

Thursday, October 13, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 41

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 13, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 6, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0272
136097308-001

Tentative plan of subdivision to create 43 single detached residential lot and 44 row housing lots, from Lot 4, Block 1, Plan 212 2367, Lot 11, Block 16, Plan 122 0171, Lot 4, Block C, Plan 132 0859 and Block C, Plan 2887 AQ located south of 178 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA EAST**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA22-0370
441731680-001

Tentative plan of subdivision to adjust the property line between Lots 34 and 35, Block 2, Plan 202 2517, located north of 169 Avenue NW and west of 52A Street NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA22-0371 441739951-001	Tentative plan of subdivision to adjust the property line between Lots 1 and 2, Block 4, Plan 202 2517, located south of 169 Avenue NW and east of 53 Street NW; MCCONACHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0413 444493980-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Units 1 and 2, Condominium Plan 942 1475, located north of 117 Avenue NW and east of 125 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0445 446462845-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from the north half of Lot 11, Block 7, Plan 1307P and Lot 12, Block 7, Plan 1307P, located south of 120 Avenue NW and east of 69 Street NW; MONTROSE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0447 446605314-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 6, Plan 1524 KS, located south of 98 Avenue NW and west of 75A Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0456 447156404-001	Tentative plan of subdivision to adjust the boundary between Lots 10 & 11, Block 26, Plan RN22, located north of 108 Avenue NW and west of 123 Street NW; WESTMOUNT
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.	



Subdivision Authority

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

October 13, 2022

File No. LDA13-0272

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create 43 single detached residential lot and 44 row housing lots, from Lot 4, Block 1, Plan 212 2367, Lot 11, Block 16, Plan 122 0171, Lot 4, Block C, Plan 132 0859 and Block C, Plan 2887 AQ located south of 178 Avenue NW and west of 66 Street NW;
CRYSTALLINA NERA EAST

This is the first change request to LDA13-0272 which reconfigures the lotting by reducing the number of single detached lots from 83 to 43, removes the semi-detached lots, removes the multi-unit housing lot, and introduces 44 row housing lots. In addition, the radii of the cul-de-sacs off of Crystallina Nera Drive are being updated to current standards. No construction has occurred since the original approval on April 10, 2014.

I The Subdivision by Plan is APPROVED on October 13, 2022, 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 exclude a portion of Crystallina Drive NW that is to be dedicated with subdivision LDA22-0339 as shown on the "Conditions of Approval" map, Enclosure I;
4. that subdivision LDA22-0339 be registered prior to or concurrent with this application to provide the logical roadway extension of Crystallina Nera Drive NW. Alternatively, the owner may register a road plan for the required road right-of-way to satisfy this condition;
5. that file LDA22-0406 to amend the Schonsee Neighbourhood Structure Plan (NSP) to allow for the construction of the 3 m hard surfaced shared use path shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs 66 Street NW to a 4 lane arterial roadway standard to an approved Concept Plan, from Crystallina Nera Drive NW to tie into the existing 4 lane section south of 178 Avenue NW/McConachie Boulevard NW, including channelization, accesses, intersections, turn bays, bus stop & amenity pads, shared use paths, sidewalks, lighting, landscaping, paint line marking modifications, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct Crystallina Nera Drive to an approved complete street design and cross section. Crystallina Nera Drive NW will be constructed to a 14.5 m collector roadway, including one west-bound lane and two east-bound lanes, as per the TIA, and will transition to an 11.5 m collector standard west of 67 Street NW, as shown on Enclosure I, including the intersection / access construction at the south leg of 67 Street NW and construction of a 3 m shared use path. The design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner construct Schonsee Drive NW to a collector roadway standard, to an approved Complete Streets cross-section, from the existing terminus at the south subdivision boundary to Crystallina Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 67 Street NW to an approved Complete Streets cross-section, to ensure that two driving lanes are maintained at all times to accommodate higher volumes of traffic, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pays for the installation of "no parking" signage on Crystallina Nera Drive NW from 66 Street NW to 67 Street NW, as per the Crystallina Nera East NSP TIA, to the satisfaction

of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 3 m hard-surface shared use path, within the Municipal Reserve parcels legally described as Plan 1320859, Block C, Lots 4A and 3MR, north of the existing wetland, including "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. The 3 m shared use path will replace the existing granular trail. Details of this requirement will be reviewed and finalized through the engineering drawing and approval process;
13. that the owner provide a zebra marked crosswalk and pedestrian signage at the mid-block crossing on Schonsee Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of traffic signals at the intersection of 66 Street NW and Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
15. 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
16. 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.

