

Thursday, August 23, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

PRESENT Kyle Witiw, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Kyle Witiw

That the Subdivision Authority Agenda for the August 23, 2018 meeting be adopted.

FOR THE MOTION

Kyle Witiw

CARRIED

2. ADOPTION OF MINUTES

MOVED

Kyle Witiw

That the Subdivision Authority Minutes for the August 16, 2018 meeting be adopted.

FOR THE MOTION

Kyle Witiw

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0078
147250687-001

REVISION of tentative plan of subdivision to create 91 single detached residential lots and 84 semi-detached residential lots, from Lot 2, Block 1, Plan 122 4640, and Lot A, Block 14, Plan 152 0589, located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

MOVED

Kyle Witiw

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Kyle Witiw

CARRIED

2. LDA17-0063
240587688-001

REVISION of conditionally approved tentative plan of subdivision to create 52 single detached residential lots, 40 semi-detached residential lots and two (2) Municipal Reserve lots, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of Chappelle Way SW; **CHAPPELLE**

MOVED

Kyle Witiw

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Kyle Witiw

CARRIED

3.	LDA17-0424 257631333-001	REVISION of Tentative plan of subdivision to create 64 single detached residential lots, from Lot 1, Plan 992 1891 and the SE 31-51-23-W4M, located north of Anthony Henday Drive and west of 17 Street NW; LAUREL
MOVED		Kyle Witiw That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw CARRIED
4.	LDA18-0089 274404202-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 28, Plan 1800 NY, located north of 51 Avenue NW and west of 123 Street NW; LANSDOWNE
MOVED		Kyle Witiw That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw CARRIED
5.	LDA18-0343 285450278-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 10, Plan 2597 KS located north of 82 Avenue NW and east of 148 Street NW; LAURIER HEIGHTS
MOVED		Kyle Witiw That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw CARRIED
6.	LDA18-0347 285226589-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 12, Plan 600 MC, located south of 65 Avenue NW and west of 123 Street NW; GRANDVIEW HEIGHTS
MOVED		Kyle Witiw That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw CARRIED
7.	LDA18-0348 284805019-001	Tentative plan of subdivision to create create one (1) additional single detached residential lot from Lot 1, Block 4, Plan 732 KS, located south of 117A Avenue and west of 133 Street NW; WOODCROFT
MOVED		Kyle Witiw That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw CARRIED
8.	LDA18-0362 286000916-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 37, Plan 1916 HW, located south of 118 Avenue NW and east of 122 Street NW; INGLEWOOD
MOVED		Kyle Witiw That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw CARRIED
9.	LDA18-0367 286073745-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 2, Plan 3751 HW located south of 109 Avenue NW and east of 133 Street NW; NORTH GLENORA

MOVED		Kyle Witiw That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw CARRIED
10.	LDA18-0394 286977714-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 80, Plan 3875 P, located north of Stony Plain Road NW and west of 131 Street NW; GLENORA
MOVED		Kyle Witiw That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw CARRIED
11.	LDA18-0398 287076638-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 86, Plan 6334 HW, located south of 97 Avenue NW and east of 146 Street NW; CRESTWOOD
MOVED		Kyle Witiw That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw CARRIED
12.	LDA18-0404 273762063-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 10, Plan 1324 HW, located north of 72 Avenue NW and west of 112 Street NW; MCKERNAN
MOVED		Kyle Witiw That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw CARRIED
13.	LDA18-0406 287543248-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 3, Plan 8661 T, located south of 130 Avenue NW and east of 121 Street NW; CALDER
MOVED		Kyle Witiw That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:22 a.m.	



Subdivision Authority

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

August 23, 2018

File No. LDA14-0078

Scheffer Andrew Ltd.
12204 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: REVISION of tentative plan of subdivision to create 91 single detached residential lots and 84 semi-detached residential lots, from Lot 2, Block 1, Plan 122 4640, and Lot A, Block 14, Plan 152 0589, located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

This is the third revision to subdivision application LDA14-0078. This approval changes the order of phases compared to the most recent revision approved on January 25, 2018.

I The Subdivision by Plan is APPROVED on August 23, 2018, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$265,525 representing 0.43 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner 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 freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Natural Area, as shown on the "Conditions of Approval" map, Enclosure I;
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 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the proposed Public Utility lot in Phase 1 be dedicated as road right of way 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 (2) 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 3 m hard surface shared use path with "Shared Use" signage, within the Natural Area buffer with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the grading and landscaping of the Natural Area buffer, in accordance with the approved Natural Area Management Plan (NAMP), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provides full site servicing for the MR lot including, 3-phase power and storm services, to the satisfaction of all affected Departments and agencies;
11. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, with Phase 1 of the plan of subdivision, 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);

12. 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;
13. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5202, within residential property lines, for all lots backing onto 167 Avenue to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1 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 Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 66 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands, and post and rail fence within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner will not leave any stockpiles on site, and will grade, level, and seed the MR lot, to the satisfaction of Subdivision and Development Coordination; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkways 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 Lot 2, Block 1, Plan 122 4640 in the amount of \$265,525, representing 0.43 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

The subdivision boundary in Enclosure I is consistent with the original approval dated December 18, 2014. A number of phases have been registered prior to this latest revision, including the dedication of the 2.57 ha MR lot which is registered as Lot 161MR, Block 13, Plan 182 1176.

Subsequent to money in place of MR the existing DRC for Lot 2, Block 1, Plan 122 4640 will be 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,

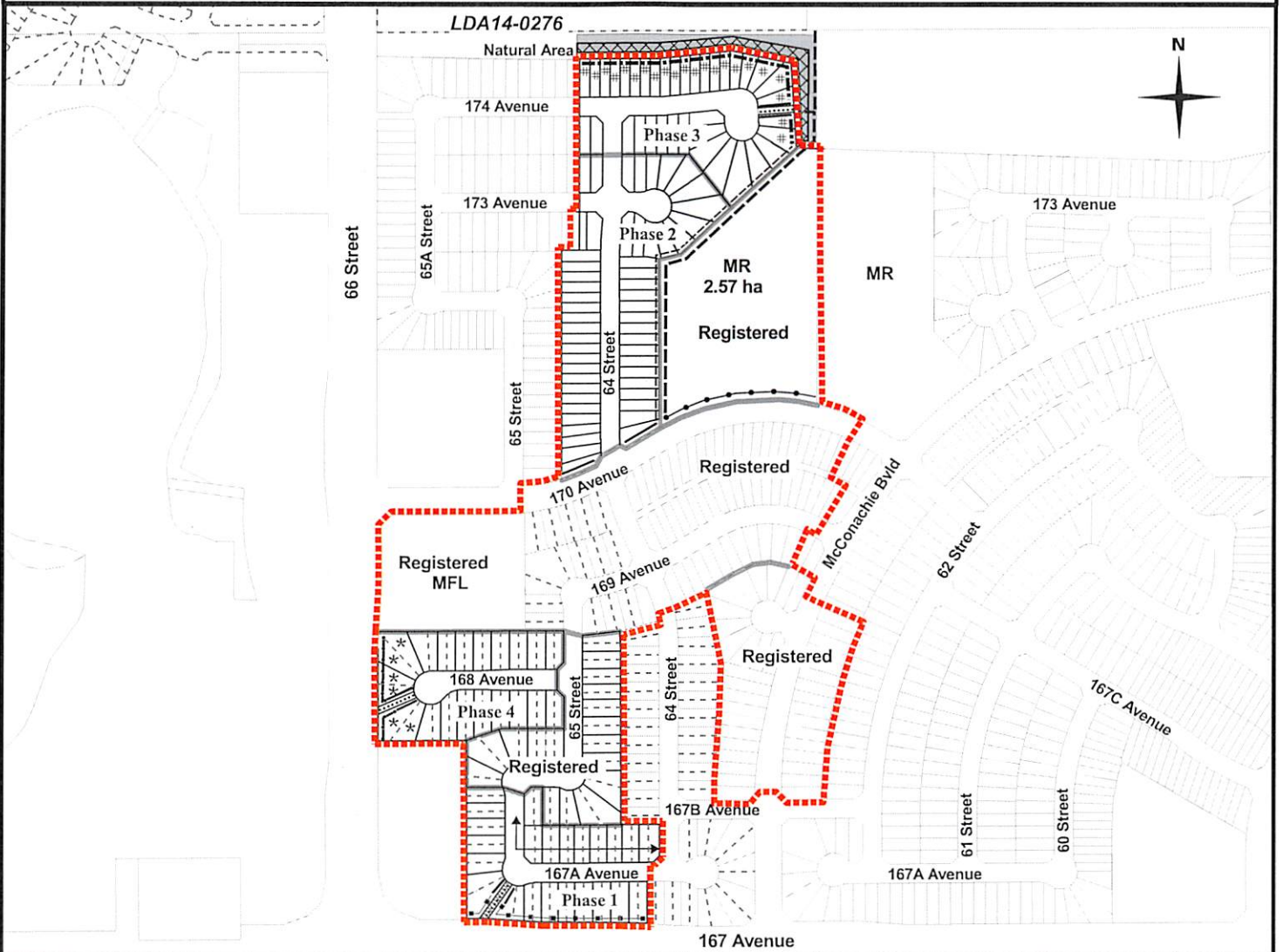


for Blair McDowell
Subdivision Authority

BM/sm/Posse #147250687-001

Enclosure

- | | | | | | |
|---|-------------------------------|---|--|---|----------------------------------|
|  | Limit of proposed subdivision |  | 1.8 m uniform screen fence as per zoning bylaw |  | Dedicate as road right-of-way |
|  | Noise attenuation fence |  | 1.8 m uniform fence |  | Grading and landscaping |
|  | 1.5 m concrete sidewalk |  | 1.2 m uniform fence |  | Temporary 4 m emergency access |
|  | 3 m hard surface shared use |  | Restrictive covenant re: berm |  | Berm and noise attenuation fence |
|  | Post and rail fence |  | Restrictive covenant re: freeboard |  | Include in engineering drawings |
|  | Phase line | | | | |





