

Thursday, April 6, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 6, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 30, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA22-0473
443914800-001

Tentative plan of subdivision to create 125 single detached residential lots, 20 semi-detached residential lots, 24 row housing lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot, from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA22-0583
452904083-001

Tentative plan of subdivision to create 133 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility lot, from a portion of roadway to be closed, Block 3, Plan 762 0329, and the SW 7-52-25-W4M located north of Edgemont Boulevard NW and west of Edgemont Way NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA23-0039 459608674-001	Tentative plan of subdivision to create 150 single detached residential lots, 12 semi-detached residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0654 266089764-001	REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, three (3) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M and the NW & SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0050 464623164-001	Tentative plan of subdivision to create to create one (1) additional single detached residential lot from Lot 16, Block 7, Plan 600 MC, located west of 127 Street NW and south of 63 Avenue NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA23-0064 465588206-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 22, Block 40, Plan 2686 HW, located east of 83 Street NW and south of 77 Avenue NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

April 6, 2023

File No. LDA22-0473

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 125 single detached residential lots, 20 semi-detached residential lots, 24 row housing lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot, from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on April 6, 2023, subject to the following conditions:

1. that the subdivision boundary be amended to dedicate Environmental Reserve (ER) as a 9.734 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 0.490 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that a Transportation Infrastructure Projections Study (TIPS) for the Big Lake Area is approved to the satisfaction of Subdivision and Development Coordination, prior to endorsement of this subdivision;
6. that the owner submits the associated Big Lake Area Structure Plan and Kinglet Gardens Neighbourhood Structure Plan amendments, to align with the Big Lake Transportation Infrastructure Projections Study, prior to the endorsement of this subdivision;
7. that the owner register a temporary access easement for the 7 m temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure II;

8. that LDA22-0031 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. 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 geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross section, including a 3 m shared use path within Kinglet Drive NW and the north/south collector roadway. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid block crossing on Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This may include modifications to the existing guardrail. Specific details will be reviewed and finalized through the engineering drawing review and approval process;
11. that the owner construct a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) and Municipal Reserve (MR) site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt surface shared use path with "Shared Use" signage, within the top of bank, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
13. that the owner construct a 3 m concrete sidewalk or 3 m asphalt surface shared use path, with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 7 m paved roadway connection from Kinglet Drive NW to 231 Street NW, including lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
15. that the owner pay for the installation of a pedestrian overhead flasher/signal, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the signal installation will be at the direction of Transportation Operations. If the signal is not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the signal at that time to fulfill this obligation;
16. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct the ultimate storm outfall to the satisfaction of Subdivision and Development Coordination;
18. that the engineering drawings include a wildlife crossing in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the

satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information).

19. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road right of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE-13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA22-0407. The 1.090 ha DRC will be transferred to the NW-13-53-26-W4M with this application.

MR for the NW-13-53-26-W4M was addressed by DRC with LDA21-0115. ER in the amount of 9.734 ha, and MR in the amount of 0.490 ha is being provided by dedication with this subdivision. The DRC will be adjusted to accommodate the ER and MR dedication, and DRC transfer. The 3.769 ha DRC balance will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

