

Thursday, April 24, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 16

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 24, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 17, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA25-0048
548813020-001

Tentative plan of subdivision to create 98 residential lots, five (5) multi-unit housing lots (MHL), and one (1) Mixed Use lot, from a portion of roadway to be closed, Lot 5, Block C, Plan 242 1152, and Lots 9 and 10, Block 1, Plan 2887 AQ located north of 167 Avenue NW and west of 66 Street NW;
SCHONSEE

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA25-0114
572166672-001

Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 13, Plan 239 HW, located west of 110 Street NW and north of 57 Avenue NW; **PLEASANTVIEW**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0130 571775374-001	Tentative plan of subdivision to create separate titles from Lots 13 & 14, Block 23, Plan 965 AH, located east of 154 Street NW and south of 103 Avenue NW; CANORA	
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

April 24, 2025

File No. LDA25-0048

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

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 98 residential lots, five (5) multi-unit housing lots (MHL), and one (1) Mixed Use lot, from a portion of roadway to be closed, Lot 5, Block C, Plan 242 1152, and Lots 9 and 10, Block 1, Plan 2887 AQ located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

I The Subdivision by Plan is APPROVED on April 24, 2025, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$62,233.52 representing 0.069 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 remove the existing Telecommunications Facility (as per City Policy C471C Policy for Siting Telecommunications Facilities) prior to the endorsement of phase 8, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for cross lot access from Plan 122 0171, Block 16, Lot 12 through the remainder of Plan 242 1152, Block C, Lot 5 onto the Crystallina Nera Drive NW road right of way, as conceptually shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
6. that the owner register an easement for mutual access on all affected parcels to protect for a shared access for Lot 2 and Lot 3, Block 4 (Phase 6 & 7), as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;

7. that the owner register an easement for emergency access on all affected parcels to protect for a shared emergency access for Lot 2 and Lot 3, Block 4 (Phase 6 & 7) to Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
8. that the owner dedicate, clear and level 167 Avenue NW, with Phase 1, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA24-0496 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that LDA24-0437 to close Brown Street NW shall be approved prior to the endorsement of Phase 3 the plan of survey;
12. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW and 167 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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)/Natural Wetland as shown on the "Conditions of Approval" map, Enclosure I;
14. 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, 170 Avenue NW and the existing Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 submits 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 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 the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles for all roadways and alleys. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct the second two (2) lanes of 167 Avenue NW, with Phase 1, to an arterial roadway standard to an approved concept plan, including shared use path, concrete sidewalk, lighting, paint line marking modifications, any transitional improvements and intersection improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct 170 Avenue NW to an approved cross section, in accordance with the Complete Streets Design and Construction standards, including a 3 m hard-surface shared use path on the north side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the existing PUL and walkways to 66 Street NW, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and confirm additional sidewalk widening requirements if necessary;
12. that the owner pay for the installation of "no parking" signage on 168 Avenue NW and 67a Street NW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct the offsite watermain extensions along 167 Avenue NW and 170 Avenue with Phase 1, the watermain extension within 66 Street NW with Phase 4 and the connection to Crystallina Nera East LDA13-0272 with Phase 5, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;

14. that the owner construct all fences wholly on privately-owned land and the park site (Lot 8, Block C, Plan 132 0859), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1 m berm centered on property line in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000) and a 1.83 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), or a combination thereof for all lots backing onto 66 Street NW and 167 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway openings, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway; and
16. that the owner is responsible for the landscape design and construction within the road right of way, walkways and Public Utility lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lots 9 and 10, Block 1, Plan 2887 AQ in the amount of \$62,233.52, representing 0.069 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey. The 0.069 ha includes the 0.012 ha from the associated Brown Street Road Closure (LDA24-0437) and a 0.01 ha deduction due to arterial road dedication of 167 Avenue.

MR for Lot 5, Block C, Plan 242 1152 was addressed by dedication with LDA08-0136 and LDA22-0339 and is satisfied.