Subdivision Authority

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

August 23, 2018

File No. LDA17-0063

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 52 single detached residential lots, 40 semi-detached residential lots and two (2) Municipal Reserve lots, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of Chappelle Way SW;
CHAPPELLE

The subdivision boundary is revised to exclude residential lots that were to be withheld from registration until temporary infrastructure was no longer required, as part of the original approval dated October 12, 2017. The configuration of lots has also changed, with the removal of four (4) semi-detached lots and the addition of three (3) single detached lots. This results in an overall decrease of one (1) residential lot.

I The Subdivision by Plan is APPROVED on August 23, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.585 and 0.12 hectare (ha) lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of MR, in the amount of \$1,672,313.50 representing 2.462 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lots, 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 (3) 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 paved residential alley connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination). A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the 0.12 ha MR lot, 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 with lighting, and bollards, within the walkways and 0.585 ha MR lot with connections to existing paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the owner pays for the installation of "no parking" signage on the local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs underground utilities including temporary watermain looping and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the engineering drawings include grading plans for 41 Avenue SW to the satisfaction of Subdivision and Development Coordination;
15. that the owner constructs a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 41 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned land and/or MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Reserve lots and walkways 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 Lot N, Block 99, Plan 152 2816 in the amount of 0.585 ha and 0.12 ha is being provided by dedication with this subdivision. The remaining 0.045 ha of MR will be dedicated under a future subdivision application, when the temporary alley connection is no longer required and Lot 1, Plan 962 1481 can be developed.

Money in place of MR is owed in the amount of \$1,672,313.50, representing 2.462 ha. The 2.462 ha accounts for the dedication of MR and ER with conditionally approved subdivisions LDA16-0167 and LDA16-0169. The amount may be adjusted with the dedication of road right of way between the top of bank roadway and the urban development line.

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,



for Blair McDowell
Subdivision Authority
















BM/mb/Posse #240587688-001

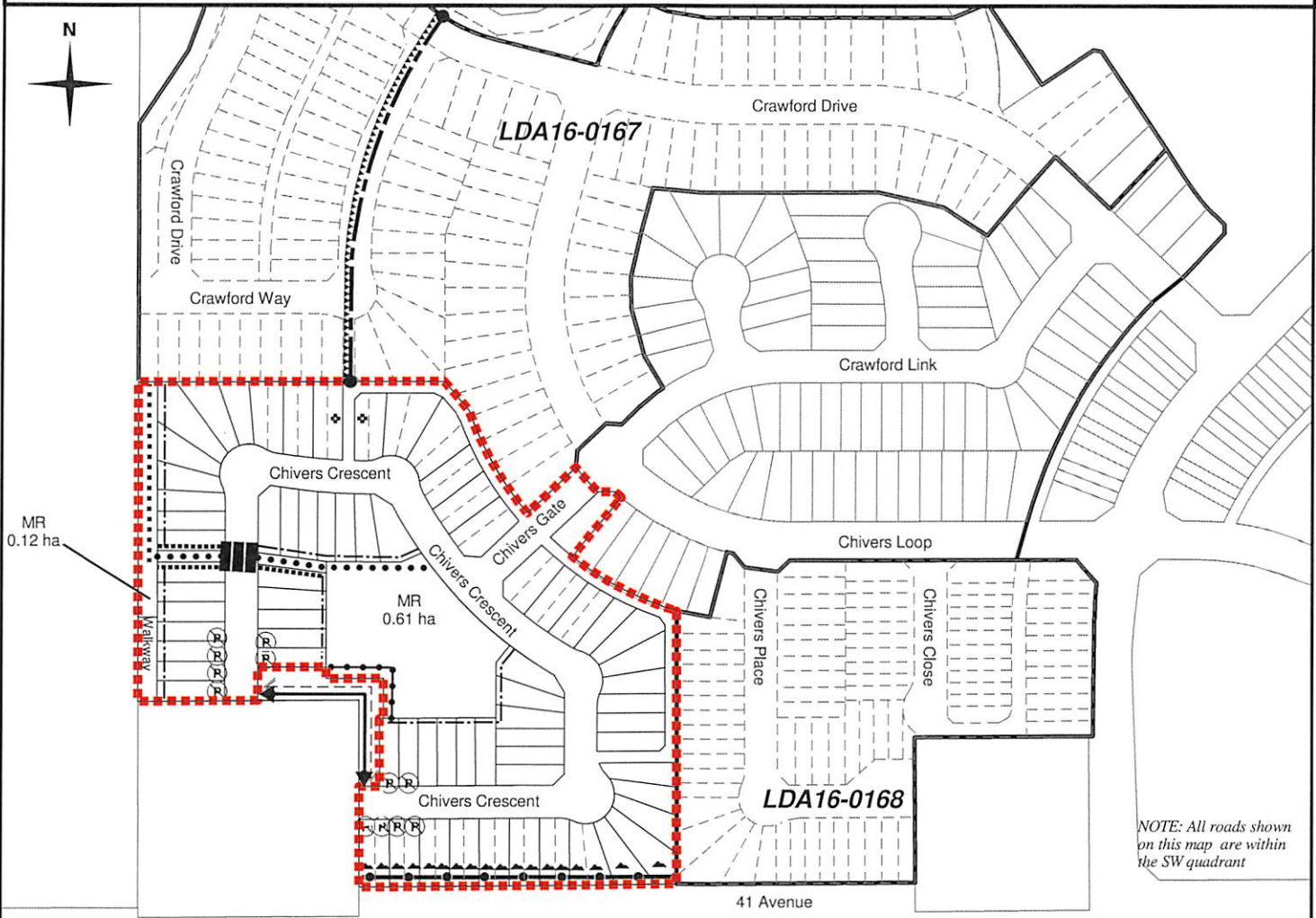
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

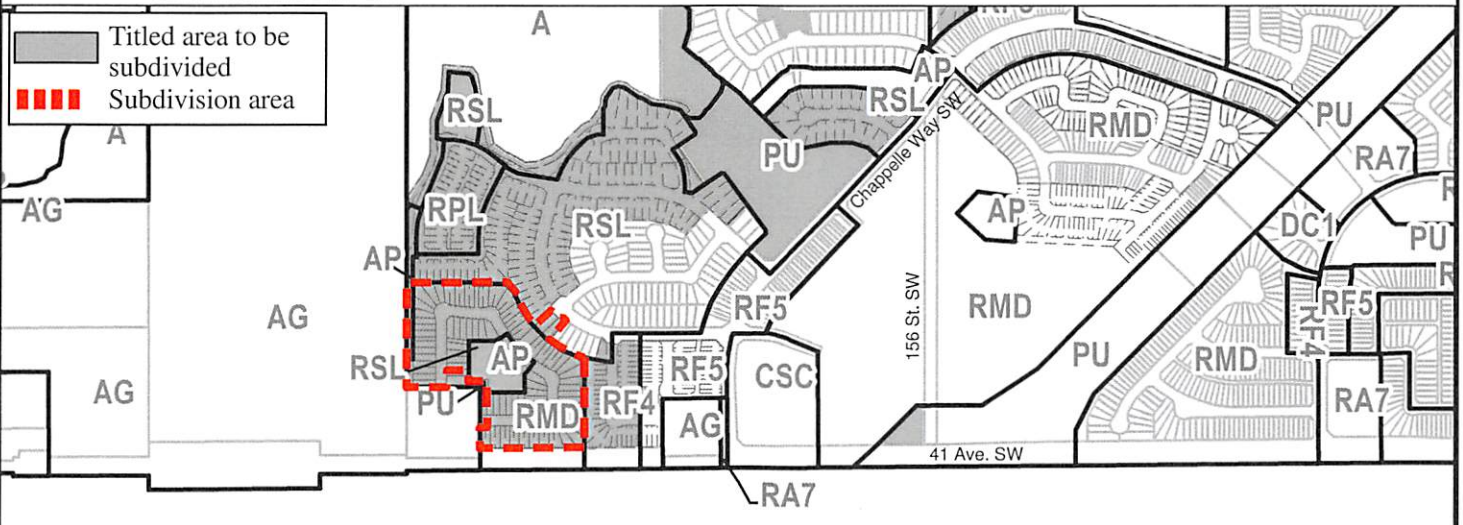
August 23, 2018

LDA17-0063

- | | | | | | |
|---|--|---|---|---|----------------------------------|
|  | Limit of proposed subdivision |  | 3 m hard surface shared use path |  | Berm and noise attenuation fence |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Temporary 6 m residential alley |  | No Parking signage |
|  | 1.5 m concrete sidewalk |  | Zebra marked crosswalk |  | Storm sewer extension |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Disturbed Soil |  | Major drainage infrastructure |
|  | Watermain extension |  | Restrictive covenant re: Berm and Fence | | |
|  | Post and rail fence | | | | |



