

Thursday, June 13, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the June 13, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the June 6, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0179 311360728-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 1, Block 1, Plan 9522768 located south of 107 Avenue NW and west of 186 Street NW; POUNDMAKER INDUSTRIAL
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA15-0056 167480481-001	REVISION of conditionally approved tentative plan of subdivision to create 26 single detached residential lots, five (5) Multiple Family Lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility Lot, from the NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA15-0080 167992217-001	REVISION of conditionally approved tentative plan of subdivision to create 174 single detached lots and (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0159 303668413-001	Tentative plan of subdivision to create one (1) additional residential lot from the NW-20-53-25-W4M located south of Starling Drive NW and west of Ray Gibbon Drive NW; STARLING
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0191 311669373-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 40, Plan 4800 KS located north of 131 Avenue NW and west of Fort Road NW; BELVEDERE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0197 311591207-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 16, Plan 2094 KS, located north of 60 Avenue NW and east of 107 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA19-0206 312902263-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 2597KS, located north of 80 Avenue NW and east of 144 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA19-0209 312294373-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4 and the south half of Lot 5, Block E, Plan 3837 W, located east of 73 Street NW and south of 127 Avenue NW; BALWIN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA19-0212 312569669-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 24, Plan 6009 HW, located south of 92 Avenue and east of 79 Street; HOLYROOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA19-0179

B & A Planning Group
1270 - 10055 106 Street NW
Edmonton, AB T5J 2Y2

ATTENTION: Ruibin Li

RE: Tentative plan of subdivision to create one (1) Public Utility lot from Lot 1, Block 1, Plan 9522768 located south of 107 Avenue NW and west of 186 Street NW; **POUNDMAKER INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 13, 2019, 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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 submit grading plans showing the non-existence or elimination of cross-lot overland drainage, to the satisfaction of EPCOR Drainage Services; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay the Drainage Assessments applicable to this subdivision; and
2. that the owner pay the Arterial Roadway Assessments applicable to this subdivision.

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

Municipal Reserve was addressed by money in place for 0.642ha with 93-X-180-5.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Tammy Niina at tammy.niina@edmonton.ca or 780-496-1022.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with a large initial "B" and "M".

Blair McDowell
Subdivision Authority

BM/TN/Posse #311360728-001

Enclosures

PLAN SHOWING A
 TENTATIVE PLAN OF SUBDIVISION
 OF
 LOT 1, BLOCK 1, PLAN 952 2768

ALL WITHIN
 N.E.1/4 SEC.5 TWP.53 RGE.25 W.4 Mer.

CITY OF EDMONTON ALBERTA

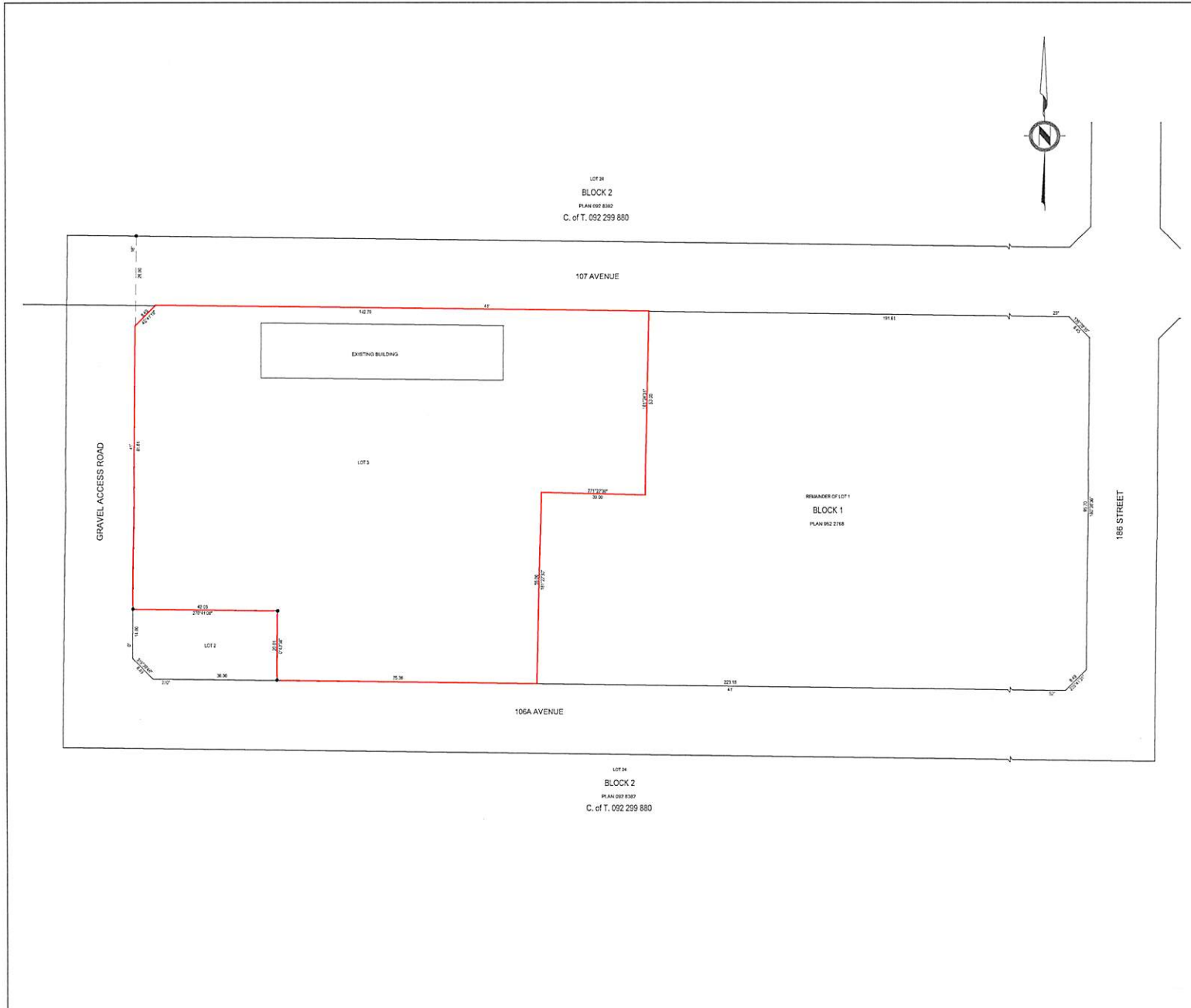
LOT/AREA TABLE		
LOT NAME	NUMBER OF LOTS	AREA
LOT 1	1	1.34 ha
TOTAL PROJECT		1.34 ha

