

Thursday, September 22, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 38

PRESENT	Kristen Rutherford, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Kristen Rutherford	
	That the Subdivision Authority Agenda for the September 22, 2022 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Kristen Rutherford	
	That the Subdivision Authority Minutes for the September 15, 2022 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0339 410757673-001	Tentative plan of subdivision to create two (2) other lots and two (2) Environmental Reserve (ER) lots from Block C, Plan 2887 AQ, Lot 4, Block C, Plan 132 0859, and Lot 11, Block 16, Plan 122 0171, located north of 167 Avenue NW and west of 66 NW; SCHONSEE
MOVED	Kristen Rutherford	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	LDA22-0217 431943256-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 62, Plan 2061HW, located north of 81 Avenue NW and west of 75 Street NW; KING EDWARD PARK
MOVED	Kristen Rutherford	
	That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	CARRIED

3.	LDA22-0228 432331930-001	Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit from Lot 3, Block 36, Plan 2021679 located north of 137 Avenue NW and west of Admiral Girouard Street NW; GRIESBACH	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
4.	LDA22-0414 444575621-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 22, Plan RN64, located north of 121 Avenue NW and west of 123 Street NW; PRINCE CHARLES	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	LDA22-0415 444860425-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot R, Block 6, Plan 8438 ET, located south of Connors Road NW and north of 93 Street NW; BONNIE DOON	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		



Subdivision Authority

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

September 22, 2022

File No. LDA22-0339

City of Edmonton
Real Estate Branch
10th Floor, 10111 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Wayne Shanks

RE: Tentative plan of subdivision to create two (2) other lots and two (2) Environmental Reserve (ER) lots from Block C, Plan 2887 AQ, Lot 4, Block C, Plan 132 0859, and Lot 11, Block 16, Plan 122 0171, located north of 167 Avenue NW and west of 66 NW; **SCHONSEE**

I The Subdivision by Plan is APPROVED on September 22, 2022, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 5.50 ha and 6.86 ha lots, pursuant to Section 664(1.1)(a) 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 register an easement for cross lot access, for the purpose of providing access to Crystallina Nera Drive NW from Lot 12, Block 16, Plan 122 0171, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register a utility easement in favour of EPCOR Drainage Services Inc., for the existing storm sewer infrastructure, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way for Crystallina Nera Drive NW to the satisfaction of Subdivision and Development Coordination, from Lot 4, Blk C, Plan 132 0859, Lot 11, Block 16, Plan 122 0171, and Block C, Plan 2887 AQ, as shown on Enclosure I;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the 167 Avenue NW and 66 Street NW roundabout, as shown on Enclosure I;
7. that subject to Condition I(6) above , the owner clear and level 167 Avenue and 66 Street as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; and

8. 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; and
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision.

ER for Block C, Plan 2887 AQ in the amount of 5.50 ha and 6.86 ha is being dedicated with this subdivision.


Municipal Reserve (MR) for Block C, Plan 2887 AQ was previously addressed with LDA08-0136 through land dedication. The proposed ER lots were deducted from the Gross Area of the titled area during MR calculations for LDA08-0136.

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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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,