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





August 23, 2018

File No. LDA17-0424

Qualico Communities
280-3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: REVISION of tentative plan of subdivision to create 64 single detached residential lots, from Lot 1, Plan 992 1891 and the SE 31-51-23-W4M, located north of Anthony Henday Drive and west of 17 Street NW; **LAUREL**

The application has revised the conditional approval dated December 7, 2017 by reducing the number of lots from 65 to 64 single detached residential lots, changing the phasing boundary, reorienting the lots on the east side of 25 Street NW, and excluding a portion of 14A Avenue NW from the subdivision boundary because it is also included in LDA17-0498.

I The Subdivision by Plan is APPROVED on August 23, 2018, 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 the approved subdivision LDA17-0498 be registered prior to or concurrent with this application for the logical extension of roadway connections;
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 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 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 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pays for the installation of "no parking" signage on the local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 walkway 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 the SE 31-51-23-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA14-0313. The DRC will carry forward on the remainder of the title.

MR for Lot 1, Plan 992 1891 was addressed by dedication with LDA14-0284.

Please be advised that this approval is valid for one (1) year from the date on this letter. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.








Regards,

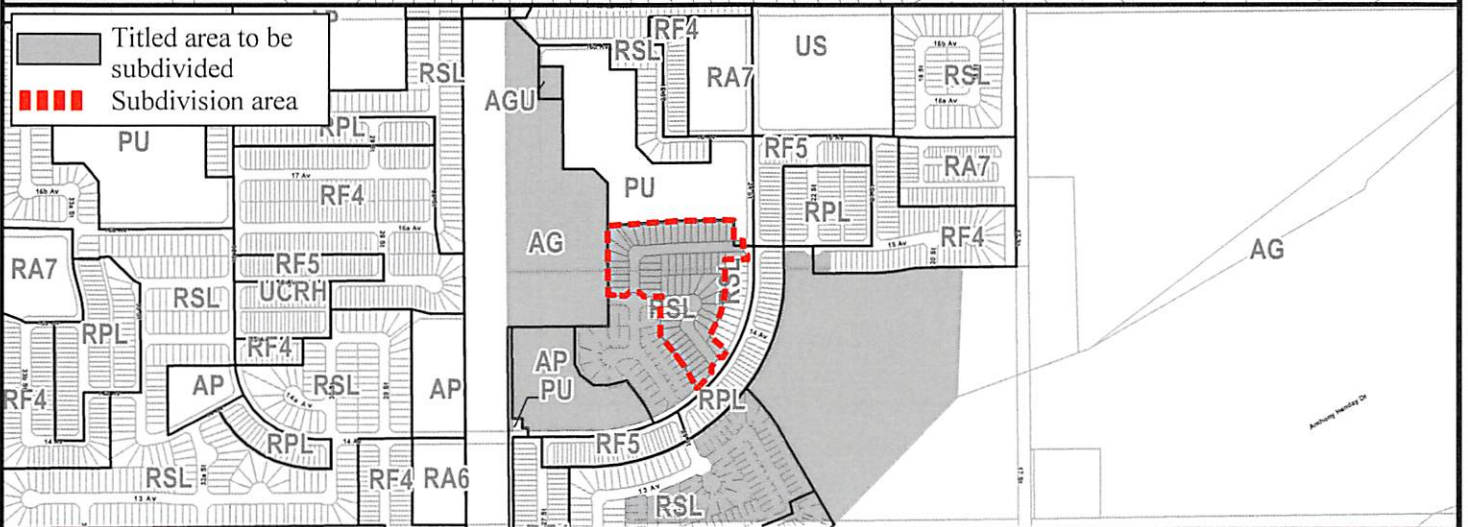
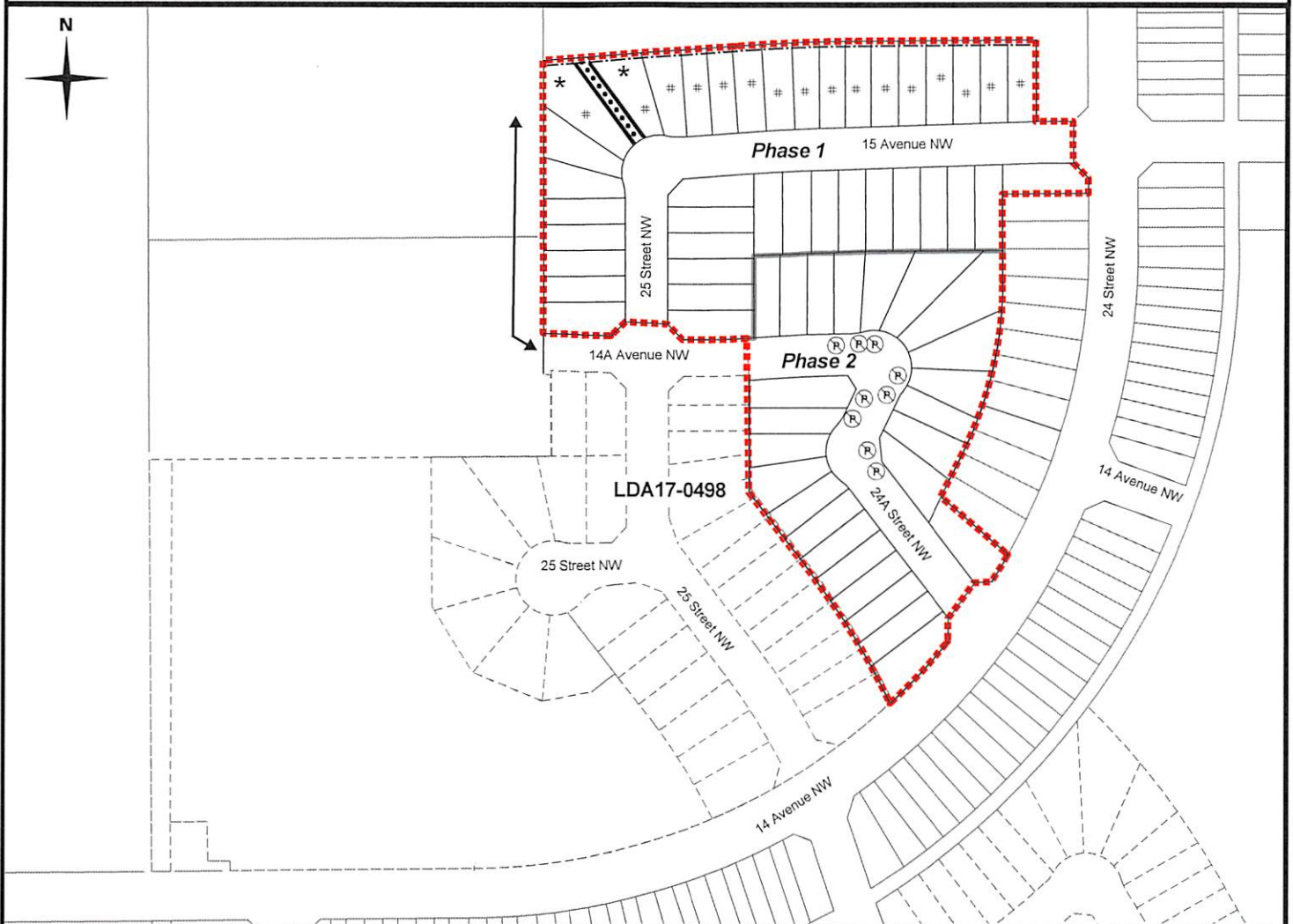


for Blair McDowell
Subdivision Authority

BM/gq/Posse #257631333-001

Enclosure

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | 1.5 m concrete sidewalk |
|  | Phasing line |  | Temporary 6 m roadway |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 1.2 m uniform fence |
| # | Restrictive Covenant re: Freeboard | * | Restrictive Covenant re: Disturbed Soil |
|  | No parking signage | | |





