

Thursday, December 05, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES
MEETING NO. 49

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the December 05, 2024 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the November 28, 2024 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	OLD BUSINESS		
1.	LDA24-0346 525834407-001	Tentative plan of subdivision to create 119 residential lots from Lot 1, Block A, Plan 232 0512 located south of 16 Avenue NW and east of Street NW; ASTER	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
4.	NEW BUSINESS		
1.	LDA22-0597 423459432-001	Tentative plan of subdivision to create 28 residential lots, three (3) multi-unit housing lots (MHL) and one (1) Public Utility lot, from the SE 31-53-23-W4M located north of 153 Avenue NW and west of 18 Street NW; GORMAN	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	LDA24-0305 509492498-001	Tentative plan of subdivision to create 114 residential lots and one (1) non-credit Municipal Reserve lot, from Lot G, Block 1, Plan 242 1219, located south of Maskêkosihk Trail NW and west of 184 Street NW; RIVER'S EDGE	
MOVED	Blair McDowell		

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA24-0456 539810040-001	Tentative plan of subdivision to adjust the property lines of Lot 4E, Block 7, Plan 242 0878 and Lot 4F, Block 7, Plan 242 0878, located north of 28 Avenue NW and west of Lakewood Road East NW; KAMEYOSEK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0403 534908340-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 43, Plan 1738HW, located south of 79 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.	LDA24-0416 536069576-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 37, Block 24, Plan 5184 HW, located south of 92 Avenue NW and west of 76 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0426 536556524-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 14, Block 11, Plan RN60, located south of 110 Avenue NW and east of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0434 537099529-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 13, Plan RN76, located south of 120 Avenue NW and west of 83 Street NW; EASTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell 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

December 5, 2024

File No. LDA24-0346

Qualico Communities
3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 119 residential lots from Lot 1, Block A, Plan 232 0512 located south of 16 Avenue NW and east of Street NW; **ASTER**

I The Subdivision by Plan is APPROVED on December 5, 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 subdivision boundary be amended to include the dedication of Aster Drive NW adjacent to the flanking residential lot to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA23-0329 be registered prior to or concurrent with this application; to provide logical road extension and necessary underground utilities;
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. The Complete Streets design and cross-section details for road rights of way will be determined through the engineering drawing review and approval process and, as a result, may require adjustments to the road right-of-way;
7. that the owner construct Aster Drive NW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the east side to the satisfaction of Subdivision and Development Coordination;
8. 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
9. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 1, Block A, Plan 232 0512 was addressed by Deferred Reserve Caveat (DRC) in the amount of 10.478 ha. The DRC will be used to dedicate the greenway, the ER dedication (Mill Creek Ravine), and the school/park site through LDA23-0023, LDA23-0329 and LDA24-0345, and will be discharged in full.

Subdivision and Development Coordination recommends that the standard practice to provide a 1m berm and a 1.8 m noise attenuation fence be provided for the low density residential development backing onto the TUC within this subdivision.

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/mb/Posse #525834407-001

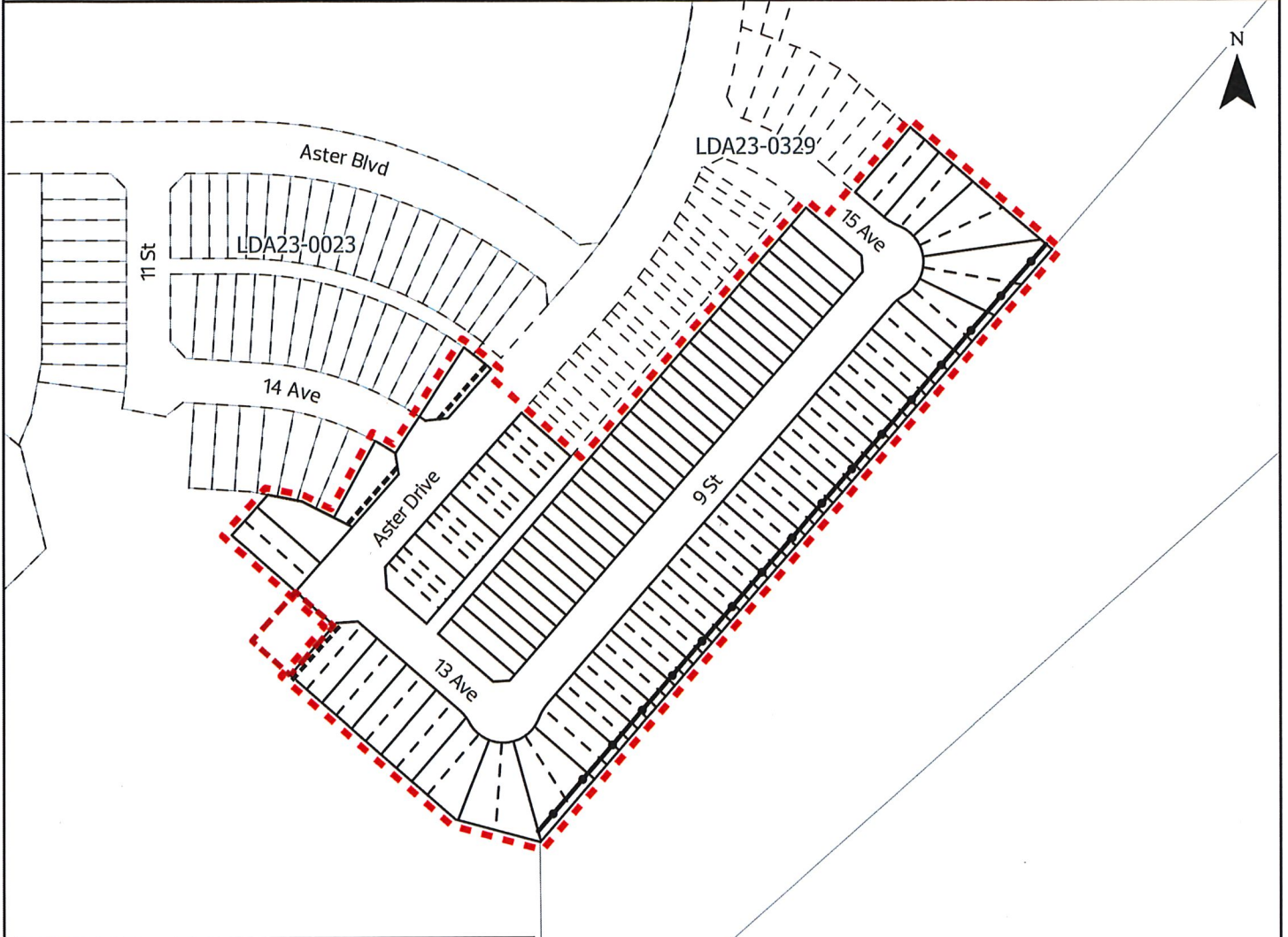
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