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/mb/Posse #548813020-001

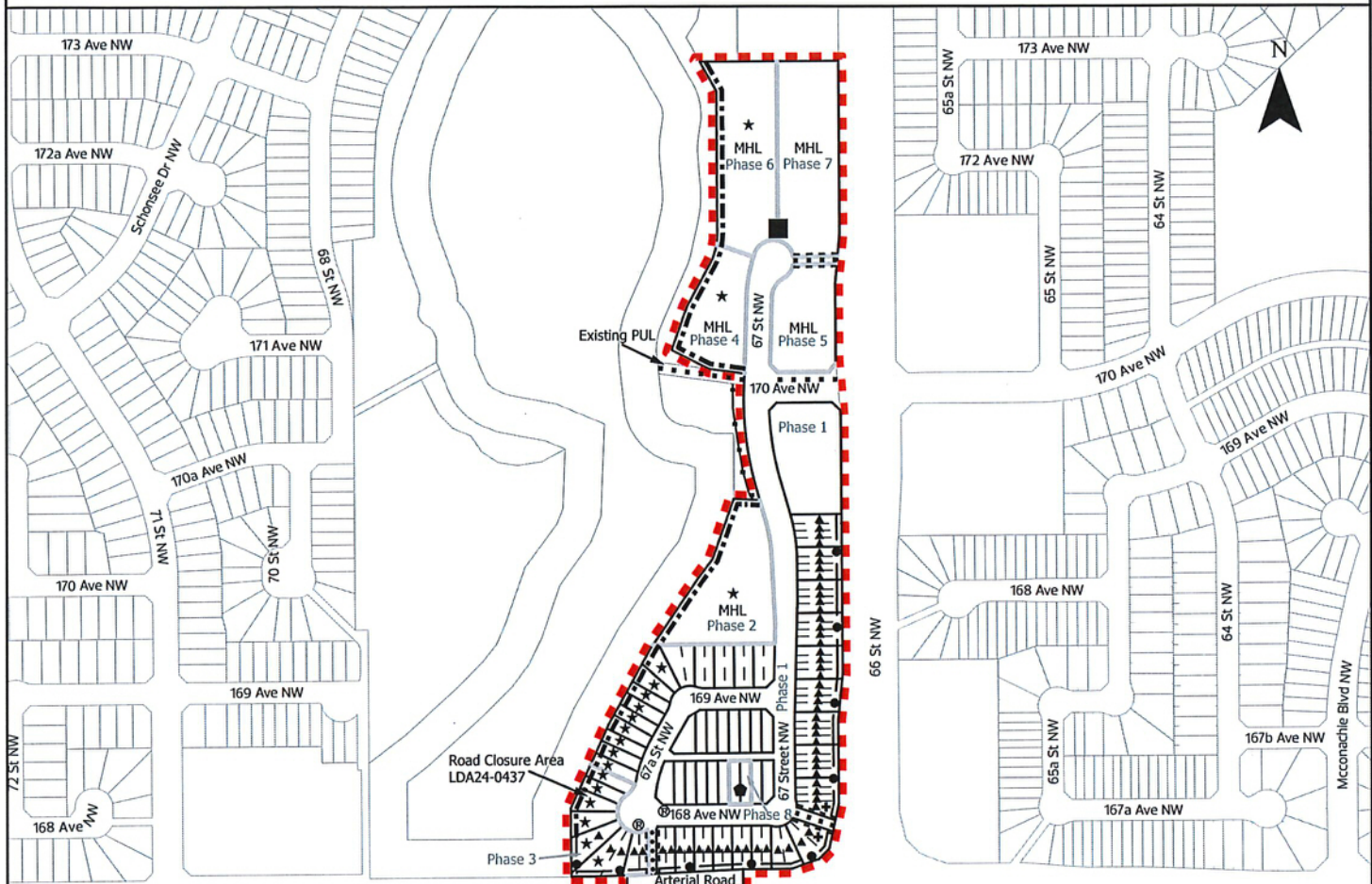
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

