

Thursday, October 23, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 42

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 23, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 16, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0328
623071940-001

Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Block C, Plan 1494 NY, and Block D, Plan 5624 NY located south of Rapperswill Drive NW and west of 123 Street NW; **RAPPERSWILL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0337
619812465-001

Tentative plan of subdivision to create fifty six (56) bare land condominium units and one (1) remnant unit from Lot 3, Block 3, Plan 242 2314, located north of Heritage Valley Trail SW and east of 141 Street SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA25-0338 617636860-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lots 1 & 2, Block 5, Plan 242 0570, located west of 119a Street NW and south of 26 Avenue NW; HERITAGE VALLEY TOWN CENTRE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0321 574405996-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 8, Plan 5435 V, located west of 68 Street and north of 128 Avenue NW; BALWIN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA25-0390 630381785-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 44, Block 96, Plan 892 2079, located east of Reeves Way NW and south of Reeves Crescent NW; RHATIGAN RIDGE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

October 23, 2025

File No. LDA25-0328

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Block C, Plan 1494 NY, and Block D, Plan 5624 NY located south of Rapperswill Drive NW and west of 123 Street NW; **RAPPERSWILL**

I The Subdivision by Plan is APPROVED on October 9, 2025, 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 dedicate additional road right of way for an existing shared use path, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 pays the Boundary Assessments 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; and
7. 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.

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

Municipal Reserve (MR) for Block C, Plan 1495 NY were previously addressed with LDA10-0227.

MR for Parcel D, Plan 5624 NY were previously addressed with LDA09-0268.

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 with 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/mc/Posse #623071940-001

Enclosure

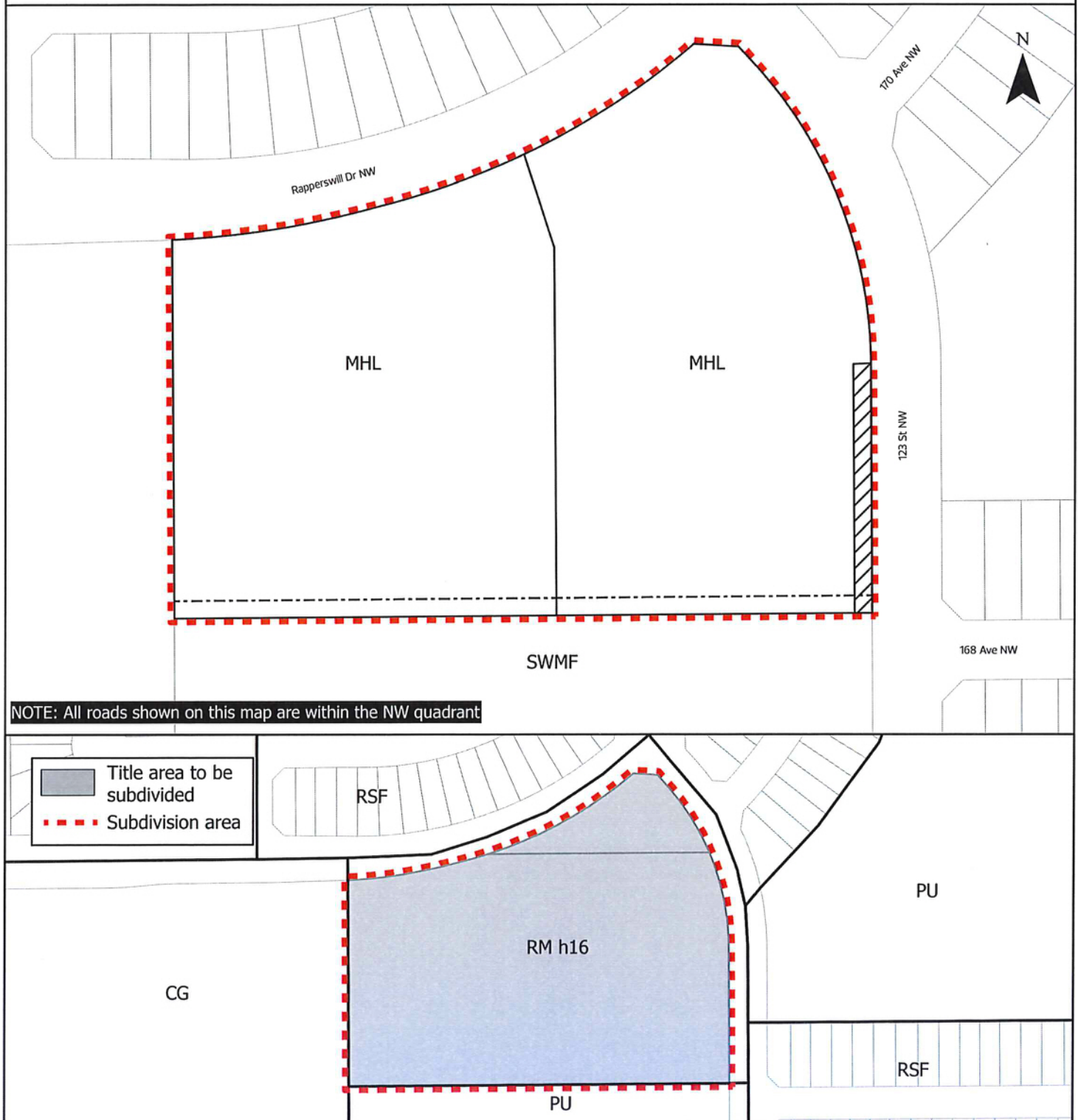
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 23, 2025

