

Thursday, April 6, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 6, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 30, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0058
239670269-001

Tentative plan of subdivision to create 18 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive and west of Winterburn Road; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA13-0129
136493867-001

Addendum to conditionally approved subdivision LDA13-0129 to revise phasing boundaries; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA17-0097
241336664-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 13, Plan 600 MC located north of 65 Avenue NW and east of 124 Street NW; **GRANDVIEW HEIGHTS**

MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0098 241411351-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 29, Plan 798 MC, located south of 133 Avenue NW and east of 66 Street NW; BELVEDERE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0100 241421555-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 20, Plan 5970 HW located north of 93 Avenue NW and west of 77 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0122 241623462-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 63, Plan 8627 AH located south of 106 Avenue NW and east of 136 Street NW; GLENORA
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.	



April 6, 2017

File No. LDA17-0058

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 18 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive and west of Winterburn Road; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 6, 2017, 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., and EPCOR Water Services Inc., 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 subdivision LDA13-0129 be registered prior to or concurrent with this application to provide logical roadway connection and necessary underground utilities;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 12 m radius turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. that the owner construct a 2.8 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, and in conformance with the submitted noise study, for all lots backing onto Whitemud Drive, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
9. That the owner is responsible for the landscape design and construction within the 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.

Municipal Reserve for the SE 25-52-26-W4M has been previously provided by way of a Deferred Reserve Caveat (152 101 575) and will be carried forward on title.

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Vivian Gamache at vivian.gamache@edmonton.ca or 780-944-0122.

Regards,



Blair McDowell
Subdivision Authority

BM/vg/Posse #239670269-001

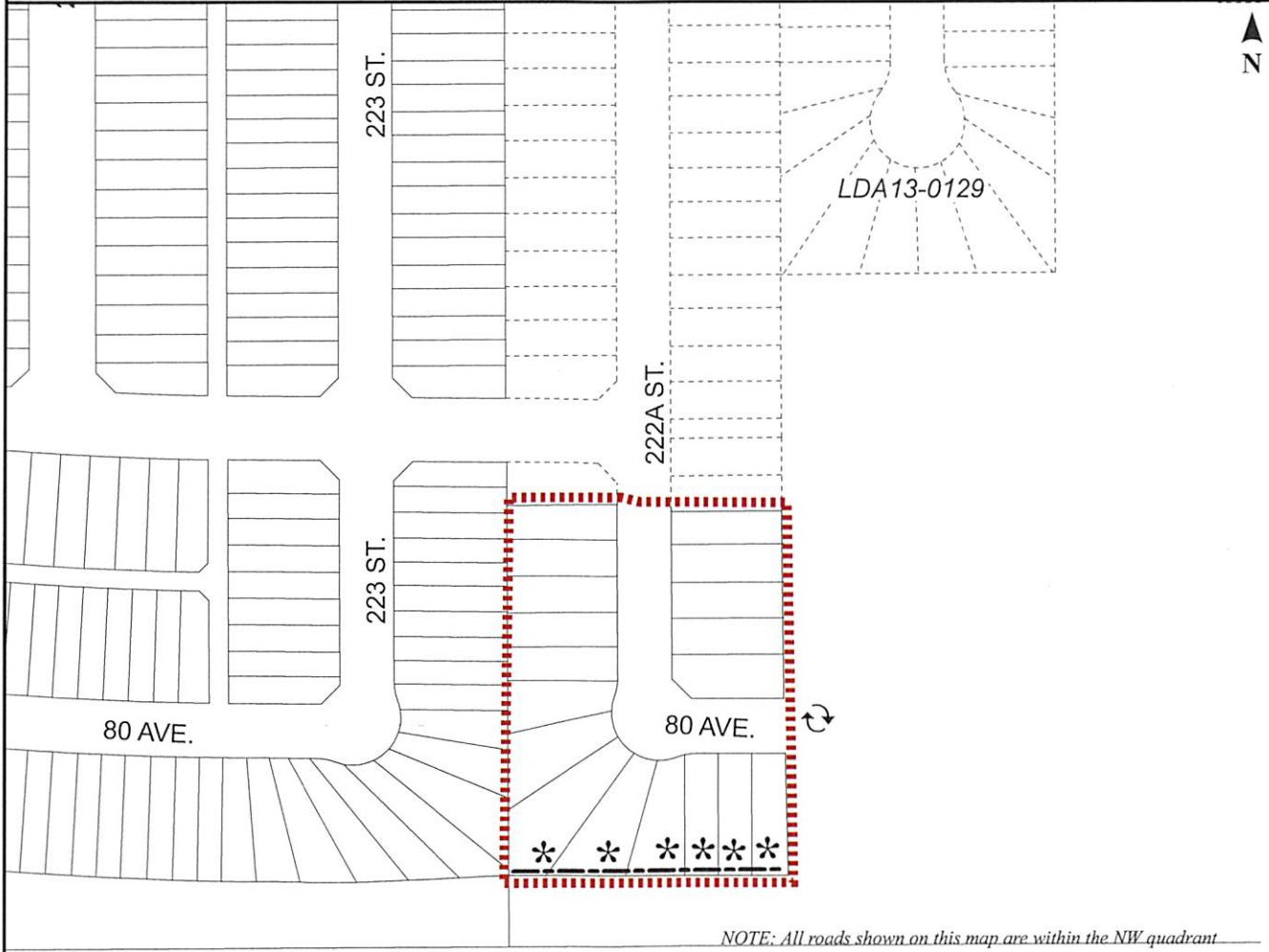
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

