

Thursday, April 1, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 1, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the March 25, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA20-0374 357780719-001	Tentative plan of subdivision to create 35 single detached residential lots and (2) two Public Utility Lots, from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; <b>MARQUIS</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA20-0431 380405491-001	Tentative plan of subdivision to create 69 single detached residential lots, one (1) multi-unit housing lot (MHL), three (3) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lot 201, Block 1, Plan 182 0040 located north of 30 Avenue SW and west of Cavanagh Boulevard SW; <b>CAVANAGH</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA21-0040 384689347-001	Tentative plan of subdivision to create 36 semi-detached residential lots and one (1) multi-unit housing lot (MHL), from Lot 1, Block 11, Plan 172 3398, located south of 18 Avenue SW and west of Rabbit Hill Road SW; <b>GLENRIDGING HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA14-0468 161927306-001	REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS &amp; HERITAGE VALLEY TOWN CENTRE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA21-0023 383698266-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 37, Plan 4542 KS, located north of 128 Avenue NW and east of 96 Street NW; <b>KILLARNEY</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA21-0070 385741208-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 11, Plan 3642 AJ, located south of 112 Avenue NW and east of 62 Street NW; <b>HIGHLANDS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0089 386535797-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 47, Plan RN39B, located north of 110 Avenue NW and east of 126 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA21-0118 388022317-001	Tentative plan of subdivision to adjust the shared property line of Lot 18, Block 11, Plan 2525 HW and Lot 17, Block 11, Plan 2525 HW located north of 72 Avenue NW and west of 114A Street NW; <b>BELGRAVIA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:25 a.m.



Subdivision Authority

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

April 1, 2021

File No. LDA20-0374

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 35 single detached residential lots and (2) two Public Utility Lots, from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

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**I The Subdivision by Plan is APPROVED on April 1, 2021, 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 cul-de-sac right-of-ways be widened to 16m radius to meet the Complete Streets Design Standards and to the satisfaction of Development Engineering and Drawing Review;
4. that LDA20-0317 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the approved subdivisions LDA18-0593 be registered prior to or concurrent with this application for the logical roadway extension and underground utilities;
6. 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;
7. 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 walkway, 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 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 engineering drawing include grading plans for the undeveloped portion of Meridian Street, to the satisfaction of Development Engineering and Drawing Review, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with lighting and bollards within the Storm Water Management Facility (SWMF), 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;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and bollards, and landscaping, within the Alta-Link right of way, 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 walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto the east Public Utility Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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

14. that the owner is responsible for the landscape design and construction within the Public Utility lots, Alta-Link right of way, 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 for Lot 2, Block 1, Plan 182 2466 was addressed by Deferred Reserve Caveat with LDA16-0606. 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/sm/Posse #357780719-001










Enclosure(s)

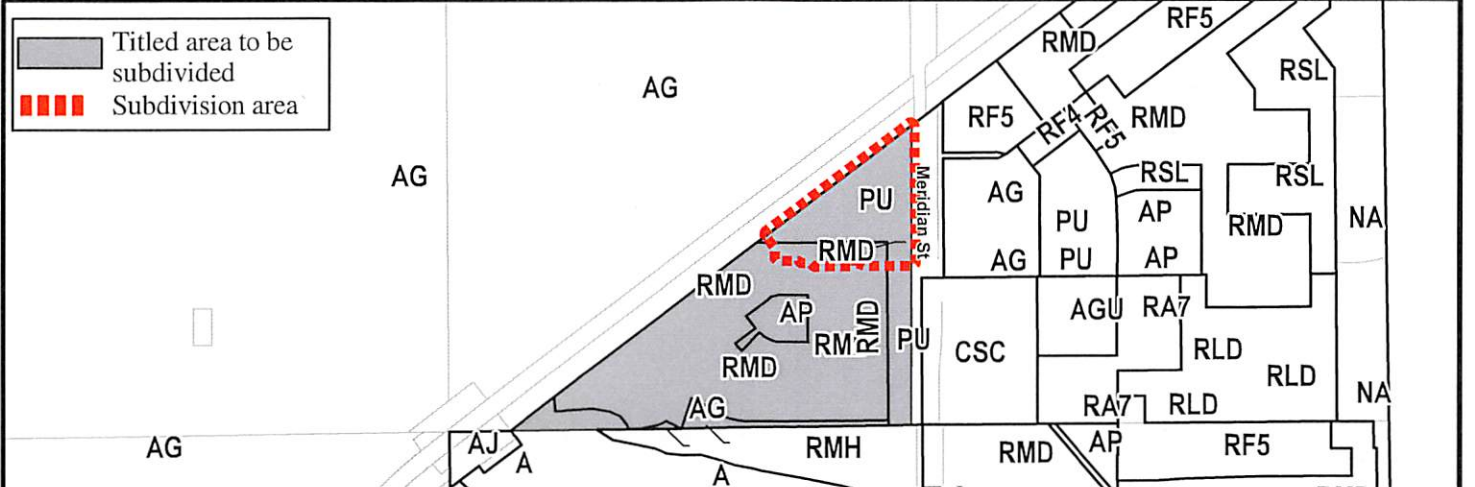
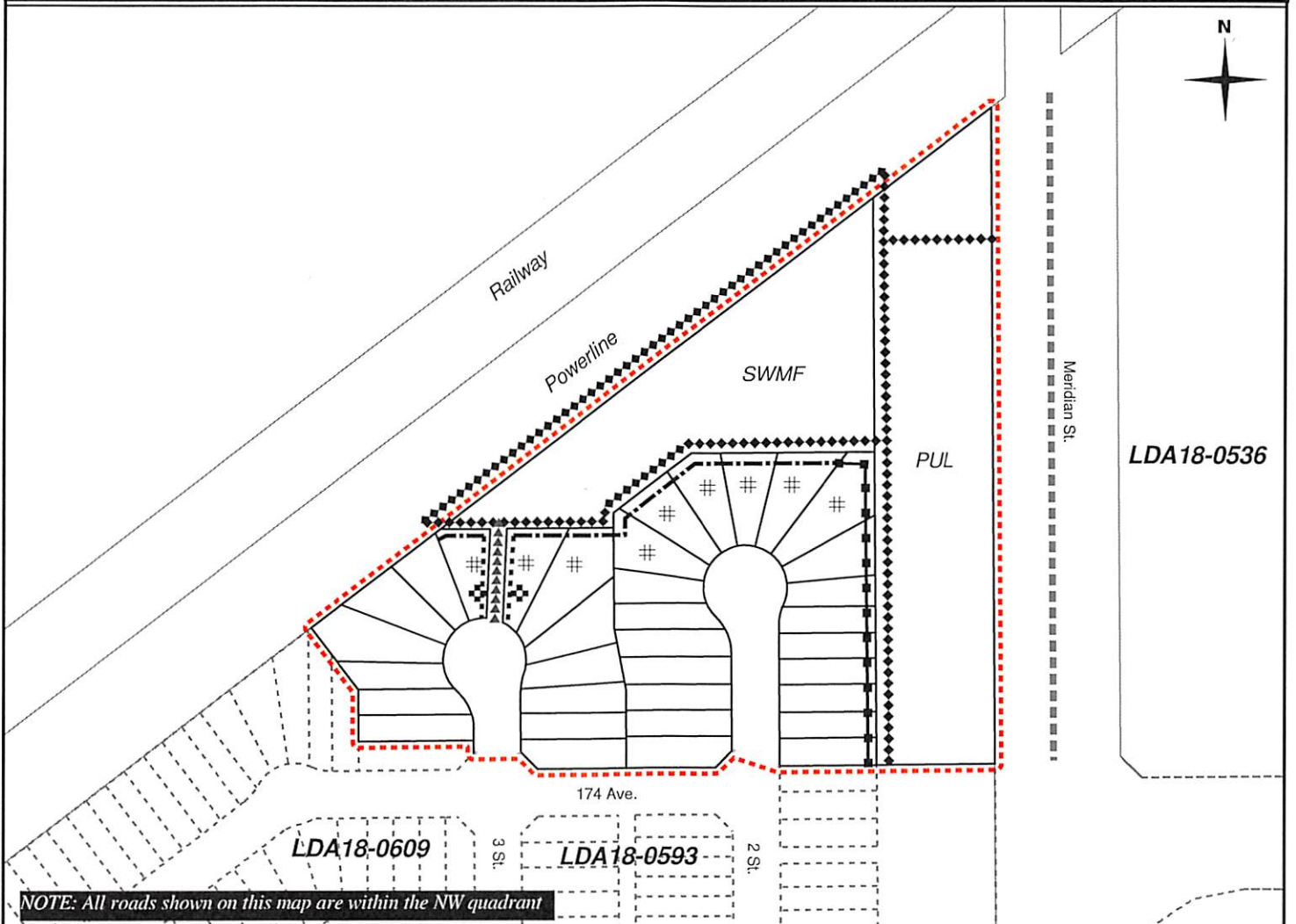


