

Thursday, April 30, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 30, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 23, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA19-0537 348075569-001	Tentative plan of subdivision to create 16 row housing lots, from, Lot A, Block 23, Plan 192 2251, located east of Rabbit Hill Road SW and south of 15 Avenue SW; GLENRIDDING RAVINE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA20-0054 353057634-001	Tentative plan of subdivision to create 111 single detached residential lots and two (2) Public Utility Lots from Lot 1, Plan 992 1891 and the SE 31-51-23 W4M, located north of 14 Avenue NW and west of 25 Street NW; LAUREL
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA20-0090 357102679-001	Tentative plan of subdivision to create one (1) multi-unit housing residential unit and one (1) remnant unit from Lot 31, Block 88, Plan 152 3879, located north of 156 Avenue NW and east of 93 Street NW; EAUX CLAIRES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA20-0094 350119513-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot F, Block 6B, Plan 426 HW, located north of 83 Avenue NW and west of 91 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA20-0101 358067159-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12A, Block 110, Plan 192 0822, located north of 87 Avenue NW and east of 98 Street NW; STRATHCONA
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

April 30, 2020

File No. LDA19-0537

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 16 row housing lots, from, Lot A, Block 23, Plan 192 2251, located east of Rabbit Hill Road SW and south of 15 Avenue SW; **GLENRIDDING RAVINE**

I The Subdivision by Plan is APPROVED on April 30, 2020, 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 temporary public access easement for a temporary 6 m roadway as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 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 a noise attenuation fence contained wholly within private property for all lots backing onto Rabbit Hill Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot A, Block 23, Plan 192 2251 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0490. 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. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.