LDA25-0328

- - - - Limit of proposed subdivision

- - - - 1.2 m Uniform fence

 Dedicate as road right of way



Subdivision Authority

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

October 23, 2025

File No. LDA25-0337

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create fifty six (56) bare land condominium units and one (1) remnant unit from Lot 3, Block 3, Plan 242 2314, located north of Heritage Valley Trail SW and east of 141 Street SW; **CHAPPELLE**

The Subdivision by Bare Land Condominium is APPROVED on October 23, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the construction of a 2.8 m noise attenuation barrier fence wholly on privately owned land, and shall conform a current Noise Study, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Municipal Reserve for Lot 3, Block 3, Plan 2422314 were previously addressed with LDA12-0209.

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,



Blair McDowell
Subdivision Authority

BM/mm/Posse #619812465-001

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 (\$40,880.00 - 2025 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.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

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.

CONSTRUCT A 2.8M NOISE ATTENUATION FENCE



LOT 1 MR
BLOCK 3
PLAN 142 0393

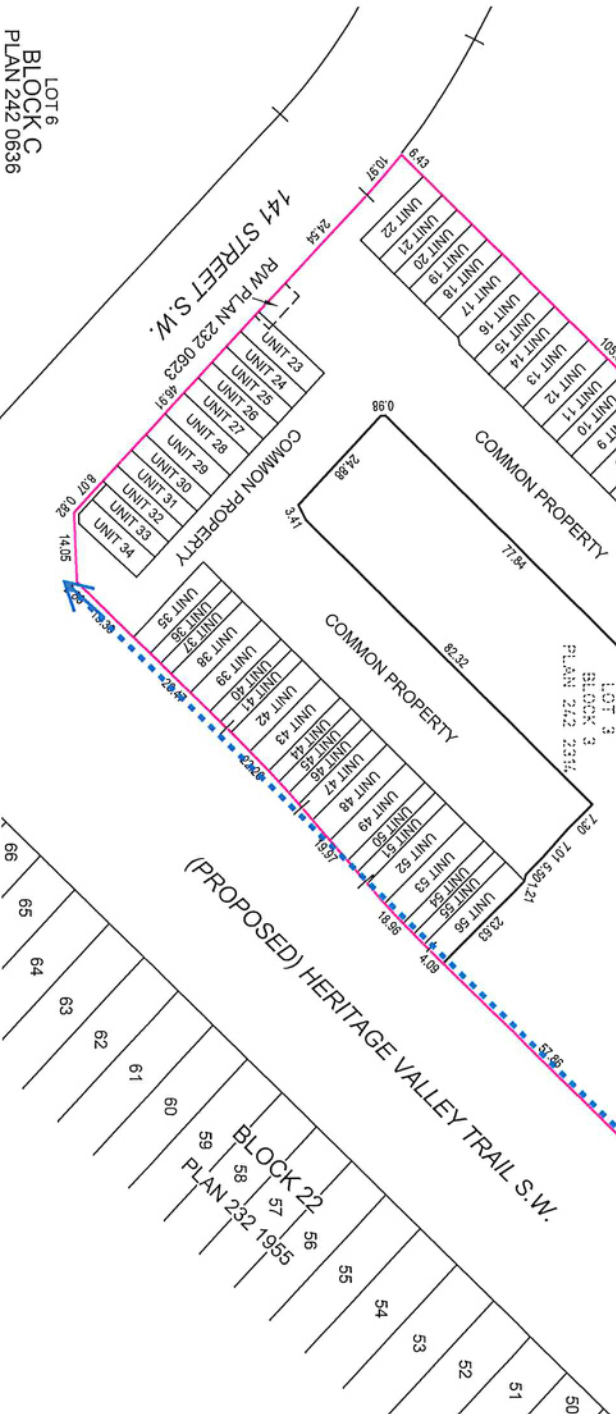
LOT 4
BLOCK C
PLAN 252 0381

LOT 2 MR
BLOCK 3
PLAN 232 0622

LOT 3
BLOCK 3
PLAN 242 2314

141 STREET S.W.
ROW PLAN 232 0623

LOT 6
BLOCK C
PLAN 242 0636



STREETSIDE DEVELOPMENTS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO THE REQUIREMENTS OF THE SURVEY ACT AND THE SURVEY REGULATIONS.
- THE BOUNDARY SHOWN HEREIN IS ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RM 116.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS, AND CONTAINS: 2.30 ha

KEY PLAN NOT TO SCALE



REV. NO.	DATE	ITEM	BY
1	JUL. 22/25	ADJUSTED UNIT VISIBILITY	ME
0	JUL. 11/25	ORIGINAL PLAN COMPLETED	ME

REV. NO.	DATE	ITEM	BY
1	JUL. 22/25	ADJUSTED UNIT VISIBILITY	ME
0	JUL. 11/25	ORIGINAL PLAN COMPLETED	ME

DESROCHERS MEWS

TENTATIVE PLAN SHOWING

PHASED CONDOMINIUM DEVELOPMENT

OF

LOT 3, BLOCK 3, PLAN 242 2314

WITHIN THE

W. 1/2 SEC. 13 - TWP. 51 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:1000



Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704, 17th Street NW, Edmonton, Alberta T5S 1G7

FILE NO.: 1240257877 DRAFTED BY: ME CHECKED BY: MK



Subdivision Authority

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

October 23, 2025

File No. LDA25-0338

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lots 1 & 2, Block 5, Plan 242 0570, located west of 119a Street NW and south of 26 Avenue NW; **HERITAGE VALLEY TOWN CENTRE**

The Subdivision by Bare Land Condominium is APPROVED on October 23, 2025, subject to the following conditions:

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

Municipal Reserve (MR) for Lot 1 & 2, Block 5, Plan 242 0570 were previously addressed LDA22-0141.

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. 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,

Blair McDowell
Subdivision Authority

BM/mm/Posse #617636860-001

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 (\$5,120.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- A right of way for mutual access purposes was registered on August 19, 2025 (Plan 252 1755).

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.

