

Thursday, November 8, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 45

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 8, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 1, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0643
265735182-001

Tentative plan of subdivision to create eight (8) single detached residential lots and 35 row housing lots, from Lot 1, Block 1, Plan 022 0944, located south of Anthony Henday Drive NW and east of 50 Street NW; **CY BECKER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0722
270002288-001

Tentative plan of subdivision to create 50 row housing lots and one (1) multiple family lot (MFL), from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA18-0527
292274455-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot E, Block 6, Plan 244 HW, located west of 113 Street NW and north of 79 Avenue NW; **MCKERNAN**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA18-0545 292915191-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 12, Plan RN 76, located south of 120 Avenue NW and west of 85 Street NW; EASTWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA18-0547 292276151-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 3, Block 1, Plan 9723 089, located west of 175 Street NW and south of 100 Avenue NW; TERRA LOSA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA18-0549 292344037-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 32, Plan RN 94, located west of 87 Street NW and north of 122 Avenue NW; DELTON	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA18-0554 293243103-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 19, Plan 5591 MC located north of 46 Avenue and west of 117 Street NW; MALMO PLAINS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA18-0569 284654257-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 14, Plan 1389 HW, located south of 80 Avenue NW and west of 85 Street NW; KING EDWARD PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA18-0572 293217444-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 2 and 3U, Block 12, Plan 2597 KS, located south of 84 Avenue NW and east of 149 Street NW; LAURIER HEIGHTS	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA18-0574 293817839-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 1, Plan 1275 HW located south of 76 Avenue and west of 116 Street NW; BELGRAVIA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:20 a.m.		



Subdivision Authority

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

November 8, 2018

File No. LDA17-0643

Qualico Communities
3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

RE: Tentative plan of subdivision to create eight (8) single detached residential lots and 35 row housing lots, from Lot 1, Block 1, Plan 022 0944, located south of Anthony Henday Drive NW and east of 50 Street NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on November 8, 2018, 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 approved subdivision LDA14-0370 be registered prior to or concurrent with this application for the logical roadway extension, temporary emergency access, and necessary underground utilities;
4. that the owner register an easement for the watermain extension, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay 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 offset 17 m radius transit turnaround to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to Final Acceptance Certificate (FAC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within road rights of way, 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 1, Block 1, Plan 022 0944 was addressed by Deferred Reserve Caveat (DRC) through LDA11-0438. The DRC will carry forward on 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