Subdivision Authority

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

August 23, 2018

File No. LDA18-0089

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 25, Block 28, Plan 1800 NY, located north of 51 Avenue NW and west of 123 Street NW;
LANSDOWNE

The Subdivision by Plan is APPROVED on August 23, 2018, 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;
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,

for Blair McDowell
Subdivision Authority

BM/cs/Posse #274404202-001
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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

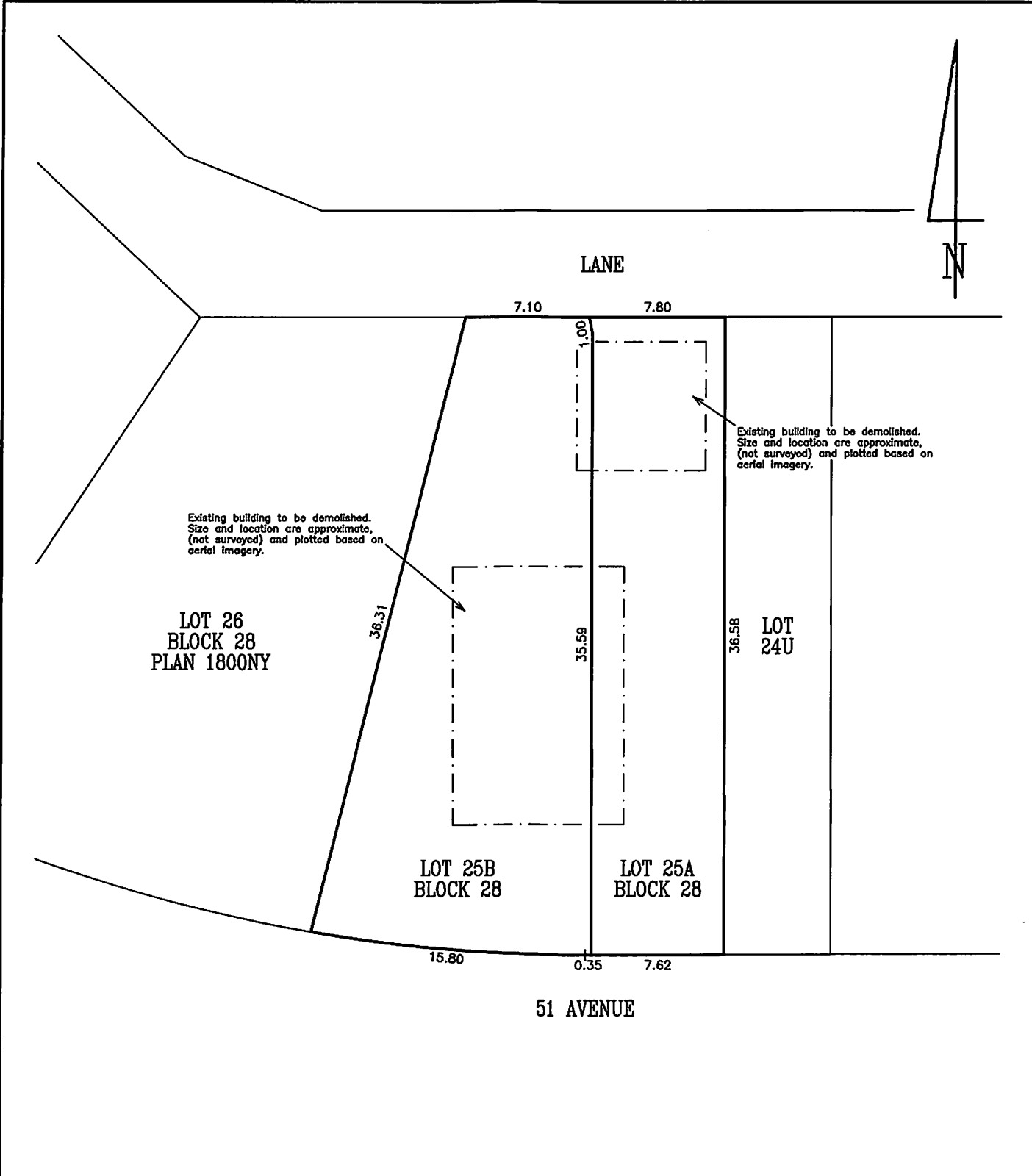
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 51 Avenue NW. Upon redevelopment of proposed Lot 25A, the existing residential access to 51 Avenue NW must be 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 7.3 m west of the east property line of Lot 25 off of the lane. The existing storm service enters the proposed subdivision approximately 11.7 m west of the east property line of Lot 25 off 51 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 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).



TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
ALI HASSAN

SHOWING PROPOSED SUBDIVISION OF
LOT 25, BLOCK 28, PLAN 1800NY
12412 - 51 AVENUE
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

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

SCALE 1:300 | JOB NO. 10043LTO | AUG. 20, 2018.



Subdivision Authority

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

August 23, 2018

File No. LDA18-0343

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 18, Block 10, Plan 2597 KS located north of 82 Avenue NW and east of 148 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on August 23, 2018, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling 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
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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read 'WITW', with a long horizontal line extending to the left.

for Blair McDowell
Subdivision Authority

BM/gq/Posse #285450278-001
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 (\$662.00 - 2018 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.
- There is an existing access to 148 Street NW. Upon redevelopment of Lot 18B, the existing residential access to 148 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

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 11.6 m north of the south property line of Lot 18 off the lane. The existing storm service enters the proposed subdivision approximately 10.36 m north of the south property line of Lot 18 off 148 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.
- 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

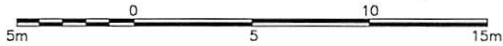
SHOWING SUBDIVISION OF

LOT 18, BLOCK 10, PLAN 2597 K.S.

IN THE
S.E.1/4 SEC.26-52-25-4

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: E.S.D.

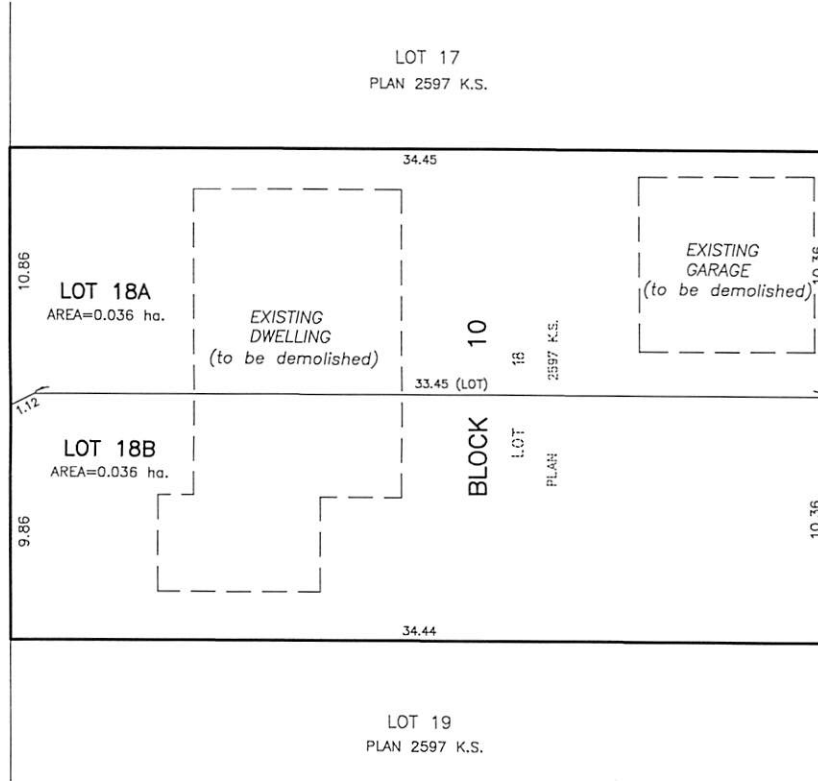
CALC'D. BY: -

DATE: JUNE 18, 2018
REVISED: -

FILE NO. 18S0475

DWG.NO. 18S0475T

TO 82nd AVENUE
148th STREET



LANE



Subdivision Authority

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

August 23, 2018

File No. LDA18-0347

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

ATTENTION: William Yin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 12, Plan 600 MC, located south of 65 Avenue NW and west of 123 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is **APPROVED** on August 23, 2018, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling 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
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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

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

For
Blair McDowell
Subdivision Authority

BM/sm/Posse #285226589-001

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 (\$662.00 - 2018 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.
- There is an existing access to 65 Avenue NW. Upon redevelopment of proposed easterly lot, the existing residential access to 65 Avenue 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

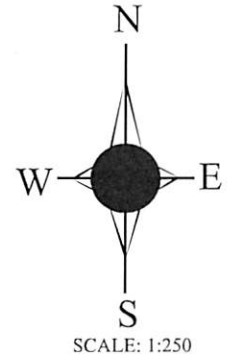
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

