

Thursday, January 13, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 02

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the January 13, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the January 6, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1.

LDA21-0488
403571478-001

Tentative plan of subdivision to create 28 single detached residential lots and 16 semi-detached residential lots from Lot 102, Block A, Plan 212 2543, located 23 Avenue NW and west of 199 Street NW; **THE UPLANDS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1.

LDA21-0353
363632268-001

Tentative plan of subdivision to create three (3) Municipal Reserve (MR) Lots, three (3) Public Utility Lots (PUL), one (1) Multi-unit Housing (MUH) Lot, and three (3) other lots from Lots C and D, Plan 1711 MC, and Lot B, Plan 7091 KS, located west of James Mowatt Trail and north of 35 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA21-0507 407416809-001	Tentative plan of subdivision to create 90 single detached residential lots from the SW 19-53-25-W4M located north of Trumpeter Way NW and east of Winterburn Road NW; TRUMPETER
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA21-0515 412643501-001	Tentative plan of subdivision to facilitate a land swap from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, and the SW-1-54-24-W4M, located north of 167 Avenue 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
4.	LDA21-0540 414784311-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5 and a portion of Lot 6, Block 45, Plan RN39B, located north of 110 Avenue NW and west of 123 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0559 416285570-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 32, Block 1, Plan 5070HW, located south of 98 Avenue NW and east of 85 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0564 416326672-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 20, Plan 2609HW, located south of 65 Avenue NW and east of 109A Street NW; PARKALLEN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0572 416770218-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 15, Plan 6991ET, located south of 104 Avenue NW and east of 157 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:45 a.m.



Subdivision Authority

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

January 13, 2022

File No. LDA21-0488

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 28 single detached residential lots and 16 semi-detached residential lots from Lot 102, Block A, Plan 212 2543, located 23 Avenue NW and west of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on January 13, 2022, 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 subdivisions LDA20-0399 be registered prior to or concurrent with this application to provide the logical roadway extension and essential water main feeds;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing Maskekosihk Trail, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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
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 conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire Hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner includes grading plans for Maskekosiik Trail in the submission of engineering drawings. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Mark Pivovar at 780-944-7693 for more information;
9. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkways, 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 is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
11. that the owner design and construct the temporary sanitary storage component to the satisfaction of Subdivision and Development Coordination, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station, as determined by monitoring of the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhood;
12. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements for the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview, as determined by monitoring of the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station;
13. that a Noise Study be provided to confirm the noise attenuation required adjacent to Maskekosiik Trail, in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Subdivision and Development Coordination; and that the owner construct noise attenuation in accordance with the requirements outlined in the Noise Study that may be over and above the minimum requirement. At a minimum, the owner must construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Maskekosiik Trail, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. 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
15. that the owner is responsible for the landscape design and construction within road right of way, 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 102, Block A, Plan 212 2543, was addressed by Deferred Reserve Caveat (DRC) with LDA14-0566. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #403571478-001

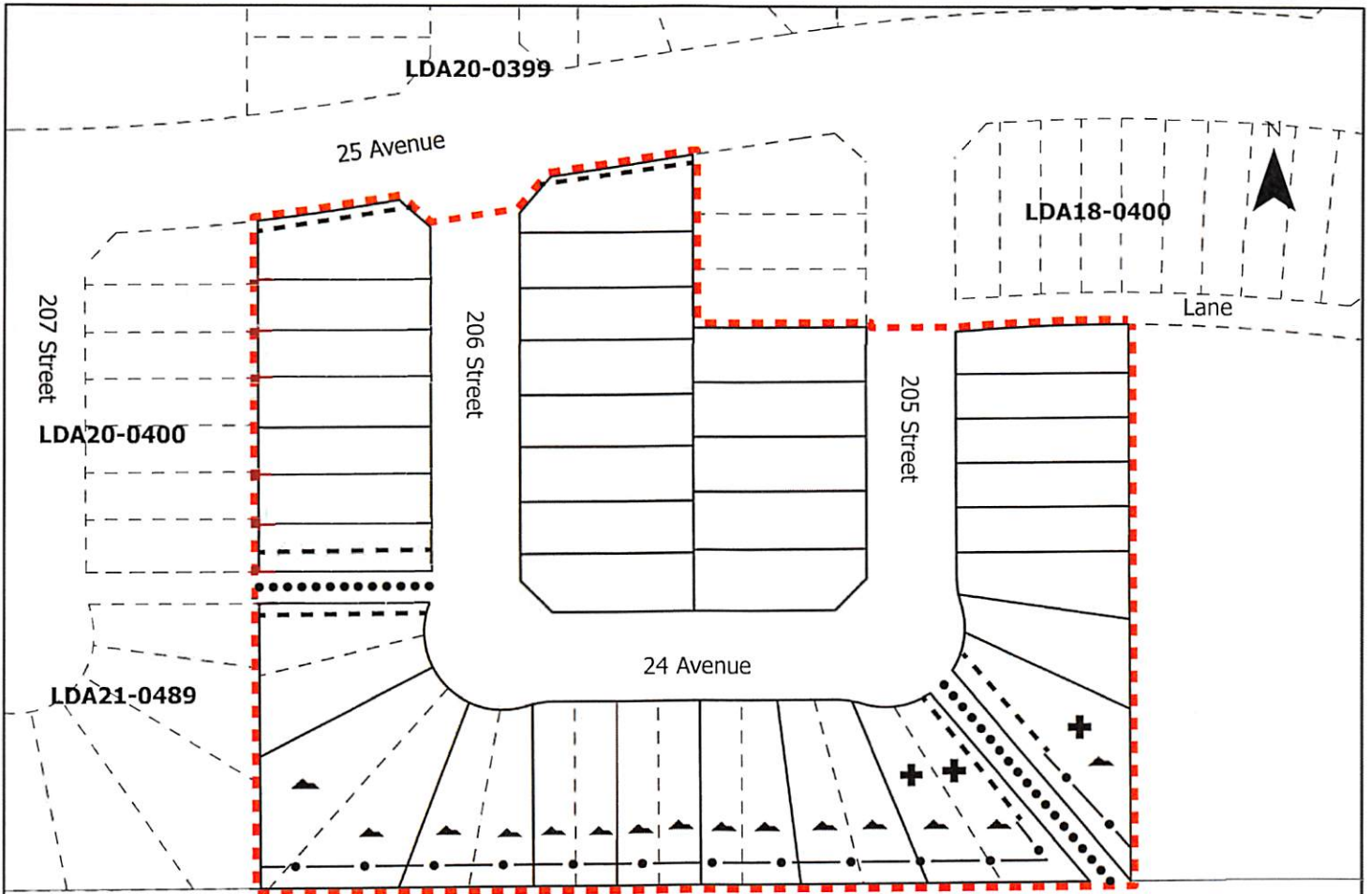
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