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

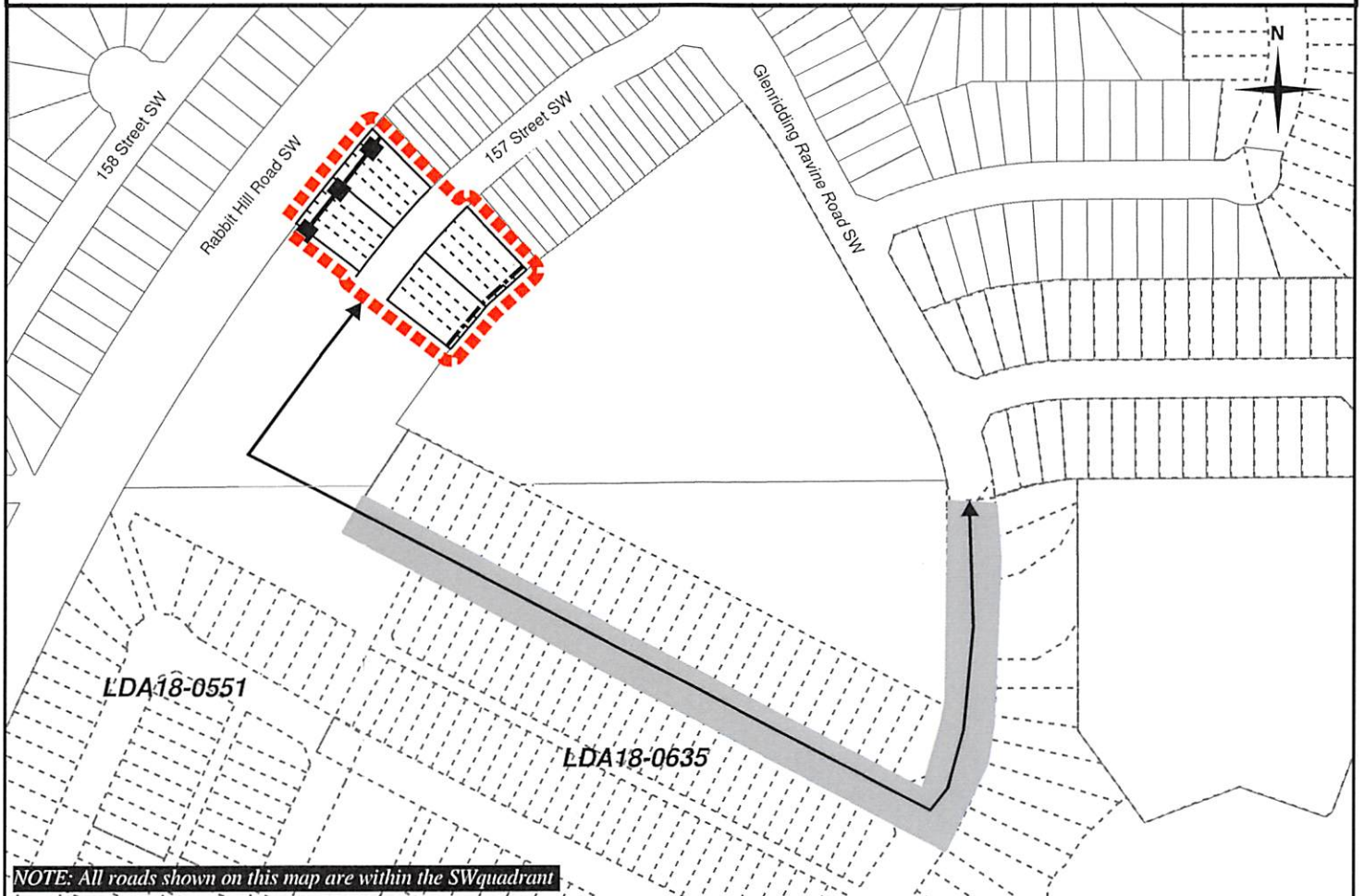
Regards,



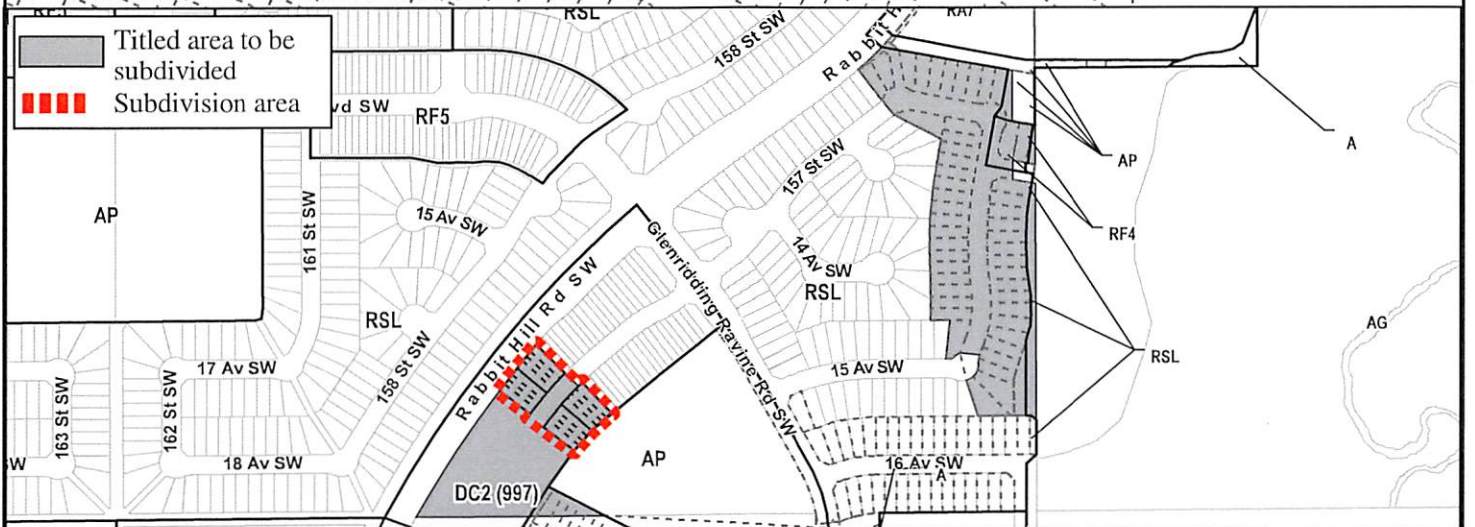
Blair McDowell
Subdivision Authority

BM/mb/Posse #348075569-001
Enclosures

-  Limit of proposed subdivision
-  Noise attenuation fence
-  1.2 m uniform fence
-  Temporary 6 m access
-  Register easement