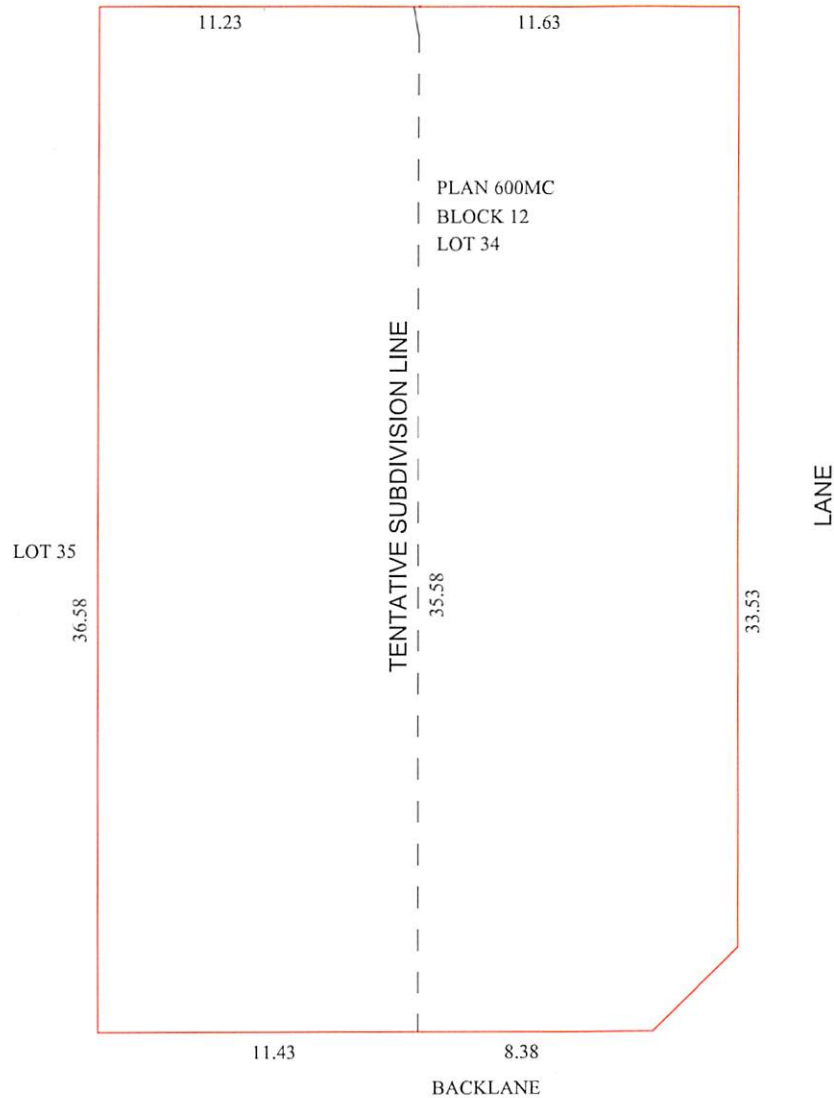
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.0 m east of the west property line of Lot 34 off of the lane. The existing storm service enters the proposed subdivision approximately 11.4 m west of the east property line of Lot 34 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.
- 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 SUBDIVISION PLAN FOR
LOT 34 BLOCK 12 PLAN 600MC
12307-65 AVE. NW
CITY OF EDMONTON

DATUM: ASCM ELEV: _____ m
TO ALL ELEVATIONS SHOWN, ADD: 60000m
22 AUGUST 2018



65 AVENUE





Subdivision Authority

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

August 23, 2018

File No. LDA18-0348

LN Land Development Technologies Inc.
101 - 10634 178 Street NW
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create create one (1) additional single detached residential lot from Lot 1, Block 4, Plan 732 KS, located south of 117A Avenue and west of 133 Street NW;
WOODCROFT

The Subdivision by Plan is APPROVED on August 23, 2018, 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; 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', with a horizontal line drawn through it.

for
Blair McDowell
Subdivision Authority

BM/sm/Posse #284805019-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

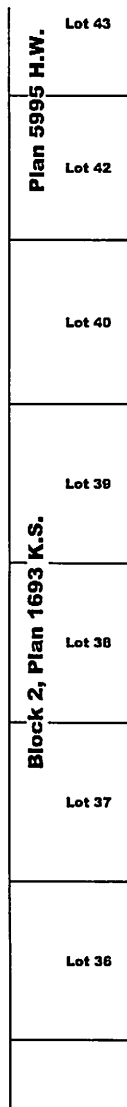
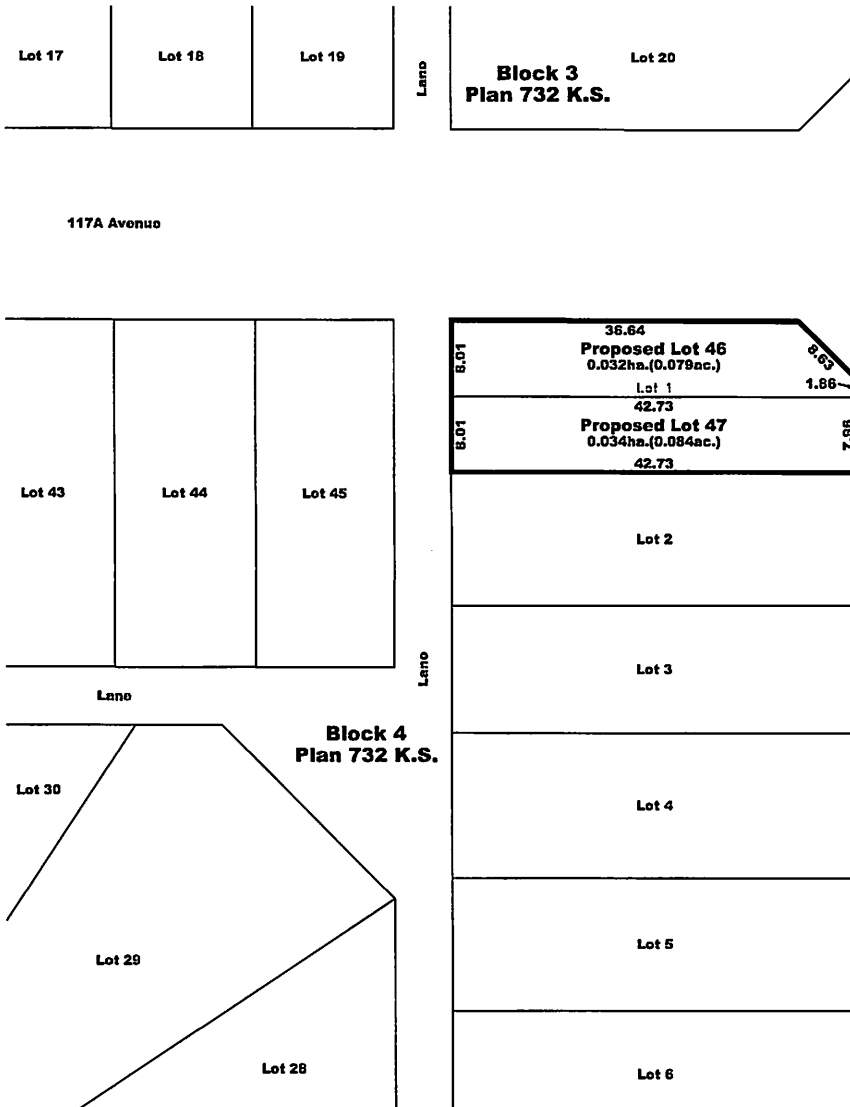
- There are existing boulevard trees adjacent to the site on 117A Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 117A Avenue NW. Upon redevelopment of proposed Lot 46, the existing residential access to 117A Avenue 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 0.78 m north of the south property line of Lot 1 off the lane. The existing storm service enters the proposed subdivision approximately 6.86 m south of the north property line of Lot 1 off 133 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.
- 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).



LEGEND
 Area to be registered under this plan shown thus . . . and contains 0.066ha. (0.163ac.)
 Distances shown are in metres and decimals thereof.

TENTATIVE PLAN
 SHOWING A PROPOSED
SUBDIVISION
 OF
Lot 1, Block 4, Plan 732 K.S.
 all within the
 N.E. 1/4 OF SEC. 12, TWP. 53, RGE. 25, W4M.
CITY OF EDMONTON
ALBERTA

10 0 10 20 30 metres
 SCALE 1:500

DWG NO. LN005028-001-TN_0	JOB NO. LN5028	LN LAND DEVELOPMENT TECHNOLOGIES Edmonton, Alberta Phone: 780-488-9064 Fort McMurray, Alberta Phone: 780-791-0075 Lacombe, Alberta Phone: 403-782-5358
DWN: P.H.	DATE: June 12, 2018	
CKD: M.M.	PAPER SIZE: 11"x17"	



Subdivision Authority

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

August 23, 2018

File No. LDA18-0362

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 2, Block 37, Plan 1916 HW, located south of 118 Avenue NW and east of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on August 23, 2018, 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; 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', with a horizontal line drawn through it.