Blair McDowell
Subdivision Authority

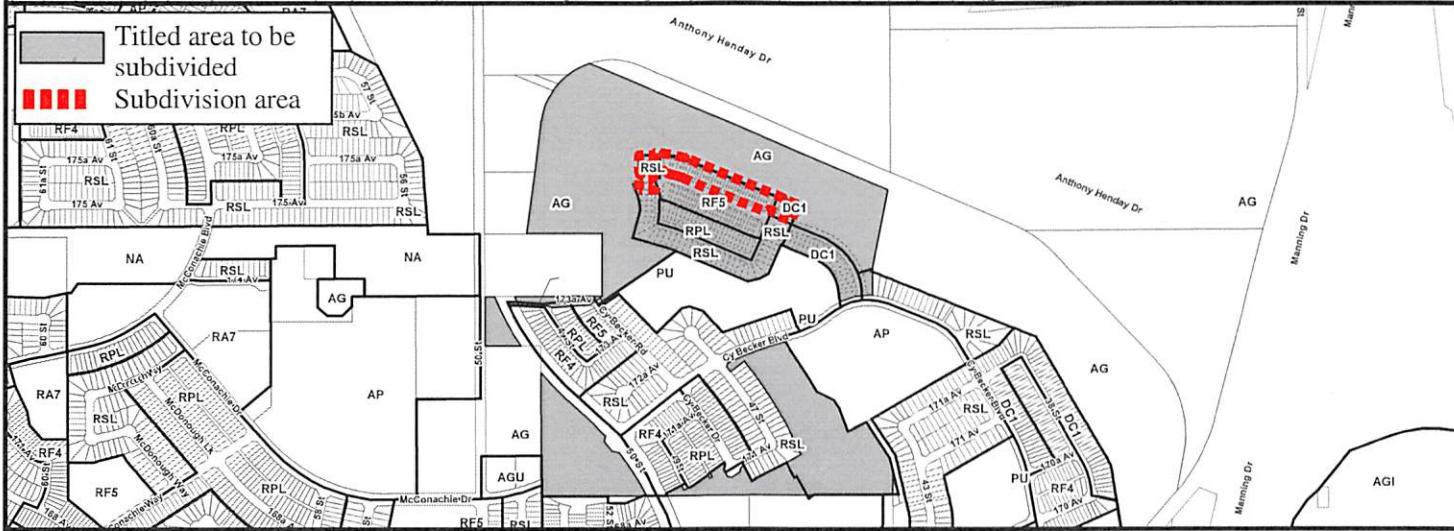
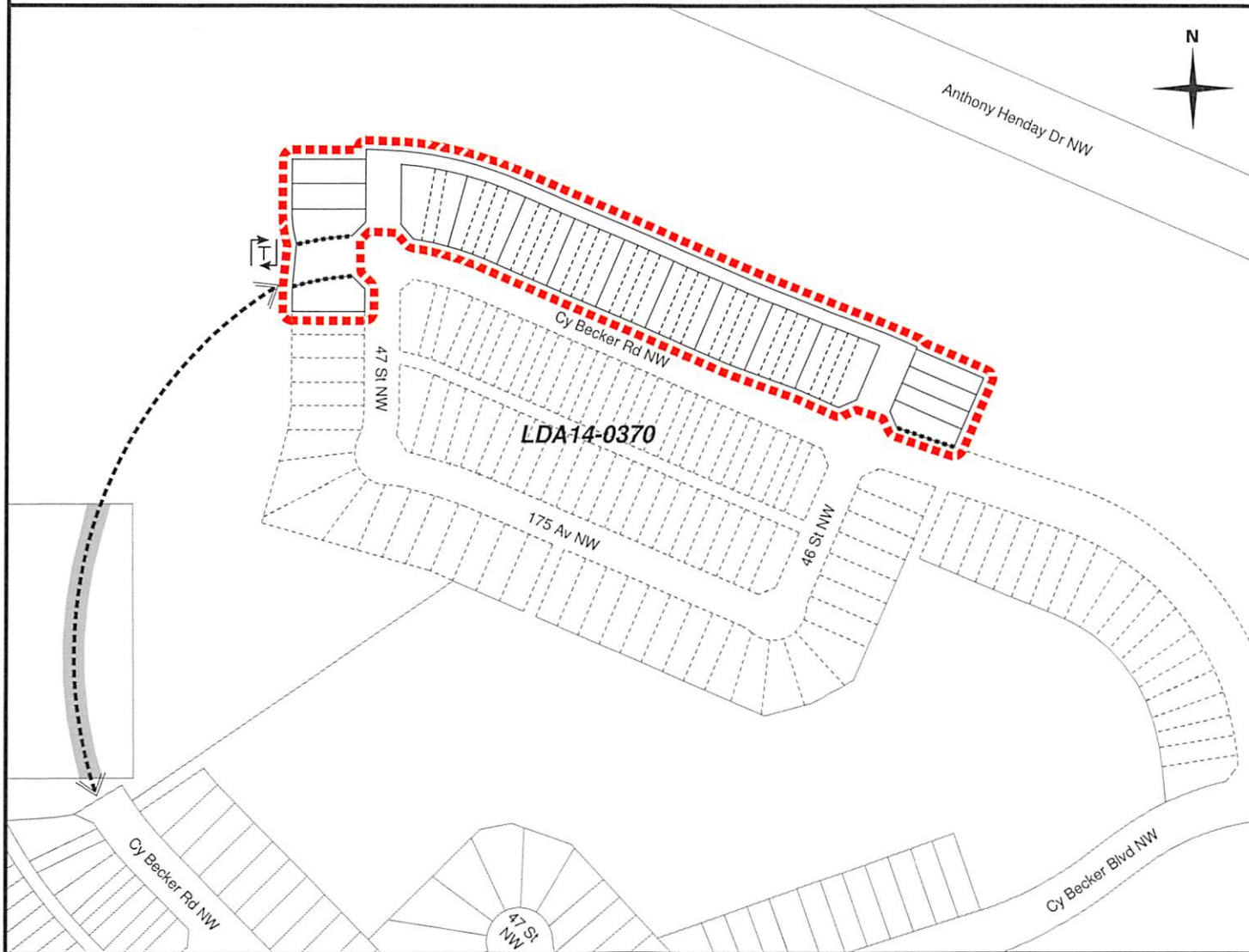
BM/sm/Posse #265735182-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 8, 2018

LDA17-0643

- Limit of proposed subdivision
- Temporary 17 m radius transit turnaround
- Watermain extension
- 1.8 m uniform screen fence as per Zoning Bylaw
- Register easement





Subdivision Authority

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

November 8, 2018

File No. LDA17-0722

IBI Group Inc.
300 - 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Latoya Powder

RE: Tentative plan of subdivision to create 50 row housing lots and one (1) multiple family lot (MFL), from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW;
ROSENTHAL

I The Subdivision by Plan is APPROVED on November 8, 2018, 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 amend the subdivision boundary for the dedication of additional road right of way along 231 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA15-0605 be registered prior to or concurrent with this application;
5. that LDA18-0072 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 That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs 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 pay for the installation of traffic signals, 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 traffic 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 fulfill this obligation;
8. that the engineering drawings include identification of the abandoned well site, demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the upgrade of the first two lanes of 231 Street NW from the north subdivision boundary to the future Public Utility Lot to an arterial roadway standard, including channelization, intersections, turn bays, 3 m shared use path on the east side, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the upgrade of the first two lanes of 231 Street NW from the future Public Utility Lot to Whitemud Drive and the first two lanes of Whitemud Drive from Winterburn Road (215 Street NW) to 231 Street NW to a rural 9 m wide arterial roadway standard, including channelization, accesses, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include intersection improvements to Whitemud Drive NW and 231 Street NW including left and right turn bays, to the satisfaction of Subdivision and Development Coordination;
12. that the owner constructs necessary storm infrastructure along the offsite permanent roadways to the proposed subdivision, to the satisfaction of Subdivision and Development Coordination;

13. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 231 Street NW, 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 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 road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SW 25-52-26-W4M was addressed by dedication and a Deferred Reserve Caveat (DRC) with LDA11-0420. The DRC will carry forward on the remainder of the title to the NE 25-52-26-W4M for the assembly of the district park site, though a small portion will remain on title to account for the future arterial roadway dedication.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority











