

Thursday, February 28, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 28, 2019 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 21, 2019 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA18-0678
298040806-001 Tentative plan of subdivision to create 47 single detached lots and one (1) multiple family lot, from Blocks 1 and 2, Plan 772 2209 located south of Anthony Henday Drive and east of 66 Street NW; **MCCONACHIE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA18-0534
292642321-001 Tentative plan of subdivision to create 56 single detached residential lots and two (2) Public Utility lots from the SW-19-53-25-W4M, located north of Yellowhead Trail NW and east of Winterburn Road NW; **TRUMPETER**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA18-0551 292670167-001	Tentative plan of subdivision to create 81 single detached residential lots from Lot 1, Block D, Plan 162 0360 located east of Rabbit Hill Road SW and north of Glenridding Ravine Road SW; GLENRIDDING RAVINE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0700 299388436-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 1, Plan 022 6460, located south of Ellerslie Road SW and east of 103A Street SW; CASHMAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA14-0456 160938026-001	REVISION of conditionally approved tentative plan of subdivision to create 123 single detached residential lots, 48 semi-detached residential lots, two (2) multiple family lots (MFL) and two (2) commercial lots, from Lot B, Plan 5396 NY, Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M located south of Stony Plain Road NW and east of 231 Street NW; SECORD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0001 301192016-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 224, Block 8, Plan 7540 AH, located south of 109 Avenue NW and east of 109 Street NW; CENTRAL McDOUGALL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0012 301692417-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 45, Block 13, Plan 6045 HW, located south of 65 Avenue NW and west of 94 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA19-0014 302227644-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 48, Block 3, Plan 600 MC, located north of 65 Avenue NW and west 128 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA19-0033 302885644-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 17, Plan RN 73, located north of 122 Avenue NW and west of 101 Street NW; WESTWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA19-0034 303051574-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 13, Plan 1254 HW, located north of 120 Avenue NW and east of 40 Street NW; BEACON HEIGHTS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA19-0036 303457768-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 21, Plan RN 64, located north of 121 Avenue NW and east of 125 Street NW; PRINCE CHARLES	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA19-0040 303190980-001	Tentative plan of subdivision to create one (1) multiple family condominium unit and one (1) remnant unit by Phased Condominium from Lot 34, Block 6, Plan 182 1076, located north of Daniels Link SW and east of Desrochers Boulevard SW; DESROCHERS AREA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
12.	LDA19-0043 303594808-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 3, Plan 1412 HW, located north of 67 Avenue NW and east of 109 Street NW; ALLENDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
13.	LDA19-0045 303636270-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 2, Plan RN 52, located north of 120 Avenue NW and west of 102 Street NW; WESTWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

February 28, 2019

File No. LDA18-0678

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 47 single detached lots and one (1) multiple family lot, from Blocks 1 and 2, Plan 772 2209 located south of Anthony Henday Drive and east of 66 Street NW; **MCCONACHIE**

I The Subdivision by Plan is APPROVED on February 28, 2019, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA18-0677 to amend the Edmonton Zoning Bylaw 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 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 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #298040806-001

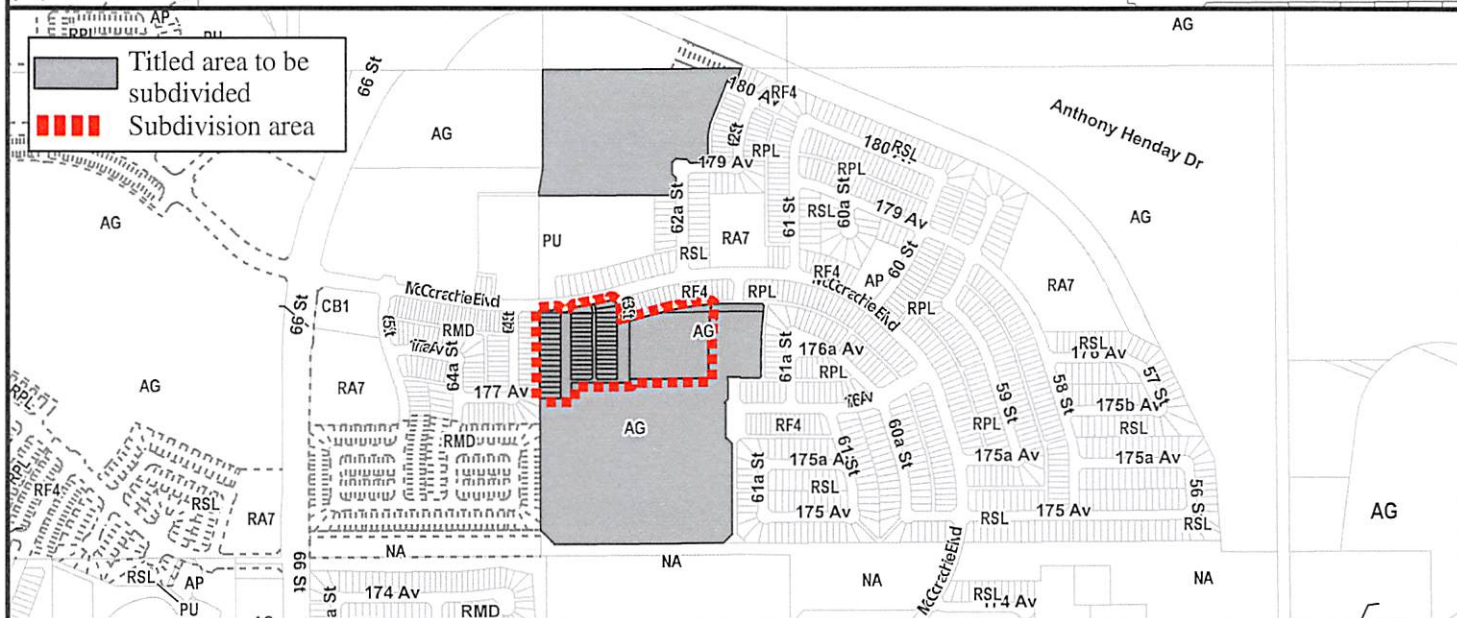
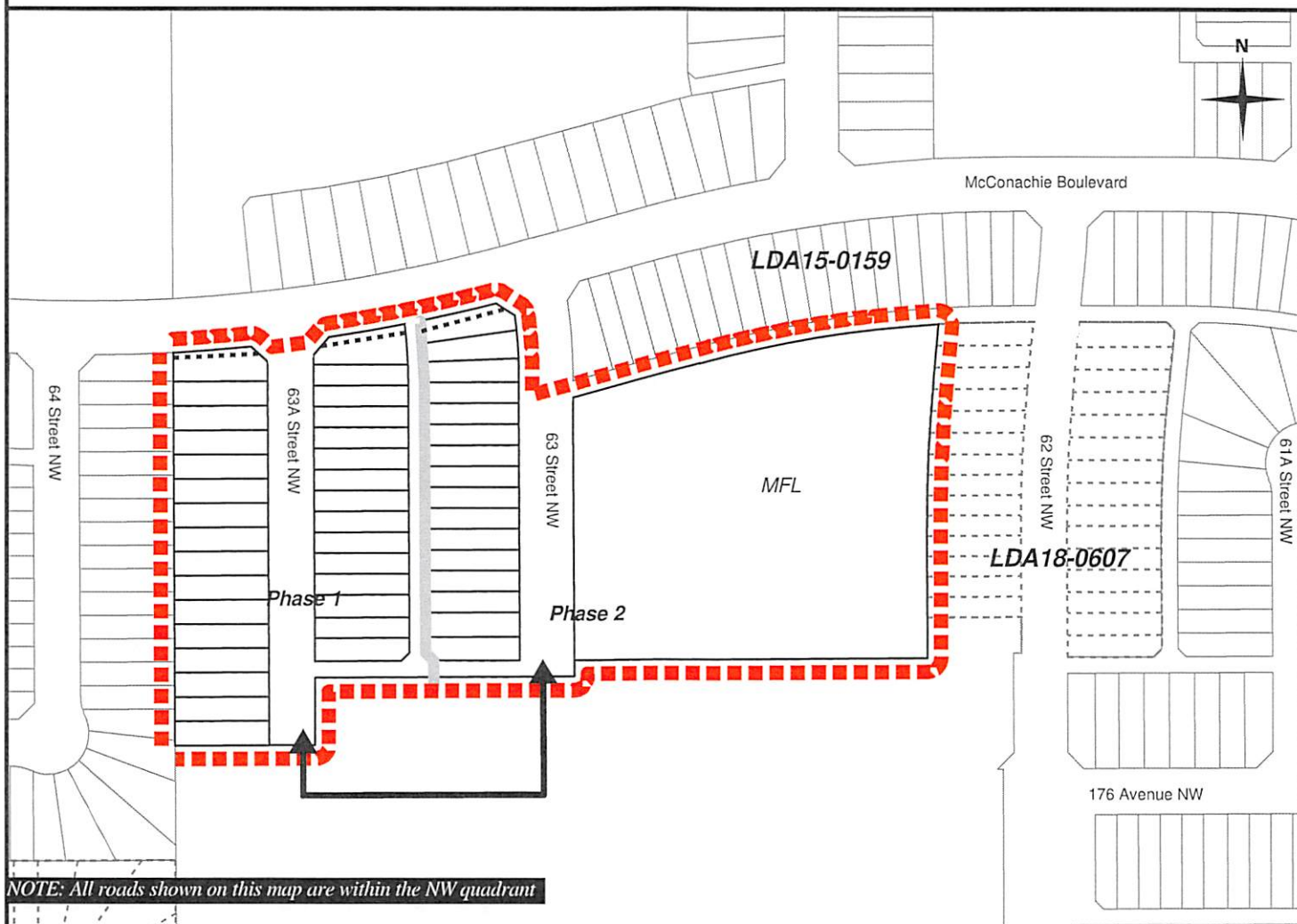
Enclosure(s)

Limit of proposed subdivision

1.8 m uniform screen fence as per Zoning Bylaw

Phasing line

Temporary 6 m roadway





Subdivision Authority

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

February 28, 2019

File No. LDA18-0534

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 56 single detached residential lots and two (2) Public Utility lots from the SW-19-53-25-W4M, located north of Yellowhead Trail NW and east of Winterburn Road NW; **TRUMPETER**

I The Subdivision by Plan is APPROVED on February 28, 2019, 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 owner dedicate, clear and level Winterburn Road NW 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, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the approved subdivision LDA18-0573 be registered prior to or concurrent with this application for the necessary underground utilities and local roadway connection;
5. that Bylaw 18680 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. 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) as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 9 m wide temporary roadway to tie into the existing 9 m temporary roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.5 m concrete sidewalk on the east side of the local roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, 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) dedication for the titled area of SW 19-53-25-4 was originally provided by Deferred Reserve Caveat (DRC) with LDA12-0173. The current DRC was recently adjusted and will carry forward on the remainder of the 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.









