

Thursday, January 26, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the January 26, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the January 19, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0407 443133344-001	Tentative plan of subdivision to create 101 single detached residential lots and one (1) Municipal Reserve lot, from the NE 13-53-26-W4M, located north of 124 Ave NW and west of Winterburn road NW; KINGLET GARDENS
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA21-0500 404631112-001	REVISION of conditionally approved tentative plan of subdivision to create 112 single detached residential lots, 26 semi-detached residential lots, one (1) commercial lot, and one (1) Public Utility lot from SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; KINGLET GARDENS
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA22-0565 455980412-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 36, Plan 6452 ET, located south of 98 Avenue NW and east of 153 Street NW; WEST JASPER PLACE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA22-0568 456000897-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 26, Plan 5229 AD, located east of 154 Street NW and north of 96 Ave NW; WEST JASPER PLACE	
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

January 26, 2023

File No. LDA22-0407

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 101 single detached residential lots and one (1) Municipal Reserve lot, from the NE 13-53-26-W4M, located north of 124 Ave NW and west of Winterburn road NW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on January 26, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.700 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 Big Lake Transportation Infrastructure Projections Study (TIPS) for the Big Lake Area is approved, to the satisfaction of Subdivision and Development Coordination and Planning Coordination, prior to endorsement;
5. that the Big Lake Areas Structure Plan and Kinglet Gardens Neighbourhood Structure Plan amendments, to align with the approved Big Lake Transportation Infrastructure Projections Study, be submitted prior to endorsement;
6. that the owner dedicate additional road right-of-way on the local roadways to accommodate the complete streets design and cross section, to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
7. that the approved subdivision LDA21-0473 be registered prior to or concurrent with this application to provide logical roadway and utility connections;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

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 pay the Fire hall Offsite Levy applicable to this subdivision;
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 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;
8. that the owner pay for the installation of a pedestrian overhead flasher/signal on Winterburn Road NW, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing on Winterburn Road NW that may include modifications to the existing guardrail, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Details will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner construct the local roadways to an approved Complete Street design and cross section. The complete streets design and cross section details for the local roadways will be reviewed and finalized through the engineering drawing review and approval process;

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 a 3 m asphalt hard surface shared use path with "Shared Use" signage, within the top of bank setback, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path (or a 3 m concrete sidewalk) with T bollards and lighting within the emergency access walkway, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 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;
15. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Reserve lot, road right of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for NE ¼ 13-53-26-4 in the amount of 0.700 ha is being provided by dedication with this subdivision. The remaining MR balance for NE ¼ 13-53-26-4 in the amount of 1.090 ha will be transferred to the NW 13-53-26 W4M by Deferred Reserve Caveat (DRC).

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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