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

Municipal Reserve (MR) for Lot 4, Block 1, Plan 212 2367 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0553. The DRC 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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #136097308-001

Enclosure(s)



Subdivision Authority

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

October 13, 2022

File No. LDA22-0370

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to adjust the property line between Lots 34 and 35, Block 2, Plan 202 2517, located north of 169 Avenue NW and west of 52A Street NW; **MCCONACHIE**

The Subdivision by Plan is APPROVED on October 13, 2022, 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 subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell
Subdivision Authority

BM/tv/Posse #441731680-001

Enclosure(s)

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

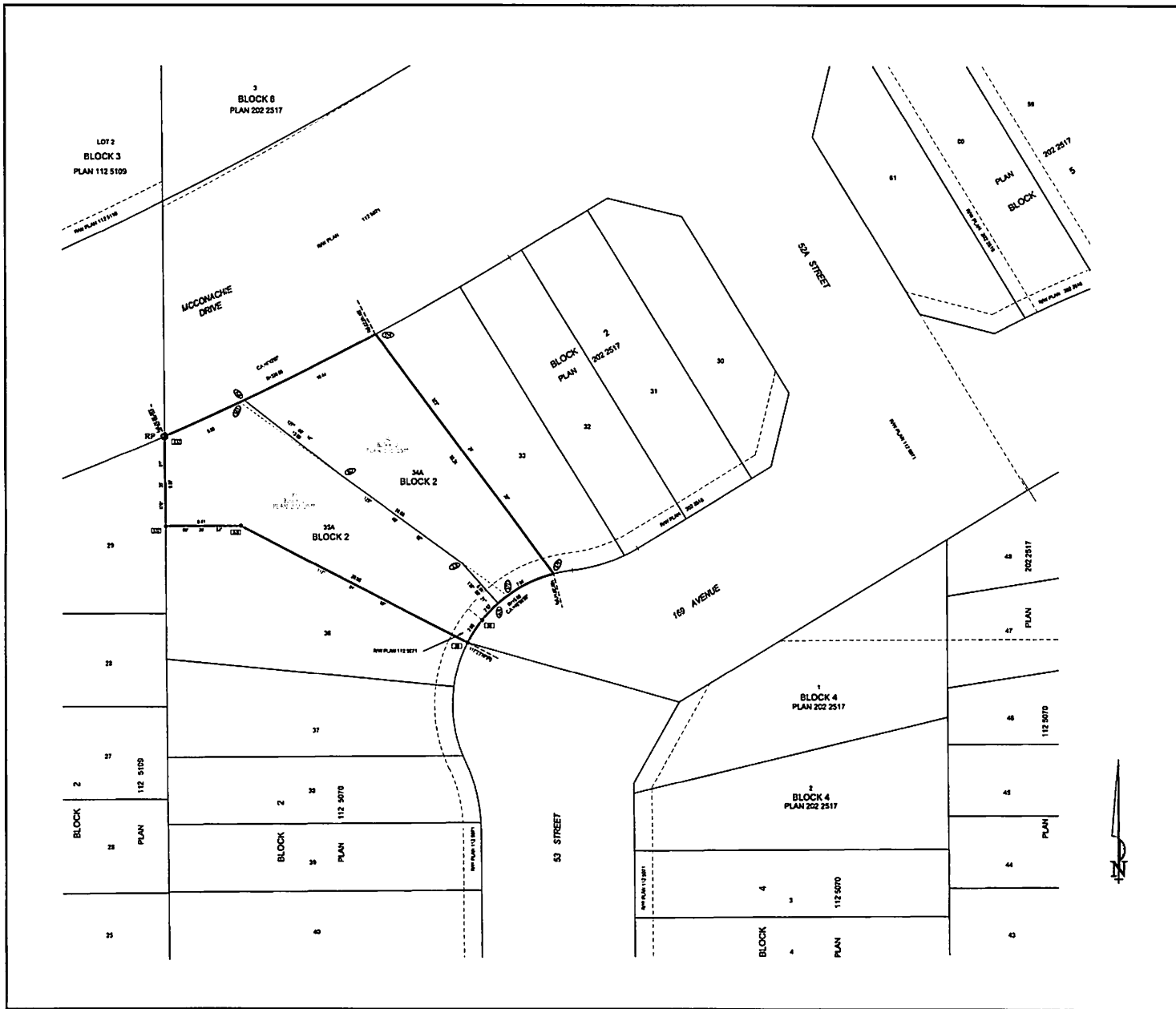
- Site Access has been approved and constructed to the local roadway.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- Water and sewer services are proposed to be constructed under a private servicing agreement for "McConachie Stage 26". No as-built information was available at the time of circulation. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



LAND TITLES OFFICE
PLAN No.
 ENTERED AND REGISTERED
 ON _____
INSTRUMENT No. _____

 A.D. REGISTRAR
 N.A.L.R.D.