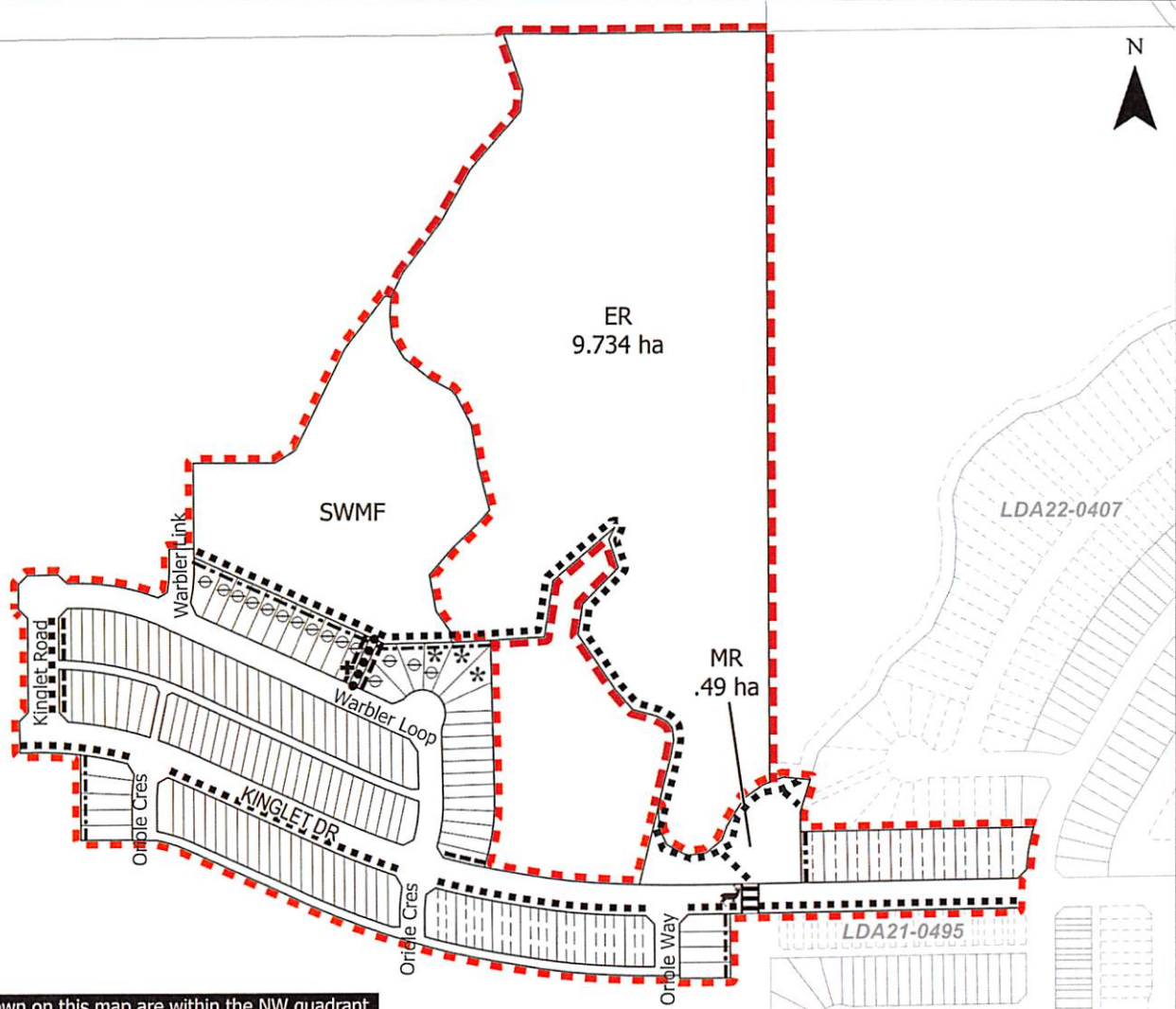
BM/jv/Posse #443914800-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