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





Subdivision Authority

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

April 30, 2020

File No. LDA20-0054

Qualico Communities
280 - 3203 93 Street N.W.
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 111 single detached residential lots and two (2) Public Utility Lots from Lot 1, Plan 992 1891 and the SE 31-51-23 W4M, located north of 14 Avenue NW and west of 25 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on April 30, 2020, 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 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 LDA20-0036 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking and backing onto the walkway, 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 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 maintain and keep the portion of existing temporary 6 m gravel roadway and emergency access (located in Phase 2) operational with Phase 1;
8. that the owner provide a zebra marked crosswalk with 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 1.8 m concrete sidewalk with lighting, and bollards, within the walkways with connections to adjacent paths, 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 lands, 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 Lots and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 1, Plan 992 1891 was previously addressed by dedication with LDA14-0284. MR for the SE 31-51-23W4M was previously addressed by dedication with LDA17-0498.

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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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/sm/Posse #353057634-001

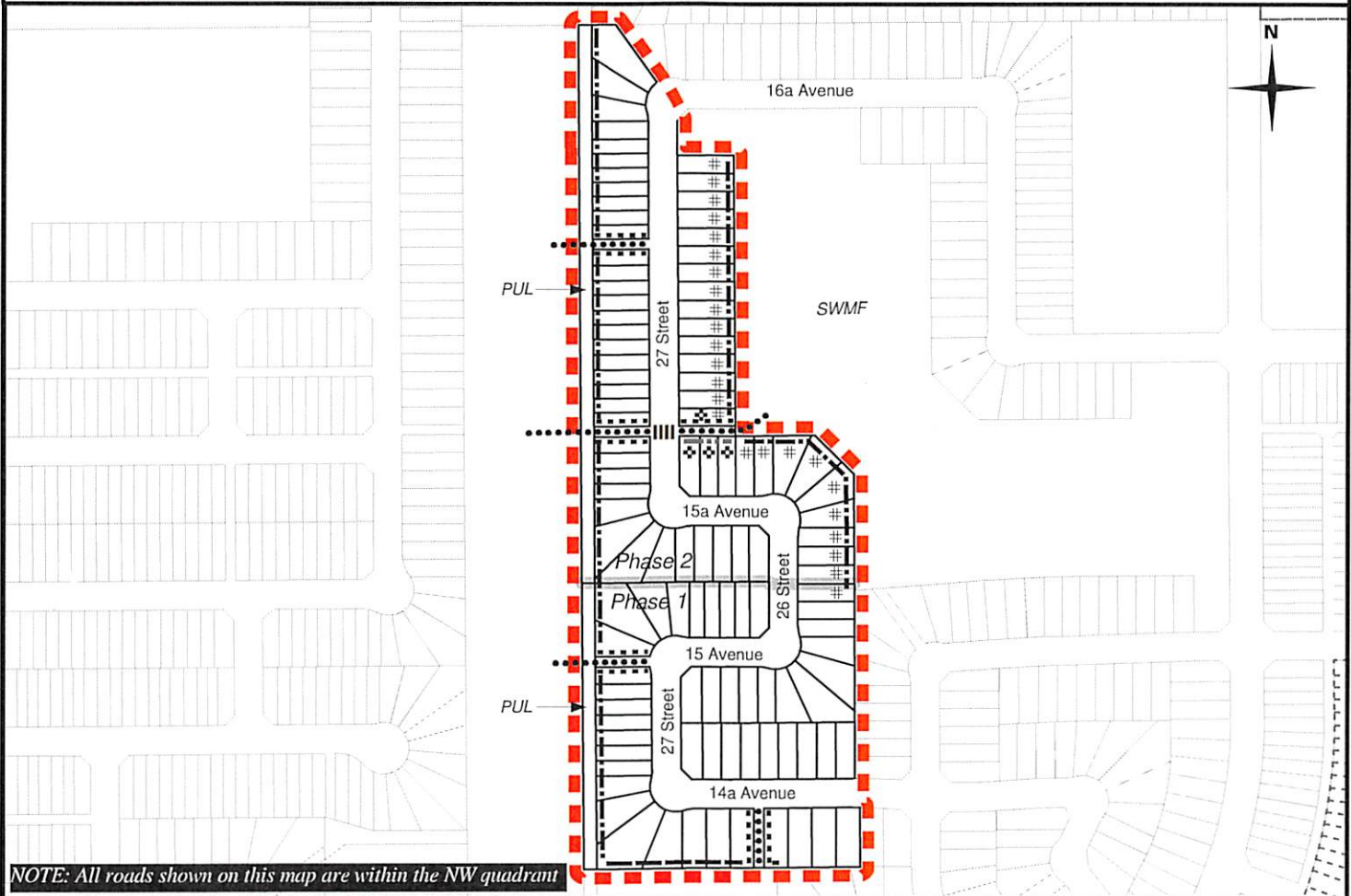
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

