

Thursday, April 2, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

<b>PRESENT</b>		Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the April 2, 2020 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the March 26, 2020 meeting be adopted.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA19-0485 344591833-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot 5, Block 27, Plan 152 3747 located south of Griesbach Parade NW and west of 97 Street NW; <b>GRIESBACH</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA20-0049 352931632-001	Tentative plan of subdivision to subdivide a ±0.82 hectare portion from the west half of the NW 32-51-23 W4M for the purpose of consolidating that portion with adjacent Lot 1, Plan 002 3756, located south of 23 Avenue NW and east of 17 Street NW; <b>ASTER</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>

3.	LDA18-0678 298040806-001	REVISION to tentative plan of subdivision to create 48 single detached lots and one multi-family lot, from Blocks 1 and 2, Plan 772 2209 located south of Anthony Henday Drive and east of 66 Street NW; <b>MCCONACHIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA19-0574 349136498-001	Tentative plan of subdivision to subdivide a 1.93 ha parcel from Lot 2, Block 9, Plan 002 0203, and consolidate that parcel with adjacent Lot A, Block 9, Plan 042 4608, located west of 170 Street NW and south of 114 Avenue NW; <b>ARMSTRONG INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA20-0085 356495506-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1, 2, 3, Block 94, Plan 3875P, located north of Stony Plain Road NW and east of 137 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

April 2, 2020

File No. LDA19-0485

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot 5, Block 27, Plan 152 3747 located south of Griesbach Parade NW and west of 97 Street NW; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on April 2, 2020, 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; and
3. 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; and
4. 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.

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

Municipal Reserve (MR) for Lot 5, Block 27, Plan 152 3747 was addressed by SUB/02-0090.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/cs/Posse #344591833-001

Enclosure



400-10220 103 Avenue  
 Edmonton, AB T5J 0K4  
 Tel. 780.917.7000  
 www.stantec.com

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Notes  
 All distances are expressed in metres and decimals thereof.  
 Area to be subdivided outlined thus  and contains approximately 1.70 hectares, including 3 lots.

Revision	By	TT.MM.YY
3	Adjusted South boundary of lot C	MR 22.03.18
2	Adjusted west boundary	MR 22.03.19
1	Adjusted boundary	MR 22.02.03

Client/Project  
 GRIESBACH VILLAGE PROPERTIES INC.  
 PLAN SHOWING PROPOSED SUBDIVISION  
 OF PORTION OF LOT 5, BLOCK 27  
 PLAN 152 3747  
 Edmonton, AB

Title  
 TENTATIVE PLAN OF SUBDIVISION  
 GRIESBACH VILLAGE CENTRE

Project No. 1161 108415 MR  
 Scale 1:1000  
 March 18, 2020



X:\1161\1161\108415\drawing\moodle\_files\drawing\_subdivision\_to\_griesbach\_e\_18mar2020.dwg  
 20200318 09:37:49 by: rickgarcia



Subdivision Authority

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

April 2, 2020

File No. LDA20-0049

WSP  
1200 - 10909 Jasper Avenue  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to subdivide a  $\pm 0.82$  hectare portion from the west half of the NW 32-51-23 W4M for the purpose of consolidating that portion with adjacent Lot 1, Plan 002 3756, located south of 23 Avenue NW and east of 17 Street NW; **ASTER**

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**I The Subdivision by Plan is APPROVED on April 2, 2020, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA19-0385 be registered prior to or concurrent with this application for the logical extensions of roadway connections and utilities;
4. that LDA20-0041 to amend the Edmonton Zoning Bylaw and Aster Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey; 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 sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that a Final Acceptance Certificate (FAC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination.

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

Municipal Reserve has been addressed by Deferred Reserve Caveat (DRC) with SO/00-0037. The DRC will be reduced by 0.505 ha with the prior to or concurrent registration of LDA19-0385. The DRC will carry forward on title to accommodate the dedication of the park that is planned for the remnant parcel.