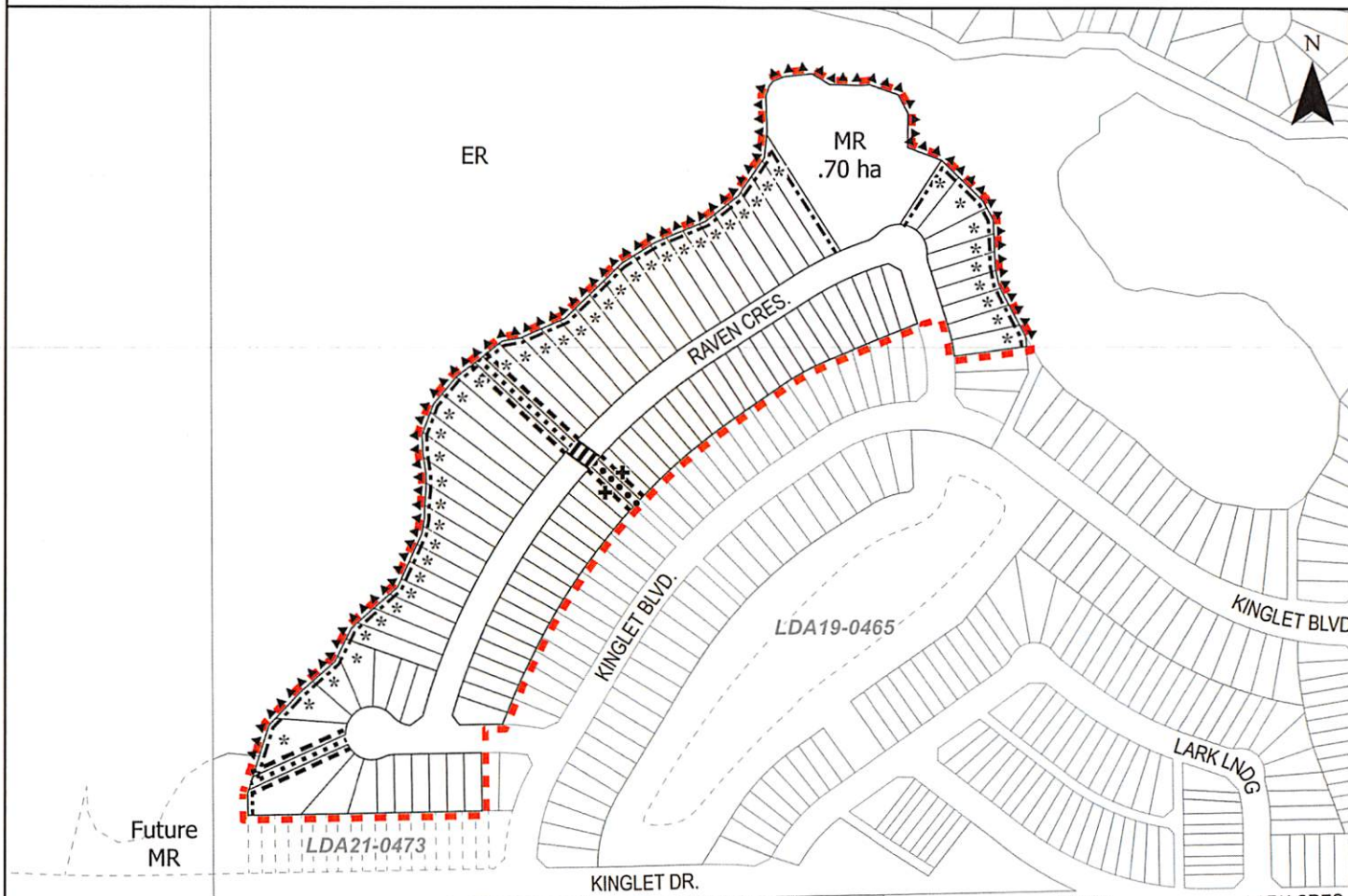
BM/jv/Posse #443133344-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