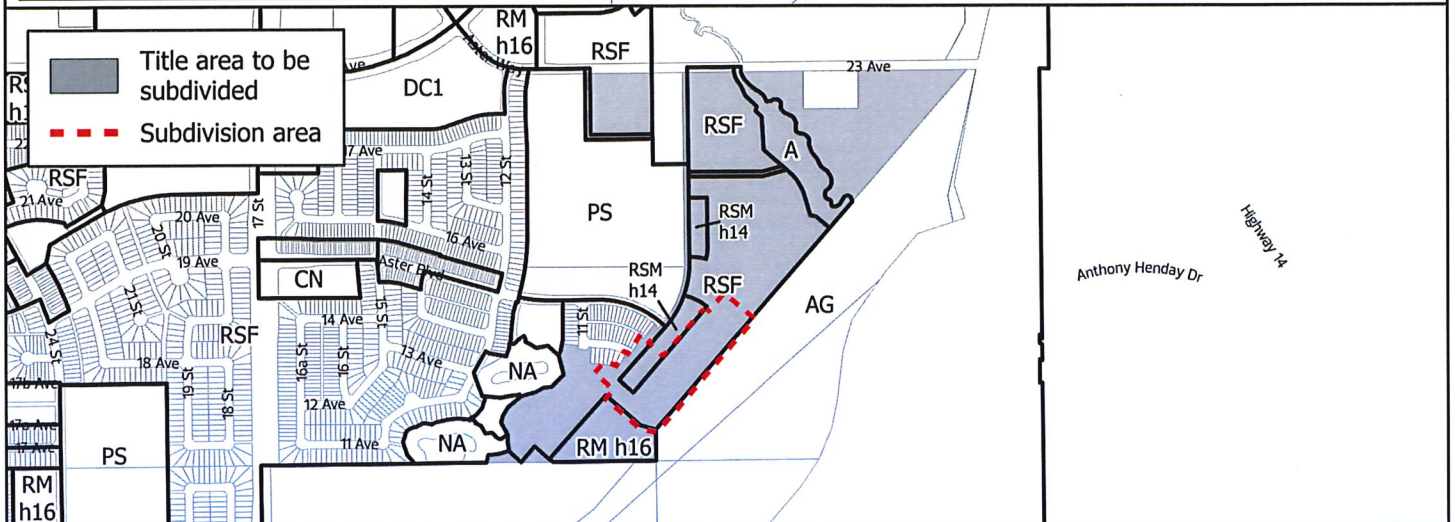
December 5, 2024

LDA24-0346

- Limit of Proposed Subdivision
- Amend Subdivision Boundary
- Uniform Screen Fence as per Zoning Bylaw
- 1.8m Uniform Screen Fence



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





Subdivision Authority

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

December 5, 2024

File No. LDA22-0597

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

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 28 residential lots, three (3) multi-unit housing lots (MHL) and one (1) Public Utility lot, from the SE 31-53-23-W4M located north of 153 Avenue NW and west of 18 Street NW; **GORMAN**

I The Subdivision by Plan is APPROVED on December 5, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$230,005.80 representing 0.4654 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 register easements for the offsite temporary emergency access, 12m turnaround and watermain extension as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level a Public Utility Lot (PUL), north of Victoria Trail NW, for the Capital Line Northeast LRT alignment. Said dedication shall conform to the approved the approved Concept Plan for the Capital Line NE LRT - Gorman, or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw 21019 to amend the Gorman Neighbourhood Structure Plan and Charter Bylaw 21020 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

7. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. 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 walkways, 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 (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 agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit for the identified residential lot until such time that the Temporary Emergency Access Easement is no longer required and has been removed. The associated fence on the proposed lot for the east side of the walkway shall not be constructed until the temporary emergency access easement is removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner submits redline revisions for Gorman Stage 1, for additional gravel and surface adjacent to the existing north-south walkway, for the temporary emergency access, to conform to an approved Complete Street cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct temporary 12 m radius gravel surface turnarounds, with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct temporary 4 m gravel surface emergency accesses with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway and SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a temporary pedestrian connection, from the east terminus of the 3 m hard-surfaced shared use path within the SWMF to the local roadway, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of "no parking" signage on the local roadways for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, should it be deemed necessary through engineering drawings review, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within road rights of way, SWMF and walkways, and to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 31-53-23-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA20-0386. MR in the amount of \$230,005.80 representing 0.4654 ha, is being provided by money in place with this subdivision, and the existing DRC will be discharged in full.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