12621665 CANADA ASSOCIATION

- NOTES:
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL DISTANCES ON THIS PLAN ARE 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 RM 123.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS, AND CONTRAINS: 2.57 ha



2	SEP. 12/25	ADD COMMON PROPERTY	ME
1	JUL. 21/25	ADD SITE PLAN & P&R.	JF
0	JUL. 2/25	ORIGINAL PLAN COMPLETED	JF
REV. NO.	DATE	ITEM	BY
REVISIONS			

HERITAGE VALLEY TOWN CENTRE
TENTATIVE PLAN SHOWING
BARE LAND CONDOMINIUM
OF

LOT 3, BLOCK 5, PLAN 252 1797
WITHIN THE
N.W. 1/4 SEC. 18 - TWP. 51 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA
SCALE: 1:1000

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704, 17th Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 1262055607 DRAFTED BY: ME CHECKED BY: RE



Subdivision Authority

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

October 23, 2025

File No. LDA25-0321

Nariwo Solomon Adedayo
3358 Checknita Common SW
Edmonton AB T6W 4E9

ATTENTION: Nariwo Solomon

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 8, Plan 5435 V, located west of 68 Street and north of 128 Avenue NW; **BALWIN**

The Subdivision by Plan is APPROVED on October 23, 2025, 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", is positioned above the printed name.

Blair McDowell
Subdivision Authority

BM/mm/Posse #574405996-001

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 (\$730.00 - 2025 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.

