

Thursday, September 12, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 37

PRESENT	Kristen Rutherford, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Kristen Rutherford That the Subdivision Authority Agenda for the September 12, 2024 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Kristen Rutherford That the Subdivision Authority Minutes for the September 05, 2024 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0095 385735756-001	REVISION of conditionally approved tentative plan of subdivision to create 101 single detached residential lots and one (1) multi-unit housing lot (MHL) from Lot 1, Block D, Plan 162 0360 and Lot 2, Block D, Plan 232 0070, located east of Rabbit Hill Road SW and north of 28 Avenue SW; GLENRIDDING RAVINE
MOVED	Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	LDA24-0278 520278123-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 6, Block 2, Plan 152 2818, located west of James Mowatt Trail SW and east of 26 Avenue SW; HERITAGE VALLEY TOWN CENTRE
MOVED	Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION	Kristen Rutherford	CARRIED

3.	LDA24-0218 502288630-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot A, Block 11, Plan 1966HW, located north of 103 Avenue NW and east of 149 Street NW; GROVENOR	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
4.	LDA24-0296 521347546-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 22, Plan 2259 HW, located south of 121 Avenue NW and west of 47 Street NW; BEACON HEIGHTS	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	LDA24-0310 525166539-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 16, Block 11, Plan RN64, located north of 119 Avenue NW and east of 123 Street NW; PRINCE CHARLES	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

September 12, 2024

File No. LDA21-0095

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 101 single detached residential lots and one (1) multi-unit housing lot (MHL) from Lot 1, Block D, Plan 162 0360 and Lot 2, Block D, Plan 232 0070, located east of Rabbit Hill Road SW and north of 28 Avenue SW;
GLENRIDDING RAVINE

The subdivision was originally approved on December 9, 2021. Phases 1 and 2 are registered under Plan 232 0075. This Change Request adds one additional residential lot to Phase 3.

I The Subdivision by Plan is APPROVED on September 12, 2024, 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 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
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 1.8 m hard surface connection to the existing bus stop, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence contained wholly within private property for all lots backing onto Rabbit Hill Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the road right of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block D, Plan 162 0360 and Lot 2, Block D, Plan 232 0070 were previously addressed with the registration of Phases 1 and 2 of LDA21-0095.