for Blair McDowell
Subdivision Authority

BM/cp/Posse #410757673-001

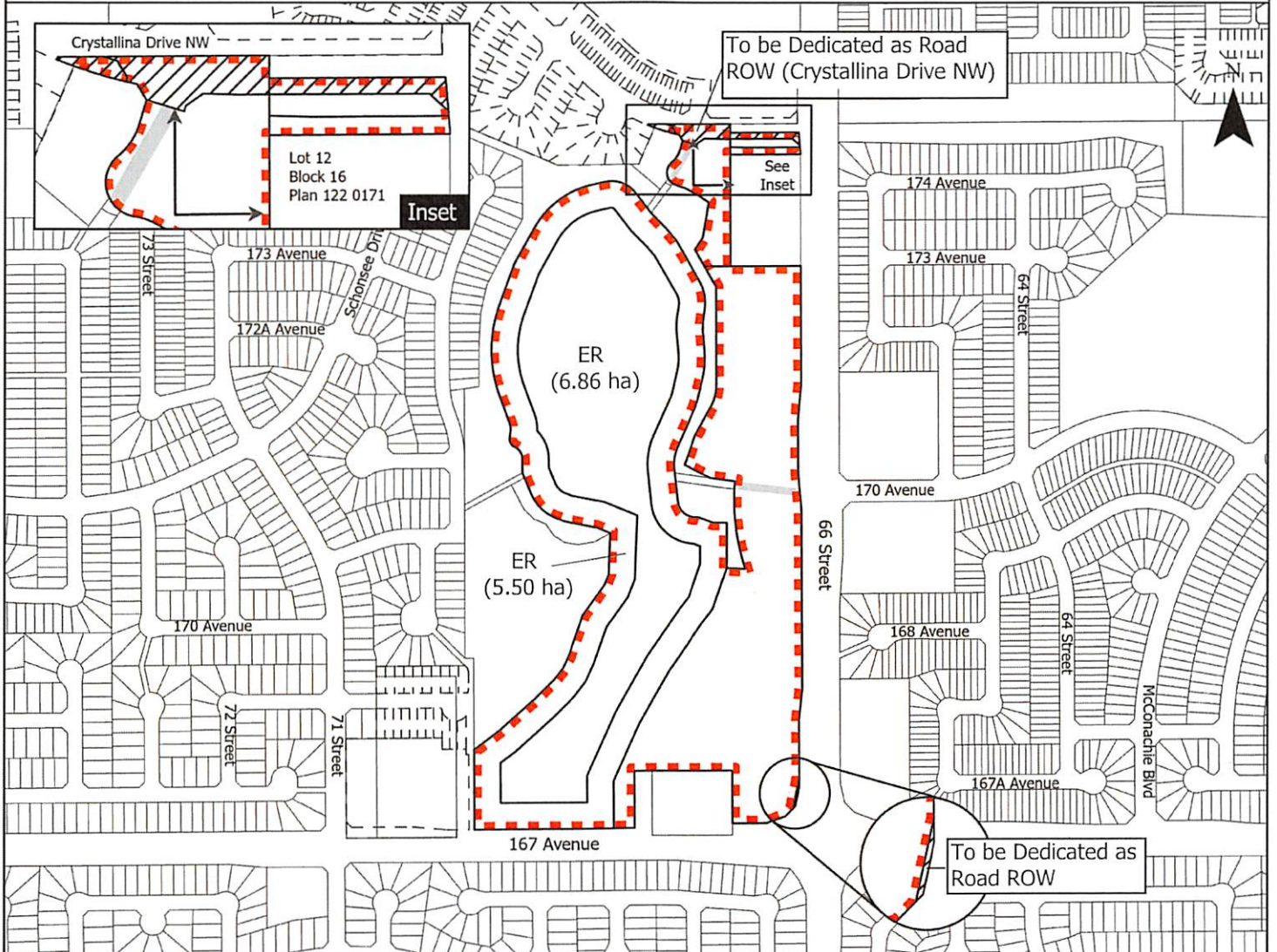
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 22, 2022

LDA22-0339

- Limit of Proposed Subdivision
- ▨ Dedicate as Road ROW
- ↔ Cross Lot Access Easement
- Register Drainage Easement



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

September 22, 2022

File No. LDA22-0217

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 62, Plan 2061HW, located north of 81 Avenue NW and west of 75 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on September 22, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed east lot; 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.

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 black ink, appearing to read "Krista McDowell".

for
Blair McDowell
Subdivision Authority

BM/cp/Posse #431943256-001

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 (\$700.00 - 2022 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 81 Avenue 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.

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 6.27 m east of the west property line of Lot 5 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.
- 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

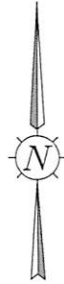
SHOWING SUBDIVISION OF

LOT 5, BLK.62, PLAN 2061 H.W.

IN THE

S.E.1/4 SEC.27 TWP.52 RGE.24 W.4 M.

