

Thursday, August 18, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 33

PRESENT Marco Beraldo, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Marco Beraldo
That the Subdivision Authority Agenda for the August 18, 2022 meeting be adopted.

FOR THE MOTION Marco Beraldo **CARRIED**

2. ADOPTION OF MINUTES

MOVED Marco Beraldo
That the Subdivision Authority Minutes for the August 11, 2022 meeting be adopted.

FOR THE MOTION Marco Beraldo **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA21-0534
414727295-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 22, Plan 2609HW, located south of 63 Avenue NW and west of 109 Street NW; **PARKALLEN**

MOVED Marco Beraldo
That the application for subdivision be Approved.

FOR THE MOTION Marco Beraldo **CARRIED**

2. LDA22-0348
439942903-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 60A, Plan 4677HW, located north of 106A Avenue NW and west of 133 Street NW; **GLENORA**

MOVED Marco Beraldo
That the application for subdivision be Approved.

FOR THE MOTION Marco Beraldo **CARRIED**

3. LDA22-0349
437296419-001 Tentative plan of subdivision to create two (2) bareland condo units from Lots 3 and 4, Block 14, Plan 812 0859, located north of 23 Avenue NW and east of Parsons Road NW; **PARSONS INDUSTRIAL**

MOVED		Marco Beraldo	
		That the application for subdivision be Approved.	
FOR THE MOTION		Marco Beraldo	CARRIED
4.	LDA22-0354 440721609-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 97, Plan 3875P, located south of 104 Avenue NW and east of 140 Street NW; GLENORA	
MOVED		Marco Beraldo	
		That the application for subdivision be Approved.	
FOR THE MOTION		Marco Beraldo	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:30 a.m.		



Subdivision Authority

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

August 18, 2022

File No. LDA21-0534

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 19, Block 22, Plan 2609HW, located south of 63 Avenue NW and west of 109 Street NW;
PARKALLEN

The Subdivision by Plan is APPROVED on August 18, 2022, subject to the following conditions:

1. that the owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

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

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

Regards,



Marco Beraldo
for
Blair McDowell
Subdivision Authority

BM/db/Posse #414727295-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 109A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.39 m west of the east property line of Lot 19 off Street. 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

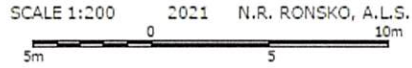
SHOWING PROPOSED SUBDIVISION OF

LOT 19, BLK. 22, PLAN 2609 H.W.