Regards,

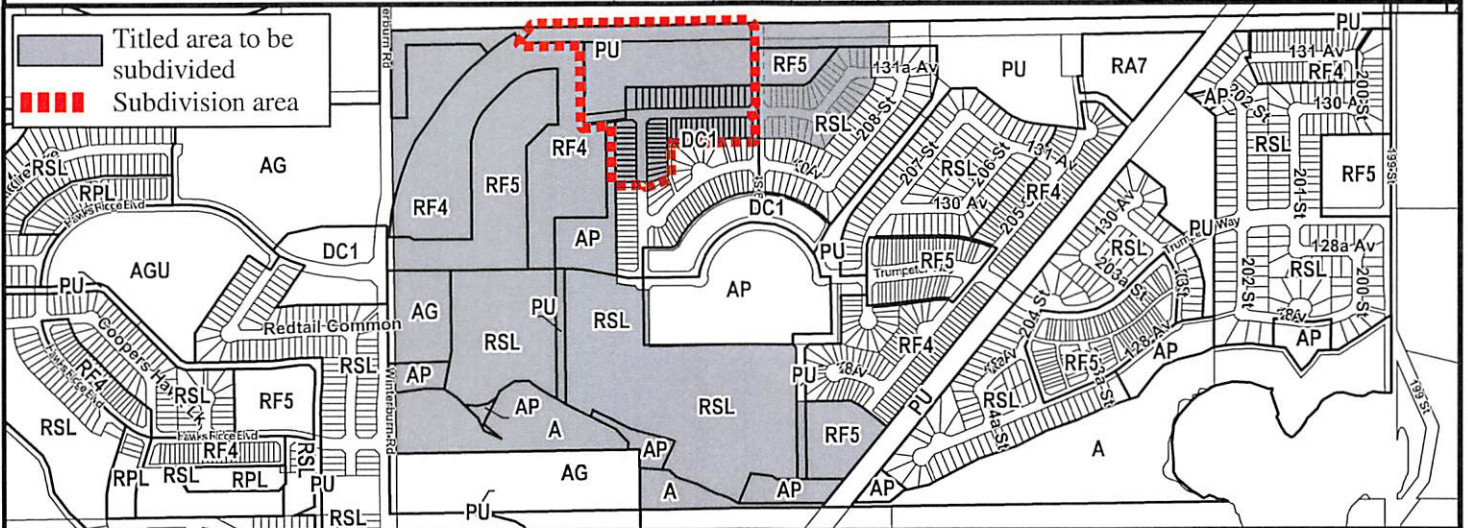
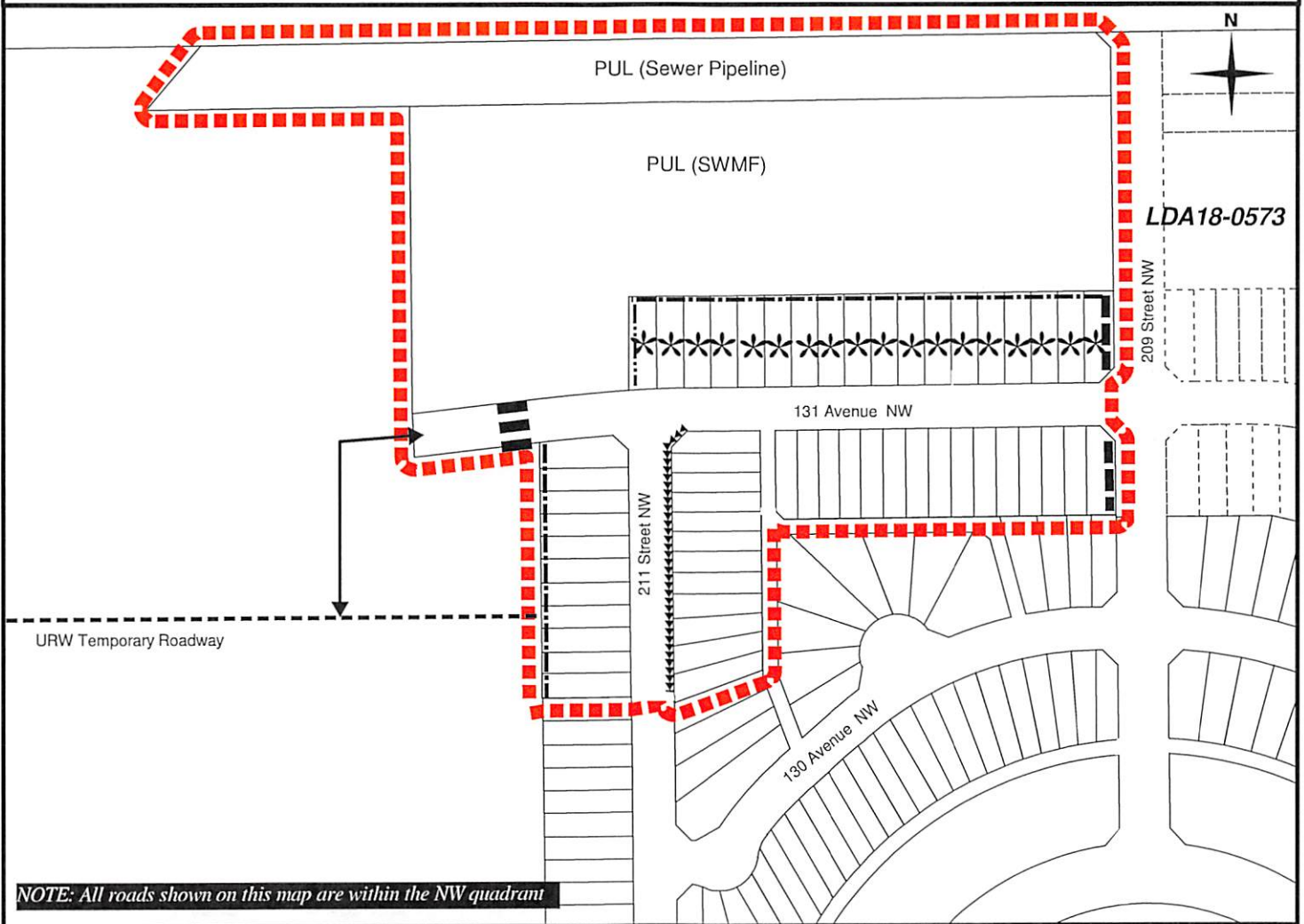


Blair McDowell
Subdivision Authority

BM/jv/Posse #292642321-001

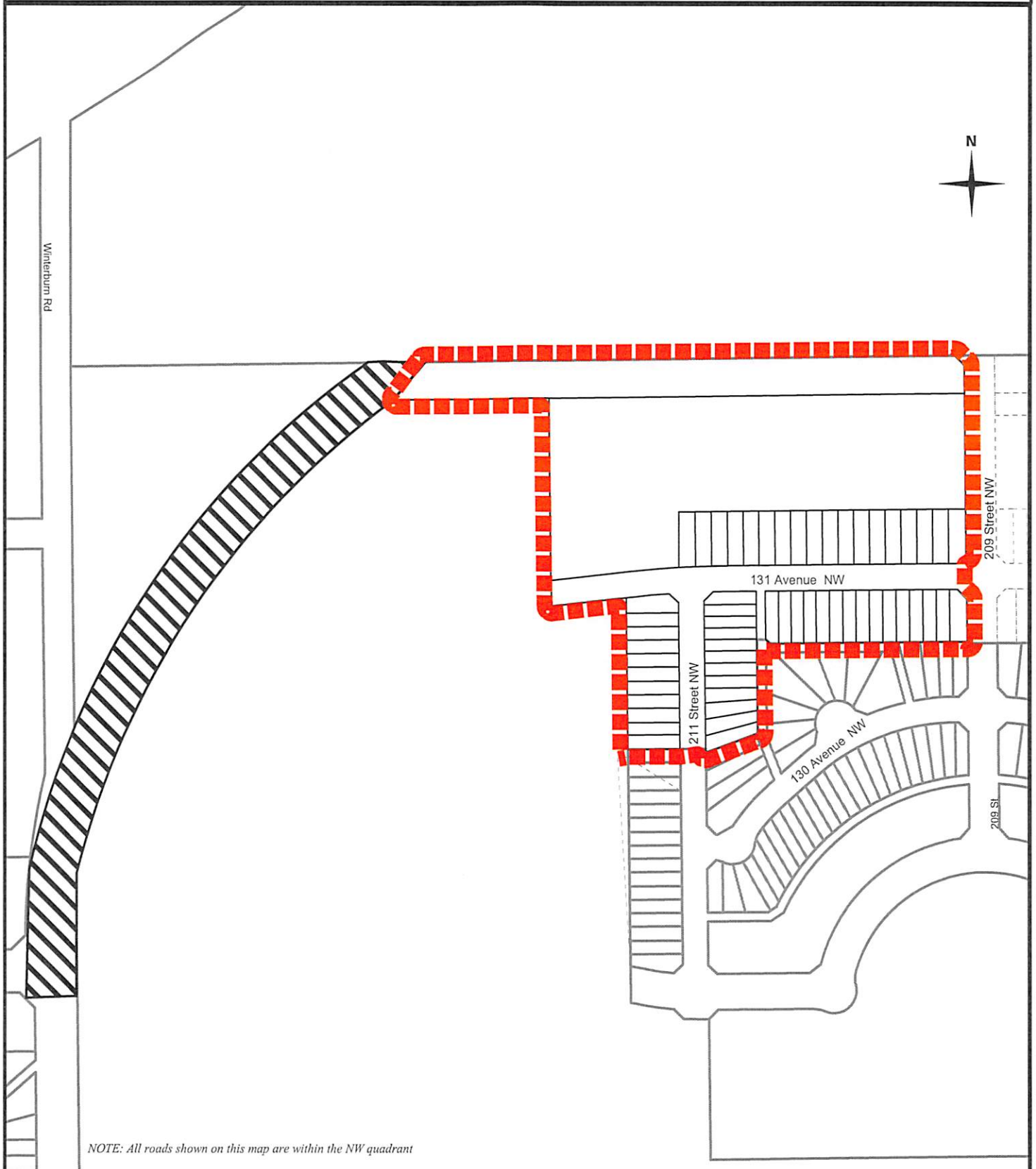
Enclosure(s)