EDMONTON, ALBERTA



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

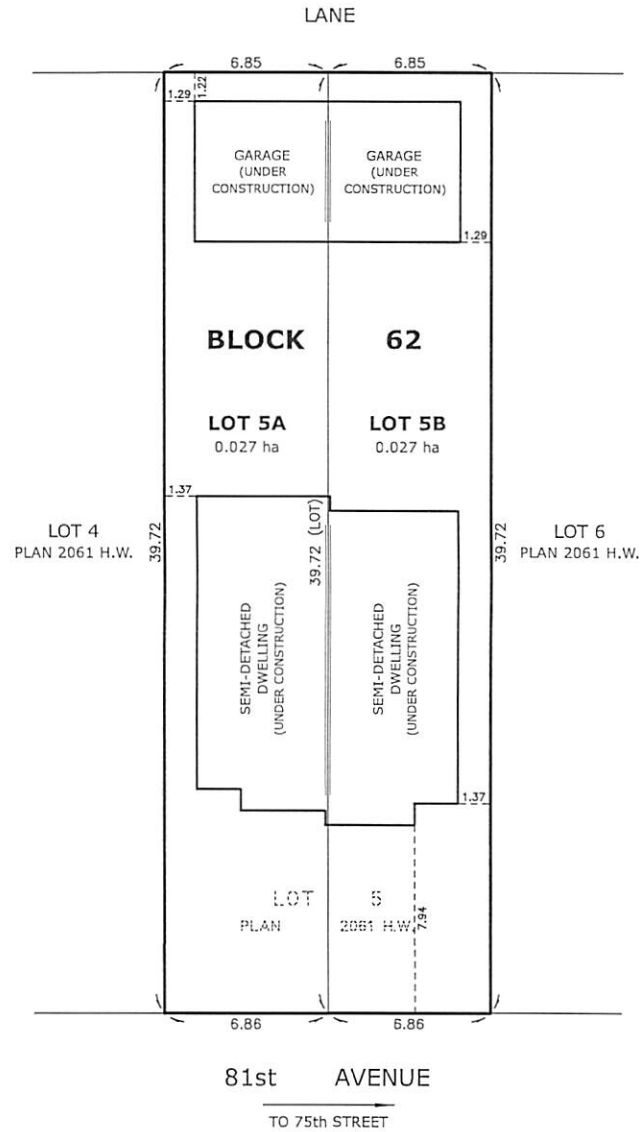


8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	April 29, 2022	REVISED:	--
DRAWING	2250301T	FILE NO.	2250301





Subdivision Authority

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

September 22, 2022

File No. LDA22-0228

CORE Geomatics
420 - 500 Palisades Way
Sherwood Park, AB T8H 0H7

ATTENTION: Connie Petersen

RE: Tentative plan of subdivision to create one (1) commercial unit and one (1) remnant unit from Lot 3, Block 36, Plan 2021679 located north of 137 Avenue NW and west of Admiral Girouard Street NW; **GRIESBACH**

The Subdivision by Phased Condominium is APPROVED on September 22 2022, subject to the following conditions:

1. that the owner register an easement for the shared access and internal drive isle, for the purpose of emergency and mutual access between the proposed subdivision and adjacent parcel, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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 subdivisions@edmonton.ca.

Regards,

for
Blair McDowell
Subdivision Authority

BM/jv/Posse #432331930-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

Please be advised of the following:

