

Offsite Required Services, Amenities and Features

At the time of the approval of the first subdivision of the Lands, the Developer will:

- Construct the required road improvements outlined in the Watt Transportation Impact Assessment and conceptual design plan of the Island Highway at Superior Road; the conceptual design plan is attached as part of this Schedule B;
- Construct the Superior Road frontage from the Island Highway to the westerly boundary of the Regional Services site, generally in accordance with the Specified Provisions;
- Construct two roundabouts, one at the intersection of Superior Road and Vanderhoek Road and the second at Superior Road and the proposed easterly access point into the Regional Services site; generally in accordance with the Schematic Roundabout Layouts attached as part of this Schedule B;
- Dedicate the Knarston Creek corridor from a line 15m westerly from the westerly top of bank of Knarston Creek to Superior Road, which includes the dwelling at the southeast corner of the site, as shown on Schedule C. This is approximately 7% of the Lands and satisfies the legislative requirements for park dedication.
- Construct a trail from Superior Road (near Harley Drive) to a view point on the easterly side of Knarston Creek near the waterfall generally in the location shown on Schedule C. The construction to be in accordance with the trail specification of the Subdivision Bylaw.
- Dedicate a 10 metre greenway and trail buffer along the southerly boundary of the Regional Services site, as shown on Schedule C, and construct a trail within the dedicated area. The construction to be in accordance with the trail specification of the Subdivision Bylaw.
- Construct suitably sized water infrastructure to the southwest corner of the site at Superior Road and Normarel Drive for the future service of the Winds neighbourhood. No application for a latecomer's agreement with respect to this water infrastructure will be requested.
- Construct suitably sized sanitary sewer services to the southwesterly corner of the site at Superior Road and Normarel Drive. A latecomer's agreement for this sanitary sewer infrastructure will be entered into.
- Provide a onetime community amenity contribution of \$2.37 Million dollars for the rezoned Regional Services land. For clarity this was determined as \$3.16sqft (\$34.00sqm) for 750,000 square feet, as these numbers are noted in the Urban Systems "Economic Impact / Benefit Analysis for Superior Road Site Development" provided as part of the development applications.



CONCEPTUAL DESIGN

CONCEPTUAL DESIGN
SUPERIOR ROAD / HIGHWAY 19
LANTZVILLE, BC



SEAL:				REVISIONS				TITLE:			
				0				0	25m	50m	100m
				1				1:2,000			
				2				DESIGNED:	DRAWN:	CHECKED:	APPROVED:
				3				ML	ML		
				4				DESIGN VEHICLE:			
				5				WB-20			
				6				DESIGN SPEED:			
				7				90 Km/h			
				8				PROJECT NO.:			
								2748.B01			
								DRAWING NO.:			
								DWG-2.1			
								DATE:			
								MAR 9-2022			
								REVISION:			

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SCHEDULE "C"