NOTES
 Area to be registered shown bounded thus ——— contains 1.34 ha
 All distances are expressed in metres and decimals thereof.



CLIENT/PROJECT
 B&A PLANNING GROUP

DATE:	April 16, 2019			
JOB No.:	19-4020			
	CSAR			
CAD File:	19-6020-TP-000			
REV.	DATE	COMMENTS	INT.	© Copyright Aplin Martin, 2019



LOT 1A
 BLOCK 2
 PLAN 952 2768
 C. of T. 092 299 880

LOT 1A
 BLOCK 2
 PLAN 952 2768
 C. of T. 092 299 880



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA15-0056

Stantec Consulting Ltd.
1100 - 111 Dunsmuir Street
Vancouver, AB V6B 6A3

ATTENTION: John Steil

RE: REVISION of conditionally approved tentative plan of subdivision to create 26 single detached residential lots, five (5) Multiple Family Lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility Lot, from the NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

LDA15-0056 was conditionally approved on June 11, 2015. This is the first revision to add one (1) more additional single detached lot from 25 to 26, and to add a Public Utility Lot (PUL) to provide a Storm Water Management Facility outlet in Schultz Crescent. The commercial lot in the northeast corner of the subdivision is registered.

I The Subdivision by Plan is APPROVED on June 13, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 5.96 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivisions LDA13-0495 and LDA17-0654 be registered prior to or concurrent with this application for the local roadway connection, underground utilities, and the construction of the ultimate Storm Water Management Facility;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the Public Utility Lot within Schultz Crescent, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) 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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. 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;
5. that the owner submits 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 constructs Laubman Street to an enhanced local roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a permanent access to the existing Griesbach Police Training Facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details to be reviewed with Engineering Drawings;
8. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m shared use path on the west side of the future school site with lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, 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, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NW and SW 29-53-24-W4M will be reduced with the dedication of the MR parcel. The remainder will be transferred to the NE-29-53-W4M.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