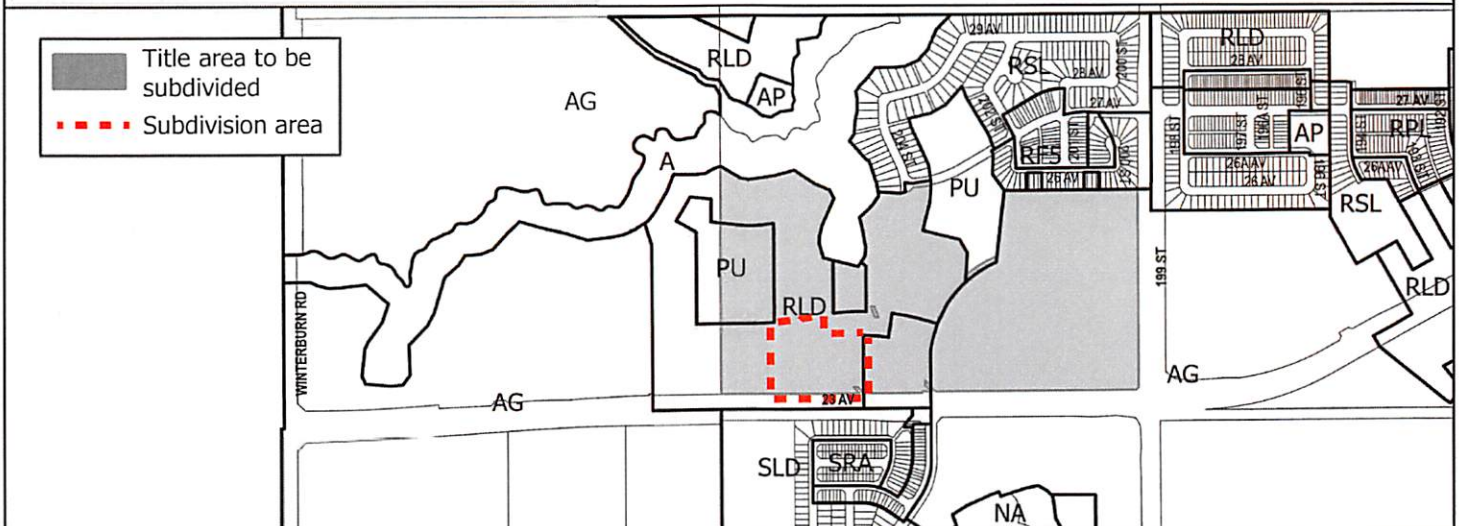
January 13, 2022

LDA21-0488

- ■ ■ Limit of proposed subdivision
- ■ ■ 1.8m Uniform Fence - Zoning bylaw selection
- Berm and Noise Attenuation Fence selection
- Concrete Sidewalk 1.8m
- ▲ Restrictive Covenant re:berm and fence selection
- ✚ Restrictive Covenant re:disturbed soil selection



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





Subdivision Authority

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

January 13, 2022

File No. LDA21-0353

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

ATTENTION: Jennifer Smyth

RE: Tentative plan of subdivision to create three (3) Municipal Reserve (MR) Lots, three (3) Public Utility Lots (PUL), one (1) Multi-unit Housing (MUH) Lot, and three (3) other lots from Lots C and D, Plan 1711 MC, and Lot B, Plan 7091 KS, located west of James Mowatt Trail and north of 35 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on January 13, 2022, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 11.10 ha lot, 7.03 ha lot, and 4.32 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 4.127 ha by a Deferred Reserve Caveat registered against Lot B, Plan 7091 KS pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that LDA21-0612 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner dedicate additional road right of way for a northbound right turn bay on Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the proposed Public Utility Lots (PUL) are cleared and levelled, and conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for the Capital Line South LRT right-of-way;
8. that the owner register a Temporary Public Easement on the adjacent parcel to the north (Lot A Plan 7091 KS) and SE-¼-24-51-25-4 (Hospital and health campus) OR that a road plan be

registered for the required road right-of-way to facilitate construction of the Heritage Valley Trail SW from 32 Avenue SW to 28 Avenue SW, to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

9. that the owner register an easement for the Stormwater Management Facility (SWMF) and offsite storm sewer extension, as shown on the "Conditions of Approval" map, Enclosure II;
10. that LDA15-0091 be registered prior to or concurrently with this application to provide offsite watermain connections; 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 (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner 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 construct the first two lanes of Heritage Valley Trail SW to an arterial roadway standard, from 32 Avenue SW to 28 Avenue SW including channelization, accesses, intersections, 3 m shared use path, lighting, a northbound right turn bay onto 32 Avenue SW, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Heritage Valley Trail SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination.
8. that the owner construct the first two lanes of 28 Avenue SW to an arterial roadway standard, from Heritage Valley Trail SW to Paisley Drive SW including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure I. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct 32 Avenue SW to an approved Complete Streets design and cross-section, including protected / separated bike lanes, sidewalks including a 2.5 m mono-walk

- adjacent to Lot 1 MR, accesses, enhanced pedestrian crossings, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct 119A Street SW to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination;
 11. that the owner provide zebra marked crosswalks and pedestrian signage, and construct curb extensions and curb ramps at the mid-block crossings, as shown on Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
 12. that the owner construct a 3 m hard-surface shared use path, within the pipeline right-of-way, remnants, and tying into future 32 Avenue NW including "Shared Use" signage, bollards and landscaping, as shown on Enclosure I;
 13. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the School/Park site (Lots 1MR and 2 MR), as shown on Enclosure I;
 14. that the owner constructs a hard-surface shared use path with lighting and bollards within Lot 3 MR, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
 15. 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 II;
 16. that the engineering drawings include grading plans to accommodate a shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
 17. that the owner construct offsite storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
 18. that the owner construct necessary sanitary and storm sewers along the offsite roadways to be constructed to provide access to the subdivision, to the satisfaction of Subdivision and Development Coordination;
 19. that the owner maintain any newly proposed Low Impact Development measures such as bioswales and bumpouts for 3 years; to the satisfaction of Epcor Drainage Services Inc.;
 20. that the owner abandon any private water infrastructure within existing Lots B, C, and D;
 21. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
 22. 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
 23. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, road rights of way, walkways, and greenways 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.