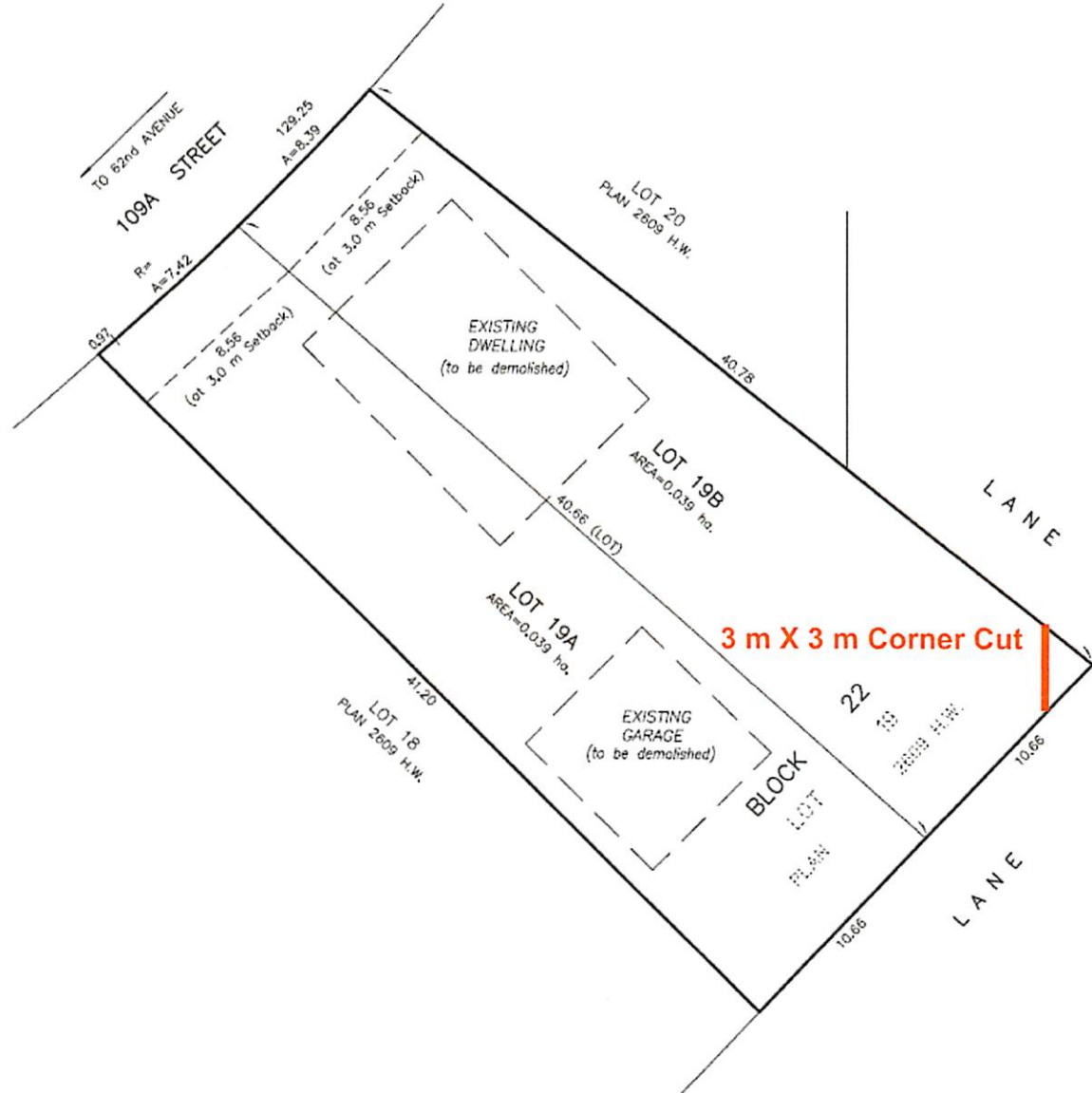
IN THE

S.E.1/4 SEC.19 & S.W.20 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA



N.R. RONSKO, A.L.S.



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS

3929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	NOVEMBER 15, 2021	REVISED:	--
DRAWING	2150926T	FILE NO.	2150926



Subdivision Authority

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

August 18, 2022

File No. LDA22-0348

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 3, Block 60A, Plan 4677HW, located north of 106A Avenue NW and west of 133 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on August 18, 2022, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

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

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

Regards,


Marco Beraldo
for
Blair McDowell
Subdivision Authority

BM/db/Posse #439942903-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m east of the west property line of Lot 3 off 107 Avenue. 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

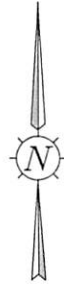
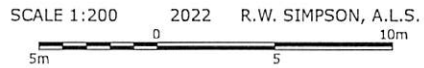
SHOWING SUBDIVISION OF

LOT 3, BLK.60A, PLAN 4677 H.W.

