

Thursday, June 15, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 24

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 15, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 8, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0574
236493297-001

Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0126
185949135-001

Tentative plan of subdivision to create 48 single detached residential lots and one (1) Environmental Reserve lot from Lot 3, Block 1, Plan 022 7056, located north of 30 Avenue SW east of Cavanagh Boulevard SW (currently 111 Street SW); **CAVANAGH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0129 242611955-001	Tentative plan of subdivision to create nine (9) single detached residential lots from Lot A, Block 1, Plan 132 2811 located north of 28 Avenue SW and west of 141 Street SW; HAYS RIDGE
MOVED.		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA15-0144 169345110-001	REVISION of tentative plan of subdivision to create 26 row housing lots, two (2) Municipal Reserve lots, one (1) future Municipal Reserve lots and one (1) Public Utility lot, from the SW 13-51-25 W4M and the SE 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS and HERITAGE VALLEY TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA15-0269 172465630-001	REVISION of tentative plan of subdivision to create 82 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0132 187323213-001	REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0117 241950840-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 15, Block 15, Plan 112 2473 located north of Kerr Road NW and east of Gault Boulevard NW; GRIESBACH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0176 244273604-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 17, Plan 2600 KS located north of Laurier Drive NW and west of 142A Street NW; LAURIER HEIGHTS

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA17-0203 245189116-001	Tentative plan of subdivision to create 44 bare land condominium units from the SW 18-52-25-W4M, located north of Hope Road NW and east of Winterburn Road NW; THE HAMPTONS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0244 264071233-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 3, Plan 5972 KS located north of 63 Avenue NW and east of 132 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0272 251494648-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 4978 HW, located north of 108 Avenue and east of 140 Street; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0273 251556675-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot A, Block 32, Plan 8300 ET, located south of 61 Avenue NW and west of 106 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0274 251554388-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 5, Plan RN60 located north of 113 Avenue NW and west of 127 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
14.	LDA17-0275 251382533-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 21, Plan 2655 HW, located east of 96 Street NW and south of 72 avenue NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
15.	LDA17-0277 251379088-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 24, Plan 3958HW, located south of 103 Avenue NW and west of 79 Street NW; FOREST HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
16.	LDA17-0278 251874938-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 24, Plan 715HW, located south of 89 Avenue NW and east of 118 Street; WINDSOR PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
17.	LDA17-0284 252080640-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 12, Plan RN 60, located north of 110 Avenue and west of 129 Street; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:25 a.m.		



June 15, 2017

File No. LDA17-0126

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 48 single detached residential lots and one (1) Environmental Reserve lot from Lot 3, Block 1, Plan 022 7056, located north of 30 Avenue SW east of Cavanagh Boulevard SW (currently 111 Street SW); **CAVANAGH**

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.05 ha lot pursuant to Section 664 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., and EPCOR Water Services Inc., 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, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA16-0432 be registered prior to or concurrent with this application, to provide the logical roadway extension and essential water main feeds;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-0413) and CT & Associates Engineering Inc. slope stability evaluation report (File No. 02-0413), 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 temporary gravel surface alley turnaround with bollards or mini-barriers with Phase 1 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for alleys (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary 6 m gravel surface roadway 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 Transportation Planning and Engineering);
9. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 30 Avenue SW, to the satisfaction of Transportation Planning and Engineering, 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 Transportation Planning and Engineering and Parkland Developer Services, 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 Reserve lot, 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 3, Block 1, Plan 022 7056 was addressed by Deferred Reserve Caveat (DRC) through SUB/02-0107. The DRC will carry 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 five (5) 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 #185949135-001

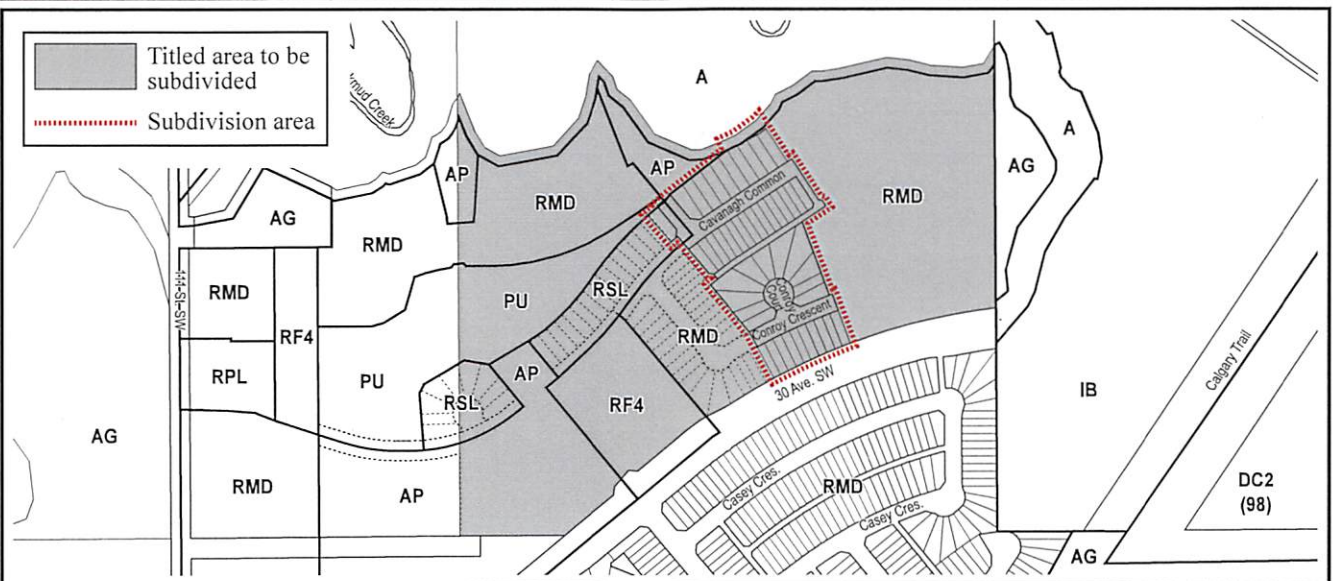
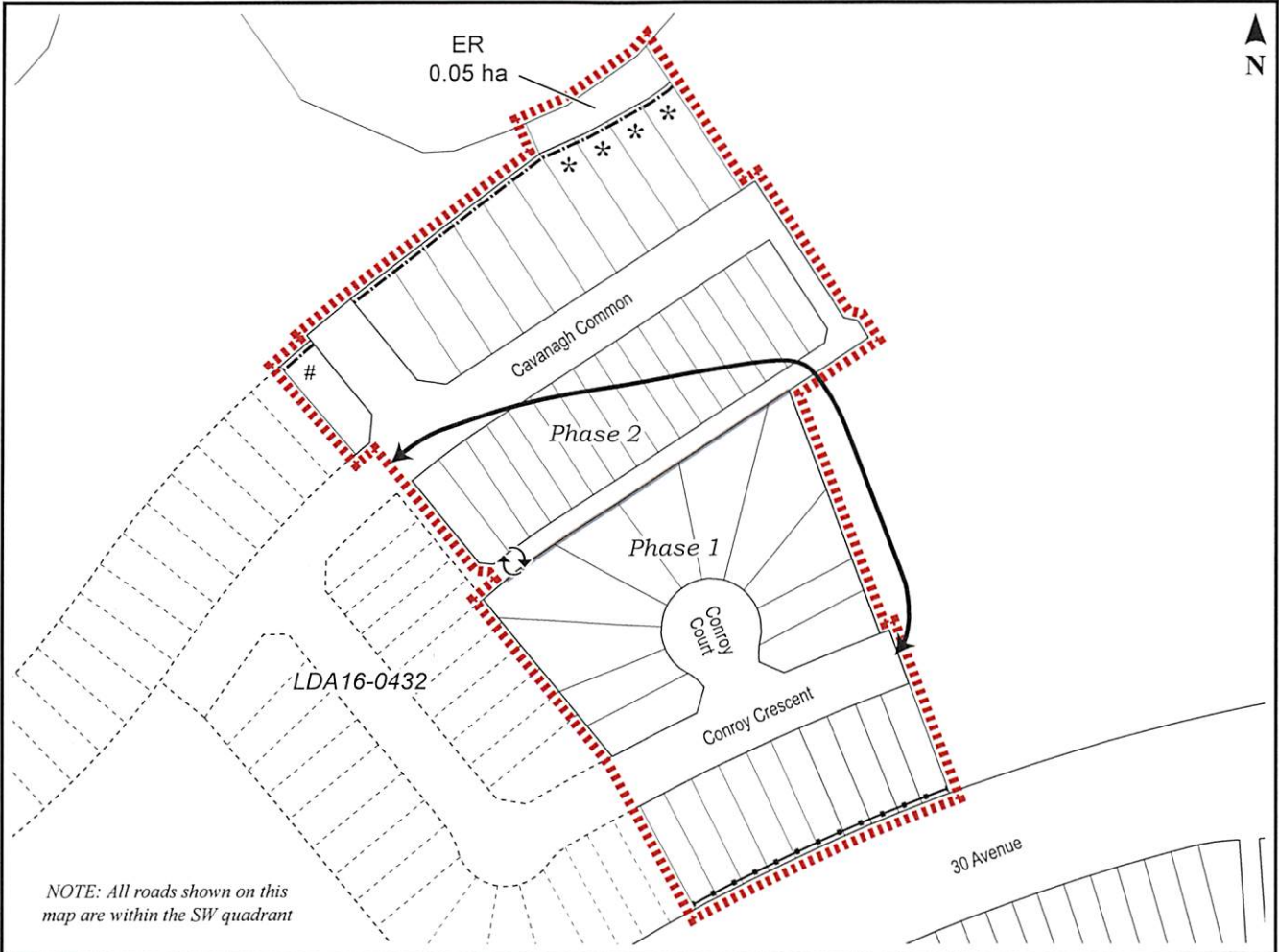
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 15, 2017