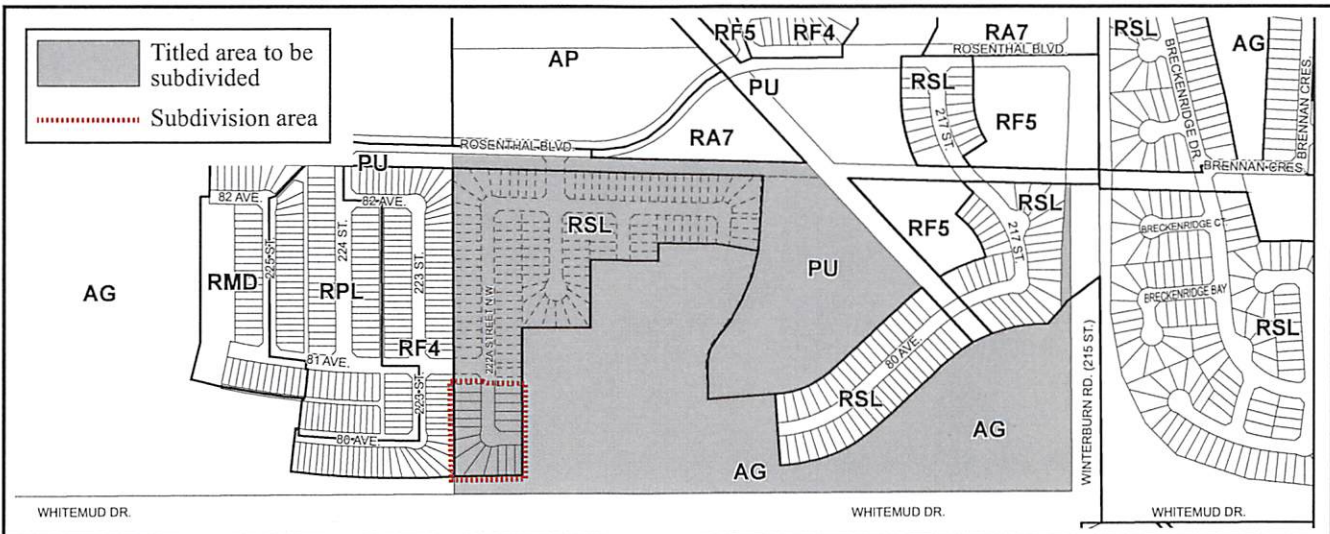
April 6, 2017

LDA17-0058

- Limit of proposed subdivision
- Temporary 12 m radius turnaround
- Restrictive covenant re: berm and fence
- Noise attenuation fence



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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 6, 2017

File No. LDA13-0129

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

ATTENTION: Mark Michniak

RE: Addendum to conditionally approved subdivision LDA13-0129 to revise phasing boundaries;
ROSENTHAL

I The Subdivision by Plan is APPROVED on April 6, 2017, subject to the additional conditions:

1. that the owner shall resubmit engineering drawings, to the satisfaction of Development Coordination;
2. that the new engineering drawings shall include the construction of temporary emergency accesses as shown on Enclosure I; and
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services.