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,



Kristen Rutherford
Acting Subdivision Authority

KR/tv/Posse #385735756-001

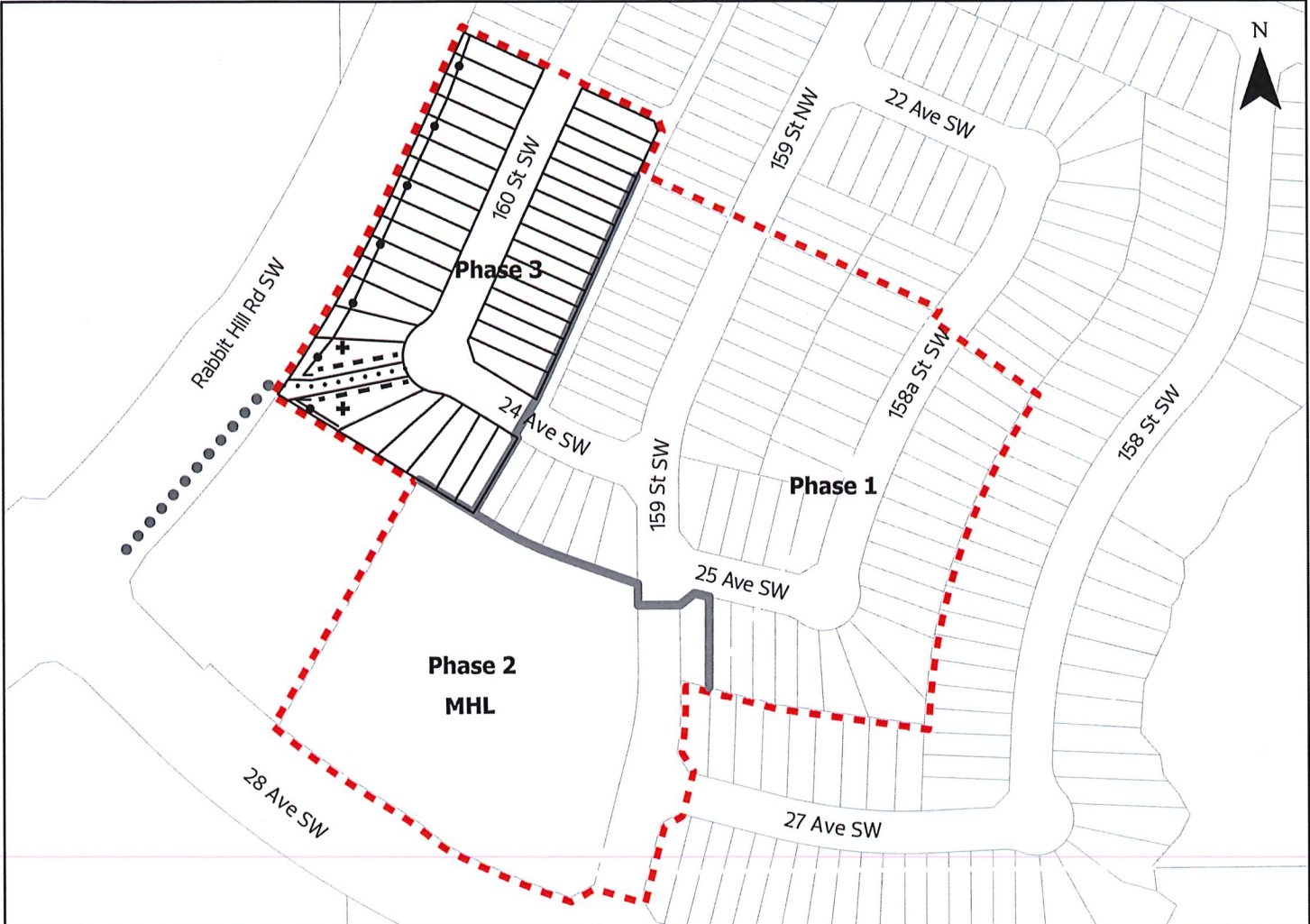
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