-  Limit of proposed subdivision
-  Zebra marked crosswalk
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  1.5 m concrete sidewalk
-  Restrictive covenant re: Freeboard
-  1.8 m uniform screen fence
-  Temporary 9 m roadway



Limit of proposed subdivision

Dedicate as road right of way



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 0J4

February 28, 2019

File No. LDA18-0551

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 81 single detached residential lots from Lot 1, Block D, Plan 162 0360 located east of Rabbit Hill Road SW and north of Glenridding Ravine Road SW;
GLENRIDDING RAVINE

I The Subdivision by Plan is APPROVED on February 28, 2019, 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 subdivision boundary be amended to include the dedication of 28 Avenue SW within the parent parcel and the remainder of the intersection of 19 Avenue SW and 159 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
4. that the owner clear and level 28 Avenue SW 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, as shown on the "Conditions of Approval" map, Enclosure II;
5. 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;
6. 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) as shown on the "Conditions of Approval" map, Enclosure I;
7. 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 walkway, as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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 constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with a connection to the Rabbit Hill Road SW pedestrian crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence contained wholly within private property for all lots backing onto Rabbit Hill Road SW, as per the City of Edmonton Roadway Design Standards Drawing #5205, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct offsite storm sewers and accommodate major storm flow to the future SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within road rights of way and the walkway, 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 Lot 1, Block D, Plan 162 0360 was addressed during the endorsement of LDA15-0522, when a Deferred Reserve Caveat (DRC) was registered on title. The existing DRC (172 310 351) will be transferred in its entirety to Block D, Plan 892 2649. The allocated amount shall be provided as money in place of MR, with that parcel's next 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 Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,



Blair McDowell
Subdivision Authority












BM/kr/Posse #292670167-001

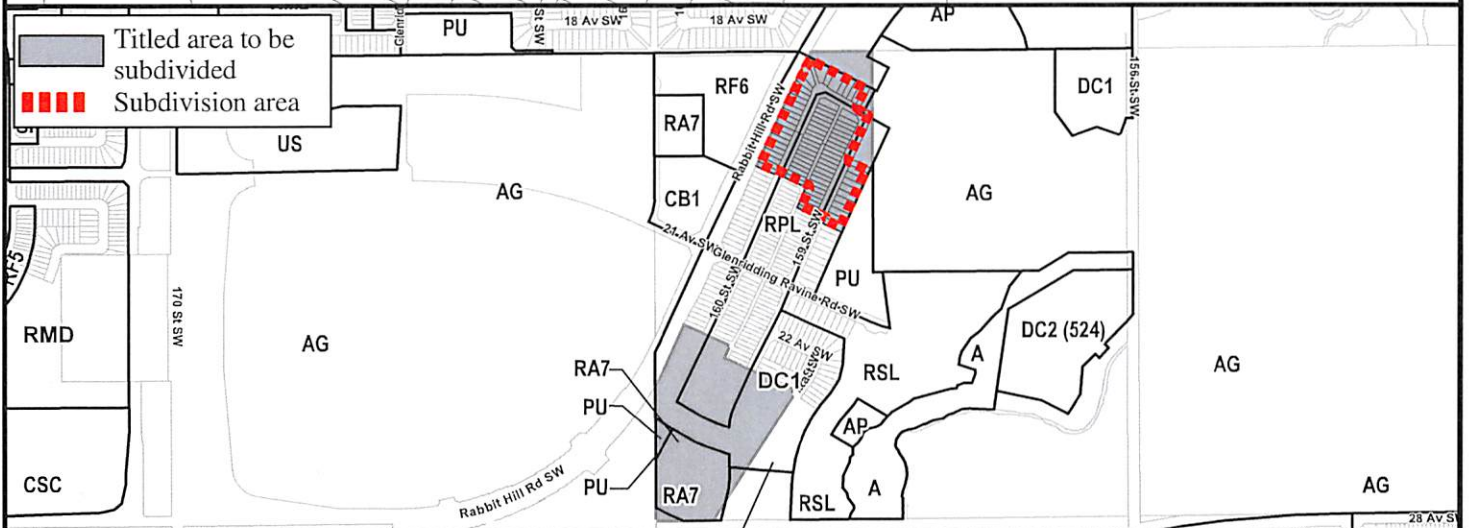
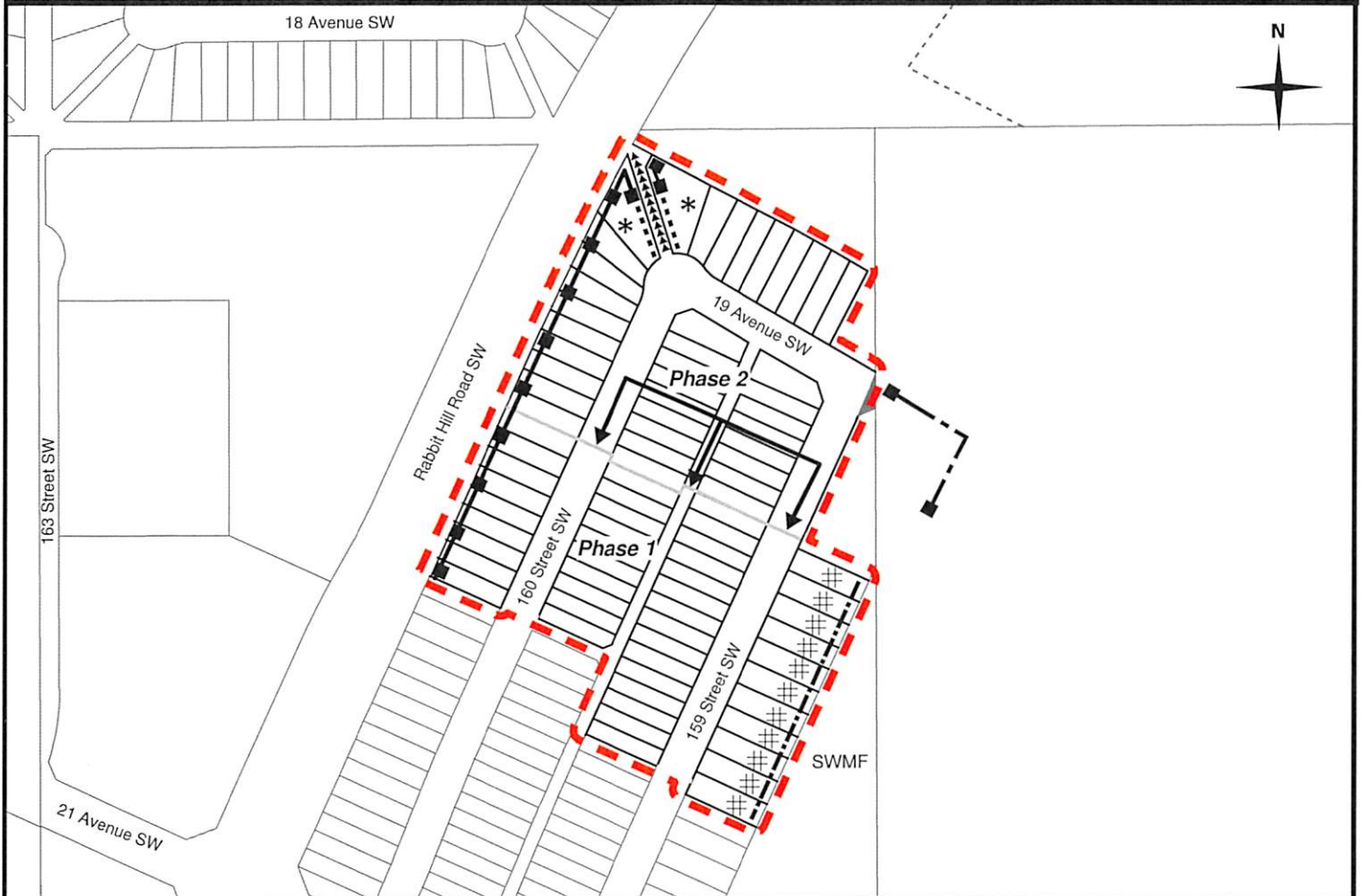
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP


February 28, 2019

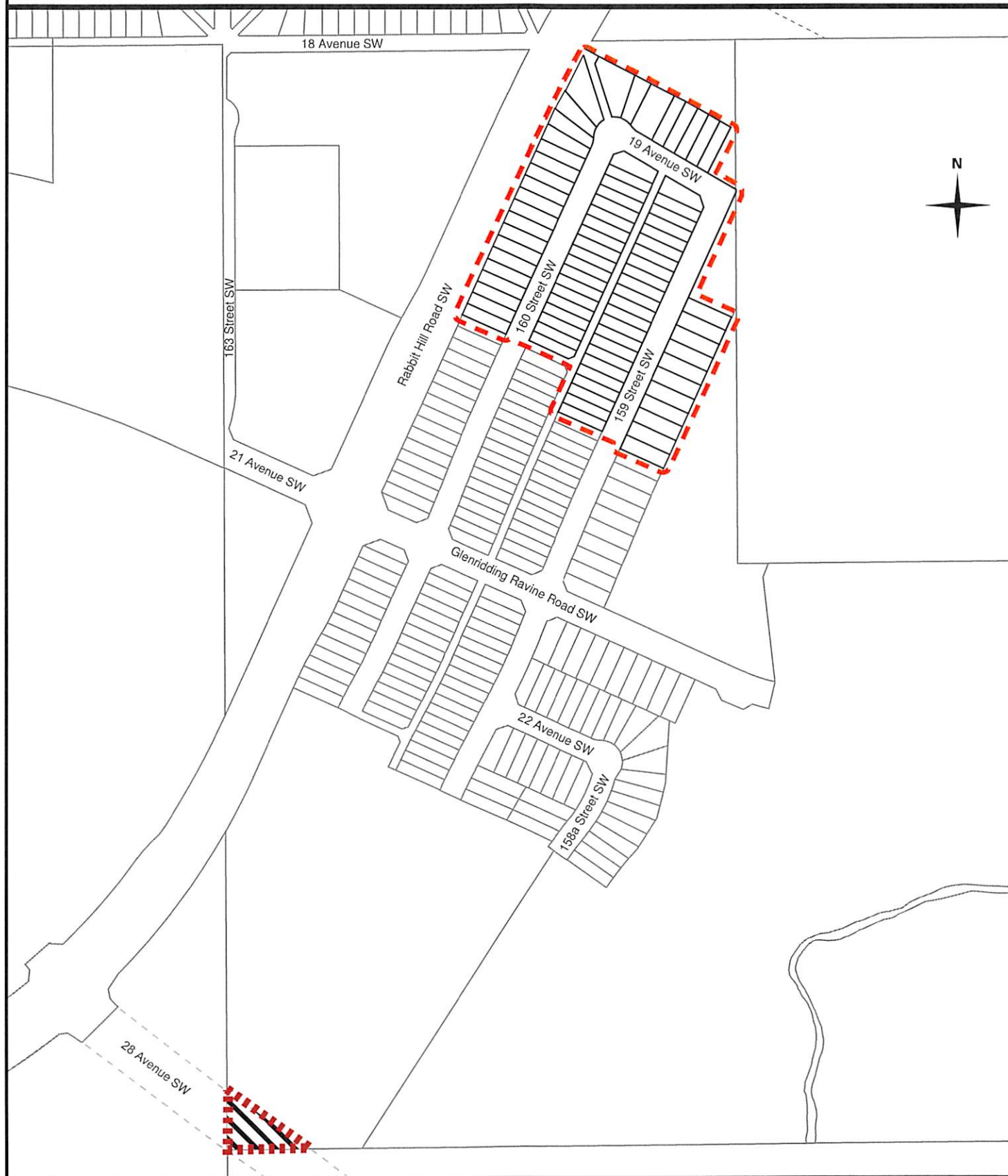
LDA 18-0551

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Restrictive covenant re: Freeboard |
|  | Phasing line |  | Restrictive covenant re: Disturbed Soil |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Temporary 6 m roadway |
|  | 1.2 m uniform fence |  | Storm sewer extension |
|  | 1.8 m concrete sidewalk |  | Noise attenuation fence |
| | |  | Amend subdivision boundary |



- — Limit of proposed subdivision
- |||| Amend subdivision boundary

 Dedicate as road right of way





Subdivision Authority

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

February 28, 2019

File No. LDA18-0700

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 1, Plan 022 6460, located south of Ellerslie Road SW and east of 103A Street SW; **CASHMAN**

I The Subdivision by Plan is APPROVED on February 28, 2019, 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 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 owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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 Arterial Roadway Assessments applicable to this subdivision; and
4. that the owner submit a detailed lot grading plan and on-site stormwater management details in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of EPCOR Drainage Services Inc.

Enclosure I is a map of the subdivision identifying major conditions 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,



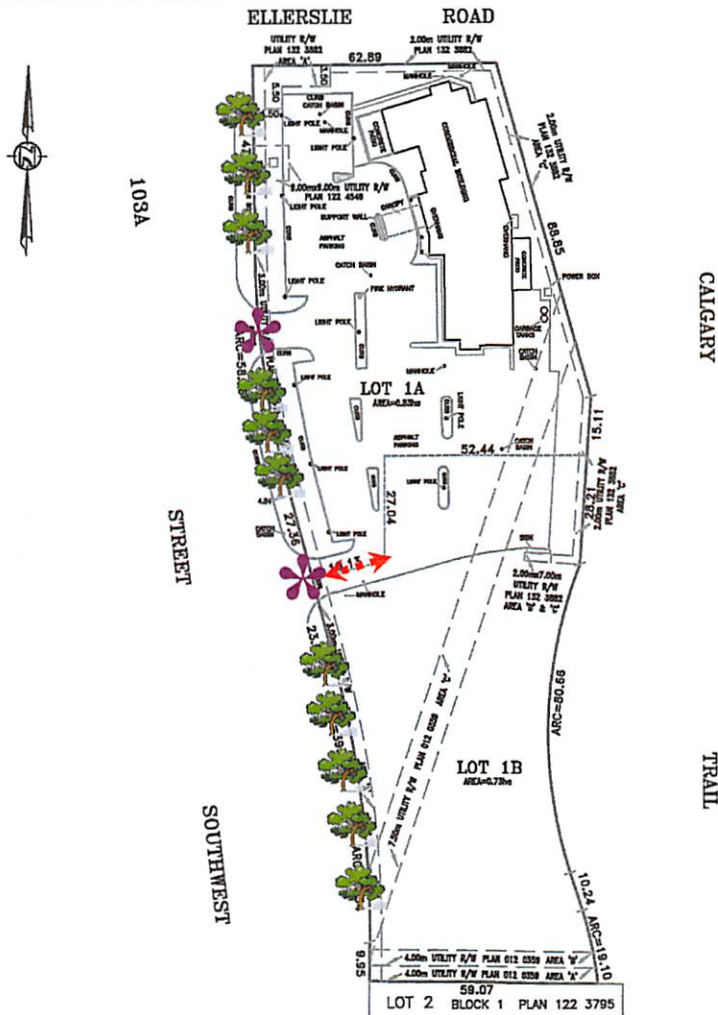
Blair McDowell
Subdivision Authority

BM/cs/Posse #299388436-001

Enclosure

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 1, BLOCK 1, PLAN 022 6460
NE1/4, SEC. 20, TWP. 51, RGE. 24, W.4M.
EDMONTON – ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
AND CONTAINS 1.558 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389 Fax. (780) 465-5400 email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.
DATE: NOV. 22nd, 2018.

SCALE 1 : 1000

JOB No. 1181581

LEGEND



REGISTER mutual ACCESS
EASEMENT ON AFFECTED
PARCELS



EXISTING ACCESS



EXISTING BOULEVARD TREES

ENCLOSURE

FILE: LDA18-0700
DATE: FEBRUARY13, 2019



Subdivision Authority

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

February 28, 2019

File No. LDA14-0456

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5K 2L6

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 123 single detached residential lots, 48 semi-detached residential lots, two (2) multiple family lots (MFL) and two (2) commercial lots, from Lot B, Plan 5396 NY, Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M located south of Stony Plain Road NW and east of 231 Street NW; **SECORD**

This application changes the phasing, reconfigures a MFL, adds a commercial lot, adds 8 single detached lots within the remaining phases and removes semi-detached lots from the previous approval dated June 14, 2018. The removed area will be developed in the future under a new application.

I The Subdivision by Plan is APPROVED on February 28, 2019, 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 owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. 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;
5. that the owner register a 15 m x 1.2 m easement on the lots north and south of the well site within Phase 2 and Phase 3 to restrict the development of permanent structures;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Stony Plain Road NW and 231 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage and Water Services, against the lots, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the proposed Public Utility lot be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; and

9. 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 temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs temporary 6 m gravel surface roadway connections 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);
9. that the owner constructs a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2.1 m berm centered on property line and 2.4 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards and in conformance with the accepted noise study, for all lots backing onto or flanking

Stony Plain Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 0.6 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards and in conformance with the accepted noise study, for all lots backing onto or flanking 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve was addressed through Phase 1 of LDA14-0456.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority














BM/mb/Posse #160938026-001

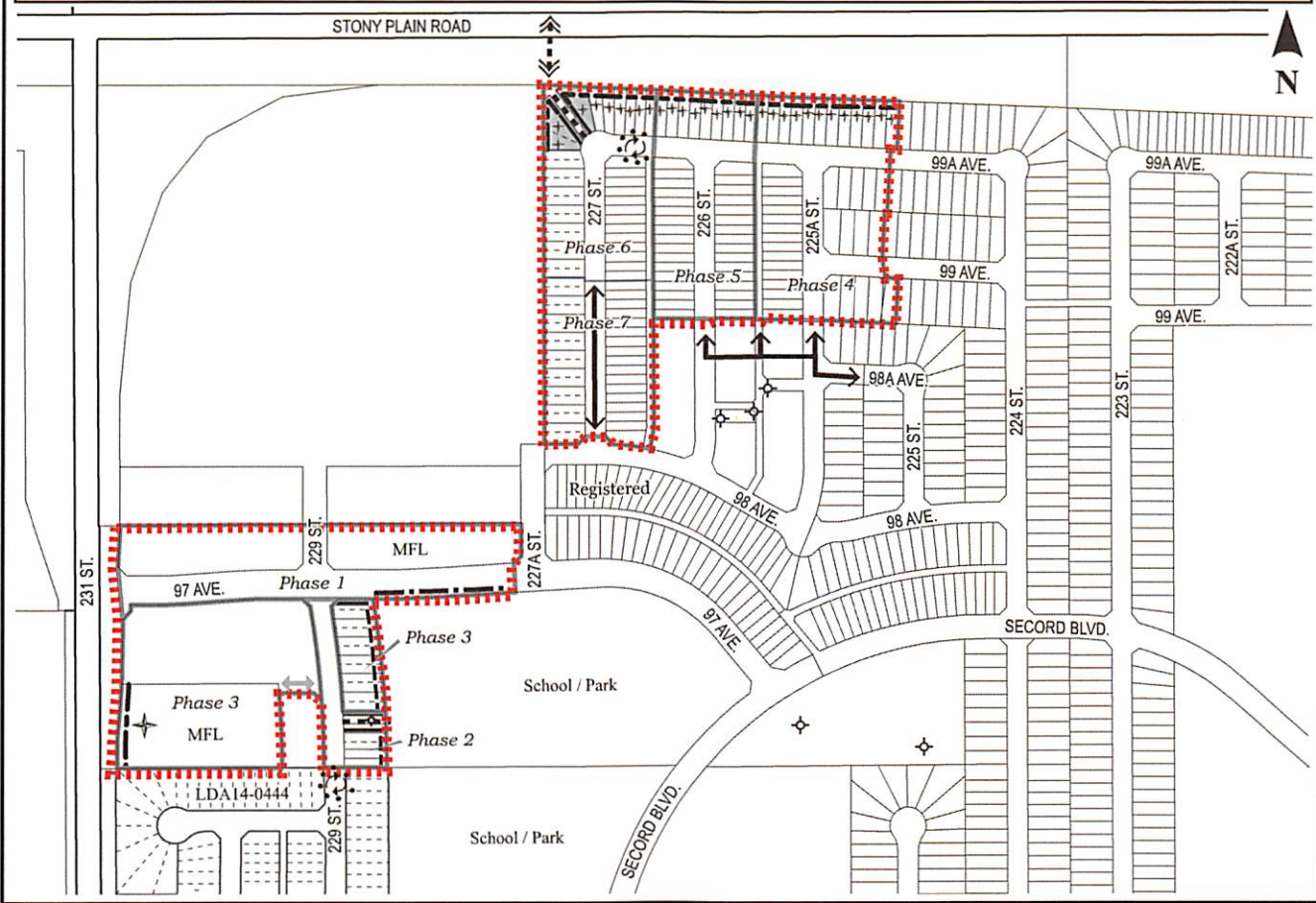
Enclosures



SUBDIVISION CONDITIONS OF APPROVAL MAP

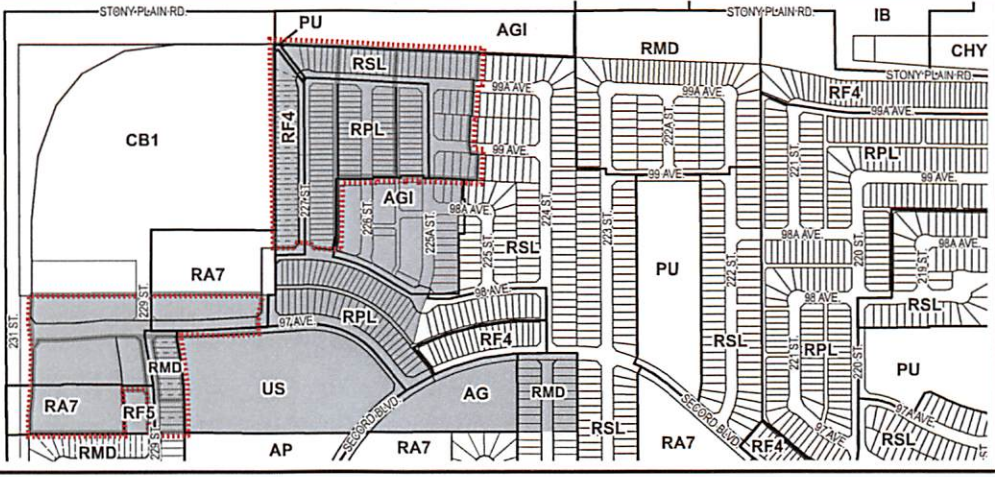
February 28, 2019

LDA14-0456

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.8 m uniform fence
-  Berm and noise attenuation fence
-  Temporary 12 m radius turnaround
-  1.5 m concrete sidewalk
-  Cross lot access easement
-  2 m mono-walk
-  Temporary 6 m roadway
-  Restrictive covenant re: Berm and Fence
-  Water main extension
-  Abandoned well site
-  Restrictive covenant re: Disturbed soil



-  Titled area to be subdivided
-  Subdivision area





Subdivision Authority

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

February 28, 2019

File No. LDA19-0001

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 224, Block 8, Plan 7540 AH, located south of 109 Avenue NW and east of 109 Street NW;
CENTRAL McDOUGALL

The Subdivision by Plan is **APPROVED** on February 28, 2019, 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 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue grid background.

Blair McDowell
Subdivision Authority

BM/cs/Posse #301192016-001

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 (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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site on 109 Street 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- The Central McDougall neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2020. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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 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 3.9 m south of the north property line of Lot 224 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 will 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).

109 STREET NW

LANE

LOT 225
BLOCK 8
PLAN 7540 AH

LOT 224B
BLOCK 8

HOUSE

Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

GARAGE

Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

LOT 224
BLOCK 8
PLAN 7540 AH

LOT 224A
BLOCK 8

LOT 223
BLOCK 8
PLAN 7540 AH

7.62

7.62

7.62

7.62

45.72

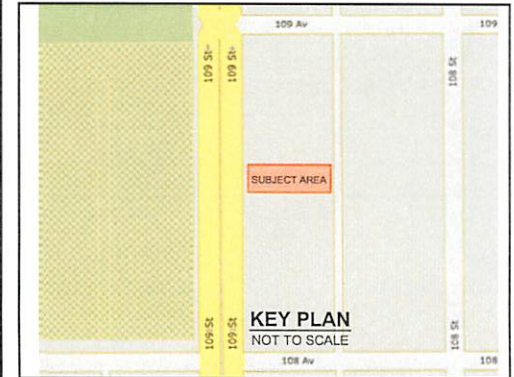
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FANCY HOMES INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY

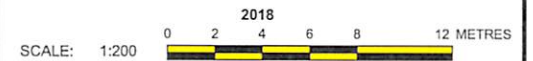
REVISIONS

CENTRAL MCDUGALL
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 224, BLOCK 8, PLAN 7540 AH

HUDSON'S BAY RESERVE THEORETICEL - TWP. 53 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	6180023T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 28, 2019

File No. LDA19-0012

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 45, Block 13, Plan 6045 HW, located south of 65 Avenue NW and west of 94 Street NW;
HAZELDEAN

The Subdivision by Plan is **REFUSED** on February 28, 2019 for the following reasons:

1. The proposed subdivision does not comply with the minimum development regulation identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site width identified in the (RF1) Single Detached Residential Zone for single detached housing is 7.50 metres. The site width of the proposed lots is 6.76 metres, measured 3.0 metres from the front property line in accordance with Section 110.4(8)(a) of the City of Edmonton Zoning Bylaw 12800, and is therefore deficient by 0.74 metres or 9.9%.
2. The proposed subdivision will create two non-conforming lots that do not meet the site width development regulation in the City of Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.

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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #301692417-001

Enclosure

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 45, BLOCK 13, PLAN 6045 H.W.

IN THE
S.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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



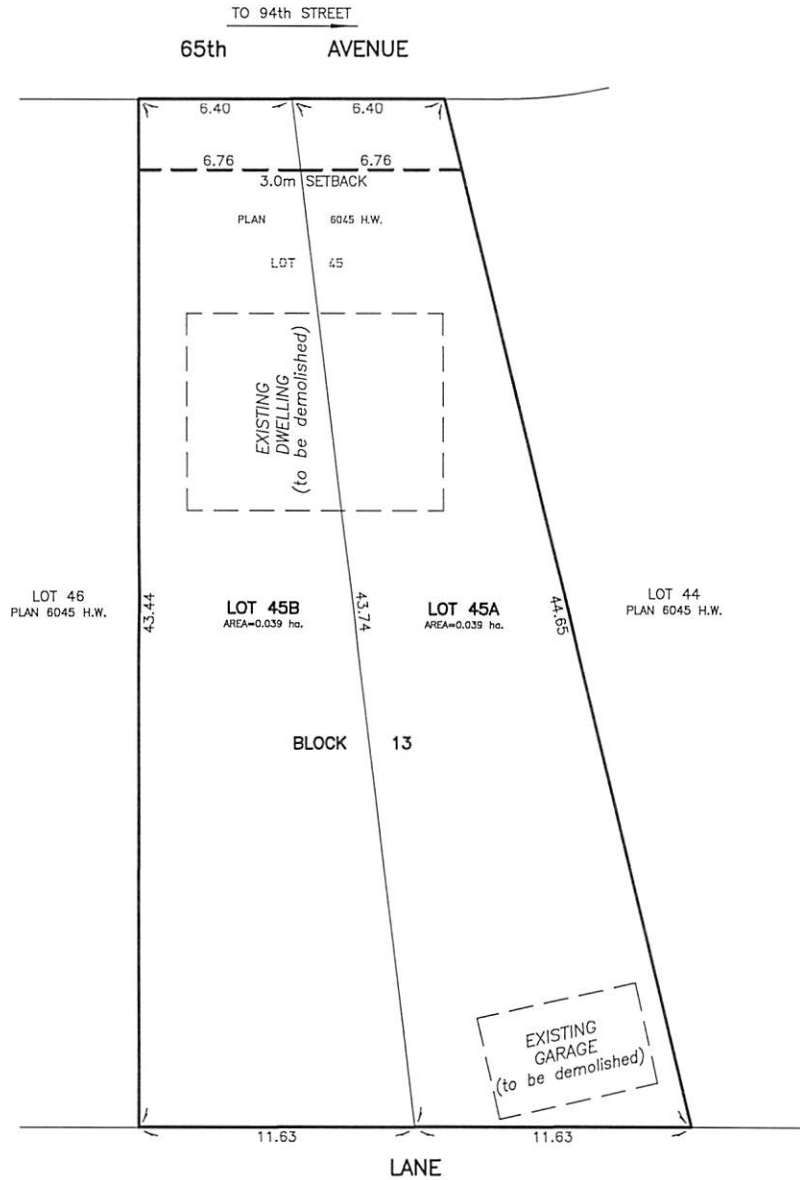
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 2, 2019
REVISED: -

FILE NO. 18S1015

DWG.NO. 18S1015T





Subdivision Authority

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

February 28, 2019

File No. LDA19-0014

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 48, Block 3, Plan 600 MC, located north of 65 Avenue NW and west 128 Street NW; **GRANDVIEW HEIGHTS**

The Subdivision by Plan is **APPROVED** on February 28, 2019 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue grid background.