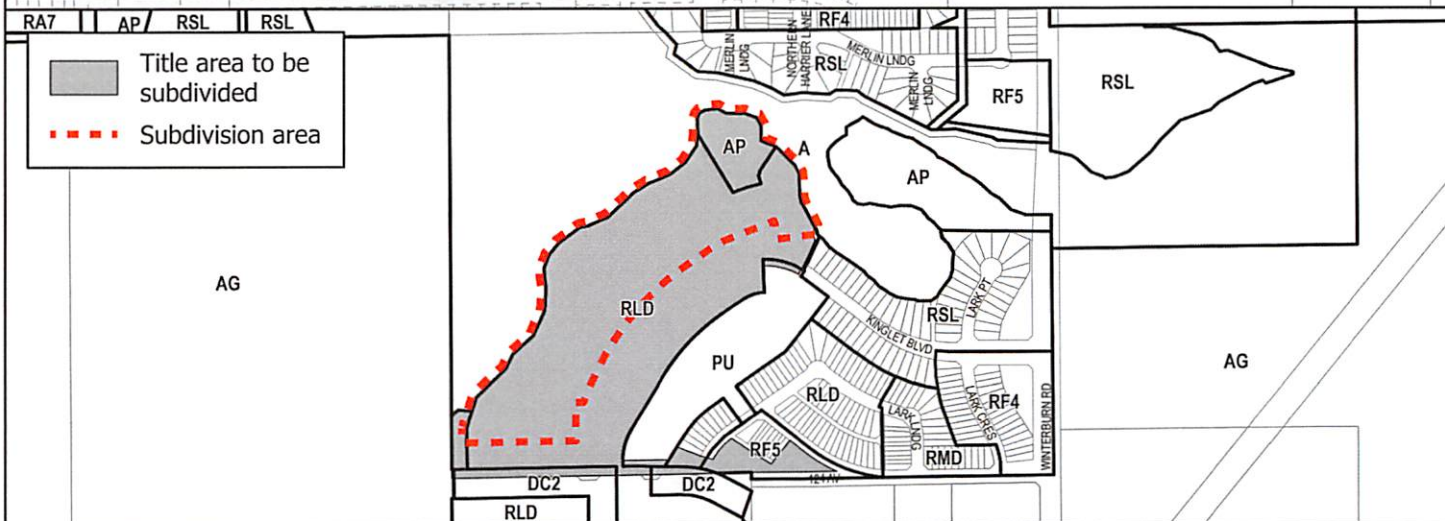
January 26, 2023

LDA22-0407

- ■ ■ ■ ■ Limit of proposed subdivision
- - - - - 1.2 m uniform screen fence
- - - - - 1.8 m uniform screen fence as per Zoning Bylaw
- ● ● ● ● 1.8 m concrete sidewalk
- 3 m shared use path
- ▲ ▲ ▲ ▲ ▲ 3 m asphalt shared use path
- ||||| Zebra marked crosswalk
- * Restrictive covenant re: Top of Bank
- + Restrictive covenant re: disturbed soil



NOTE: All roads shown on this map are within the NW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