For
Blair McDowell
Subdivision Authority

BM/sm/Posse #286000916-001

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 (\$662.00 - 2018 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 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (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 6.2 m south of the north property line of Lot 2 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).
- There is an existing power pole that may interfere with access to the proposed Lot 2A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole 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).

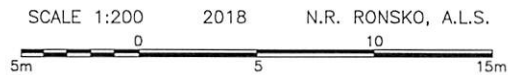
TENTATIVE PLAN

SHOWING SUBDIVISION OF

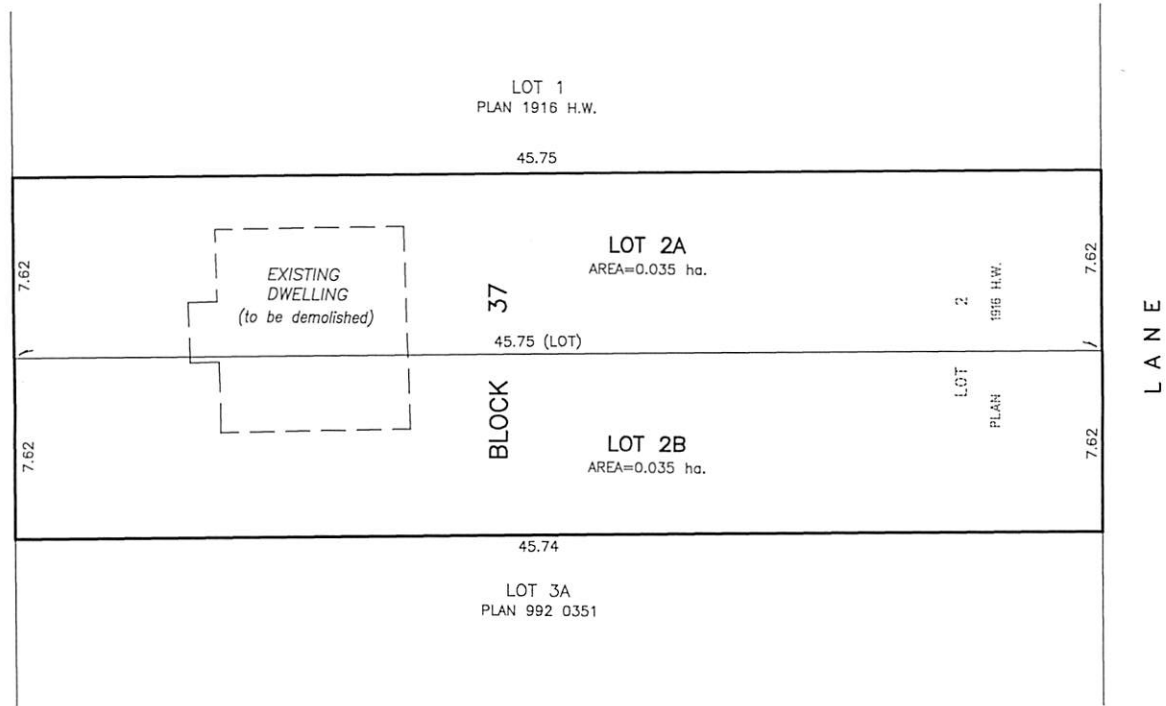
LOT 2, BLOCK 37, PLAN 1916 H.W.

IN THE
N.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA



TO 118th AVENUE
122nd STREET



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: E.S.D.

CALC'D. BY: -

DATE: JUNE 25, 2018
REVISED: -

FILE NO. 18S0508

DWG.NO. 18S0508T



Subdivision Authority

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

August 23, 2018

File No. LDA18-0367

Imran Lila
15047 118 Avenue NW
Edmonton, AB T5V 1H9

ATTENTION: Imran Lila

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 2, Plan 3751 HW located south of 109 Avenue NW and east of 133 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on August 23, 2018, 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.

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', with a horizontal line drawn through it.

for
Blair McDowell
Subdivision Authority

BM/gq/Posse #286073745-001
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 (\$662.00 - 2018 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 133 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (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

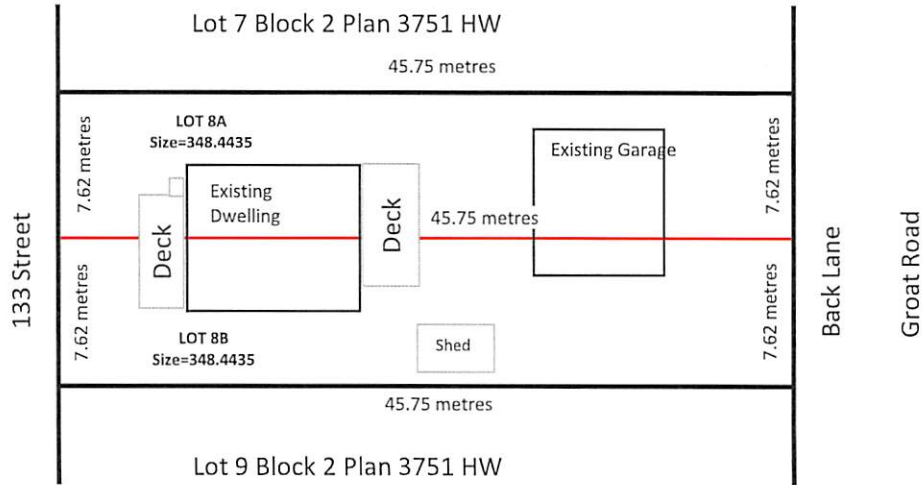
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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, sanitary and storm) enter the proposed subdivision approximately 4.06 m north of the south property line of Lot 8 off 133 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 8 Block 2 Plan 3751 HW Edmonton, Alberta

Proposed Subdivision



Contact Information:

Cell: 780-709-7436
Address: 15047 118 Avenue
Edmonton AB T5V1H9

*All existing buildings are to be demolished





Subdivision Authority

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

August 23, 2018

File No. LDA18-0394

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 2, Block 80, Plan 3875 P, located north of Stony Plain Road NW and west of 131 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on August 23, 2018, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 2B (contact EPCOR Water Services at 780-412-3955);
2. 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;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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,

for
Blair McDowell
Subdivision Authority

BM/cs/Posse #286977714-001

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 (\$662.00 - 2018 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.
- There is an existing access to 131 Street NW. Upon redevelopment of proposed Lot 2B, the existing residential access to 131 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

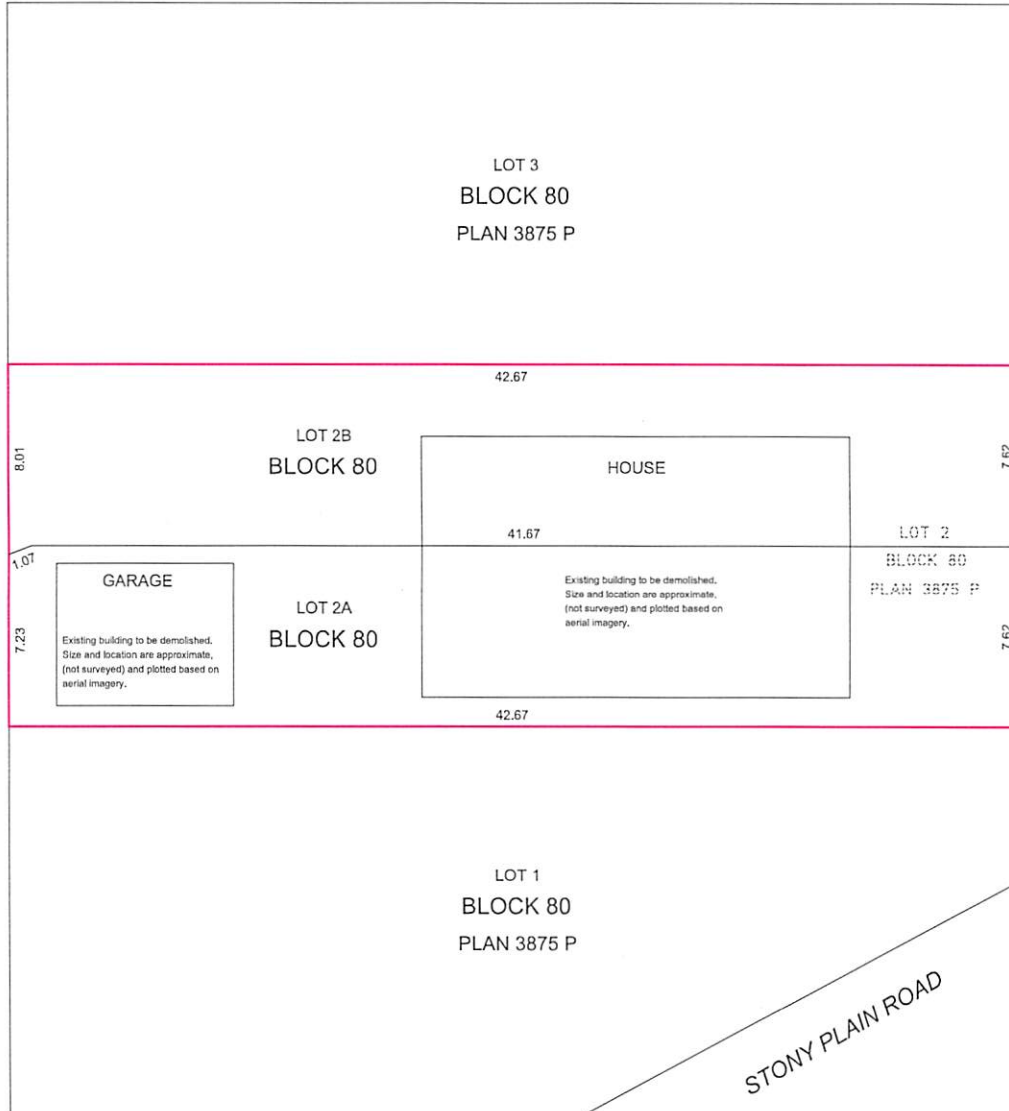
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 7.51 m south of the north property line of Lot 2 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).