Please be advised that this addendum is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at Stuart Carlyle or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #136493867-001
Enclosure(s)

DRAFT

ROSENTHAL BOULEVARD

PHASE 15B

TEMPORARY TURNAROUND
REQUIRED WITH LDA13-0129
(STAGE 15, SEE ENCLOSURE II)

82 AVENUE

PHASE 15B

SUBDIVISION
APPROVAL
LDA18-011

TEMPORARY EMERGENCY
ACCESS REQUIRED WITH
LDA13-0129 (STAGE 15, SEE
ENCLOSURE II)

PHASE 15C

PHASE 15A

222A STREET

**FUTURE
DEVELOPMENT**

ALL AREAS AND CONDITIONS HAVE BEEN PROVIDED,
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO
CHANGE, AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.



IBI GROUP PROFESSIONAL
SERVICES (CANADA) INC
300 - 10630 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com

ROSENTHAL STAGE 15
Re-Phasing Plan

DATE: April 4, 2017
DESIGNED BY: MJJ
DRAWN BY: MJJ
CHECKED BY: BD

TEMPORARY EMERGENCY
ACCESS (SEE ENCLOSURE II)

ENCLOSURE I (restaging):
FILE: LDA13-0129
DATE: April 5, 2017



April 6, 2017

File No. LDA17-0097

William Yin
8307 - Saskatchewan Drive NW
Edmonton, AB T6G 2A7

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 13, Plan 600 MC located north of 65 Avenue NW and east of 124 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on April 6, 2017, subject to the following conditions:

1. that the plan of survey reflect the existing 6 x 6 m corner cut, as shown on Enclosure I;
2. that the northern lot be revised to 8.6 m in width to accommodate the entry location for existing services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 15.2 m north of the north property line of 65 Avenue NW. The existing storm service enters the proposed subdivision approximately 11.4 m north of the south property of Lot 14. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);

