

Thursday, October 31, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

| | | |
|----------------|---|--|
| PRESENT | Blair McDowell, Chief Subdivision Officer | |
| 1. | ADOPTION OF AGENDA | |
| MOVED | Blair McDowell | |
| | That the Subdivision Authority Agenda for the October 31, 2019 meeting be adopted. | |
| FOR THE MOTION | Blair McDowell | CARRIED |
| 2. | ADOPTION OF MINUTES | |
| MOVED | Blair McDowell | |
| | That the Subdivision Authority Minutes for the October 24, 2019 meeting be adopted. | |
| FOR THE MOTION | Blair McDowell | CARRIED |
| 3. | OLD BUSINESS | |
| 4. | NEW BUSINESS | |
| 1. | LDA19-0369 339572826-001 | Tentative plan of subdivision to create 29 single detached residential lots and two (2) multi-unit housing lots (MHL) from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; KESWICK |
| MOVED | Blair McDowell | |
| | That the application for subdivision be Approved as Amended. | |
| FOR THE MOTION | Blair McDowell | CARRIED |
| 2. | LDA19-0370 339572826-001 | Tentative plan of subdivision to create 30 row housing lots and one (1) multi-unit housing lot (MHL) from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; KESWICK |
| MOVED | Blair McDowell | |
| | That the application for subdivision be Approved as Amended. | |
| FOR THE MOTION | Blair McDowell | CARRIED |

| | | |
|----------------|---|---|
| 3. | LDA12-0352 128484091-001 | REVISION of conditionally approved tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from portions of roadway to be closed, Lot A, Block A, Plan 112 4483 and Lot 2, Block 2, Plan 122 2662 located west of James Mowatt Trail SW and south of 26 Avenue SW; HERITAGE VALLEY TOWN CENTRE |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 4. | LDA14-0394 159596579-001 | REVISION of conditionally approved plan of subdivision to create 40 single detached residential lots, 12 semi-detached residential lots, 23 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) commercial lot, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; EDGEMONT |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | LDA16-0553 235598460-001 | REVISION of conditionally approved tentative plan of subdivision to create 227 single detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST and CRYSTALLINA NERA WEST |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 6. | LDA19-0399 339502199-001 | Tentative plan to subdivide a 0.069 ha parcel from Lots 15-20, Block 2, Plan 6417 AS and consolidate that parcel with adjacent Lots 13-14, Block 2, Plan 6417 AS, located north of 97 Avenue NW and west of 102 Street NW; ROSSDALE |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 7. | LDA19-0402 341551726-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 9, Plan 1366 HW, located south of 73 Avenue and east of 112 Street; MCKERNAN |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | ADJOURNMENT The meeting adjourned at 10:15 a.m. | |



Subdivision Authority

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

October 31, 2019

File No. LDA19-0369

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 29 single detached residential lots and two (2) multi-unit housing lots (MHL) from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on October 31, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) 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 construct two lanes of Ellerslie Road SW to an arterial roadway standard, from the ECO Station access located east of Rabbit Hill Road SW to 141 Street SW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct Kiriak Link SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 21-51-25-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will carry forward on the remainder of the Title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #339572826-001

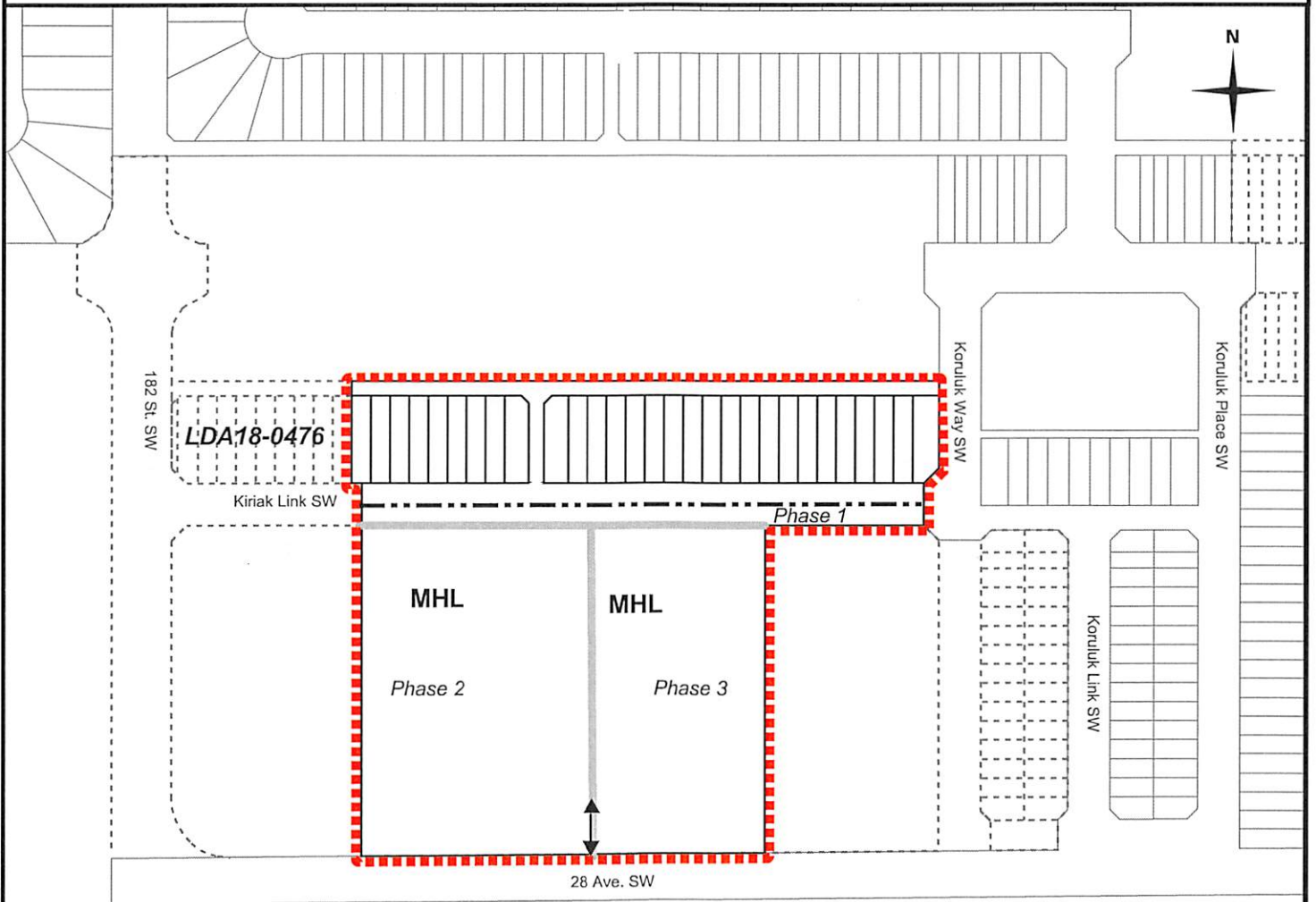
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

