



April 11, 2013

File No. LDA11-0419

Qualico Developments West Limited
280, 3203 - 93 Street
Edmonton, AB T8N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative Plan of subdivision to create 153 single detached residential lots, 58 semi-detached residential lots, three (3) Public Utility lots and three (3) Municipal Reserve lots, from NW6-54-24-4 and SW6-54-24-4, located north of 167 Avenue NW and east of 127 Street NW; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on April 11, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.136 ha parcel, a 0.194 ha parcel and a 1.68 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 5.50 ha by a Deferred Reserve Caveat to the remainder of NW6-54-24-4, 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 public utility lots be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Sustainable Development;
6. 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;
7. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
8. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots flanking onto the pipeline rights of way as shown on the "Conditions of Approval" map, Enclosure I;
9. that prior to endorsement of Lots 53 to 59, the owner shall provide confirmation to the Subdivision Authority that proposed Lot 53 has sufficient width to

accommodate a 7.5 metre sideyard setback from the proposed PUL, and that proposed Lots 54 to 59 conform to the development regulations contained within the RSL Zone; and

10. 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 Departments 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 engineering drawing include the construction of a 12 m radius gravel surface temporary turnaround with bollards or minibarriers in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services. This turnaround will be required prior to CCC, or at the discretion and direction of Transportation Services;
8. that the engineering drawing include the construction of the 3 m shared use path, south of the subdivision boundary that was a condition of subdivision LDA09-0268 deferred until this stage to eliminate provision of a dead-end trail, in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawing include the construction of an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC, or at the discretion and direction of Transportation Services;
10. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage at the midblock crossings, in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and ATCO Pipelines;
12. that the owner construct a 2 m granular trail, in the location generally shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services and Sustainable Development;

13. that the owner complete a Noise Study to confirm the noise attenuation required adjacent to 127 Street, in accordance with the City of Edmonton's Urban Traffic Noise Policy and to the satisfaction of Transportation Services, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, within residential property lines for all lots adjacent to the PUL along 127 Street, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
14. that the owner construct all fences, with the exception of post and rail fence on Municipal Reserve lands, positioned wholly on privately owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the 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 Transportation Services and Sustainable Development.

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

The Municipal Reserve lots in this subdivision should be provided from the existing 7.51 ha Deferred Reserve Caveat (DRC#112 027 730) on title. The remaining 5.50 ha of the DRC should be deferred to the remainder of NW 6-54-24-4 for future assembly of the school/park site. The Public Utility Lot which crosses the lot 1MR should not be designated as Municipal Reserve.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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/lS/Posse #118244164-001
Enclosure(s)