Blair McDowell
Subdivision Authority















BM/sm/Posse #167480481-001

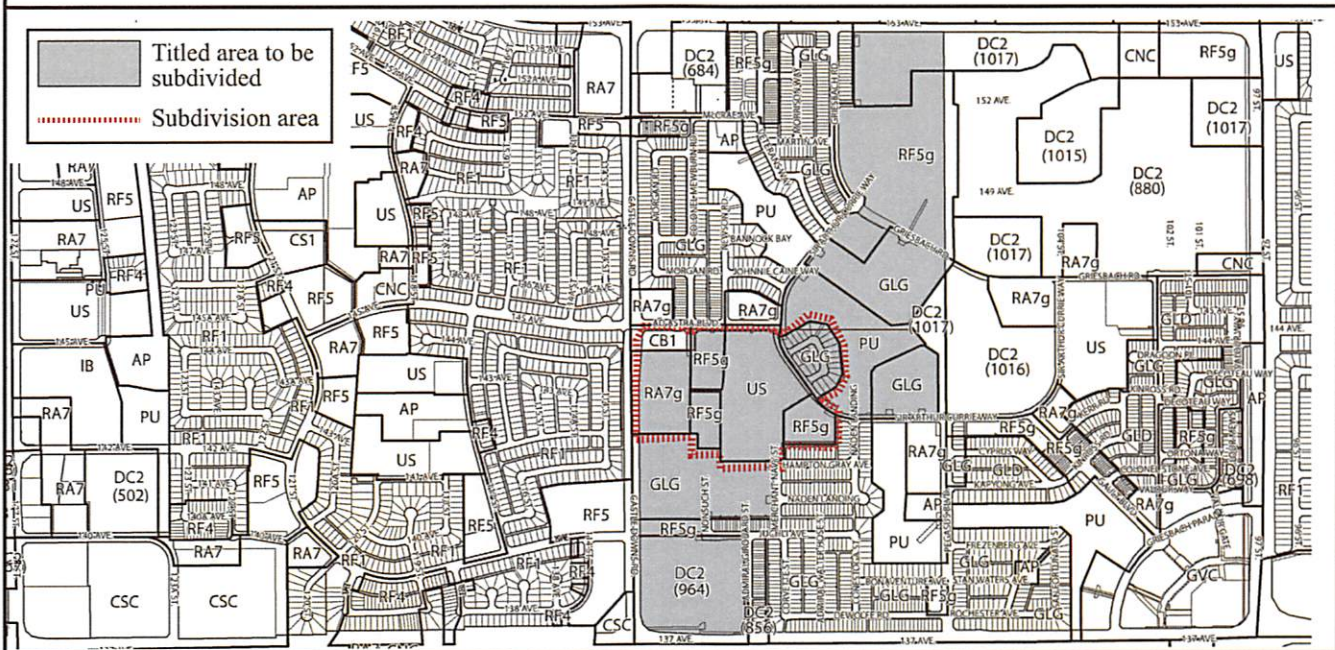
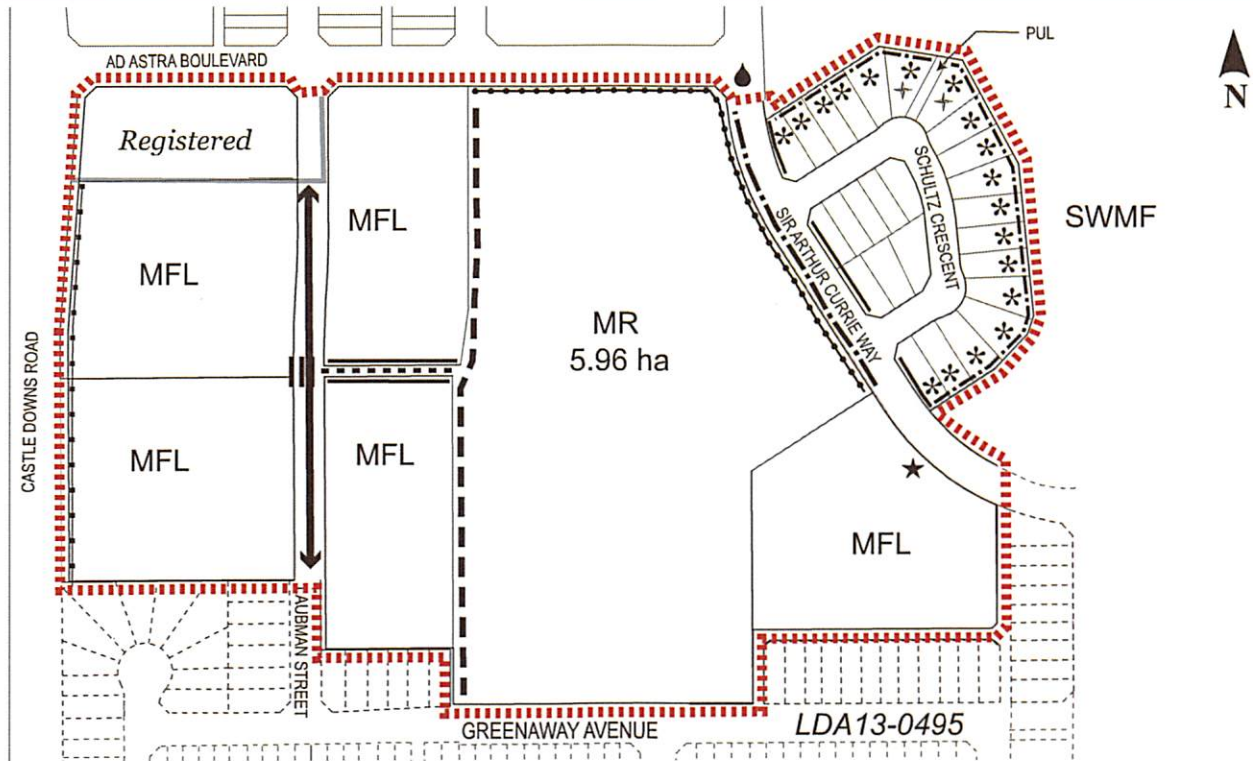
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 13, 2019

LDA15-0056

-  Limit of proposed subdivision
-  Noise attenuation fence
-  Post and rail fence
-  1.8 m uniform fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Restrictive covenant re: Disturbed soil
-  Construct permanent access
-  3 m shared use path
-  2.5 m mono-walk
-  1.8 m concrete sidewalk
-  Zebra marked crosswalk
-  Construct 20 m enhanced local roadway
-  Restrictive covenant re: freeboard
-  Water and sewer connections





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA15-0080

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 174 single detached lots and (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

The application revises the April 25, 2019 approval by creating two additional phases from Phase 3.