Blair McDowell
Subdivision Authority

BM/cs/Posse #302227644-001
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 (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 (\$673.00 - 2019 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 in conformance with the Mature Neighbourhood Overlay Sec. 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 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 8.5 m west of the east property line of Lot 48 off of the lane. The existing storm service enters the proposed subdivision approximately 10.4 m west of the east property line of Lot 48 off 65 Avenue NW. 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 fire flows adjacent to the property. City of Edmonton Standards requires on-street fire flows of 100l/s for the current zoning. On-street fire flows in the area are below the required flow rate. 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 will 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 SUBDIVISION OF

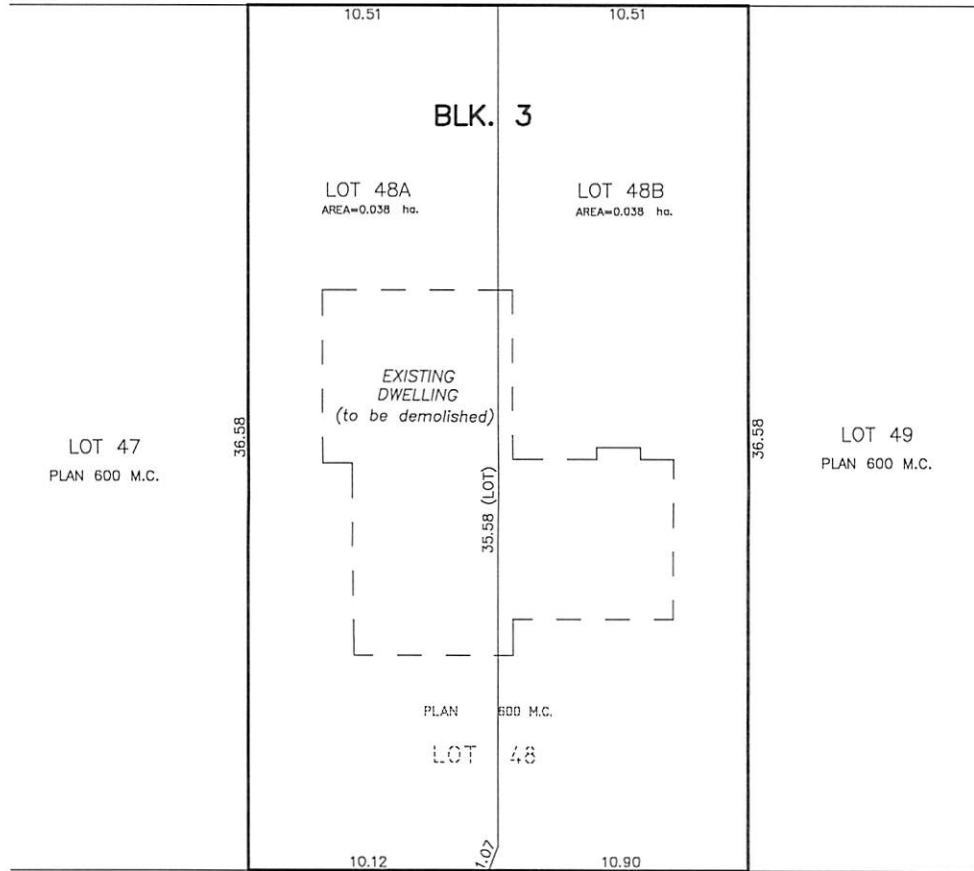
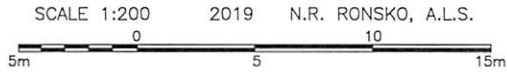
LOT 48, BLK. 3, PLAN 600 M.C.

IN THE

S.1/2 SEC.24, TWP.52, RGE.25, W.4 M.

EDMONTON ALBERTA

LANE



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.C.
	CALC'D. BY: J.C.
	DATE: JAN. 04, 2019 REVISED: FEB. 20, 2019
	FILE NO. 19S0004
DWG.NO. 19S0004T	

65th AVENUE

TO 129th STREET



Subdivision Authority

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

February 28, 2019

File No. LDA19-0033

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 17, Plan RN 73, located north of 122 Avenue NW and west of 101 Street NW; **WESTWOOD**

The Subdivision by Plan is **APPROVED** on February 28, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed north lot. These arrangements shall include the removal of the existing 20 mm lead water line that provides service to Lot 16 (contact EPCOR Water Services at 780-412-3955); 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 Taylor van den brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #302885644-001
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 (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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

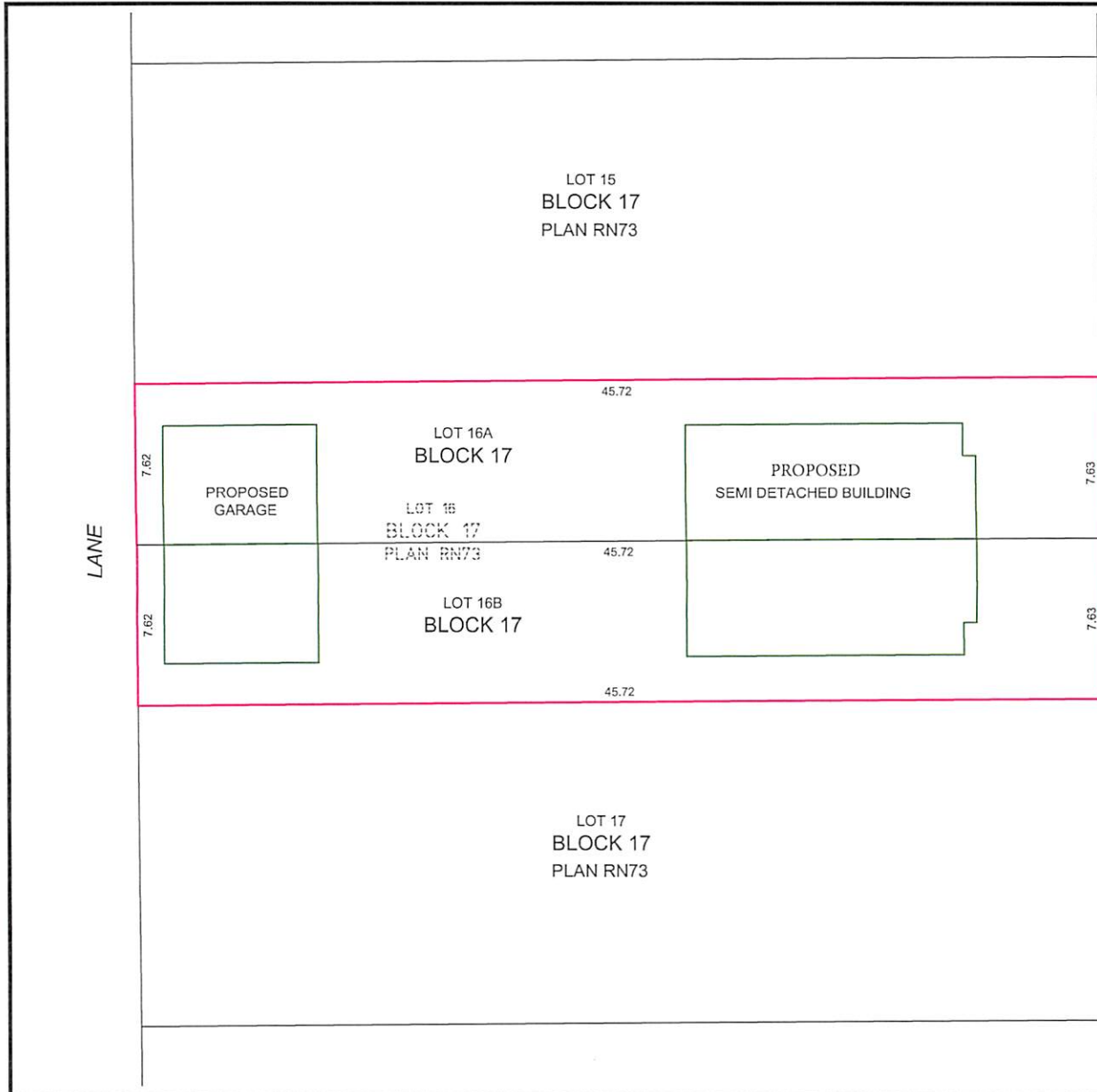
- There are existing boulevard trees adjacent to the site on 101 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 101 Street NW. Upon redevelopment of proposed Lot 16B, the existing residential access to 101 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

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 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 7.2 m north of the south property line off 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).
- There is an existing power pole that may interfere with access to the proposed Lot 16A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- 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).



ALYNE DESIGN & CONSTRUCTION INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS Rf3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
- AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
2	1/24/18	REMOVE DIMENSIONS	CN
1	11/13/18	TENTATIVE PLAN	CN

REVISIONS

WESTWOOD

TENTATIVE PLAN SHOWING PROPOSED

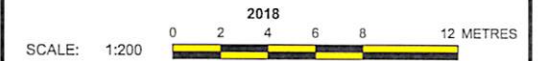
SUBDIVISION

OF

LOT 16, BLOCK 17, PLAN RN73

E. 1/4 SEC. 17 - TWP. 53 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61800180T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 28, 2019

File No. LDA19-0034

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 13, Plan 1254 HW, located north of 120 Avenue NW and east of 40 Street NW; **BEACON HEIGHTS**

The Subdivision by Plan is **APPROVED** on February 28, 2019, subject to the following conditions:

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 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

Blair McDowell
Subdivision Authority

BM/tv/Posse #303051574-001

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 (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 (\$673.00 - 2019 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 40 Street 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 the Mature Neighbourhood Overlay Sec. 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 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 5.7m south of the north property line of Lot 27 off 40 Street NW. 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

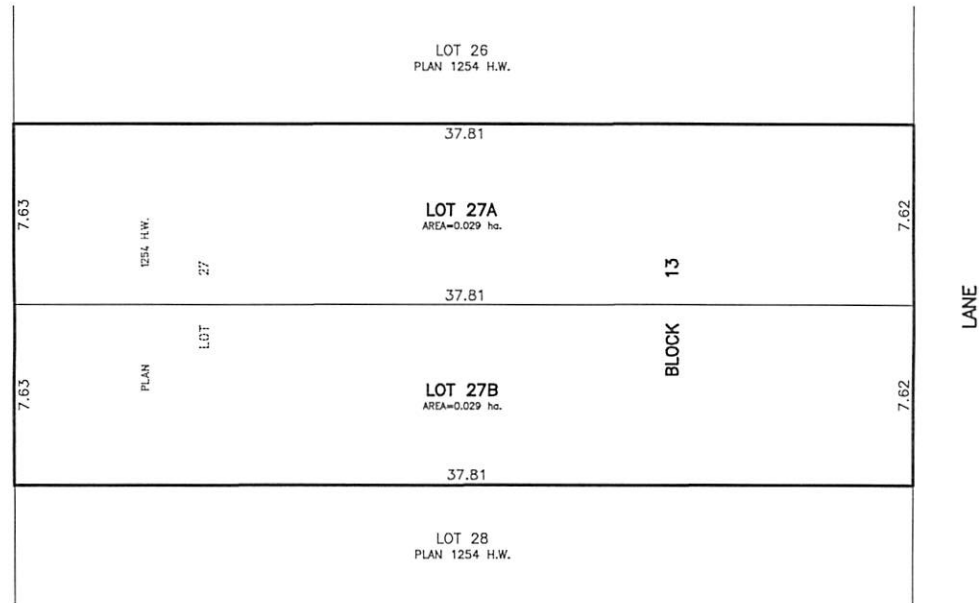
LOT 27, BLOCK 13, PLAN 1254 H.W.