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 1, 2021

LDA20-0374

- |   |  |   |  |
|---|--|---|--|
|  | Limit of proposed subdivision                  |  | 1.8 m concrete sidewalk                                      |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |   | Grading plans for any undeveloped portion of Meridian Street |
|  | 1.2 m uniform fence                            |  | Restrictive covenant re: Freeboard                           |
|   | Noise attenuation fence                        |  | Restrictive covenant re: Disturbed Soil                      |
|  | 3 m hard surface shared use path               |   |  |





Subdivision Authority

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

April 1, 2021

File No. LDA20-0431

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 69 single detached residential lots, one (1) multi-unit housing lot (MHL), three (3) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lot 201, Block 1, Plan 182 0040 located north of 30 Avenue SW and west of Cavanagh Boulevard SW; **CAVANAGH**

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**I The Subdivision by Plan is APPROVED on April 1, 2021, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 9.51 ha and 0.09 ha lots pursuant to Section 664(1.1)(a,c) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.54 ha, 0.04 ha and 0.03 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$473,814.25 representing 0.767 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the cul-de-sac right-of-way be widened to 16m radius to meet the Complete Streets Design Standards and to the satisfaction of Development Engineering and Drawing Review;
7. 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;
8. that Charter Bylaw 19698 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;



9. that the approved subdivisions LDA14-0055 or LDA16-0016 be registered prior to or concurrent with this application to provide the logical extension of Cavanagh Boulevard SW;
10. 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 supplemental geotechnical letter report prepared by CT & Associates Engineering Inc. (CTA), dated September 10, 2020 "Review and Update of Slope Stability Assessment 11104 - 30 Avenue SW within Cavanagh Lands, Edmonton, AB and the Subdivision Level Geotechnical Investigation, Portions of Heritage Valley Stage 7B Lands, Edmonton, Alberta, CT & Associates Engineering Inc., October 2012, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (4) 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 constructs a 3 m hard surface shared use path with landscaping, lighting, and bollards, within the MR Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, landscaping, and bollards, within the ER lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. 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

11. that the owner is responsible for the landscape design and construction within the Reserve lots and walkways 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 Lot 201, Block 1, Plan 182 0040 was addressed by Deferred Reserve Caveat (DRC 072 675 217) with LDA06-0156. The DRC has not been reduced for arterial road and top of bank walkway dedication in previous subdivisions which will now be applied with this file. The DRC will also have a small amount added to it via LDA14-0400. The DRC will be further reduced by dedication of MR and ER lots and the remainder of the DRC will be paid out in the amount of \$473,814.25 representing 0.767 ha.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #380405491-001