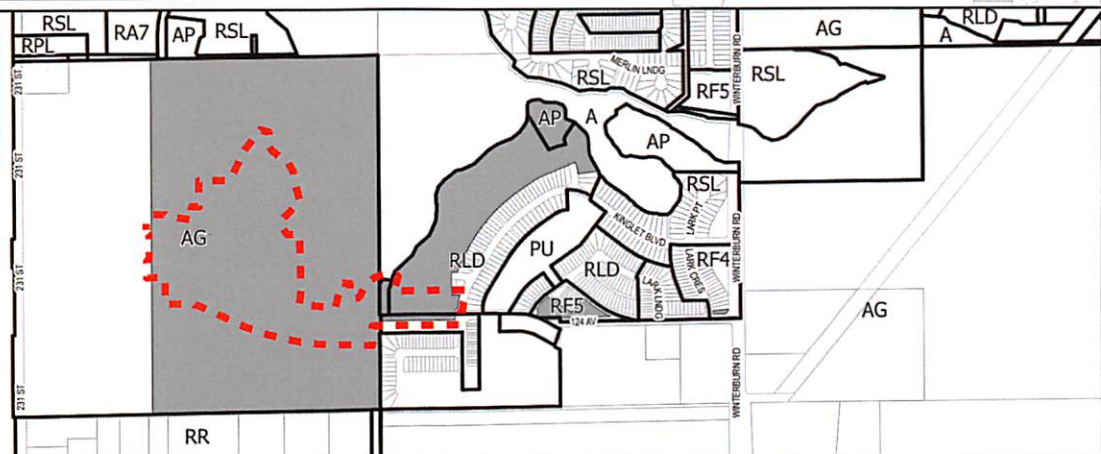
April 6, 2023 LDA22-0473

- ■ ■ ■ ■ Limit of proposed subdivision
- ■ ■ ■ ■ Amend subdivision boundary
- - - - - 1.2 m uniform fence
- - - - - 1.8 m uniform screen fence
- - - - - 1.8 m uniform fence as per Zoning Bylaw
- ● ● ● ● 3 m shared use path
- ● ● ● ● 3 m emergency access sidewalk
- ||||| Zebra marked crosswalk and curb extensions
- 🦌 Wildlife crossing
- * Restrictive covenant re: Top of Bank
- + Restrictive covenant re: Disturbed soil
- ⊖ Restrictive covenant re: Freeboard



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

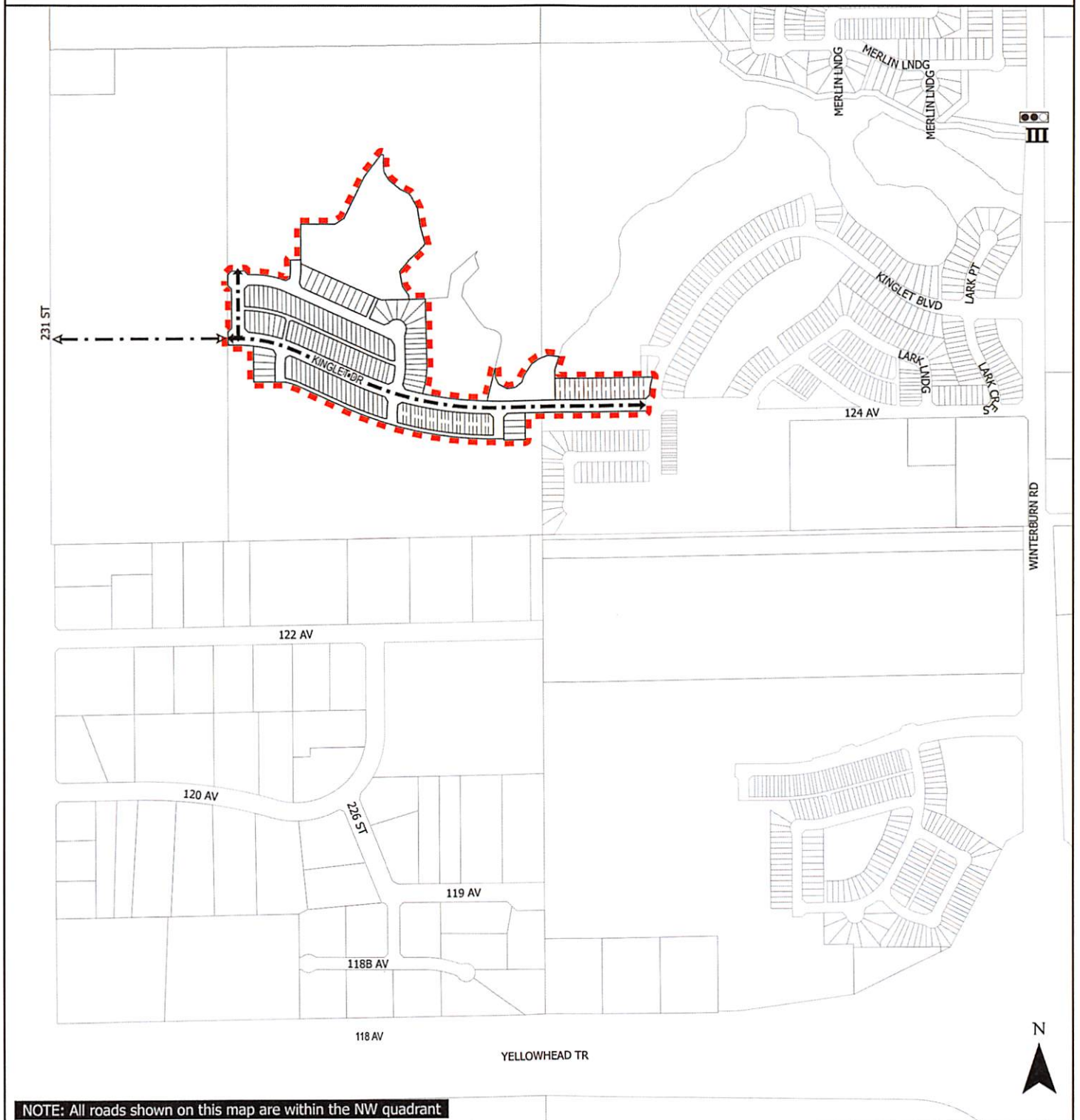
- Title area to be subdivided
- ■ ■ ■ ■ Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