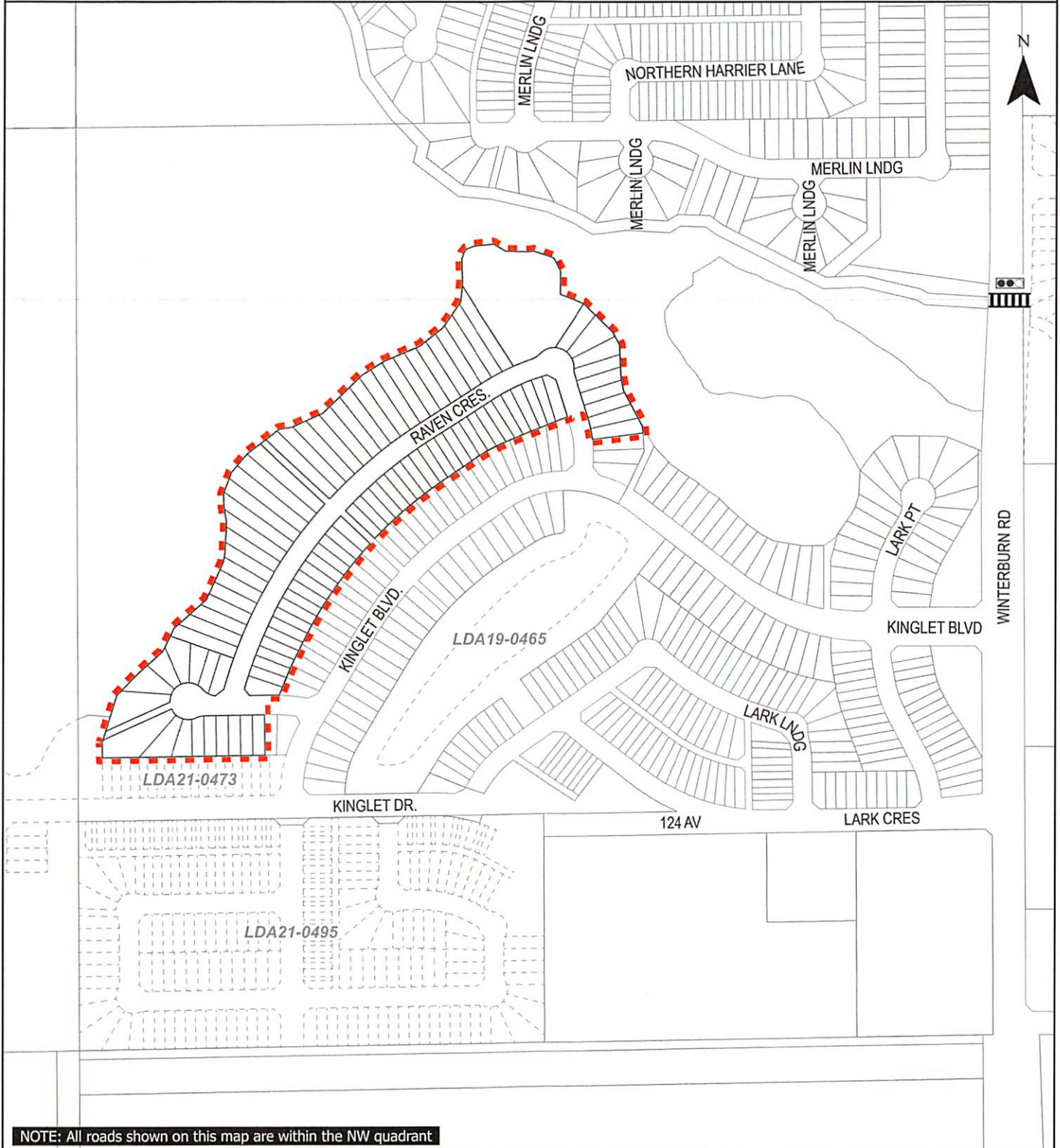
January 26, 2023

LDA22-0407

----- Limit of proposed subdivision

▬▬▬▬▬▬ Zebra marked crosswalk

⦿⦿ Pedestrian flasher/signal



NOTE: All roads shown on this map are within the NW quadrant



Subdivision Authority

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

January 26, 2023

File No. LDA21-0500

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 112 single detached residential lots, 26 semi-detached residential lots, one (1) commercial lot, and one (1) Public Utility lot from SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

This subdivision was originally approved on February 24, 2022. The first change request was approved on May 19, 2022. It altered the location of the temporary 12 m turnaround by placing it on the south side of Siskin Link and increased the number of lots to be withheld from registration from 3 single detached lots to 4 semi-detached lots. This second change request proposes to remove the drainage easements and associated disturbed soil restrictive covenants. They are no longer required due to new grading and elevations. This change request also increases the number of semi-detached lots by 6, and reduces the number of single detached lots by 4; all within Phase 2.

I The Subdivision by Plan is APPROVED on January 26, 2023, 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 lot(s) identified be withheld from registration until the temporary turnaround is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Phases 3 and 4 may be registered in non-sequential order at the discretion of the Subdivision Authority, having regard to the prior or concurrent registration of other phases contained within this approval, and approved subdivisions outside of this approval, that are deemed necessary to provide connections to underground utilities and roadways;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Yellowhead Trail NW (Highway 16), 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 The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct a temporary 12 m radius paved surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure. This turnaround will be required prior to CCC for roads (or at the discretion and direction of Subdivision and Development Coordination);
9. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs a 3 m hard surface shared use path with bollards and lighting, adjacent to the Storm Water Management Facility (SWMF) with connections to future adjacent shared use paths, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to the adjacent shared use path and sidewalks, to the satisfaction of

Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner pays for the installation of "no parking" signage on Siskin Link NW, to accommodate the turning movements of waste management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for installation of "no parking" signage on Kinglet Boulevard NW to ensure that site lines for the front access lots backing out onto the collector roadway are maintained, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
14. that the owner construct a 2.2 m berm centered on the property line and a 1.8 m noise attenuation fence wholly within private property lines, or combination thereof, to conform to the submitted Noise Study, for all lots backing on the Yellowhead Trail, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I.
15. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Public Utility 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 SE-13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA14-0495. The 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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