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](mailto:subdivisions@edmonton.ca).

Regards,

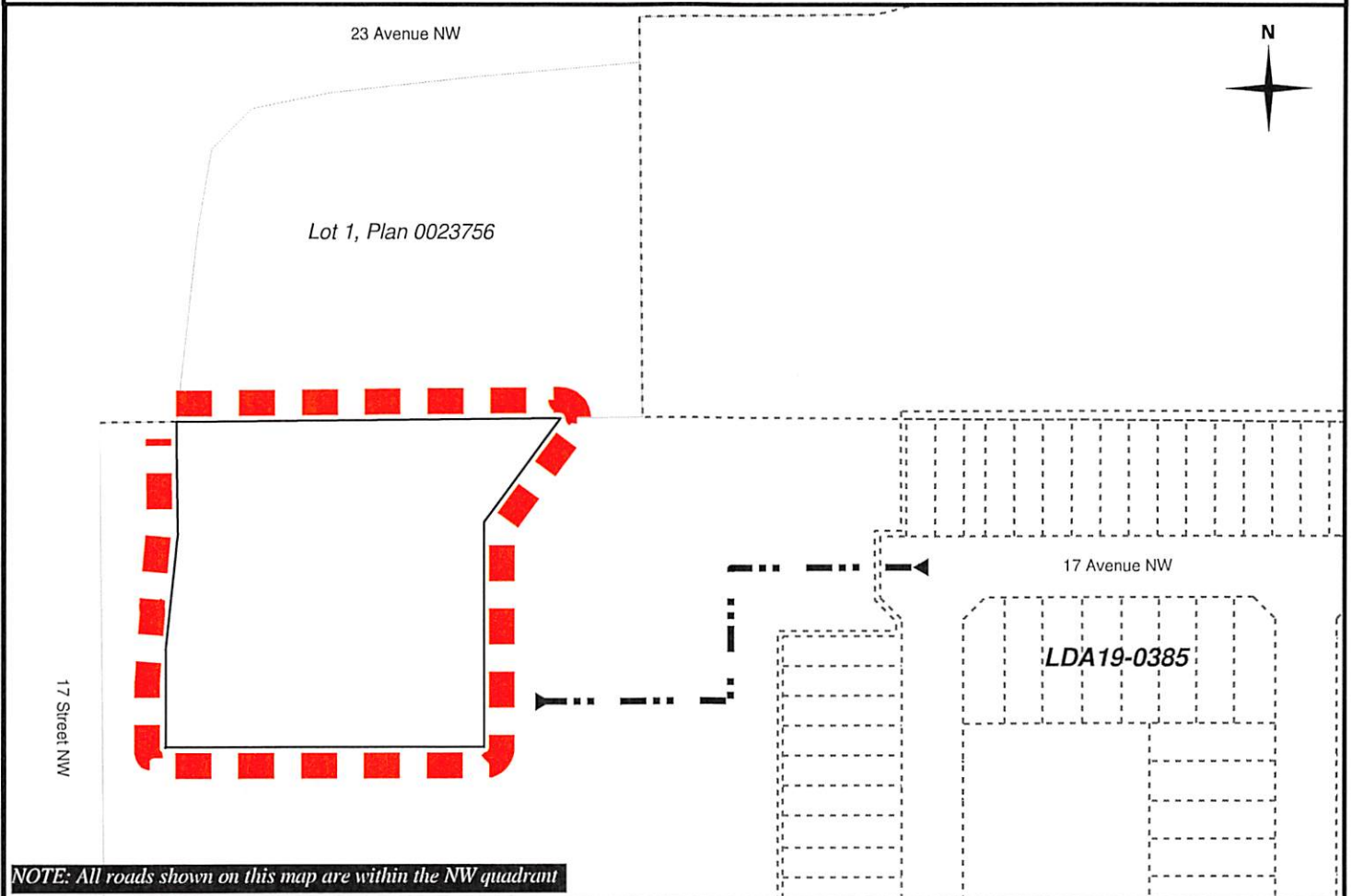


Blair McDowell  
Subdivision Authority

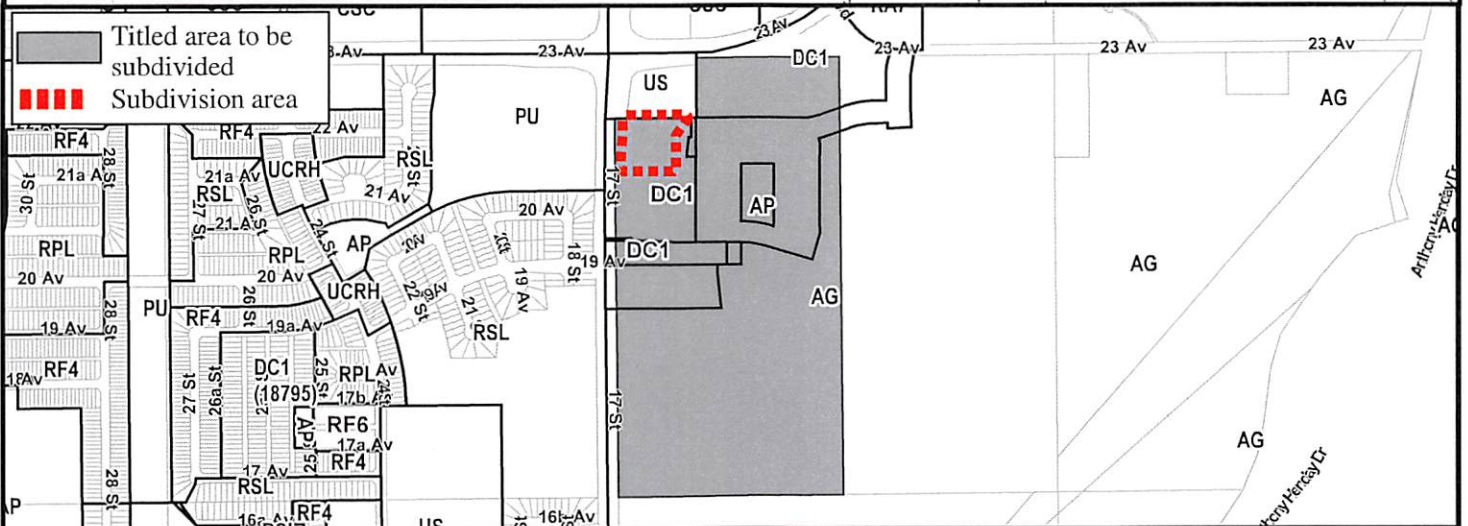
BM/cw/Posse #352931632-001

Enclosure(s)

- Limit of proposed subdivision
- Sanitary and storm sewer extensions



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







April 2, 2020

File No. LDA18-0678

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

ATTENTION: Keith Davies

RE: REVISION to tentative plan of subdivision to create 48 single detached lots and one multi-family lot, from Blocks 1 and 2, Plan 772 2209 located south of Anthony Henday Drive and east of 66 Street NW; **MCCONACHIE**

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This subdivision application was originally approved on February 28, 2019. The approval created 47 single detached lots and one multi-family lot. This change request adds one single detached lot to Phase 2. Phase 1 has already been registered.

**I The Subdivision by Plan is APPROVED on April 2, 2020, 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; and
3. that LDA20-0064 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I(1) contain, among other things, the following:**

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 temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. 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
9. that the owner is responsible for the landscape design and construction within road rights 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.

MR for Block 1, Plan 772 2209 was addressed by dedication of a 9.80 ha portion of the McConachie District Park Site with LDA08-0071.