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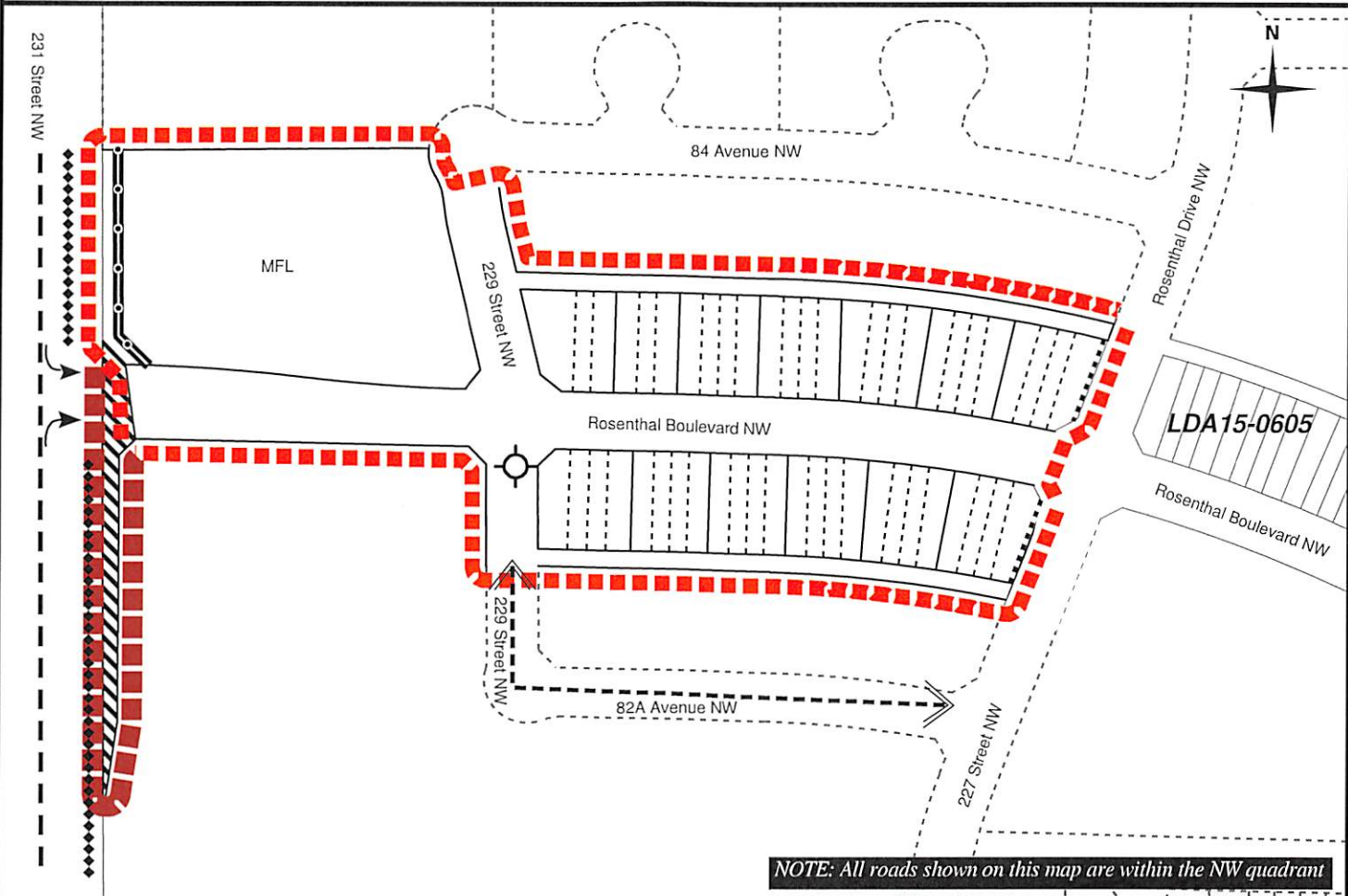
Enclosures