4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



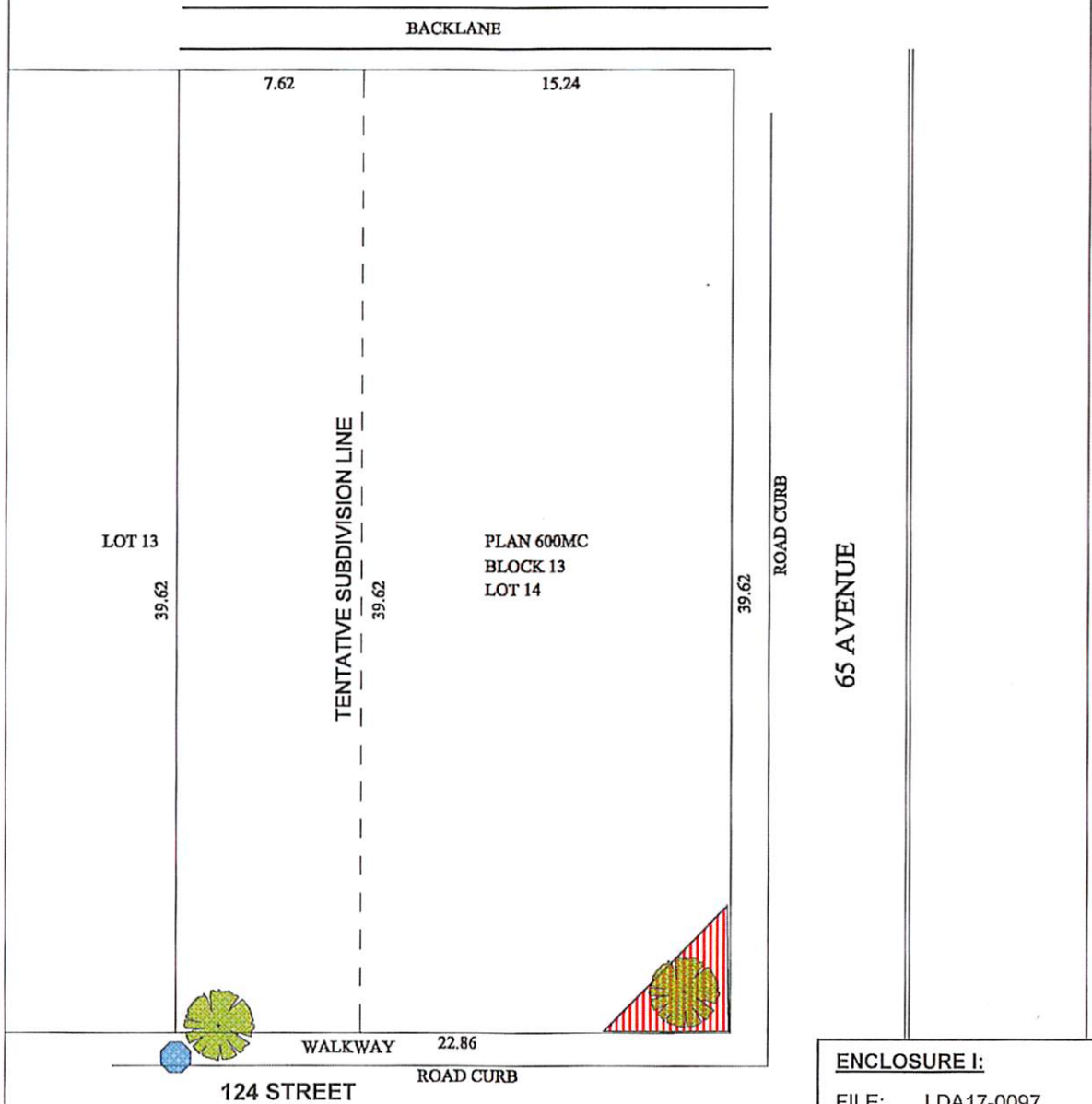
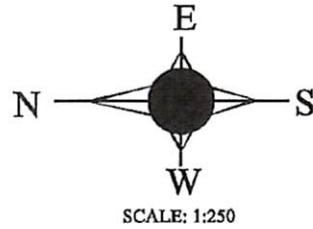
Blair McDowell
Subdivision Authority

BM/sc/Posse #241336664-001




Enclosure(s)

TENTATIVE SUBDIVISION PLAN FOR
LOTS 14 BLOCK 13 PLAN 600MC
12308-65 AVE. NW
CITY OF EDMONTON

DATUM: ASCM ELEV: _____ m
TO ALL ELEVATIONS SHOWN, ADD: 600.00m
4 SEPTEMBER 2014



LEGEND:

-  AMEND SUBDIVISION BOUNDARY TO REFLECT EXISTING 6 M X 6 M CORNER CUT
-  EXISTING BOULEVARD TREE
-  EXISTING STREET LIGHT

ENCLOSURE I:
 FILE: LDA17-0097
 DATE: MARCH 20, 2017

FYZ RIVER WEST HOMES LTD.
 (780) 428-3683



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 6, 2017

File No. LDA17-0098

Kamlesh & Ashita Prasad
17403 - 108 Street NW
Edmonton, AB T5X 0C1

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 29, Plan 798 MC, located south of 133 Avenue NW and east of 66 Street NW; **BELVEDERE**

The Subdivision by Plan is APPROVED on April 6, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

5. 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, 2000 has lapsed;
6. 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; and
7. that the owner may lodge an appeal 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