105 AVENUE

LOT 3
BLOCK 80
PLAN 3875 P



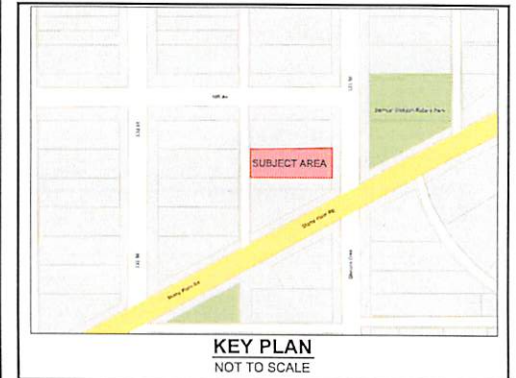
LANE

131 STREET

TANIS Mac MILLAN

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 RFP1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____
- AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
1	AUG. 21, 2018	ADD DEFLECTION TO BACK OF PROPERTY LINE	AN
0	JULY 05, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

GLENORA

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 2, BLOCK 80, PLAN 3875 P

WITHIN THE RIVER LOT 2 - EDMONTON SETTLEMENT

S.E. 1/4 SEC. 1 - TWP. 53 - 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.	61800110T	DRAFTED BY:	AN	CHECKED BY:	DS
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Subdivision Authority

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

August 23, 2018

File No. LDA18-0398

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 15, Block 86, Plan 6334 HW, located south of 97 Avenue NW and east of 146 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on August 23, 2018, 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', with a stylized flourish.

for Blair McDowell
Subdivision Authority

BM/mb/Posse #287076638-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

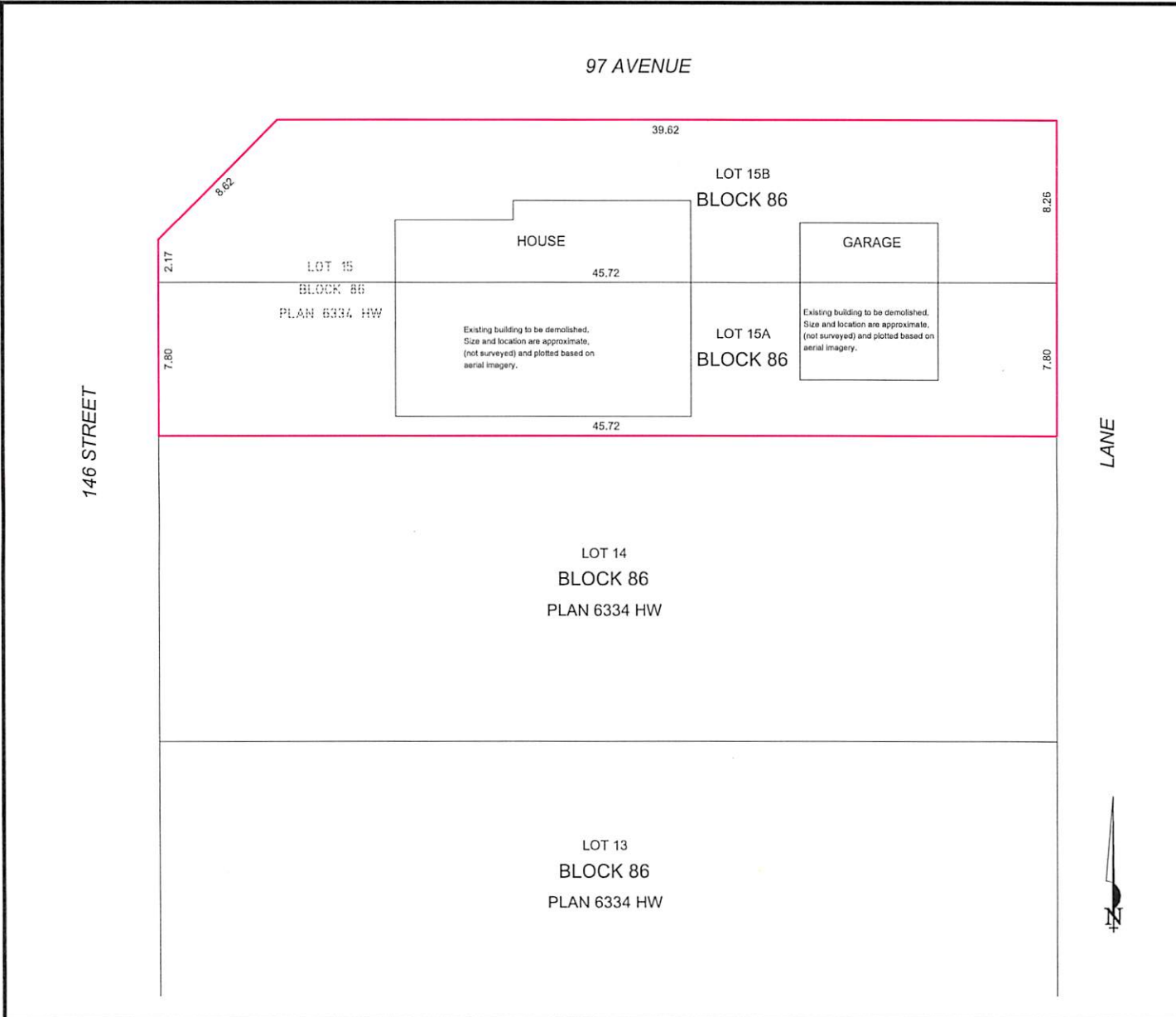
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 97 Avenue NW. Upon redevelopment of proposed Lot 15B, the existing residential access to 97 Avenue NW must be 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.

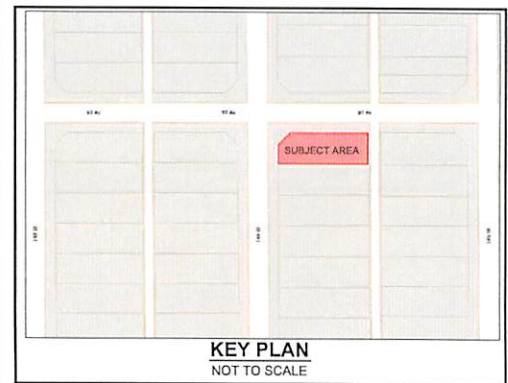
Servicing

- 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 3.57 m north of the south property line of Lot 15 off of the lane. The existing storm service enters the proposed subdivision approximately 7.80 m south of the north property line of Lot 15 off 146 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 an existing power pole that will interfere with access to the proposed Lot 15B. 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).



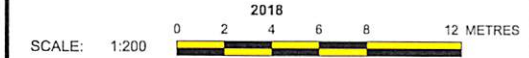
HARDWELL HOMES

- 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 RF1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
 - AND CONTAINS: 0.072 ha.