Next Steps for Subdivision Approval

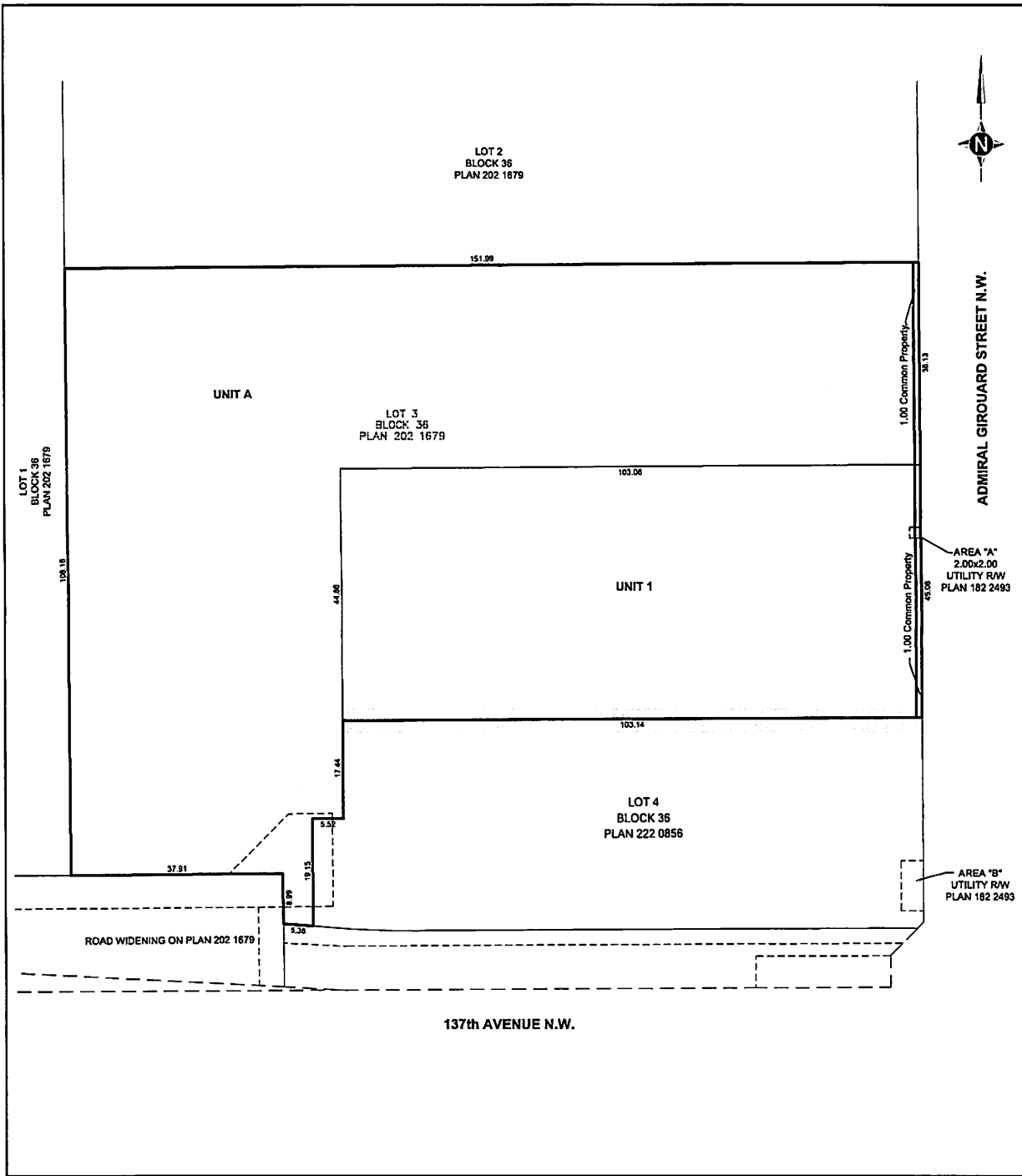
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,172.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision to be submitted to the Subdivision Authority for approval.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



Register easement

JEWEL OF GRIESBACH

**Plan Showing
TENTATIVE PLAN
of
PHASED CONDOMINIUM DEVELOPMENT**

Affecting
Lot 3, Block 36, Plan 202 1679
Within
SW 1/4 Sec 29 Twp 53 Rge 24 W4M

City of Edmonton
Alberta
2022

Scale 1:500
0 10 20 30 40 50m

PC:BW	DR:JO	CH:CP		91 463-668-2772 11 463-668-2777 www.coregeom.com
File: 21-02280	Dwg: 21-02280-Condo			

CORE Geomatics Group Inc.



Subdivision Authority

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

September 22, 2022

File No. LDA22-0414

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 22, Plan RN64, located north of 121 Avenue NW and west of 123 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is **APPROVED** on September 22, 2022, subject to the following condition:

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,

for Blair McDowell
Subdivision Authority

BM/db/Posse #444575621-001

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 (\$700.00 - 2022 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 123 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 123 Street NW. Upon redevelopment of proposed Lot 3A, the existing residential access to 123 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 8.82 m north of the south property line of Lot 3 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.
- 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