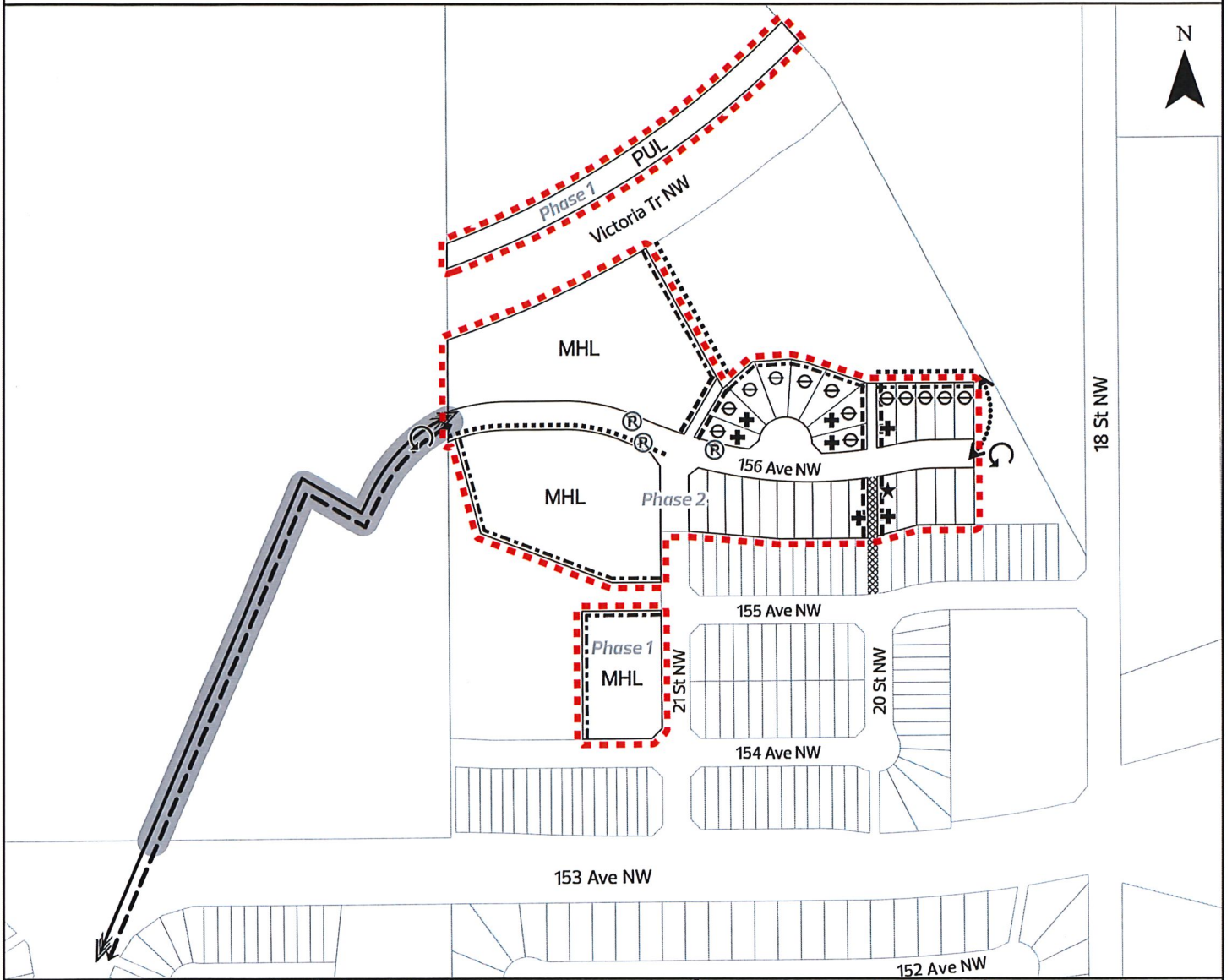
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 5, 2024 LDA22-0597

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision - - - 1.2 m uniform fence - - - 1.8 m uniform fence as per Zoning Bylaw 3 m hard surface shared use path ←..... Construct temporary pedestrian connection | <ul style="list-style-type: none"> ↔ Temporary 4 m emergency access ⤵ Temporary 12 m radius turnaround Ⓜ No parking signage ↔ Watermain extension Ⓜ Register easement | <ul style="list-style-type: none"> ★ Restricted lot ⊕ Restrictive covenant re: Disturbed soil ⊖ Restrictive covenant re: Freeboard ▨ Redline engineering drawings |
|---|--|---|





December 5, 2024

File No. LDA24-0305

Qualico Communities
280, 3203 – 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 114 residential lots and one (1) non-credit Municipal Reserve lot, from Lot G, Block 1, Plan 242 1219, located south of Maskêkosihk Trail NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on December 5, 2024, subject to the following conditions:

1. that the owner dedicate non-credit Municipal Reserve (MR) as a 0.05 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 register an easement in favour of EPCOR Drainage Services, to allow for a storm sewer main and major drainage route across the proposed residential lot, as shown on the "Conditions of Approval" map, Enclosure I;
5. that in addition to the standard on-site easements, the owner register off-site easements in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, to allow for watermain, sanitary and storm sewer main extensions, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the approved subdivision LDA23-0385 be registered prior to or concurrent with this application, to provide the logical roadway and servicing extensions;
7. that LDA24-0256 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

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;
9. 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 walkways and utility easement, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 submit 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
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). The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles for the temporary roadway;
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 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;
11. that the owner construct 3 m hard surface shared use paths with lighting and bollards, within the walkways, with connections to the adjacent shared use paths and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path with lighting, bollards, seating and naturalized landscaping within the non-credit MR lot, with connections to adjacent paths, to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct offsite watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. 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 permanent sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
15. that the owner is responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the downstream storm trunks and the North Saskatchewan River storm outfall is constructed and operational, to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Riverview Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the non-credit MR lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Lot G, Block 1, Plan 242 1219 was created by a descriptive plan for the purpose of amending Lot D, Block 1, Plan 222 2598. An existing 7.414 ha Deferred Reserve Caveat (222 301 288) is on title and was created through subdivision file LDA21-0601. The DRC must be adjusted for the 22.591 ha ravine lands that were transferred to the Province with this subdivision. The DRC will carry forward and will be reduced for the dedication of the school/park site through LDA23-0222 and LDA23-0228, future Urban Village park, and future Environmental Reserve and arterial roadway dedication.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/my/Posse #509492498-001