MR for Block 2, Plan 772 2209 was addressed by Deferred Reserve Caveat (DRC) #102 121 043 and subsequently provided as land for a 0.50 ha pocket park and a 1.146 ha portion of the McConachie District Park with LDA12-0299. The DRC was 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.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/cw/Posse #298040806-001

Enclosure(s)

**ENCLOSURE I**

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

April 2, 2020

LDA18-0678



10160-112 Street  
Edmonton, AB T5K 2L6  
Tel. 780.917.7000  
www.stantec.com

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Notes  
All distances are expressed in metres and decimals thereof.

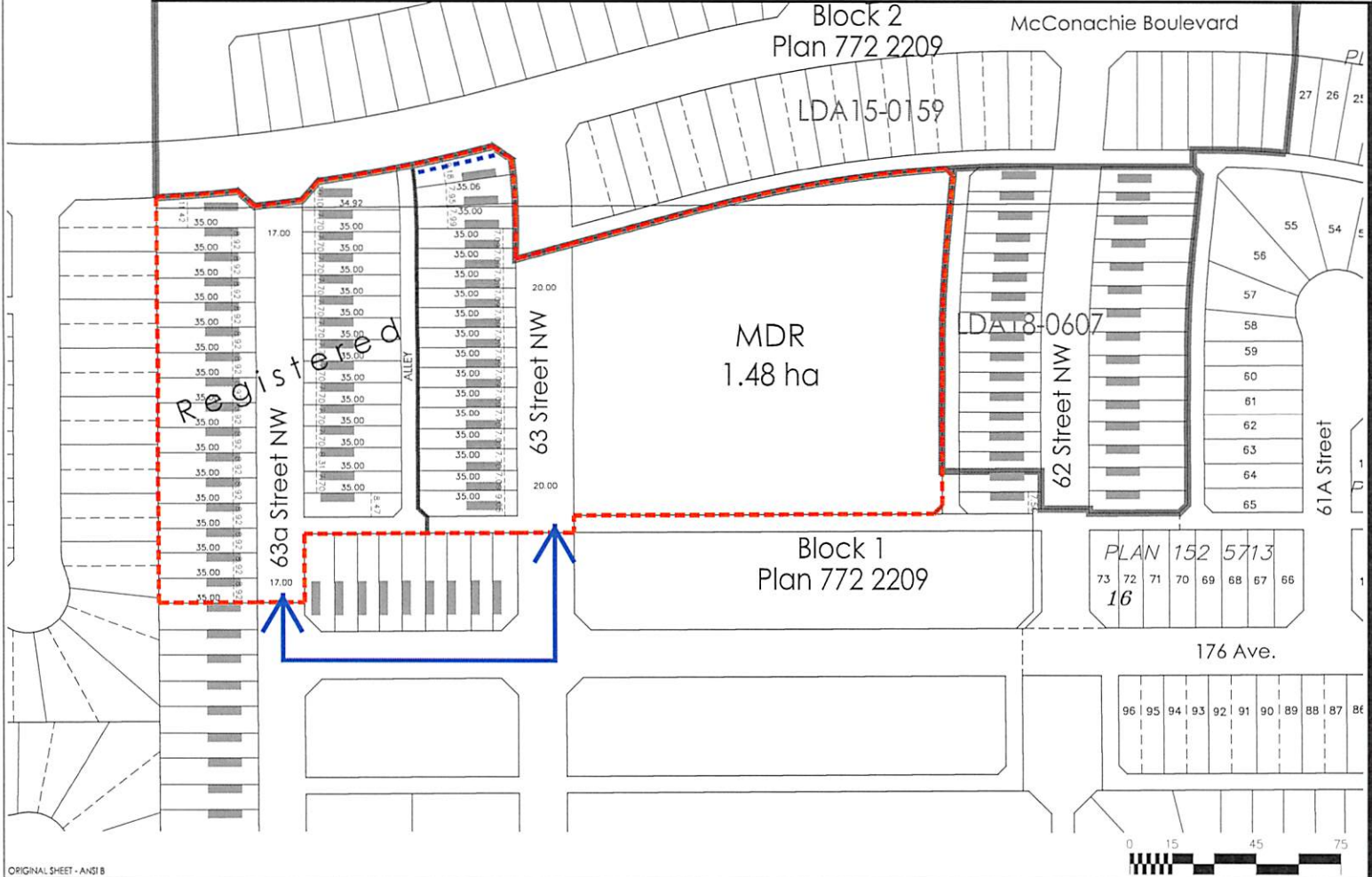
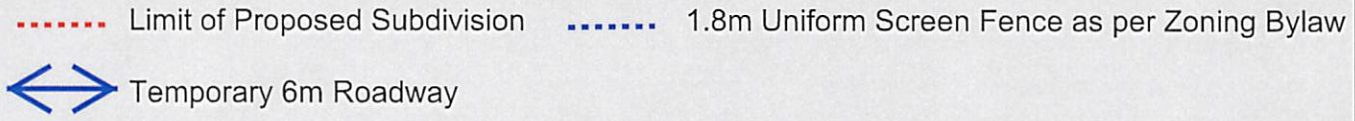
Area to be subdivided outlined thus  and contains approximately 3.42 hectares, including 48 single family residential lots and 1 multiple family parcel.