April 6, 2023 LDA22-0473

- ■ ■ ■ Limit of proposed subdivision
- ← · · → Temporary 7 m roadway; Register easement
- ← · · → Construct to a complete streets design; Dedicate additional road right of way (if deemed necessary)
- ● Pedestrian signal
- ▤▤▤▤ Zebra marked crosswalk





April 6, 2023

File No. LDA22-0583

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 133 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility lot, from a portion of roadway to be closed, Block 3, Plan 762 0329, and the SW 7-52-25-W4M located north of Edgemont Boulevard NW and west of Edgemont Way NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on April 6, 2023, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in proportional payments in accordance with phasing, in the total amount of \$989,550.00 representing 1.780 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level Lessard Road NW, within Block 3, Plan 762 0329 and the east ½ of SW-7-52-25-4 as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross section. The Complete Streets design and cross section details for the roadways will be determined through the engineering drawings review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner provides grading plans for the future local road connection with the submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
10. that the owner construct the first two (2) lanes of Lessard Road NW to an arterial roadway standard, with Phase 4, including a 3 m shared use path on both sides, lighting, landscaping, channelization, accesses, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Lessard Road NW prior to the approval of engineering drawings for arterial and subdivision;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the engineering drawings include grading plans for Lessard Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct the alley south of 42 Avenue NW in Phase 1, to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standard, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
16. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, with Phase 1, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
17. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner constructs offsite sanitary and storm sewers to connect the proposed subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination;
20. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the Complete Streets Design and Construction Standards (Drawing 5205), for all lots backing onto Lessard Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Block 3, Plan 762 0329 was previously addressed with LDA12-0121 by registering a 1.811 ha Deferred Reserve Caveat (DRC). Subsequent to the road closure (0.0625 ha) and arterial road dedication (0.3701 ha), the total MR owing is 1.780 ha. MR in the amount of \$989,550.00 representing 1.780 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final plan of survey.

MR for the SW 7-52-25-W4M is being provided by dedication with LDA22-0419.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #452904083-001