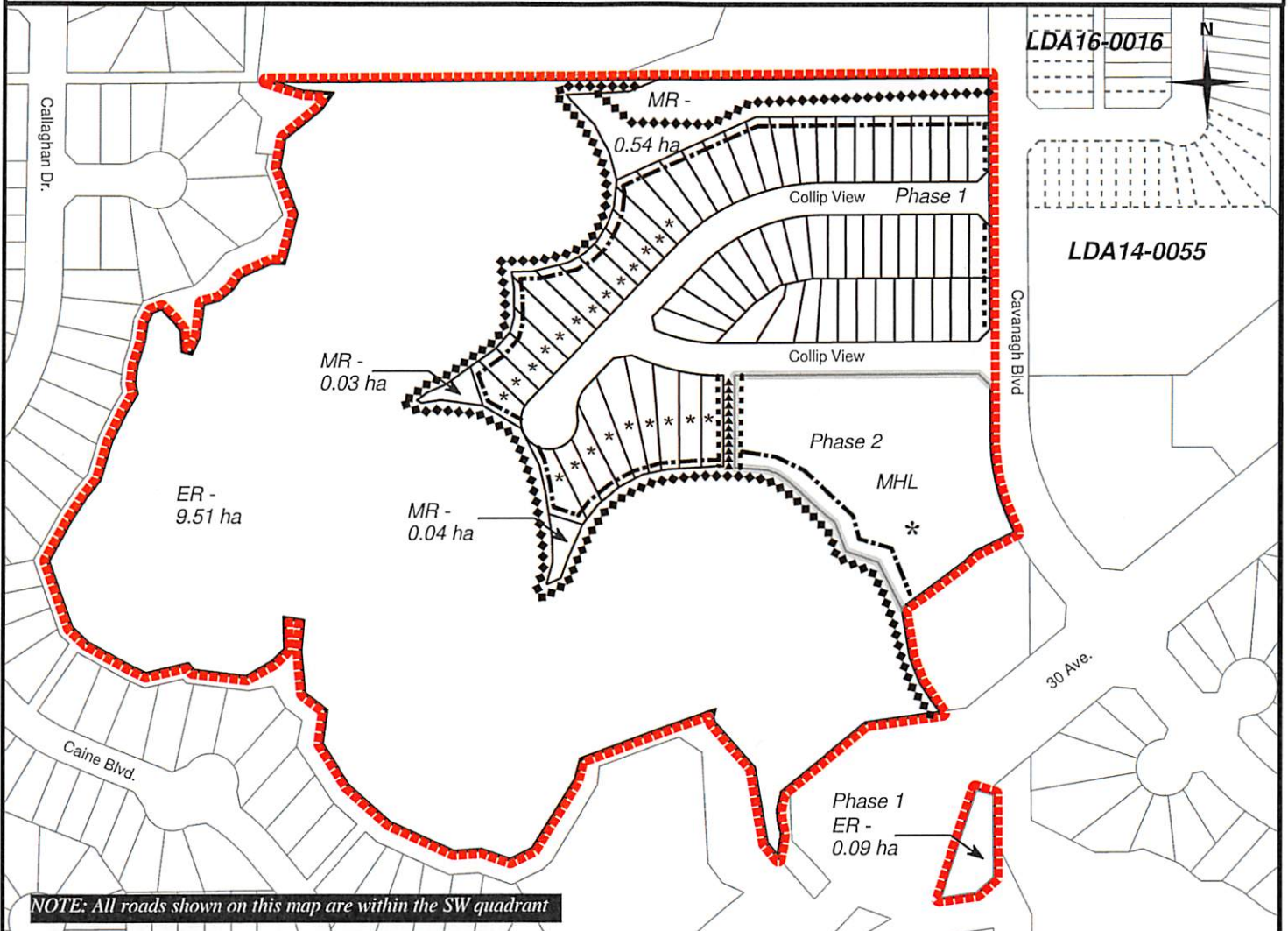
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

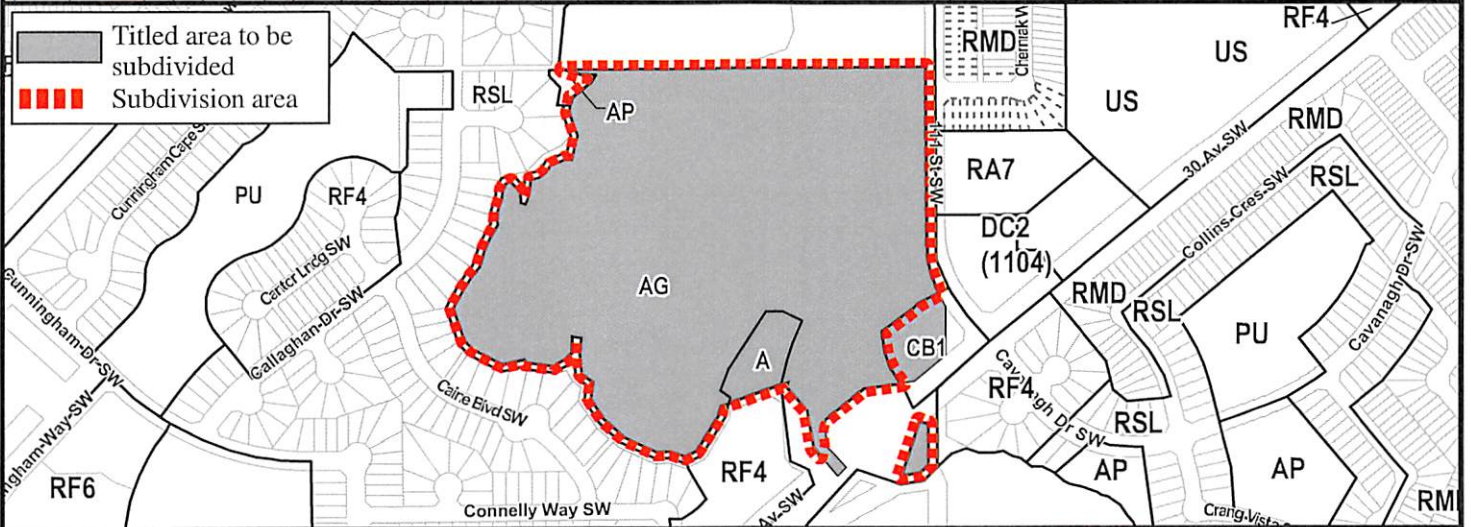
April 1, 2021

LDA20-0431

- Limit of proposed subdivision
- Phasing line
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- Restrictive covenant re: Top of Bank



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



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 1, 2021

File No. LDA21-0040

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5K 2L6

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 36 semi-detached residential lots and one (1) multi-unit housing lot (MHL), from Lot 1, Block 11, Plan 172 3398, located south of 18 Avenue SW and west of Rabbit Hill Road SW; **GLENRIDGING HEIGHTS**

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**I The Subdivision by Plan is APPROVED on April 1, 2021, 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 cul-de-sac right-of-way be widened to 16m radius to meet the Complete Streets Design Standards and to the satisfaction of Development Engineering and Drawing Review;
4. that Charter Bylaw 19684 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. 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 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;

4. 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;
5. that the owner constructs a 3 m concrete emergency access with lighting, fencing and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis for fire trucks must be included on the submission of engineering drawings to ensure functionality;
6. that the owner pays for the installation of "no parking" signage on the east side of 163 Street SW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner abandon the existing water connection back to the watermain to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the landscape design and construction within the emergency access 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 for Lot 1, Block 11, Plan 172 3398 was addressed by dedication with LDA14-0179.