SURVEYOR:
NAME: JASON C. WORKMAN, A.L.S.
DATE OF SURVEY: ____
 TO ____

IN ACCORDANCE WITH THE
 PROVISIONS OF THE SURVEYS ACT

REGISTRATION AUTHORITY _____
REGISTERED OWNERS _____

NAME: CITY OF EDMONTON
FILE NO.: ____

CERTIFICATE - SECTION 47 SURVEYS ACT

REGISTERED ON _____ AS NUMBER _____
 ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND BETWEEN THE DATES OF _____ AND _____
 AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES SHOWN ATTACHED TO
 THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:

REGISTRAR _____

NOTES:

- STATUTORY IRON SURVEY POSTS FOUND SHOWN THIS
- POSITIONS WHERE STATUTORY IRON SURVEY POSTS MARKED WITH CORPORATION PLANT NUMBER (PPS) ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT SHOWN THIS AND ARE SHOWN ON A TABLE OF COORDINATES ATTACHED TO THE PLAN INSTRUMENT.
- POSITIONS ESTABLISHED AS PER REGISTERED SUBDIVISION PLANS 202 2517 SHOWN THIS.
- GRID REFERENCE POINT (GRP) SHOWN THIS.
- BEARINGS AND HORIZ. ETH GRID AND ARE DERIVED FROM GNSS OBSERVATIONS.
- COMBINED SCALE FACTOR IS 0.999915.
- REFERENCE MERIDIAN IS 114°.
- GRID REFERENCE POINT (GRP) WITH 3TM (NAD83) COORDINATES.
- NORTHING 5846523.88, EASTING 306582.64.
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- AREA AFFECTED BY THE REGISTRATION OF THIS PLAN IS SHOWN THIS.

AND CONTAINS: LOT 34, BLOCK 2, PLAN 202 2517 0.027 ha
 LOT 35, BLOCK 2, PLAN 202 2517 0.026 ha
TOTAL = 0.057 ha

ABBREVIATIONS EMPLOYED THIS:

CA - CENTERLINE	IN - INCHES	W - WEST	W - WEST
CB - CENTERLINE	IR - IRON	CRS - CENTRAL	W - WEST
CPT - CERTIFICATE OF TITLE	IK - IRON	PL - PLANTED	SW - RIGHT OF WAY
E - EAST	IN - INCHES	PL - PUBLIC UTILITY LOT	S - SOUTH
ER - ENVIRONMENTAL RESERVE	MR - METRE	PN - RADIAL	SEC - SECTION
FR - FRACTIONAL	ML - METRE	PN - RADIAL	TWP - TOWNSHIP
FRAC - FRACTIONAL	MR - METRE	PN - RADIAL	W - WEST
GR - GRID	MR - METRE	PN - RADIAL	W - WEST
GR - GRID	MR - METRE	PN - RADIAL	W - WEST

McConachie
 PLAN SHOWING SURVEY OF
SUBDIVISION
 OF
 LOTS 34 AND 35, BLOCK 2, PLAN 202 2517
 WITHIN THE
 S.W. 1/4 SEC.1-TWP.54-RGE.24-W.4th MER.
EDMONTON - ALBERTA
 JASON C. WORKMAN, A.L.S. 2322

SCALE: 1:200

0 10 20 30 METRES

FILE NO. 118007428_1
 DRAFTED BY: JWC
 CHECKED BY: JWC



Subdivision Authority

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

October 13, 2022

File No. LDA22-0371

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to adjust the property line between Lots 1 and 2, Block 4, Plan 202 2517, located south of 169 Avenue NW and east of 53 Street NW; **MCCONACHIE**

The Subdivision by Plan is APPROVED on October 13, 2022, 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 subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/tv/Posse #441739951-001

Enclosure(s)