LDA17-0126

- | | |
|---|--|
|  Limit of proposed subdivision |  Alley turnaround |
|  1.2 m uniform fence |  Restrictive covenant re: Top of Bank |
|  Noise attenuation fence |  Restrictive covenant re: Freeboard |
|  Temporary 6 m roadway | |





June 15, 2017

File No. LDA17-0129

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

ATTENTION: Scott Carnall

RE: Tentative plan of subdivision to create nine (9) single detached residential lots from Lot A, Block 1, Plan 132 2811 located north of 28 Avenue SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on June 15, 2017, 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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 offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs Hays Ridge Boulevard SW to an urban collector roadway standard to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, 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 Transportation Planning and Engineering, 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 Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 (MR) for Lot A, Block 1, Plan 132 2811 was addressed by Deferred Reserve Caveat (DRC) through LDA13-0155. The DRC will carry 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 five (5) 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,


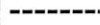




Blair McDowell
Subdivision Authority
BM/mb/Posse #242611955-001
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL

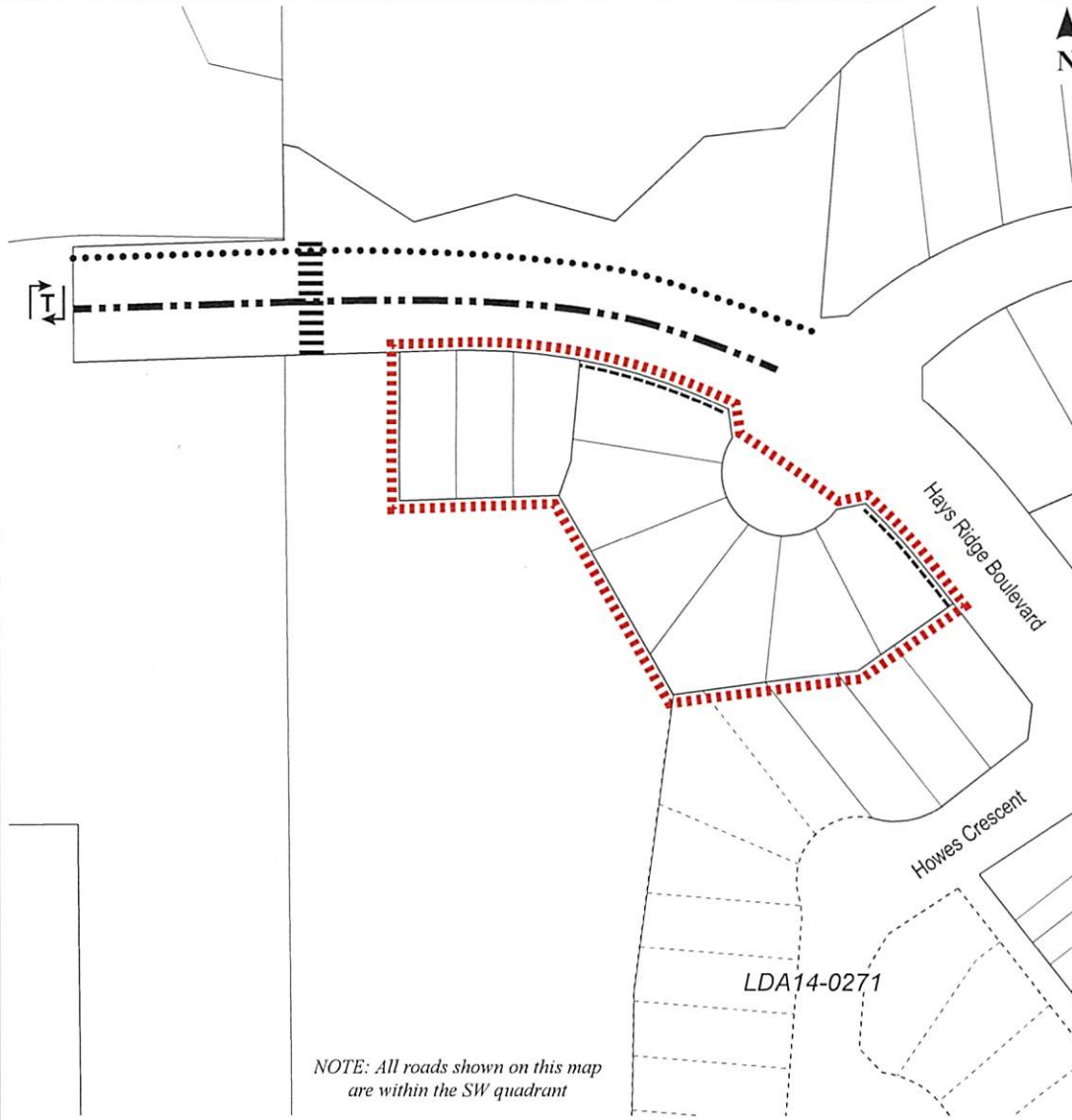
June 15, 2017

LDA17-0129

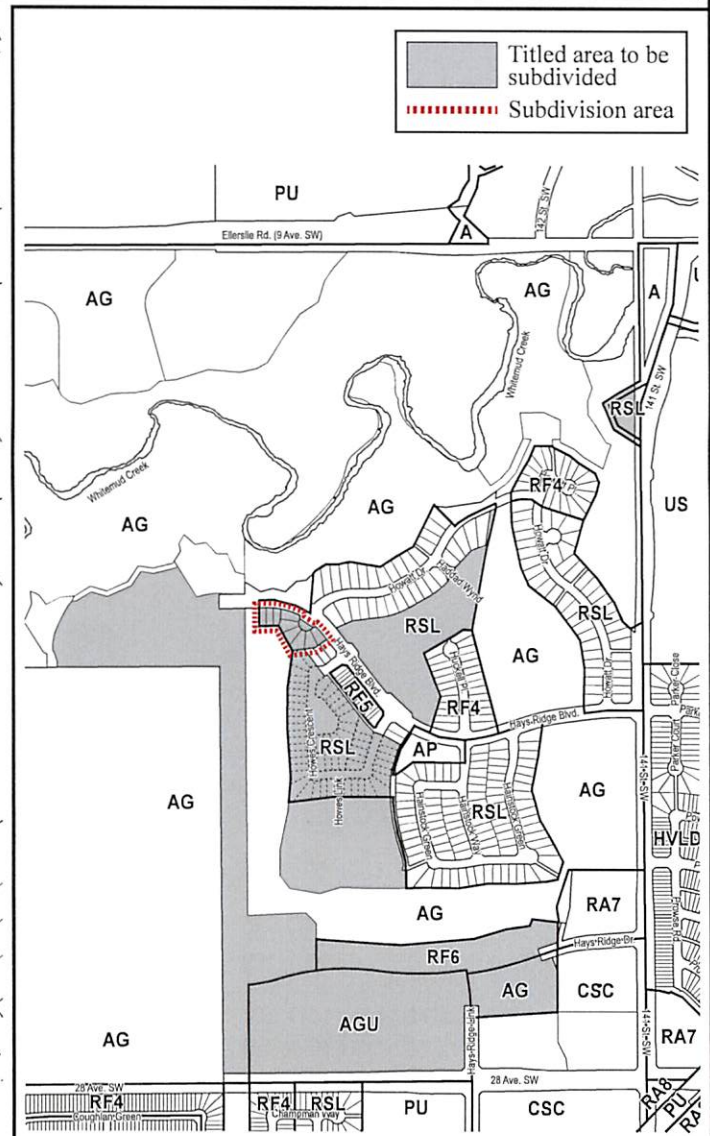
 Limit of proposed subdivision
 1.8 m uniform screen fence as per Zoning Bylaw

 Temporary 17 m radius transit turnaround
 3.0 m hard surface shared use path

 Construct collector roadway
 Zebra marked crosswalk



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 0J5

June 15, 2017

File No. LDA15-0144

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

RE: Revision of tentative plan of subdivision to create 26 row housing lots, two (2) Municipal Reserve lots, one (1) future Municipal Reserve lots and one (1) Public Utility lot, from the SW 13-51-25 W4M and the SE 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS and HERITAGE VALLEY TOWN CENTRE**

The phasing boundaries have been revised to separate the remaining MR and roadway from the PUL lot and row housing lots. The 4.91 future MR parcel has been registered. Dedication of the remaining MR is required with Phase 1 and the servicing agreement conditions for the District Park site can be deferred to Phase 2. A Letter has been provided by the landowner committing to submit engineering drawings for the District Park site to align with funding from the Edmonton Public School Board.