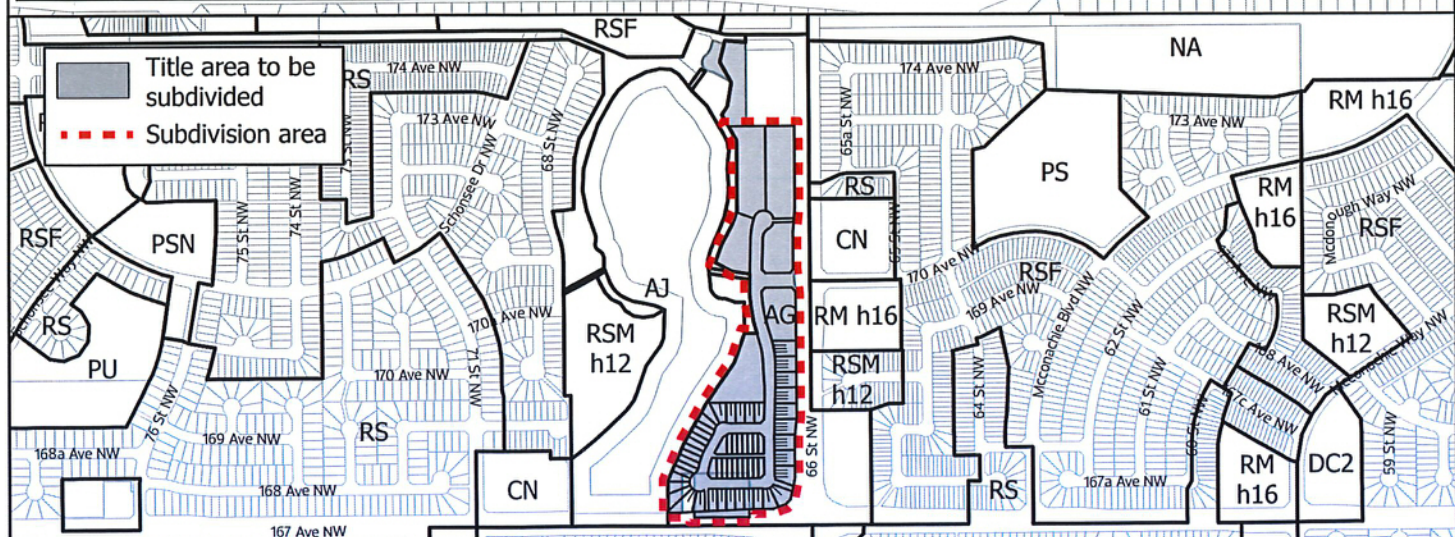
April 24, 2025

LDA25-0048

- | | |
|---|---|
| ■ ■ ■ Limit of proposed subdivision | ■ Mutual access easement |
| — Phasing Line | ★ Restrictive Covenant re: Freeboard |
| — — — 1.2 m Uniform fence | ▲ Restrictive Covenant re: Berm and Fence |
| - - - - 1.8 m Uniform fence as per Zoning Bylaw | ⊕ Restrictive Covenant re: Disturbed soil |
| — ● — Berm and noise attenuation fence | ⬢ Remove Telecommunications Facility |
| • • • • 3m Hard surface shared use path | Ⓡ "No Parking" signage |
| • • • • 3 m Concrete emergency access sidewalk | ■ ■ Post and rail fence |