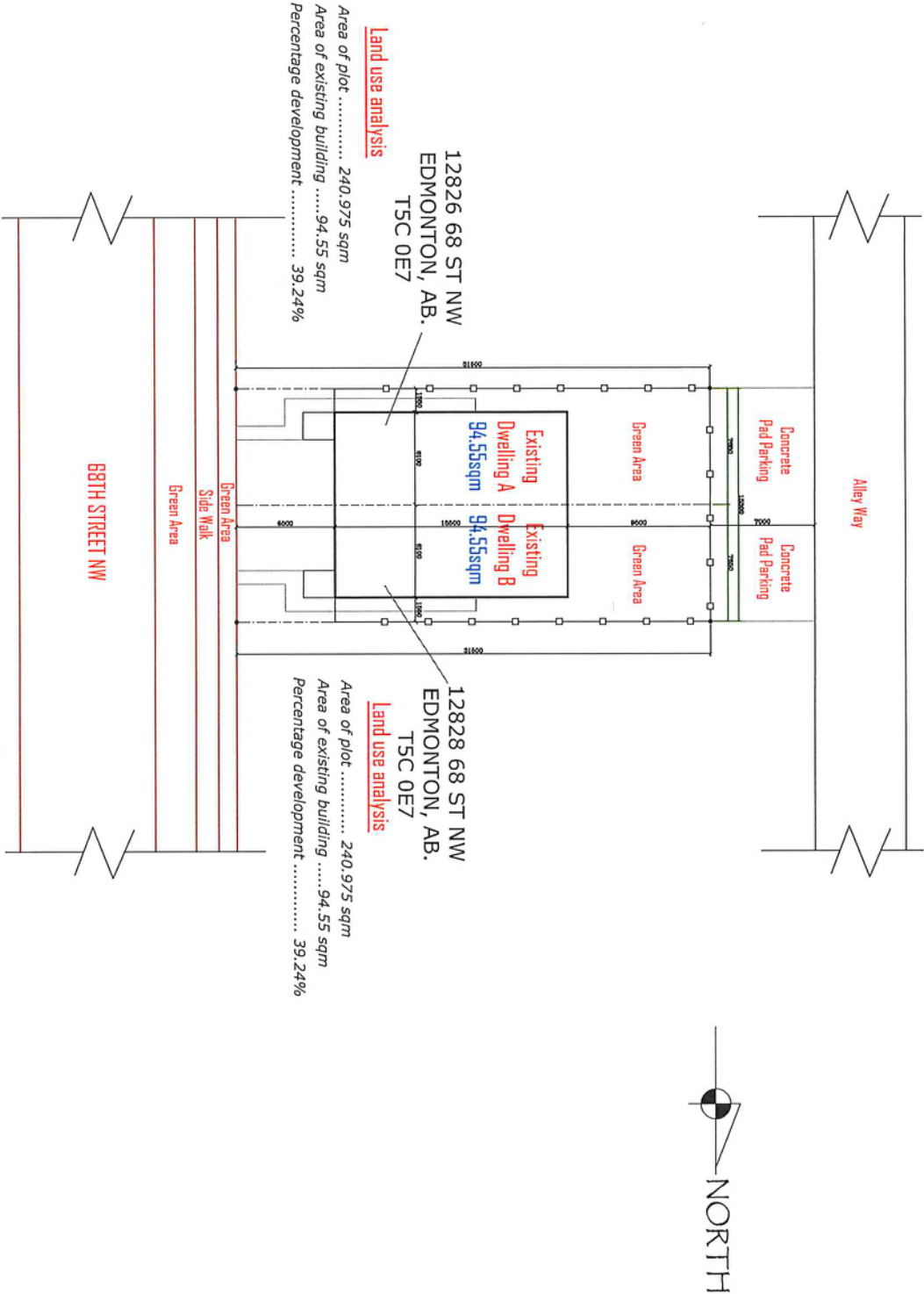
Servicing

- 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 (Infill Water and Sewer Servicing 780-496-5444).
- Proposed south lot:
 - Existing water service enters the proposed subdivision approximately 5.6 m north of the south property line of the proposed south lot, off 68 Street NW. Existing sanitary service enters the proposed subdivision approximately 87.9m north of EPCOR manhole #286534 (assumed straight in) of the proposed south lot, off the lane east of 68 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.**
- Proposed north lot:
 - Existing sanitary service enters the proposed subdivision approximately 7.01 m south of the north property line of the proposed north lot, off the lane east of 68 Street NW. Existing water and storm services enter the proposed subdivision approximately 1.9 m south of the north property line of the proposed north lot, off 68 Street NW. **As per the**

EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 OF SUB-DIVISION



PROJECT		LOCATION:		CLIENT :	
		12828 68 ST NW EDMONTON, AB. T5C 0E7		MR. SOLOMON NARIWO	
Drwg title		SITE PLAN			
Designed		O. D	Drawn	O. D	Checked
Scale		1 : 100		Date	July, 2025
Drwg No			Proj. No		



Subdivision Authority

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

October 23, 2025

File No. LDA25-0390

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 44, Block 96, Plan 892 2079, located east of Reeves Way NW and south of Reeves Crescent NW; **RHATIGAN RIDGE**