The three Municipal Reserve Lots (totalling approximately 22.45 ha) have been assembled through internal acquisition. Funds have been transferred internally from the Parkland Purchase Reserve Account to the Strategic Land Account. Land required for the District Park has been acquired in full.

Municipal Reserve (MR) for Lot B, Plan 7091KS, Lot C, Plan 1711 MC and Lot D, Plan 1711 MC in the amount of 4.127 ha are owing, subject to dedication for a right turn bay for the the Heritage Valley Trail SW Concept Plan, and will be deferred to the remainder of Lot B, Plan 7091KS by registering a 4.127 ha Deferred Reserve Caveat.

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

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

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

Regards,

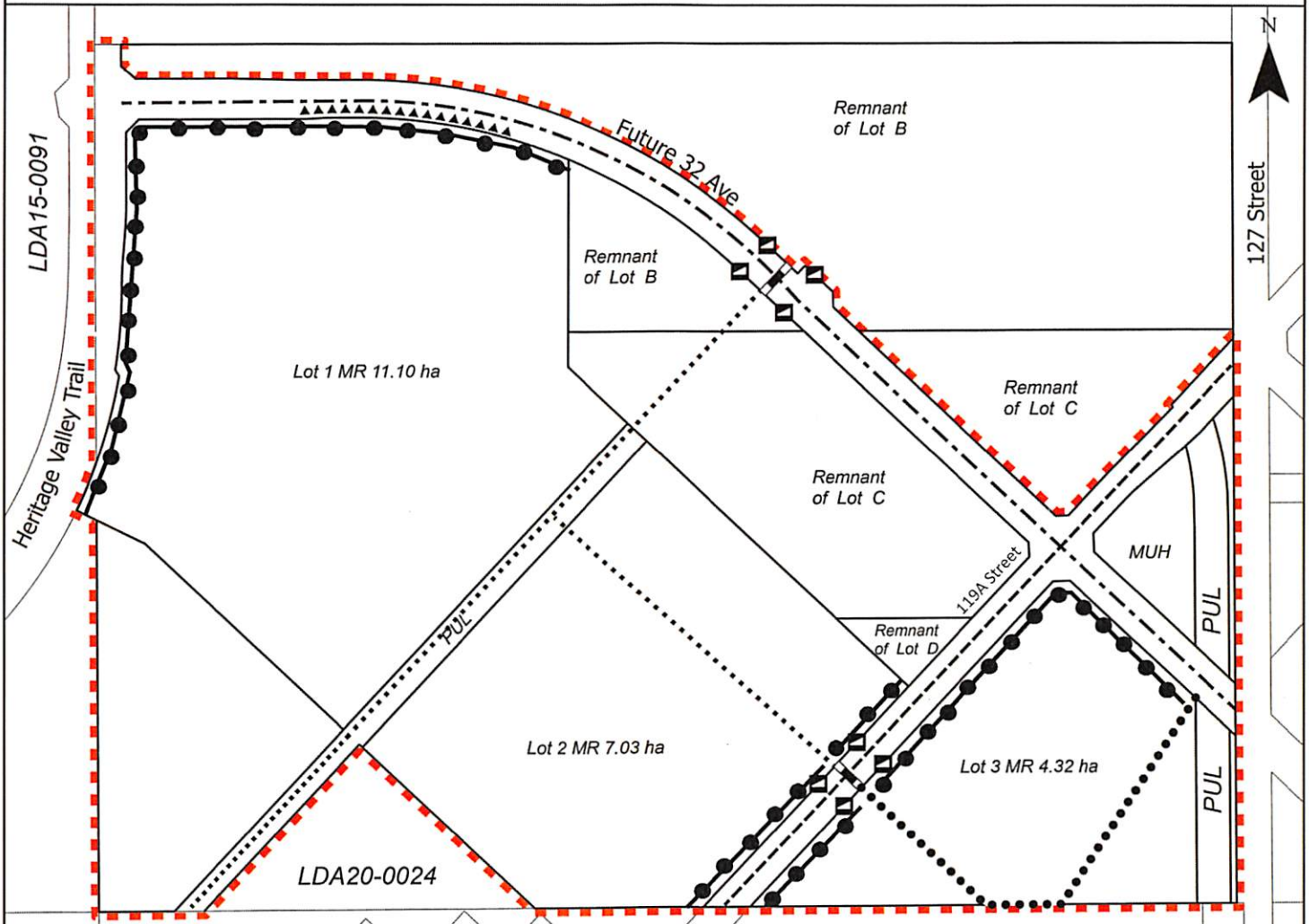


Blair McDowell
Subdivision Authority

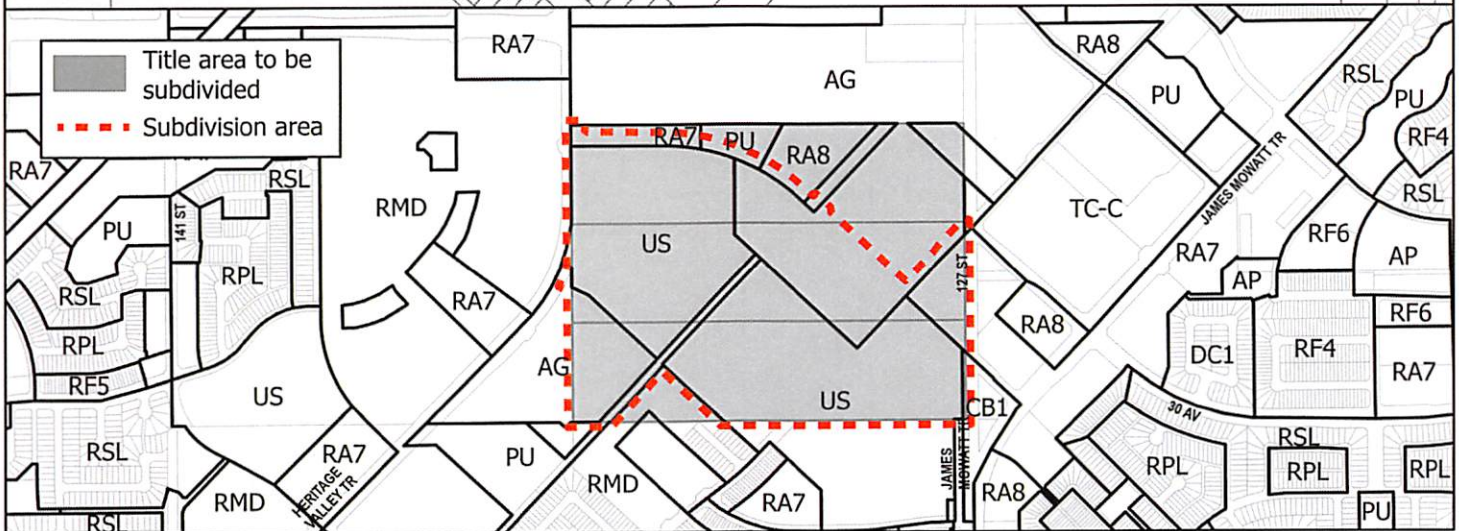
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Enclosures

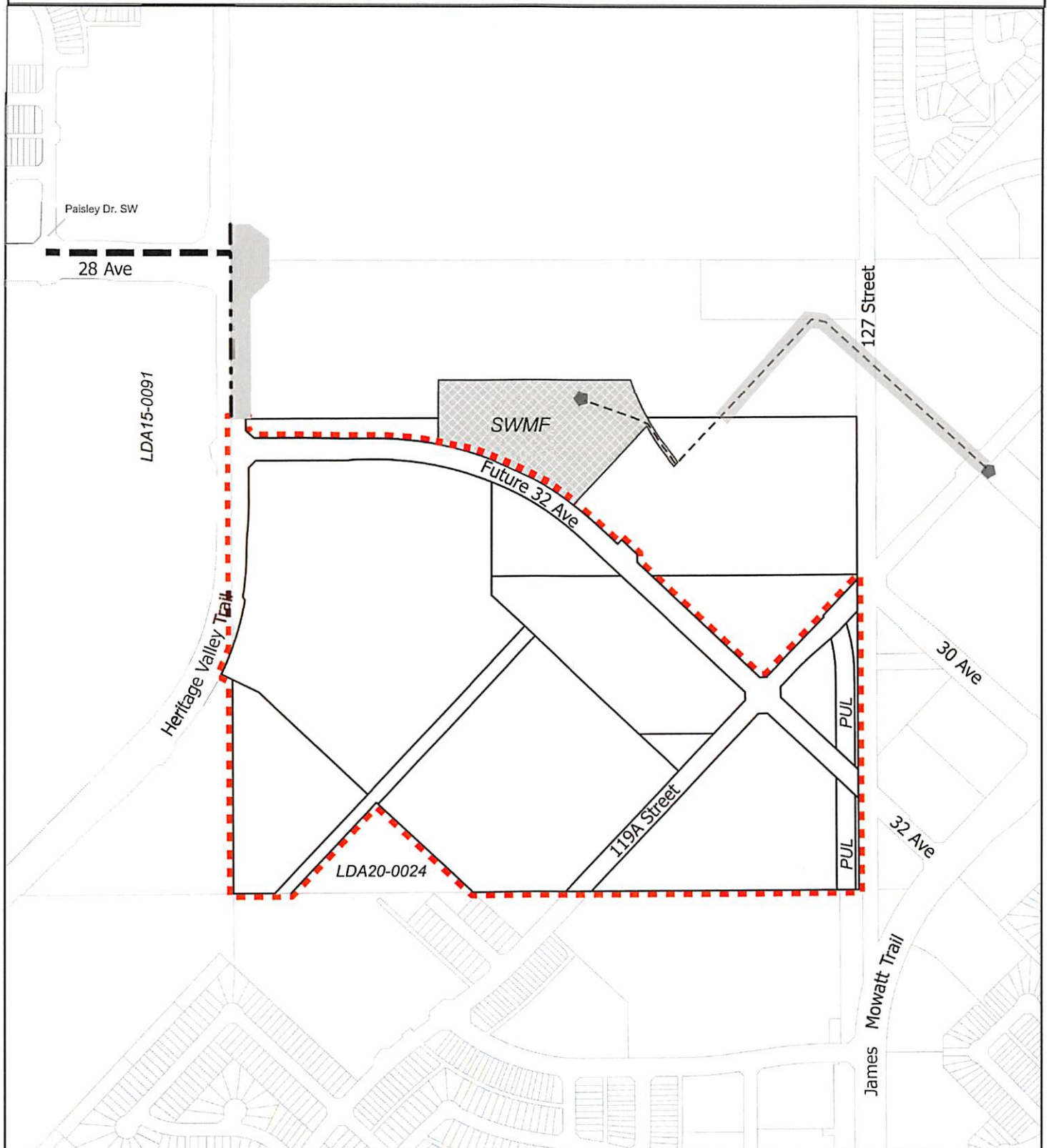
- Limit of Proposed Subdivision
- Curb Extensions with Curb Ramps
- ▤ Zebra Marked Crosswalk
- 3m Hard Surface Shared Use Path
- ▲▲▲▲ 2.5m Monowalk
- - - Construct to Approved Complete Street Design and Cross Section Hybrid Collector / Arterial
- - - Construct Complete Streets Design and Cross Section
- Shared Use Path
- Post and Rail Fence



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



- Limit of Proposed Subdivision Line
- Register Easement for Offsite Storm Sewer Extension
- Construct first two lanes to an arterial roadway standard
- Construct Heritage Valley Trail SW
- Register Public Access Easement or Road Plan
- Register Easement for SWMF





Subdivision Authority

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

January 13, 2022

File No. LDA21-0507

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 90 single detached residential lots from the SW 19-53-25-W4M located north of Trumpeter Way NW and east of Winterburn Road NW;
TRUMPETER

I The Subdivision by Plan is APPROVED on January 13, 2022, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA20-0014 be registered prior to or concurrent with this application, to provide the logical secondary roadway access to Phase 1;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for 215 Street/Winterburn Road NW from the south boundary of the Sewer Pipeline R/W to north boundary of the parent parcel, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I.5, the owner clear and level 215 Street/Winterburn Road NW as required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination;
7. that the boundary of Phase 1 be amended to include the complete intersection (212 Street NW), as shown on the "Conditions of Approval" map, Enclosure I;
8. 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; and

9. 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 pay the Fire Hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner 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);
9. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path within the PUL corridor with "Shared Use" signage, lighting, bollards and landscaping, with a connection to the adjacent shared use path in the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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.

