

Thursday, April 25, 2024

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 25, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 18, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0390 490049905-001	Tentative plan of subdivision to create 150 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from Lot A, Plan 1446 TR located south of Ellerslie Road SW and east of 50 Street SW; MELTWATER
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA22-0390 437079903-001	REVISION of conditionally approved tentative plan of subdivision to create 152 residential lots, 1 Municipal Reserve lot, and 1 Public Utility lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA24-0123 504414340-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 42, Plan 1738 HW, located north of 77 Avenue NW and east of 81 Street NW; KING EDWARD PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 25, 2024

File No. LDA23-0390

DC Group
197 Wisteria Lane
Fort Saskatchewan, AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 150 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from Lot A, Plan 1446 TR and Lot D, Plan 2890 RS located south of Ellerslie Road SW and east of 50 Street SW; **MELTWATER**

I The Subdivision by Plan is APPROVED on April 25, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.56 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.056 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve (MR) in the amount of 1.888 ha by a Deferred Reserve Caveat registered against the remnant of Lot A, Plan 1446 TR pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide Municipal Reserve (MR) in the amount of 1.569 ha by a Deferred Reserve Caveat registered against the remnant of Lot D, Plan 2890 RS pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, right of ways 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;
7. that the owner register temporary emergency access easement for a 6m temporary emergency access roadway as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate, clear and level 50 Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the northbound right turn

bay and corner cut to complete the intersection at 50 Street SW and 20 Avenue SW, within the adjacent parcel legally described as Lot D, Plan 2890RS as shown on the "Conditions of Approval" map, Enclosure II;

9. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the residential lots backing onto or flanking 50 Street, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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) and the Environmental Reserve (ER) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 (5) 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 construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and will be

required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination). The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles;

10. that the owner construct the complete intersection of 50 Street SW and 20 Avenue SW to an arterial roadway standard including northbound right turn bay and southbound left turning bay, channelization, accesses, any modifications to the existing 3 m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner remove the road structure of the existing private access to Lot D Plan 2890RS (1845 - 50 Street SW) and the existing private access to the proposed Storm Water Management Facility (SWMF) Public Utility Lot (PUL) to 50 Street SW and remediate the access area, as shown on the "Conditions of Approval" map, Enclosure I. All costs associated with closure of the private accesses, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation / modification deemed necessary as a result of the closure, will be the responsibility of the owner;
12. that the owner construct an access to Lot D Plan 2890RS (1845 - 50 Street SW) via the internal collector roadway 20 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Environmental Reserve (ER) and Municipal Reserve (MR), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting and routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information); Ecology Planning prefers that the SUP placement be as close as possible to the residential lots to minimize disturbance to the Natural Area;
14. that the owner construct a 3 m hard surface shared use path with lighting, adjacent to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m shared use path with lighting and bollards within the walkways, with connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
17. that the owner construct a walkway connection to the bus stop on the west side of 50 Street SW from the existing walkway, as shown on Enclosure II;

18. that the owner construct appropriate traffic calming measures at the intersection on the 20 Avenue SW collector roadway, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on Enclosure I. Traffic calming measures may include but are not limited to curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
19. that the owner pay for the installation of a traffic signal that may include additional infrastructure modifications to support the installation, at the intersection of 50 Street SW and 20 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I. 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 discretion and direction of City Operations. If traffic signals are not deemed warranted by City 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;
20. that the owner pay for the installation of a pedestrian overhead flasher/signal at the intersection of 50 Street SW and 20 Avenue SW, in the interim, as shown on the "Conditions of Approval" map, Enclosure I and II. 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 discretion and direction of City Operations;
21. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards in conformance with the submitted noise study, for all lots backing onto or flanking 50 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
22. that the owner design the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, including all inlets and outlets, and dedicates the area of interim SWMF as PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct an offsite sanitary sewers to service the proposed subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
24. that the owner provide naturalized landscaping within the southwest portion of the Public Utility Lot (SWMF), ER lot and MR lot, to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information), as generally shown on the "Conditions of Approval" map, Enclosure I. Final Acceptance Certificate (FAC) of the naturalized landscaping will not be issued within a minimum two year period to establish the new upland habitat associated with N111, as identified in the accepted SSNAMP, to the satisfaction of to the satisfaction of Urban Growth and Open Space Strategy;

25. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
26. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot A, Plan 1446 TR in the amount of 0.056 ha is being provided by dedication and Environmental Reserve in the amount of 0.56 ha is being dedicated with this subdivision. A DRC is being provided with this subdivision and will be used for the future school/park site.