REV. NO.	DATE	ITEM	BY
0	JULY 06, 2018	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

CRESTWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 15, BLOCK 86, PLAN 6334 HW
WITHIN THE
N.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4th MER.
EDMONTON - ALBERTA





Subdivision Authority

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

August 23, 2018

File No. LDA18-0404

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 10, Plan 1324 HW, located north of 72 Avenue NW and west of 112 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on August 23, 2018, 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 western lot; 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,


For
Blair McDowell
Subdivision Authority

BM/sm/Posse #273762063-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

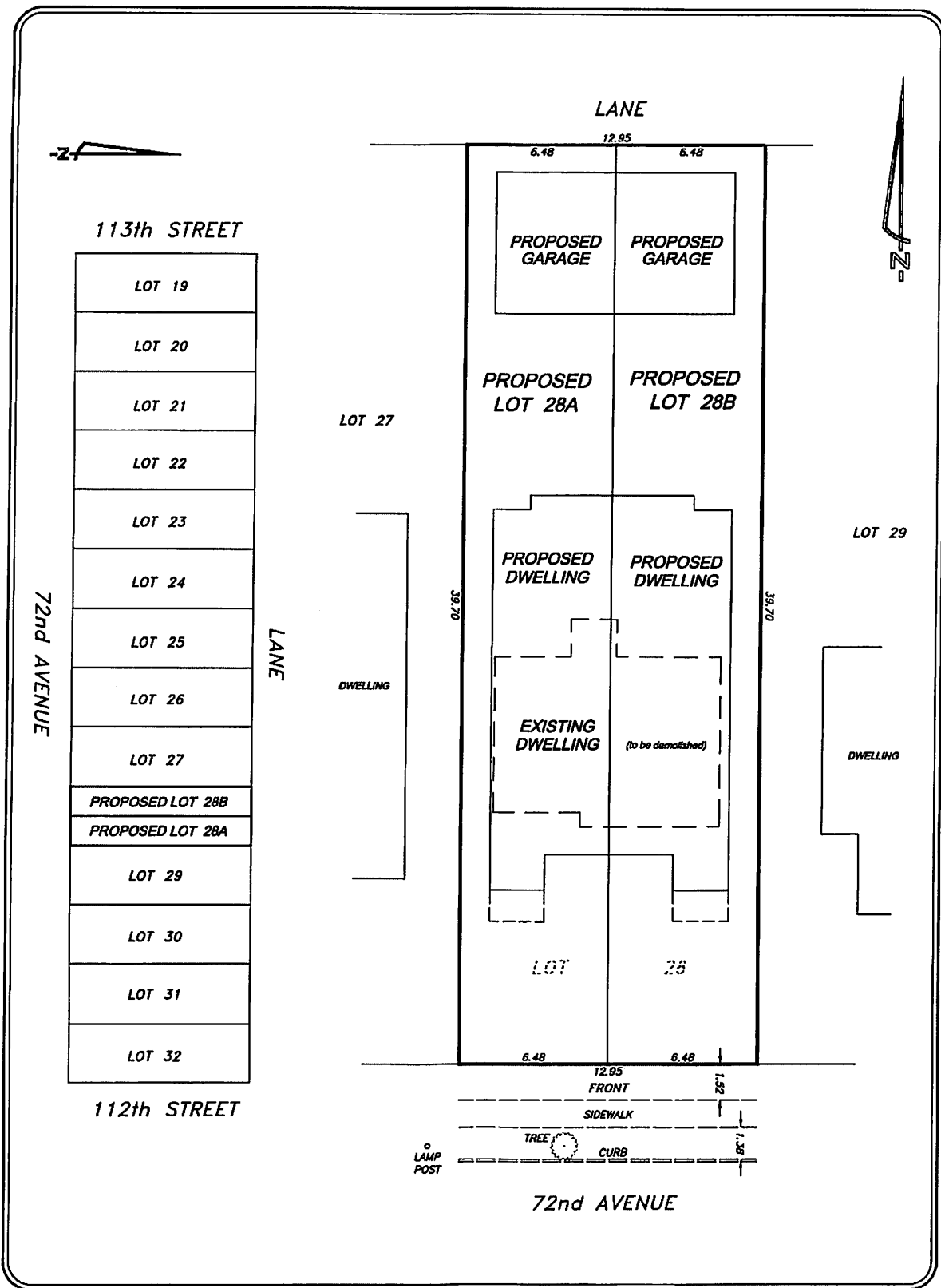
- There are existing boulevard trees adjacent to the site on 72 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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 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 5.0 m west of the east property line of Lot 28 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

6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@al.us.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p> <p>THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p>
LOT: 28 BLOCK: 10 PLAN: 1324 HW		
SUBDIVISION: MCKERNAN ADDRESS: 11218 - 72 AVENUE		
BUILDER/OWNER: MBS HOLDINGS INC. EDMONTON		
ZONING: RF3		
FILE: E13096	LOT AREA: 0.051 ha.	SCALE: 1:200
DRAWN BY: J.K.	CHECKED BY: P.S./I.H.	2018-07-13



Subdivision Authority

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

August 23, 2018

File No. LDA18-0406

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 3, Plan 8661 T, located south of 130 Avenue NW and east of 121 Street NW; CALDER

The Subdivision by Plan is APPROVED on August 23, 2018, 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

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

for
Blair McDowell
Subdivision Authority

BM/cs/Posse #287543248-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

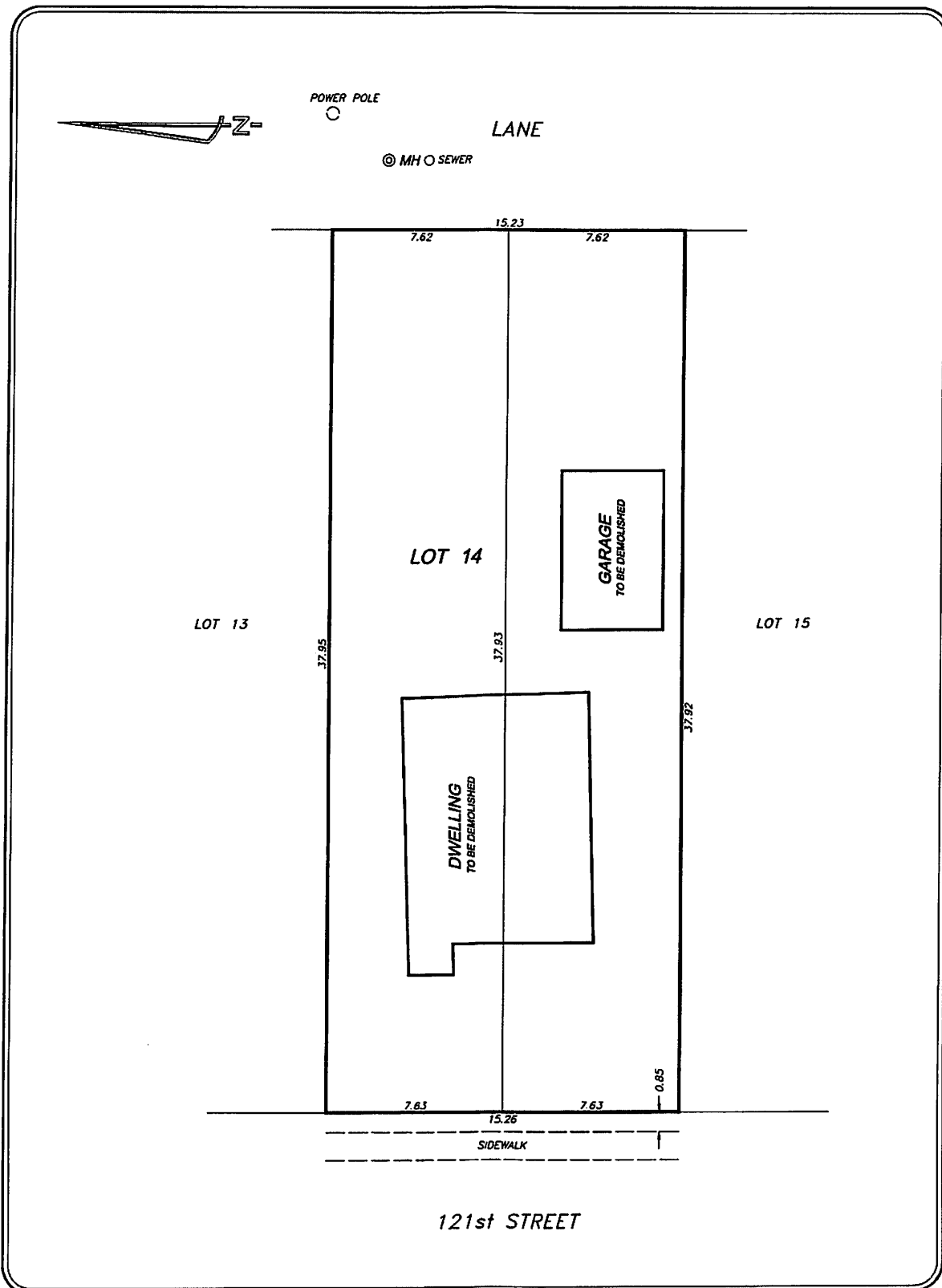
- There are existing boulevard trees adjacent to the site on 121 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance 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 7.0 m south of the north property line of Lot 14 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 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

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			NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2
			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 THE LOCAL AUTHORITY. ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.			
LOT: 14	BLOCK: 3	PLAN: 8661 T	ZONING: RF1
SUBDIVISION: CALDER		ADDRESS: 12945 - 121 STREET	
BUILDER/OWNER: TECH VIEW HOMES LTD.		EDMONTON	
FILE: E16223	LOT AREA: 0.06 ha.	SCALE: 1:200	DRAWN BY: J.K.
		CHECKED BY: I.H./P.S.	2018-07-11