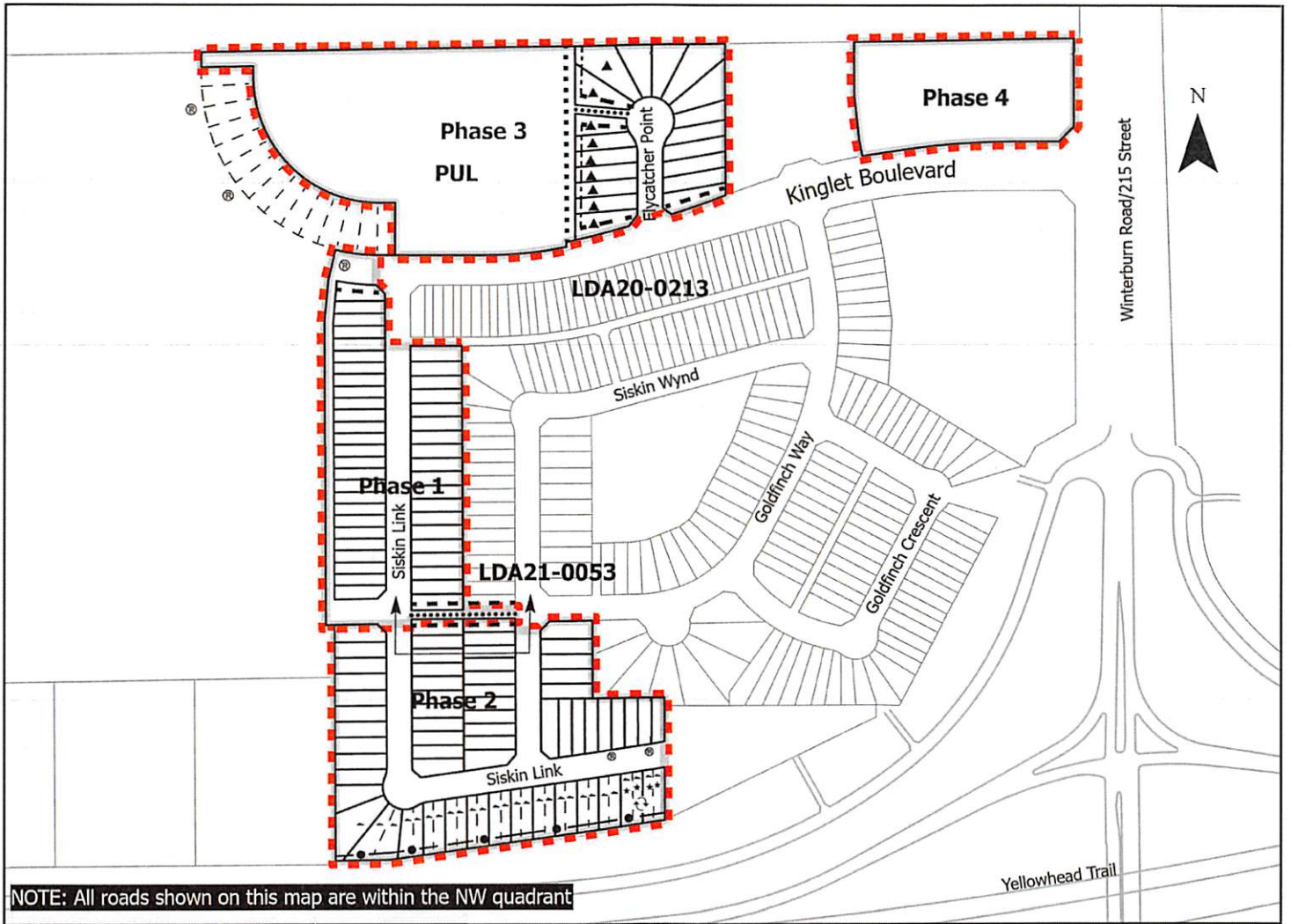
BM/cp/Posse #404631112-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