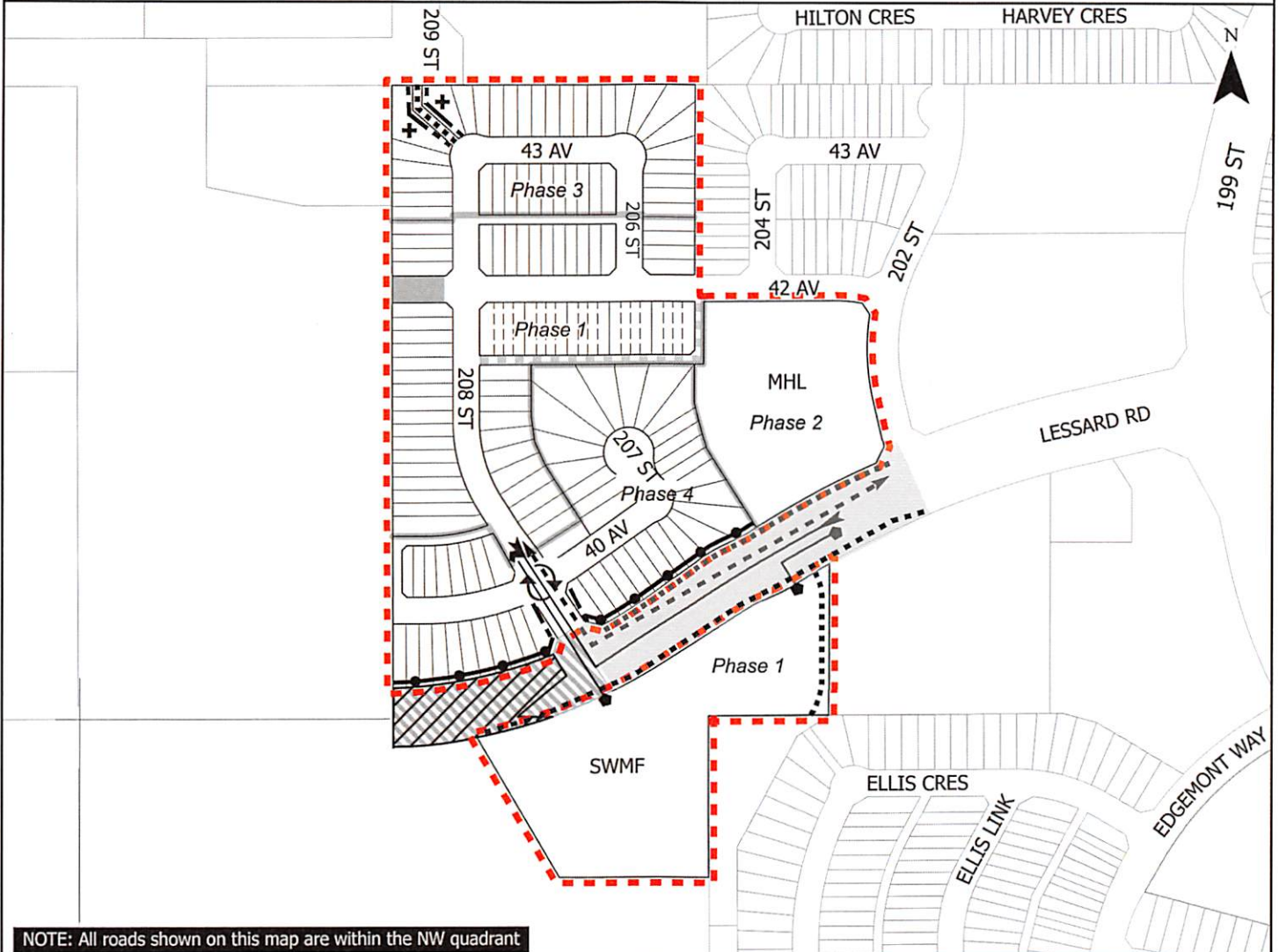
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