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

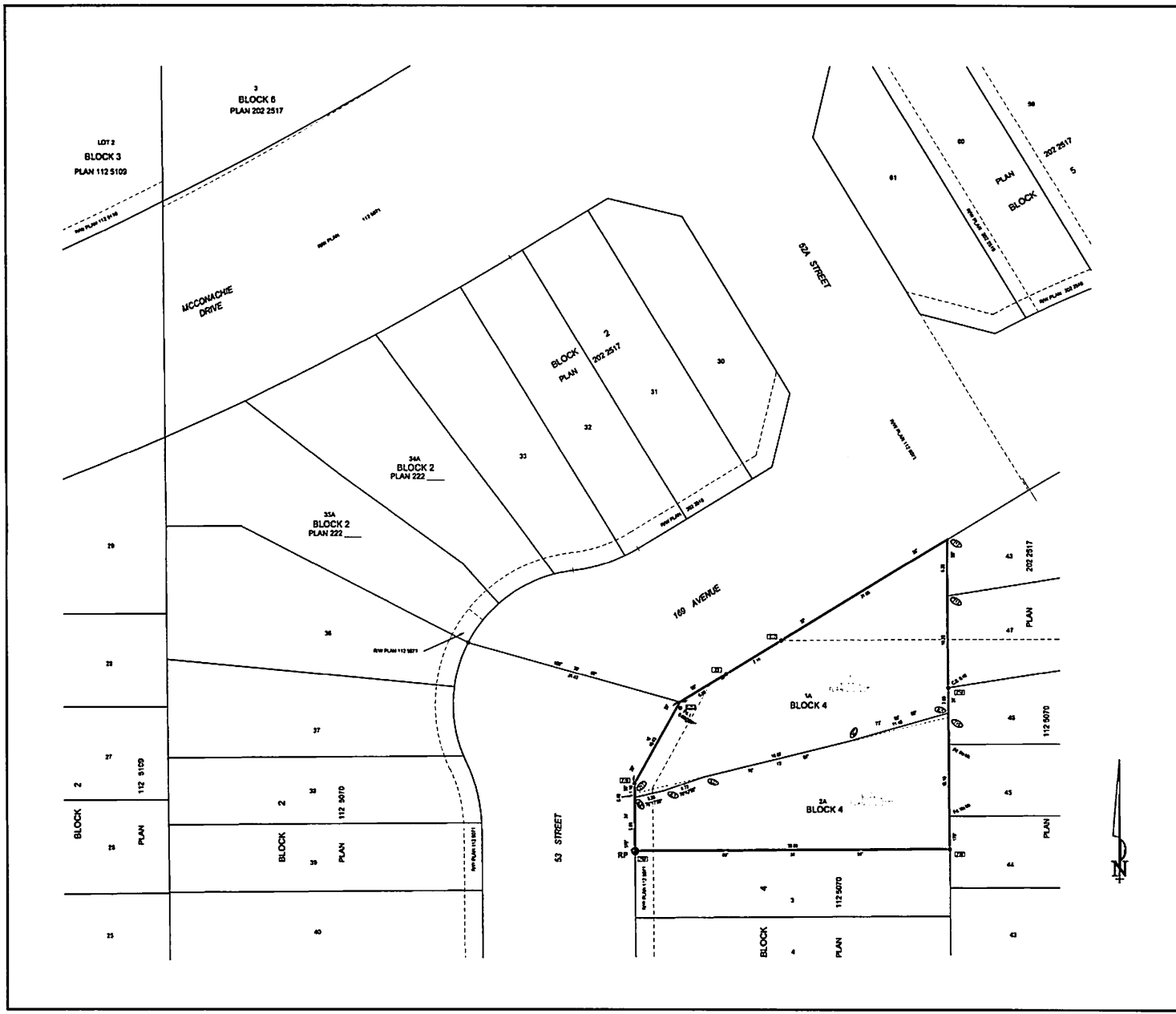
- A development permit for a semi-detached dwelling was approved on September 15, 2021 (Posse No. 405870869). Access to the site has been approved from 53 Street NW.

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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- Water and sewer services are proposed to be constructed under a private servicing agreement for "McConachie Stage 26". No as-built information was available at the time of circulation. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



LAND TITLES OFFICE
PLAN No.
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT No. _____
 A.D. REGISTRAR
 N.A.L.R.D.

SURVEYOR:
NAME: JASON C. WORKMAN, A.L.S.
DATES OF SURVEY: _____
 TO _____

IN ACCORDANCE WITH THE
 PROVISIONS OF THE SURVEYS ACT

SURVEYOR AUTHORITY **REGISTERED OWNERS**

NAME: CITY OF EDMONTON _____
 FILE NO. _____

CERTIFICATE - SECTION 47 SURVEYS ACT

REGISTERED ON _____ AS NUMBER _____
 ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND BETWEEN THE DATES OF _____ AND _____
 AND ARE POSTERNOED IN ACCORDANCE WITH THE COORDINATES SHOWN ATTACHED TO THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING.

REGISTRAR _____

NOTES:

- STATUTORY BORN SURVEY POINTS FOUND SHOWN THIS: (S)
- POSITIONS WHERE STATUTORY BORN SURVEY POINTS MARKED WITH CORRELATION POINT NUMBERS POINTS ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT SHOWN THIS AND ARE SHOWN ON A TABLE OF COORDINATES ATTACHED TO THE PLAN INSTRUMENT. (C)
- POSITIONS ESTABLISHED AS PER REGISTERED SUBDIVISION PLAN 202 2517 SHOWN THIS: (P)
- DEGREE REFERENCE POINT (RP) SHOWN THIS: (R)
- BEARINGS ARE IN DEGREES 37th GRID AND ARE OBTAINED FROM G.A.S.S. OBSERVATIONS.
- CONVERSION SCALE FACTOR IS 0.99996.
- REFERENCE MERIDIAN IS 114°.
- GEO-REFERENCE POINT (RP) WITH 37th MAGNETIC COORDINATES.
- NORTHING SHOWN THE EASTING 37th MAG.
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- AREA AFFECTED BY THIS REGISTRATION OF THIS PLAN IS AS FOLLOWS:

AND CONTAIN (LOT 1, BLOCK 4, PLAN 202 2517)	0.046 Ha
(LOT 2, BLOCK 5, PLAN 202 2517)	0.022 Ha
TOTAL	0.068 Ha

ABBREVIATIONS EMPLOYED THIS:

C.A. - CENTRAL ANGLE	IN - INCHES	IN - NORTH	REF - REFERRED
C.C. - COUNTERSINK	1 - STATIONARY BORN POINT	ORIG - ORIGINAL	SIZE - RANGE
C.O.P.T. - CERTIFICATE OF TITLE	M - METRE	PL - PLANTED	SW - RIGHT OF WAY
E - EAST	RP - REFERENCE POINT	PL - PUBLIC UTILITY LINE	S - SOUTH
DR - DIMENSIONAL RESERVE	MR - MERIDIAN	RP - RADIAL	SEC - SECTION
FR - FROG	ML - MILLIMETRE	TR - TRANSIT	TOP - TOPGRAPHY
FRAC - FRACTIONAL	MM - MILLIMETRE	W - WEST	W - WEST
G.H.S. - GLOBAL POSITIONING SYSTEM	MR - METRIC RESERVE	REF - REFERENCE	

McConachie
 PLAN SHOWING SURVEY OF
SUBDIVISION
 OF
 LOTS 1 AND 2, BLOCK 4, PLAN 202 2517
 WITHIN THE
 S.W. 1/4 SEC. 1-TWP. 54-RGE. 24-W. 4th MER.
EDMONTON - ALBERTA
 JASON C. WORKMAN, A.L.S. 2022

SCALE: 1:200

Pals Geomatics Phone: (780) 451-1177 Fax: (780) 451-2047 FILE NO: 116607426_3
 Email: info@palsgeomatics.com DRAFTED BY: JWC
 1894 - 116 Street S.W., Edmonton, Alberta T5E 1G7 CHECKED BY: _____



Subdivision Authority

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

October 13, 2022

File No. LDA22-0413

Milestone Surveys
1135 Goodwin Circle NW
Edmonton, AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Units 1 and 2, Condominium Plan 942 1475, located north of 117 Avenue NW and east of 125 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on October 13, 2022, 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 each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Enclosure II);
2. that subject to Condition #1, the owner make arrangements to ensure that the private sewer services, storm water services, and water services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
3. that subject to Condition #2, the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped;
4. that the final plan of survey shall conform to the attached revised tentative plan; and
5. 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 outlines the conditions that must be met in order to retain the existing services. Enclosure III 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #444493980-001

Enclosure(s)

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.42 m north of the south property line of Unit 2 and 7.01 south of the north property line of Unit 1 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.
- 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).

Optional Servicing Conditions for Sewer and Water Services

- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the Drainage Bylaw 18100:**
- a. The building must have been constructed prior to 1992;
 - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported;
 - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing;
 - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
 - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties;
 - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services; and
 - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

- II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the Water Services and Wastewater Treatment Bylaw 17698, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:**
- a. The subdivision application must be supported by EPCOR Drainage Services;
 - b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported;
 - c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants/owners are accepting the existing water system(s) "as-is". The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners;
 - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
 - e. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system; and
 - f. The Chief Plumbing Inspector must also support the subdivision.

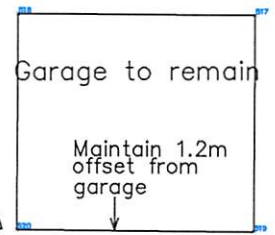
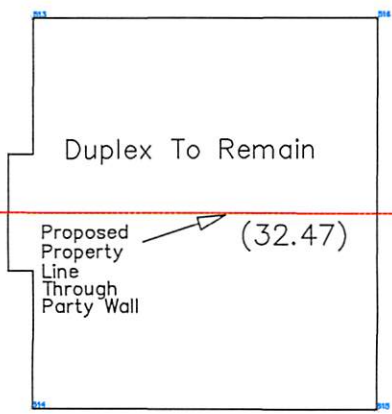
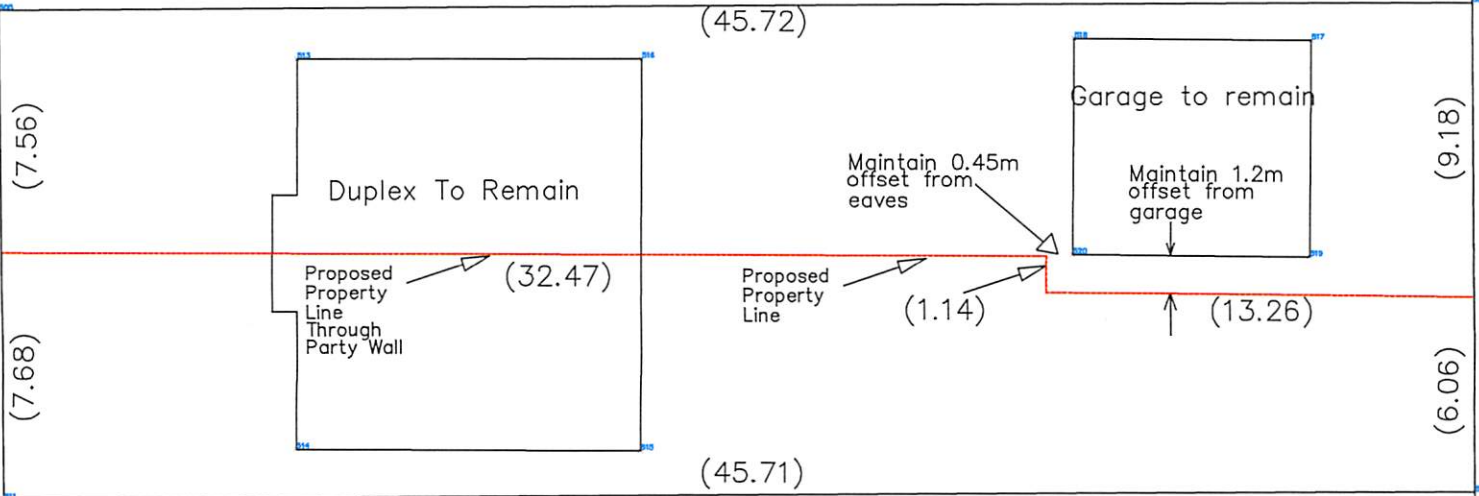
Should the applicants/owners fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for subdivision endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.