ARAs and PACs were addressed by LDA14-0179 SA50307.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #384689347-001

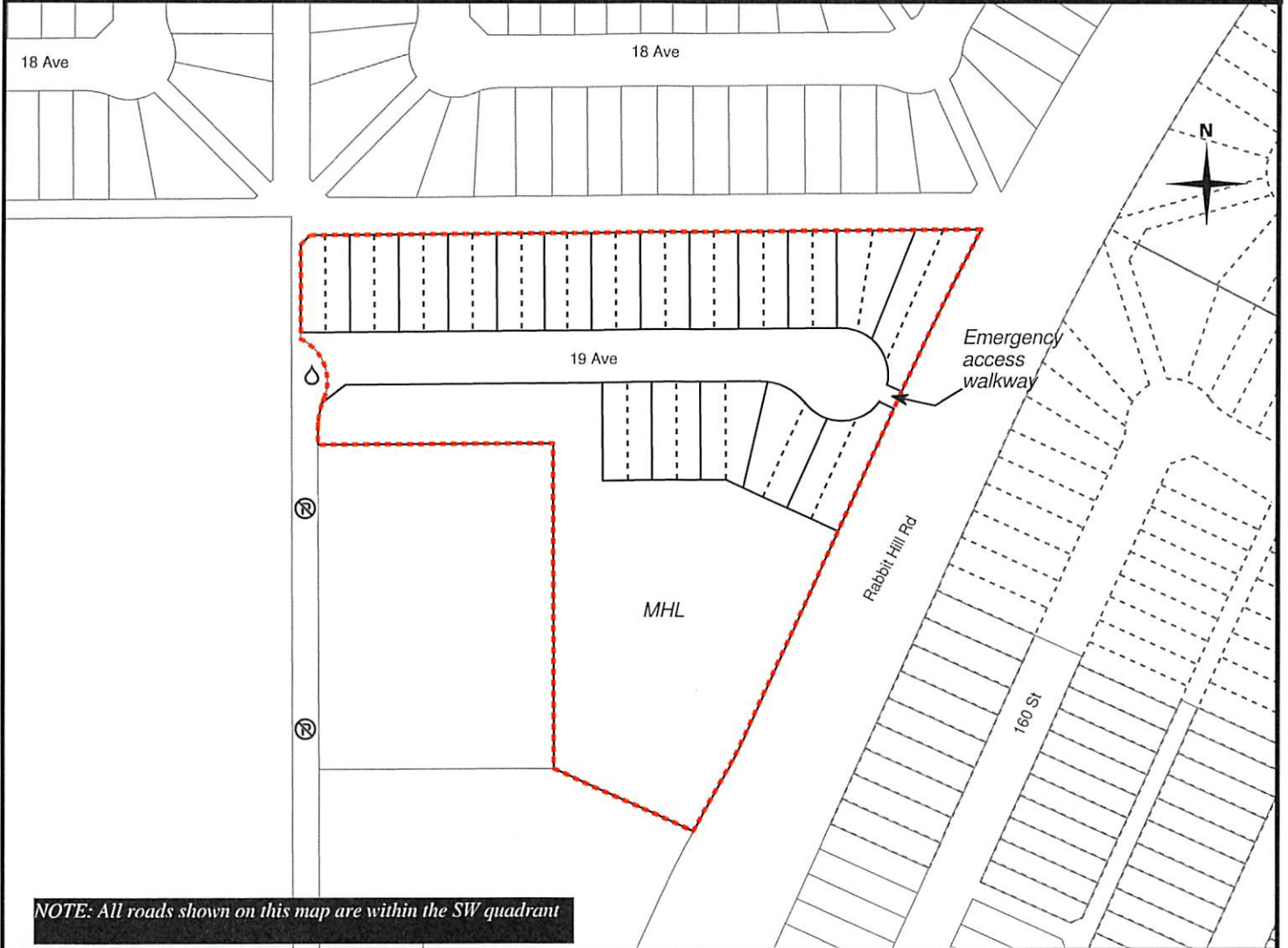
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