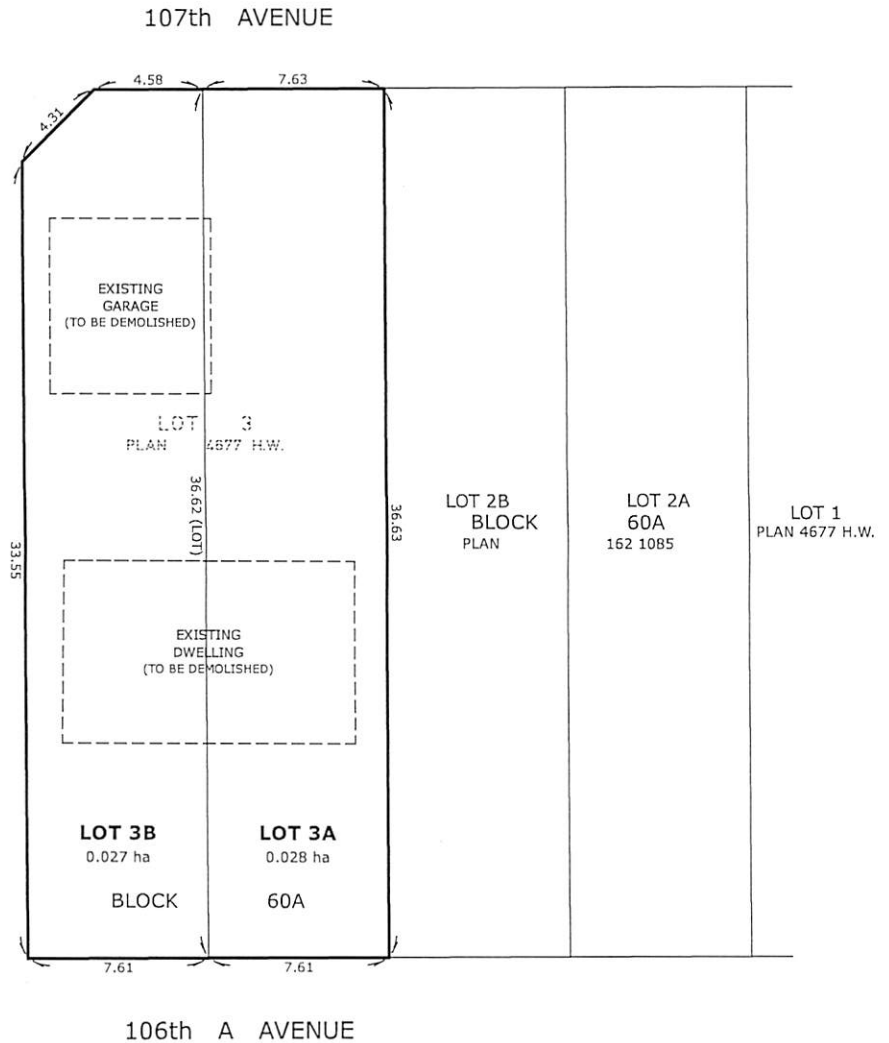
IN

**RIVER LOT 2, EDMONTON SETTLEMENT
(THEORETICAL TWP.53 RGE.25 W.4 M.)**

EDMONTON, ALBERTA



LANE



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



**HAGEN
SURVEYS**

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
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SURVEYOR'S STAMP



CALCULATED BY:	V.O.T.	DRAWN BY:	V.O.T.
DATE:	JULY 5, 2022	REVISED:	--
DRAWING	2250529T	FILE NO.	2250529



Subdivision Authority

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

August 18, 2022

File No. LDA22-0349

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create two (2) bareland condo units from Lots 3 and 4, Block 14, Plan 812 0859, located north of 23 Avenue NW and east of Parsons Road NW; **PARSONS INDUSTRIAL**

I The Subdivision by Plan is **APPROVED** on August 18, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton to pay the Drainage Assessments applicable to this subdivision, pursuant to Section 655 of the Municipal Government Act; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Marco Beraldo
for

Blair McDowell
Subdivision Authority

BM/jv/Posse #437296419-001

Enclosure

UNIT NUMBER	UNIT FACTOR	TOTAL AREA APPROX (sq.m.)
1	5504	2109.22
2	4496	1722.29
TOTAL		10,000

PLAN NUMBER

SHEET 1 OF 2

NOTE:
FOR ANY ENDORSEMENT, REGISTRATION, MEMORANDUM, NOTIFICATION, OR ANY OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY ACT REGULATIONS.

REGISTRAR
NORTH ALBERTA LAND REGISTRATION DISTRICT.

PLAN No. _____
ON _____
RESTRICTION No. _____
A.D. REGISTRAR
N.A.L.R.D.

CERTIFICATE: SECTION 10(1)(B)(ii) CONDOMINIUM CORPORATION ACT
THIS PLAN IS ACCOMPANIED BY A CERTIFICATE REGARDING POST-TENSIONED CABLE AND IS SIGNED BY:

NAME: PAUL W. K. CHAN
OCCUPATION: ALBERTA LAND SURVEYOR
DATE: _____

STATING THAT THERE ARE NO POST TENSIONED CABLE LOCATED ON OR WITHIN THE BUILDING OR THE PROPERTY ON WHICH THE BUILDING IS LOCATED.