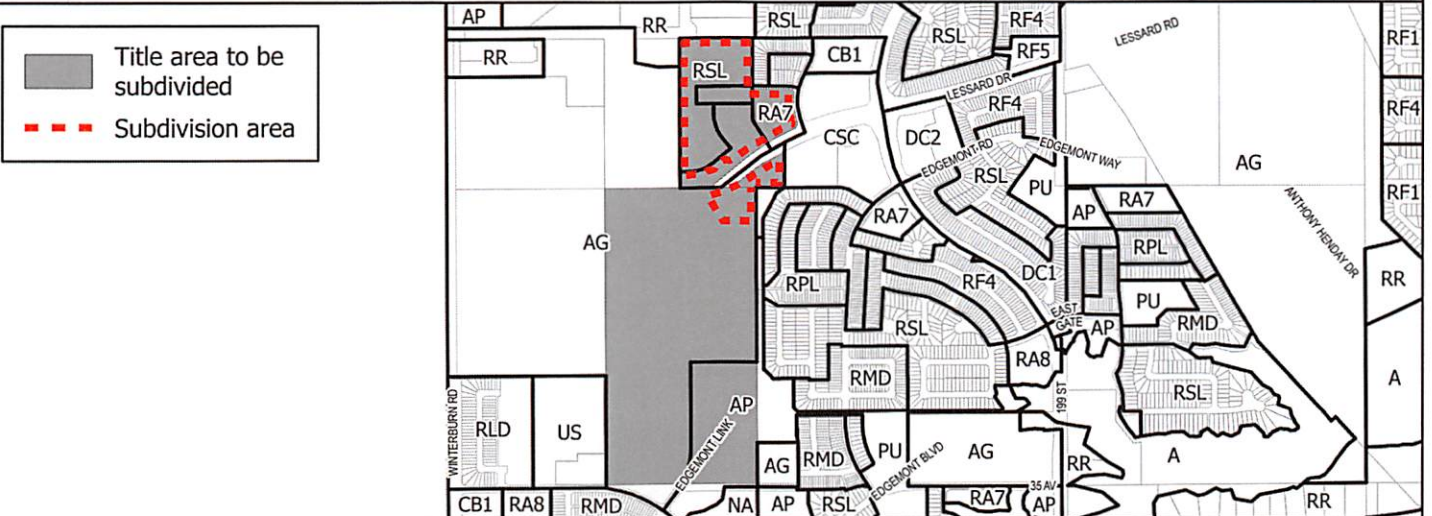
April 6, 2023

LDA22-0583

- - - Limit of proposed subdivision
- Phasing Line
- 1.8 m uniform fence as per Zoning Bylaw
- Noise attenuation fence
- 3 m hard surface shared use path
- Construct first two lanes
- Temporary 4 m emergency access
- Temporary 12 m radius turnaround
- Dedicate as road right of way
- Future local road connection
- Sanitary sewer extension
- Storm sewer extension
- + Restrictive covenant re: Disturbed soil
- Submit grading plans
- 6 m commercial alley



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





Subdivision Authority

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

April 6, 2023

File No. LDA23-0039

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 150 single detached residential lots, 12 semi-detached residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

I The Subdivision by Plan is APPROVED on April 6, 2023, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.66 hectare (ha) lot pursuant to Section 664(1.1)(a) 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 0.70 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register a public access easement or a license agreement for a 3 metre (m) asphalt shared use path, within the Power Line Corridor, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement or agreement;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA22-0091 be registered prior to or concurrent with this application, for the logical extension of roadways and underground utilities;
8. 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 Assessment - Horsehills Creek geotechnical report [Hoggan Engineering & Testing (1980) Ltd. file no. 6065-57], as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner submits redline revisions for Marquis Stage 1B (LDA20-0374), to construct a 1.8 m noise attenuation fence within residential property lines for all lots backing onto the SWMF, to conform to Complete Streets Design and Construction Standards (Drawing No. 5205), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner submits redline revisions for Marquis Stage 1B (LDA20-0374), to construct a berm centered on property line and 1.8 m noise attenuation fence (the total noise barrier height must be 2.5 m), or combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Power Line and Railway Corridors, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
11. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage, lighting, and bollards, within the Power Line Corridor, with connections to adjacent paths, to the satisfaction

of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage, within the ER lot, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
16. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
17. that the owner construct a berm centered on property line and 1.8 m noise attenuation fence (the total noise barrier height must be 2.5 m), or combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Power Line and Railway Corridors, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

ER for Lot 2, Block 1, Plan 182 2466 in the amount of 0.66 ha is being dedicated with this subdivision.

MR for Lot 2, Block 1, Plan 182 2466 in the amount of 0.70 ha is being provided by dedication with this subdivision.

Subsequent to reserve dedication, the remaining balance of existing DRC 182 223 420 will be fully discharged from Lot 2, Block 1, Plan 182 2466 and transferred to the SE 9-54-23-W4M.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #459608674-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