SUBDIVISION CONDITIONS OF APPROVAL MAP

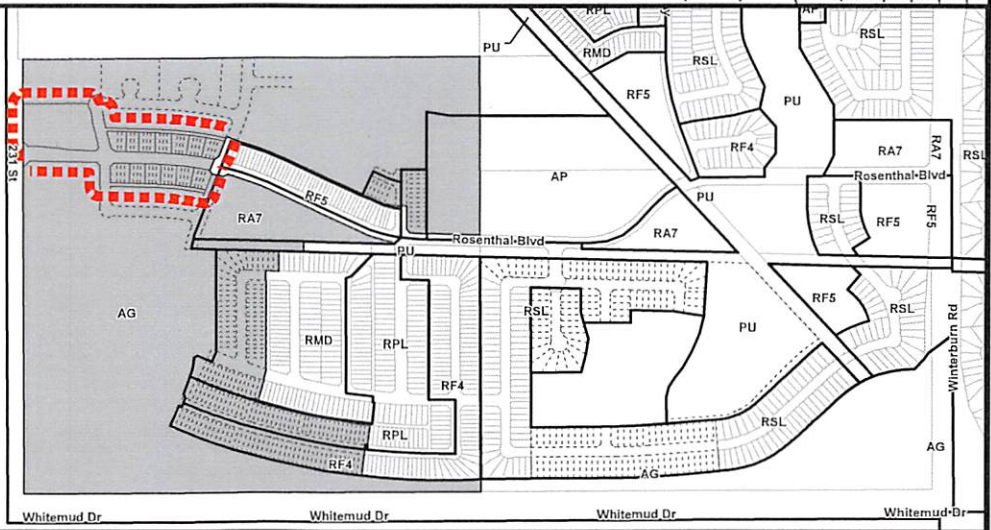
November 8, 2018





LDA 17-0722

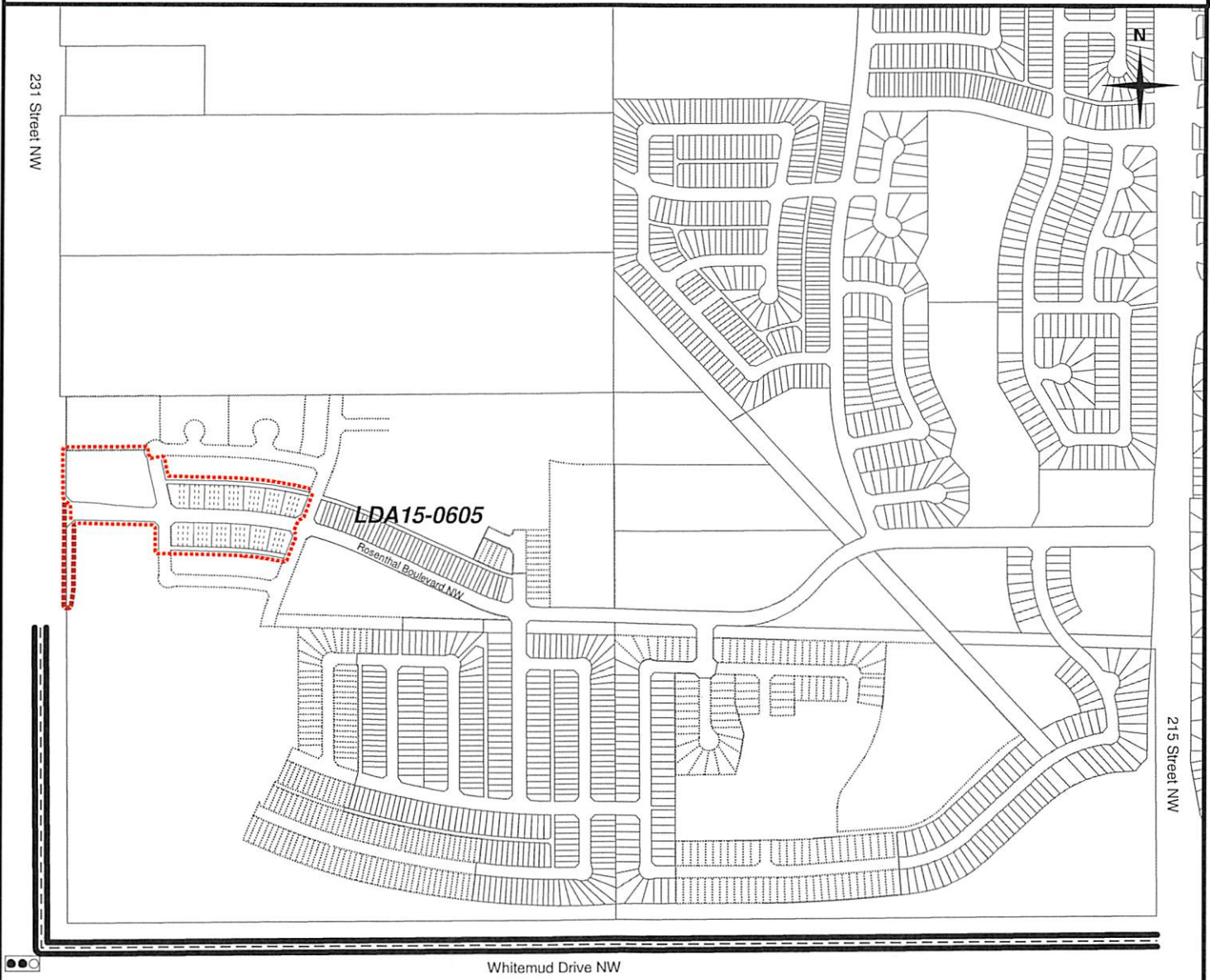
-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Turn Bays
-  Watermain extension
-  Abandoned well site
-  Amend subdivision boundary
-  Dedicate as road right of way
-  Noise attenuation fence
-  3 m hard surface shared use path
-  Construct first two lanes to an arterial roadway standard



-  Titled area to be subdivided
-  Subdivision area



-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Upgrade two lanes to a rural 9m roadway
-  Traffic signals



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

November 8, 2018

File No. LDA18-0527

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 E, Block 6, Plan 244 HW, located west of 113 Street NW and north of 79 Avenue NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on November 8 2018, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at christian.schmitt@edmonton.ca or 780-944-0459.

Regards,

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

Blair McDowell
Subdivision Authority

BM/gq/Posse #292274455-001

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 (\$662.00 - 2018 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 79 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.
- There is an existing access to 79 Avenue NW. Upon redevelopment of proposed Lot E, the existing residential access to 79 Avenue NW must be removed. Subdivision Planning notes that the existing access is connected with the access to the adjacent site. Removal will require coordination with the adjacent property owner. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

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 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 6.8 m west of the east property line of Lot E off 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 E, BLOCK 6, PLAN 244 H.W.