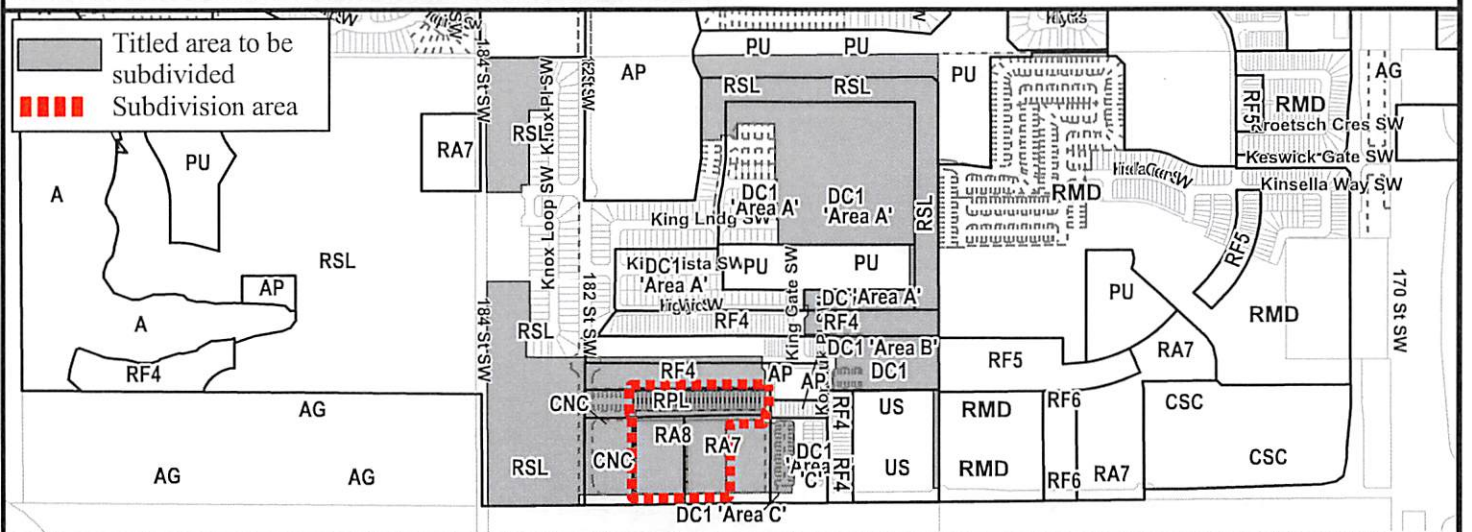
October 31, 2019

LDA19-0369

- Limit of proposed subdivision
- Complete streets design and cross section
- Phasing line
- Mutual access easement

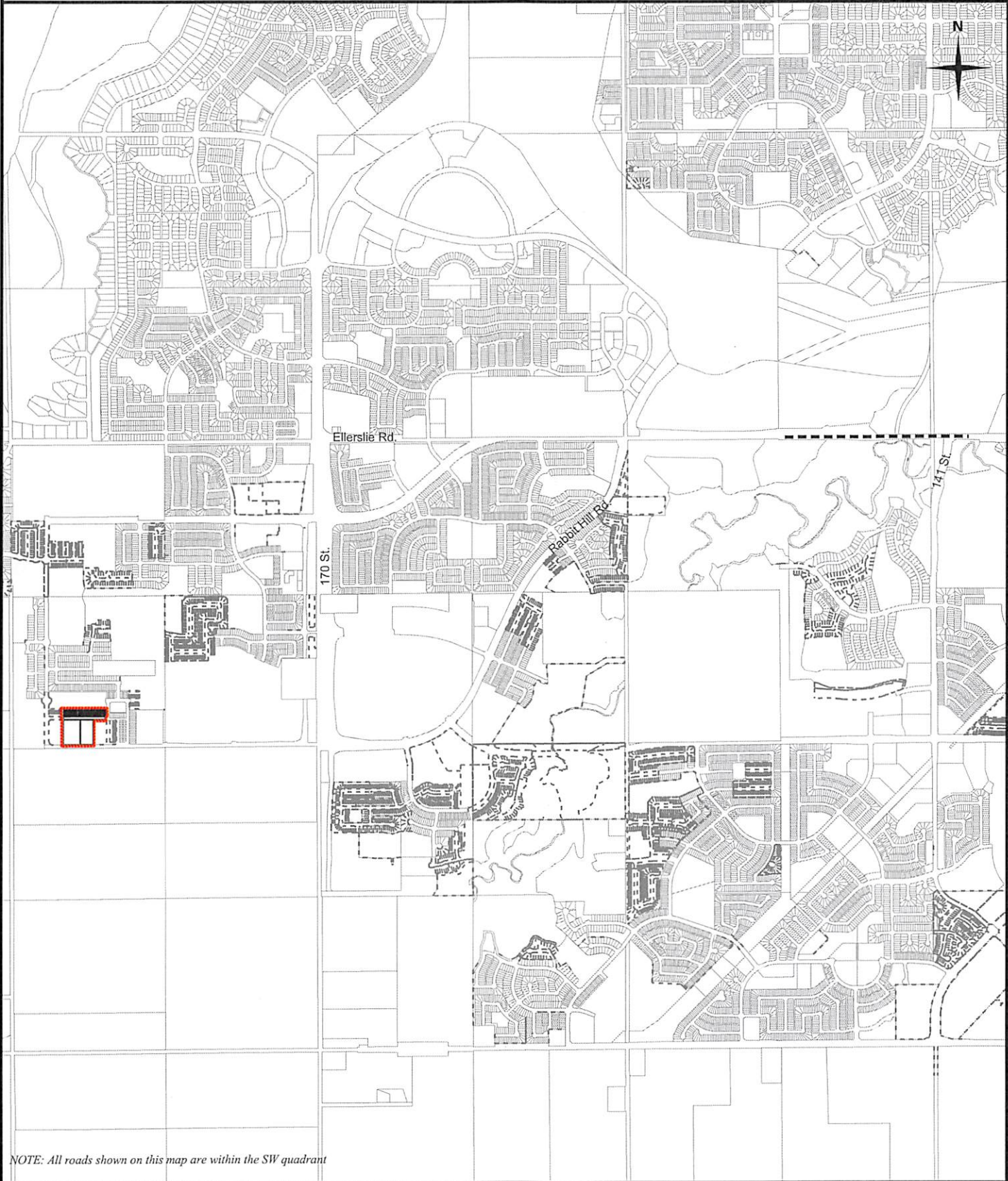


NOTE: All roads shown on this map are within the SW quadrant



Limit of proposed subdivision

Construct two lanes to an arterial roadway standard



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

October 31, 2019

File No. LDA19-0370

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 30 row housing lots and one (1) multi-unit housing lot (MHL) from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW;
KESWICK

I The Subdivision by Plan is APPROVED on October 31, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the property lines of the residential lots, flanking the Complete Streets roadway (Koruluk Way SW), be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA19-0369 be registered prior to or concurrent with this application to provide the logical roadway extension of Kiriak Link SW;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking Koruluk Lane SW, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) 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 construct two lanes of Ellerslie Road SW to an arterial roadway standard, from the ECO Station access located east of Rabbit Hill Road SW to 141 Street SW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct Koruluk Way SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination including bollards, as shown on the "Conditions of Approval" map, Enclosure I. A detailed Swept Path Analysis, for fire trucks and sight line analysis at the corners, must be submitted with the engineering drawings;
9. that the owner construct a 1.5 m concrete sidewalk within road right of way, 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 pays for the installation of "no parking" signage on Koruluk Way SW for emergency vehicle and maintenance access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 21-51-25-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will carry forward on the remainder of the Title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority









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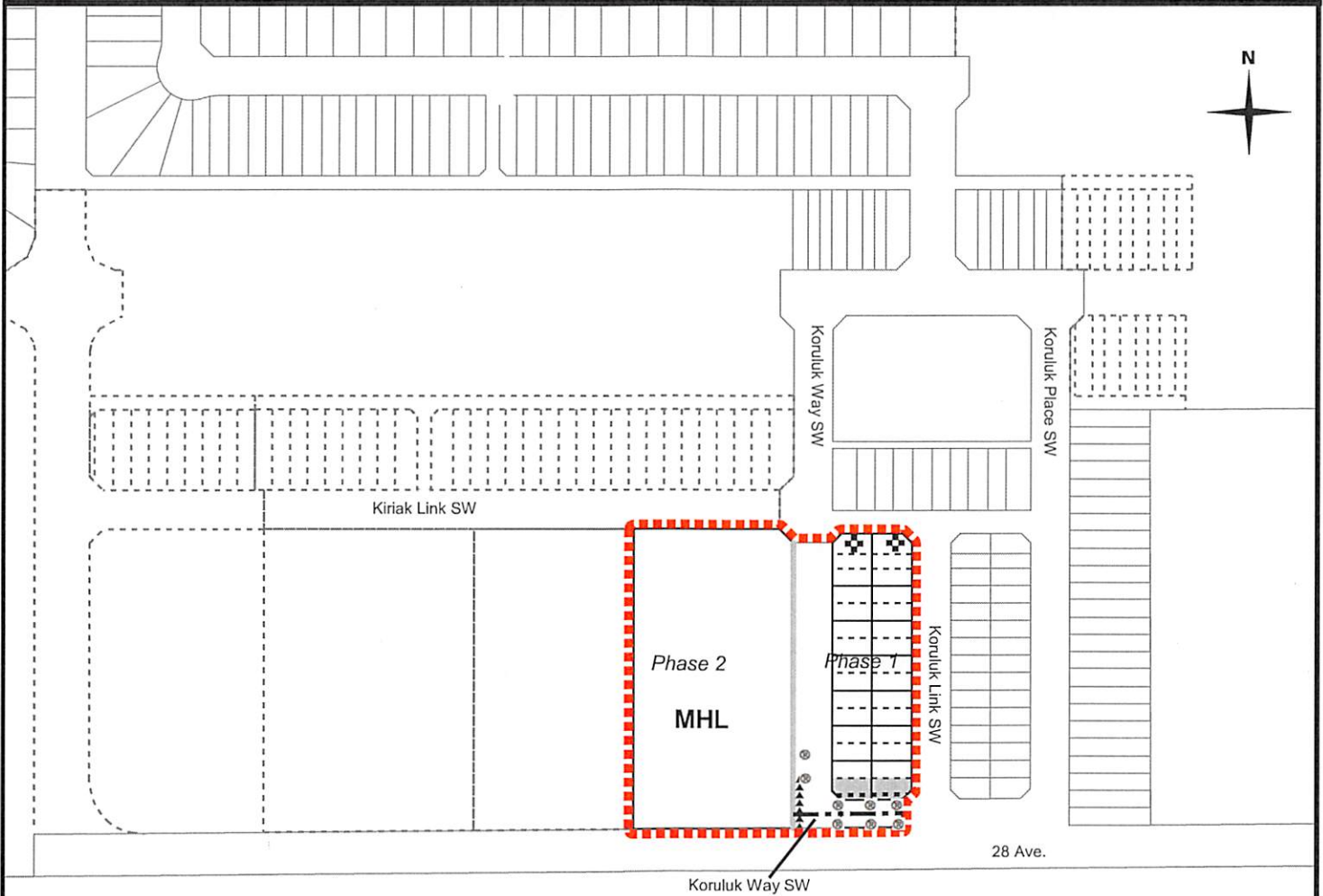
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

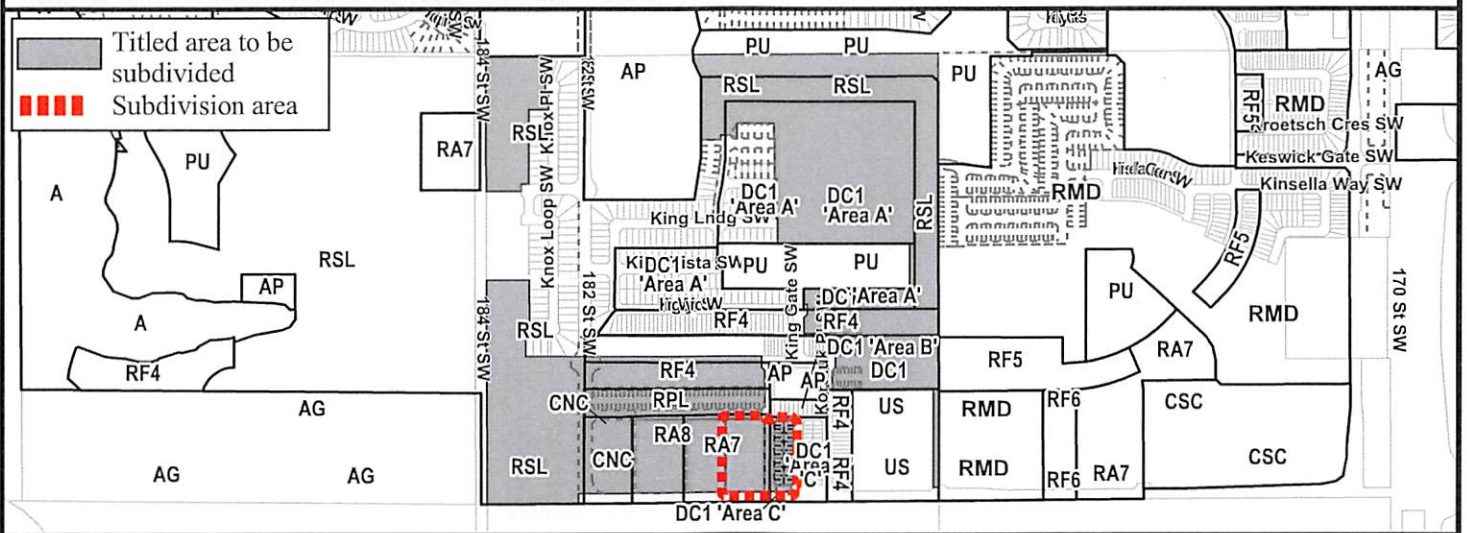
October 31, 2019

LDA19-0370

-  Limit of proposed subdivision
-  Complete streets design and cross section
-  1.8 m uniform screen fence as per zoning bylaw
-  Restrictive covenant re: Disturbed Soil
-  Phasing line
-  No parking signage
-  Property line may be modified as per swept path analysis
-  1.5 m concrete sidewalk