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 5.55 ha and 0.35 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., and EPCOR Water Services Inc., 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 subdivision boundary be amended to exclude the portion of Desrochers Drive SW as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA14-0201 and LDA14-0468 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities; 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 (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 engineering drawings include a "Key Pedestrian Crossing" to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include full site servicing for the 5.55 ha MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected City Departments and agencies;
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the 5.55 ha MR lot and 0.89 ha future MR lot, to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage and bollards, within the Public Utility lot and within the 4.91 ha future MR lot, to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned land, MR lots and future MR lots, to the satisfaction of Transportation and Development Engineering and City Planning, as shown on the "Conditions of Approval" map, Enclosure I; and

13. that the owner is responsible for the landscape design and construction within the Public Utility lot, the MR lots, future MR lots, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE-13-51-25 W4M in the amount of 5.9 ha is being provided by dedication with this subdivision. The existing Deferred Reserve Caveat (#152 094 665) for the SE-13-51-25 W4M will be discharged in full.

MR for the SW-13-51-25 W4M will be addressed with the registration of LDA12-0209 and LDA14-0581.

In those instances where there will be future dedication of MR, arterial road or pipeline PULs, the MR requirement will be reduced accordingly.

Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #169345110-001

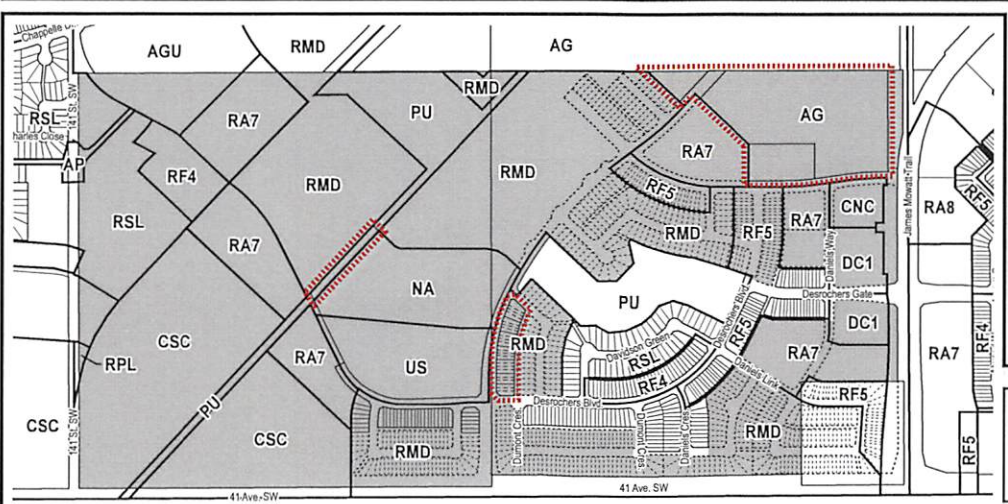
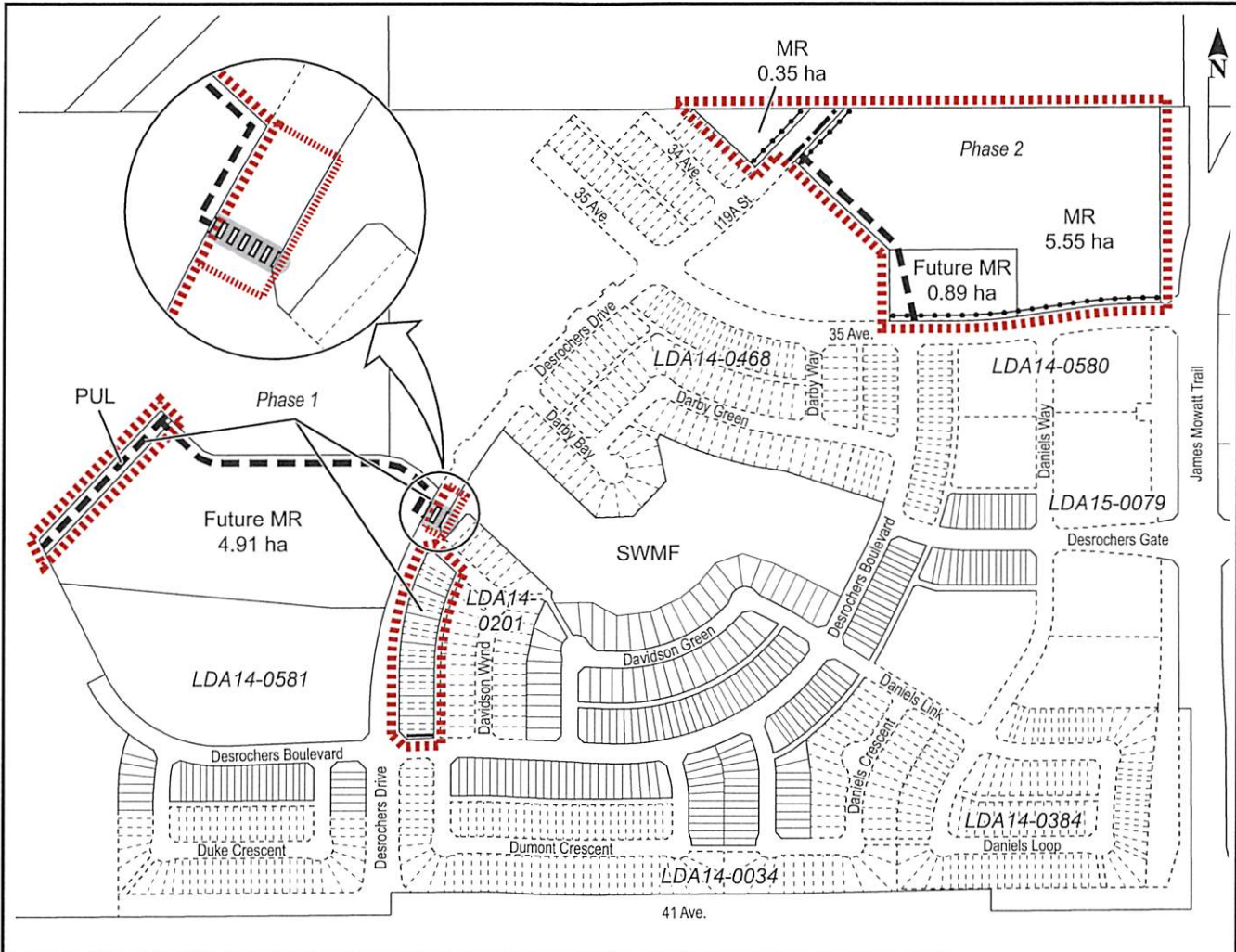
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 15, 2017

LDA15-0144

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Post and rail fence
- 3 m mono-walk
- 3 m hard surface shared use path
- Key pedestrian crossing
- Include in engineering drawings



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

- Titled area to be subdivided
- Subdivision area



June 15, 2017

File No. LDA15-0269

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

RE: Revision of tentative plan of subdivision to create 82 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; **CAVANAGH**

The application has revised the number of single detached residential lots by increasing them from 76 to 82 and the phasing by combining phase 1 and phase 2 into 1 phase.

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 3.10 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.45 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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., and EPCOR Water Services Inc., 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 subdivision boundary be amended to exclude the intersection of 30 Avenue SW and Cavanagh Drive SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. That phase 5 of the approved subdivision LDA13-0022 be registered prior to or concurrent with this application for logical extension of roadways and services;

8. that LDA15-0269 to close portions of 111 Street SW and 30 Avenue SW shall be approved prior to the endorsement of this subdivision;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Slope Stability Evaluation & Set-Back Distance Determination report (File No. LDA12-0219), as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards and landscaping along the south side of 30 Avenue SW, with Phase 1, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, 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 Top of Bank setback area, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs an offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 30 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to the MR and ER dedication the existing Deferred Reserve Caveat (DRC) for Lot 1, Block 1, Plan 042 1992 will be reduced accordingly, with the balance to carry forward on title.

Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original 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 five (5) 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,



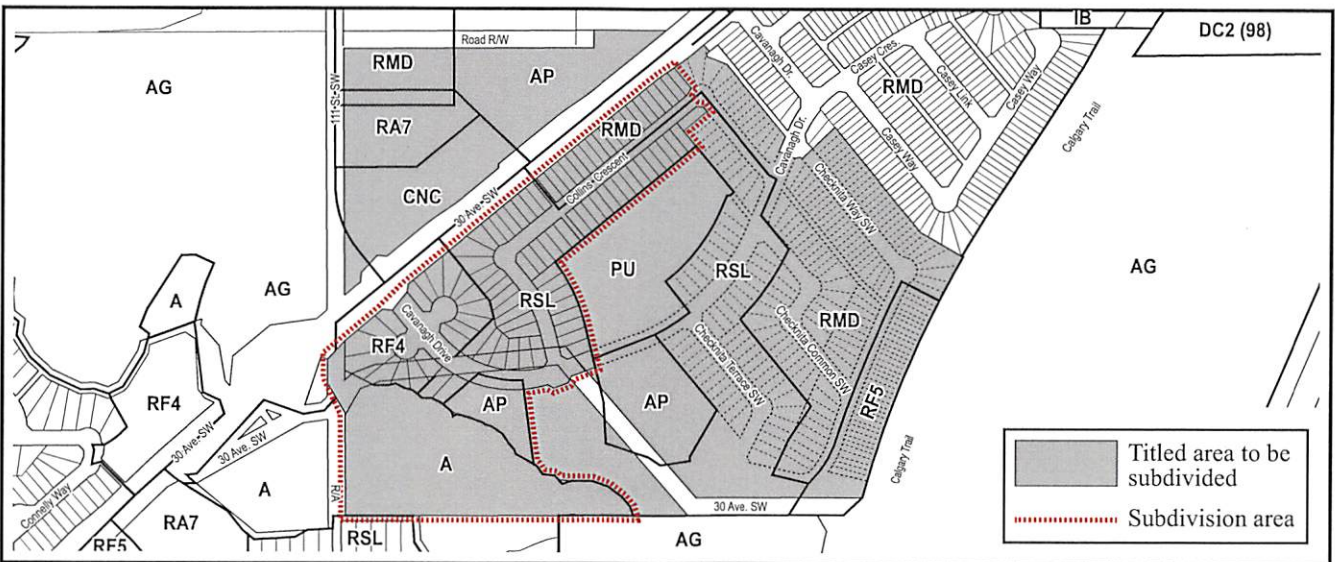
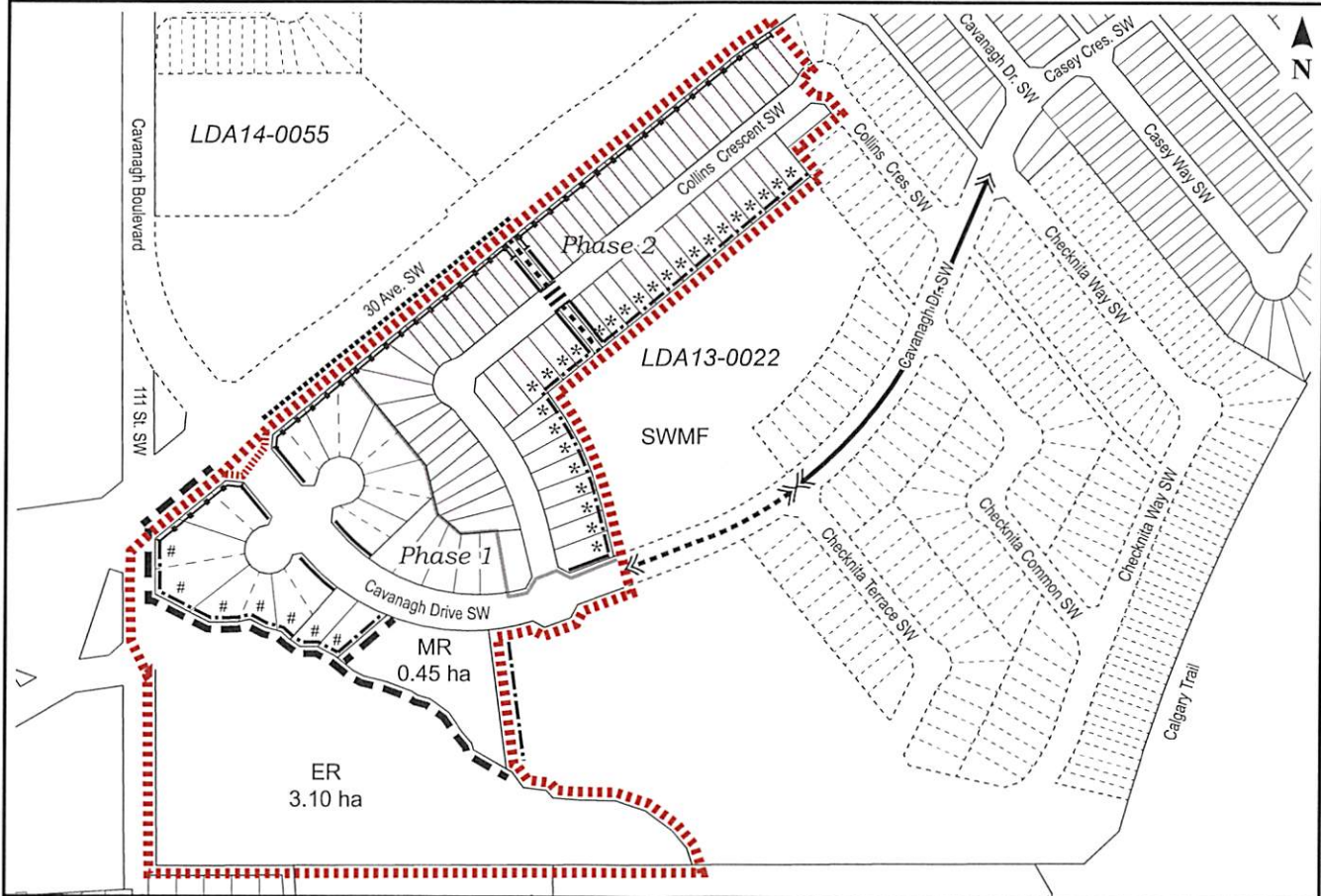
Blair McDowell
Subdivision Authority
BM/mb/Posse #172465630-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 15, 2017

LDA15-0269

- | | |
|--|--|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬ Amend subdivision boundary ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - 1.2 m uniform fence ▬▬▬▬▬ Noise attenuation fence ⋯⋯⋯ 1.5 m concrete sidewalk ⋯⋯⋯ 1.5 m concrete sidewalk with Phase 2 ▬▬▬ 3 m hard surface shared use path | <ul style="list-style-type: none"> ▬▬▬▬▬ Zebra marked crosswalk # Restrictive covenant re: Top of Bank * Restrictive covenant re: freeboard ↔ 200 mm water main extension ↔ 250 mm water main extension |
|--|--|





June 15, 2017

File No. LDA17-0117

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 15, Block 15, Plan 112 2473 located north of Kerr Road NW and east of Gault Boulevard NW; **GRIESBACH**

The Subdivision by Phased Condominium is APPROVED on June 15, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$2869.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. 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; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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 "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/gq/Posse #241950840-001

Enclosure(s)



LOT 1 MR
BLOCK 16
PLAN 132 2503

LOT 38 MR
BLOCK 15
PLAN 132 2503

R/W PLAN
112 2474

SIR ARTHUR CURRIE WAY
COMMON PROPERTY

LOT 15
BLOCK 15
PLAN 112 2473

UNIT 'A'
(0.380 ha.)

UNIT 1
(0.100 ha.)

BLOCK
14
PLAN

KERR ROAD

BLOCK
9
PLAN

CONDOMINIUM PLAN 092 3599

CONDOMINIUM
PLAN 162 1454

GAULT BOULEVARD

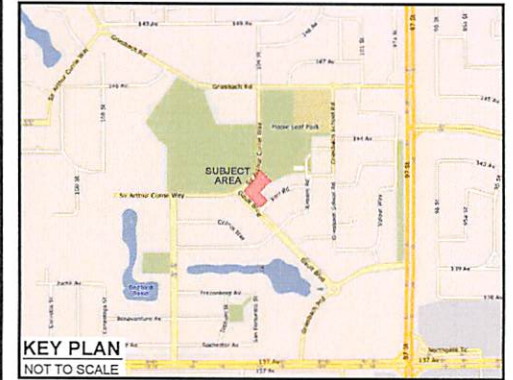
LANE
BLOCK 8
PLAN 052 2624

BLOCK 14
PLAN 052 4289



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 RA7g.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.540 ha.



