



Subdivision Authority

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

March 11, 2021

File No. LDA20-0410

City of Edmonton (Real Estate)  
10th floor, 10111 104 Avenue NW  
Edmonton, AB T5J0J4

ATTENTION: Bwale Bwalya

RE: Tentative plan of subdivision to create one (1) other lot from Lot 3R, Block 40, Plan 4136 RS located south of 150 Avenue NW and west of 87 Street NW; **EVANSDALE**

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**I The Subdivision by Plan is APPROVED on March 11, 2021, subject to the following conditions:**

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed parcel, a claim of interest by caveat of the Deferred Servicing Agreement 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; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 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;

5. 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;
6. that the owner constructs two fire hydrants, watermain and sanitary 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 I;
7. 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
8. 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.

Lot 3R, Block 40, Plan 4136 RS is an existing reserve parcel. Therefore, the MR designation must be removed from the proposed lot prior to or concurrent with registration of this subdivision.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/sm/Posse #379257049-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 11, 2021

LDA20-0410



Limit of proposed subdivision



Watermain extension



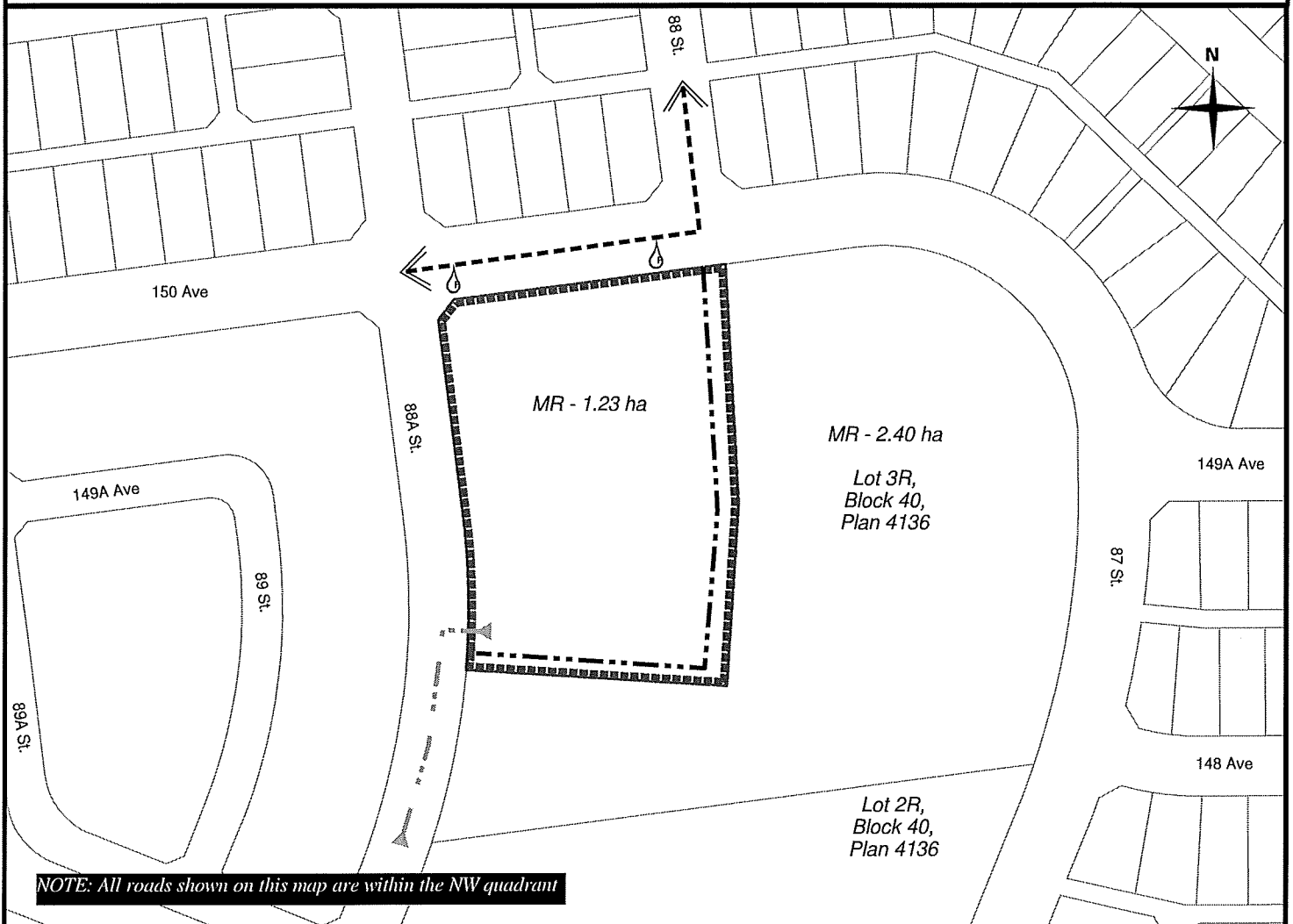
1.8 m chain link fence



Fire hydrant



Sanitary sewer extension



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

Titled area to be subdivided  
 Subdivision area