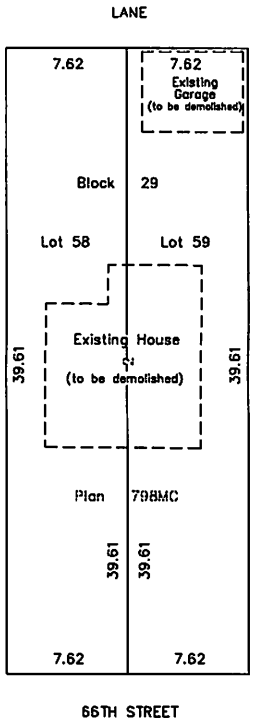
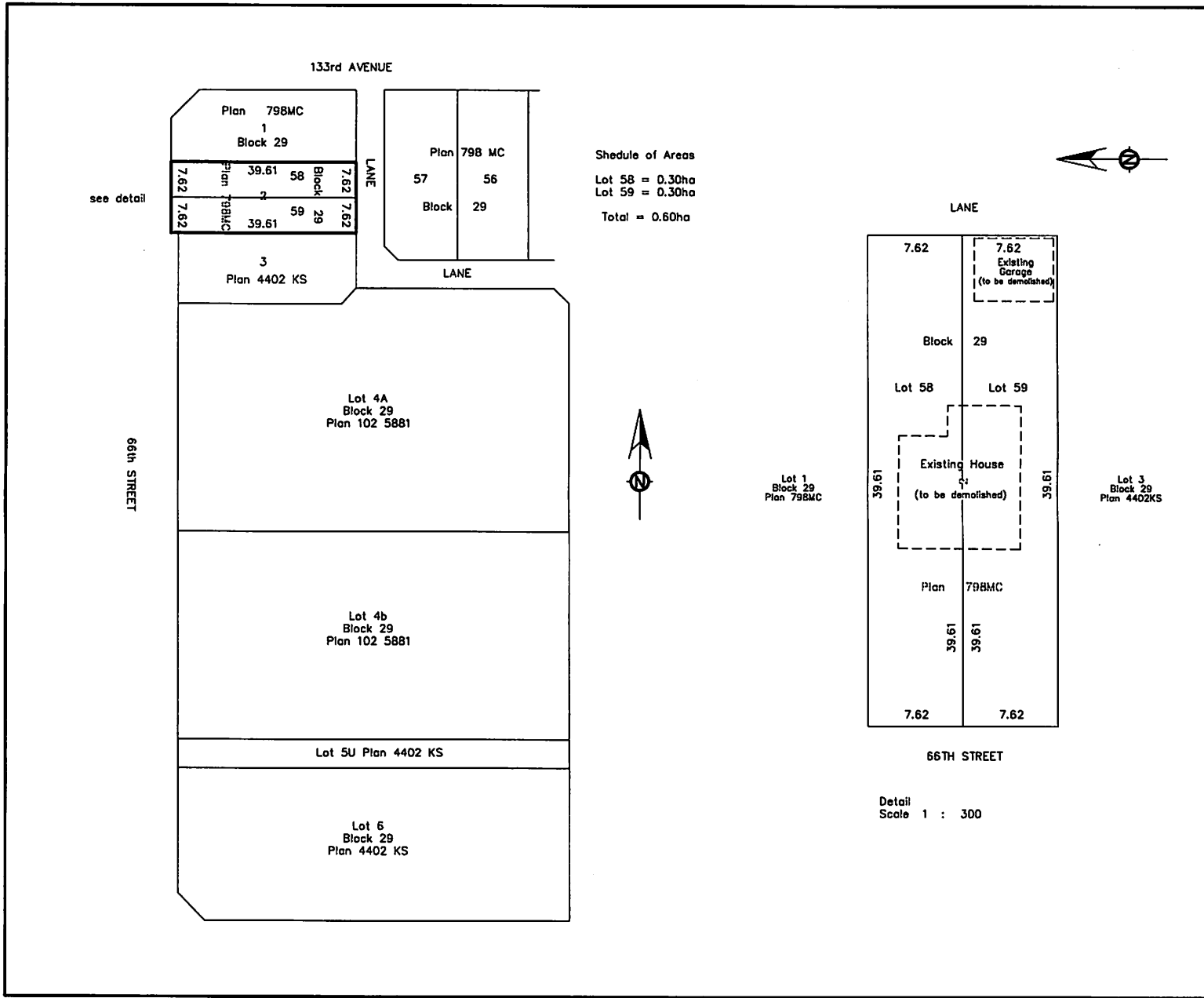
Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #241411351-001

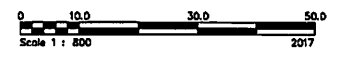
Enclosure(s)



Detail
Scale 1 : 300

CITY OF EDMONTON
TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

AFFECTING ALL OF
Lot 2 Block 29 Plan 798 MC
WITHIN
NW1/4 Sec. 23 Twp. 53 Rge. 24 W. 4th Mer.