C	East block for layout	8/9	20.11.06
B	Revised lot layout and adjust subdivision boundary	8/9	18.12.18
A	Original Submission	8/9	18.11.19
Revision		By	YYJJMMDD

Client/Project  
ANTHEM UNITED McCONACHIE DEVELOPMENTS  
PLAN SHOWING PROPOSED SUBDIVISION OF PORTION OF BLOCK 1 AND BLOCK 2, PLAN 772 2209  
Edmonton, AB

Title  
TENTATIVE PLAN OF SUBDIVISION  
McConachie Phase 8B

Project No. 1161 107960  
February 11, 2020  
Scale 1:1500



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ORIGINAL SHEET - ANS1 B



Subdivision Authority

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

April 2, 2020

File No. LDA19-0574

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to subdivide a 1.93 ha parcel from Lot 2, Block 9, Plan 002 0203, and consolidate that parcel with adjacent Lot A, Block 9, Plan 042 4608, located west of 170 Street NW and south of 114 Avenue NW; **ARMSTRONG INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on April 2, 2020, subject to the following conditions:**

1. that LDA20-0079 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Municipal Reserves (MR) for Lot 2, Block 9, Plan 002 0203 were previously addressed with SUB/98-0031.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

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

Blair McDowell  
Subdivision Authority

BM/jv/Posse #349136498-001

Enclosure

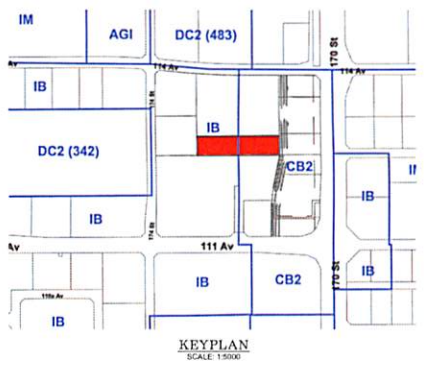
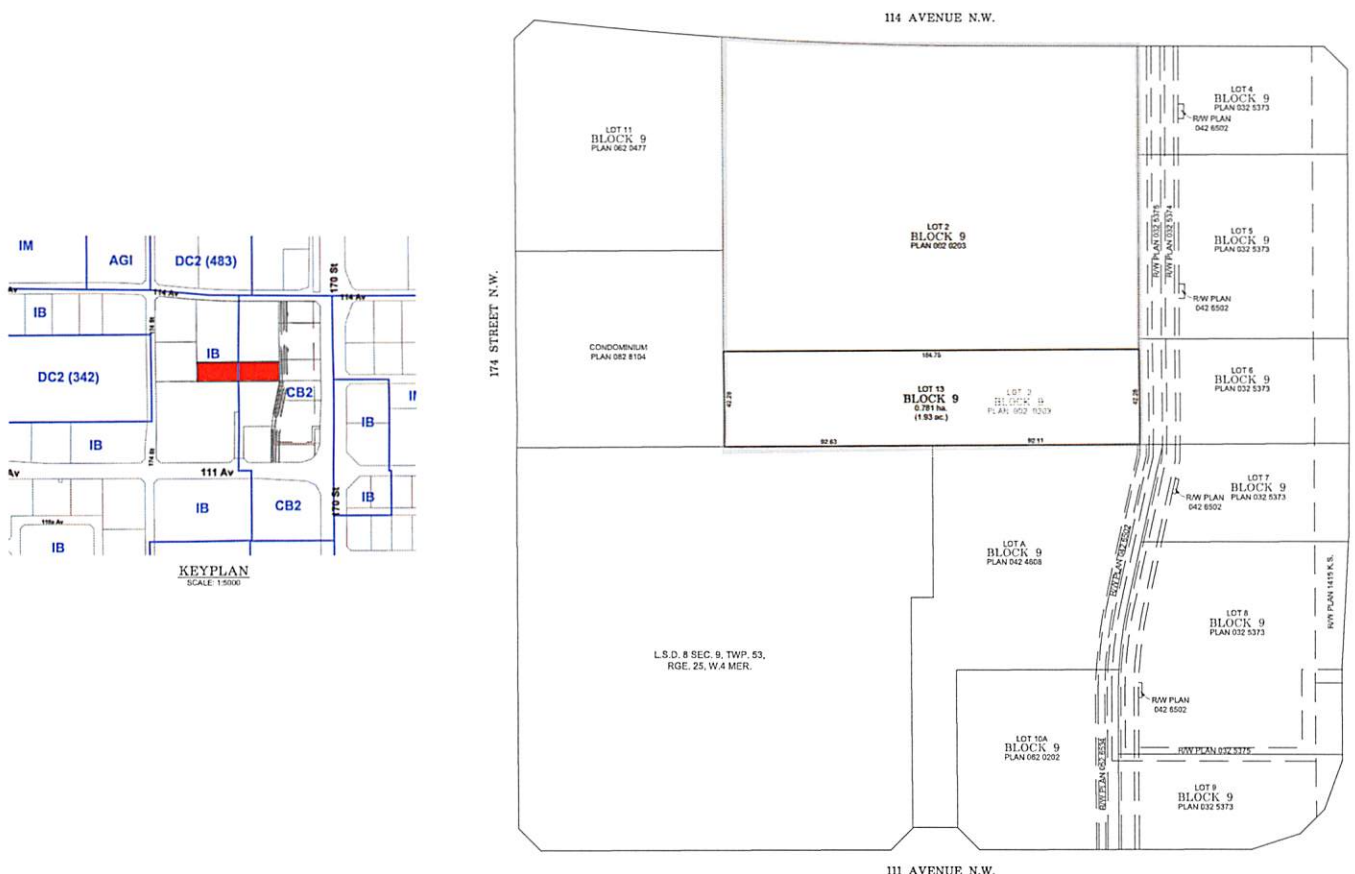
**Enclosure I**  
**LDA19-0574**

CERTIFICATE: SECTION 47, SURVEYS ACT  
 REGISTERED ON \_\_\_\_\_  
 AS NUMBER \_\_\_\_\_  
 Certifying that all Statutory Monuments were placed in the ground between the date of \_\_\_\_\_ and are positioned in accordance with coordinate shown on the plan or as the attached plan instrument except for the following \_\_\_\_\_  
 A.D. REGISTRAR \_\_\_\_\_

REGISTRAR LAND TITLES OFFICE  
 PLAN NO. \_\_\_\_\_  
 ENTERED AND REGISTERED ON \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_  
 A.D. REGISTRAR \_\_\_\_\_

**ARMSTRONG INDUSTRIAL**  
**EDMONTON, ALBERTA**  
 TENTATIVE PLAN OF SUBDIVISION OF PART(S) OF  
**LOT 2, BLOCK 9, PLAN 002 0203**  
 ALL WITHIN THE  
**S.E 1/4 SEC. 9, TWP. 53, RGE. 25, W. 4 MER.**  
 SCALE 1:1000 2019 MARIA DUGAND BARROS, A.L.S.