IN THE
S.E.1/4 SEC.30-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.
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NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

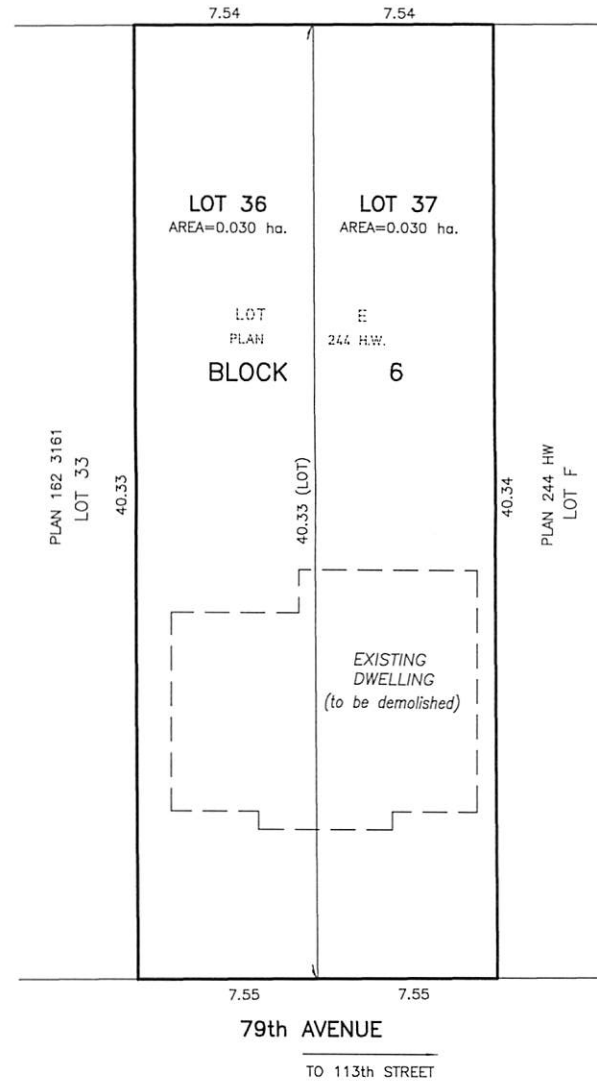
DATE: SEPTEMBER 07, 2018

REVISED: -

FILE NO. 18S0718

DWG.NO. 18S0718T

LANE





Subdivision Authority

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

November 8, 2018

File No. LDA18-0545

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 12, Block 12, Plan RN 76, located south of 120 Avenue NW and west of 85 Street NW;
EASTWOOD

The Subdivision by Plan is APPROVED on November 8, 2018, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse #292915191-001

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 (\$662.00 - 2018 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 85 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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 5.9 m north of the south property line of Lot 12 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).
- There is an existing power pole that will interfere with access to the proposed Lot 12A and 12B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission 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).

TENTATIVE PLAN

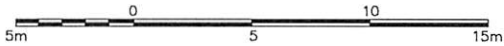
SHOWING SUBDIVISION OF

LOT 12, BLOCK 12, PLAN RN76

IN THE
S.E.1/4 SEC.16-53-24-4

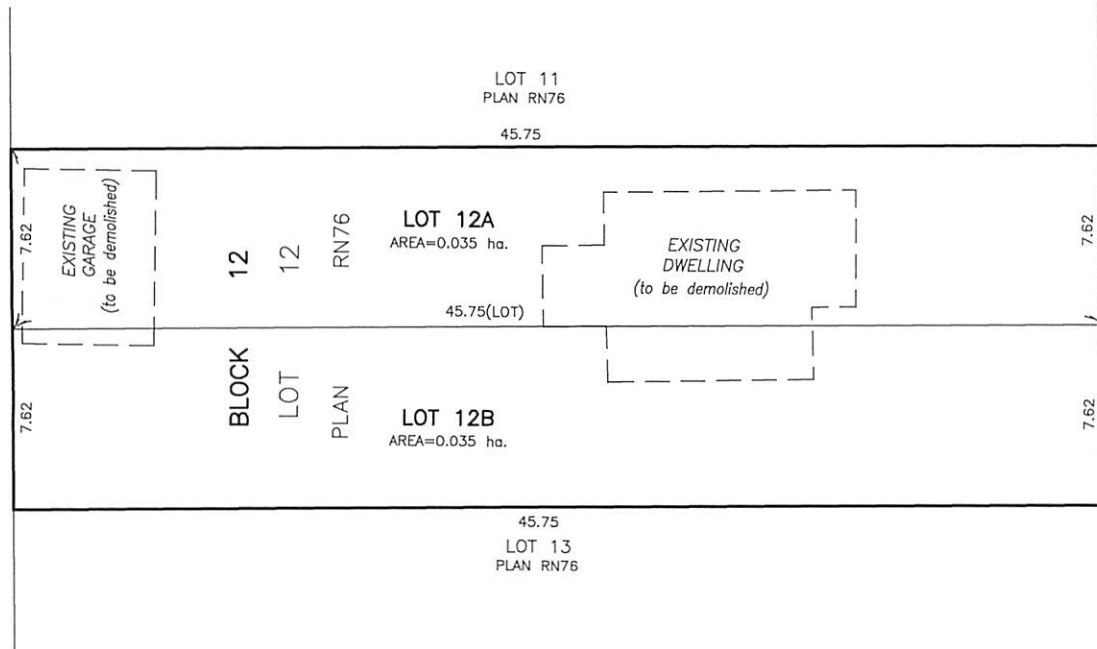
EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



NOTE:
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- AREA DEALT WITH BOUNDED THUS.