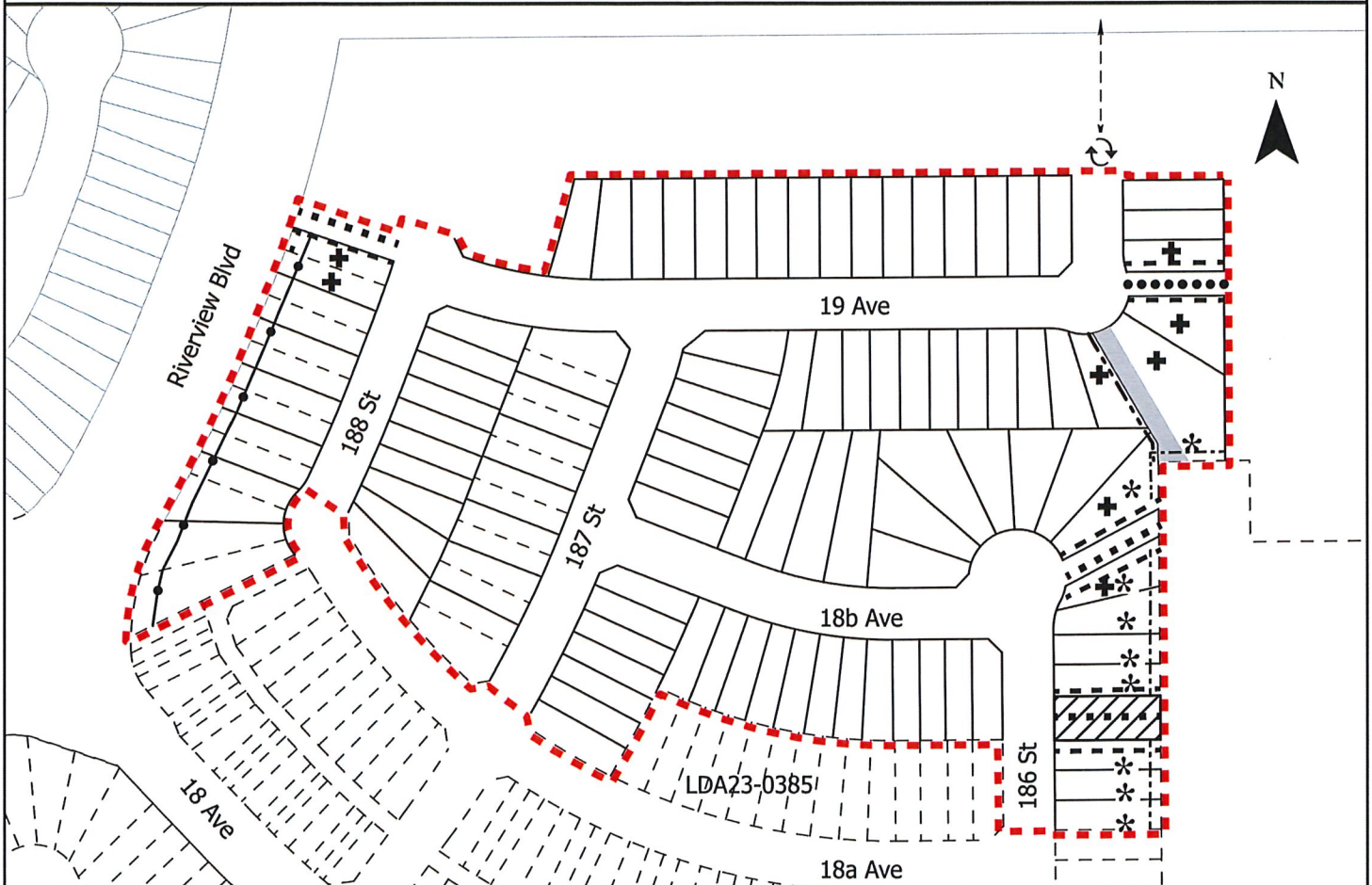
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

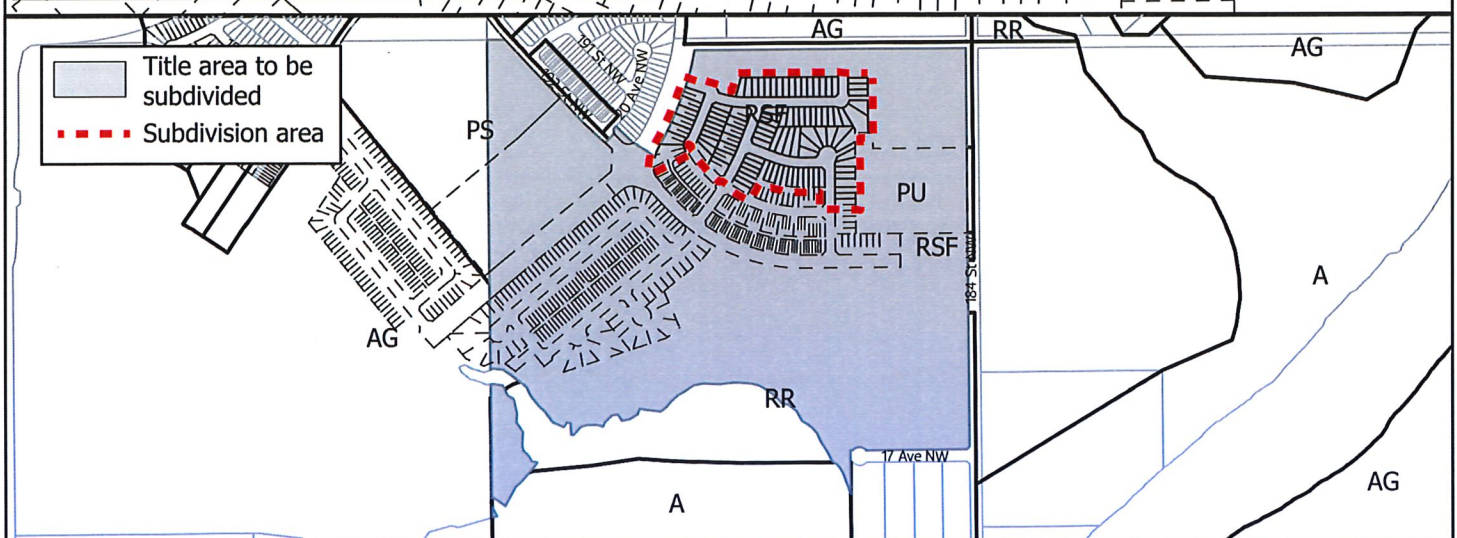
December 5, 2024

LDA24-0305

- Limit of proposed subdivision
- Register easement
- Dedicate as non-credit MR; naturalized landscaping
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- Uniform fence
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- Noise attenuation fence
- Temporary 4 m emergency access, register easement
- Restrictive covenant re: Freeboard
- Restrictive covenant re: Disturbed soil
- Temporary 12 m radius turnaround, register easement