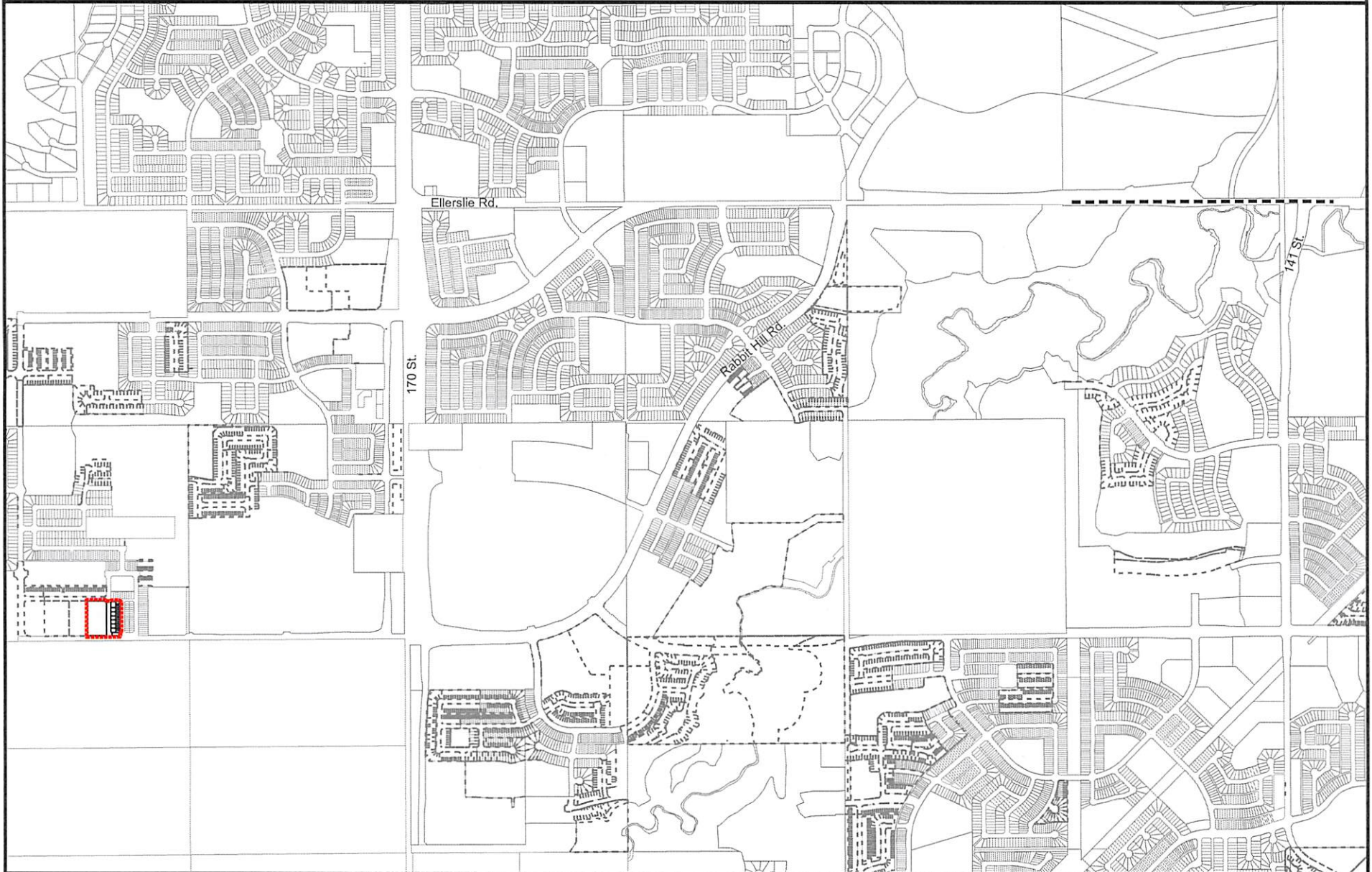


NOTE: All roads shown on this map are within the SW quadrant



■■■■ Limit of proposed subdivision

----- Construct two lanes of Ellerslie Road to an arterial roadway standard





Subdivision Authority

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

October 31, 2019

File No. LDA12-0352

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

ATTENTION: Victoria Pham

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from portions of roadway to be closed, Lot A, Block A, Plan 112 4483 and Lot 2, Block 2, Plan 122 2662 located west of James Mowatt Trail SW and south of 26 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

The application has revised the approved and partially registered May 1, 2014 version by adding an additional phase (Phase 4). The 127 Street SW road closure area is now located within Phase 4 instead of Phase 3.

I The Subdivision by Plan is APPROVED on October 31, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for joint access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the subdivision boundary be amended to exclude portions of 127 Street SW and 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw 19064 to close 30 Avenue SW shall be approved prior to the endorsement of Phase 2 of the plan of survey and that LDA19-0167 to close 127 Street SW shall be approved prior to the endorsement of Phase 4 of the plan of survey;
7. that the portion of 127 Street SW within Phase 4 be consolidated with the adjacent MHL lot prior to or concurrent with the registration of Phase 4 of this subdivision; and
8. 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:

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; and
7. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 1, Block A, Plan 102 0680 was addressed through SUB/05-0072, SUB/05-0081 and SUB/05-0093. The existing Deferred Reserve Caveat (DRC #122 407 594) registered to Lot A, Block A, Plan 112 4483 shall be transferred to Lot 2, Block 2, Plan 122 2662. The existing DRC (#122 208 419) registered to Lot 2, Block 2, Plan 122 2662 shall be carried forward on Title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority





BM/mb/Posse #128484091-001
Enclosure

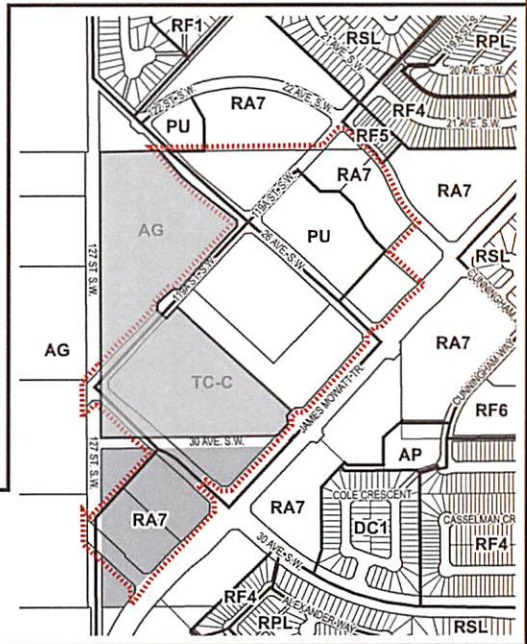
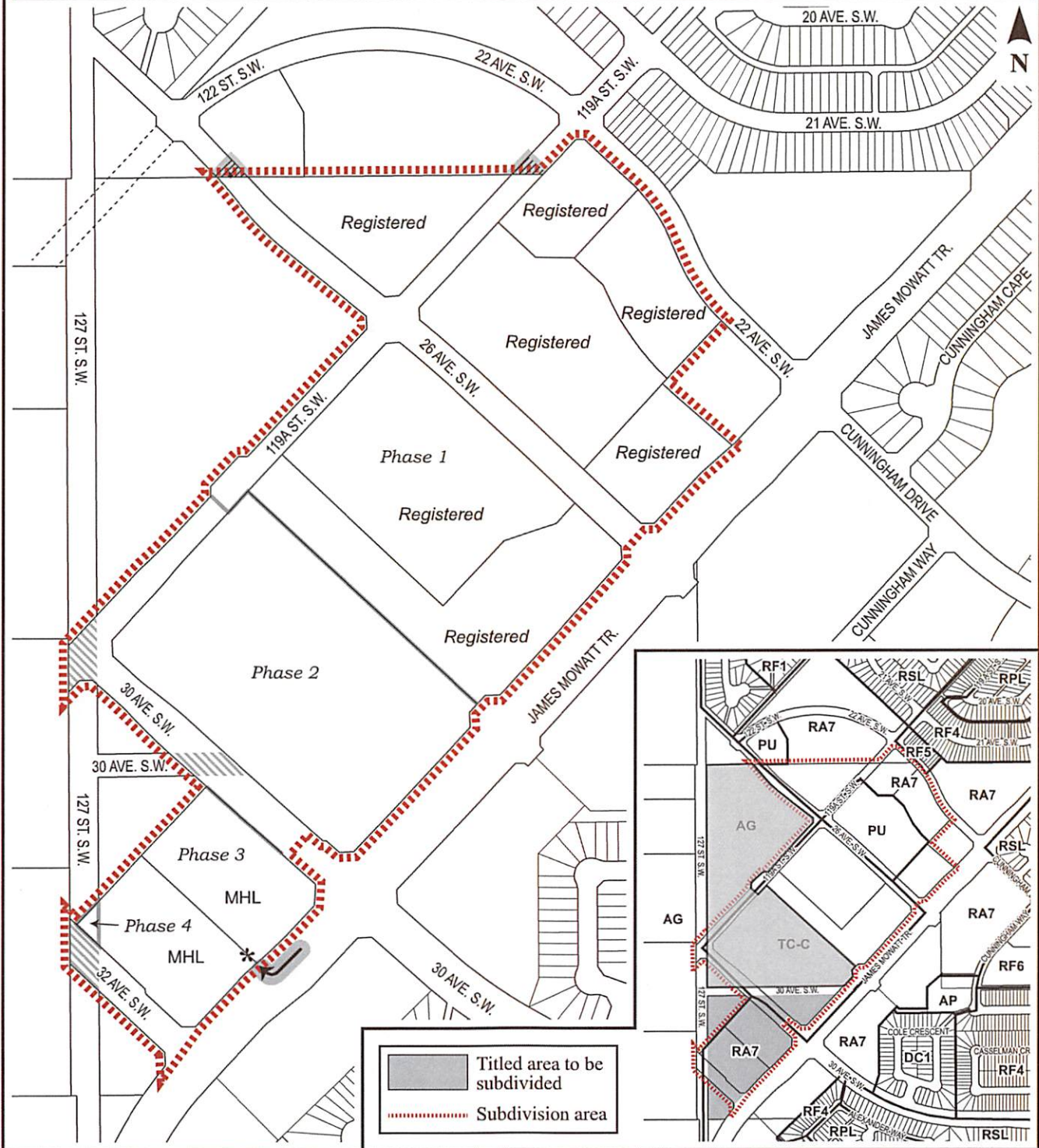
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 31, 2019

LDA 12-0352

- Limit of proposed subdivision
- * Register joint access easement and construct a minimum 11 m curb return access

-  Tie into existing roadway
-  Right turn bay
-  Exclude from subdivision boundary
-  Include in Engineering Drawings





Subdivision Authority

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

October 31, 2019

File No. LDA14-0394

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved plan of subdivision to create 40 single detached residential lots, 12 semi-detached residential lots, 23 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) commercial lot, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

LDA14-0394 was conditionally approved on October 6, 2016. Subsequent to the approval, Phase 1 has been registered. This is the third revision to this application. It proposes adding one commercial lot, changing residential lots in Phase 3 from semi-detached housing to single detached housing, and removing three residential lots in Phase 3. The extent of arterial construction is revised and the condition to construct Lessard Road has been removed, due to non-participating parcels hindering development.

