



## **URBAN DEVELOPMENT INSTITUTE - CALGARY**

### **TECHNICAL BULLETIN #72**

#### **Guidelines for Shallow Utility Easements within MR or MSR Parcels**

**February 12, 2008**

During the 2008 Parks Specification and Standard Development Agreement negotiations, the issue of shallow utility easements within MR and MSR parcels was discussed. This bulletin is to be considered an update from our April 2005 Technical Bulletin #37.

As a reminder to the industry, there are guidelines to follow when considering easements locations on MR or MSR parcels. The location of the shallow utility easements including the above ground utility “boxes” within MR’s and MSR’s will be considered equally among all other options and utilized should no other suitable option exist. Easement locations within MR/MSR should adhere to the following guidelines:

1. Easements should not interfere with the primary purpose of the MR/MSR (recreational/sport-field/community building envelope).
2. Easements should be located on the perimeter of the MR.
3. Above Ground Utility Boxes should not be in the direct line of sight where possible (from a road or pathway).
4. Easements shall not be located within a sports-field or a sports-field 3 m buffer area.
5. If located within an MSR site, easements are not to interfere with the future school building.

If you have any questions please do not hesitate to contact the UDI – Calgary office.

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*The mission of the Urban Development Institute – Calgary is “to represent the development industry in sustainable growth through partnerships and relationships with all stakeholders”*