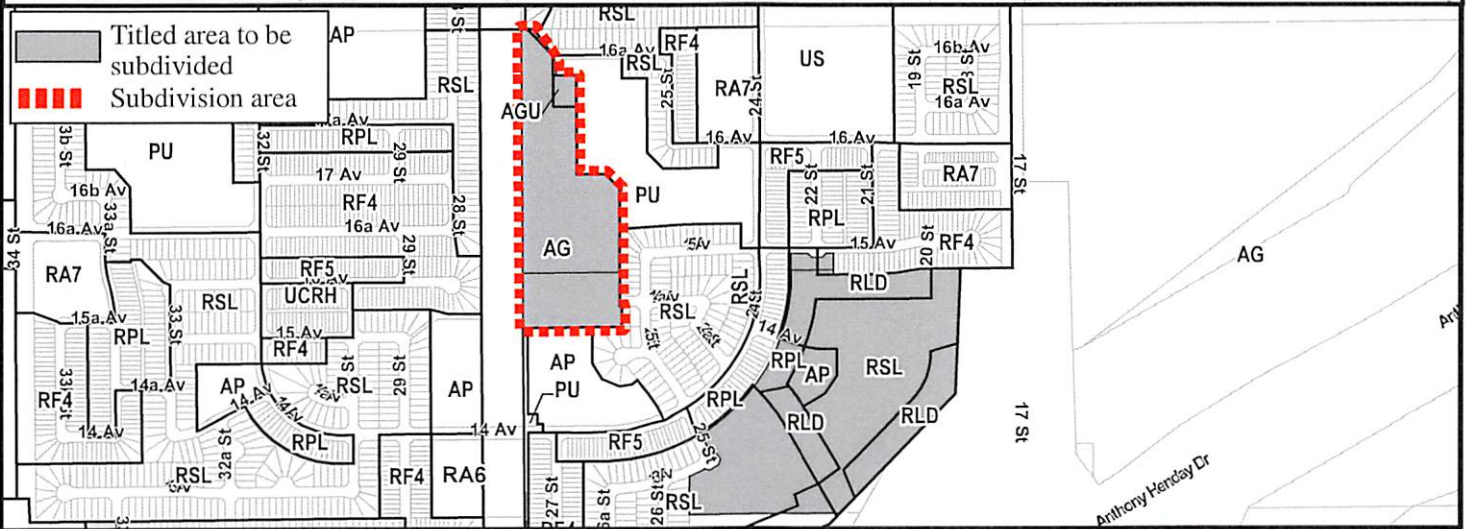
April 30, 2020

LDA 20-0054

- | | | | |
|---|---|---|---|
|  | Limit of proposed subdivision |  | Restrictive covenant re: Freeboard |
|  | Phasing line |  | Restrictive covenant re: Disturbed Soil |
|  | 1.8 m uniform fence as per Zoning Bylaw |  | Zebra marked crosswalk |
|  | 1.8 m uniform fence |  | 1.8 m uniform screen fence |
|  | 1.2 m uniform fence | | |
|  | 1.8 m concrete sidewalk | | |