REV. NO.	DATE	ITEM	BY
2	MAY 26/17	ADDED COMMON PROPERTY ALONG GAULT BLVD	ME
1	FEB. 24/17	ADJUSTED WITH REVISED BUILDINGS	ME
0	MAR. 16/15	ORIGINAL PLAN COMPLETED	ME

REVISIONS

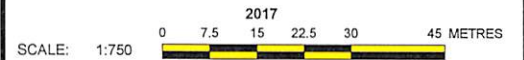
NEPTUNE TOWNHOMES
TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
OF

LOT 15, BLOCK 15, PLAN 112 2473

WITHIN THE

S.E. 1/4 SEC. 29 - TWP. 53 - RGE. 24 - 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.	114005117	DRAFTED BY:	ME	CHECKED BY:	MK
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 15, 2017

File No. LDA17-0176

Hagen Surveys Ltd.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 17, Plan 2600 KS located north of Laurier Drive NW and west of 142A Street NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on June 15, 2017, 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.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 130.1 m east of the east property line of the lane east of Laurier Drive. The existing storm service enters the proposed subdivision approximately 9.91 m south of the north property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);

4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,



Blair McDowell
Subdivision Authority

BM/gt/Posse #244273604-001

Enclosure(s)

TENTATIVE PLAN

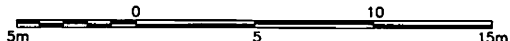
SHOWING SUBDIVISION OF

LOT 30, BLOCK 17, PLAN 2600 K.S.

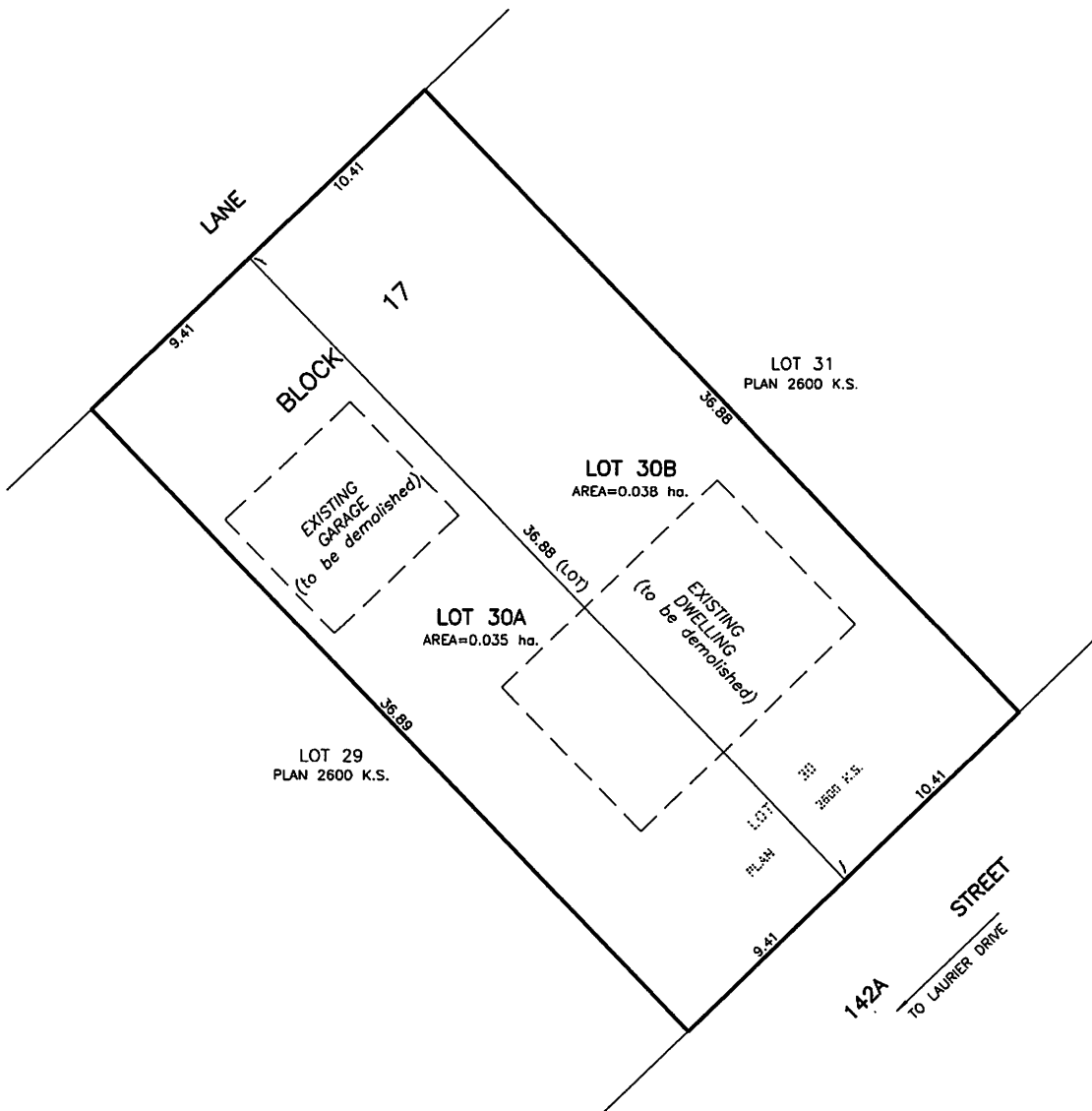
IN THE
S.E.1/4 SEC.26-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2017 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: J.V./SC

CALC'D. BY: J.V./SC

DATE: March 27, 2017
REVISED: MAY 23, 2017

FILE NO. 17S0208

DWG.NO. 17S0208T



June 15, 2017

File No. LDA17-0203

Hagen Surveys Ltd.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create 44 bare land condominium units from the SW 18-52-25-W4M, located north of Hope Road NW and east of Winterburn Road NW; **THE HAMPTONS**

The Subdivision by Bare Land Condominium is APPROVED on June 15, 2017, subject to the following condition(s):

1. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against proposed units 22 through 30 inclusive; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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 (\$28,556.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. 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; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

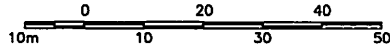
BM/sc/Posse #245189116-001

Enclosure(s)

TENTATIVE PLAN
 SHOWING BARELAND CONDOMINIUM OF
 PART OF THE
 S.W.1/4 SEC.18-52-25-4

EDMONTON ALBERTA

SCALE 1:800 2017 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: J.V.

CALC'D. BY: J.V.

DATE: February 16, 2017
 REVISED: -

FILE NO. 17S0114

DWG.NO. 17S0114T

UNITS AREAS					
UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)
1	898	13	356	25	385
2	372	14	378	26	345
3	347	15	354	27	385
4	417	16	431	28	344
5	341	17	480	29	384
6	387	18	478	30	583
7	388	19	382	31	351
8	424	20	378	32	356
9	372	21	356	33	356
10	365	22	492	34	589
11	390	23	387	35	328
12	378	24	342	36	288



BLK.40
 LOT 7BMR
 PLAN 152 1382

BLK.11

BLK. 17

PLAN LOT 10 LOT 11 LOT 12 LOT 13 LOT 14
 LOT 9

LOT 69
 PLAN 082 6516

LOT 70
 PLAN 082 6516



June 15, 2017

File No. LDA17-0244

Hagen Surveys Ltd
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 3, Plan 5972 KS located north of 63 Avenue NW and east of 132 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on June 15, 2017, 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.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (sanitary and storm) enter the proposed subdivision approximately 10.3 m north of the south property line of Lot 31. The existing water service enters the proposed subdivision approximately 10.6 m north of the south property line of Lot 31. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,



Blair McDowell
Subdivision Authority

BM/gt/Posse #264071233-001

Enclosure(s)

TENTATIVE PLAN

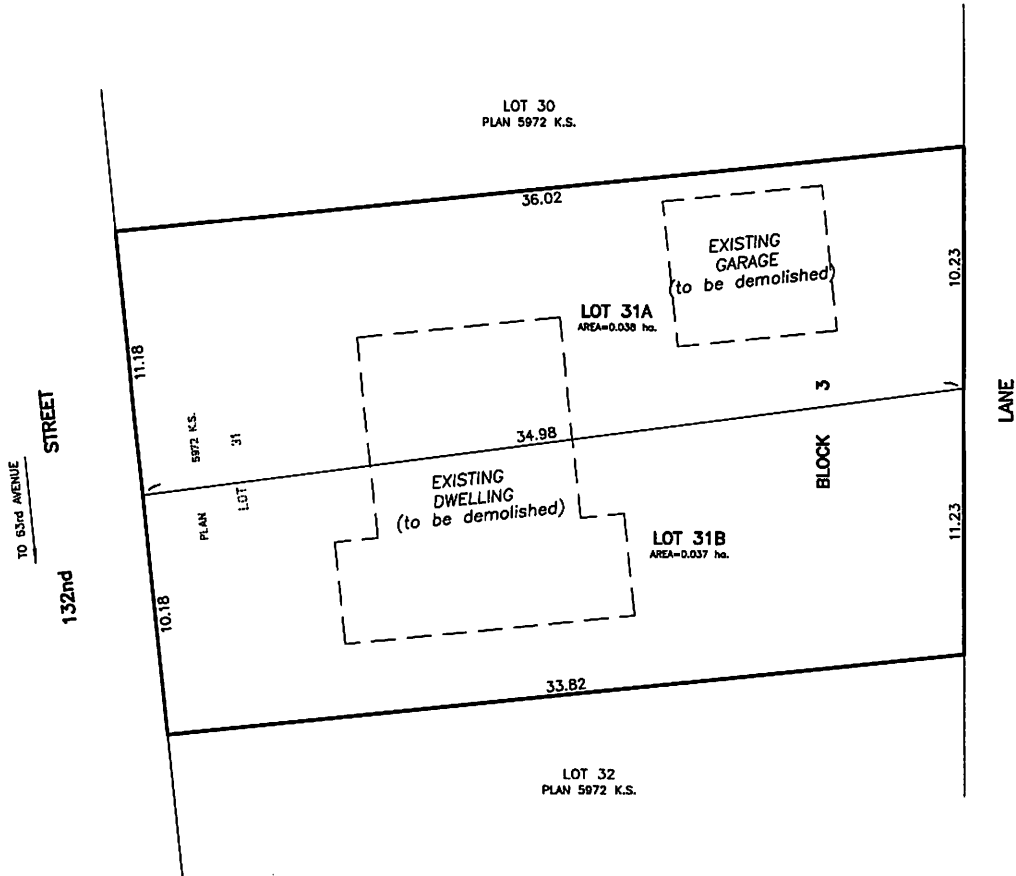
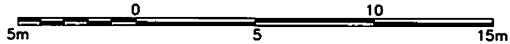
SHOWING SUBDIVISION OF