- NOTES:
1. Statutory Iron Survey Post found shown that.
  2. Statutory Iron Survey Post, unmarked P223, placed shown that.
  3. Alberta Survey Control Marker (A.S.C.M.) shown that.
  4. Reference Control Post shown that.
  5. Positions where Statutory Iron Survey Posts, marked with inscription permit number P223, are to be placed pursuant to section 47 of the Surveys Act are shown that and are shown on a scale of coordinates attached to the plan instrument.
  6. Curve centre points shown that.
  7. Positions established as per registered PLAN #888 shown that.
  8. See SHEET 2 OF 2 SHEETS for the control network and key plan of point numbers for detailed reconstruction of subdivision.
  9. The Georeferenced Point as a P.O.I. at the "DESCRIPTION" and is shown that:
    - a. The Georeferenced Point coordinates are  $488161.4$  and  $881616.4$ .
  10. Bearings are Old and are derived from GNSS Observations as shown on the plan.
  11. All Georeferenced P.O.I. projection, Reference meridian 114 and the Combined Scale Factor is 0.999897.
  12. All distances are shown in metres and decimals thereof.
  13. All distances on curved boundaries are arc lengths.
  14. All corner cutoffs are 0.02 by 0.02 unless otherwise noted.
  15. Temporary traverse lines shown that.
  16. Area registered shown outlined that and contains within \_\_\_\_\_  $0.781$  ha.



LEGEND:

3 Degree Transverse Mercator	NAD83	North American Datum 1983
ITM	PL	Plotted
A.L.S.C.M.	PL	Plotted
Alberta Land Surveyor	PL	Plotted
Alberta Survey Control Monument	PL	Plotted
Central Angle	P.L.L.	Public Utility Lot
Circle-Sun	R	Radius
East	(E)	Radial
Environmental Feature	Rd	Reference
Established	Ha-wet	Re-established
Found	Rek.	Restored
Global Navigation Satellite System	Rgn	Range
Historical	RPS	Geo Reference Point
Iron	W	Height of Iron
Metric	W.M.	Square Metres
Mark	W.M.	Section
Mark	W.M.	South
Mark	W.M.	Section
Marked	W.M.	Township
Marked Post	W.M.	Utilities
Municipal reserve	W.M.	Line to Post
North	W.M.	Post

SURVEYOR:  
 MARIA DUGAND BARROS, A.L.S.  
 Surveyed between the dates of \_\_\_\_\_ and \_\_\_\_\_ in accordance with the provisions of the Surveys Act.

REGISTERED OWNER  
 #####

SUBDIVISION AUTHORITY  
 NAME: CITY OF EDMONTON  
 FILE NO.: #####

FILE NO.: 1258191  
 Checked by: \_\_\_\_\_

UNREGISTERED

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Subdivision Authority

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

April 2, 2020

File No. LDA20-0085

Eight Block Ltd.  
11704 86 Street NW  
Edmonton, AB T5B 3J8

ATTENTION: James Kirkland

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1, 2, 3, Block 94, Plan 3875P, located north of Stony Plain Road NW and east of 137 Street NW;  
**GLENORA**

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The Subdivision by Plan is **APPROVED** on April 2, 2020, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #356495506-001

Enclosure

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on Stony Plain Road NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