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

April 30, 2020

File No. LDA20-0090

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) multi-unit housing residential unit and one (1) remnant unit from Lot 31, Block 88, Plan 152 3879, located north of 156 Avenue NW and east of 93 Street NW; **EAUX CLAIRE**

The Subdivision by Phased Condominium is APPROVED on April 30, 2020, 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 subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #357102679-001

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 (\$3,031.00 - 2020 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 applications. For further information regarding development and building permits please contact 311.
- 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).
- Due to the size and configuration of the proposed lot, on-street fire protection will be limited to portions of this site directly fronting 156 Avenue NW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage to the satisfaction of City of Edmonton Fire Rescue Services.
- All municipal services must enter the site through Common Property.

Eaux Claires

TENTATIVE PLAN
 SHOWING
 PHASED CONDOMINIUM DEVELOPMENT
 OF
 LOT 31, BLOCK 88, PLAN 152 3879
 WITHIN
 S.W. 1/4 SEC. 33, TWP. 53, RGE. 24, W. 4th M.
 EDMONTON - ALBERTA



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:

STATUTORY BOUNDARY POINTS SHOWN WITH _____
 AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THEREBY _____

AREAS:

CERTIFICATE OF TITLE AREA = 0.847 ha
 AREA IN PARCEL UNIT AREAS CREATED = 0.414 ha
 NUMBER OF PARCEL CREATED = 1

LOCATION MAP



REGISTERED OWNERS

210067 ALBERTA INC.

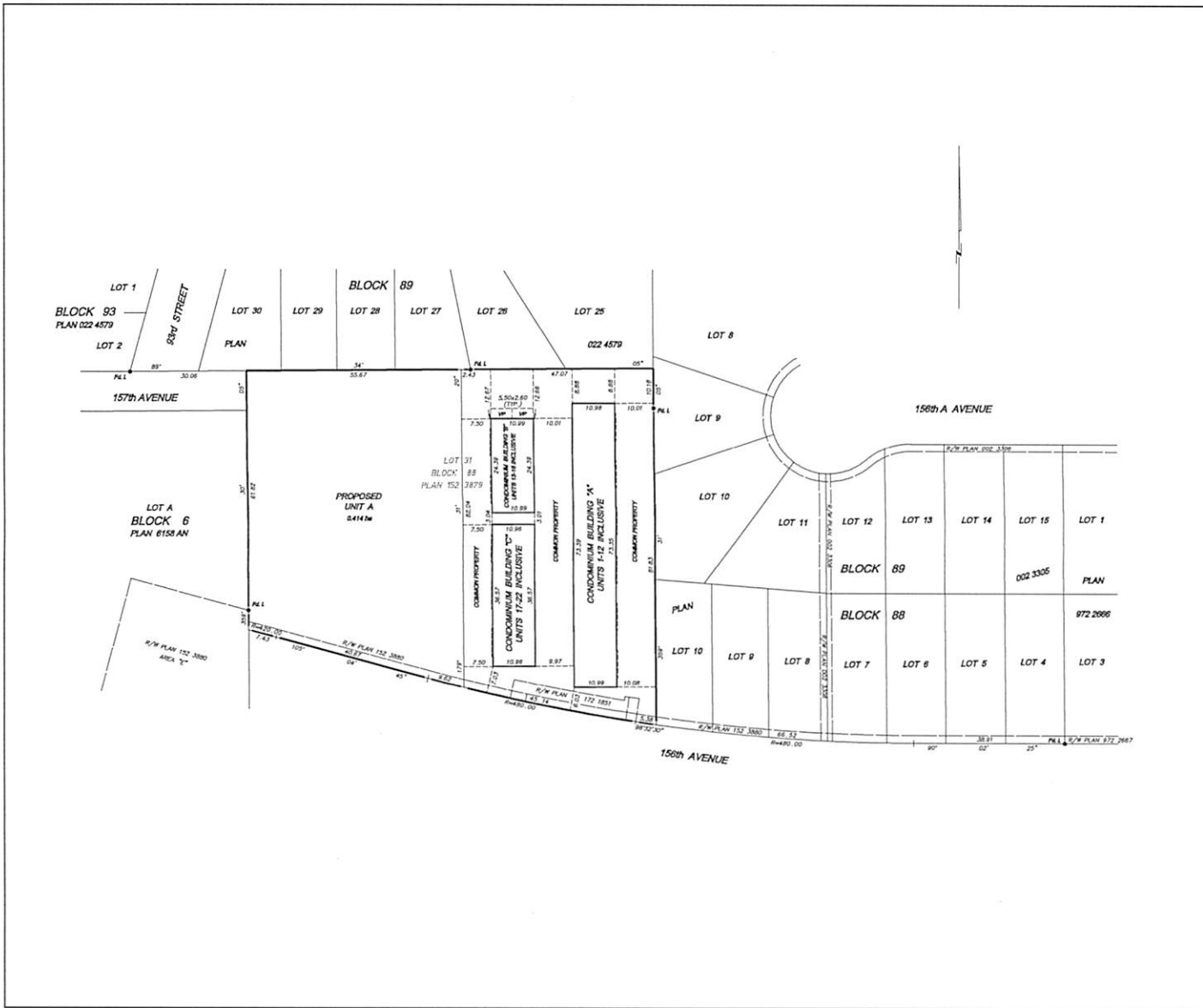
ADDRESS:

8200 - 156 AVENUE NW, EDMONTON, ALBERTA

Alberta Geomatics Inc.

Alberta Geomatics Inc.
 8066 ROYAL ROAD NW
 EDMONTON, ALBERTA T6B 3P9
 email: algon@algon.com
 www.algon.com
 PHONE: (780) 452-8000 FAX: (780) 457-8024

FILE NO: E1580 DRAWING: D0 CHECKED BY: PS DRAWING FILE: E1580.DWG





Subdivision Authority

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

April 30, 2020

File No. LDA20-0094

Jian Liu
15895 13 Avenue SW
Edmonton, AB T6W 2H5

ATTENTION: Jian Liu

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot F, Block 6B, Plan 426 HW, located north of 83 Avenue NW and west of 91 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on April 30, 2020, 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. 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 received comments from adjacent landowners and community members. The land of the application 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 and the comments from adjacent landowners, 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', written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/cs/Posse #350119513-001
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 (\$686.00 - 2020 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 83 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).

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

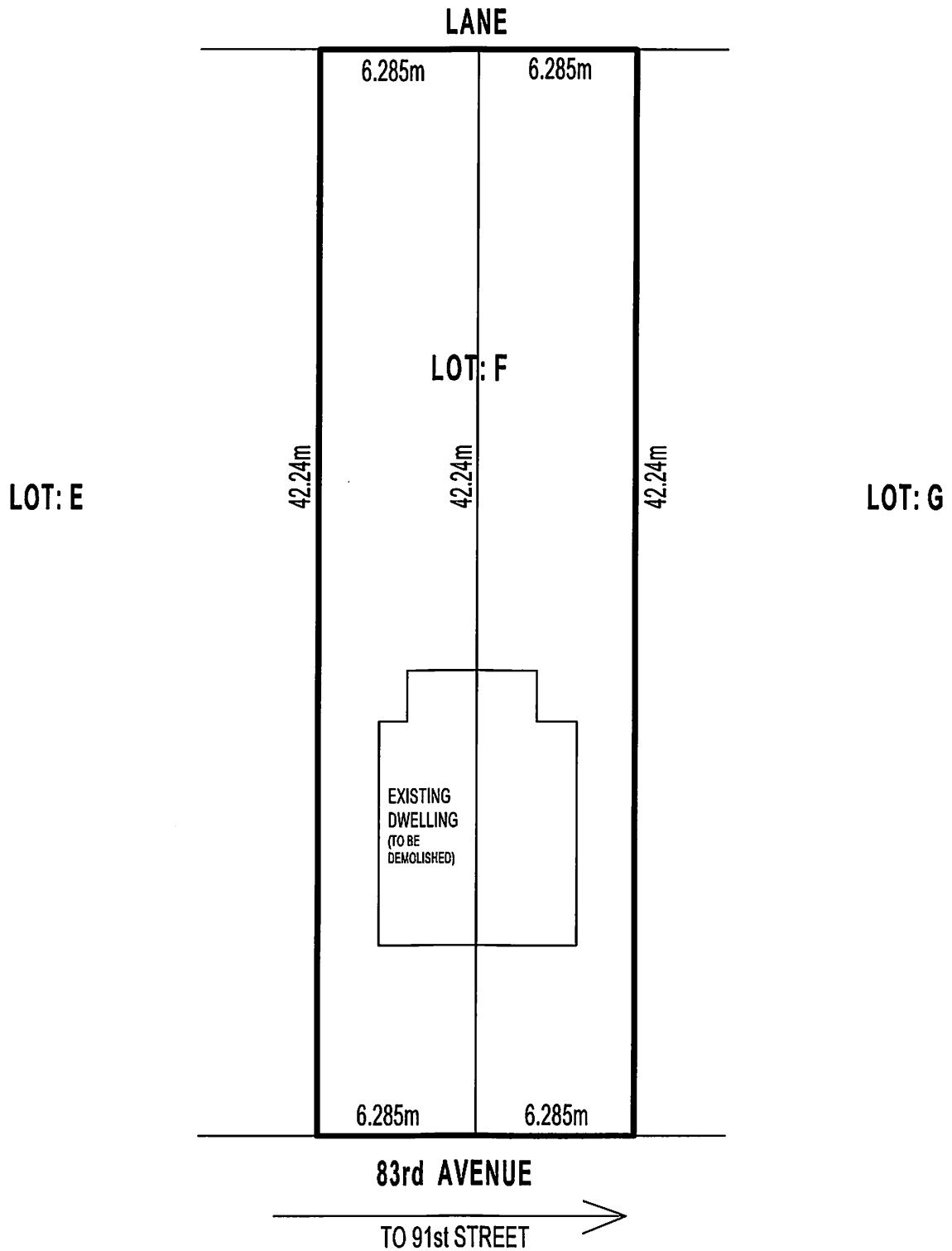
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000),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



9110 - 83 AVENUE, NW, EDMONTON, ALBERTA

LOT: F BLK: 6B PLAN: 426 HW