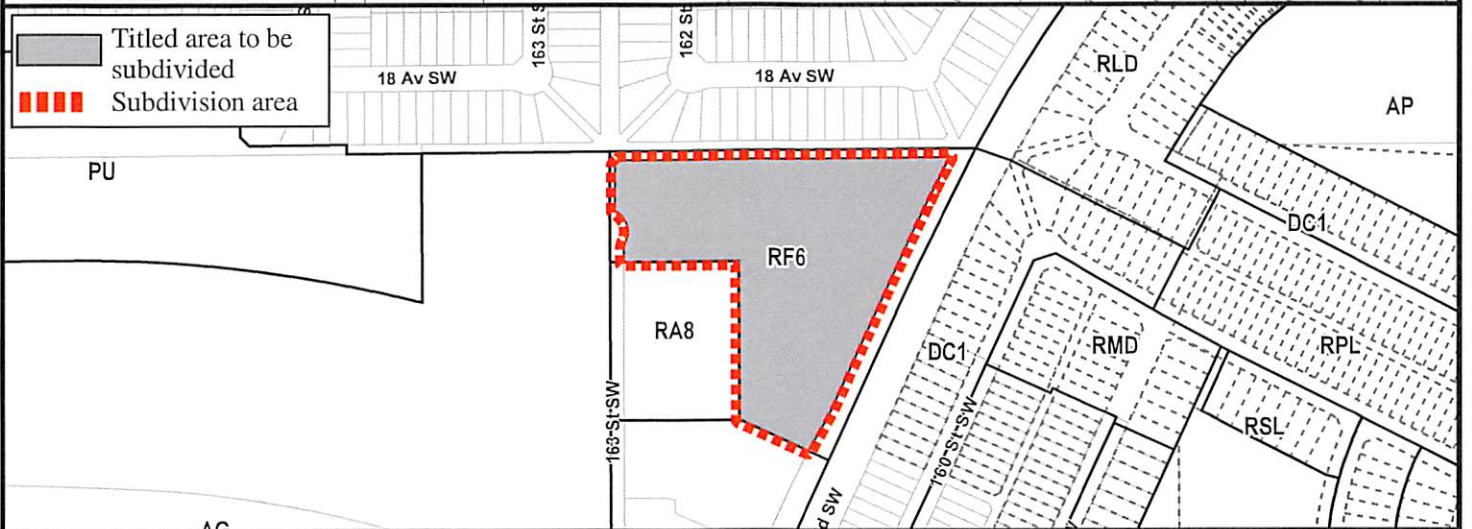
April 1, 2021

LDA21-0040

- ▬▬▬▬ Limit of proposed subdivision
- ⦿ Abandon water connection
- Ⓜ No parking signage



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







Subdivision Authority

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

April 1, 2021

File No. LDA14-0468

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 23 single detached residential lots, from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS & HERITAGE VALLEY TOWN CENTRE**

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LDA14-0468 was originally approved on May 21, 2015. The application was first revised in March of 2018 by adding 17 lots and an additional phase. The second revision, approved March 12, 2019, changed 10 semi-detached lots to 8 single detached lots, changed the widths of some of the remaining single detached lots and reconfigured phasing. All that remains are the single detached lots northwest of 119A Street NW and fronting onto 35 Avenue NW. This third revision adds one lot to that block.

**I The Subdivision by Plan is APPROVED on April 1, 2021, 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 register a temporary easement for the temporary 6 m roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in phases, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
5. that Charter Bylaw 19666 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. 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:**

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 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 be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination); and
8. 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.

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

Municipal Reserve for the SE 13-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0426. 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #161927306-001  
Enclosure

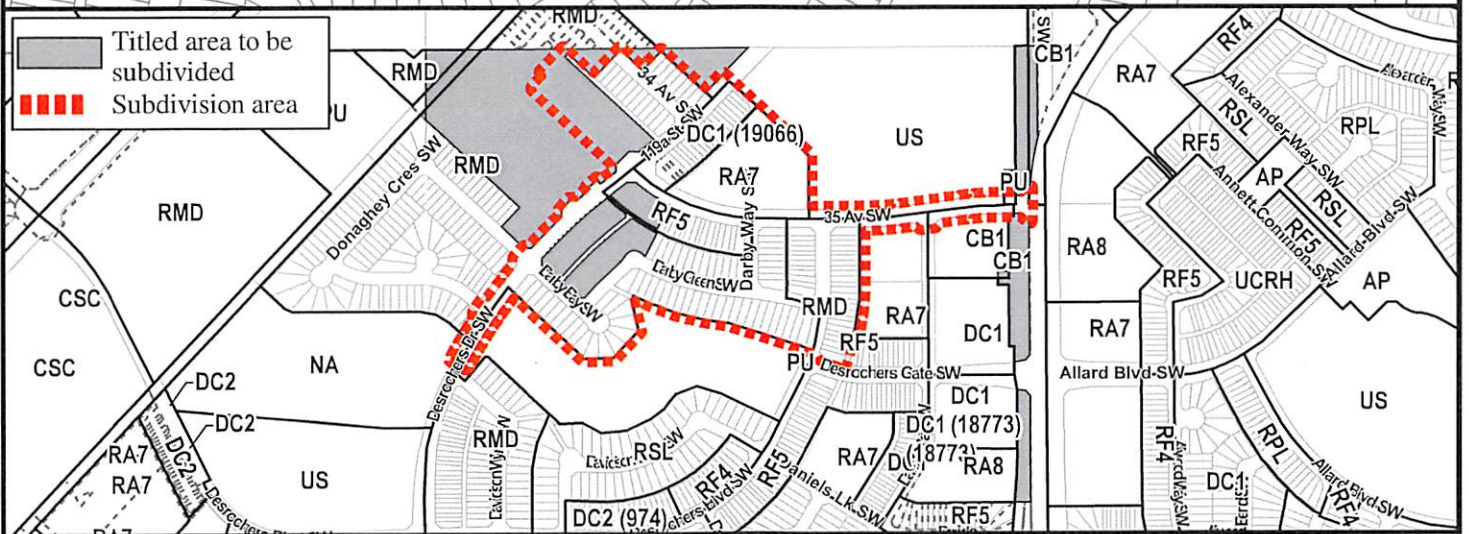
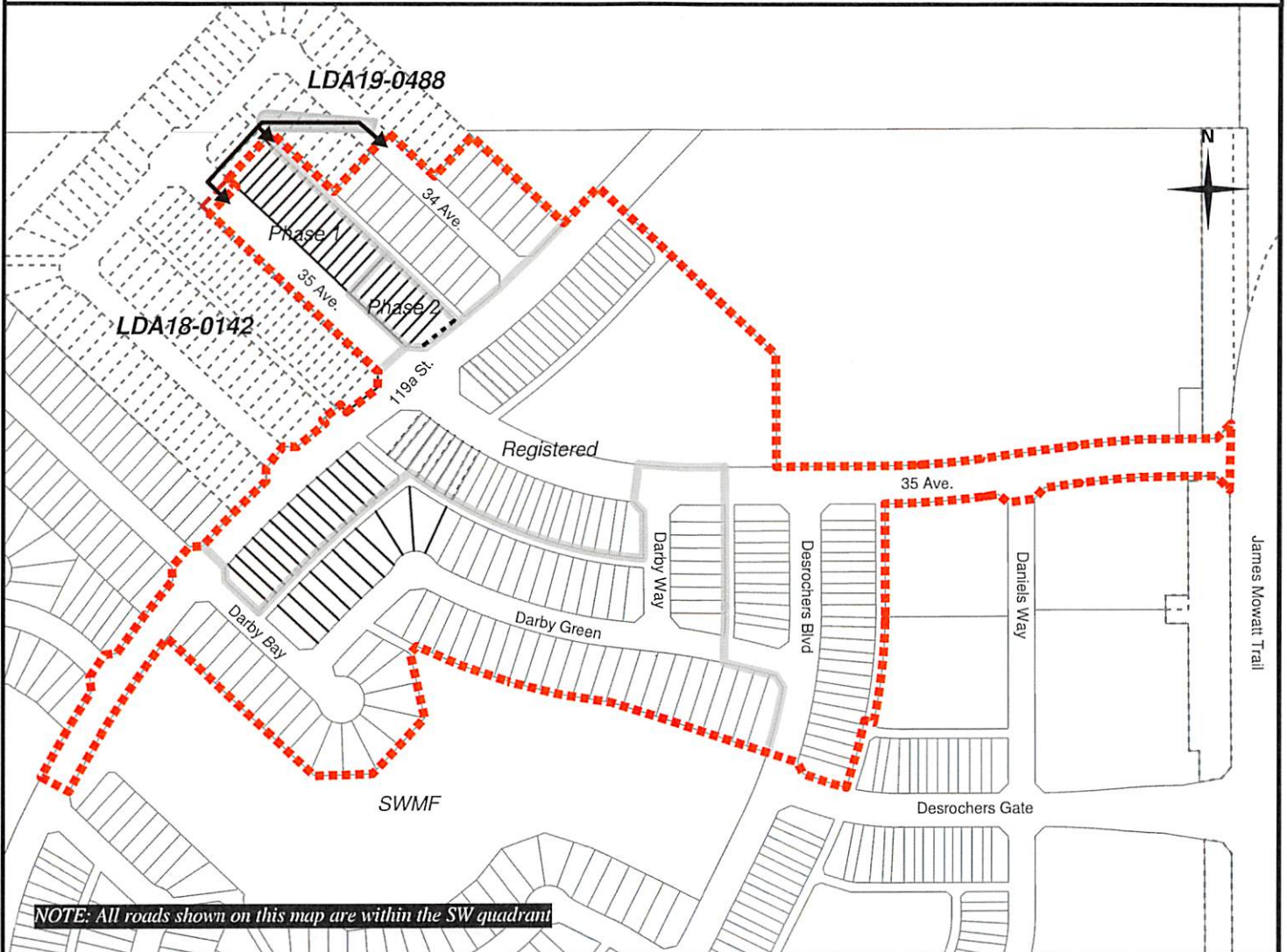