L
A
N
E



85th STREET
TO 120th AVENUE

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: SEPTEMBER 11, 2018
REVISED: -

FILE NO. 18S0746

DWG.NO. 18S0746T



Subdivision Authority

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

November 8, 2018

File No. LDA18-0547

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

ATTENTION: Corinne Brown

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 3, Block 1, Plan 972 3089, located west of 175 Street NW and south of 100 Avenue NW; **TERRA LOSA**

I The Subdivision by Plan is APPROVED on November 8, 2018, 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 Charter Bylaw 18624 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner 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; and
2. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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 Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #292276151-001

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 (\$1663.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- EPCOR Water may require the registration of a multiple service check valve restrictive covenant against this property. If there is on-site water main looping between the existing services, each services must contain a check valve within private property in accordance with the Canadian Plumbing Code. Please contact waterlandadmin@epcor.com with your request or for more information.
- The existing water service enters the proposed subdivision approximately 20.6 m west of the west property line of off 175 Street. The existing sanitary service enters the proposed subdivision approximately 22.6 m west of the west property line of off 175 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



Subdivision Authority

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

November 8, 2018

File No. LDA18-0549

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 16, Block 32, Plan RN 94, located west of 87 Street NW and north of 122 Avenue NW; **DELTON**

The Subdivision by Plan is APPROVED on November 8 2018, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at christian.schmitt@edmonton.ca or 780-944-0459.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #292344037-001

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 (\$662.00 - 2018 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 87 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

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 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 2.72 m south of the north property line of Lot 16 off 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 16, BLOCK 32, PLAN RN94

IN THE

E.1/2 SEC.16-53-24-4

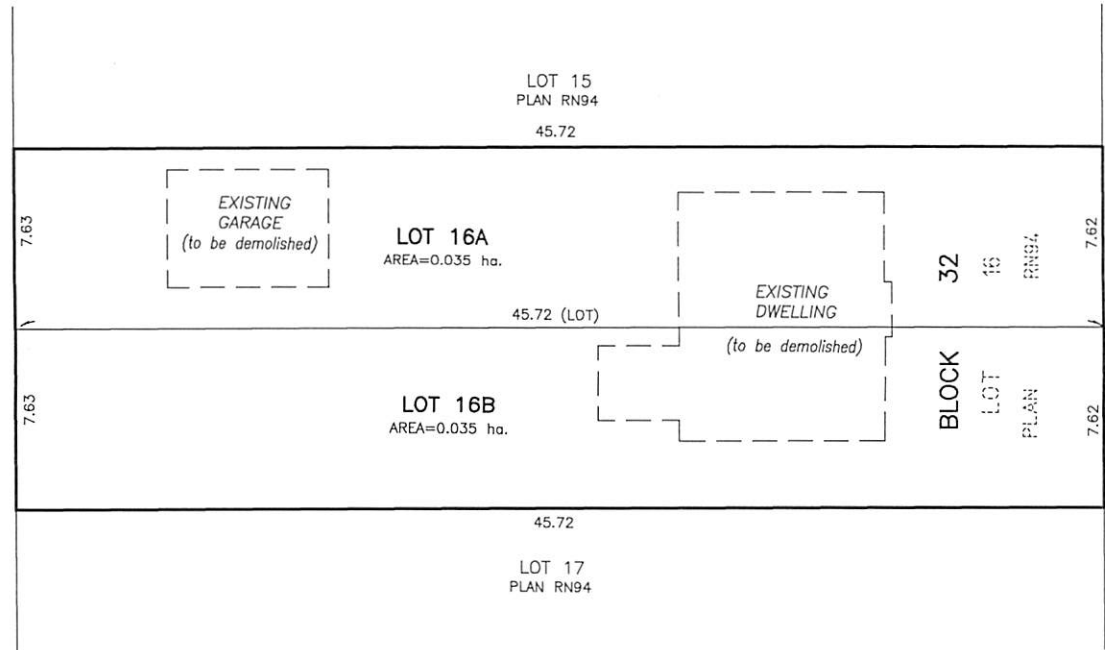
EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

LANE



87th STREET

TO 123rd AVENUE

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: SEPTEMBER 11, 2018

REVISED: -

FILE NO. 18S0742

DWG.NO. 18S0742T



Subdivision Authority

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

November 8, 2018

File No. LDA18-0554

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 10, Block 19, Plan 5591 MC located north of 46 Avenue and west of 117 Street NW; **MALMO PLAINS**

The Subdivision by Plan is **APPROVED** on November 8 2018, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #293243103-001

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 (\$662.00 - 2018 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- The Malmo neighbourhood is on the Neighbourhood Renewal program. This specific site is scheduled for renewal in the 2019 to 2022 construction season. 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 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 storm) enter the proposed subdivision approximately 8.23 m north of the south property line of Lot 10 off 117 Street. The existing sanitary service enters the proposed subdivision approximately 6.85 m north of the south property line of Lot 10 off 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 10, BLOCK 19, PLAN 5591 M.C.