I The Subdivision by Plan is APPROVED on June 13, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 28 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and

8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) 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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. that the owner submits 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;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs Chernowski Way SW to an enhanced local roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. That the owner construct Challand Lane SW and the alley connection to Coughlan Green SW to a residential alley structure for the entire width of the right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs 3 m hard surface shared use paths with "Shared Use" signage, lighting, and bollards, within the greenway and 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 2.0 m concrete sidewalk with bollards, within the alley connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner install alley lighting within an easement on private property to the satisfaction of Subdivision and Development Coordination and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans for 28 Avenue SW to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct a 0.5 m berm centered on property line and 2.3 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NW 14-51-25-W4M in the amount of 0.20 ha is being provided by dedication with this subdivision. The existing Deferred Reserve Caveat (DRC) will carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #167992217-001

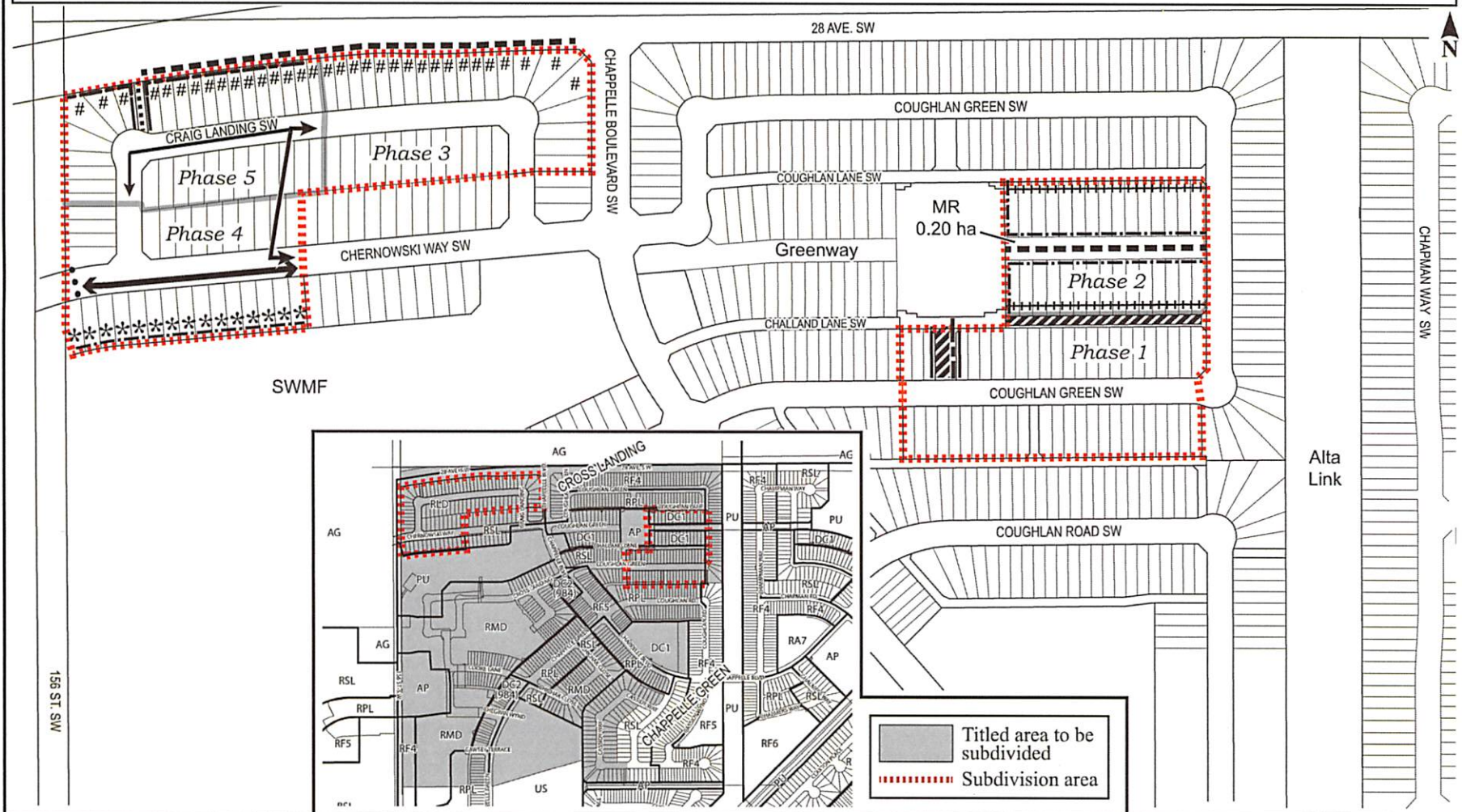
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL

June 13, 2019

LDA15-0080

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- Berm and noise attenuation fence
- 1.5 m concrete sidewalk
- 2 m concrete sidewalk
- 3 m hard surface shared use path
- 11.5 m enhanced local roadway
- # Restrictive covenant re: berm
- * Restrictive covenant re: freeboard
- ... Bollards
- Phasing line
- Alley lighting and easement
- Construct to a residential alley structure
- Temporary 6 m roadway