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

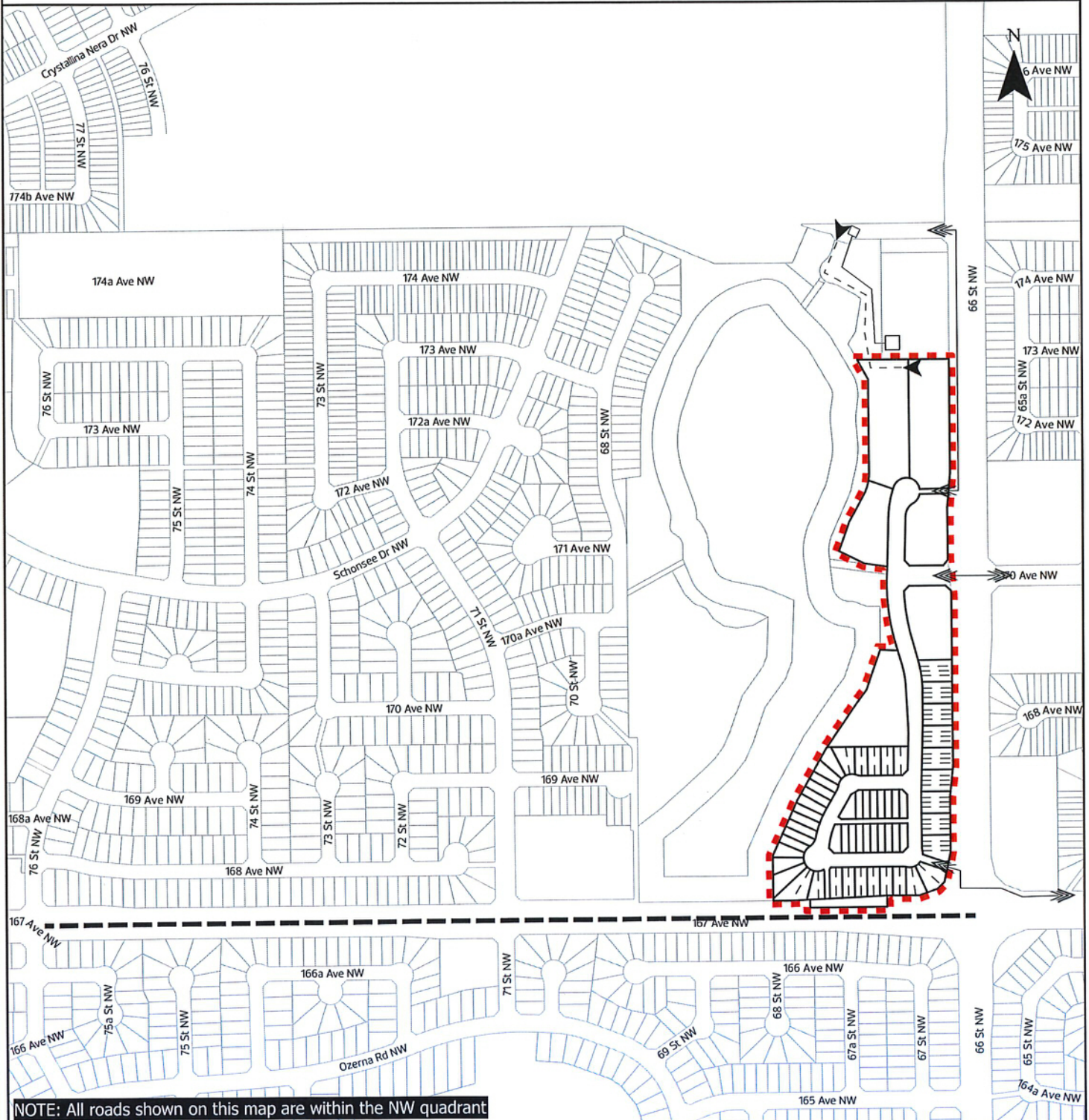


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 24, 2025

LDA25-0048

- ■ ■ Limit of proposed subdivision
- — — Construct arterial road to an approved Concept Plan
- ➤ Emergency access easement
- — □ Cross lot access easement
- ↔ Watermain extension selection





Subdivision Authority

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

April 24, 2025

File No. LDA25-0114

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 13, Plan 239 HW, located west of 110 Street NW and north of 57 Avenue NW; **PLEASANTVIEW**

The Subdivision by Plan is APPROVED on April 24, 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", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/mm/Posse #572166672-001

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

- There are existing boulevard trees adjacent to the site that must be protected during construction, including access construction and / or reconstruction. Future access to proposed Lot 8A must maintain a minimum clearance of 1.5 m from the existing boulevard tree on the north and a minimum clearance of 3.5 m from the existing boulevard tree on the south, as shown on the Enclosure. Prior to construction, the owner/applicant must contact to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant. Please contact City Operations, Parks and Roadways (citytrees@edmonton.ca).
- 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.
- There is an existing access to 110 Street NW. Upon redevelopment of proposed Lot 8B, the owner must ensure that the access meets current City of Edmonton standards.

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 9.1 m north of the south property line of existing Lot 8 off 110 Street. 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).

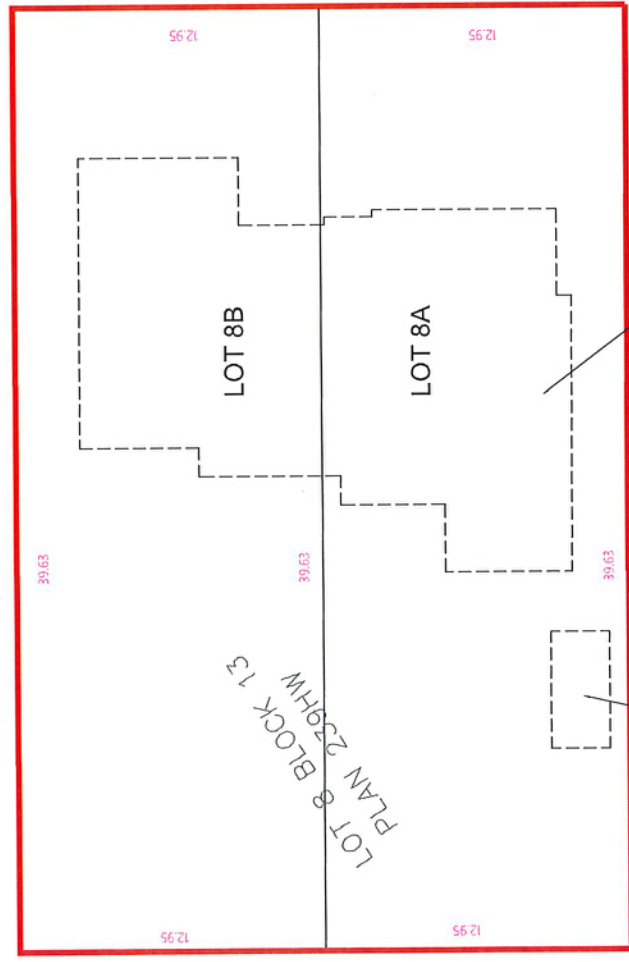
TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 8 BLOCK 13, PLAN 239HW
 PLEASANTVIEW
 EDMONTON, ALBERTA
 WITHIN