Municipal Reserve for Lot D, Plan 2890 RS is being provided by a DRC with this 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,



Blair McDowell
Subdivision Authority

BM/jm/Posse #490049905-001

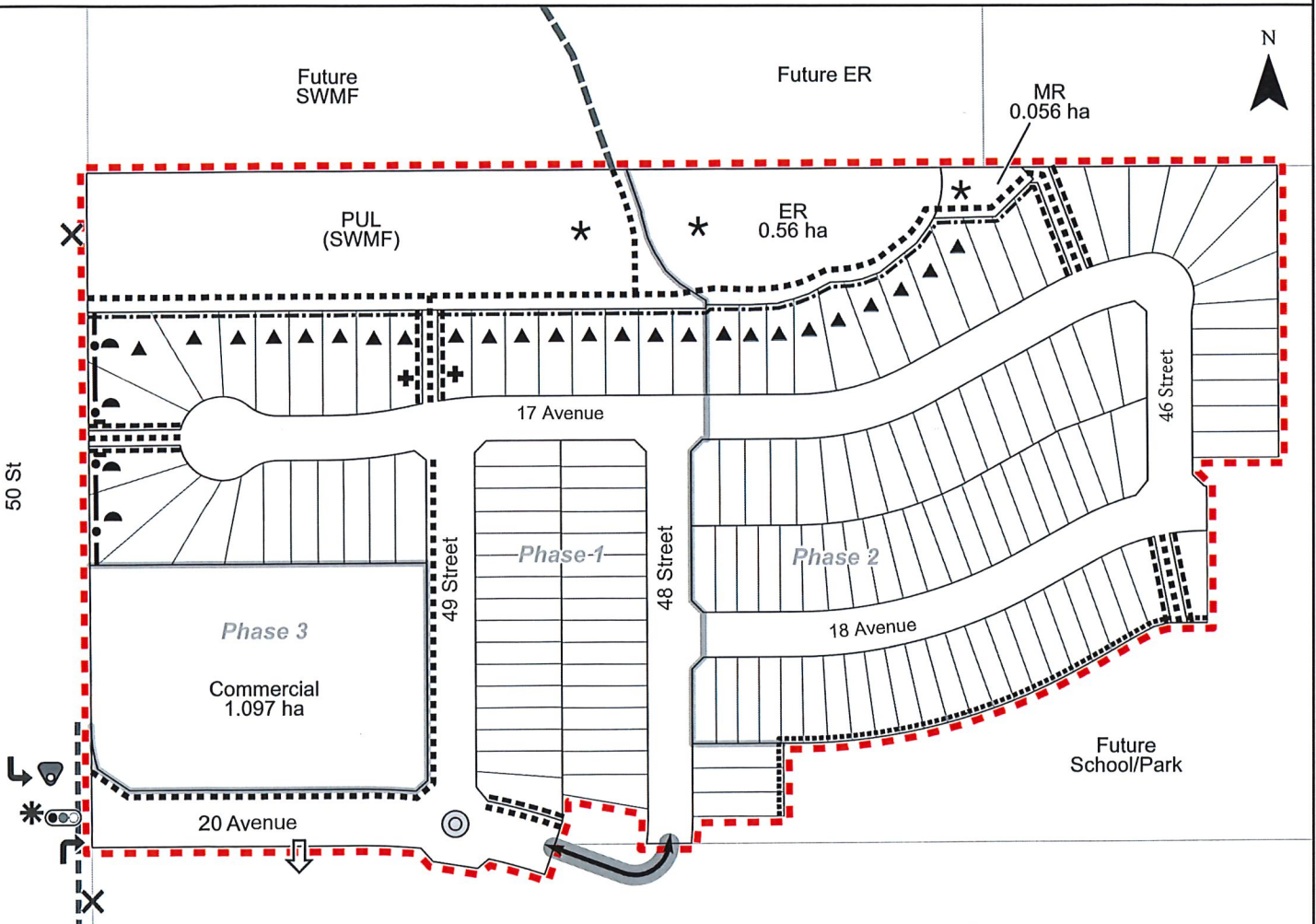
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