IN THE
S.E.1/4 SEC.13-53-24-4

EDMONTON ALBERTA



TO 121st AVENUE
STREET
40th



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.

CALC'D. BY: J.V.

DATE: January 18, 2019
REVISED: -

FILE NO. 19S0011

DWG.NO. 19S0011T



Subdivision Authority

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

February 28, 2019

File No. LDA19-0036

Delta Land Surveys Ltd.
9809 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 21, Plan RN 64, located north of 121 Avenue NW and east of 125 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is **APPROVED** on February 28, 2019 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 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 Taylor van den brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #303457768-001

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 (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 (\$673.00 - 2019 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 125 Street 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

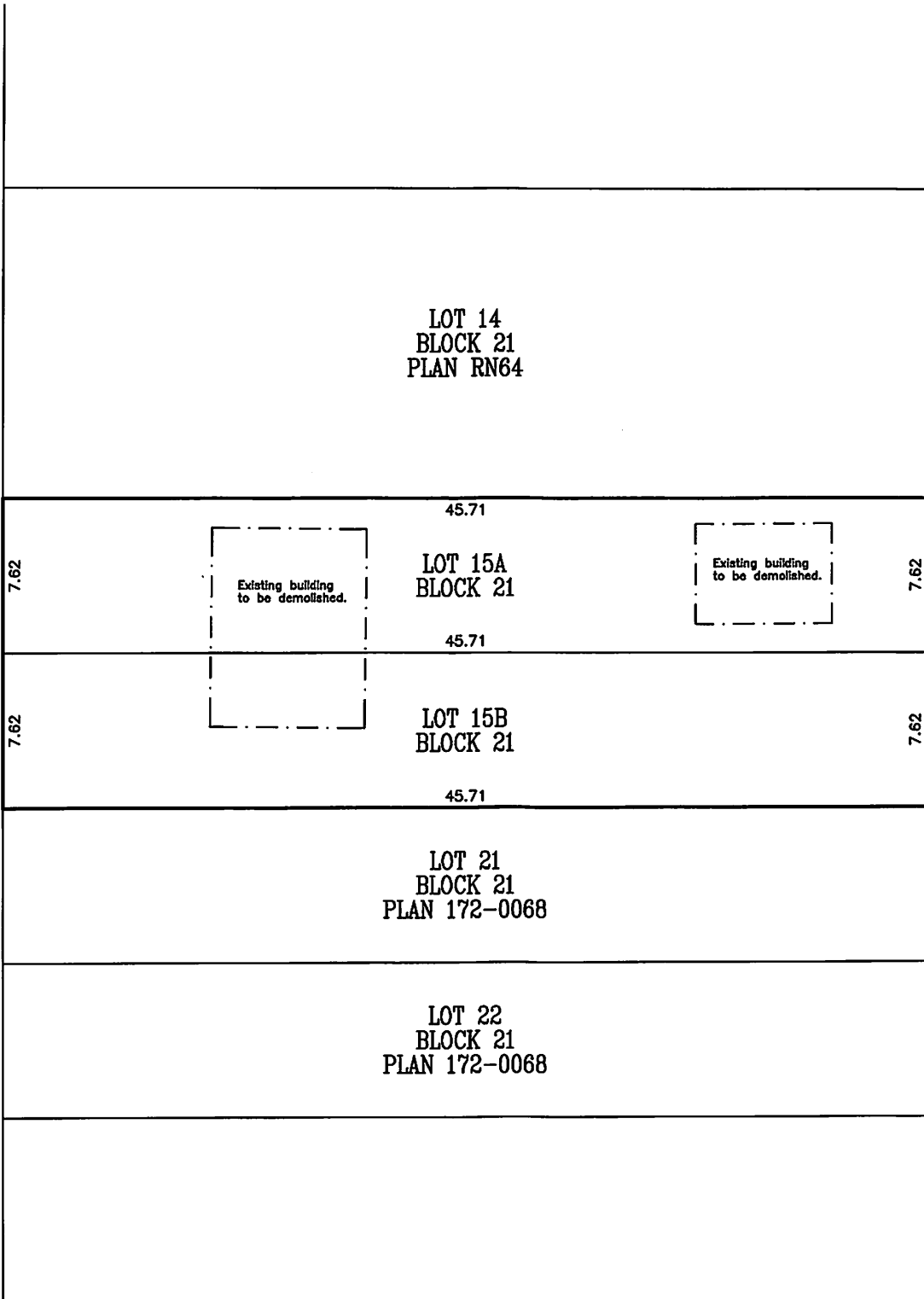
Building / Site

- 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 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 9.8 m north of the south property line of Lot 15 off 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).

125 STREET



LANE

TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
PRIME TIME PROPERTIES INC.

SHOWING PROPOSED SUBDIVISION OF
LOT 15, BLOCK 21, PLAN RN64
12123 - 125 STREET
CITY OF EDMONTON - ALBERTA

NOTES:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. BUILDING SIZES AND LOCATIONS, LOT DISTANCES, ARE ALL DERIVED FROM REAL PROPERTY REPORT DONE BY GEODETIC SURVEYS & ENGINEERING LTD. JOB NO. P-104048 DATED JAN. 22, 2004.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. J0023LTO | JAN. 24, 2019.



Subdivision Authority

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

February 28, 2019

File No. LDA19-0040

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family condominium unit and one (1) remnant unit by Phased Condominium from Lot 34, Block 6, Plan 182 1076, located north of Daniels Link SW and east of Desrochers Boulevard SW; **DESROCHERS AREA**

The Subdivision by Phased Condominium is APPROVED on February 28, 2019, 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 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 Taylor van den brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #303190980-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

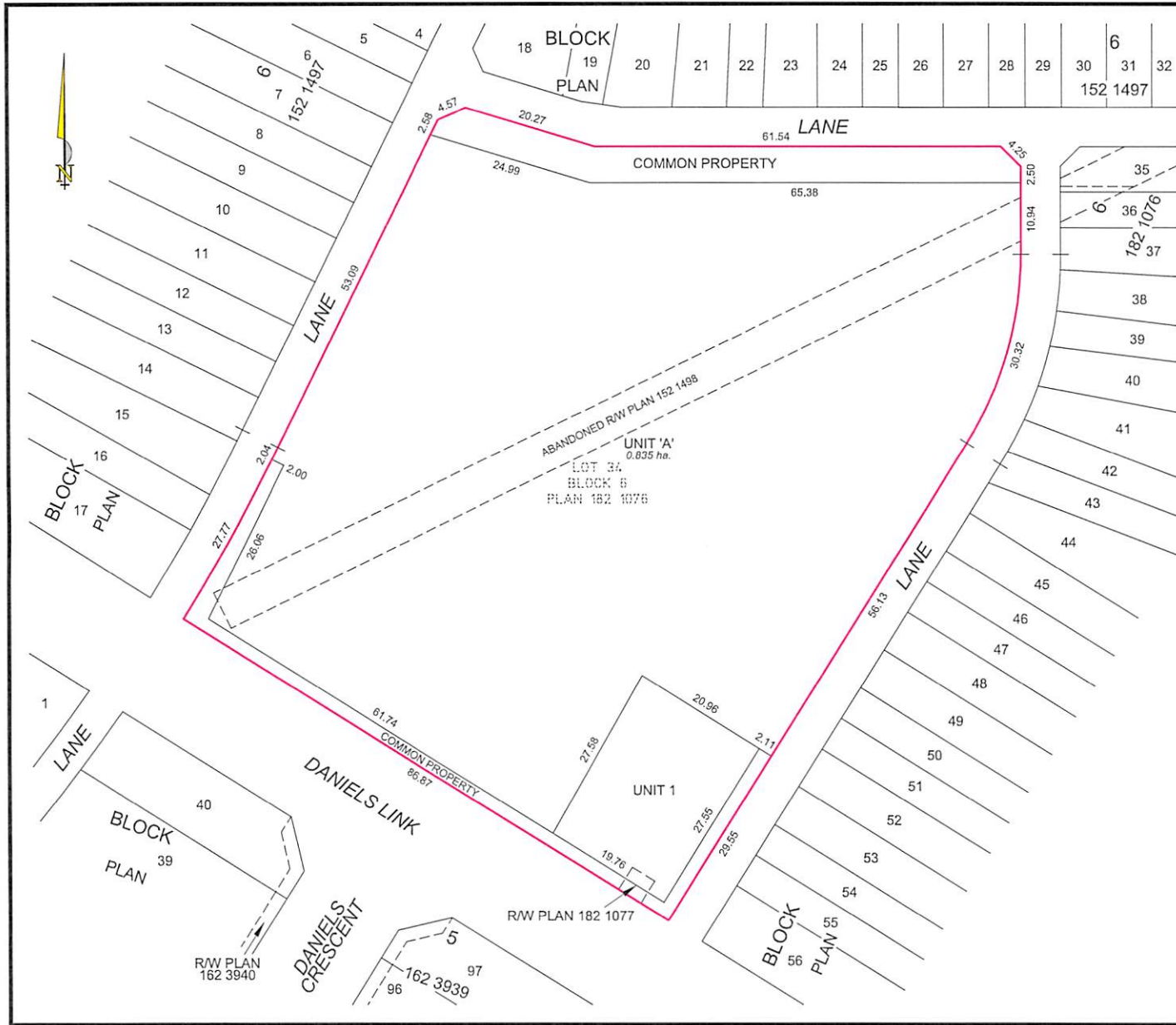
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,974.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit or remnant unit require a revision be submitted to the Subdivision Authority for approval.