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

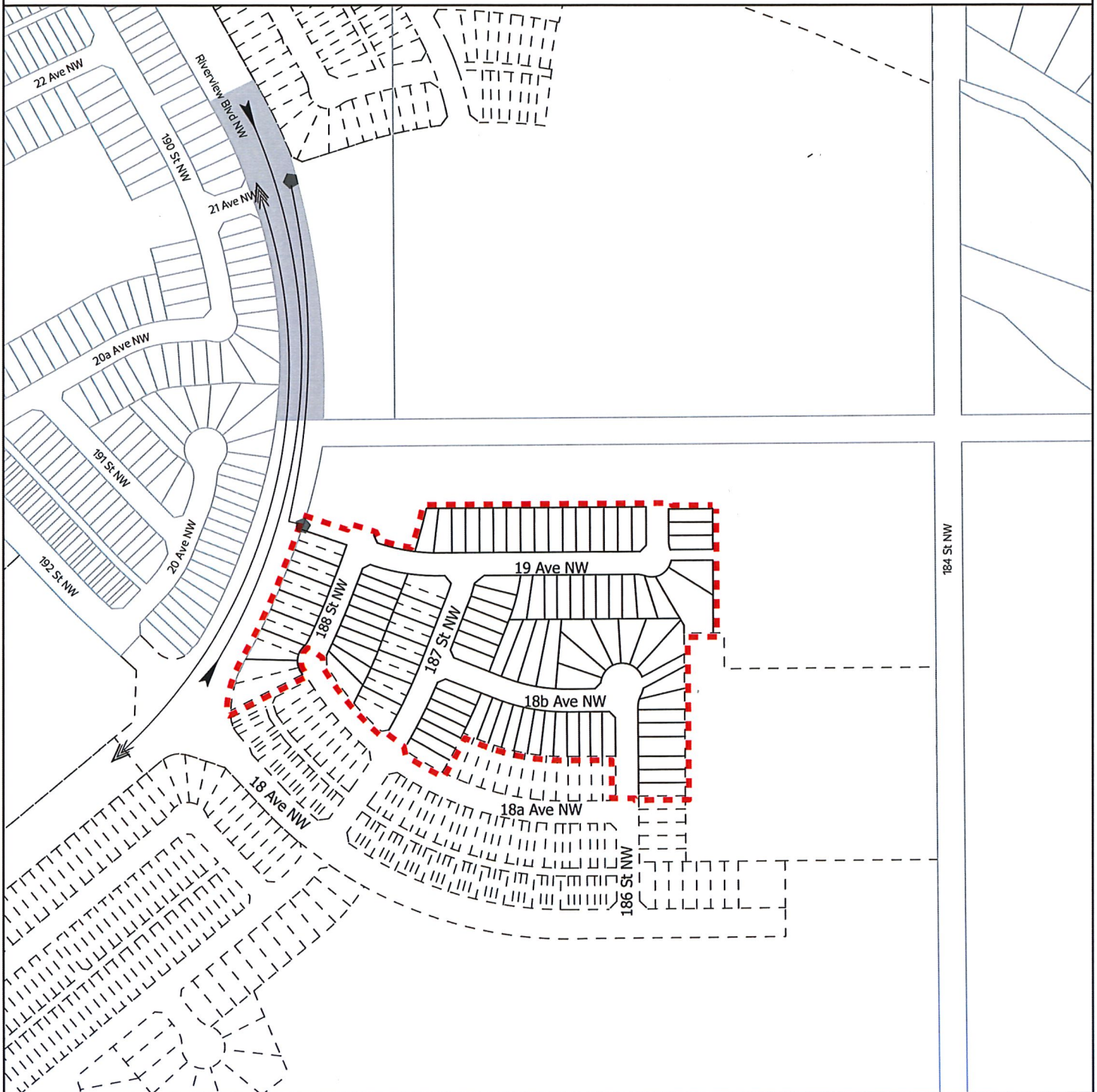


SUBDIVISION CONDITIONS OF APPROVAL MAP

December 5, 2024

LDA24-0305

- Limit of proposed subdivision
- ↔ Watermain
- Sanitary sewer main
- ◆ Storm sewer main
- Register easement





Subdivision Authority

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

December 5, 2024

File No. LDA24-0456

Stantec Consulting Ltd.
300 - 10220 103 Ave NW
Edmonton AB T5J 0K4

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to adjust the property lines of Lot 4E, Block 7, Plan 242 0878 and Lot 4F, Block 7, Plan 242 0878, located north of 28 Avenue NW and west of Lakewood Road East NW; **KAMEYOSEK**

I The Subdivision by Plan is APPROVED on December 5, 2024, subject to the following conditions:

1. that the owner partially discharge the portion of the existing access easement (Area 'B' within Plan 242 0879) to align with the proposed subdivision application and future development plans of the site; 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.