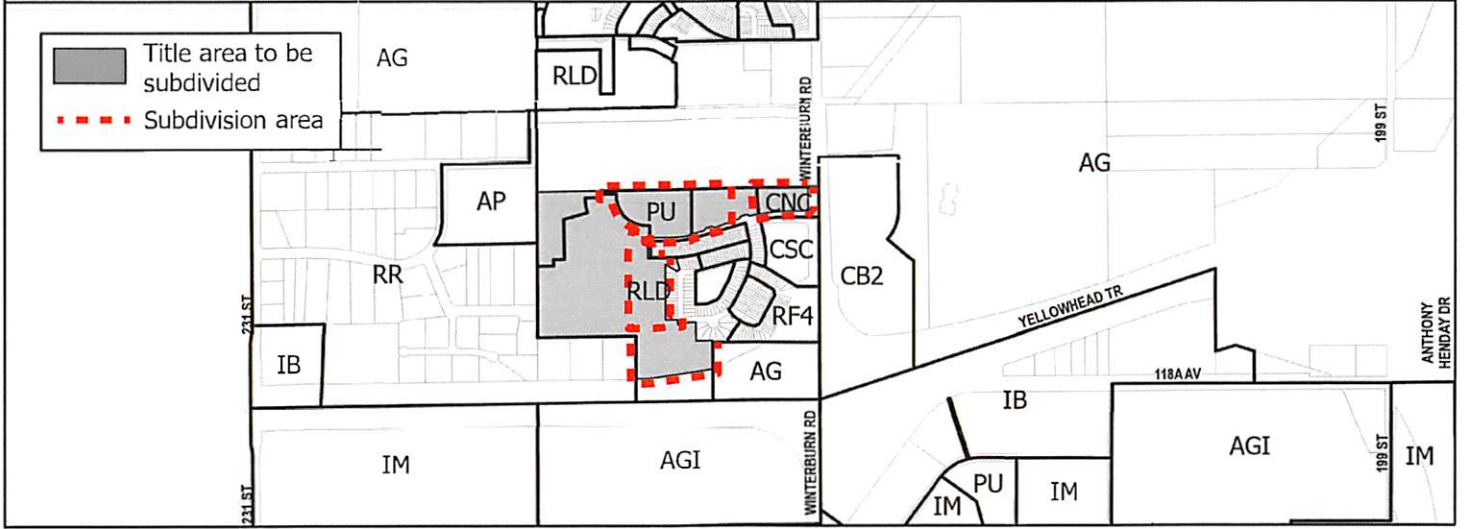
January 26, 2023

LDA21-0500

- Limit of proposed subdivision
- Phasing Line
- ←→ Temporary 6m roadway
- ▲ Restrictive covenant re:Freeboard
- - - 1.2 m Uniform Fence
- ★ Withhold lots from registration
- ⊕ Temporary 12 m radius turnaround
- 1.8m Uniform Fence - Zoning bylaw
- 3m Hard surface shared use path
- 1.8m Concrete Sidewalk
- 2.2m Berm and 1.8m Noise Attenuation Fence
- Restrictive Covenant re:berm and fence
- ⊙ No Parking Signage



NOTE: All roads shown on this map are within the NW quadrant





Subdivision Authority

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

January 26, 2023

File No. LDA22-0565

Caliber Master Builder Ltd.
9004 51 Avenue NW
Edmonton, AB T6E 5X4

ATTENTION: Alex Kogan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 36, Plan 6452 ET, located south of 98 Avenue NW and east of 153 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on January 26, 2023, 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #455980412-001

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 (\$700.00 - 2023 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 153 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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 153 Street NW. Upon redevelopment of proposed Lot 18B, the existing residential access to 153 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