Registered Owner(s):
KAMLESH ROHIT PRASAD
ASHITA DEVI PRASAD
Registered Address:
17403 108 STREET EDMONTON, AB T5X 0C1
Site Address:
13237 - 66 STREET EDMONTON, AB

Prepared By:
Richard David, A.L.S., C.L.S., P.Eng.
Alberta Land Surveyor
February 13, 2017
Date

Note: All distances, in meters and decimals thereof, are for illustration purposes only and shall be the subject of a field legal survey.

Date	Drafted By	Job No.
13 Feb. 2017	RDP	Tentative Plan Proposed

Quantum Geomatics Ltd.
O: (780) 760-9576 M: (780) 242-2012
inquiries@QGeo.ca
www.QGEO.ca
20612 - 98th Avenue Edmonton, AB T5T 4V9



April 6, 2017

File No. LDA17-0100

Hagen Surveys Ltd.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 20, Plan 5970 HW located north of 93 Avenue NW and west of 77 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on April 6, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.8 m south of the north property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #241421555-001

Enclosure(s)

TENTATIVE PLAN

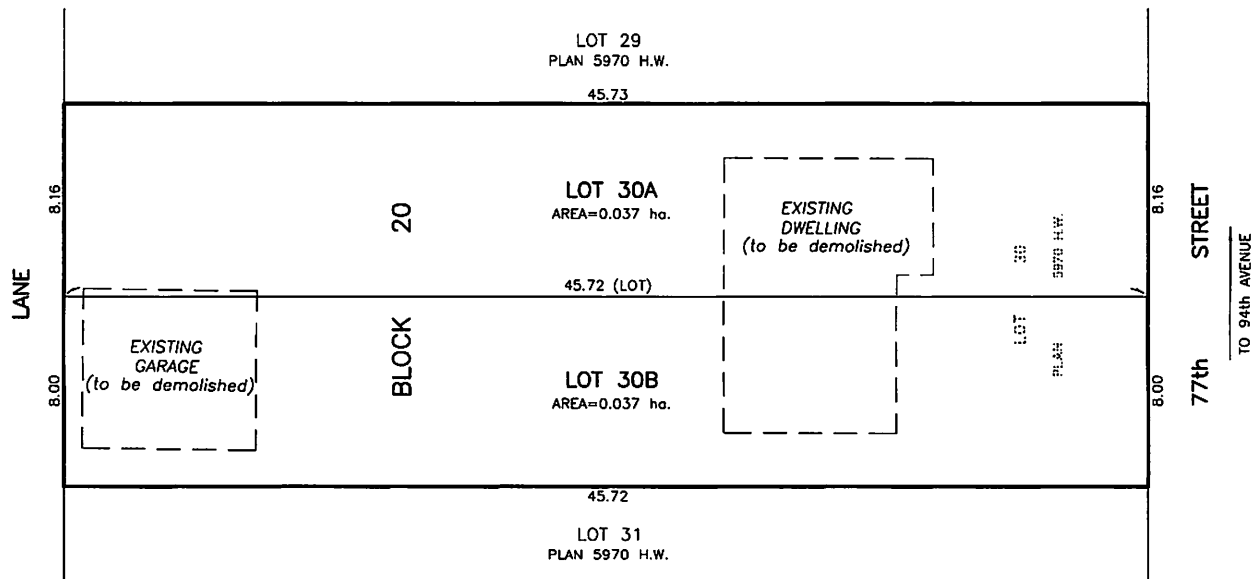
SHOWING SUBDIVISION OF

LOT 30, BLOCK 20, PLAN 5970 H.W.

