



May 30, 2013,

File No. LDA13-0007

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 61 single detached residential lots and one (1) mixed use lot from a portion of SE 19-53-25-4 and SW 19-53-25-4, located west of 206 Street NW and north of Trumpeter Way; **TRUMPETER**

I The Subdivision by Plan is APPROVED on May 30, 2013, 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 a freeboard restrictive covenant in the favour of the City of Edmonton that will be registered against the lots backing on the Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register the walkway as legal road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that Bylaw 16471 to amend the Zoning Bylaw receive Third reading prior to the endorsement of this subdivision;
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 approved subdivisions within the Trumpeter neighbourhood (File No. LDA12-0173 and LDA12-0324) be registered prior to or concurrent with this application; and
8. 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 his 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 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 the engineering drawings include the design and construction of the entire or a suitable stage of the ultimate central Storm Water Management Facility (PUL) to the satisfaction of Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of an offset 17 m radius asphalt surface temporary turnaround with bollards or mini-barriers. The turnaround will be required prior to CCC and gravel prior to FAC or at the discretion and direction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a realigned section of the 9 m paved temporary secondary access road to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include the construction of a temporary 4 m wide gravel emergency access with T-bollards. The temporary access will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services), as shown on the "Conditions of Approval" map, Enclosure I;
11. that engineering drawings include the construction of a 1.5m concrete sidewalk with bollards, lighting and fence in accordance with the Zoning Bylaw, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve for SE 19-53-25-4 was carried forward on title with the registration of DRC No. 092 460 496.

Municipal Reserve for SW 19-53-25-4 was carried forward on title with LDA12-0173 with the registration of a DRC.

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 Mr. Don Read, at 780-496-3633 or write to:

**Mr. Don Read, Principal Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

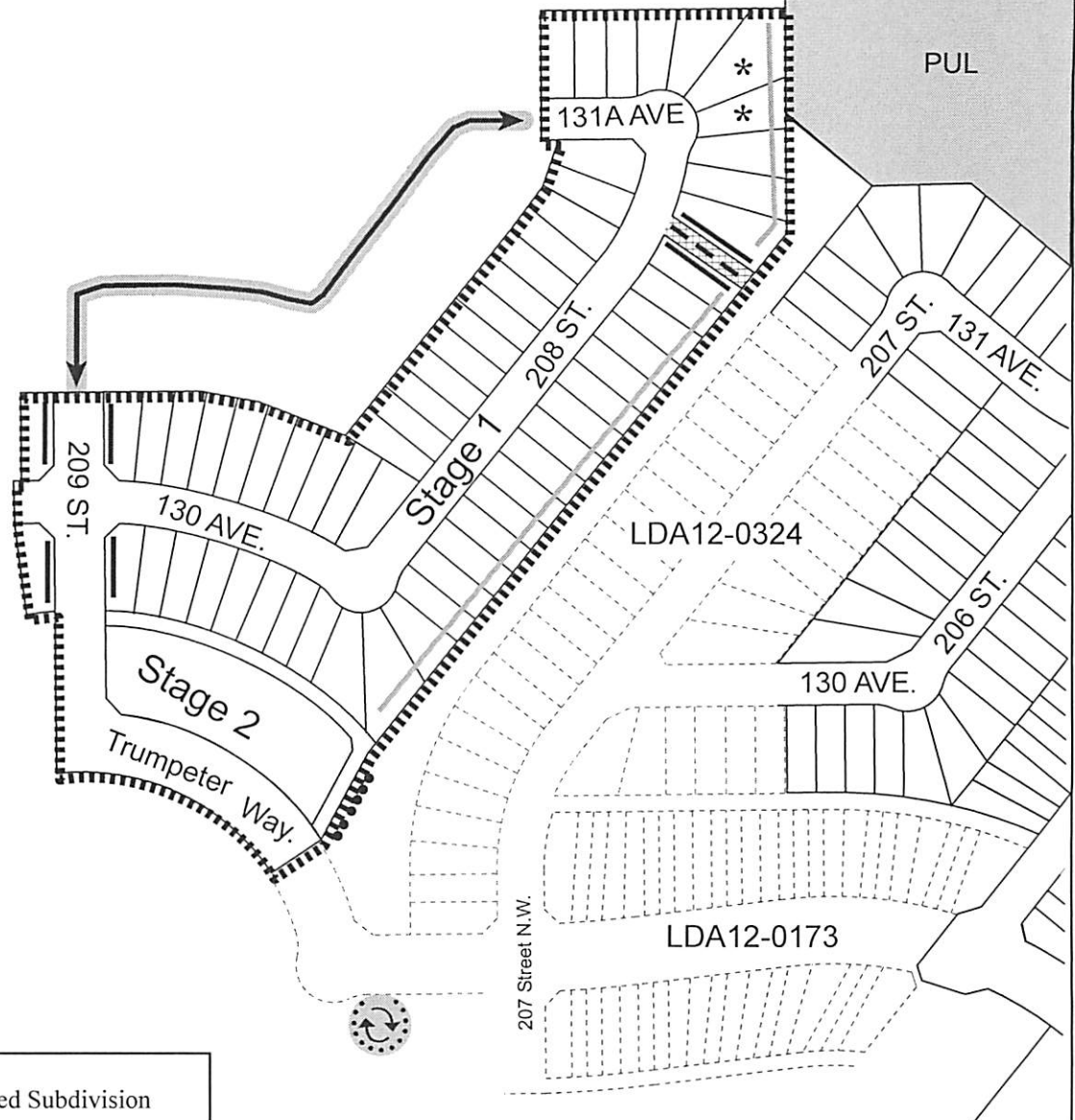
Yours truly,



Scott Mackie
Subdivision Authority

SM/dr/Posse #133018156-001

Enclosure



- Limit of Proposed Subdivision
- 1.5 m Concrete Sidewalk With Bollards Lighting and Register as Road Right-of-way
- 1.8 m Uniform Fence as per Zoning Bylaw
- 1.2 m Uniform Fence
- ↔ 4 m Wide Gravel Temporary Emergency Access Easement
- * Restrictive Covenant re Freeboard
- Register Walkway as Roadway
- Bollards
- 17 m Temporary Transit Turnaround With Bollards and Mini Barriers
- Include in Engineering Drawings