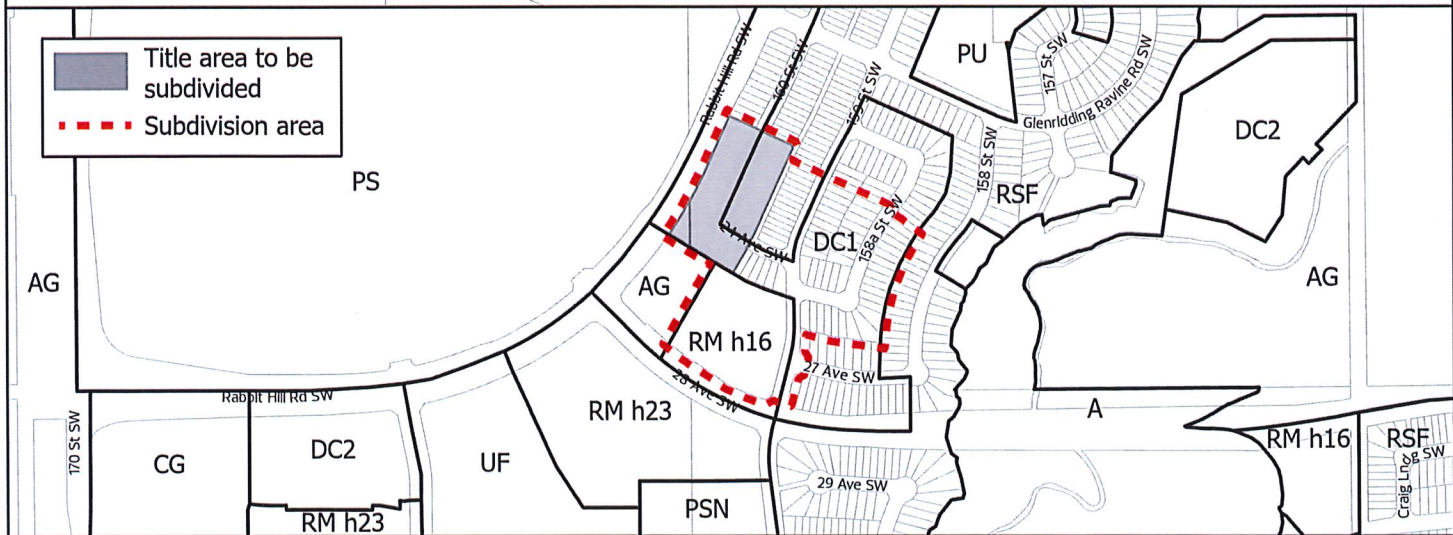
September 12, 2024

LDA21-0095

- Limit of proposed subdivision
- Phasing Line
- Concrete Sidewalk 1.8m
- 1.8m Uniform Fence as per Zoning bylaw
- Noise Attenuation Fence
- + Restrictive Covenant re:disturbed soil
- 1.8m Hard Surface Connection



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

September 12, 2024

File No. LDA24-0278

Hagen Surveys (1982) Ltd.
2107 87 Ave NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 6, Block 2, Plan 152 2818, located west of James Mowatt Trail SW and east of 26 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

The Subdivision by Bare Land Condominium is APPROVED on September 12, 2024, subject to the following condition:

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

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

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

Please be advised that 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.

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

Regards,



Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #520278123-001

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 (\$5,010.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

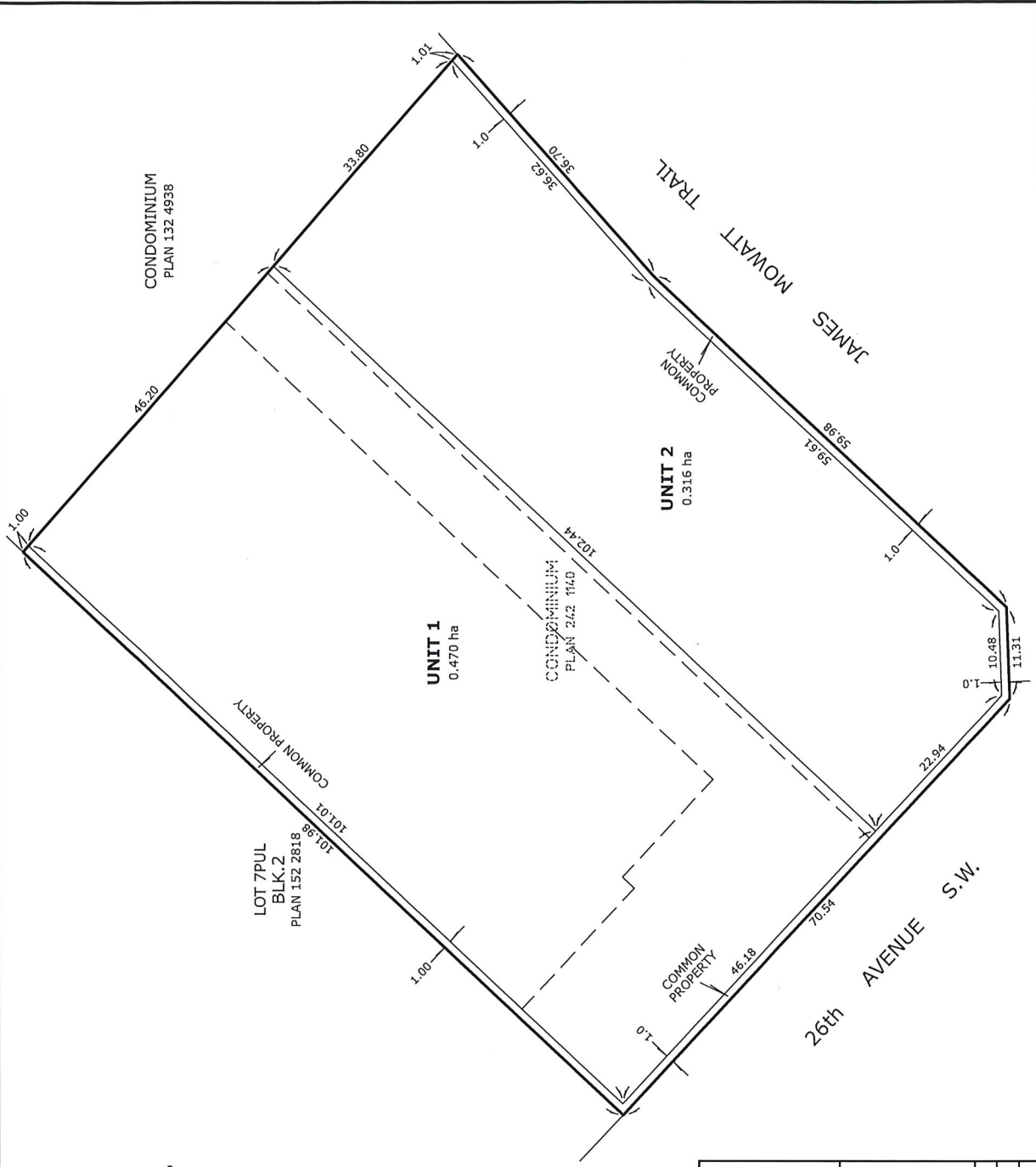
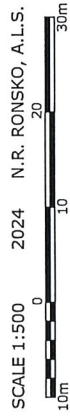
Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