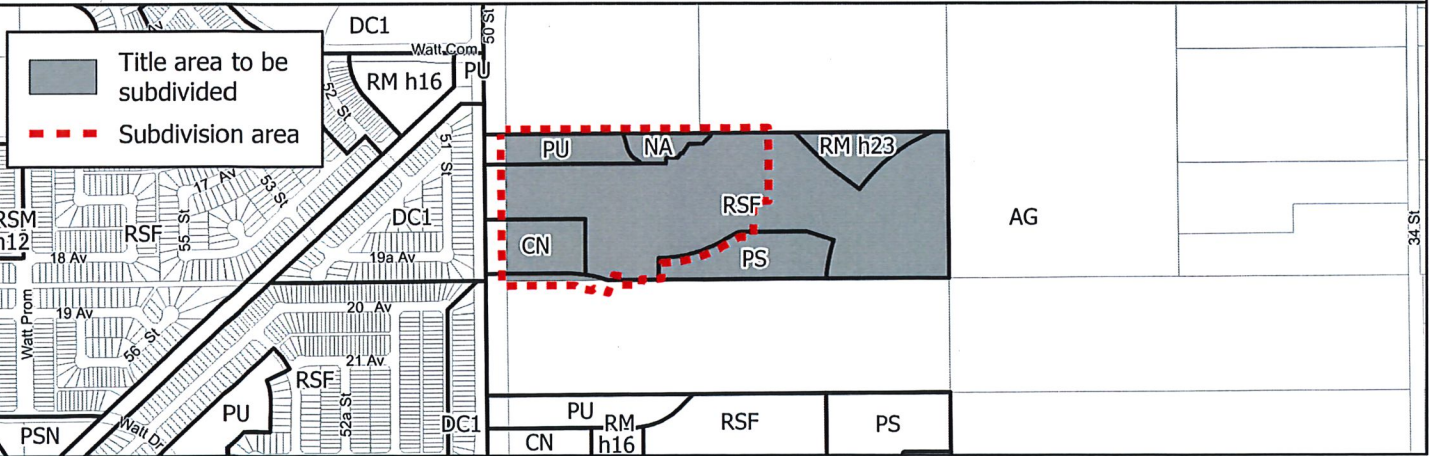
April 25, 2024

LDA23-0390

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision — Phasing Line - - - 1.2 m uniform fence 1.8 m uniform fence - - - 1.8 m uniform fence as per Zoning Bylaw -●- Berm and noise attenuation fence 3 m hard surface shared use path - - - Modify existing shared use path | <ul style="list-style-type: none"> --- Provide grading plans ← Temporary 6 m roadway ○ Register easement * Construct intersection to an arterial roadway standard ⊙ Traffic signal ↓ Construct new private access ✕ Remove access, remediate area | <ul style="list-style-type: none"> ⊙ Traffic calming measures ⦿ Pedestrian signal ↪ Turn bay ⌒ Restrictive covenant re: Berm and fence ⊕ Restrictive covenant re: Disturbed soil ▲ Restrictive covenant re: Freeboard ★ Naturalized landscape |
|---|--|--|







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



SUBDIVISION CONDITIONS OF APPROVAL MAP

April 25, 2024

LDA23-0390

-  Limit of proposed subdivision
-  Provide walkway connection
-  Dedicate as road right of way
-  Sanitary sewer extension





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 25, 2024

File No. LDA22-0390

Scheffer Andrew Ltd.
#310, 4803-87 Street NW
Edmonton, AB T6E 0V3

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 152 residential lots, 1 Municipal Reserve lot, and 1 Public Utility lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