IN THE
S.E.1/4 SEC.34-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON, Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V./SC

CALC'D. BY: J.V./SC

DATE: February 8, 2017
REVISED: APRIL 4, 2017

FILE NO. 17S0085

DWG.NO. 17S0085T



April 6, 2017

File No. LDA17-0122

Lohra Homes
1713 Rutherford Point SW
Edmonton, AB T6W 1J6

ATTENTION: Robert Kyars

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 63, Plan 8627 AH located south of 106 Avenue NW and east of 136 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on April 6, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.0 m south of the north property line of Lot 12. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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 *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. 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, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #241623462-001

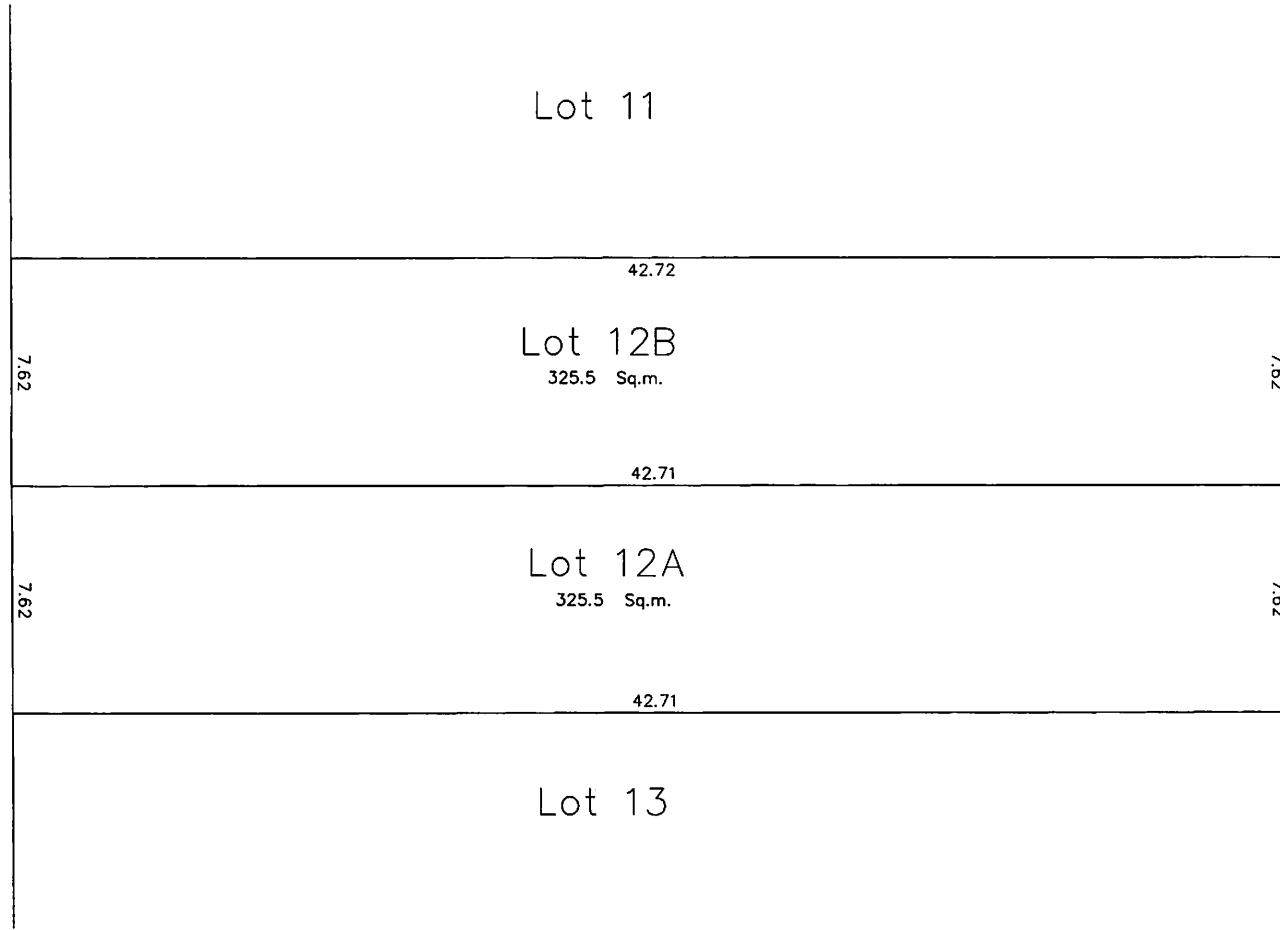
Enclosure(s)

Plan Showing Proposed Subdivision

Lot 12, Block 63, Plan 8627AH
10535-136 Street



136 Street



Lane

Client: Lohra Homes

Neighbourhood: Glenora

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2017

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:250

File: 1707 Planning App