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

TENTATIVE PLAN
 SHOWING BARELAND CONDOMINIUM OF
CONDOMINIUM PLAN 242 1140
 IN THE
N.W.1/4 SEC.18, TWP.51, RGE.24, W.4 M.
EDMONTON, ALBERTA



NOTES:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THIS.



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:	J.V.	DRAWN BY:	J.V.
DATE:	JUNE 10, 2024	REVISED:	JULY 11, 2024
DRAWING:	23S0368T-1	FILE NO.:	23S0368



Subdivision Authority

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

September 12, 2024

File No. LDA24-0218

GILLMORE SURVEYS (ARCTIC) LTD.
7322 101 Ave NW
Edmonton AB T6A 0J2

ATTENTION: Duncan Gillmore Sr.

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot A, Block 11, Plan 1966HW, located north of 103 Avenue NW and east of 149 Street NW; **GROVENOR**

The Subdivision by Plan is APPROVED on September 12, 2024, 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 water services to the proposed east lot, and sewer services to the proposed west lot; 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 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,



Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #502288630-001

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

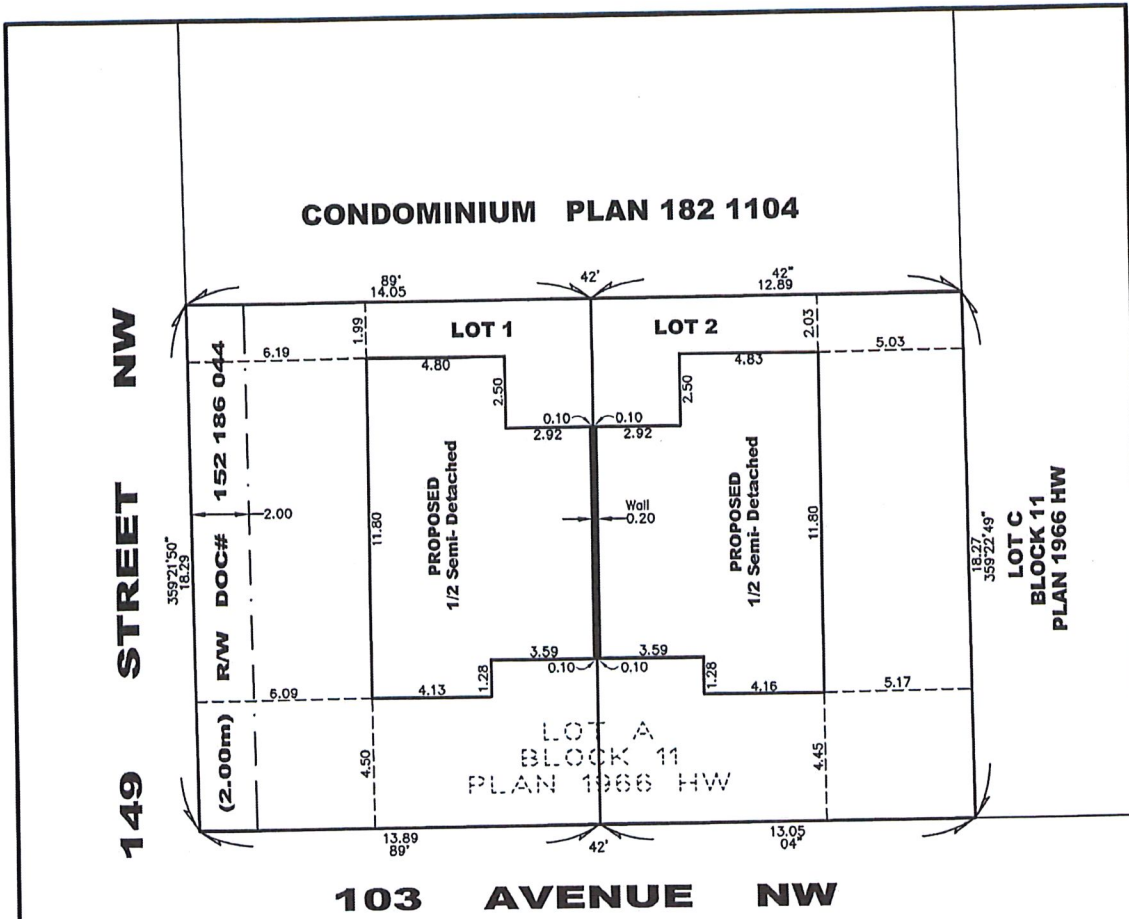
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) 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.
- There is an existing access to 103 Avenue NW. Upon redevelopment of proposed Lot 1 and Lot 2, the existing residential access to 103 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 water service enters the proposed subdivision approximately 1.0 m south of the north property line of Lot A off the lane. The existing sanitary service enters the proposed subdivision approximately 1.0 m west of the east property line of Lot A off 103 Avenue NW.
- 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).