The subdivision was originally approved on March 9, 2023. The first Change Request was approved on August 24, 2023 and it added 4 single detached lots within Phase 1 along Hawthorn Run, adjusted lots within Phase 1 along Hawthorn Way and added a third phase. The second Change Request increased the number of lots in Phase 1 by 3, replacing 6 single detached residential lots with 8 semi-detached lots and 1 single detached lot. The third Change Request adjusted the phasing boundary and added one additional lot along Hawthorn Way, by replacing 26 semi-detached lots with 24 semi-detached lots and 3 single detached lots. This fourth Change Request reduces the size of Phase 3 by narrowing the lot widths west of Hawthorn Close and replacing single detached lots with semi detached lots east of Hawthorn Close. The Municipal Reserve lot is reduced by 0.02 ha, but the lot count stays the same.

I The Subdivision by Plan is APPROVED on April 25, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.09 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, 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 The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits 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 local roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, 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 construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the proposed MR lot and the proposed PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary shared use path / pedestrian connection with Phase 3, from the terminus of the 3 m hard-surfaced shared use path within the greenway (proposed Lot 147 MR) to the local roadway, as shown on Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway and the proposed PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Public Utility Lot, Reserve lot, road right(s) of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication of the 0.09 ha lot, the existing Deferred Reserve Caveat (DRC) for Lot 2, Block 2, Plan 062 5035 will be reduced accordingly, with the balance of 3.15 ha to carry forward on the remainder of the title.

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC with LDA17-0589. A new DRC was created with LDA21-0266 to account for the closure of 30 Avenue SW. The 7.488 ha 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

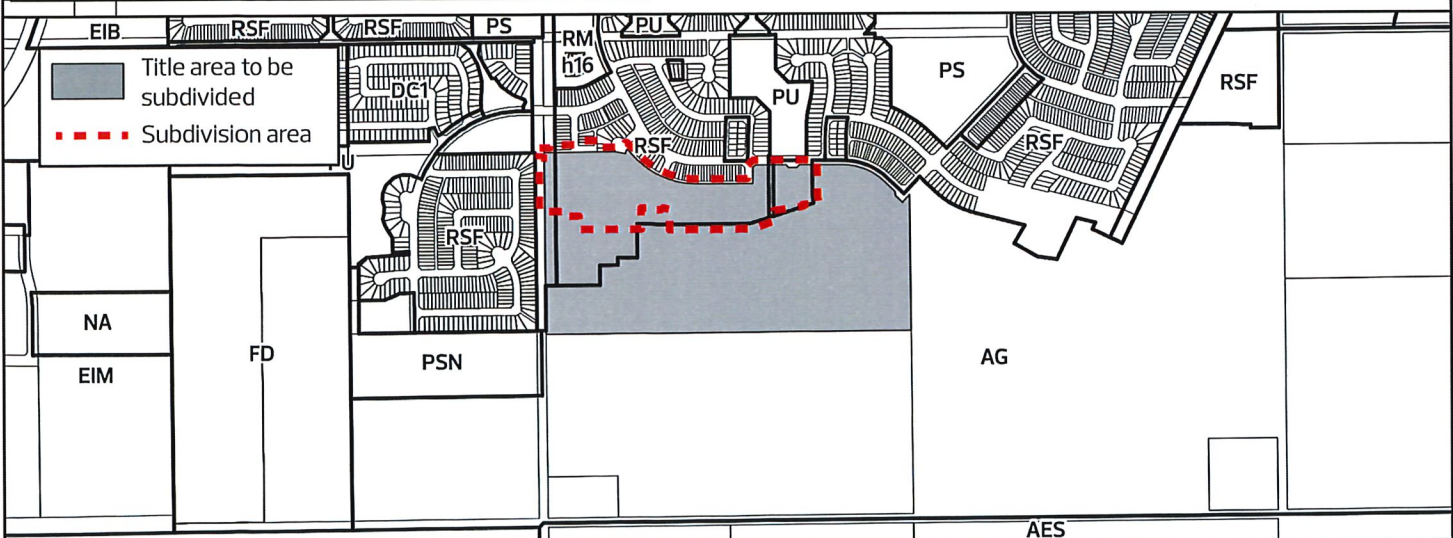
BM/jm/Posse #437079903-001

Enclosure

- ■ ■ Limit of proposed subdivision
- Phasing Line
- ■ ■ 1.8m Uniform Fence - Zoning bylaw
- 1.2 m Uniform Fence
- ● ● 1.8m Concrete Sidewalk
- — ● Temporary pedestrian connection
- ← - - - Temporary 4m Emergency Access
- ● ● ● 3m Hard surface shared use path
- ↻ Temporary 12 m radius turnaround