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA19-0159

WSP Canada Inc.
1200 - 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) additional residential lot from the
NW-20-53-25-W4M located south of Starling Drive NW and west of Ray Gibbon Drive NW;
STARLING

The Subdivision by Plan is **APPROVED** on June 13, 2019, subject to Section 654 of the Municipal Government Act, and subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Drainage Assessments, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. 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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority
BM/gq/Posse #303668413-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the cul-de-sac. Specific details of access will be reviewed through the Development Permit.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.6 m west of the east property line of NW-20-53-25-W4M off Starling Drive. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



STARLING AT BIG LAKE

Tentative Plan Showing Proposed Subdivision
Portion of the N.W. 1/4 Section 20 Township 53 Range
25 W4M

within
EDMONTON, ALBERTA

Area to be subdivided shown thus **.....**
and contains one Single Family RSL lot that is
approximately 0.0873hectares .

All dimensions are in metres and decimals thereof.
Scale 1:750

January 24, 2019

wsp



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA19-0191

Gilmore Surveys (Arctic) Ltd.
7322 101 Avenue NW
Edmonton, AB T6A 0J2

ATTENTION: Duncan Gilmore Sr.

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 40, Plan 4800 KS located north of 131 Avenue NW and west of Fort Road NW; **BELVEDERE**

The Subdivision by Plan is **APPROVED on June 13, 2019, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/gq/Posse #311669373-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

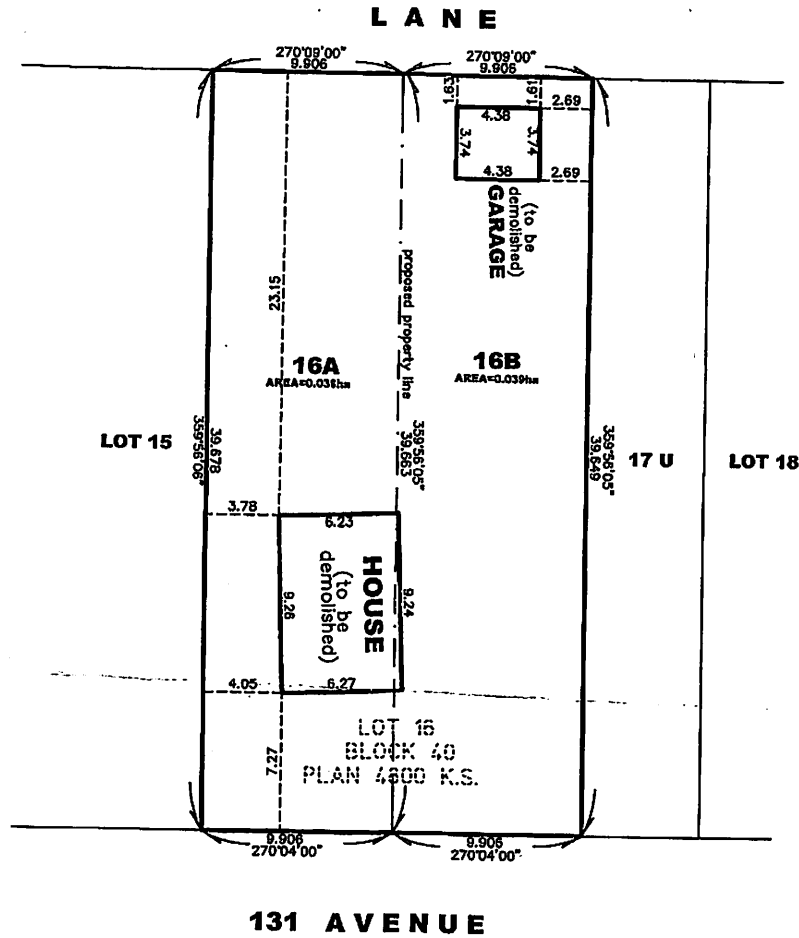
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.7 m east of the west property line of Lot 16 off the lane. The existing storm service enters the proposed subdivision approximately 4.0 m east of the west property line of Lot 16 off 131 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within Lot 17U, Block 40, Plan 4800KS adjacent to the east property line of Lot 16. The water main is 5.0 m from the subject lot. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.



AREA DEALT WITH BY THIS PLAN BOUNDED THUS



TENTATIVE PLAN OF SUBDIVISION

<p>LEGAL DESCRIPTION LOT 16 BLOCK 40 PLAN 4800 K.S. EDMONTON, ALBERTA OWNER : DORILLA DEVELOPMENTS LTD</p>	<p>CIVIC ADDRESS: 6022-131 AVENUE EDMONTON, ALBERTA</p> <p>BUILDER OR OWNER: MONTORIO HOMES LTD. 5607-129 AVENUE EDMONTON, ALBERTA</p>	<p>PAGE 1 OF 1</p>	
<p>C. OF T. NO: 182 152 180 DATE : JUNE 27th, 2018</p>	<p>GILLMORE SURVEYS (ARCTIC) LTD. 7322 - 101 AVENUE EDMONTON - ALBERTA T6A 0J2 PH. (780) 465-0096 Fax (780) 468-7072</p>	<p>DATE: JULY 03rd, 2018 SCALE: 1: 300 GSAI: 2045-43 WS: 18-0197</p>	<p>Drwg: 18-0197T</p>