Municipal Reserve (MR) for Lots 4E and 4F, Block 7, Plan 242 0878 was previously addressed with parcel dedication under Plan 3385TR with subdivision file 73-X-056 in 1973.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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/my/Posse #539810040-001

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 (i.e., 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 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- As per the approved DC2 and the associated Transportation Impact Assessment (TIA), with future development of the subject lot, the owner will be required to:
 - Implement a parking restriction along the west side of Lakewood Road East between 28 Avenue and the first site access and install pavement markings and signage to permit the curb lane to operate as a southbound right turn bay.
 - Construct an eastbound left turn bay and a westbound right turn bay at Lakewood Road East and 28 Avenue.
 - Pay for the installation of a rectangular Rapid Flashing Beacon on the west approach of the 28 Avenue/Lakewood Road East intersection.
- Further access to the site will be reviewed with the Development Permit application and should align with the Access Management Guidelines.

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, sanitary, and storm) enter the proposed subdivision off of 28 Avenue. As per the EPCOR Drainage Services and Wastewater Treatment Bylaw 19627 and EPCOR Water Services Bylaw 19626, each separately titled parcel must be independently serviced with water and sewer services directly off public mains.
- Hydrant spacing adjacent to the site is approximately 127m on Lakewood Road and there are no existing hydrants on 28 Avenue. This does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA). A request for an Infill Fire Protection Assessment was submitted on November 19, 2024 by Epcor Water.
- Onsite stormwater management is required within the properties to accommodate the excess runoff from a 1:100-year design rainfall event with an outflow rate of 35 L/s/ha.
- 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).

Open Space

- Public access easements will be addressed at the Development Permit stage when the internal roads are established.
- There is a District Habitat Greenway approximately 200 m to the east.
 - The owner is encouraged to consider landscaping that avoids fruit bearing trees and shrubs that might introduce wildlife conflict through the location of food attractants.
 - The 200 m distance from the District Habitat Greenway is bridged by connectivity of trees and greenspace along the 28 Avenue roadway.



Subdivision Authority

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

December 5, 2024

File No. LDA24-0403

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 43, Plan 1738HW, located south of 79 Avenue NW and east of 81 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on December 5, 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 received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, 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/jm/Posse #534908340-001

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.

Building / Site

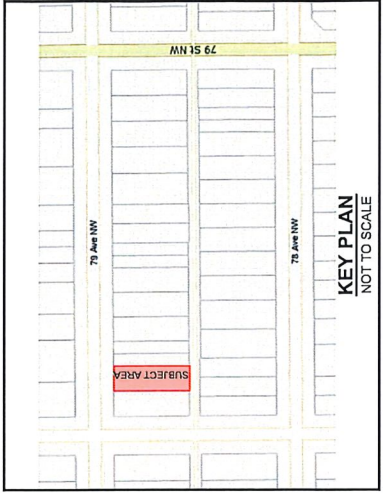
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 7.92m east of the west property line of Lot 33 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 deficient water network capacity 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).

SAVANNA HOMES

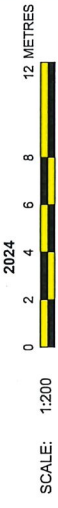
- NOTES:
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE ZONING OF THIS SUBJECT AREA IS RS.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.052 ha.



REV. NO.	DATE	ITEM	BY
1	Oct. 10/24	ORIGINAL PLAN COMPLETED	CN

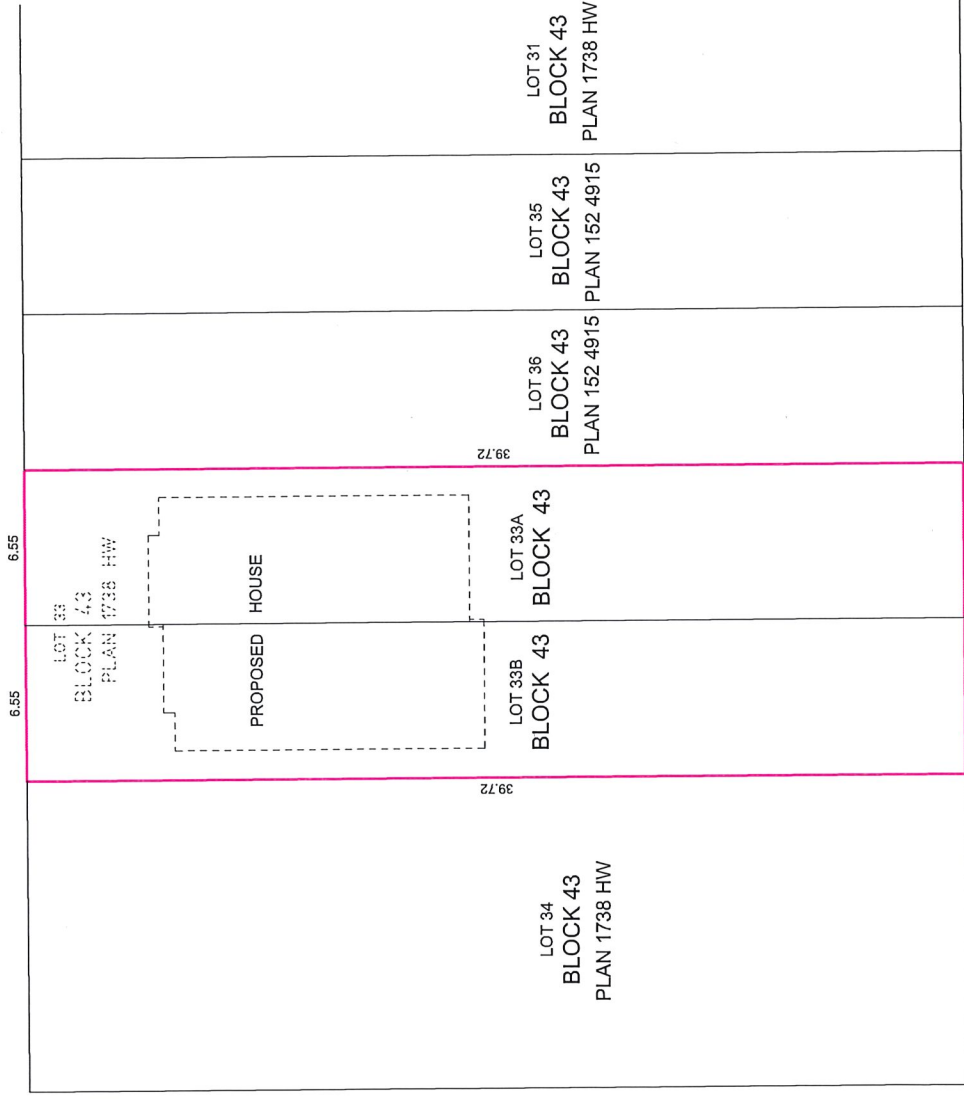
KING EDWARD PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 33, BLOCK 43, PLAN 1738 HW
WITHIN THE
S. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