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 1, 2021

LDA14-0468

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Phasing line
- Register easement
- Temporary 6 m roadway





Subdivision Authority

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

April 1, 2021

File No. LDA21-0023

Ivo Nedev Surveying Ltd.  
18811 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 37, Plan 4542 KS, located north of 128 Avenue NW and east of 96 Street NW; **KILLARNEY**

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**The Subdivision by Plan is APPROVED on April 1, 2021, subject to the following conditions:**

1. that the owner make arrangements to ensure that the private sewer services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
2. that subject to Condition #1, the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot an irrevocable caveat allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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 outlines the servicing conditions for the shared water, storm, and sanitary services. Enclosure III 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/tv/Posse #383698266-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing concrete stairs that encroach onto the 96 Street road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.
- The Killarney neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021 - 2023.

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 sanitary service enters the proposed subdivision approximately 7.6 m south of the north property line of existing Lot 7 off of the lane. The sanitary service wye is located within the building. The existing storm service enters the proposed subdivision approximately 7.5 m south of the north property line of existing Lot 7 off 96 Street NW. The storm services wyees on private property away from the building. There is one existing water connection off of the lane that wyees prior to entering the private property. One service enters at 7.6 m south of the north property line of existing Lot 7. The other service enters at 7.3 m north of the south property line of existing Lot 7. 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 a laneway adjacent to the east property line of existing Lot 7. 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](mailto:waterlandadmin@epcor.com) with your request or for more information.
- There is a deficiency in on-street fire protection 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).

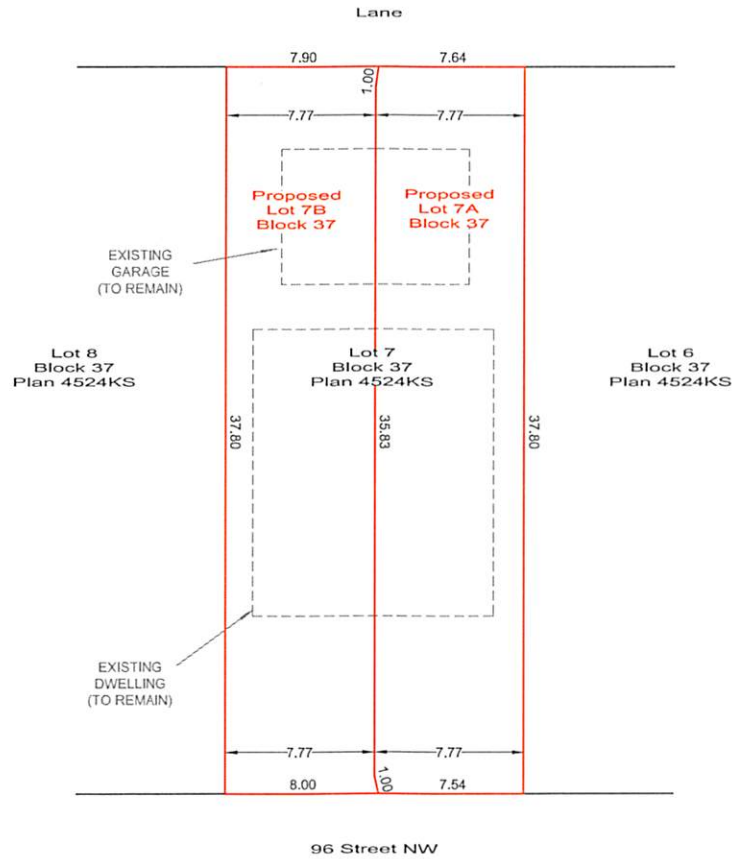


**Optional Servicing Conditions for Sewer and Water Services**

- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the Drainage Bylaw 18100:**
  - a. The building must have been constructed prior to 1992.
  - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported.
  - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing.
  - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot. The caveat must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
  - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties.
  - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services.
  - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

- II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the Water Services and Wastewater Treatment Bylaw 17698, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:**
- a. The subdivision application must be supported by EPCOR Drainage Services.
  - b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported.
  - c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants / owners are accepting the existing water system(s) "as-is". The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners.
  - d. The applicants / owners must register on the titles of each separate lot an irrevocable caveat allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot. The caveat must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
  - e. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system.
  - f. The Chief Plumbing Inspector must also support the subdivision.