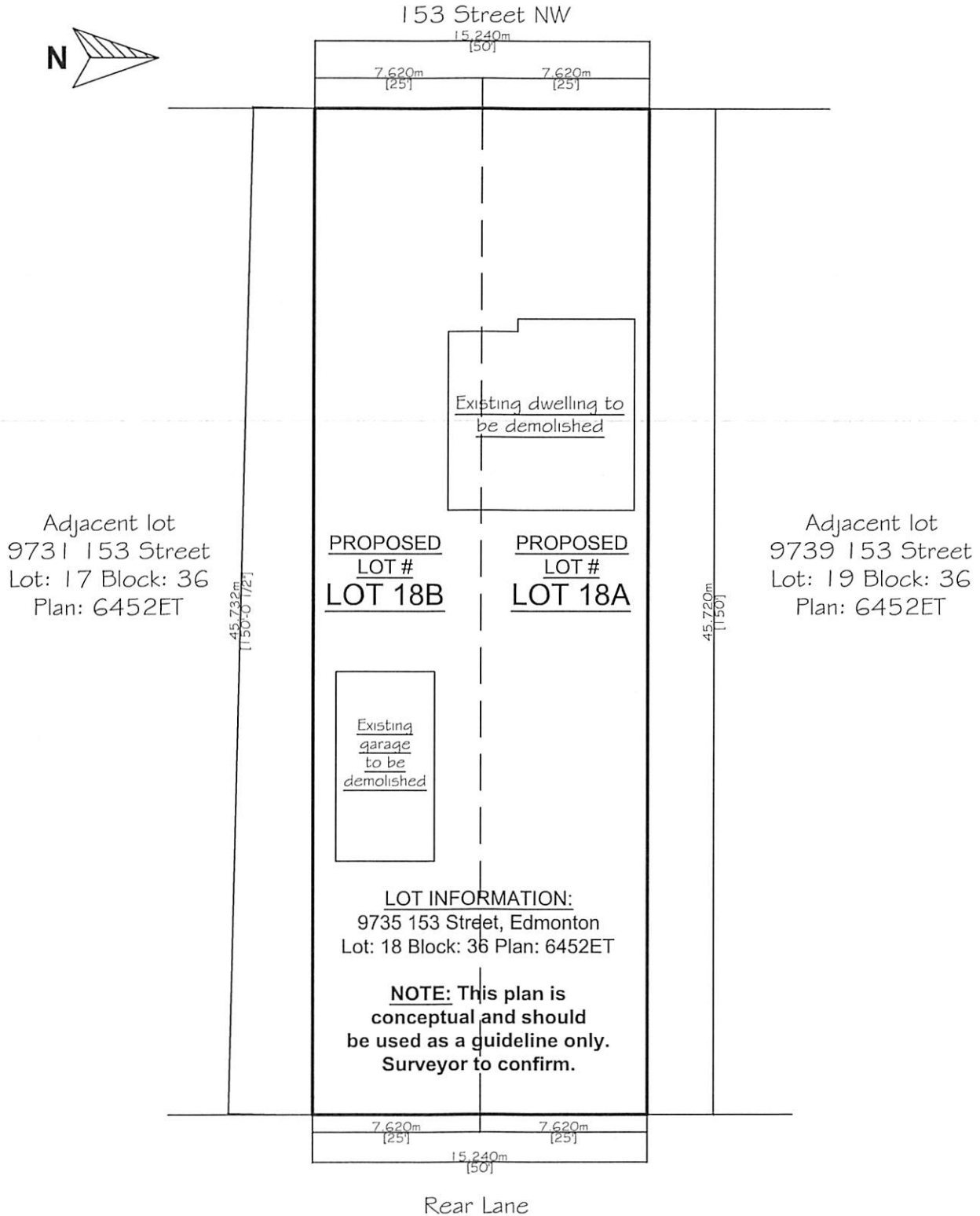
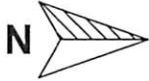
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 1.37m south of the north property line of Lot 18A off 153 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 of Subdivision

9735 153 Street, Edmonton
Lot:18 Block:36 Plan:6452ET



9004 - 51 Avenue
Edmonton AB
T6E 5X4 Canada
Ph: (780) 450-9898
Fax: (780) 450-9868

Caliber Master Builder LTD.
© 2009 ©
® All Rights Reserved ®

DO NOT SCALE DRAWINGS. Written dimensions shall govern.
ALL INFORMATION on drawings to be verified by contractor.
Clearly any discrepancies with this office before proceeding
with any work.

Total Lot Area:
686.398m²

DECEMBER 1, 2022	
SHEET #	
1	1



Subdivision Authority

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

January 26, 2023

File No. LDA22-0568

Piotr Strozyk
6908 Roper Road NW
Edmonton, AB T6B3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 26, Plan 5229 AD, located east of 154 Street NW and north of 96 Ave NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on January 26, 2023, 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/ms/Posse #456000897-001

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 (\$700.00 - 2023 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 154 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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 154 Street NW. Upon redevelopment of proposed Lot 17A, the existing residential access to the service road must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- that the existing garbage shed that encroaches into the alley right-of-way must be removed, or that the owner enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

