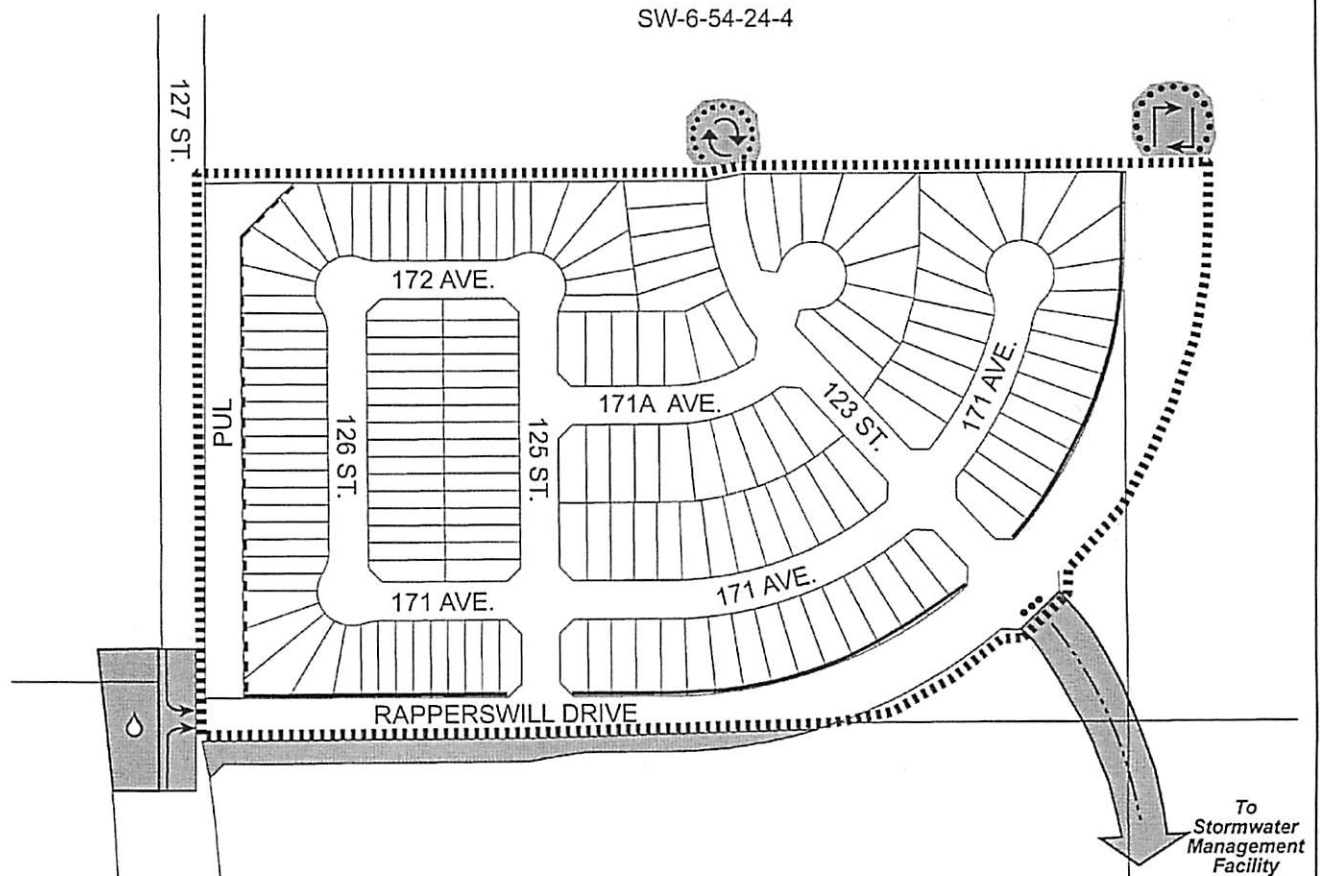
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 5, 2010

LDA09-0268

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|---|--|
| <ul style="list-style-type: none"> Limit of proposed subdivision █ Include in Engineering drawings ↪ Turn bay ↻ 12m Radius temporary turn around ↻ 17m Temporary transit turn around | <ul style="list-style-type: none"> - - - - Construct 1.0m Berm with 1.8m double board/no gap fence — 1.8m Uniform fence •• Bollards --- 4m gravel access ⊕ Watermain Connection |
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|-------|------------------------------|
| █ | Titled area to be subdivided |
| | Subdivision area |