CERTIFIED CORRECT
February 29th, 2024

D.B. Gillmore
DUNCAN B. GILLMORE, ALS.

NOTES:

1. ALL DISTANCES ARE IN METRES AND DISTANCES THEREOF.

TENTATIVE PLAN OF SUBDIVISION OF LOT A, BLOCK 11, PLAN 1966 HW		
<p>LEGAL DESCRIPTION LOT A, BLOCK 11, PLAN 1966 HW</p> <p>C. OF T. NO: 182 317 253 DATE : FEBRUARY 29th, 2024</p>	<p>CIVIC ADDRESS: (PAGE 1 OF 1) 14830, 14832 - 103 AVENUE NW EDMONTON, ALBERTA T5N 0V1</p> <p>BUILDER OR OWNER: BRANDON KRISTOPHER KOT AND SUI WAI KOT</p>	
<p>GILLMORE SURVEYS (ARCTIC) LTD. 7322 - 101 AVENUE EDMONTON - ALBERTA T6A 0J2 PH. (780) 465-0096 Fax (780) 468-7072</p>	<p>DATE: February 29th, 2024 SCALE: 1 : 200 GSAL: - WS: 24-0035</p>	<p>DWG: 24-0035T</p>



Subdivision Authority

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

September 12, 2024

File No. LDA24-0296

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 22, Plan 2259 HW, located south of 121 Avenue NW and west of 47 Street NW; **BEACON HEIGHTS**

The Subdivision by Plan is APPROVED on September 12, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed lots. These arrangements shall include the removal of the existing 20 mm lead water line that provides service to Lot 9 (contact EPCOR Water Services at 780-412-6858); 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 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,