Adjacent Lot: 11727
Condominium Plan 1521621

*Dimensions are to be
verified during final survey



125 St.
(to 118 Ave NW)



Maintain 0.45m
offset from
eaves

Maintain 1.2m
offset from
garage

Adjacent Lot: 11719
Lot 23
Block 40
Plan RN46

Lane



Tentative Plan of Subdivision of

Condominium Plan 942 1475

11723/11725 - 125 St. NW

Rev.3 Adjusted garage offset



Subdivision Authority

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

October 13, 2022

File No. LDA22-0445

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from the north half of Lot 11, Block 7, Plan 1307P and Lot 12, Block 7, Plan 1307P, located south of 120 Avenue NW and east of 69 Street NW; **MONTROSE.**

The Subdivision by Plan is **APPROVED** on **October 13, 2022**, 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 sewer) to the proposed southern lot;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent than the last name "McDowell".

Blair McDowell
Subdivision Authority

BM/fw/Posse #446462845-001

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 (\$700.00 - 2022 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 69 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

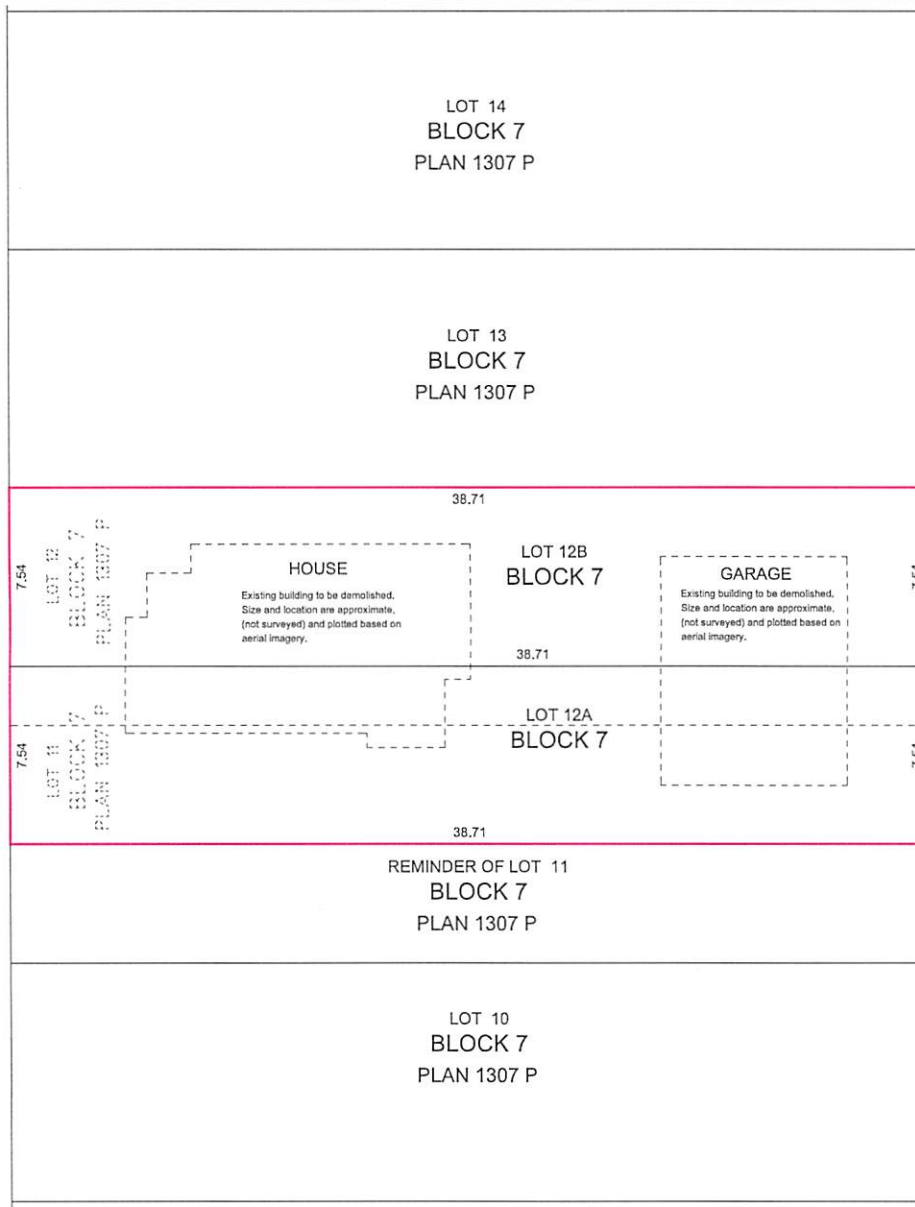
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m south of the north property line of Lot 12 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).



