



Subdivision Authority

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

December 2, 2010

File No. LDA10-0031

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

ATTENTION: John Boudreau

RE: Tentative plan of subdivision to create one (1) municipal reserve lot from portions of NW-6-54-24-4 and SW-6-54-24-4, located north of 167 Avenue and east of 127 Street;
RAPPERSWILL

I The Subdivision by Plan is APPROVED on December 2, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.59 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 2.50 ha by agreement and caveat to the remainder of 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that an easement be registered for a 4 m temporary gravel access from Rapperswill Drive to the subject parcel, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
6. that the approved subdivision within the Rapperswill Neighbourhood (File No. LDA09-0268) be registered prior to or concurrent with this application; and
7. 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 costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;

3. 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;
4. that the engineering drawings include a temporary 4 m wide gravel access with T-bollards from Rapperswill Drive to the subject parcel, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
5. 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; and
6. 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.

In accordance with Clause I.1 above, the 3.59 ha MR parcel being dedicated with this subdivision is non-credit as identified within the Rapperswill N.S.P.

There is an existing Deferred Reserve Caveat (DRC) registered against the NW 6-54-24-4 in the amount of 5.67 ha. This DRC shall be reduced to 2.69 ha to account for dedication of the Transportation Utility Corridor.

A DRC of 2.50 ha will be registered against the titled area of SW 6-54-24-4 (SW) through subdivision LDA09-0268, this subdivision is approved but currently not registered. This 2.50 ha DRC is being transferred to NW 6-54-24-4 through this subdivision approval.

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 Laurie Moulton at 780-496-5480 or write to:

**Laurie Moulton, Senior Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/lm/Posse #093639675

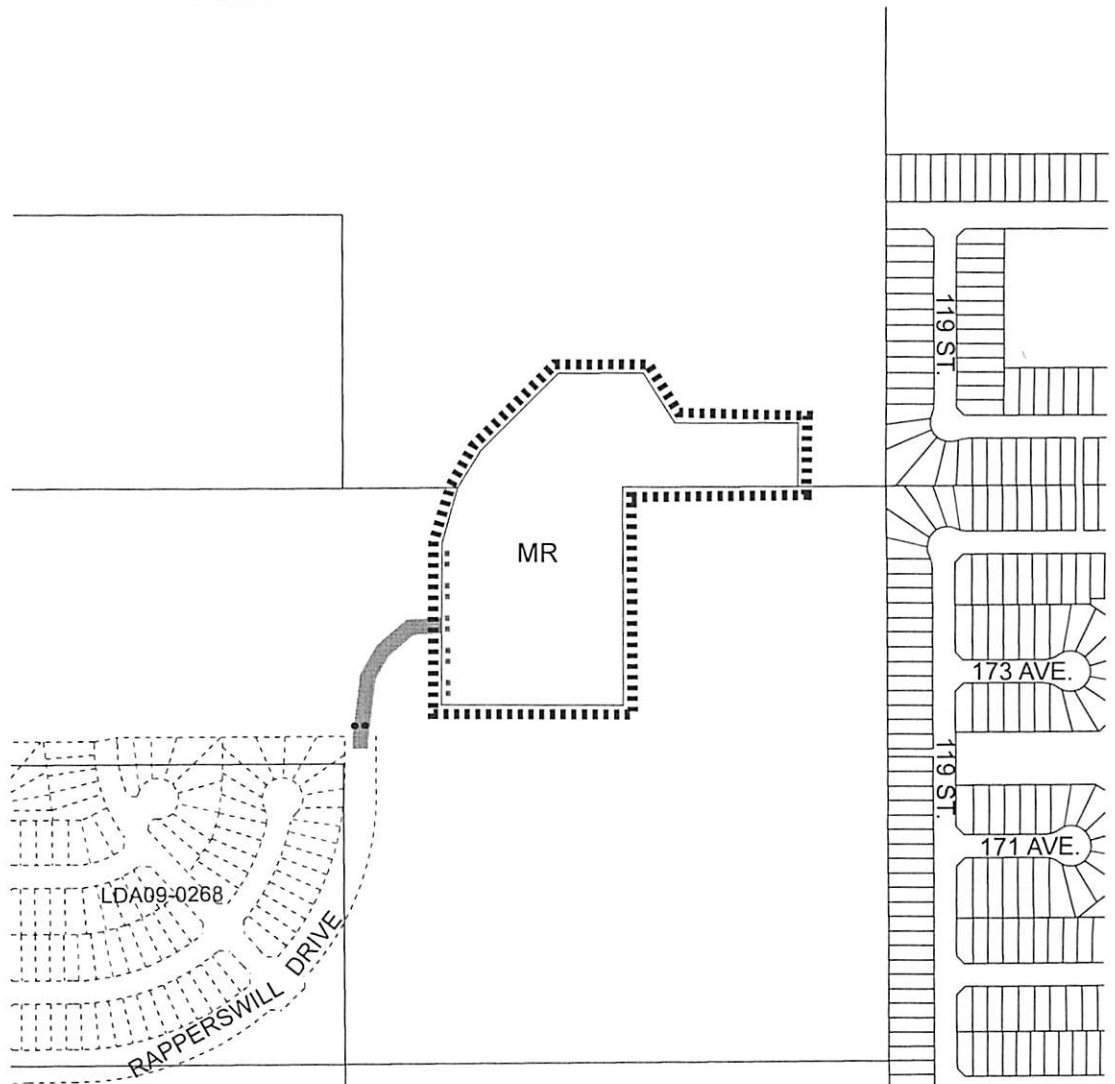
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 2, 2010

LDA10-0031

- Limit of proposed subdivision
- ▬ Easement and construction of temporary 4.0m gravel access road
- T-bollards
- Post and rail fence



- ▬ Titled area to be subdivided
- Subdivision area