The Subdivision by Plan is APPROVED on October 23, 2025, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Municipal Reserve (MR) for Lot 44, Block 96, Plan 892 2079 was previously addressed with file 88-X-056 as land dedication.

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 #630381785-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- Construction access is limited to the site itself. No access will be permitted through the abutting park space.

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.

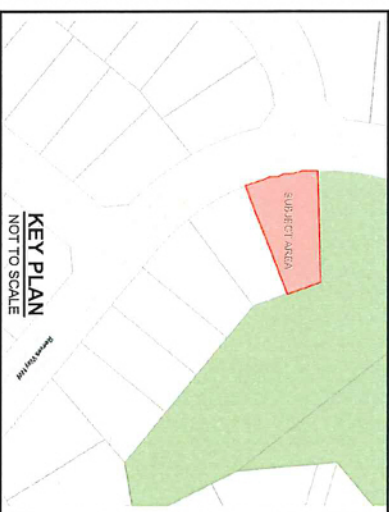
Servicing

- 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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing sanitary service enters the proposed subdivision approximately 12.15 m north of the south property line of proposed Lot 44A, off Reeves way NW. The existing water service enters the proposed subdivision approximately 11.75 m north of the south property line of proposed Lot 44B, off Reeves way 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.
- 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).

JMZ REAL ESTATE LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS:
- AND CONTAINS: 0.068 ha.



REV. NO.	DATE	ITEM	BY
3	Oct. 21, 25	LOT DEFLECTION	CN
2	July 16, 25	BOUNDARY	CN
1	July 8, 25	ORIGINAL PLAN COMPLETED	CN

REVISIONS

RHATIGAN RIDGE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

LOT 44, BLOCK 96, PLAN 892 2079

WITHIN THE

S.W. 1/4 SEC. 11 - TWP. 52 - RGE. 26 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES
2025



File No. 8250271007 DRAFTED BY: CN CHECKED BY: DS
Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7