69 STREET NW

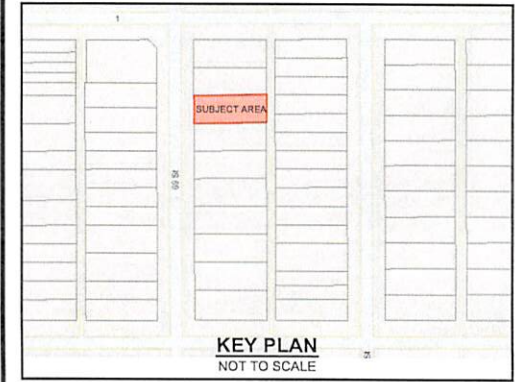


LANE

HABITAT FOR HUMANITY

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: 0.058 ha



REV. NO.	DATE	ITEM	BY
1	AUG. 23/22	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

MONTROSE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 12 AND NORTH 1/2 OF LOT 11, BLOCK 7, PLAN 1307 P

WITHIN THE

E. 1/4 SEC. 15 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2022
SCALE: 1:200

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

FILE NO. 62200257T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

October 13, 2022

File No. LDA22-0447

Geodetic Surveys & Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 6, Plan 1524 KS, located south of 98 Avenue NW and west of 75A Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on October 13, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/fw/Posse #446605314-001

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 (\$700.00 - 2022 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 75A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

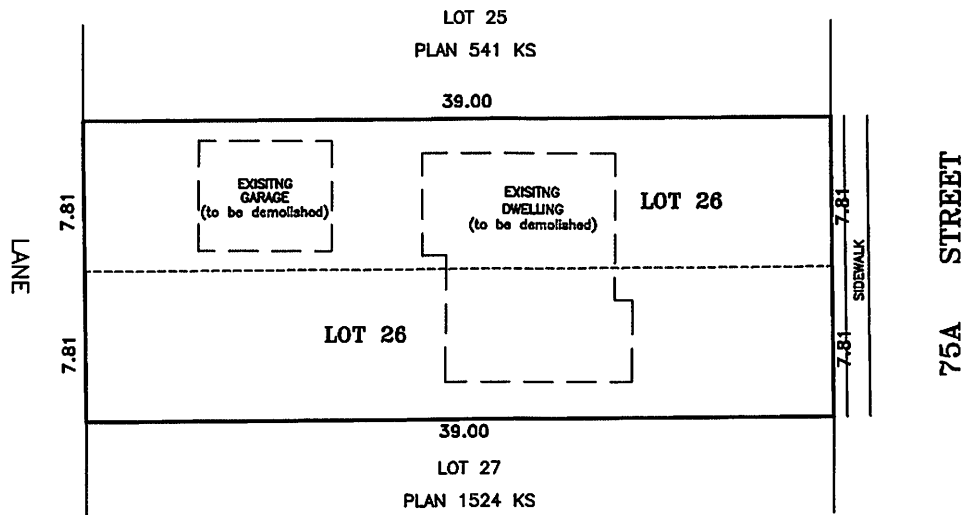
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.1 m north of the south property line of Lot 26 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).

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 26, BLOCK 6, PLAN 1524 KS
NE1/4, SEC. 34, TWP. 52, 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 0.061 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: hello@geodeticsurveys.com

DRAWN BY: P.S.

DATE : SEPT. 7th, 2022.

SCALE 1 : 300

JOB No. 1221091



Subdivision Authority

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

October 13, 2022

File No. LDA22-0456

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to adjust the boundary between Lots 10 & 11, Block 26, Plan RN22, located north of 108 Avenue NW and west of 123 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on October 13, 2022, 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/fw/Posse #447156404-001

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 (\$700.00 - 2022 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 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.8 m West of the East property line of Lot 10A off 108 Avenue NW, and 23.0 m North of the North property line of 108 Avenue NW, off the Lane West of 123 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).