LOT 31, BLOCK 3, PLAN 5972 K.S.

IN THE
S.1/2 SEC.24-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2017 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: J.V.

CALC'D. BY: J.V.

DATE: April 20, 2017

REVISED: May 25, 2017

FILE NO. 17S0261

DWG.NO. 17S0261T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 15, 2017

File No. LDA17-0272

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 4978 HW, located north of 108 Avenue and east of 140 Street; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on June 15, 2017, 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.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 69.19m south of the south property line of 109 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,



Blair McDowell
Subdivision Authority

BM/tl/Posse #251494648-001

Enclosure(s)



140 STREET

LOT 9
BLOCK 14
PLAN 4978 HW

LOT 8B
BLOCK 14

HOUSE

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

LOT 8A
BLOCK 14

GARAGE

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

LOT 7
BLOCK 14
PLAN 4978 HW

LOT 6
BLOCK 14
PLAN 4978 HW

LANE

LINCOLNBERG HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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 R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____ AND CONTAINS: 0.055 ha.



REV. NO.	DATE	ITEM	BY
0	MAY 10, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

NORTH GLENORA

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 8, BLOCK 14, PLAN 4978 HW
WITHIN THE
N.W. 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.	91700033T	DRAFTED BY:	AN	CHECKED BY:	BM
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June 15, 2017

File No. LDA17-0273

Hagen Surveys LTD.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot A, Block 32, Plan 8300 ET, located south of 61 Avenue NW and west of 106 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on June 15, 2017, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 10.2 m north of the south property line of Lot A. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,



Blair McDowell
Subdivision Authority

BM/tl/Posse #251556675-001

Enclosure(s)

TENTATIVE PLAN

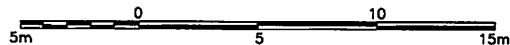
SHOWING SUBDIVISION OF

PART OF LOT A, BLOCK 32, PLAN 8300 E.T.

IN THE
N.W.1/4 SEC.17-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



- NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS.
 - C. OF T. DENOTES CERTIFICATE OF TITLE

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

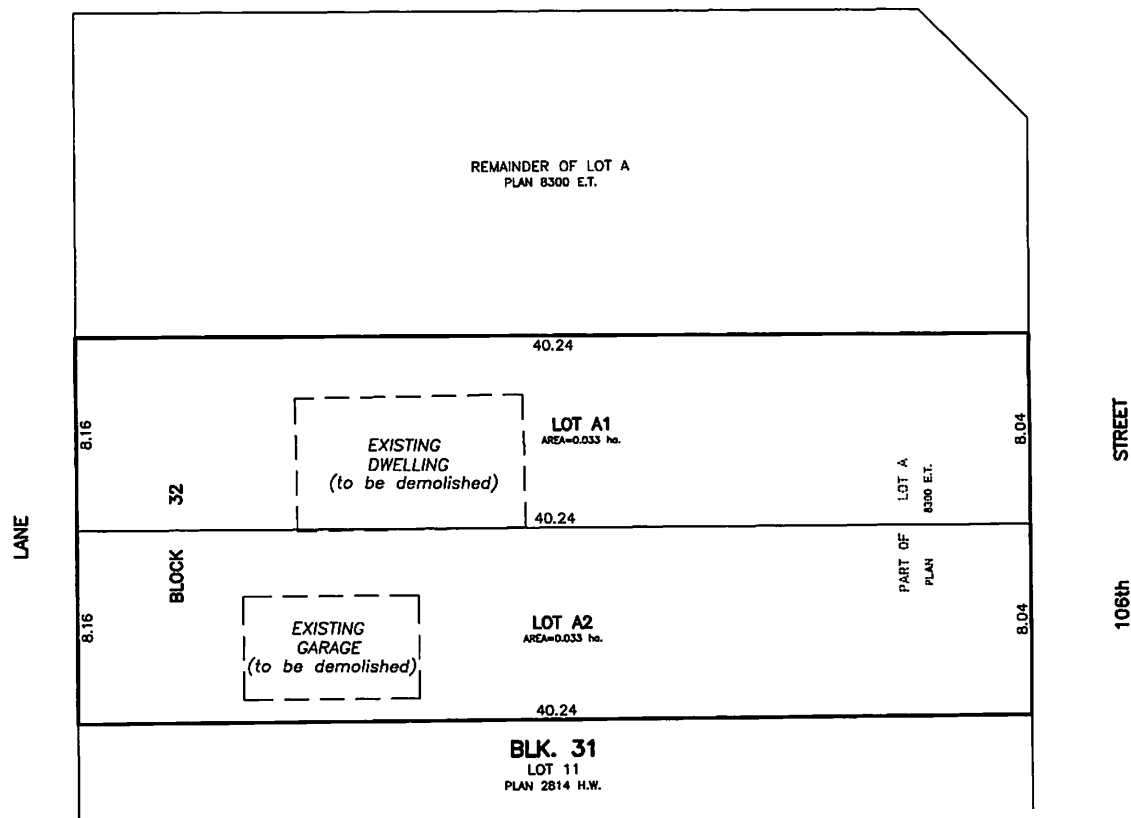
DATE: May 9, 2017
REVISED: -

FILE NO. 17S0384

DWG.NO. 17S0384T

61st AVENUE

ROAD PLAN 882 0284





June 15, 2017

File No. LDA17-0274

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 5, Plan RN60 located north of 113 Avenue NW and west of 127 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on June 15, 2017, 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.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 12.58 m north of the south property line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