I The Subdivision by Plan is APPROVED on October 31, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for cross lot access, with Phase 3 of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA14-0391 be registered prior to or concurrent with this application for the necessary underground services; and
6. 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the engineering drawings include a driveway connection, 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;
9. that the owner constructs temporary 6 m wide gravel roadway connections, with Phase 2 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct the first two (2) lanes of 215 Street/Winterburn Road to an arterial roadway standard, from approximately 250 m south of 35 Avenue to approximately 400 m north of 35 Avenue/Edgemont Boulevard, including channelization, accesses, intersections, 3 m shared use path, 1.8 m concrete sidewalk, lighting, landscaping and any transitional improvements, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 215 Street/Winterburn Road prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination. The limits of construction will be reviewed and confirmed with detailed engineering drawings.
11. that the engineer drawings include the removal and restoration of the existing 35 Avenue NW/Edgemont Boulevard, once the realignment of Edgemont Boulevard NW is open and operational, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
12. that the owner construct 35 Avenue NW/Edgemont Boulevard to a collector roadway standard, 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 II;

13. that the owner construct the alley abutting the multi-unit housing lot (MHL) to a 6 m paved commercial alley standard, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of traffic signals with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signals' design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals' installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
15. that the owner constructs an offsite watermain extension with temporary road, with Phase 3 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs offsite sanitary and storm sewers, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
17. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
18. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time as the downstream permanent storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
19. 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
20. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Plan 782 3334 in the amount of 0.71 ha and 2.33 ha was previously dedicated with this subdivision. MR for Lot 1, Plan 782 3334 in the amount of 1.02 ha was previously provided by registration of a Deferred Reserve Caveat (DRC) with this subdivision. The DRC amount was subsequently adjusted with dedication of arterial roadway.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #159596579-001

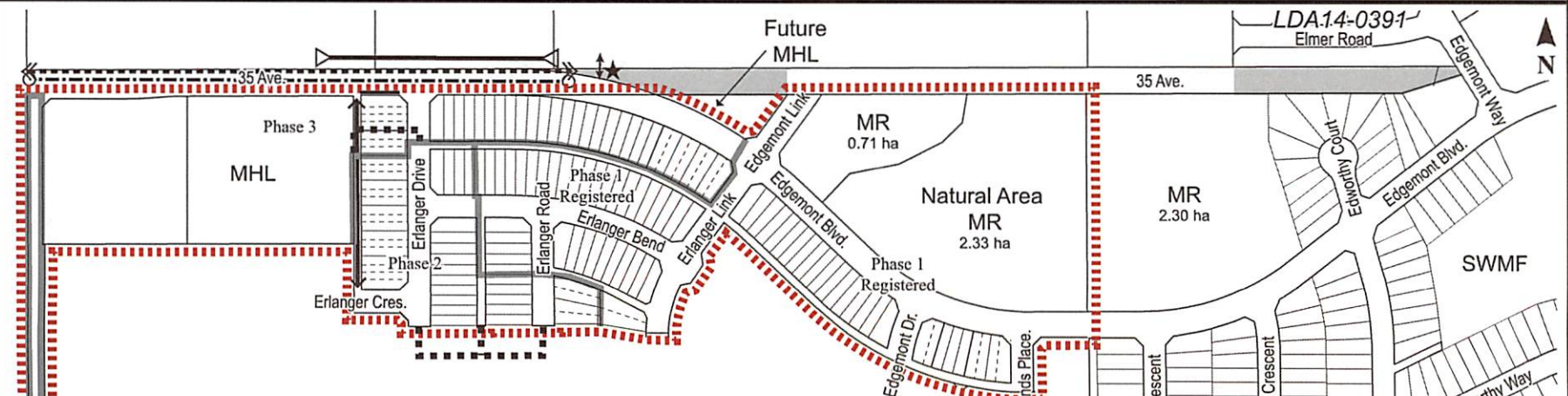
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL

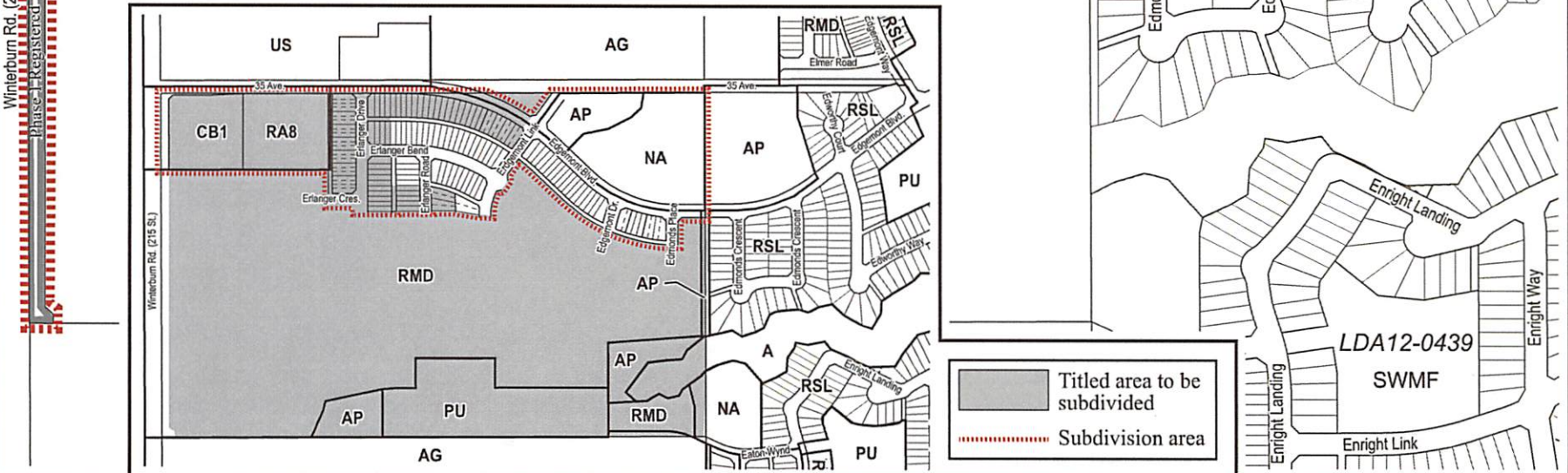
October 31, 2019

LDA14-0394

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Phase line
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬-○ Storm sewer extension with Phase 3
- ▬-▬-▬ Watermain extension with Phase 3
- ▬-▬-▬ Sanitary sewer extension with Phase 3
- ★ Construct driveway connection with Phase 3
- ↔ Cross lot access easement with Phase 3
- ▬▬▬▬▬▬▬ Temporary 6.0 m roadway connections with Phase 2
- ▬▬▬▬▬▬▬ Removal of 35 ave with Phase 3
- ↔↔↔↔↔↔↔ 6 m commercial alley