JJ Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2647
 Email: edmonton@palsgeomatics.com
 10904-176 Street NW, Edmonton, Alberta T5S 1J7
 FILE NO. 624022300T DRAFTED BY: CN CHECKED BY: DS

79 AVENUE



81 STREET





Subdivision Authority

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

December 5, 2024

File No. LDA24-0416

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 37, Block 24, Plan 5184 HW, located south of 92 Avenue NW and west of 76 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on December 5, 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.

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,

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

Blair McDowell
Subdivision Authority

BM/jm/Posse #536069576-001

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.
- There is an existing access to 76 Street NW. Upon redevelopment of proposed Lot 37B, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. 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 8.8m west of the west property line of 76 Street NW 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).

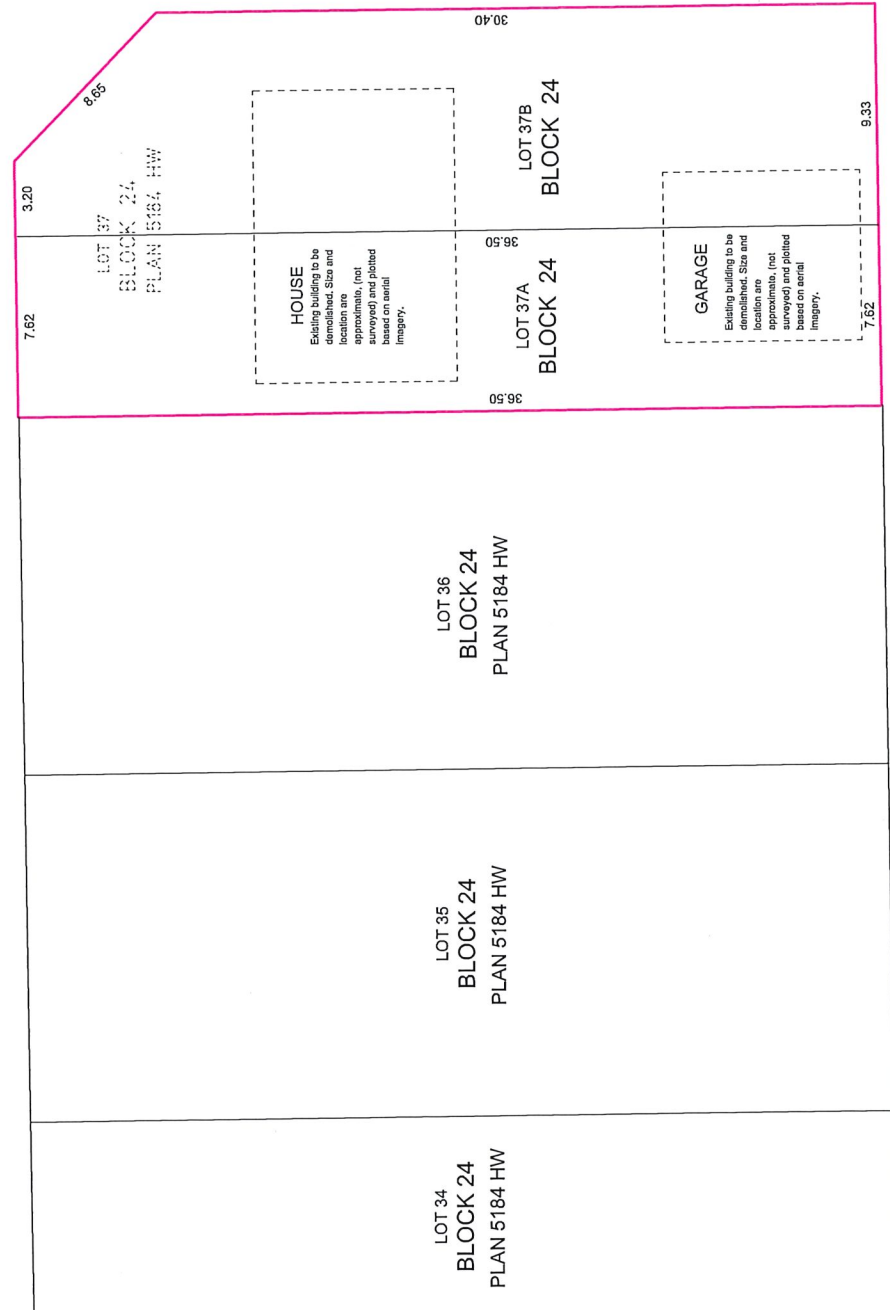
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

SAVANNA HOMES

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: 0.0607 ha.

92 AVENUE



KEY PLAN
NOT TO SCALE



REV. NO.	DATE	ITEM	BY
2	OCT. 1/24	LOT SIZES	CN
1	SEPT 16/24	ORIGINAL PLAN COMPLETED	CN

REVISIONS

HOLYROOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 37, BLOCK 24, PLAN 5184 HW

WITHIN THE

N.E. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2024

SCALE: 1:200



FILE NO. 6240269007 DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

December 5, 2024

File No. LDA24-0426

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 14, Block 11, Plan RN60, located south of 110 Avenue NW and east of 130 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on December 5, 2024, 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 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/jm/Posse #536556524-001

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 5.60 m south of the north property line of proposed Lot 14A, 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 currently an existing Utility Right of Way (registered instrument 7074HC) that covers an abandoned 150mm storm sewer within proposed Lot 14B. If the owner wishes to discharge this Utility Right of Way (URW) from the title, then the abandoned storm sewers must be either removed upon redevelopment or become property of the landowner.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