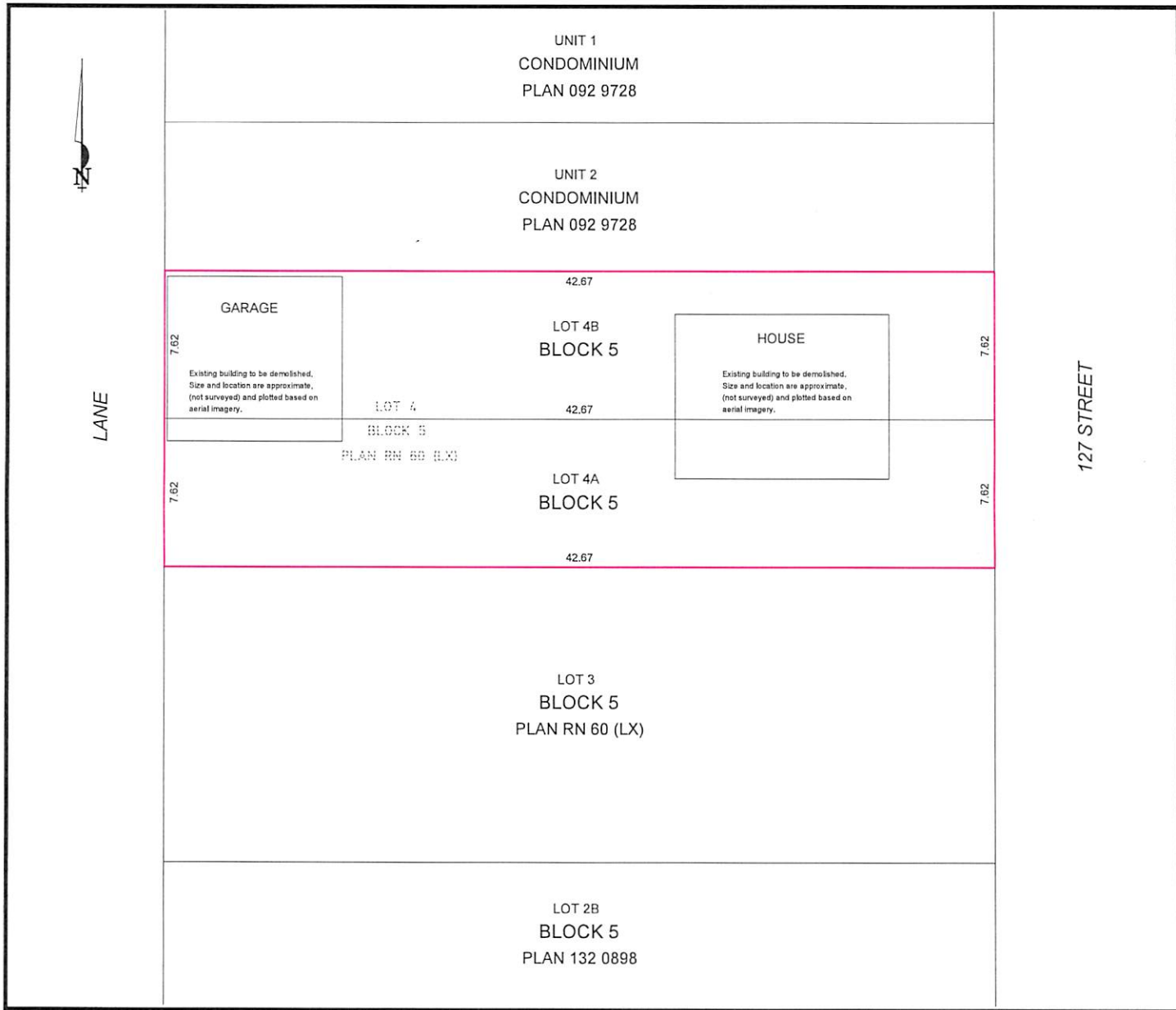
Regards,



Blair McDowell
Subdivision Authority

BM/gt/Posse #251554388-001

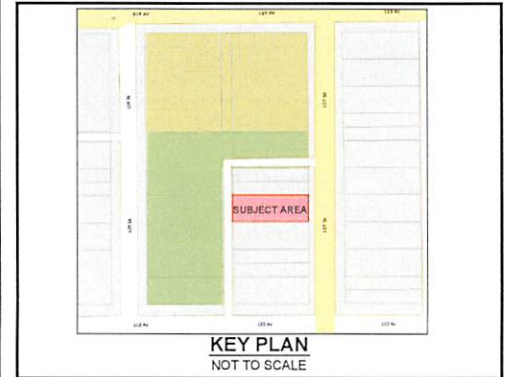
Enclosure(s)



ACCENT INFILLS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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 RFP3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	MAY 5, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

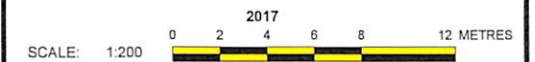
OF

LOT 4, BLOCK 5, PLAN RN 60 (LX)

WITHIN THE

S.E. 1/4 SEC. 12 - 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. 61700032T	DRAFTED BY: AN	CHECKED BY: BM
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 15, 2017

File No. LDA17-0275

Terry Kirkstiuk
10008 - 154 Avenue
Edmonton, AB T5X 5R3

ATTENTION: Terry Kirkstiuk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 21, Plan 2655 HW, located east of 96 Street NW and south of 72 Avenue NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on June 15, 2017, 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 owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.2m East of the West Property Line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);

4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Nathan Stelfox at nathan.stelfox@gmail.com or 780-496-1674.

Regards,

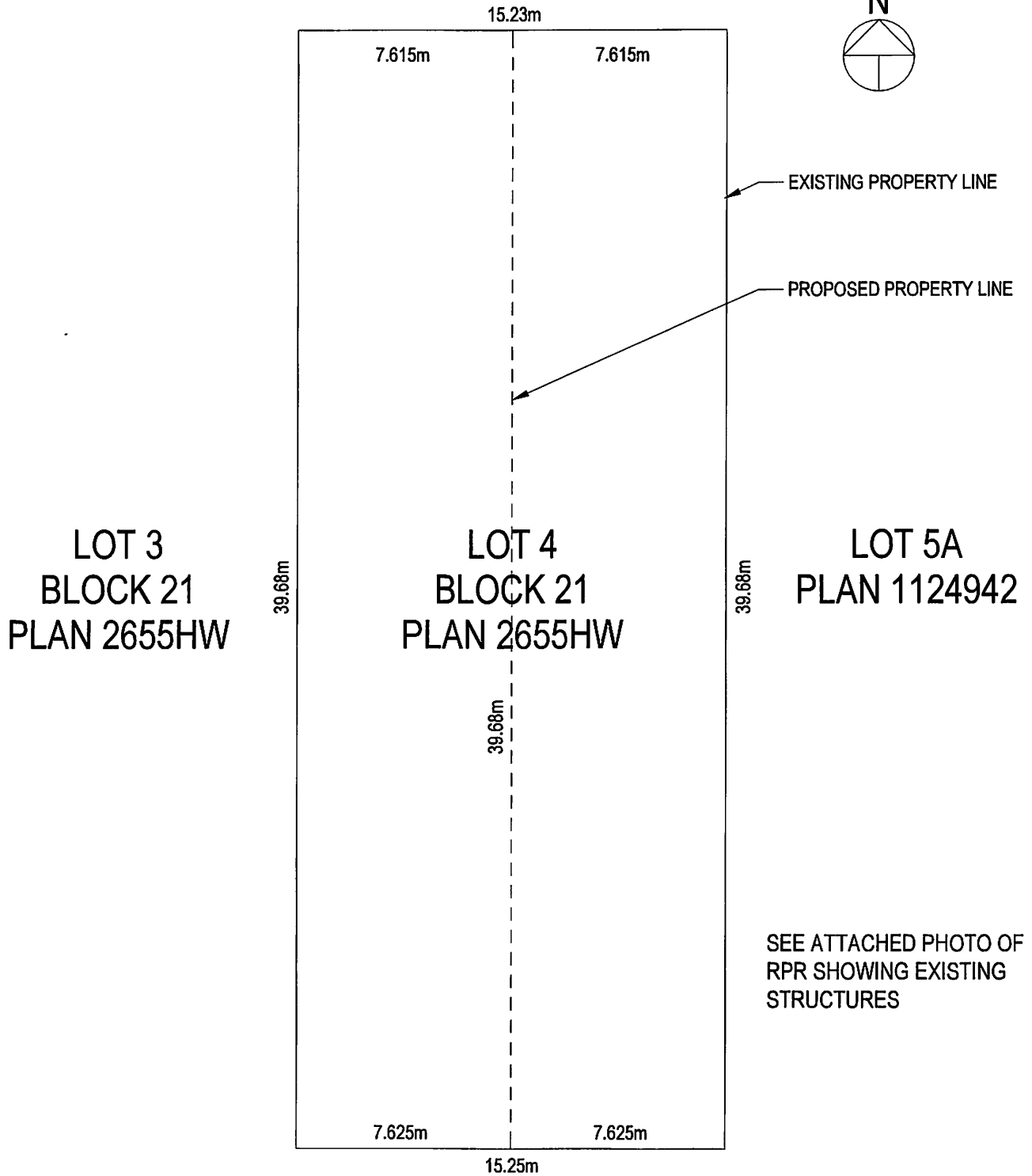


Blair McDowell
Subdivision Authority

BM/ns/Posse #251382533-001

Enclosure(s)

72 AVENUE



SEE ATTACHED PHOTO OF RPR SHOWING EXISTING STRUCTURES

TENTATIVE PLAN OF SUBDIVISION
LOT 4
BLOCK 21
PLAN 2655HW
FOR SUN AND SAND HOLDINGS

LANE

SCALE 1:200



June 15, 2017

File No. LDA17-0277

RK Investments Ltd.
2416 Ashcraft Crescent SW
Edmonton, AB T6W 2M9

ATTENTION: Sanjay Rattan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 24, Plan 3958HW, located south of 103 Avenue NW and west of 79 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to both proposed lots; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. 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; and

6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,



Blair McDowell
Subdivision Authority

BM/gt/Posse #251379088-001

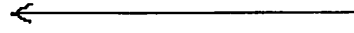
Enclosure(s)