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

Municipal Reserves for Pt. SW ¼ 19-53-25-4 were previously addressed with LDA18-0032 by registering a 4.416ha DRC on title. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/cb/Posse #407416809-001

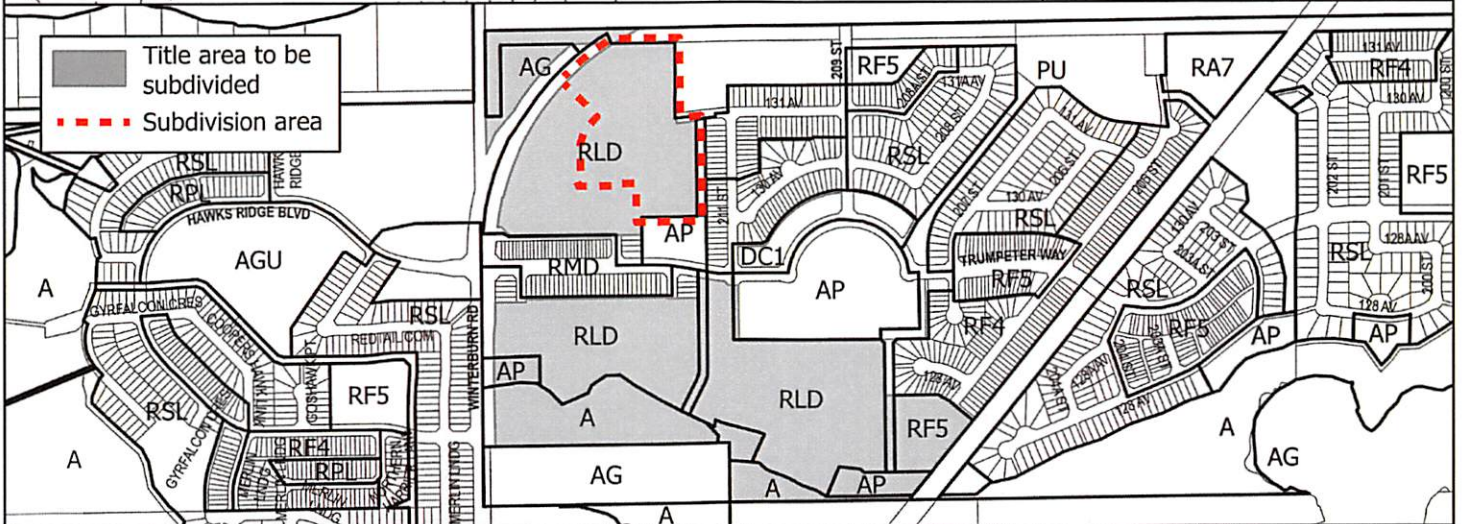
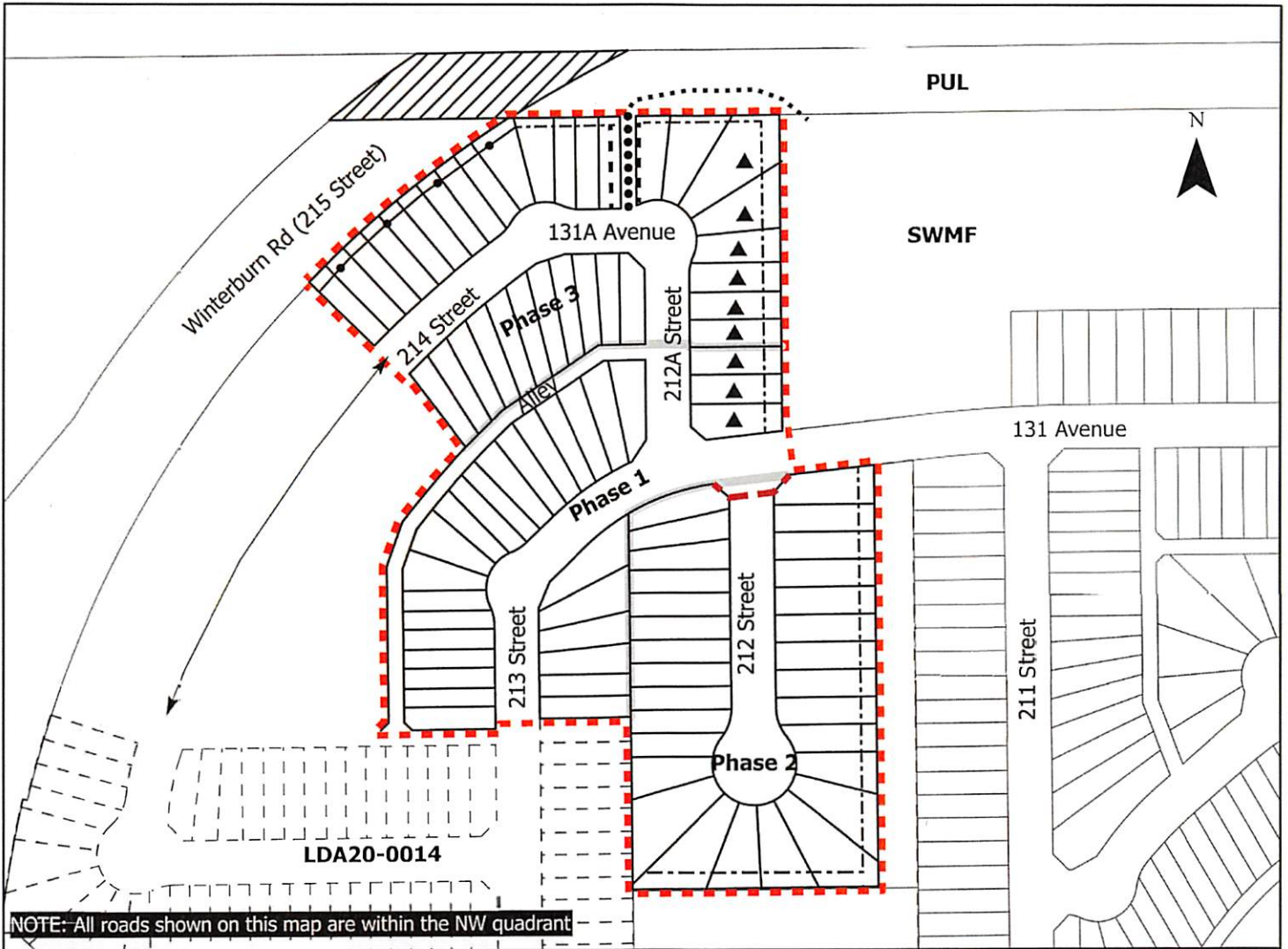
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 13, 2022