LEGEND

- AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THUS AND CONTAINS FROM:
LOT 3, BLOCK 14, PLAN 812 0859 = 0.818 ha
LOT 4, BLOCK 14, PLAN 812 0859 = 0.778 ha
TOTAL = 1.596 ha
- STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS
- STATUTORY IRON SURVEY POSTS PLANTED AND MARKED "POINT" SHOWN THUS
- ALBERTA SURVEY CONTROL MARKERS (A.S.C.M.) SHOWN THUS
- THE GEO-REFERENCED POINT IS A FOUND STATUTORY IRON POST SHOWN THUS
- BEARINGS ARE NAD83, 3TM GRID AND ARE DERIVED FROM C.N.S.S. OBSERVATIONS AT A.L.S.'S N4, T81996 AND N4, T85424
- COMBINED FACTOR IS 0.999971 AND REFERENCE MERIDIAN IS 114°
- DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF
- CONDOMINIUM UNIT NUMBERS ARE SHOWN THUS
- CONDOMINIUM UNIT BOUNDARIES ARE SHOWN THUS
- ALL BUILDING LOCATION DIMENSIONS TO PROPERTY LINES ARE PERPENDICULAR THERETO
- ALL BUILDING LOCATION DIMENSIONS AND EXTERIOR BUILDING DIMENSIONS ARE TO THE EXTERIOR FACE OF THE CONCRETE FOUNDATION WALL
- THE BOUNDARIES OF COMMERCIAL UNITS 1 & 2 WITH COMMON PROPERTY IS THE UNDECORATED INTERIOR SURFACE OF UNIT WALLS, FLOORS AND CEILINGS AND THE CASE WITH THE UNDECORATED INTERIOR SURFACE OF UNIT WALLS, FLOORS AND CEILINGS
- UNIT DIMENSIONS AND FLOOR AREAS OF COMMERCIAL UNITS 1 & 2 ARE MEASURED TO THE UNDECORATED INTERIOR SURFACE OF UNIT WALLS, FLOORS AND CEILINGS
- ALL PARKING AREAS ARE CONSIDERED COMMON PROPERTY.

- | | | | |
|----------|--|--------|--------------------------------------|
| ASCM | DENOTES ALBERTA SURVEY CONTROL MARKER | N | DENOTES NORTH |
| C.S. | DENOTES COUNTERSUNK | NAD | DENOTES NORTH AMERICAN DATUM |
| E | DENOTES EAST | PL | DENOTES PLANTED |
| Fd | DENOTES FOUND | RE-EST | DENOTES RE-ESTABLISHED |
| G.N.S.S. | DENOTES GLOBAL NAVIGATION SATELLITE SYSTEM | RGE | DENOTES RANGE |
| ha | DENOTES HECTARE | RP | DENOTES GEO-REFERENCED POINT |
| L | DENOTES STATUTORY IRON POST | SEC | DENOTES SECTION |
| MER | DENOTES MERIDIAN | TWP | DENOTES TOWNSHIP |
| W.4 | DENOTES MARKED | R | DENOTES WEST |
| M | DENOTES MARK | 3TM | DENOTES 3-DEGREE TRANSVERSE MERCATOR |

NOTE:
THE NAD83, 3TM COORDINATES OF THE GEO-REFERENCED POINT
N 5924670.15
E 34825.04

REGISTERED OWNER
CU (S) GP, INC. OF C/O CANADIAN URBAN LIMITED

SURVEYOR
NAME: PAUL W. K. CHAN, Alberta Land Surveyor
DATES OF SURVEY: SEPTEMBER 21st, 2021 to MAY 30th, 2022