LOT: 11 & 10(PART) BLOCK: 26 PLAN: RN22

BUILDER/OWNER: NICHOLAS & MARY ANN AKERS

ADDRESS: 10806/10808-123 STREET NW SUB.: WESTMOUNT
12304-108 AVENUE NW

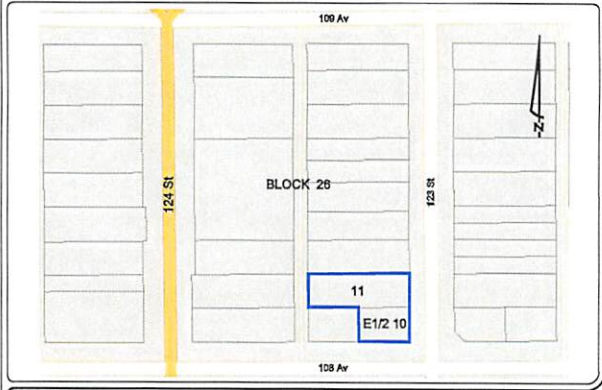
CONTACT: info@albertageo.com EDMONTON

FILE: E23662S ZONING: RF3 SCALE: 1:250

NOTES:
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:
LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●

CERTIFICATE OF TITLE AREA 0.104 ha
AREA IN PARCEL(S) BEING CREATED 0.104 ha
NUMBER OF PARCEL CREATED 2



TENTATIVE PLAN

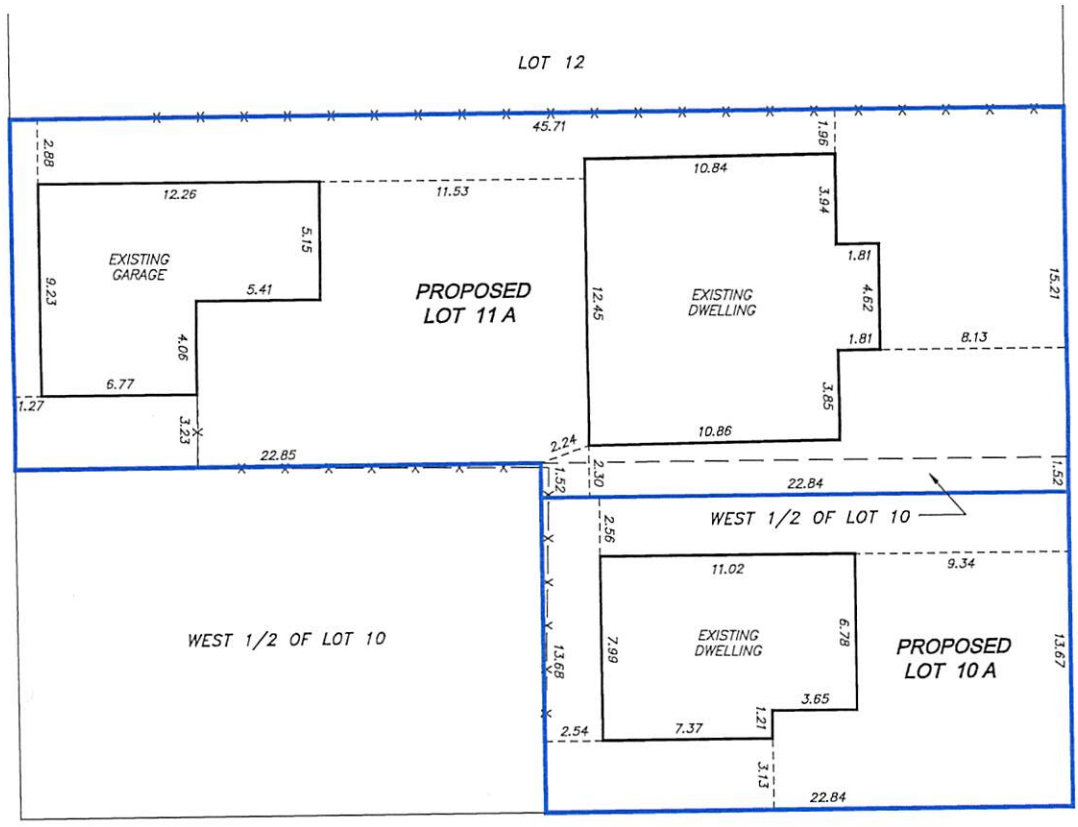
6908 ROPER ROAD NW
EDMONTON ALBERTA T6B 3H9
email: abgeo@telus.net
or: info@albertageo.com
website: www.albertageo.com
PH: (780) 437-8033
FAX: (780) 437-8024



FIELD BY: M.G. CHECKED BY: P.S. 2022-09-06



LANE



108th AVENUE

123rd STREET