Kristen Rutherford
Acting Subdivision Authority

KR/ms/Posse #521347546-001

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

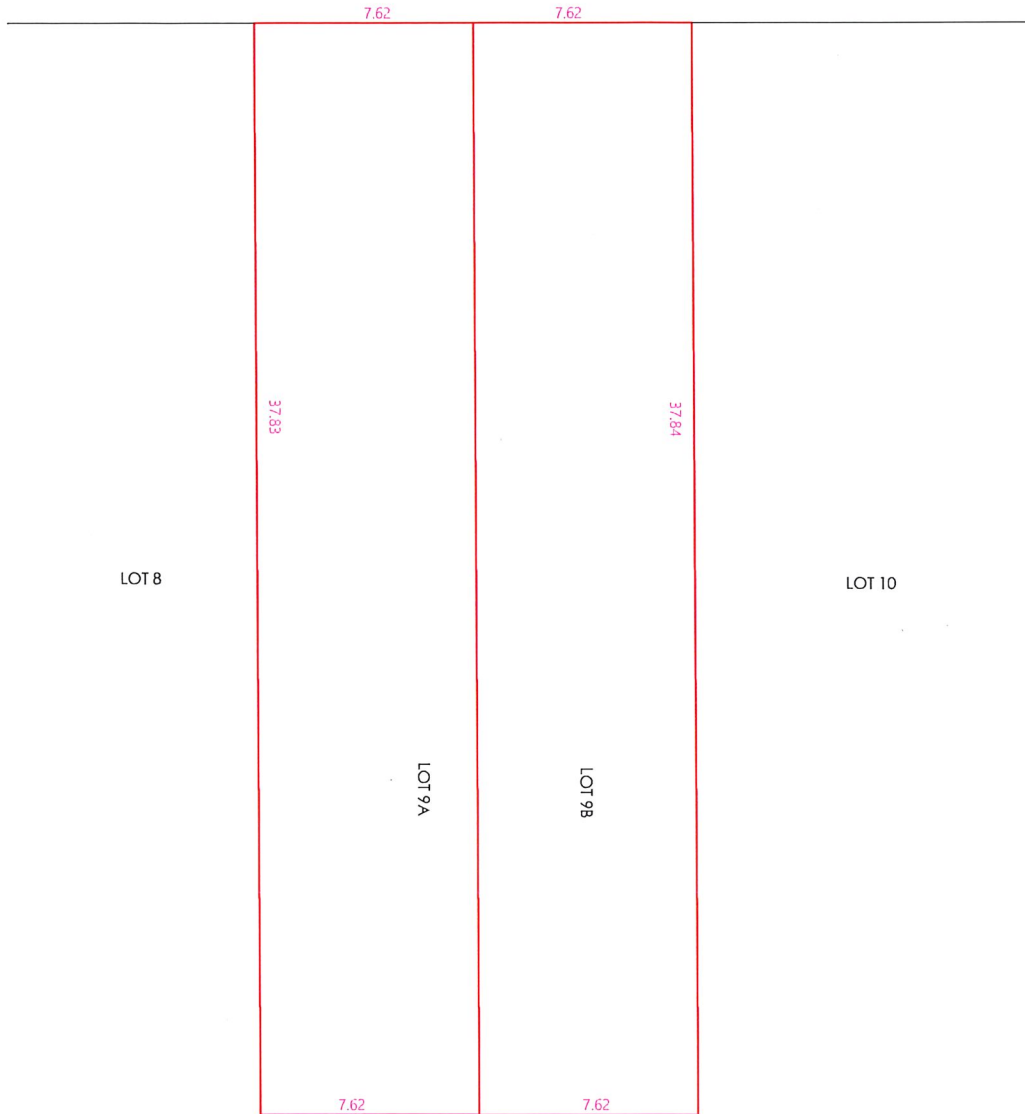
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 6.1 m north of the south property line of Lot 9 off 47 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.
- Water network capacity adjacent to the property is deficient. 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).



LANE



LOT 8

LOT 10

LOT 9A

LOT 9B

47 STREET

Legal Description: LOT: 9 BLOCK: 22 PLAN: 2259HW
BEACON HEIGHTS

Municipal Address: 12034 47 STREET NW, EDMONTON, AB (TO BE DETERMINED)

Owner (s) / Bullder: A+ LUXURY HOMES

POCKET PLAN

Zone: RS

Scale 1:200

Job # SA24-1748



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com



Subdivision Authority

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

September 12, 2024

File No. LDA24-0310

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 16, Block 11, Plan RN64, located north of 119 Avenue NW and east of 123 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is APPROVED on September 12, 2024, subject to the following condition:

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

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

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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,



Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #525166539-001

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

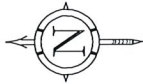
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Servicing

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- The existing services (water and sanitary) enter the proposed subdivision approximately 4.12 m north of the south 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).

LANE



LOT 15

LOT 16A

LOT 16B

LOT 17

123 STREET

Legal Description: LOT: 16 BLOCK: 11 PLAN: RN64
PRINCE CHARLES

Municipal Address: 11923 123 STREET NW, EDMONTON, AB

Owner (s) / Builder: Bhal-K Holdings Inc.

Zone: RS	Scale 1:200	Job # SUB-24-623-1
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TENTATIVE PLAN



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com