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA19-0197

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 16, Plan 2094 KS, located north of 60 Avenue NW and east of 107 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on June 13, 2019, pursuant to Section 654(2) of the Municipal Government Act and subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #311591207-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 60 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- For any proposed access to 60 Avenue NW, a minimum clearance of 1.5 m must be maintained from the south east boulevard tree, as shown on the Enclosure.
- There is an existing access to 107 Street from proposed Lot 1B. Upon submission of a development permit application the owner/applicant will be required to upgrade the existing access for the proposed Lot 1B to meet current City of Edmonton standards. The owner/applicant will be required to obtain a permit to relocate/reconstruct the access, available from the Development and Zoning Services Branch, 2nd Floor, 10111-104 Avenue NW.
- Vehicular access and/or any portion of the driveway will not be permitted through the corner radius, as shown on the Enclosure. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhood@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

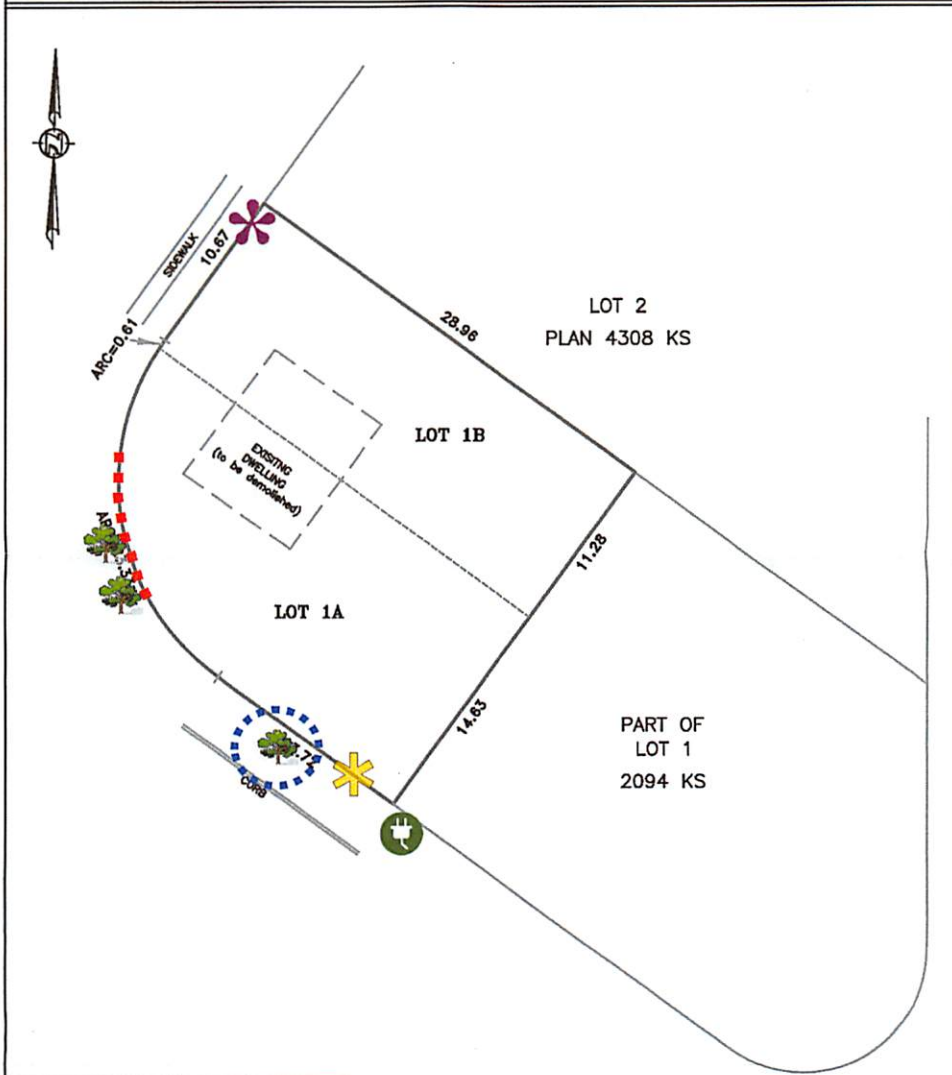
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 13.1 m south of the north property line of Lot 1 off 107 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
PART OF LOT 1, BLOCK 16, PLAN 2094 KS
NW1/4, SEC. 17, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 2. FENCES ARE SHOWN THUS
 3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
- AND CONTAINS 0.070 ha.



LEGEND

-  USE OF EXISTING ACCESS WILL REQUIRE UPGRADE TO MEET CURRENT CITY OF EDMONTON STANDARDS
-  NO VEHICULAR/DRIVEWAY ACCESS
-  EXISTING POWER POLE WITH GUY WIRES
-  EXISTING BOULEVARD TREES THAT MUST BE PROTECTED DURING CONSTRUCTION
-  POTENTIAL ACCESS LOCATION
-  1.5M MINIMUM CLEARANCE REQUIRED FROM TREE

SURVEYS & ENGINEERING LTD.