**Should the applicant/owner fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.**



RF4 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.
4. Locations of existing structures shown are approximate.

REVISION HISTORY

1. Issued for Review	Jan. 10, 2021
2. Revised	Feb. 26, 2021

LEGAL DESCRIPTION: Lot 7 Block 37 Plan 4542KS  
MUNICIPAL ADDRESS: 12827-96 Street NW (Killamey)  
BUILDER/OWNER: Valentin Nyagolov <valentin@valtontile.ca>

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 2    DATE: 02/26/21    SCALE: 1:300    PROJECT #: 2020114

  
**ivo surveys**  
we get to the point

18811 - 96 Avenue NW Edmonton, AB. T5T 5L2  
www.ivosurveys.ca  
Ph: (780) 666-2511  
Fax: (780) 666-2359

© 2021



Subdivision Authority

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

April 1, 2021

File No. LDA21-0070

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 11, Plan 3642 AJ, located south of 112 Avenue NW and east of 62 Street NW;  
**HIGHLANDS**

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**The Subdivision by Plan is APPROVED on April 1, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell  
Subdivision Authority

BM/kr/Posse #385741208-001

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 (\$686.00 - 2021 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 62 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").
- 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.
- The Highlands neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right of way.

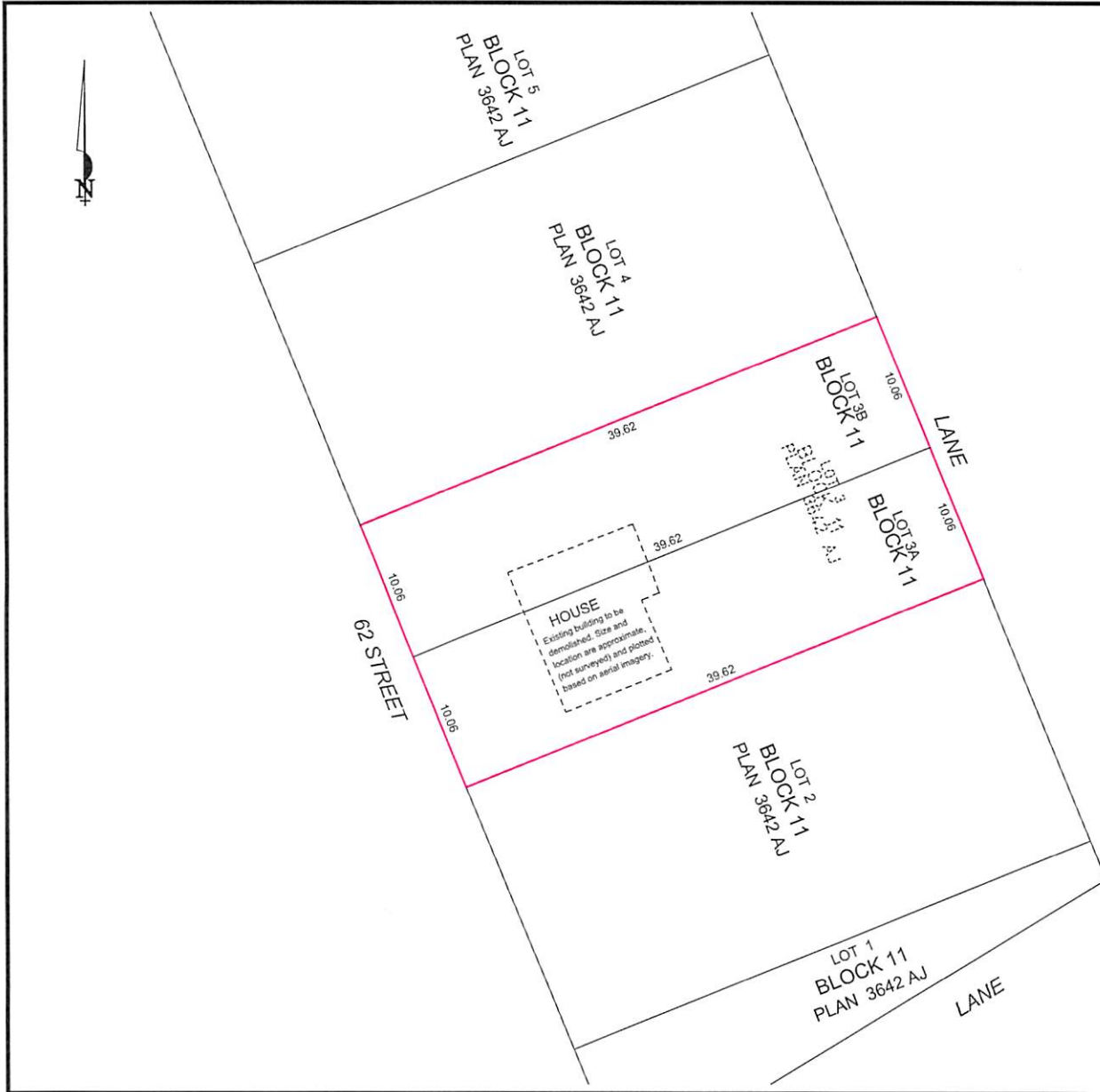
Building / Site

- 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 6.1 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 water main located within a laneway adjacent to the east property line of Lot 3. 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.
- 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).