LDA21-0507

- Limit of proposed subdivision
- Phasing Line
- - - 1.8m Uniform Fence - Zoning bylaw
- - - 1.2m Uniform Fence
- Noise Attenuation Fence
- ←→ Temporary 6m roadway
- ⋯⋯⋯ 3m Hard surface shared use path
- Concrete Sidewalk 1.8m
- ▲ Restrictive covenant re:Freeboard
- - - Amend Phasing Boundary
- ▨ Dedicate as road right of way





Subdivision Authority

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

January 13, 2022

File No. LDA21-0515

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to facilitate a land swap from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, and the SW-1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

The Subdivision by Plan is APPROVED on January 13, 2022, 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 a map of the subdivision.

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

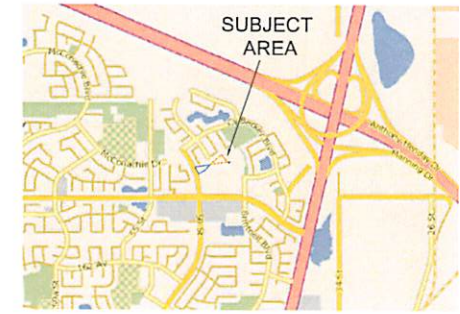
BM/ak/Posse #412643501-001

Enclosure

CM LAND DEVELOPMENTS 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'.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.919 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	Sept28/21	ORIGINAL PLAN COMPLETED	RH

REVISIONS

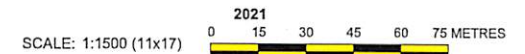
CY BECKER

TENTATIVE PLAN SHOWING PROPOSED
LAND SWAP

OF PARTS OF

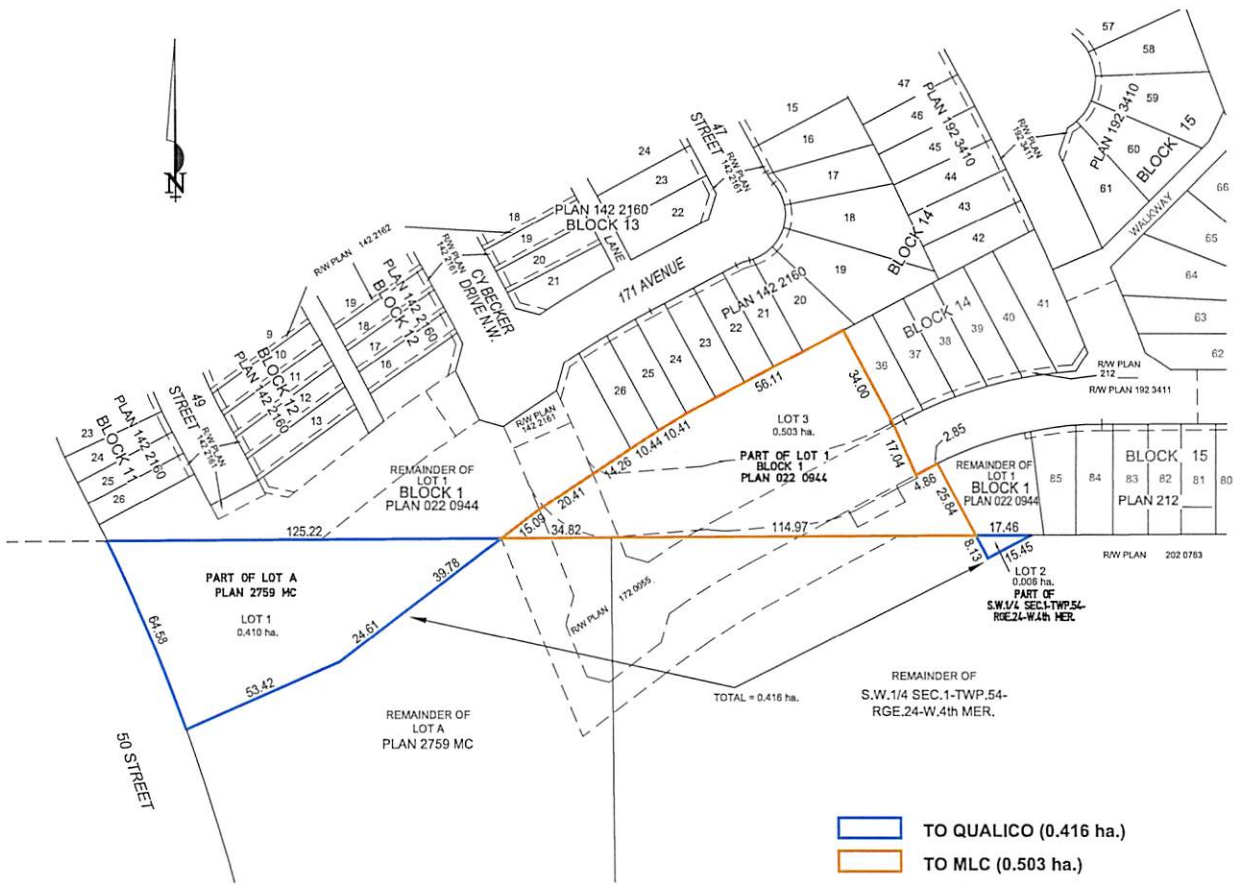
LOT A, PLAN 2759 MC
LOT 1, BLOCK 1, PLAN 022 0944
THE S.W.1/4 SEC.1-TWP.54-RGE.24-W.4th MER.
WITHIN THE
S.1/2 SEC.1-TWP.54-RGE.24-W.4th MER.