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



- ▬▬▬▬▬▬▬ Titled area to be subdivided
- ▬▬▬▬▬▬▬ Subdivision area

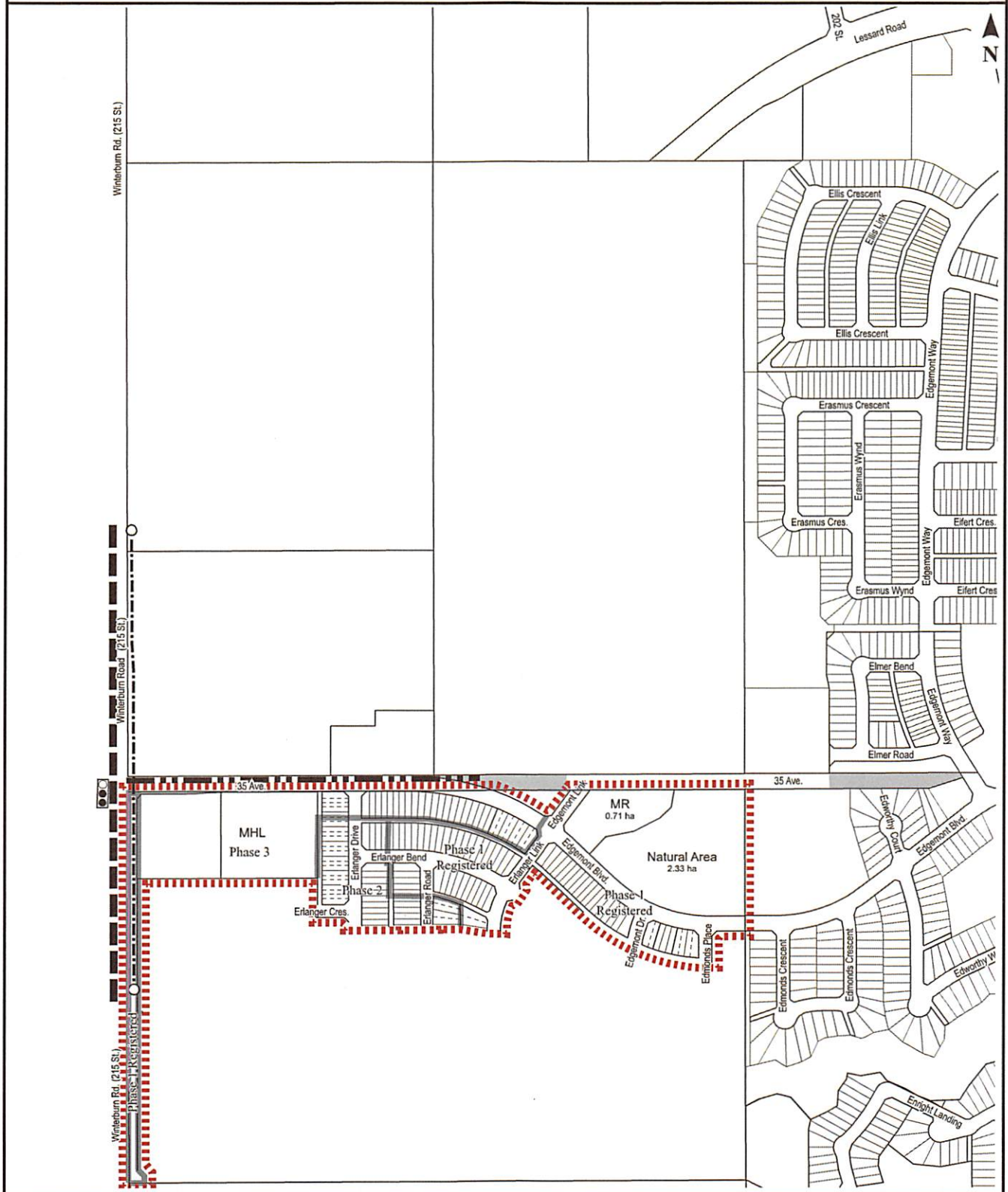
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 31, 2019

LDA14-0394

- Limit of proposed subdivision
- Phase line
- - - -○ Storm sewer extension with Phase 3

- Removal of 35 Avenue NW with Phase 3
- Traffic signals with Phase 3
- Construct first 2 lanes to an arterial roadway standard with Phase 3
- Construct collector roadway with Phase 3





Subdivision Authority

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

October 31, 2019

File No. LDA16-0553

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

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 227 single detached residential lots, 25 row housing lots, one (1) commercial lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST** and **CRYSTALLINA NERA WEST**

LDA16-0553 was conditionally approved on February 15, 2018. Subsequent to the approval, Stage 13A (Phase 1) and Stage 17 (Phase 2) have been registered. This is the fourth revision to this application. It proposes modifying the phasing boundaries and adding one additional phase.

I The Subdivision by Plan is APPROVED on October 31, 2019 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 1.92 ha and a 0.26 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 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 register a sewer easement in favour of EPCOR Drainage Services from the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the lots identified be withheld from registration until the temporary 6 m roadway connections, the temporary 3 m shared use path and the temporary alley turnaround are no longer required, as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;

8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
9. that the proposed Public Utility lot be dedicated as road right of way, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs temporary 6 m gravel surface roadway connections with Phases 7 and 8 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a roundabout at the intersection of 178 Avenue NW and 70 Street NW (south) to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs 178 Avenue NW to an urban collector standard from the existing terminus to 66 Street with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a right-in/right-out access to the commercial site, located a minimum of 40 m from 66 Street, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a right-in/right-out/left-in curb return access to the commercial site, located a minimum of 30 m west of the right-in/right-out commercial access, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 2.5 m hard surface shared use path along the west side of 66 Street in Phase 2, from 178 Avenue to the existing 2.5 m shared use path north of the subdivision boundary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a temporary alley turnaround in Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a temporary 3 m hard surface shared use path with bollards in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phases 6 and 8, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter in Phase 8, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway in Phase 6, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage in, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner provide curb extensions at the shared use path crossing on the collector roadway, to the satisfaction of Subdivision and Development Coordination;

23. that the owner designs the ultimate SWMF and constructs the interim facility, including all necessary inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
25. that the owner submits a Bird Hazard Assessment to Subdivision and Development Coordination, according to the Edmonton Garrison Heliport Zoning Regulations and incorporates the recommendations of the study in the design and construction of the SWMF, prior to the approval of the engineering drawings;
26. 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
27. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, 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.

Municipal Reserve (MR) for Lot 3, Block 1, Plan 172 0306 in the amount of 1.92 ha and 0.26 ha is being dedicated with this subdivision. A Deferred Reserve Caveat (DRC) in the amount of 6.55 ha was placed on Title when a previous version of this subdivision was partially registered.

MR for Lot 1, Block 1, Plan 112 3855 was addressed by DRC and dedication under LDA13-0553.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



