



Subdivision Authority

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

January 31, 2013

File No. LDA12-0324

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 38 single detached residential lots and one (1) Public Utility 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**

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**I The Subdivision by Plan is APPROVED on January 31, 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 approved subdivision LDA12-0173 be registered prior to or concurrent with this application; 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 and/or other assessments applicable 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 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 Financial Services and Utilities;
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 owner construct a 2 m hard-surface shared use path within the PUL, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure
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 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
12. 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 is a map of the subdivision identifying major conditions of this approval.

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

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

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, 3<sup>rd</sup> 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,



FOR

Scott Mackie  
Subdivision Authority

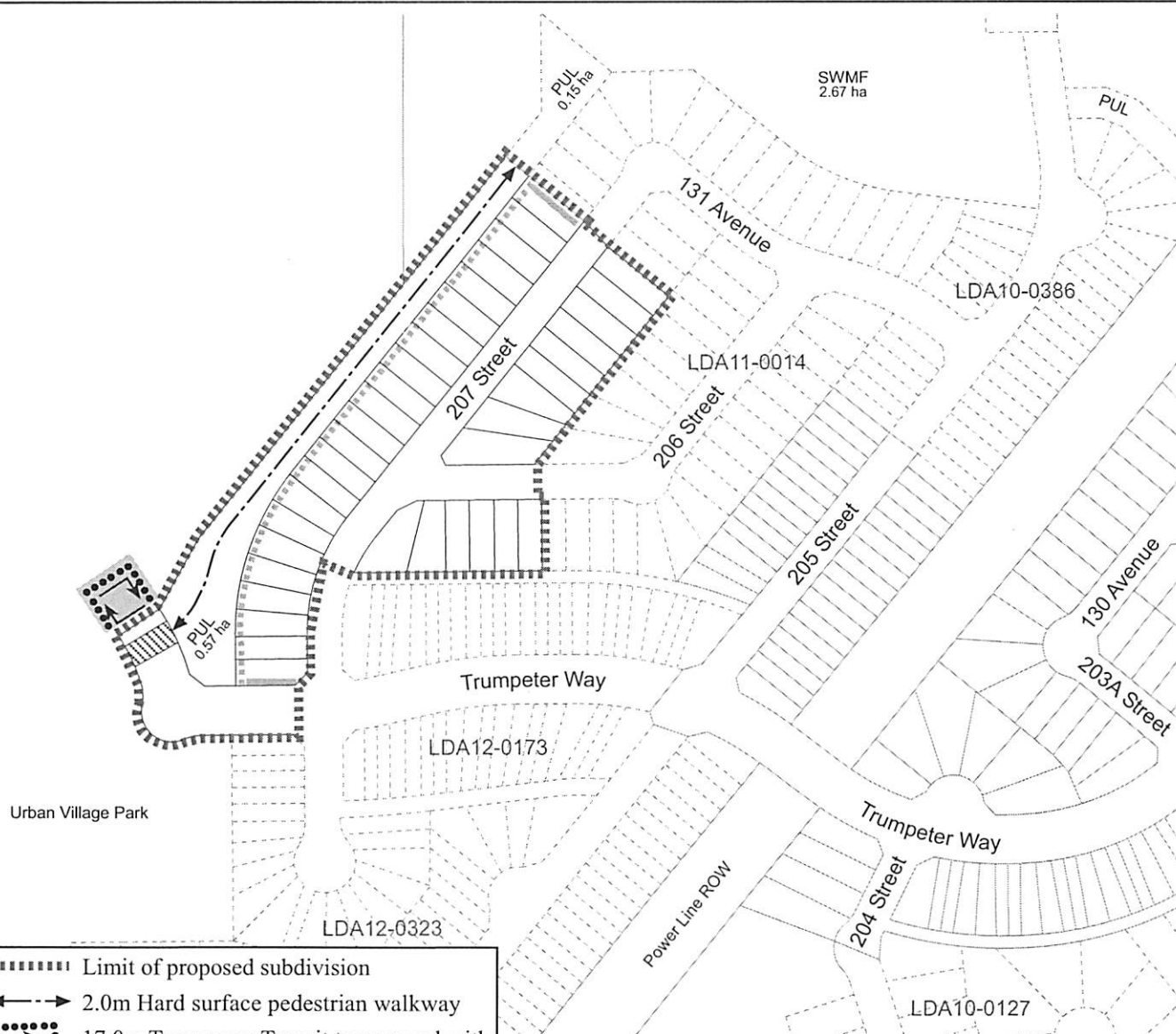
SM/dr/Posse # 129346788-001

Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 31, 2013

LDA12-0324



- Limit of proposed subdivision
- ↔ 2.0m Hard surface pedestrian walkway
- 17.0m Temporary Transit turnaround with bollards/mini barriers
- Zebra marked crosswalk with curb ramps
- Include in Engineering Drawings
- 1.2m uniform fence
- 1.8m uniform screen fence



- Titled area to be subdivided
- Subdivision area