7th STREET, EDMONTON, ALBERTA. T6C 3J1

D) 465-5400 email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

SCALE 1 : 300

JOB No. 119020

ENCLOSURE

FILE: L0A19-0197
DATE: MAY 28, 2019



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA19-0206

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 2597KS, located north of 80 Avenue NW and east of 144 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is **APPROVED** on June 6, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Janika Sumaylo at janika.sumaylo@edmonton.ca or 780-508-9596.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue circular stamp.

Blair McDowell
Subdivision Authority

BM/js/Posse #312902263-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 144 Street NW. Upon redevelopment of proposed Lot 8A the existing residential access to 144 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.02 m north of the south property line of Lot 8 off of the lane. The existing storm service enters the proposed subdivision approximately 10.06 m south of the north property line of Lot 8 off 144 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Please note lots in this area will experience service pressures in excess of maximum water servicing pressure based on Volume 4 of the City of Edmonton Design and Construction Standards. Due to this service pressure situation you are advised to design servicing and buildings accordingly.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

NEW ERA CAPITAL VENTURES INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.077 ha.



REV. NO.	DATE	ITEM	BY
03	MAY 20/19	LOT LINE DEFLECTION CORRECTION	CN
02	MAY 27/19	LOT LINE DEFLECTION	CN
01	MAY 5/19	T-PLAN	CN

REVISIONS

LAURIER HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 8, BLOCK 7, PLAN 2597KS

S.E. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4th MER.
EDMONTON - ALBERTA



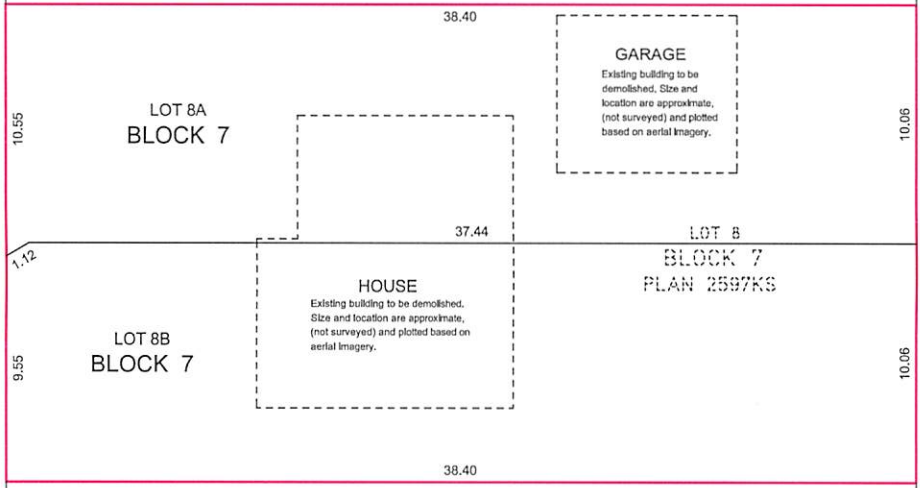
Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900062T	DRAFTED BY:	CN	CHECKED BY:	DS
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LOT 7
BLOCK 7
PLAN 2597KS

144 STREET

LANE



LOT 9
BLOCK 7
PLAN 2597KS



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA19-0209

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozky

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4 and the south half of Lot 5, Block E, Plan 3837 W, located east of 73 Street NW and south of 127 Avenue NW; **BALWIN**

The Subdivision by Plan is APPROVED on June 13, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed northern lot;
2. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue circular stamp.

Blair McDowell
Subdivision Authority

BM/tv/Posse #312294373-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 73 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

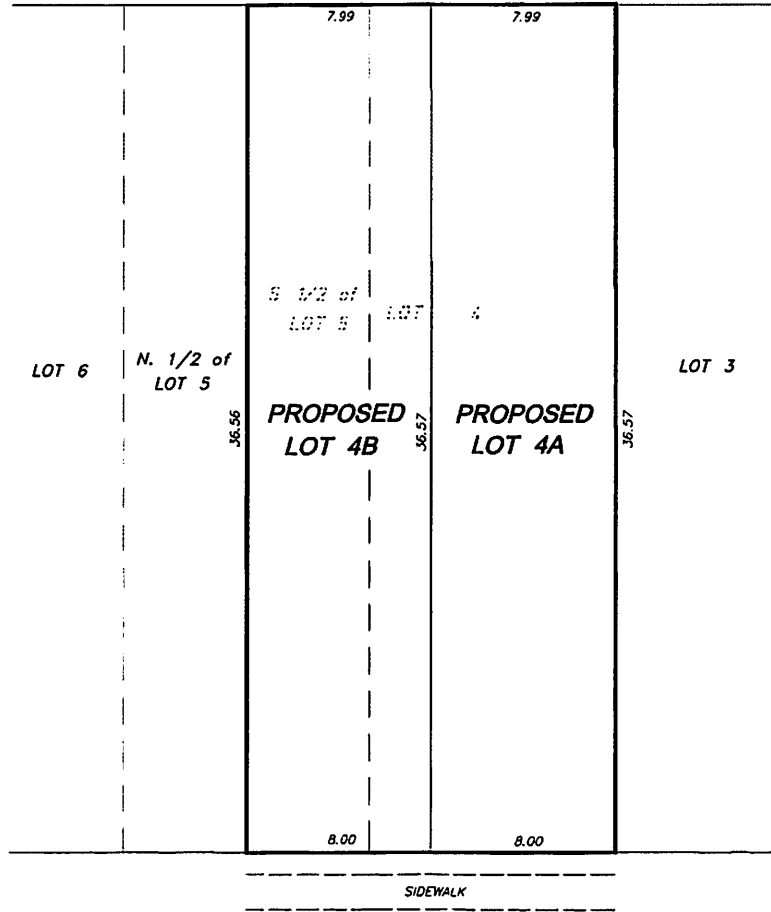
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