IN THE
S.1/2 SEC.18-52-24-4

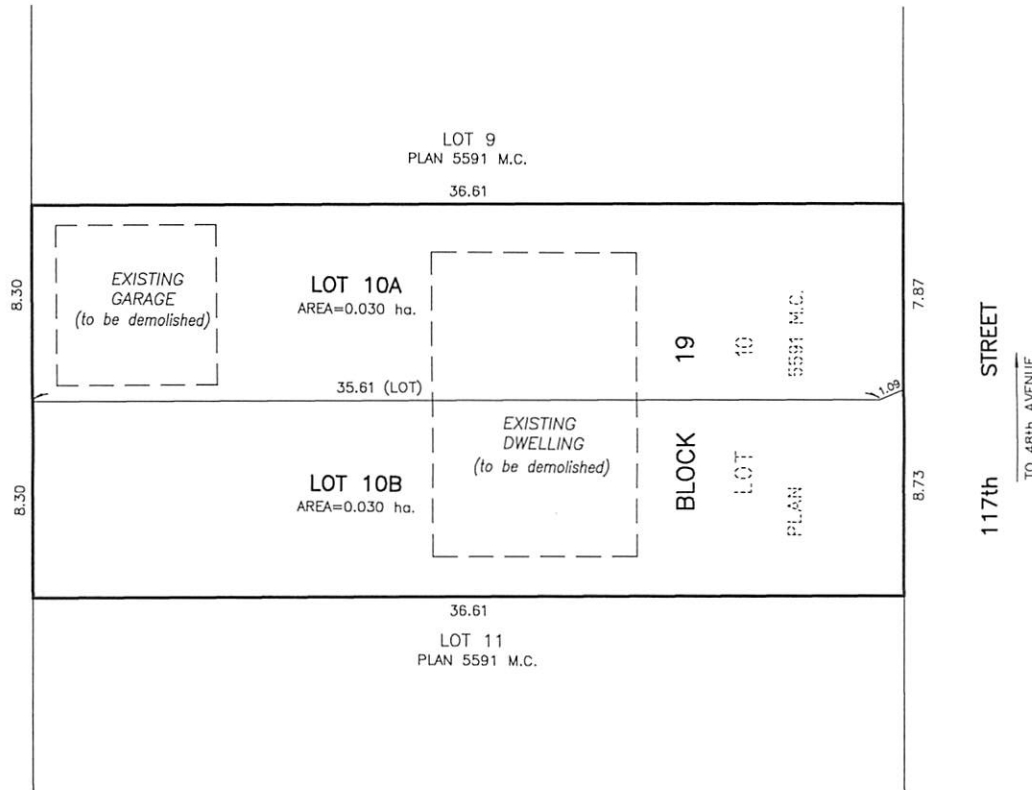
EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

LANE



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: SEPTEMBER 20, 2018

REVISED: -

FILE NO. 18S0758

DWG.NO. 18S0758T



Subdivision Authority

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

November 8, 2018

File No. LDA18-0569

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 27, Block 14, Plan 1389 HW, located south of 80 Avenue NW and west of 85 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on November 8, 2018, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse #284654257-001

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 (\$662.00 - 2018 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 80 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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 27, BLOCK 14, PLAN 1389 H.W.

IN THE
S.W.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



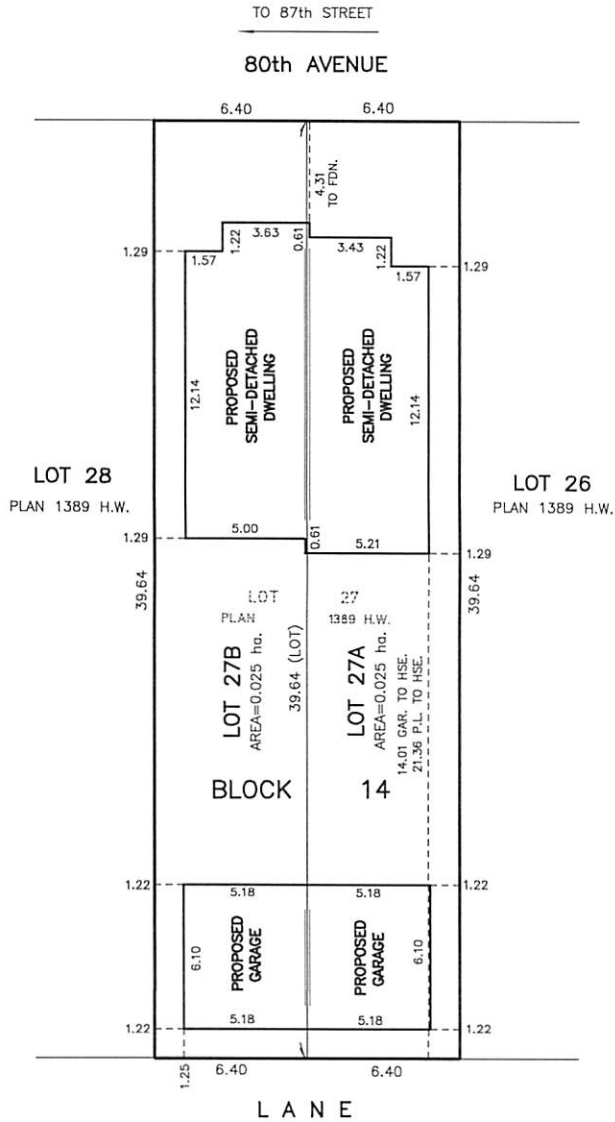
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: May 14, 2018
REVISED: October 31, 2018