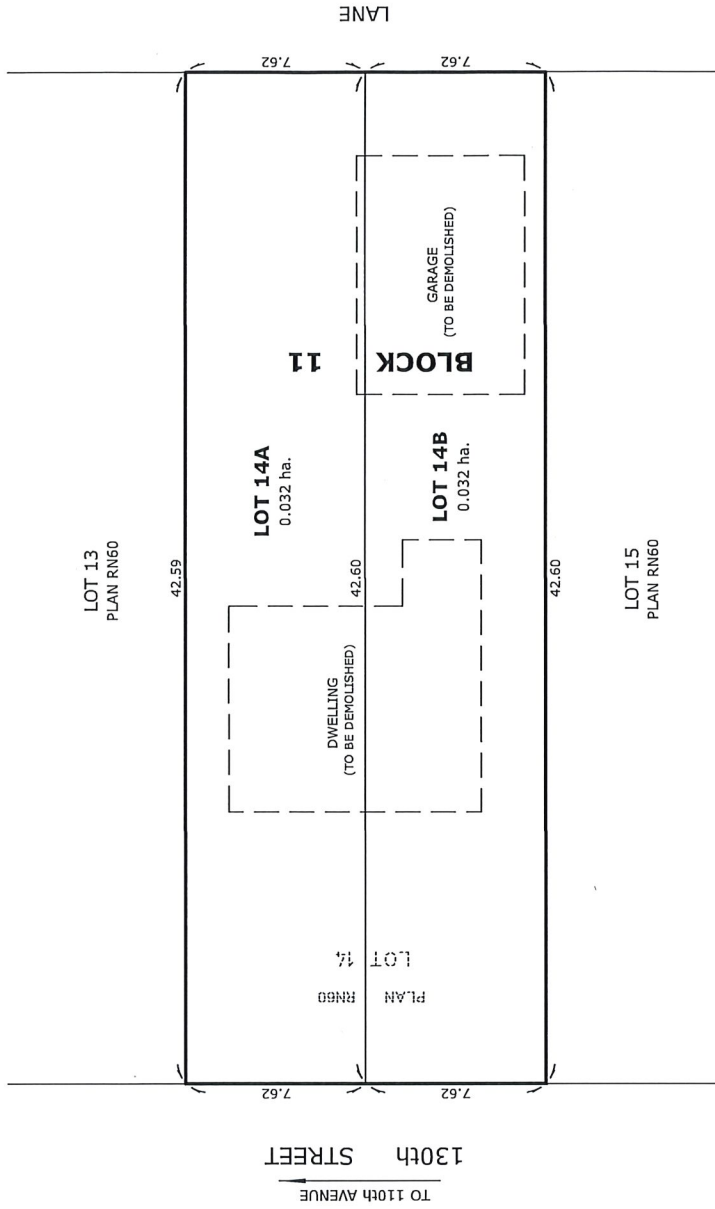
LOT 14, BLK.11, PLAN RN60

IN THE

S.E.1/4 SEC.12, TWP.53, RGE.25, W.4 M.

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: J.V.	DRAWN BY: J.V.
DATE: OCT. 15, 2024	REVISED: --
DRAWING: 24-1223T	FILE NO.: 241223



Subdivision Authority

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

December 5, 2024

File No. LDA24-0434

Geodetic Surveys & Engineering Ltd.
6111 101 Ave NW
Edmonton AB T6A 0G9

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 13, Plan RN76, located south of 120 Avenue NW and west of 83 Street NW; **EASTWOOD**

The Subdivision by Plan is APPROVED on December 5, 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.

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/jm/Posse #537099529-001

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.

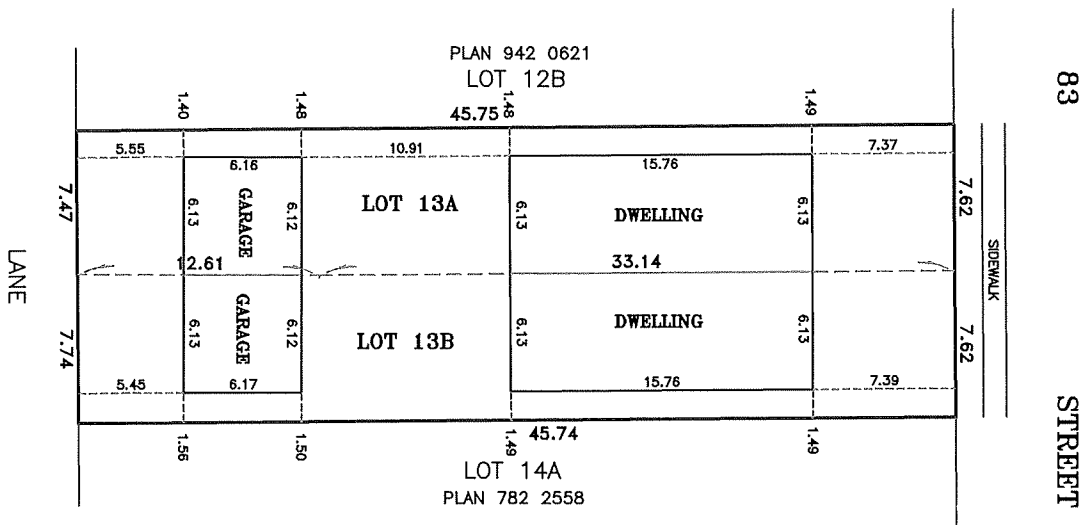
Servicing

- 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 4.6m south of the north property line of proposed Lot 13A off the lane; and 4.4m north of the south lot line of proposed Lot 13B 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, with no existing hydrants on 83 Street NW. 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 13, BLOCK 13, PLAN RN76 (LXXVI)
S.E. 1/4 SEC. 16, TWP. 53, RGE. 24, W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS —*—*—*
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————
AND CONTAINS 0.058 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

5111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: J.K.

DATE : OCTOBER 17th, 2024.

SCALE 1 : 300

JOB No. 124482