Blair McDowell
Subdivision Authority

























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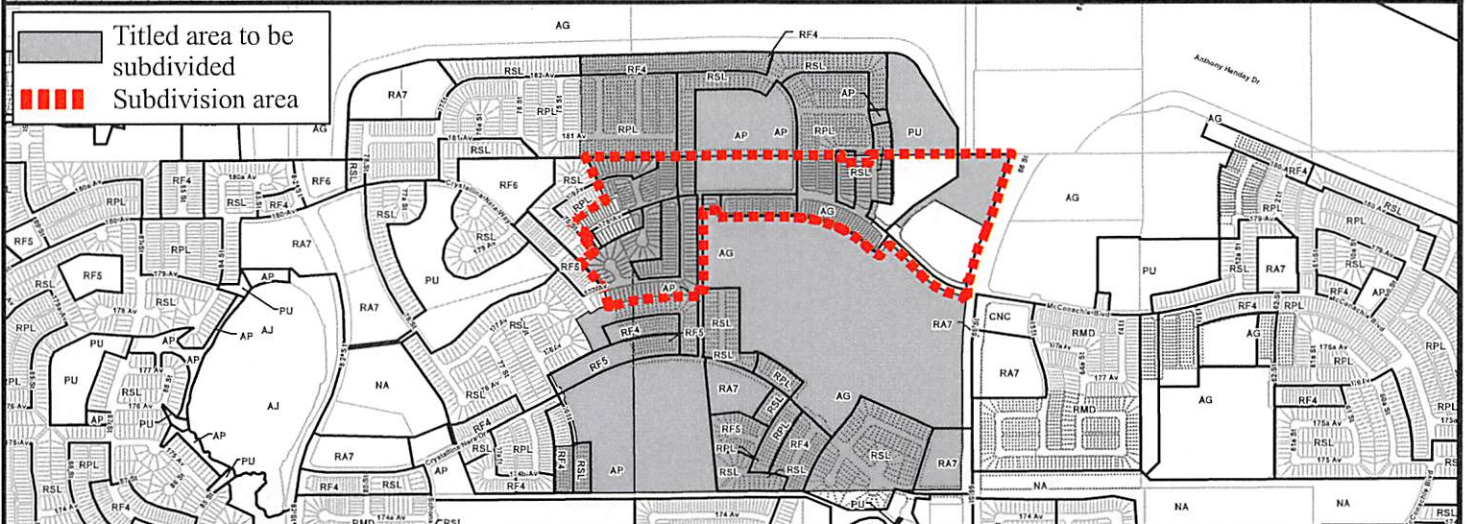
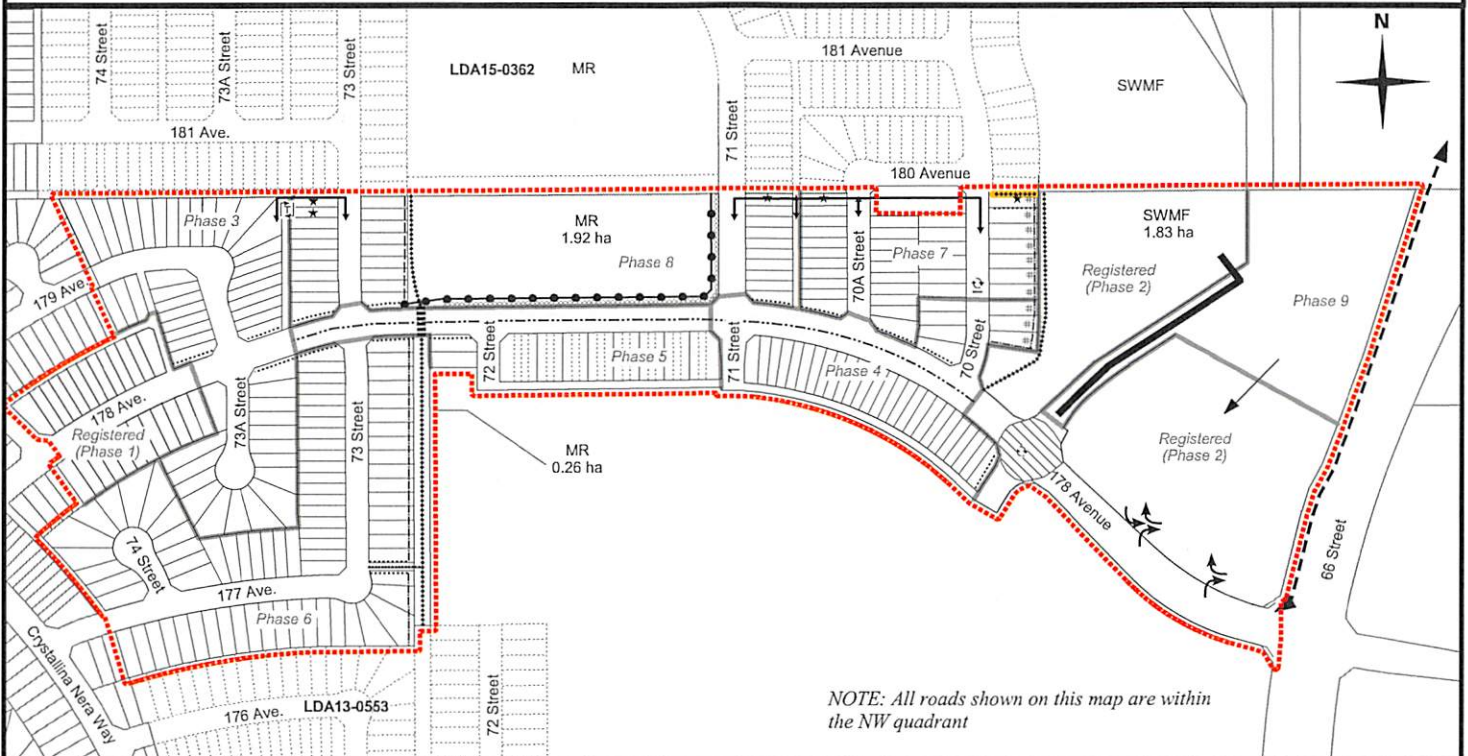
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 31, 2019

LDA16-0553

- | | | | | | |
|---|---|---|--|---|------------------------------------|
|  | Limit of proposed subdivision |  | Zebra marked crosswalk |  | 1.8 m concrete sidewalk |
|  | Right-in/right-out access |  | Temporary 6 m roadway |  | 2.5 m mono-walk |
|  | Right-in/right-out/left-in curb return access |  | Construct roundabout |  | Restrictive covenant re: Freeboard |
|  | Withhold lots from registration |  | 1.8 m uniform fence |  | Phasing line |
|  | Temporary 3 m hard surface shared use path |  | 1.2 m uniform fence |  | Post and rail fence |
|  | 3 m hard surface shared use path |  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Dedicate as road right-of-way |
|  | 2.5 m Shared use path |  | Construct collector roadway with Phase 2 |  | Sewer Easement |
| | |  | Temporary alley turnaround |  | Cross Lot Access Easement |
| | | | |  | Temporary 12 m radius turnaround |





Subdivision Authority

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

October 31, 2019

File No. LDA19-0399

Integrated Infrastructure Services, City of Edmonton
12th Floor, 10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Terri Johnson

RE: Tentative plan to subdivide a 0.069 ha parcel from Lots 15-20, Block 2, Plan 6417 AS and consolidate that parcel with adjacent Lots 13-14, Block 2, Plan 6417 AS, located north of 97 Avenue NW and west of 102 Street NW; **ROSSDALE**

The Subdivision by Plan is APPROVED on October 31, 2019, subject to the following condition:

1. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement.