73rd STREET

TENTATIVE PLAN

6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
 email: abgeo@telus.net
 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
 FAX: (780) 437-8024

**Alberta
 Geomatics
 Inc.**

NOTE:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
 BY LEGAL SURVEY

THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY
 THE LOCAL AUTHORITY.
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
 OR OMISSIONS REPRESENTED BY THIS PLAN.

LOT: 4 & 5(PART) BLOCK: E PLAN: 3837 W

SUBDIVISION: BALWIN ADDRESS: 12611-73 STREET

BUILDER/OWNER: WAYNE KELLY EDMONTON

ZONING: RF3

FILE: E17449

LOT AREA: 0.058ha.

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: I.H./P.S.

2019-04-29



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

June 13, 2019

File No. LDA19-0212

Bernhard Jess, A.L.S.
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 24, Plan 6009 HW, located south of 92 Avenue and east of 79 Street; **HOLYROOD**

The Subdivision by Plan is **APPROVED** on June 13, 2019, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Craig Walker (Planner) at craig.walker@edmonton.ca or 780-442-4852.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/cw/Posse #312569669-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 92 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

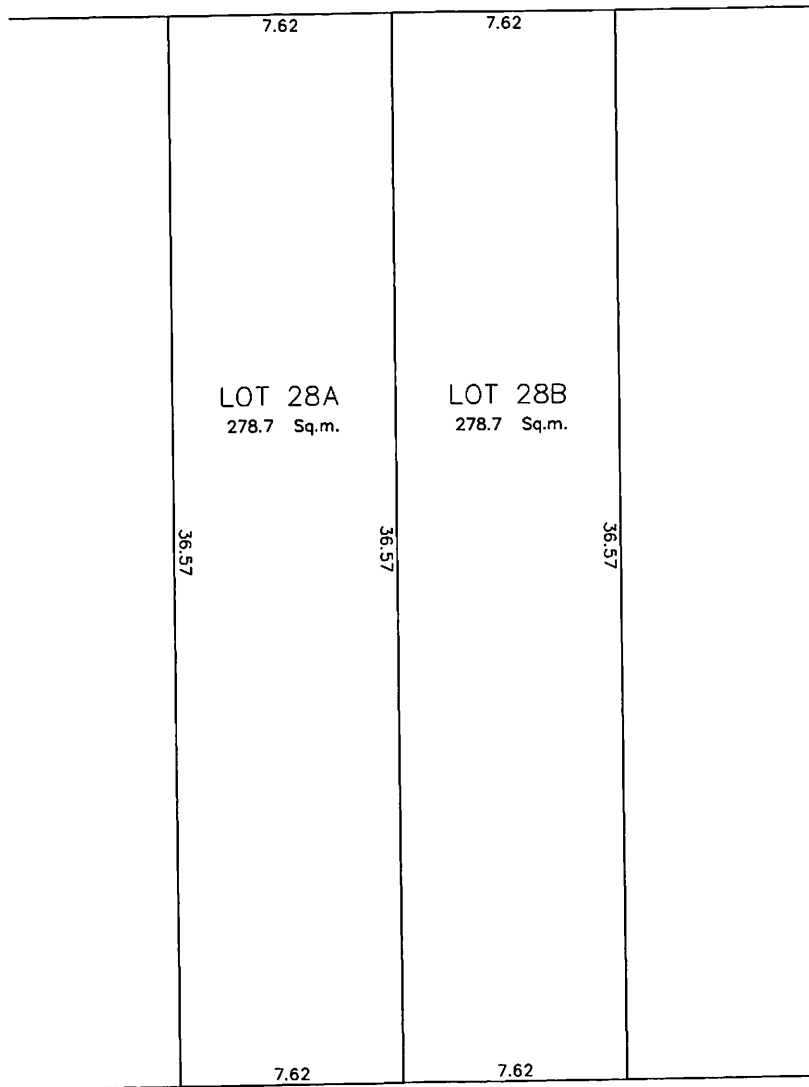
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.3 m west of the east property line of Lot 28 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Plan Showing Proposed Subdivision

Lot 28, Block 24, Plan 6009HW
7639-92 Avenue



92 Avenue



Lane

Client: Matt Bruce

Neighbourhood: Holyrood

Zoning: RF1

File: 1914 Planning App

Bernhard Jess ALS, CLS, P.Eng. © 2019

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:250