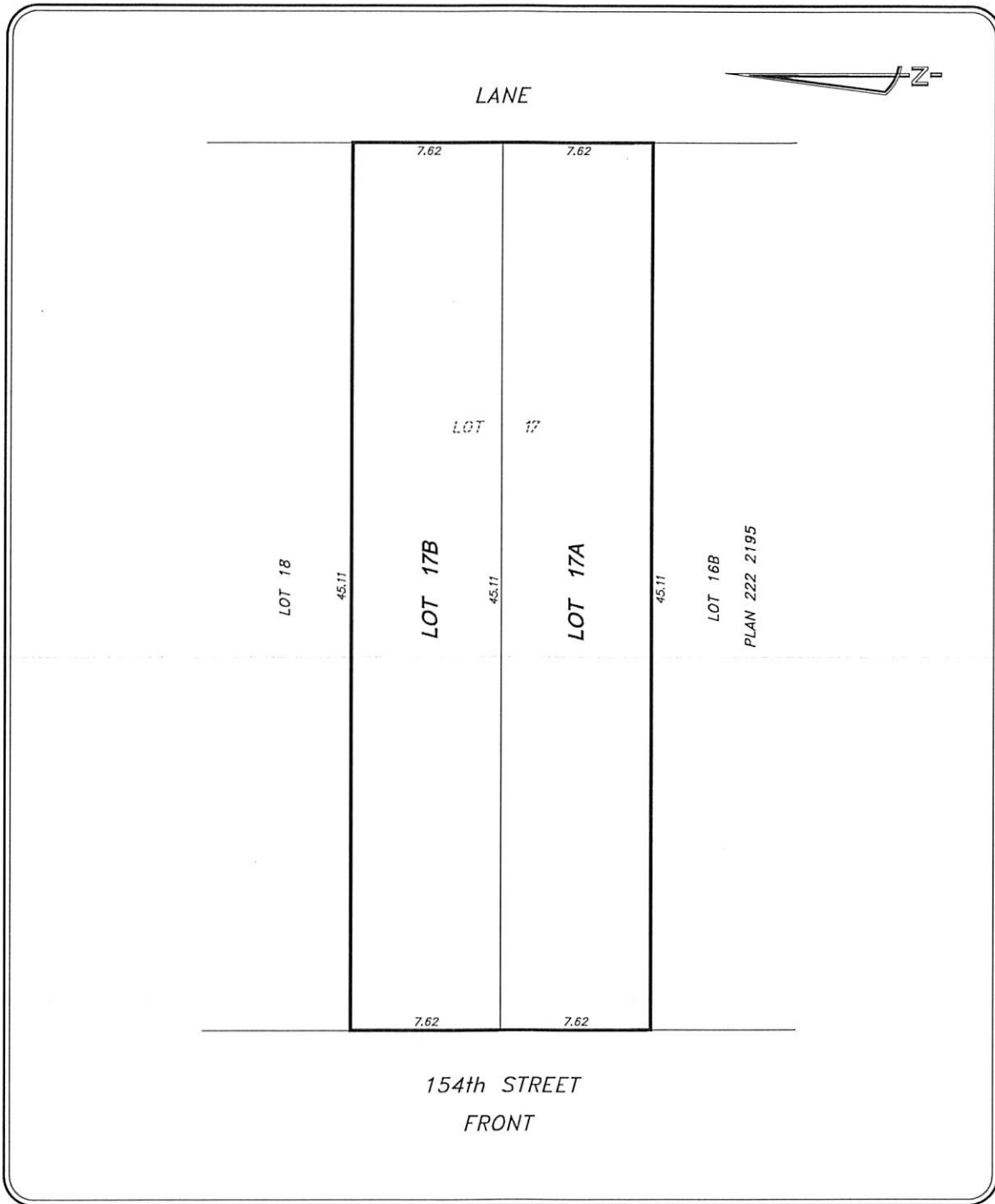
Building / Site

- 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

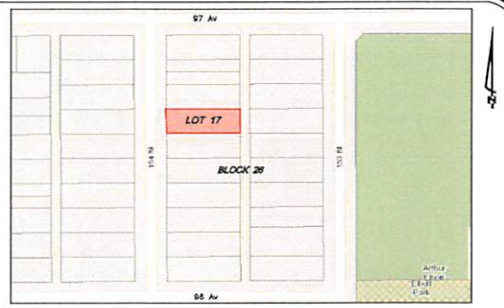
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 3.75 m north of the south property line of Lot 17A off 154 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.

- 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).



TENTATIVE PLAN

LOT: 17		BLOCK: 26	PLAN: 5229 AD
BUILDER/OWNER: BROTHER'S BUILT HOMES LTD.		SUB.: WEST JASPER PLACE	
ADDRESS: 9625 - 154 STREET N.W.		ZONING: RF1	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.069 ha.		
AREA IN PARCEL(S) BEING CREATED	0.069 ha.		
NUMBER OF PARCEL CREATED	2		



NOTES:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 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 LOCAL AUTHORITY
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
 OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:
 LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●

Alberta Geomatics Inc.

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