(N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4th MER.)

SCALE: 1:200



LOT 9



LOT 8 BLOCK 13
 PLAN 239HW

111 STREET

110 STREET



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.10 ha

APPROXIMATE LOCATION OF
 EXISTING RESIDENCE AS DETERMINED
 FROM GOOGLE SATELLITE IMAGERY 2018
 (EXISTING RESIDENCE TO BE
 DEMOLISHED)



Satt Associates Inc.
Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

Job #: SA20- 733

Drawn by:BU

Checked by: FS



Subdivision Authority

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

April 24, 2025

File No. LDA25-0130

Pamela C. Ehrler
3710 Mclean Ct SW
Edmonton AB T6W 1M3

ATTENTION: Pamela Ehrler

RE: Tentative plan of subdivision to create separate titles from Lots 13 & 14, Block 23, Plan 965 AH, located east of 154 Street NW and south of 103 Avenue NW; **CANORA**

The Subdivision by Plan is APPROVED on April 24, 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.

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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", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/mm/Posse #571775374-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to complete the Application for Separation or Consolidation of Titles form in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,560.00 - 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) of the 2.40 RM - Medium Scale Residential Zone of Zoning Bylaw 20001 and as directed by the approved Development Permit (520932514-002).

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 5.38 m south of the north property line of existing Lot 14 off the lane east of 154 Street. 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).

PAMELA EHRLER & PETER EHRLER

LEGEND

- N = North
Ac. = Acres
Cert. = Certificate of Title
CORS = Canadian Spatial Reference System
E. = East
GNS = Global Navigation Satellite System
H. = Hectares
M. = Metres
N. = North
P. = Point
R. = Range
S. = South
T. = Township
W. = West

Distances are in Metres and Decimals Thereof.
All measurements are subject to the Plan of Survey.
The boundary shown is subject to change by the Plan of Survey.
The zoning of this subject area is R1 H1.6 - Medium Scale Residential
Lands Dealt with by this Plan Bounded There:
and Contains 0.138 Hectares

NOTES:
- Date of Survey: July 11, 2024
- Bearings are as indicated
- 37th NAD83 Original Ref. Mer. 11° West
- C.S.F. = 0.999807

TOPO LEGEND

- P PROPOSED TWO STOREY DUPLEX 0.65 OH
C PROPOSED 0.61 CANTILEVER (1st & 2nd FLOOR)
L PROPOSED 1st FLOOR CONCRETE PAD / 2nd FLOOR LANDING
P PROPOSED 1st FLOOR PATIO / 2nd FLOOR BALCONY
S PROPOSED CONCRETE SIDEWALK
CP PROPOSED CONCRETE PAD
PP PROPOSED CONCRETE PARKING
OH OVERHANG
(Perp.) PERPENDICULAR DISTANCE TO PROPERTY LINE
ASCM ALBERTA SURVEY CONTROL MARKER
ELEV. ELEVATION
FENCE
TREE DRIP LINE
MANHOLE
EXISTING BURIED SEWER LINE
EXISTING OVERHEAD POWERLINE & POWER POLE
EXISTING OVERHEAD FIBRE-OPTIC LINE

No.	REVISION	LOT WIDTH	DATE	BY	CHK'd
2	REVISED LOT WIDTH		MAR. 19, 2025	DL	AB
1	REMOVED EXTRA TOPO FEATURES		MAR. 19, 2025	DL	AB

