



Subdivision Authority

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

May 3, 2012

File No. LDA10-0386

Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton, AB T5K 2L6

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 36 semi-detached residential lots, one (1) medium density residential lot and two (2) Public Utility lots from SE 19-53-25-4, located south of 137 Avenue and northwest of Trumpeter Way; **TRUMPETER**

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**I The Subdivision by Plan is APPROVED, on May 3, 2012, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner prepare an easement for public access of the private secondary access road into the neighbourhood, as shown on the "Conditions of Approval" map, Enclosure II., to the satisfaction on Transportation Services; and
4. 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 (1) 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 the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applicable to the area of subdivision for the construction of permanent storm and sanitary drainage 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 affected 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 owner design and construct the entire or a suitable stage of the ultimate central Storm Water Management Facility (SWMF) and the ultimate connecting pipe between the central SWMF and the east SWMF to the satisfaction of Infrastructure Services;
8. that the engineering drawings include signs at both ends of the private temporary secondary access road clearly stating that the roadway is temporary and privately owned, in the locations shown on the "Conditions of Approval" map, Enclosure II. The signs are to be installed within six months of the signing of the Servicing Agreement, to the satisfaction of Transportation Services;
9. that the owner construct a 2 m granular shared use path within the Public Utility Lot (PUL) to connect with the 3 m shared use path located within the power line right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install "No Exit" signage along the north/south local road, in the vicinity of the bulb to be used as a turn around, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 6 m commercial crossing to the Public Utility lot, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the details of the existing crossing as shown on the "Conditions of Approval" map, Enclosure II. The crossing must be inspected by Transportation Services - Development Engineering by May 30, 2012 to determine if reconstruction is required. If reconstruction is required, the engineering drawings must include the reconstruction;
14. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

No Municipal Reserve is due at this time for SE 19-53-25-4. An existing 4.257 ha DRC (# 092 460 496) will be carried forward to the remainder of the titled area.

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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner  
Current Planning Branch  
Sustainable Development  
7th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cw/Posse #105565028-001

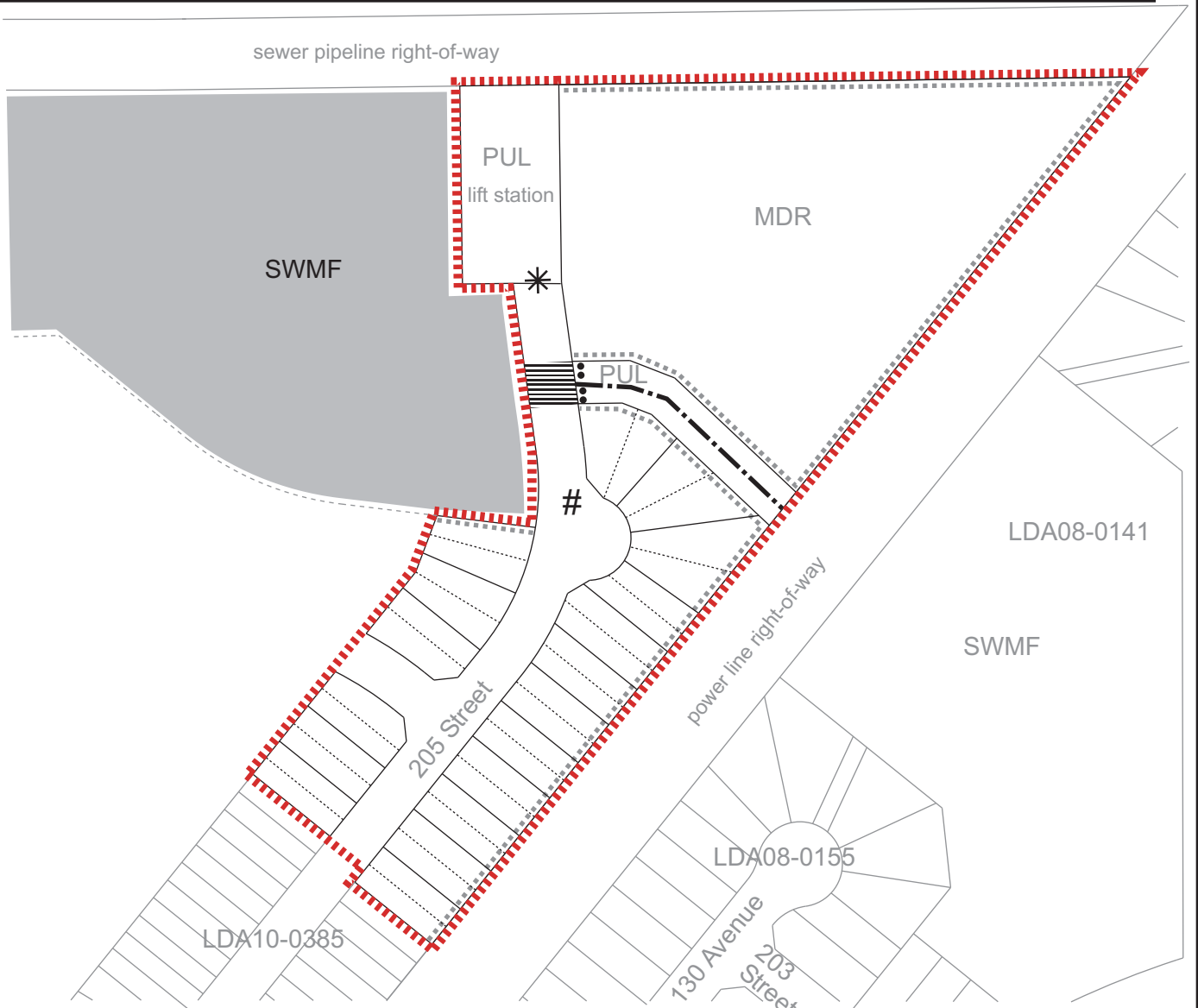
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

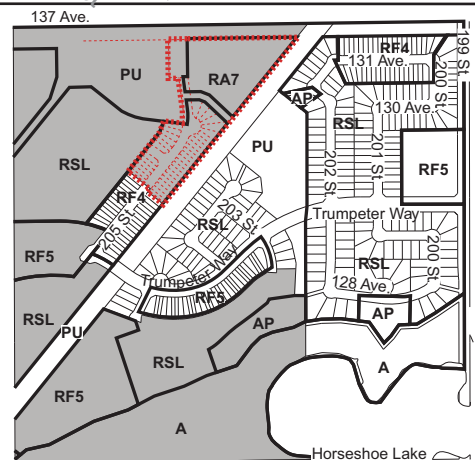
May 3, 2012

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|---|--|
| ■■■■■ Limit of proposed subdivision   | ■■■■■ Install zebra marked crosswalk with curb ramp and pedestrian signage |
| ..... 1.2m uniform fence  | ■ Include in Engineering Drawings  |
| — · — Construct 2.0m granular shared use path to connect to existing 3.0m SUP | # "No Exit" signage  |
| •• Bollards   | * 6.0m commercial crossing   |



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



**May 3, 2012**

[illegible]

-  Include in Engineering Drawings