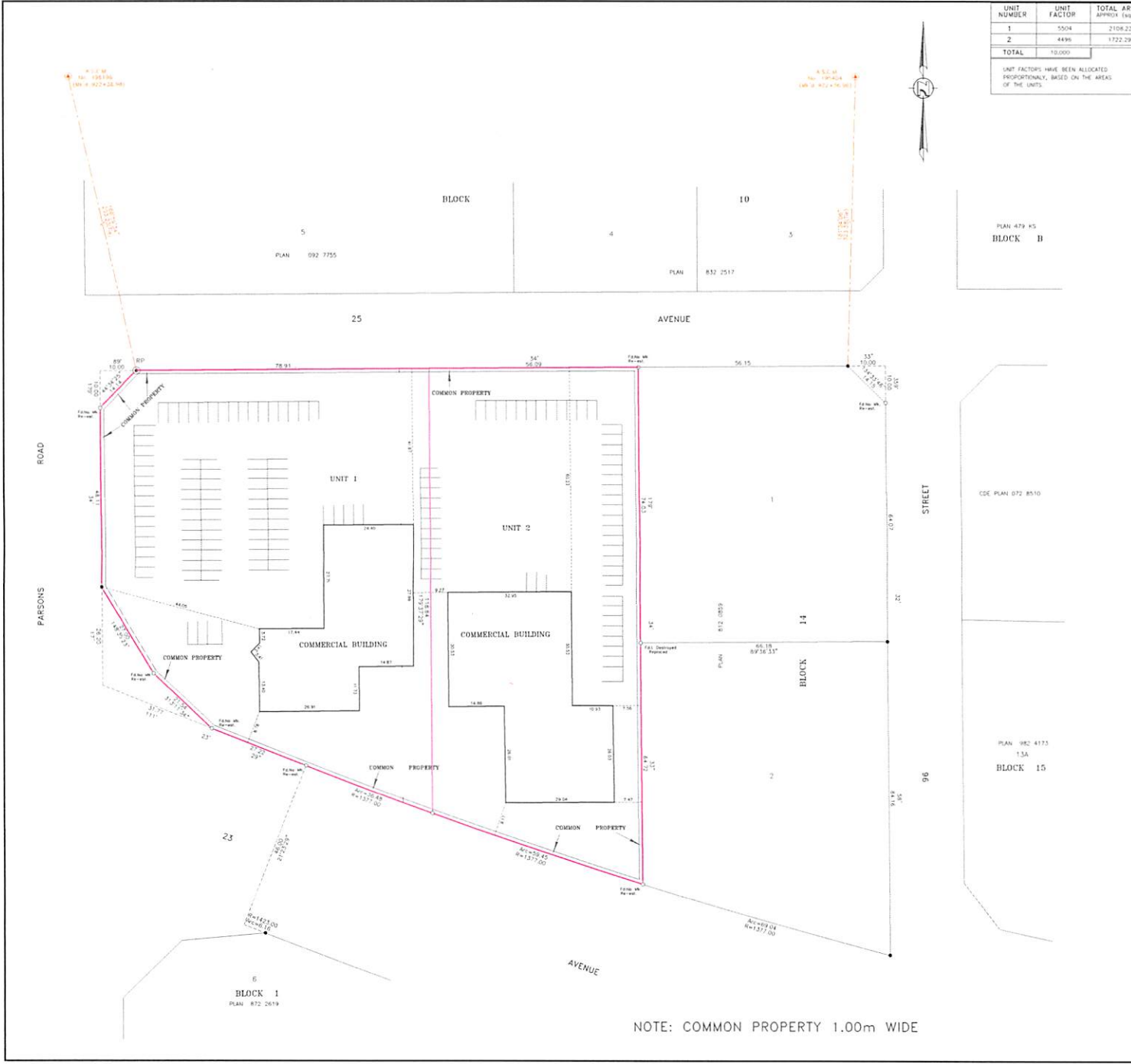
PROPOSED PLAN OF SURVEY
SHOWING BARE LAND CONDOMINIUM SUBDIVISION
OF
LOT 3 & 4, BLOCK 14, PLAN 812 0859
WITHIN
N.E.1/4 SEC.33, TWP.51, RGE.24, W.4 MER.
EDMONTON ALBERTA
2022

SCALE 1:500
PAUL W.K. CHAN A.L.S.

CORPORATION ADDRESS
237721 ALBERTA LTD.
3623 - 25 AVENUE
EDMONTON, AB
T6N 1H7

SUBDIVISION AUTHORITY
NAME: CITY OF EDMONTON
FILE NO.:

DRAWN BY: J.K., S.C. GEODETIC SURVEYS & ENGINEERING LTD. 8338 87th STREET, EDMONTON, ALBERTA, T5C 3A1
CHECKED BY: P.C. Ph. (780) 465-3389 Fax. (780) 465-5400
DRAWING FILE NAME: 211621ALTO.DWG
JOB NO: P-1211621



NOTE: COMMON PROPERTY 1.00m WIDE



Subdivision Authority

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

August 18, 2022

File No. LDA22-0354

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 97, Plan 3875P, located south of 104 Avenue NW and east of 140 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on August 18, 2022, subject to the following conditions:

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

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

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

Regards,



Marco Beraldo
for

Blair McDowell
Subdivision Authority

BM/lz/Posse #440721609-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 140 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