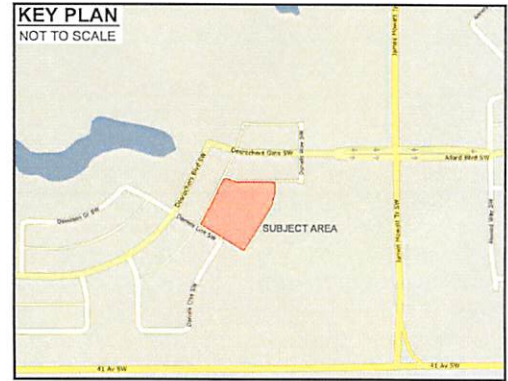
Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



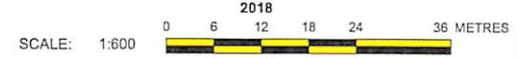
STREETSIDE DEVELOPMENTS

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS RAZ.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.969 ha.



REV. NO.	DATE	ITEM	BY
0	AUG. 2/18	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

ALTIUS DESROCHERS
 TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
 OF
 LOT 34, BLOCK 6, PLAN 182 1076
 WITHIN THE
 S.E. 1/4 SEC. 13 - TWP. 51 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	11800075T	DRAFTED BY:	ME	CHECKED BY:	SM
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Subdivision Authority

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

February 28, 2019

File No. LDA19-0043

Bernhard Jess
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 3, Plan 1412 HW, located north of 67 Avenue NW and east of 109 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on February 28, 2019, subject to the following conditions:

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 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 Taylor van den brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #303594808-001

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 (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 (\$673.00 - 2019 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 67 Avenue 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 the Mature Neighbourhood Overlay Sec. 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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

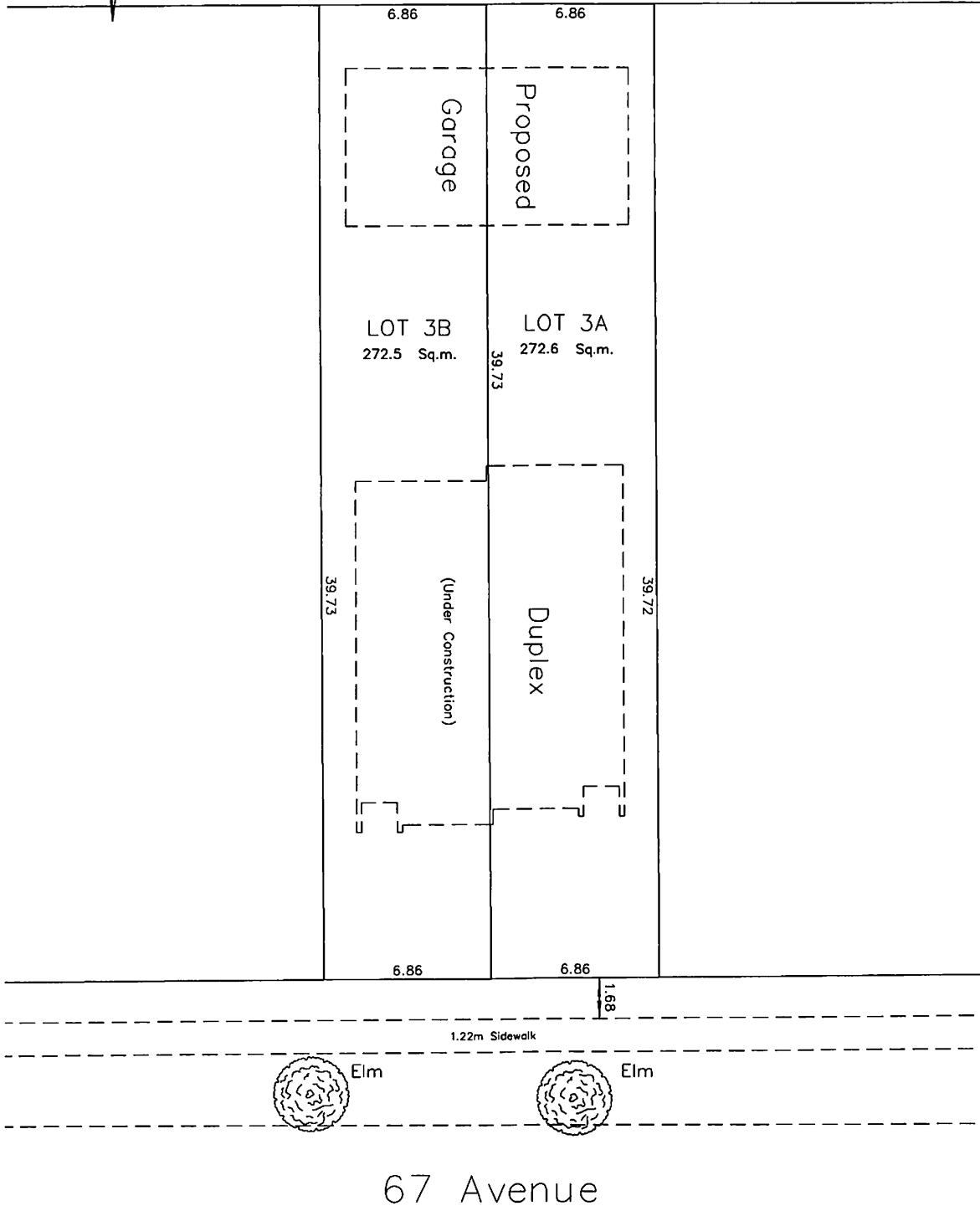
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
- 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).

Plan Showing Proposed Subdivision

Lot 3, Block 3, Plan 1412HW
10828-67 Avenue



Lane





Subdivision Authority

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

February 28, 2019

File No. LDA19-0045

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 2, Plan RN 52, located north of 120 Avenue NW and west of 102 Street NW;
WESTWOOD

The Subdivision by Plan is APPROVED on February 28, 2019 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 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 Taylor van den brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #303636270-001

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 (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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

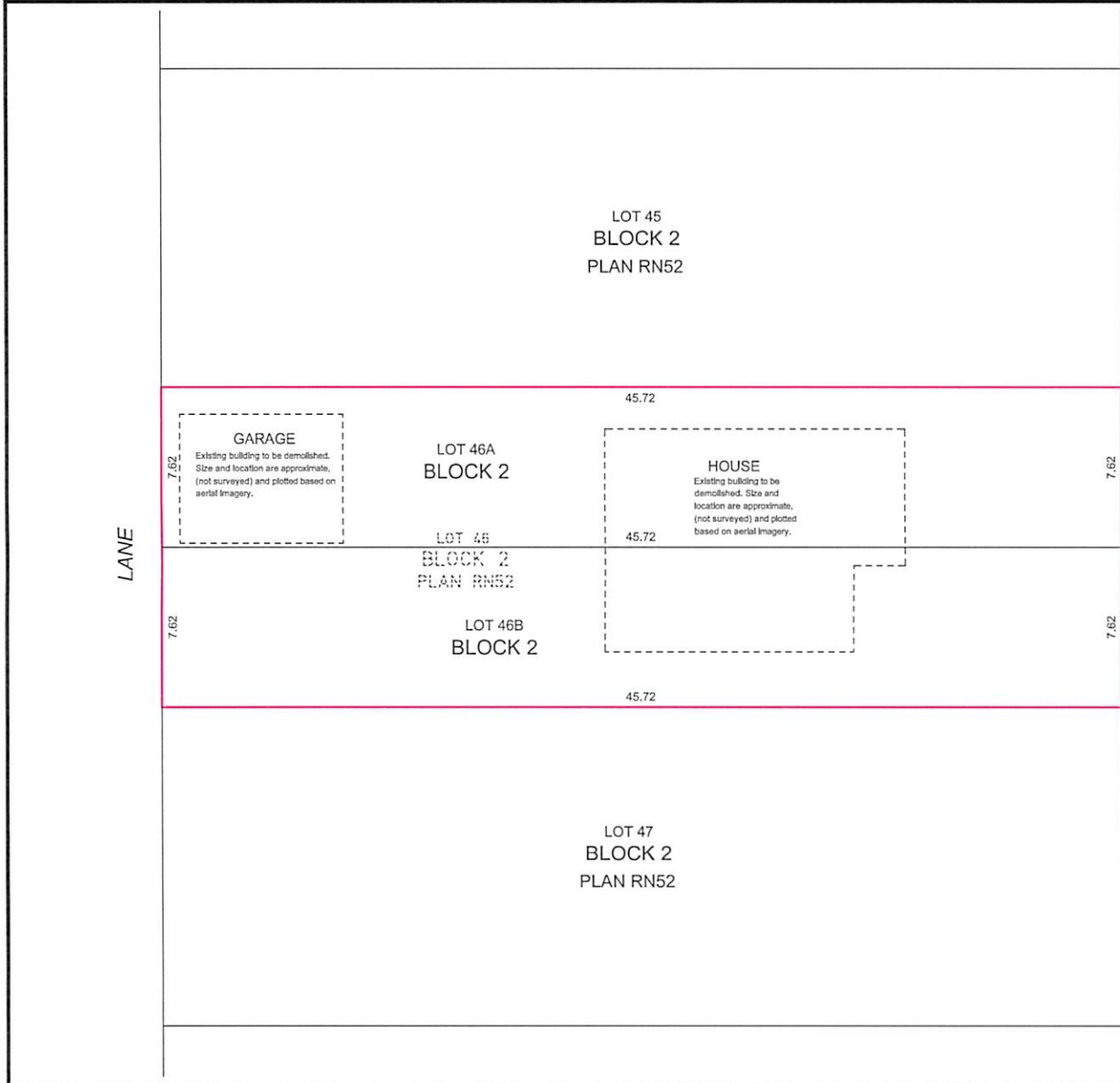
- There are existing boulevard trees adjacent to the site on 102 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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 3.4 m south of the north property line of Lot 46 off 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).



102 STREET

KIG CONSTRUCTION

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS RF3.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.069 ha.

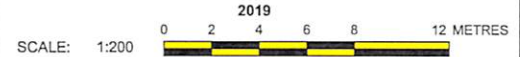


REV. NO.	DATE	ITEM	BY
2	1/31/19	LOT /BLOCK	CN
1	1/24/18	T-PLAN	CN

REVISIONS

WESTWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 46, BLOCK 2, PLAN RN52

HUDSON BAY RESERVE THEORETICEL TWP. 53 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7