TENTATIVE PLAN

SHOWING PROPOSED
SUBDIVISION

OF
LOT 13 & 14, BLOCK 23, PLAN 965 AH
City of Edmonton - Alberta

SCALE 1:250



INTREPID

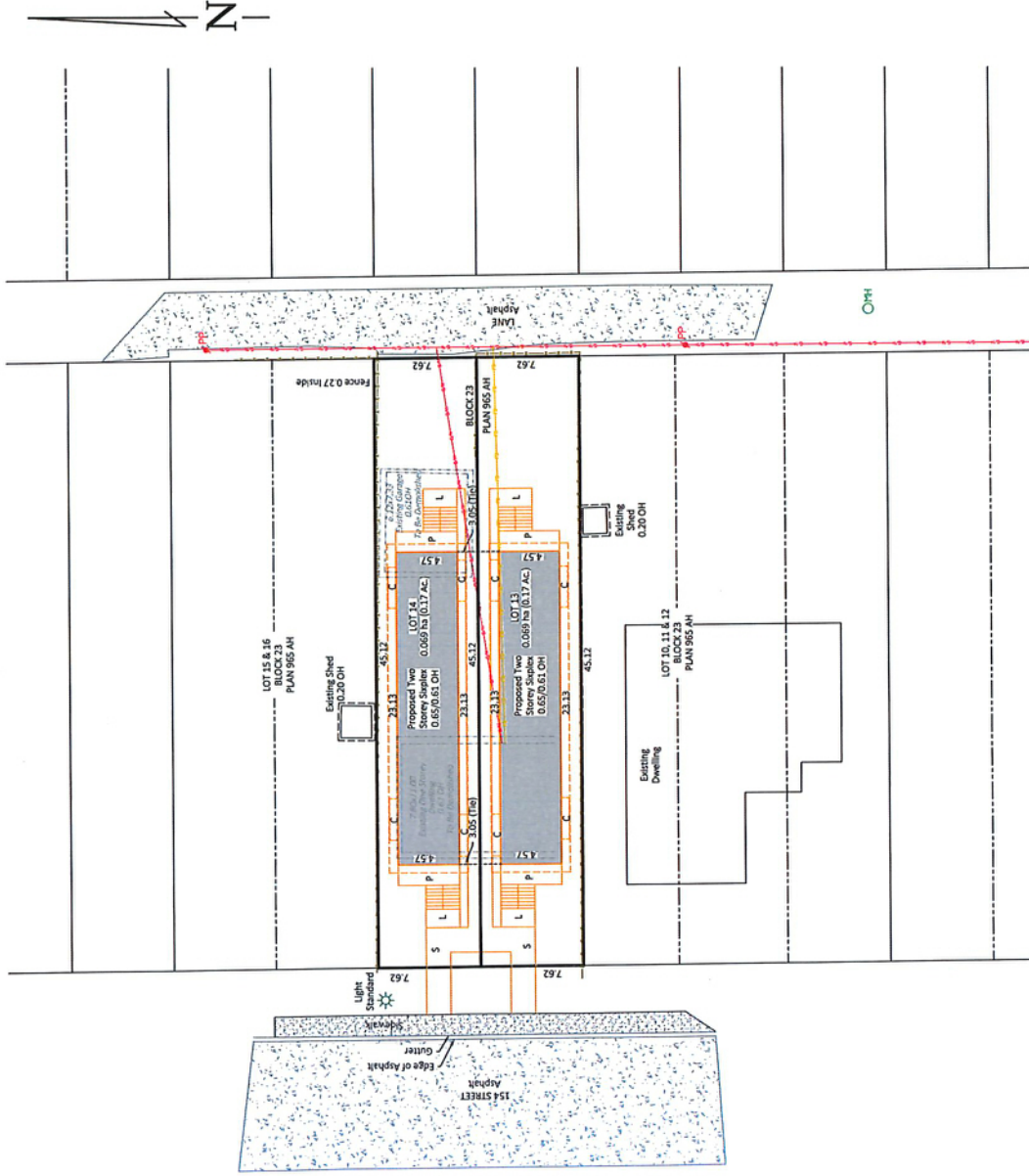
SURVEYS LTD.

P.O. Box 3367, Leduc, Alberta, T9E 6M2 Phone: 780-720-9459 Email: adam@intrepsurveys.com

Client: EHRLER Draw Name: 240389-TEB-02

Date: MAR 01 14, 2025 Drafted By: DL

Job No.: 24-0080 Checked By: AB



Instruments Registered Against Title

Registration No.	Date Registered	Type of Charge on Title
142 144 863	15/05/2014	Mortgage