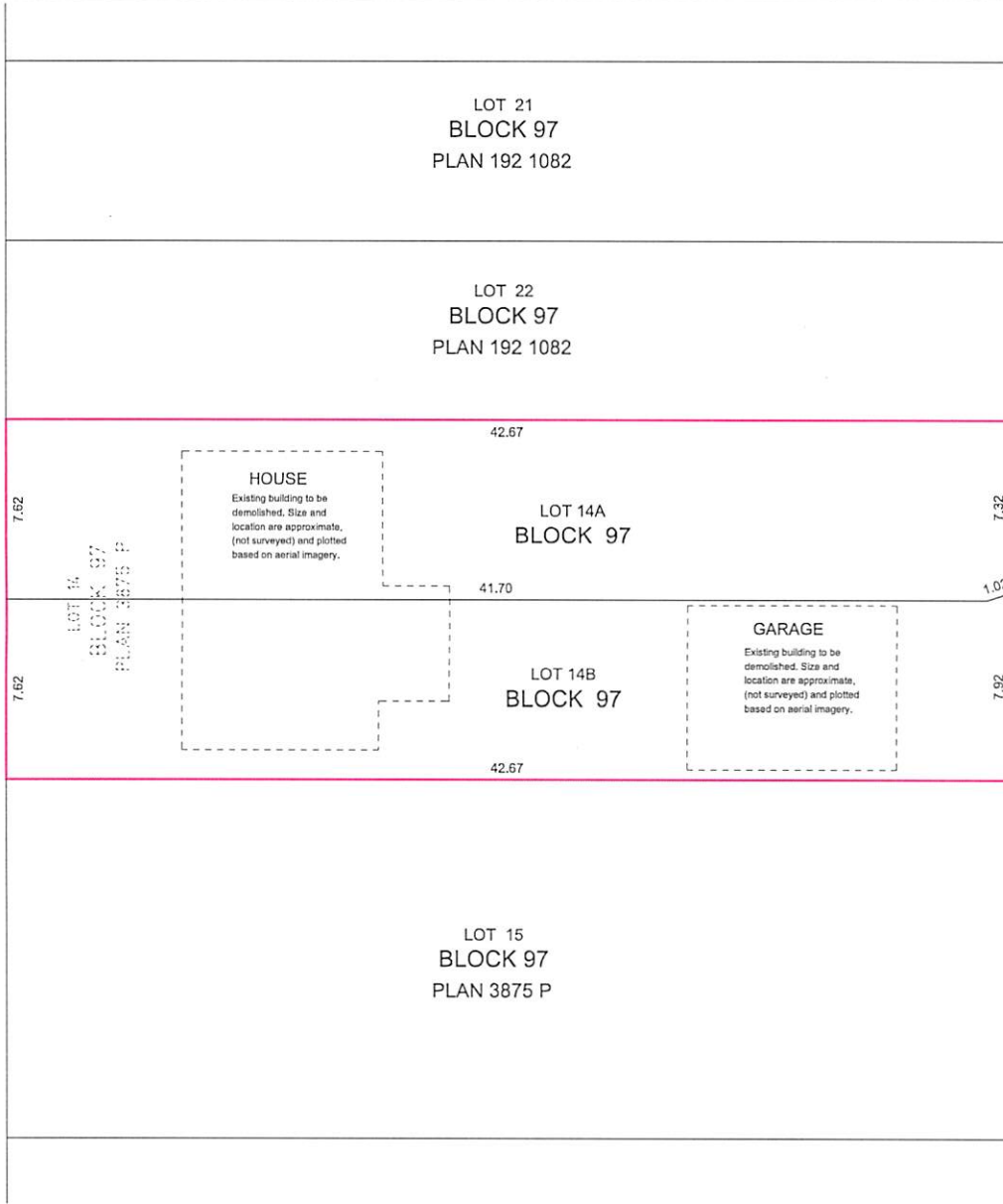
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Servicing

- 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 7.9 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.
- 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).



140 STREET NW

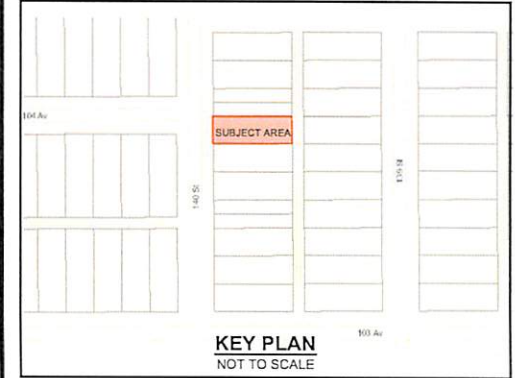


LANE

951302 ALBERTA LTD.

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 R71.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.065 ha



REV. NO.	DATE	ITEM	BY
2	AUG. 15/22	LOT DEFLECTION	CN
1	JULY 13/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GLENORA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 14, BLOCK 97, PLAN 3875 P

WITHIN THE

RIVER LOT 2, EDMONTON SETTLEMENT

S.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3377 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	622002241	DRAFTED BY:	CN	CHECKED BY:	DS
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