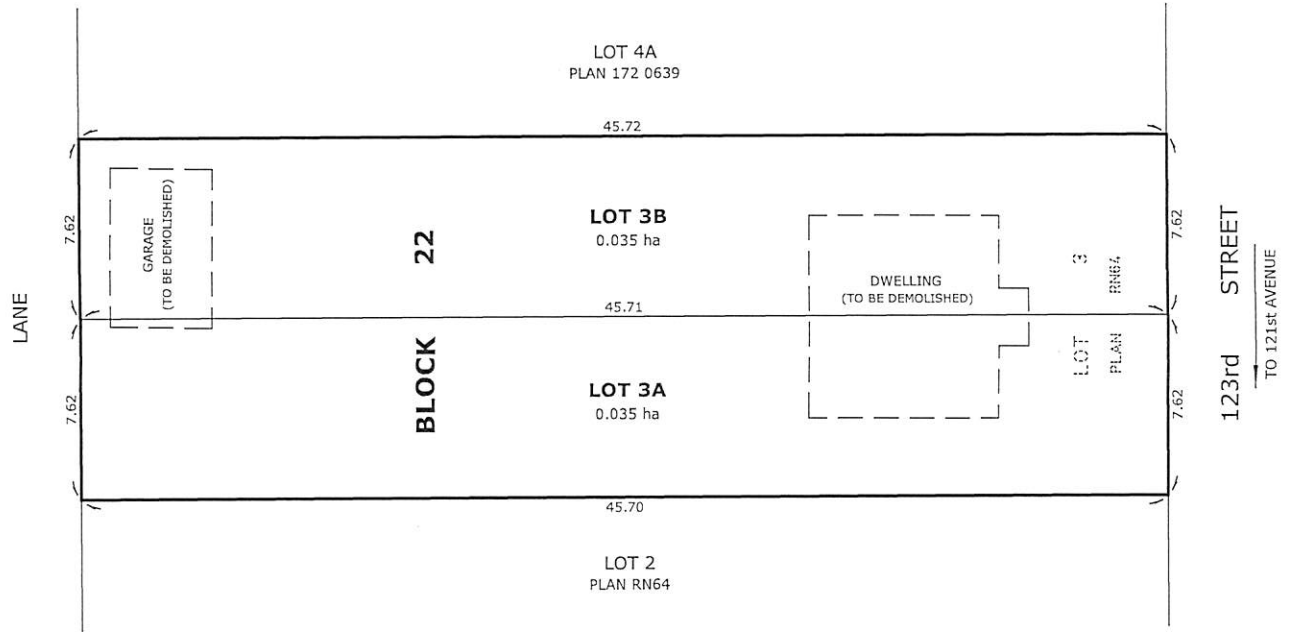
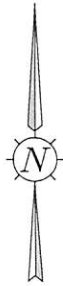
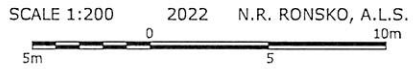
SHOWING SUBDIVISION OF

LOT 3, BLK.22, PLAN RN64 (LXIV)

IN THE

S.W.1/4 SEC.18 TWP.53 RGE.24 W.4 M.

EDMONTON, ALBERTA



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	AUGUST 18, 2022	REVISED:	--
DRAWING	22S057BT	FILE NO.	22S0578



Subdivision Authority

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

September 22, 2022

File No. LDA22-0415

Marker Geomatics Inc.
101 - 18134 105 Ave NW
Edmonton, AB T5S 2T4

ATTENTION: Syed Qadri

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot R, Block 6, Plan 8438 ET, located south of Connors Road NW and north of 93 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED on September 22, 2022**, 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 sewer) to proposed Lot 18; 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.

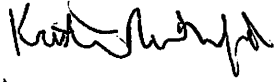
Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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.