TENTATIVE PLAN OF SUBDIVISION

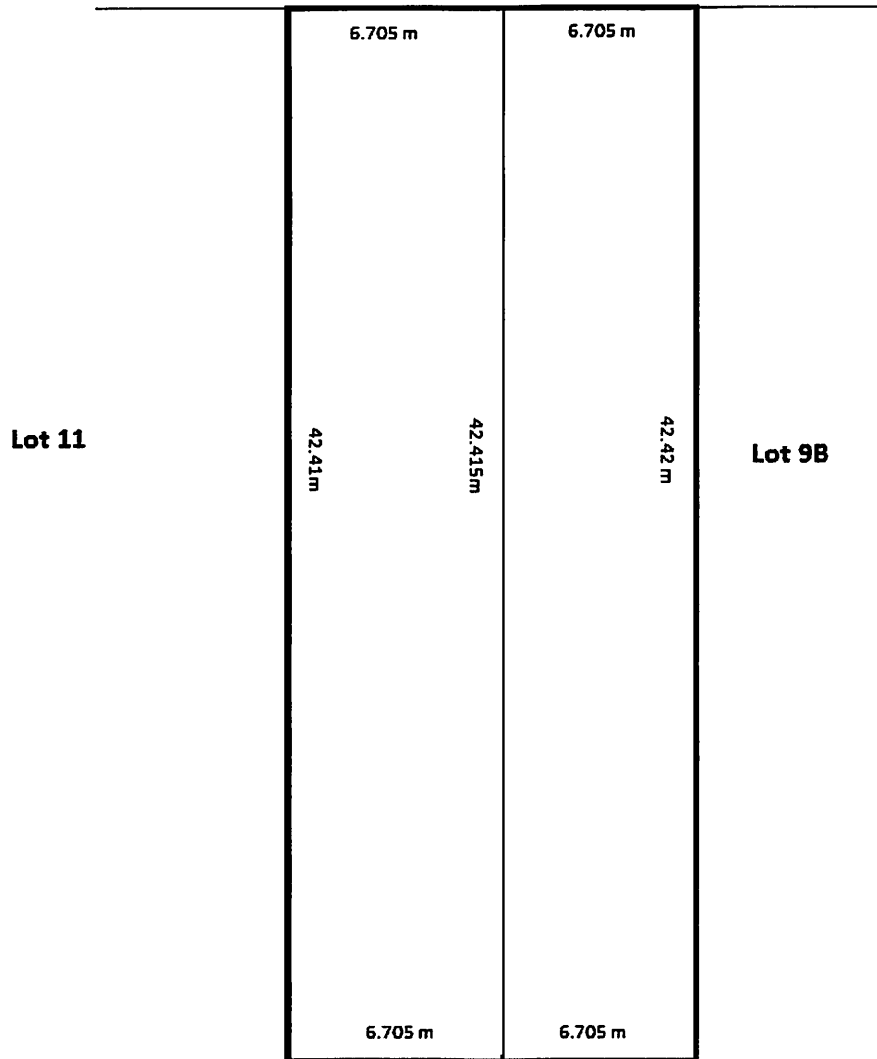
Lot 10, Block 24, Plan 3958 HW



to 103rd Avenue NW



79 Street NW



Lot 11

Lot 9B

LANE



June 15, 2017

File No. LDA17-0278

Hagen Surveys (1982) Ltd.
8920 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 24, Plan 715HW, located south of 89 Avenue NW and east of 118 Street; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.8 m north of the south property line of Lot 17. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) 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 #251874938-001

Enclosure

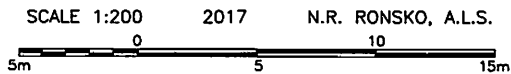
TENTATIVE PLAN

SHOWING SUBDIVISION OF

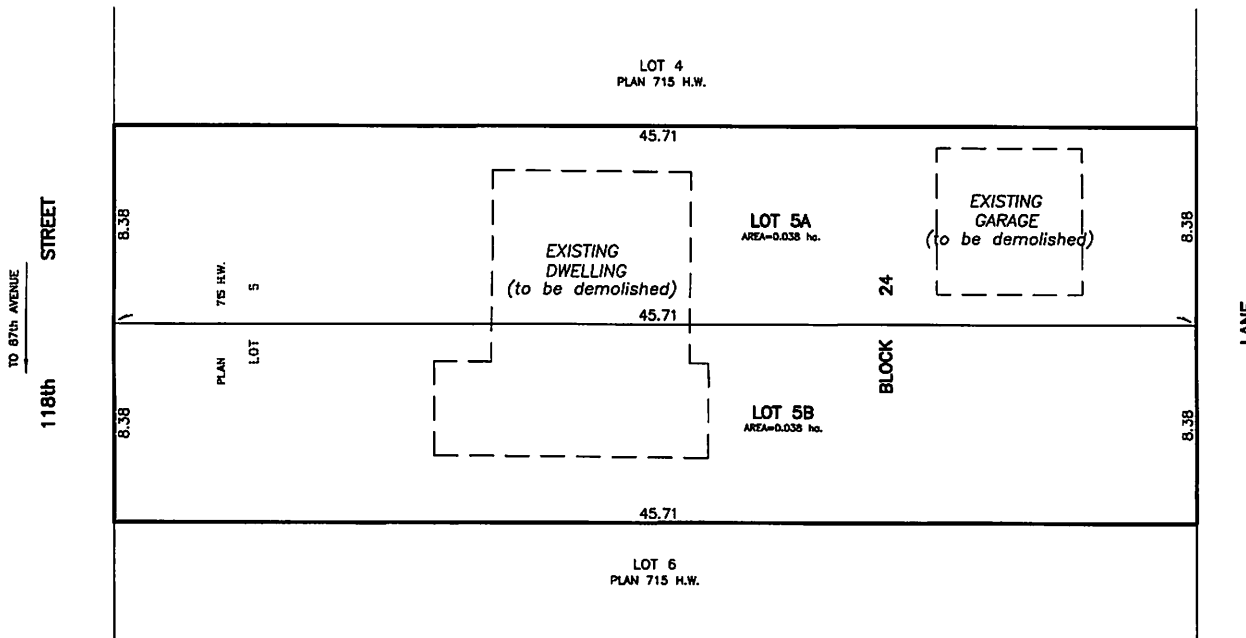
LOT 5, BLOCK 24, PLAN 715 H.W.

IN THE
RIVER LOT 3, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA



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: J.V.

CALC'D. BY: J.V.

DATE: April 25, 2017
REVISED: -

FILE NO. 17S0325

DWG.NO. 17S0325T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 15, 2017

File No. LDA17-0284

Hagen Surveys LTD.
8929-20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 12, Plan RN 60, located north of 110 Avenue and west of 129 Street; **WESTMOUNT**

The Subdivision by Plan is APPROVED on June 15, 2017, 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.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m north of the south property line of Lot 3. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,



Blair McDowell
Subdivision Authority

BM/tl/Posse #252080640-001

Enclosure(s)

TENTATIVE PLAN

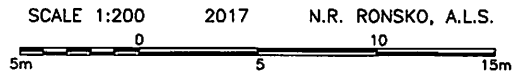
SHOWING SUBDIVISION OF

LOT 3, BLOCK 12, PLAN RN60 (LX)

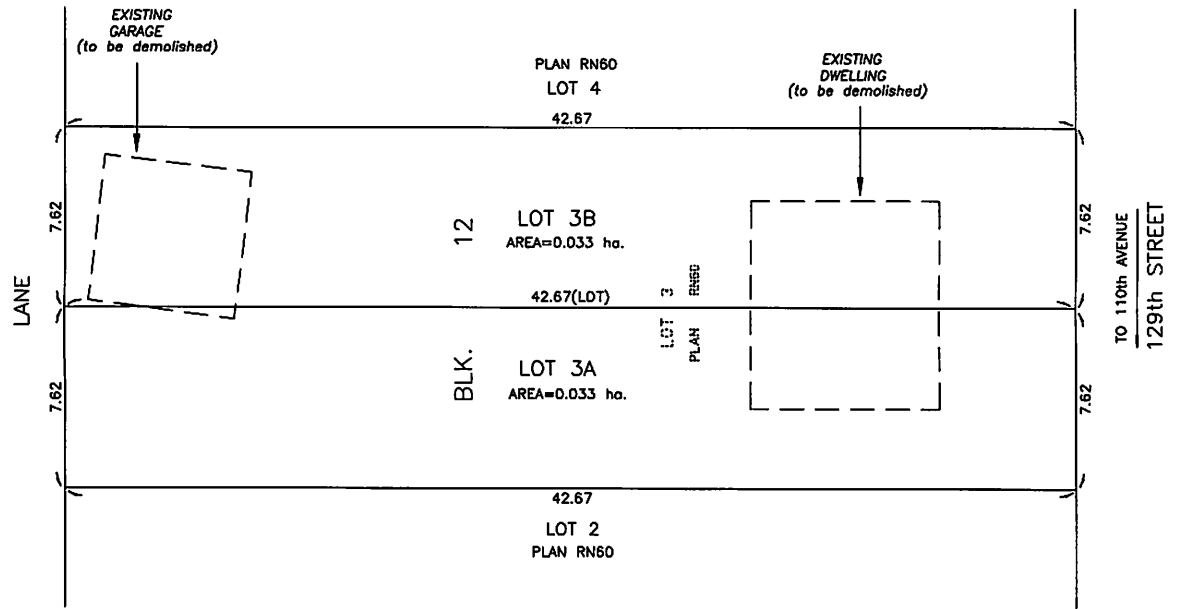
IN THE

S.E.1/4 SEC.12-53-25-4

EDMONTON ALBERTA



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: S.C.

CALC'D. BY: S.C.

DATE: APRIL 16, 2017
REVISED: -

FILE NO. 17S0402

DWG.NO. 17S0402T