EDMONTON - ALBERTA



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

FILE NO.	121001099swap	DRAFTED BY:	RH	CHECKED BY:	**
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TO QUALICO (0.416 ha.)

TO MLC (0.503 ha.)

0:00:00 11/20/2021 09:09 MLC Cy Becker Stage 10:04:00 11/20/2021 09:09 swap.dwg 10/28/2021 2:46:51 PM



Subdivision Authority

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

January 13, 2022

File No. LDA21-0540

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 5 and a portion of Lot 6, Block 45, Plan RN39B, located north of 110 Avenue NW and west of 123 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on January 13, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/js/Posse #414784311-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 123 Street NW. Upon redevelopment of proposed Lot 5A, the existing residential access to 123 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.6 m and 10.9m north of the south property line of Lot 5 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line. Therefore, neither of these existing services can be used for proposed Lot 5A.
- 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

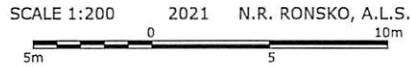
SHOWING PROPOSED SUBDIVISION OF

LOT 5 & PART OF LOT 6, BLK. 45, PLAN RN39B

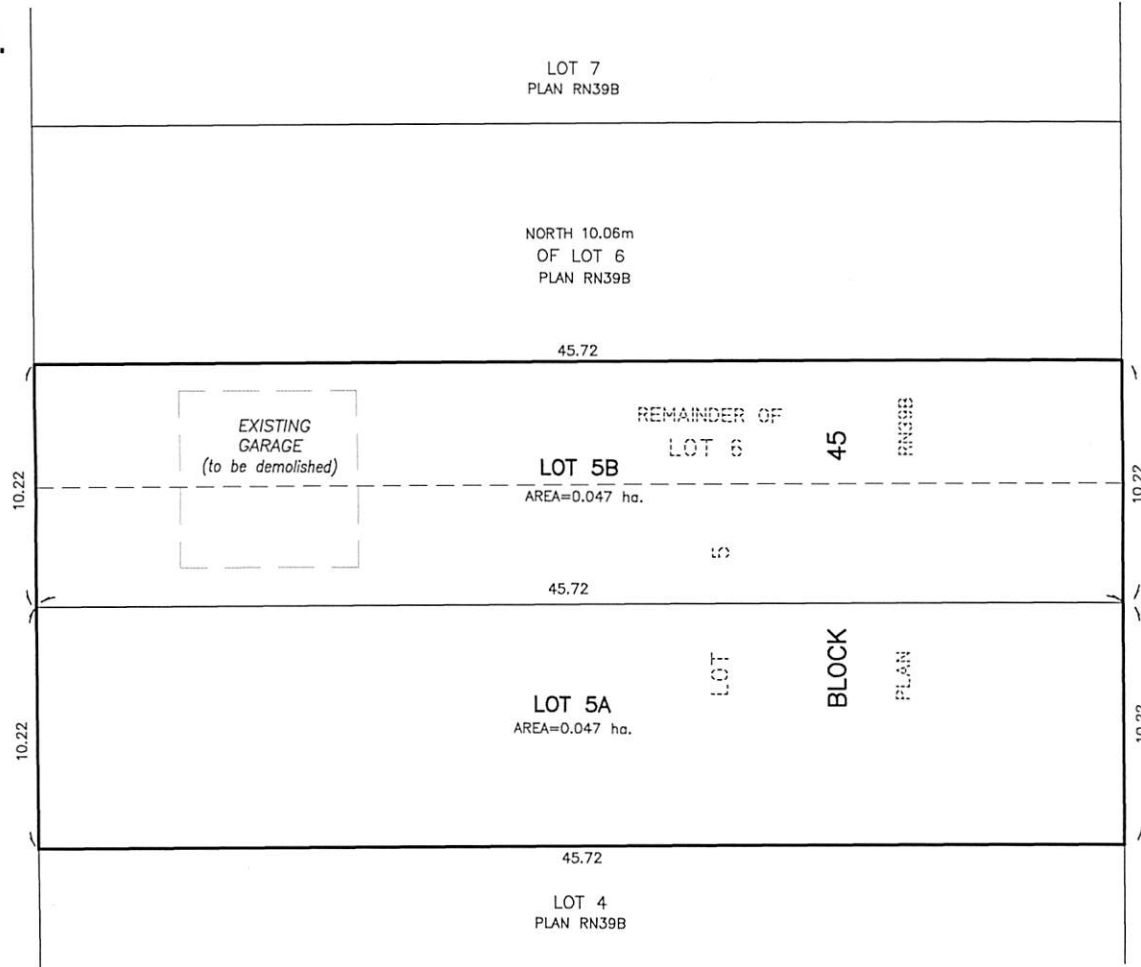
IN THE

N.W.1/4 SEC.6 & S.W.1/4 SEC.7, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA



LANE



123rd STREET
TO 111th AVENUE

NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	NOVEMBER 12, 2021	REVISED:	--
DRAWING	21S0914T	FILE NO.	21S0914



Subdivision Authority

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

January 13, 2022

File No. LDA21-0559

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 32, Block 1, Plan 5070HW, located south of 98 Avenue NW and east of 85 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on January 13, 2022, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed western lot;
2. 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/db/Posse #416285570-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 98 Avenue NW. Upon redevelopment of proposed Lot 32B, the existing residential access to 98 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.7 m west of the east property line of Lot 32 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



98 AVENUE NW

8.23 8.23

LOT 32
BLOCK 1
PLAN 5070 HW

HOUSE
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

45.19

45.18

45.18

LOT 33
BLOCK 1
PLAN 5070 HW

LOT 76
BLOCK 1
PLAN 157 KS

LOT 31
BLOCK 1
PLAN 5070 HW

LOT 34
BLOCK 1
PLAN 5070 HW

LOT 32A
BLOCK 1

LOT 32B
BLOCK 1

8.23

8.23

GARAGE
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

LANE

ONE80 INFILL DEVELOPMENTS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R-F1
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.074 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	NOV, 29/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 32, BLOCK 1, PLAN 5070 HW

WITHIN THE

N. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2021

SCALE: 1:250

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

FILE NO.	62100212T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

January 13, 2022

File No. LDA21-0564

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 11, Block 20, Plan 2609HW, located south of 65 Avenue NW and east of 109A Street NW; **PARKALLEN**

The Subdivision by Plan is APPROVED on January 13, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/js/Posse #416326672-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 109A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #388437054-006).