Enclosure I 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

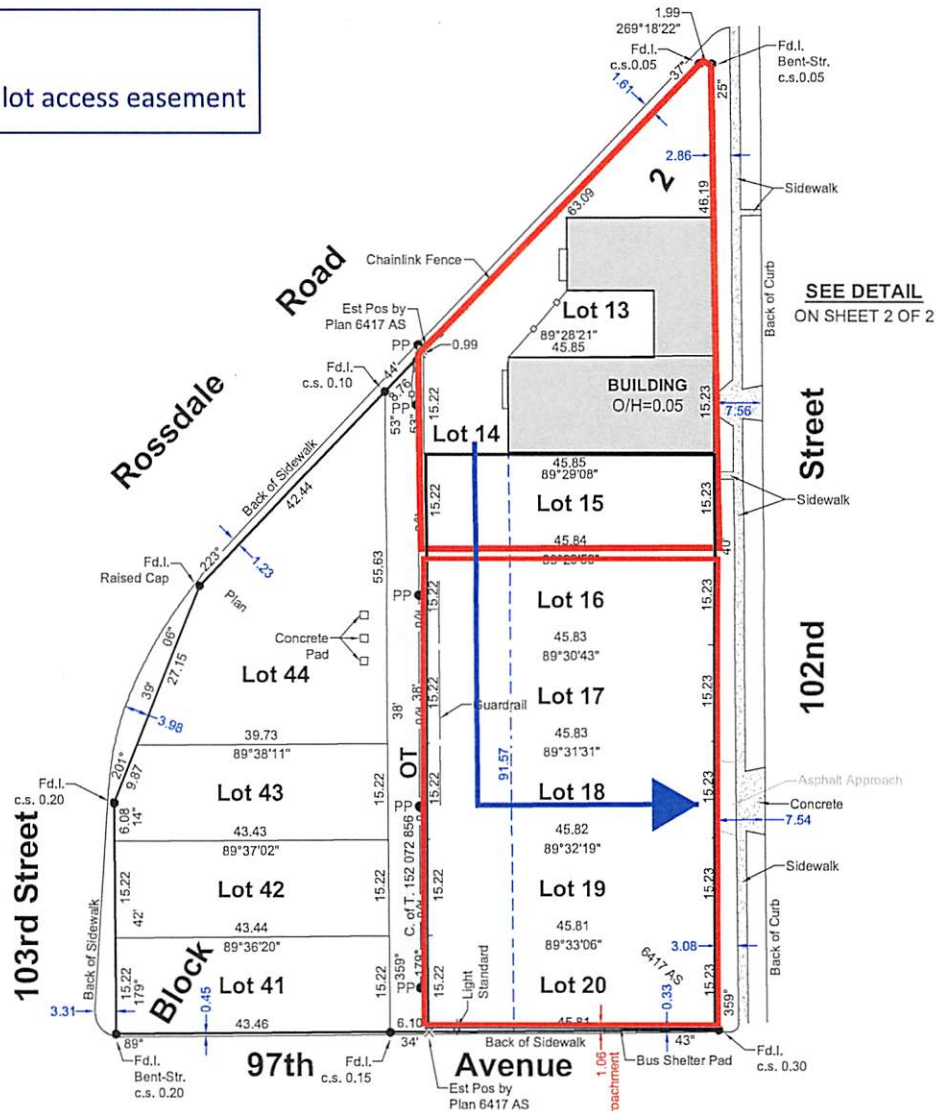
BM/jv/Posse #339502199-001

Enclosure

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

LEGEND

 Cross lot access easement



Notes:
 1. Distances are in metres and decimals thereof. Distances on curved boundaries are arc lengths.
 2. Building dimensions or ties thereto are measured to the foundation unless stated otherwise.
 3. Eaves dimensions or ties thereto are measured to the line of fascia unless stated otherwise, and area shown in (blue).
 4. Dimensions shown to the property boundaries are perpendicular thereto, unless stated otherwise.
 5. Fence lines are within 0.20m of the property line unless stated otherwise.
 6. Bearings are Grid (1TM - NAD83 (Original), Reference Meridian 114°W); derived from GNSS observations.

Legend:
 Stationary Iron Survey Posts found are shown thus: ●
 Calculated Positions are shown thus: X
 The property boundaries are outlined thus: ————
 The eaves boundaries are outlined thus: - - - - -
 Building foundations are outlined thus: —·—·—
 Decks and cantilevers boundaries are outlined thus: - · - · -
 Fence line is shown thus: —·—·—
 Power Pole is shown thus: ● PP
 Overhead powerline shown thus: ———— O/H

Abbreviations:
 A: Alberta Acre Division
 C.A.: Canada Centre of Geomatics
 C. of T.: Canada Centre of Title
 E.: Easement
 F.: Foundation
 Fd.I.: Found Iron
 Fd.I. Bent-Str.: Found Iron Bent-Str.
 H.: Height
 M.: Metres
 N.: North
 O/H.: Overhead
 P.: Public
 P.P.: Power Pole
 R.: Right of Way
 S.: Section
 T.: Township
 U.: Utility
 W.: West
 X.: Cross

Prepared for: (the "Client")
 City of Edmonton
 10th Floor, Edmonton Tower
 10111 104 Avenue NW
 Edmonton, Alberta T5J 0J4

Legal Description: (the "Property")
 Lots 13-14, 15-20 & 41-44
 Block 2 Plan 6417 AS
 Excepting thereout all mines and minerals.
 Municipal Address:
 9722 - 102 Street NW
 Edmonton, Alberta T5K 0X4

Date of Survey: October 29, 2018

Certificate of Title No. (copies of which are attached hereto)
 152 072 856 - OT Block 2 Plan 6417 AS (Search DATE: October 25, 2018)
 832 075 759 C - Lots 13 & 14 Block 2 Plan 6417 AS (Search DATE: October 25, 2018)
 832 075 759 D - Lot 15-20 Block 2 Plan 6417 AS (Search DATE: October 25, 2018)
 832 075 759 E - Lots 41-44 Block 2 Plan 6417 AS (Search DATE: October 25, 2018)

Owners:
 The City of Edmonton

Encumbrances, Liens & Interests:
 152 072 857 Utility Right of Way (OT Block 2 Plan 6417 AS)
 042 453 483 By-law under the Historical Resources Act (Lots 13 & 14 Block 2 Plan 6417 AS)
 042 453 484 Condition/Covenant under the Historical Resources Act (Lots 13 & 14 Block 2 Plan 6417 AS)

Certification:
 I hereby certify that this report, which includes the plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

- the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the Property, **except for the building and air vent as shown on page 2;**
- no visible encroachments on the Property from any improvements situated on an adjoining property, **except for the bus shelter pad as shown on page 1;**
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of Property.

Purpose:
 This report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purposes of a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user. The plan shown on this Real Property Report reflects the status of this property as of the date of survey only. Clients are encouraged to have the Real Property Report updated for future requirements.

Dated at Edmonton, Alberta
 November 5, 2018

B.M. Drake, A.L.S.
 © (copyright reserved)
 This document is not valid unless it bears an original signature and a Urban Systems Survey Inc. permit stamp in red ink.



URBAN survey

200, 10345-105th Street NW
 Edmonton, AB T5J 1E8
 T. 780-430-4041
 urbansystems.ca

Scale: 1:750

0 5 10 15 20 25 50 75 metres

| | |
|-------------------------------|---------------------------|
| DATE: 2018/11/05 | FILE NUMBER: 2527.0095.80 |
| DRAWN BY: WEN | CHECKED BY: BMD |
| DRAWING FILE: 2527-0095-RPR-0 | PAGE 1 of 2 |



Subdivision Authority

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

October 31, 2019

File No. LDA19-0402

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 9, Plan 1366 HW, located south of 73 Avenue and east of 112 Street; **McKERNAN**

The Subdivision by Plan is **APPROVED** on **October 31, 2019**, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 101; 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 Craig Walker, Planner at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #341551726-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site on 73 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

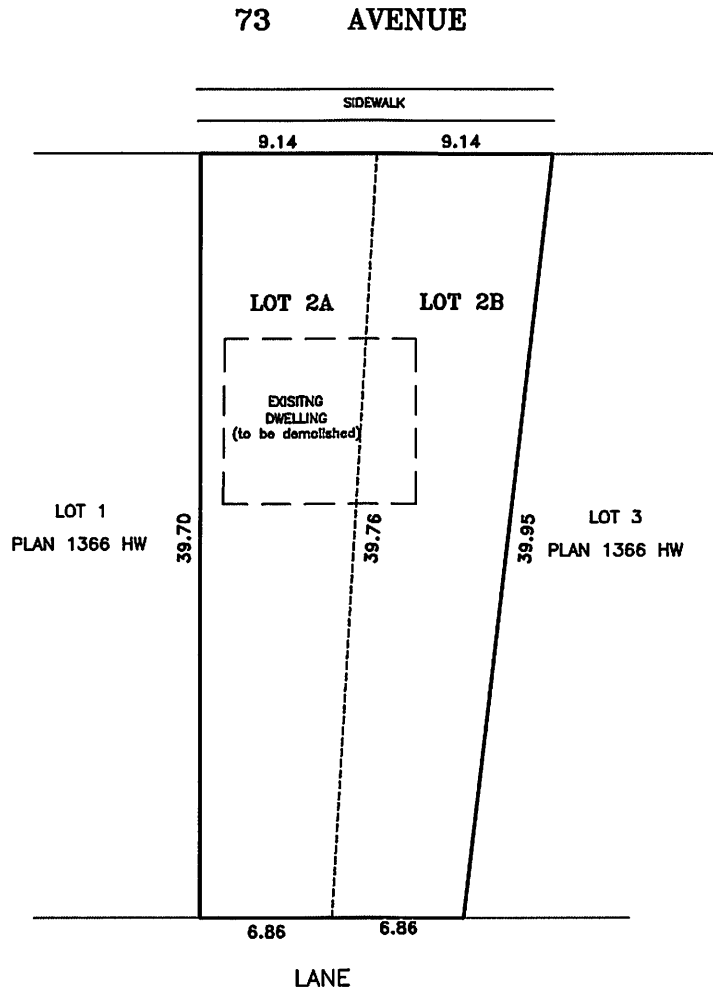
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.7 m east of the west 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 may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 2, BLOCK 9, PLAN 1366 HW
NE1/4, SEC. 19, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
.....
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
AND CONTAINS 0.063 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : SEPT. 17th, 2019.

SCALE 1 : 300

JOB No. 1191214