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 25, 2024

File No. LDA24-0123

Hagen Surveys (1982) Ltd.
2107 – 87 Avenue
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 42, Plan 1738 HW, located north of 77 Avenue NW and east of 81 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on April 25, 2024, subject to the following conditions:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #504414340-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 5.8 m west of the east property line of Lot 8 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services

(CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- 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

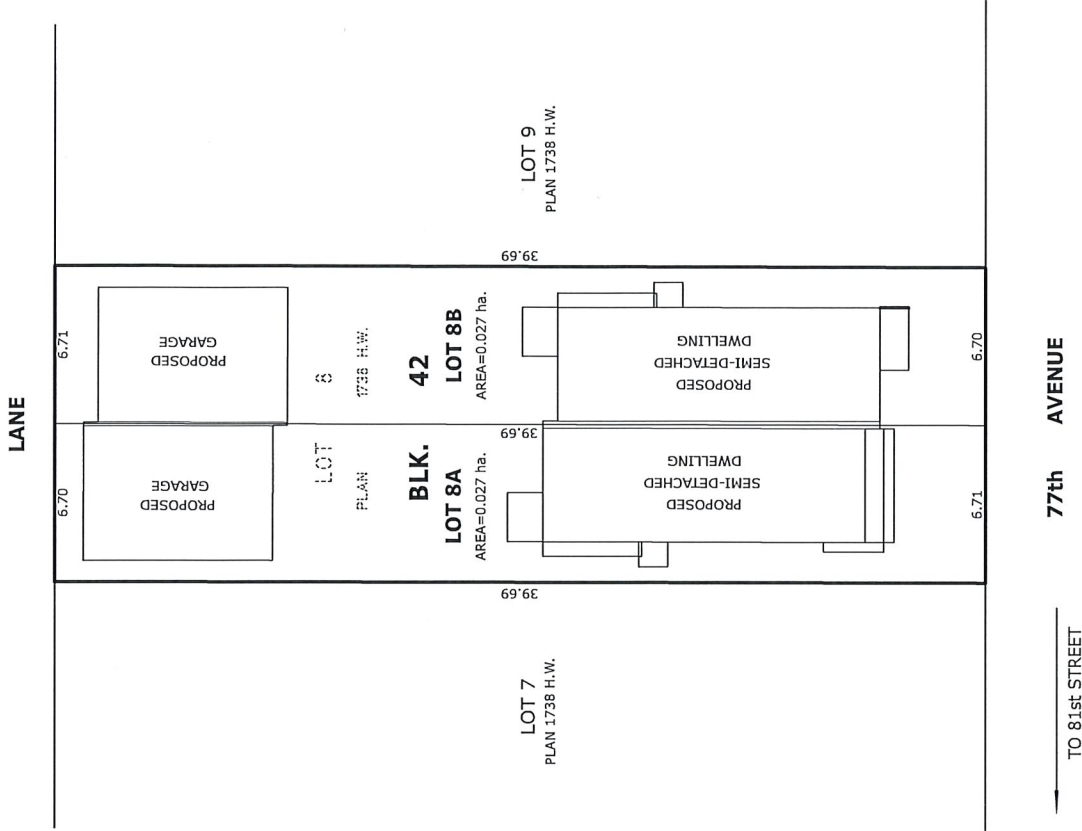
LOT 8, BLK.42, PLAN 1738 H.W.

IN THE

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

EDMONTON ALBERTA

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



NOTES:

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

HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5
 T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
 Your comprehensive surveying partner.

SURVEYOR'S STAMP

CALCULATED BY: DA	DRAWN BY: DA
DATE: MARCH 13, 2024	REVISED: -
DRAWING: 240202T	FILE NO.: 240202