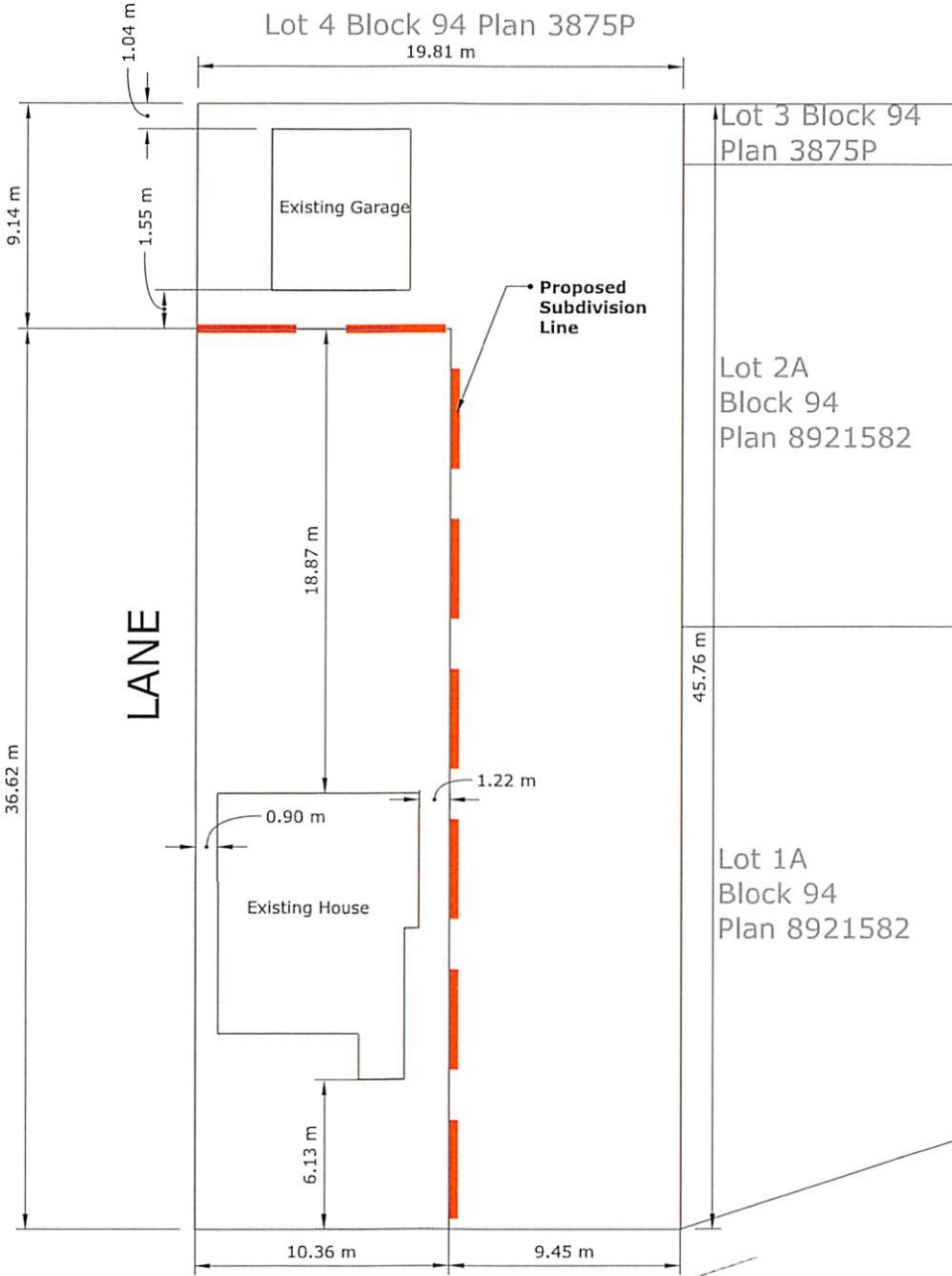
Building / Site

- 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 3.3 m south of the north property line of legal Lot 1 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a 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).

# LOT 1-3 BLOCK 94 PLAN 3875P



Sidewalk  
Stony Plain Road