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 2.14 m south of the north property line of Lot 11 off 109A Street NW and 5.28m north of the south property line of Lot 11 off 109A Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

LOT 11, BLK. 20, PLAN 2609 H.W.

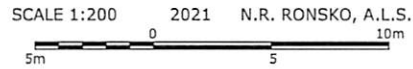
IN THE

S.E.1/4 SEC.19 TWP.52 RGE.24 W. 4M.

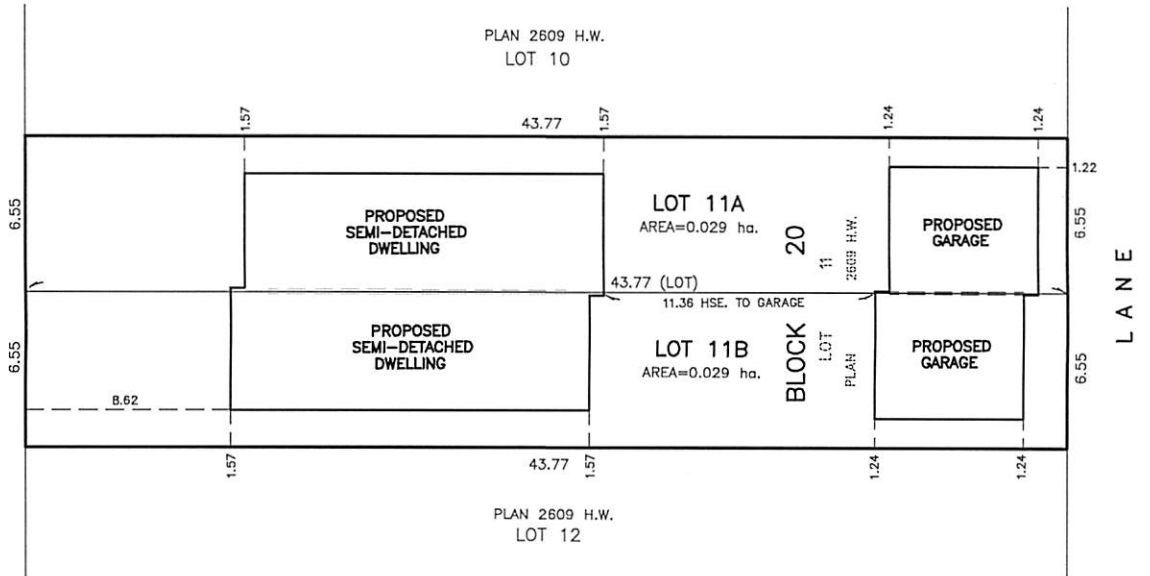
IN THE

S.W.1/4 SEC.20 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA



TO 65th AVENUE
109A STREET



NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	NOVEMBER 29, 2021	REVISED:	--
DRAWING	21S0975T	FILE NO.	21S0975



Subdivision Authority

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

January 13, 2021

File No. LDA21-0572

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 14, Block 15, Plan 6991ET, located south of 104 Avenue NW and east of 157 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on January 13, 2022, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

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/db/Posse #416770218-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 157 Street NW. Upon redevelopment of proposed Lot 14B, the existing residential access to 157 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.06 m south of the north property line of Lot 14 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 14. 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.
- 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 PROPOSED SUBDIVISION OF

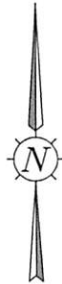
LOT 14, BLK.15, PLAN 6991 E.T.

IN THE

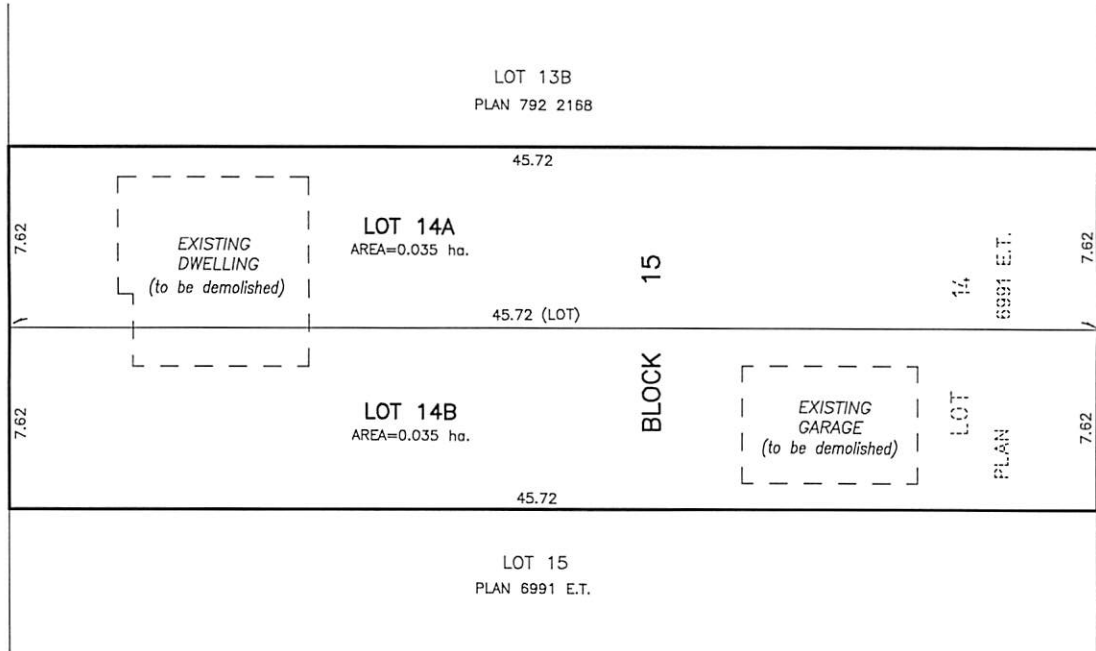
S.E.1/4 SEC.3 TWP.53 RGE.25 W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.



157th STREET
TO 104 AVENUE



NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY: J.C.	DRAWN BY: J.C.
DATE: DECEMBER 02, 2021	REVISED: --
DRAWING 21S0978T	FILE NO. 21S0978