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,



for

Blair McDowell
Subdivision Authority

BM/db/Posse #444860425-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

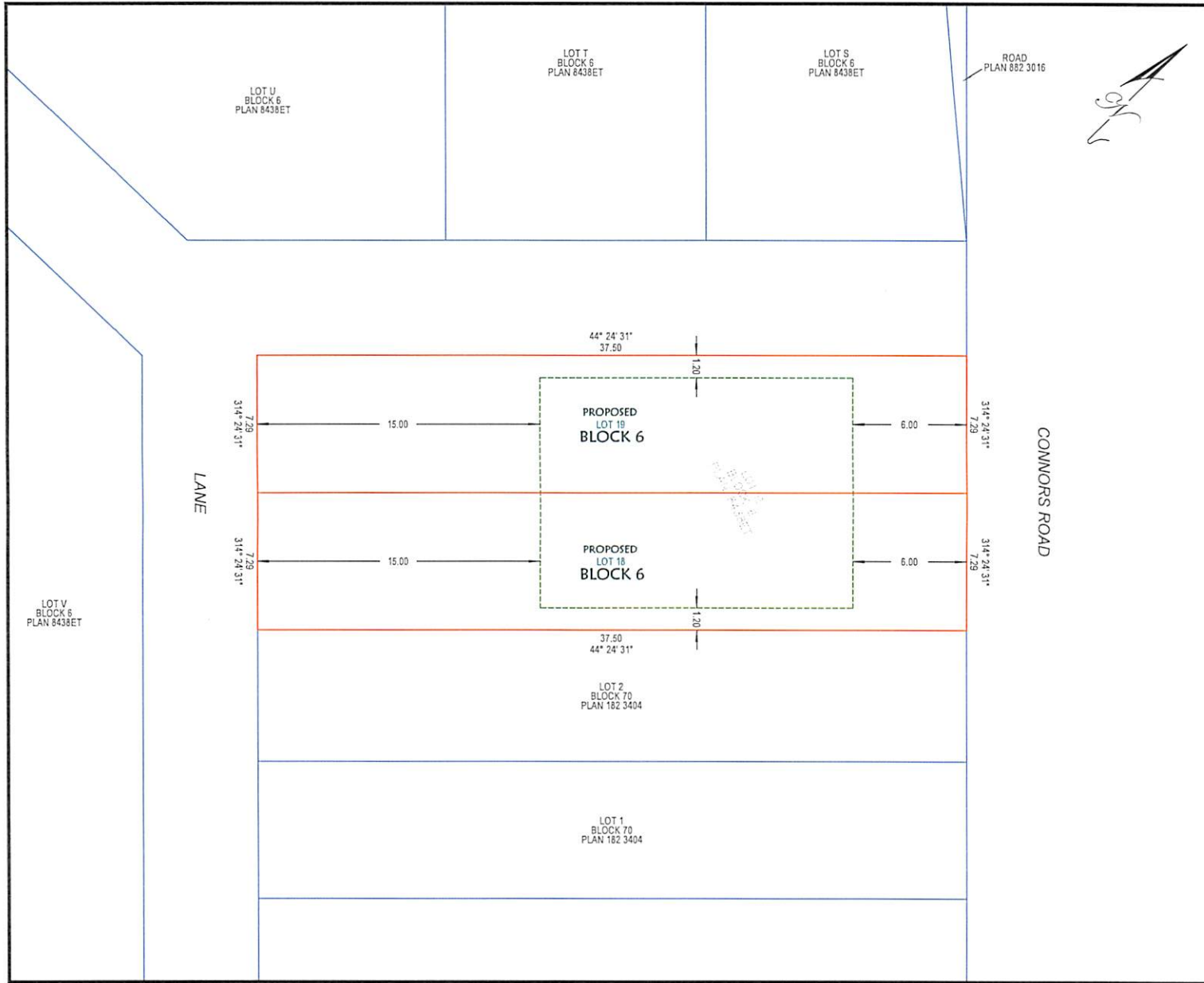
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 8.0 m south of the north property line of Lot R 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.
- 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).



ALBERTA LAND SURVEYORS
TENTATIVE PLAN OF SUBDIVISION

SCALE: 1 TO 200

LOT: R	BLOCK: 6	PLAN: 8438ET
MUNICIPAL ADDRESS: 9327 - CONNORS ROAD NW, EDMONTON		
NEIGHBOURHOOD: BONNIE DOON		
PREPARED FOR: SYED QADRI & YASMIN QADRI		
OWNER/S: SHATTARBIR KHAIRA & HARDEV KHAIRA		
TITLE NO: 212 150 312 DATED AUGUST 12, 2022		
PROJECT NO: 22142		
DRAWING NO: 22142-TENT-081122		

LEGEND
 AREA AFFECTED BY THIS PLAN SHOWN THUS
 AND CONTAINS 0.055ha
 PRINCIPAL HOUSE SETBACK LINE SHOWN THUS

NOTES
 Dimensions are shown in meters and decimals thereof.
 All distances along curved boundaries are arc lengths.
 Refer to registered documents on title for details.
 New Duplex & Garage on lot were constructed within the last 5 years.

KEY PLAN



MARKER GEOMATICS INC.
 101-18134 105th Ave | Edmonton | Alberta | T5S 2T4
 Office: 780-455-5121 | Fax: 780-455-5131
 www.markergeomaticsinc.com