Subdivision Authority

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

April 30, 2020

File No. LDA20-0101

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12A, Block 110, Plan 192 0822, located north of 87 Avenue NW and east of 98 Street NW;
STRATHCONA

The Subdivision by Plan is APPROVED on April 30, 2020, 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. 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', written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/tv/Posse #358067159-001

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 (\$686.00 - 2020 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 88 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 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).
- 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).



88 AVENUE

10.78

10.83

HOUSE
TO REMAIN

LOT 16A
BLOCK 110

LOT 13A
BLOCK 110
PLAN 872 2370

EAST HALF
OF LOT 12
BLOCK 110
PLAN 114

2.040

LOT 12A
BLOCK 110
PLAN 192 0822

LOT 16B
BLOCK 110

GARAGE
TO REMAIN

1.717

10.83

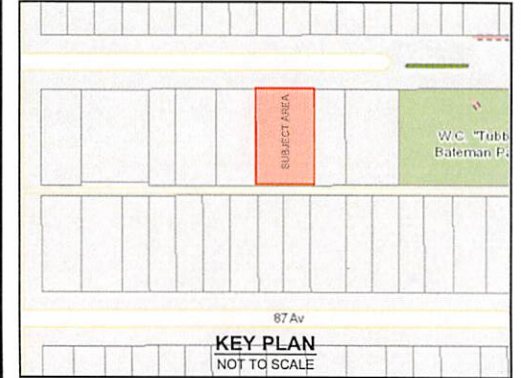
10.83

LANE

ANDREA KREITZ

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 RF2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.078 ha.



REV. NO.	DATE	ITEM	BY
01	MAR. 1920	T-PLAN	CN

REVISIONS

STRATHCONA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 12A, BLOCK 110, PLAN 192 0822

WITHIN THE

N.W. 1/4 SEC. 28 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2020

SCALE: 1:200

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

FILE NO. 61900026T DRAFTED BY: CN CHECKED BY: DS