**BLOCK EIGHT HOMES LTD.**

**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.F.1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.079 ha.



REV. NO.	DATE	ITEM	BY
1	FEB. 7/21	T-PLAN	CN

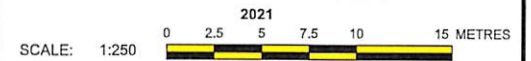
REVISIONS

**HIGHLANDS**

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 3, BLOCK 11, PLAN 3642 AJ  
WITHIN THE  
RIVER LOT 32, EDMONTON SETTLEMENT  
(THEO. TWP. 53 - RGE. 24 - 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.	62100023T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

April 1, 2021

File No. LDA21-0089

Jenny Wilson-Gibbons  
11032 - 125 Street NW  
Edmonton, AB T5M0M1

ATTENTION: Jenny Wilson-Gibbons

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 47, Plan RN39B, located north of 110 Avenue NW and east of 126 Street NW;  
**WESTMOUNT**

---

**The Subdivision by Plan is APPROVED on April 1, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long, sweeping underline.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #386535797-001

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 (\$686.00 - 2021 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 125 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").
- 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.

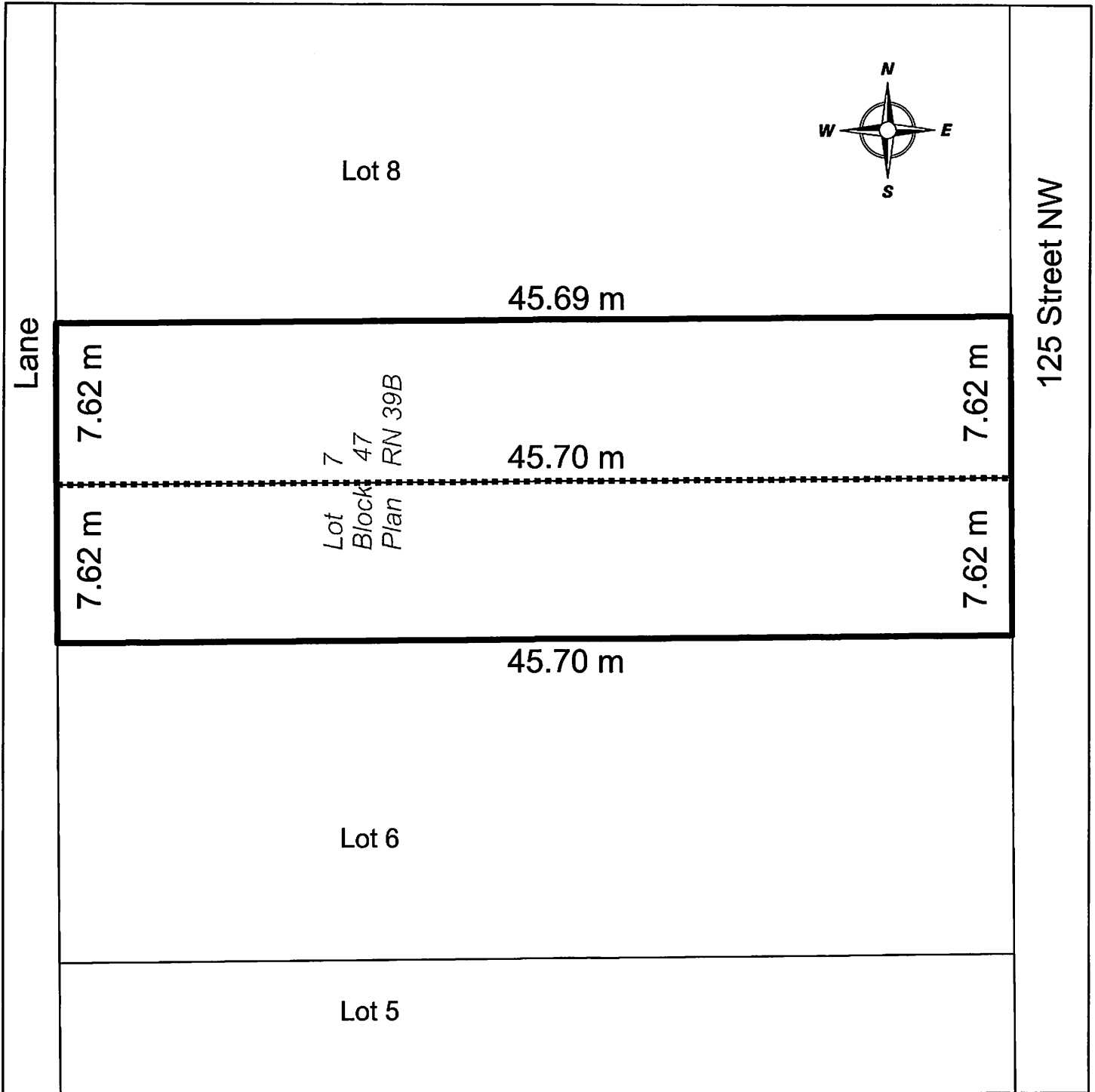
Building / Site

- 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 9.8 m south of the north property line of existing Lot 7 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 of Subdivision



**Legal Description:**

**Lot 7**

**Block 47**

**Plan RN 39B**

**11032 - 125 Street NW**



Subdivision Authority

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

April 1, 2021

File No. LDA21-0118

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the shared property line of Lot 18, Block 11, Plan 2525 HW and Lot 17, Block 11, Plan 2525 HW located north of 72 Avenue NW and west of 114A Street NW; **BELGRAVIA**

---

**The Subdivision by Plan is APPROVED on April 1, 2021, 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. 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 application complies with the regulations set out in the Edmonton Zoning Bylaw and the land is serviceable. 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #388022317-001

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 (\$686.00 - 2021 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 72 Avenue NW and 114A 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").
- 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 driveway access to 114A Street NW. Upon redevelopment of proposed Lot 17A, the existing driveway access to 114A 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](http://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 10.4 m west of the east property line of Lot 17 off 72 Avenue NW, and 6.8 m east of the west property line of Lot 18. The existing storm services enters the proposed subdivision approximately 20.1 m west of manhole #224835 and 33.8 m west of manhole #224835. 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 a laneway adjacent to the north property line of Lots 17 and 18. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m, within 5.0 m of the boundary of land or Right-of-Way containing Epcor Water facilities, is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- 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

## LOTS 17 & 18, BLOCK 11, PLAN 2525 H.W.

IN THE

N.1/2 SEC.19 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.  
5m 0 5 10m



### NOTES:

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



# HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	FEB. 24, 2021	REVISED:	--
DRAWING	2150120	FILE NO.	2150120T