FILE NO. 18S0373

DWG.NO. 18S0373T





Subdivision Authority

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

November 8, 2018

File No. LDA18-0572

SKE Homes Ltd.
10735 - 8 Avenue SW
Edmonton, AB T6W 1G2

ATTENTION: Shailendra Gupta

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 2 and 3U, Block 12, Plan 2597 KS, located south of 84 Avenue NW and east of 149 Street NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on November 8, 2018, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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/sm/Posse #293217444-001

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 (\$662.00 - 2018 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 the Mature Neighbourhood Overlay Sec. 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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

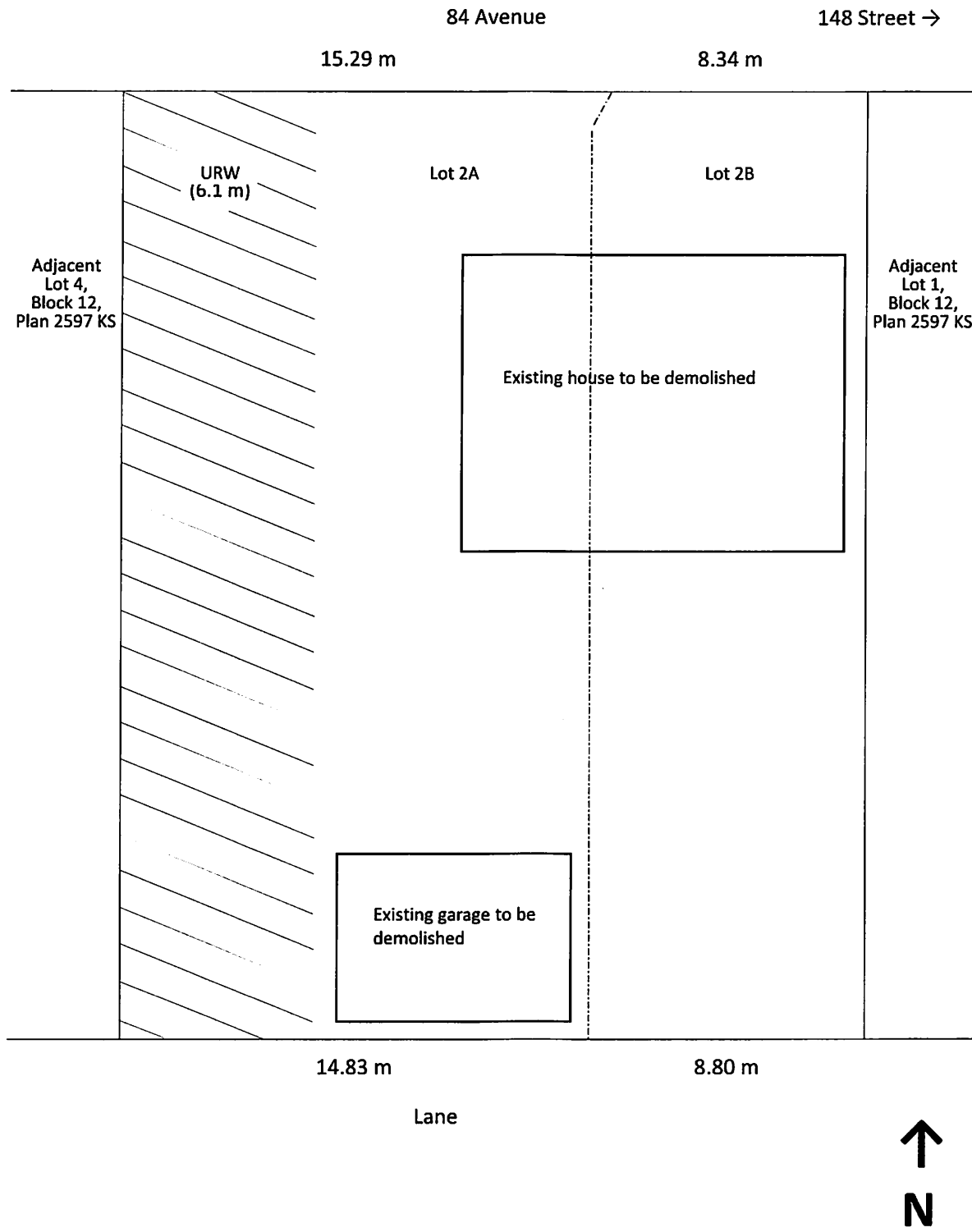
Servicing

- 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 6.85 m west of the east property line of Lot 2 off of the lane. The existing storm service enters the proposed subdivision approximately 8.84 m west of the east property line of Lot 2 off 84 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within the URW on Lot 3U. 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).

Tentative plan showing Proposed Subdivision

30-Oct-2018

Lots 2 and 3U, Block 12, Plan 2597KS





Subdivision Authority

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

November 8, 2018

File No. LDA18-0574

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 32, Block 1, Plan 1275 HW located south of 76 Avenue and west of 116 Street NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on November 8 2018, subject to the following conditions:

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

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #293817839-001

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 (\$662.00 - 2018 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There are existing boulevard trees adjacent to the site on 76 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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 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 6.5 m west of the east property line of Lot 32 off 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 32, BLOCK 1, PLAN 1275 H.W.

IN THE
N.W.1/4 SEC.19-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: SEPT. 27, 2018
REVISED: -

FILE NO. 18S0816

DWG.NO. 18S0816T