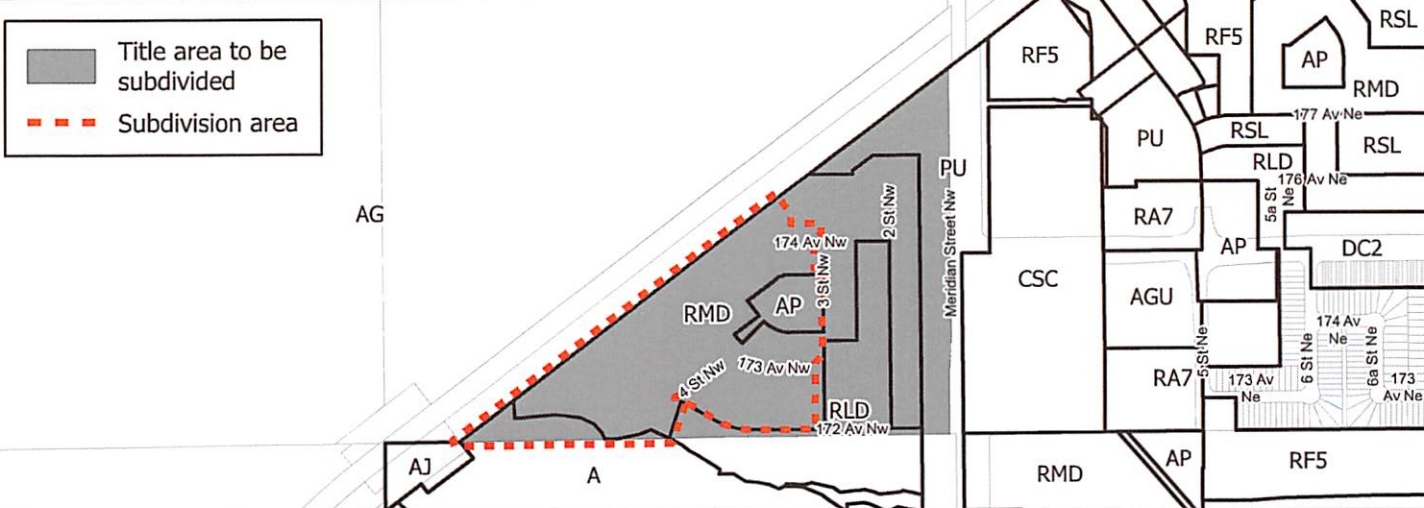
April 6, 2023

LDA23-0039

- Limit of proposed subdivision
- Phasing line
- 1.2 m uniform screen fence
- 1.8 m uniform screen fence
- 1.8 m uniform fence as per Zoning Bylaw
- Berm and noise attenuation fence
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- 3 m asphalt shared use path
- 3 m asphalt shared use path; register easement
- Temporary 6 m roadway
- Redline revisions for Marquis Stage 1B; Berm and noise attenuation fence
- Redline revisions for Marquis Stage 1B; Noise attenuation fence
- Temporary 12 m radius turnaround
- Restrictive covenant re: Disturbed soil
- Restrictive covenant re: Top of Bank



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





Subdivision Authority

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

April 6, 2023

File No. LDA17-0654

Scheffer Andrew Ltd.
310 - 4803 87 Street NW
Edmonton, AB T6E 0V3

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, three (3) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M and the NW & SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW;
GRIESBACH

This application was originally approved on June 7, 2018. A Change Request that reconfigured and re-lotted the subdivision was approved on October 21, 2021. Phase 1 was registered under Plan 212 0592. A second Change Request that revised phasing and re-lotted the subdivision was approved on March 24, 2022. Phase 2 was registered under Plan 222 2552. This third Change Request proposes to adjust the boundary between Phases 3 and 5.

I The Subdivision by Plan is APPROVED on April 6, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Public Utility lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots that have existing underground utilities due to the original installation, abandonment, and removal of drainage infrastructure, 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, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following:

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 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;
5. 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;
6. That the owner constructs a 1.8 m hard surface pedestrian connection along Griesbach Road NW, with Phase 3, with connections to the adjacent sidewalk and shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards, within the Phase 4 walkway, with connections to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3.0 m hard surface shared use path with lighting, bollards, and landscaping, within the Phase 3 walkway, with a connection to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner reconstruct portions of existing Griesbach Road NW, with Phases 3 and 5, to a transit collector standard, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs necessary sanitary and storm sewer extensions along Griesbach Road NW with Phase 5, as part of the existing Griesbach Road reconstruction, to current City of Edmonton transit collector roadway standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner constructs an offsite sanitary sewer extension with Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

12. that the owner abandon and remove the existing unused storm and sanitary sewers entering the site, and register disturbed soil restrictive covenants on affected lots, to the satisfaction of EPCOR Drainage Services and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The Final Acceptance Certificate (FAC) for sanitary and storm infrastructure will not be issued until the disturbed soil restrictive covenant is registered on the subject properties;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NW & SW 29-53-24-W4M were previously addressed with LDA15-0056 by partially discharging existing Deferred Reserve Caveat (DRC 142 182 350) in the amount of 6.505 hectares (ha) through dedication of a 5.96 ha parcel and transferring the balance of 0.545 ha to the NE 29-53-24-W4M.

MR for the NE 29-53-24-W4M was previously addressed with LDA15-0056 by combining existing DRC 132 161 772 with MR transferred from the NW & SW 29-53-24-W4M, and registering new DRC 212 067 393 in the amount of 1.355 ha. 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 seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #266089764-001

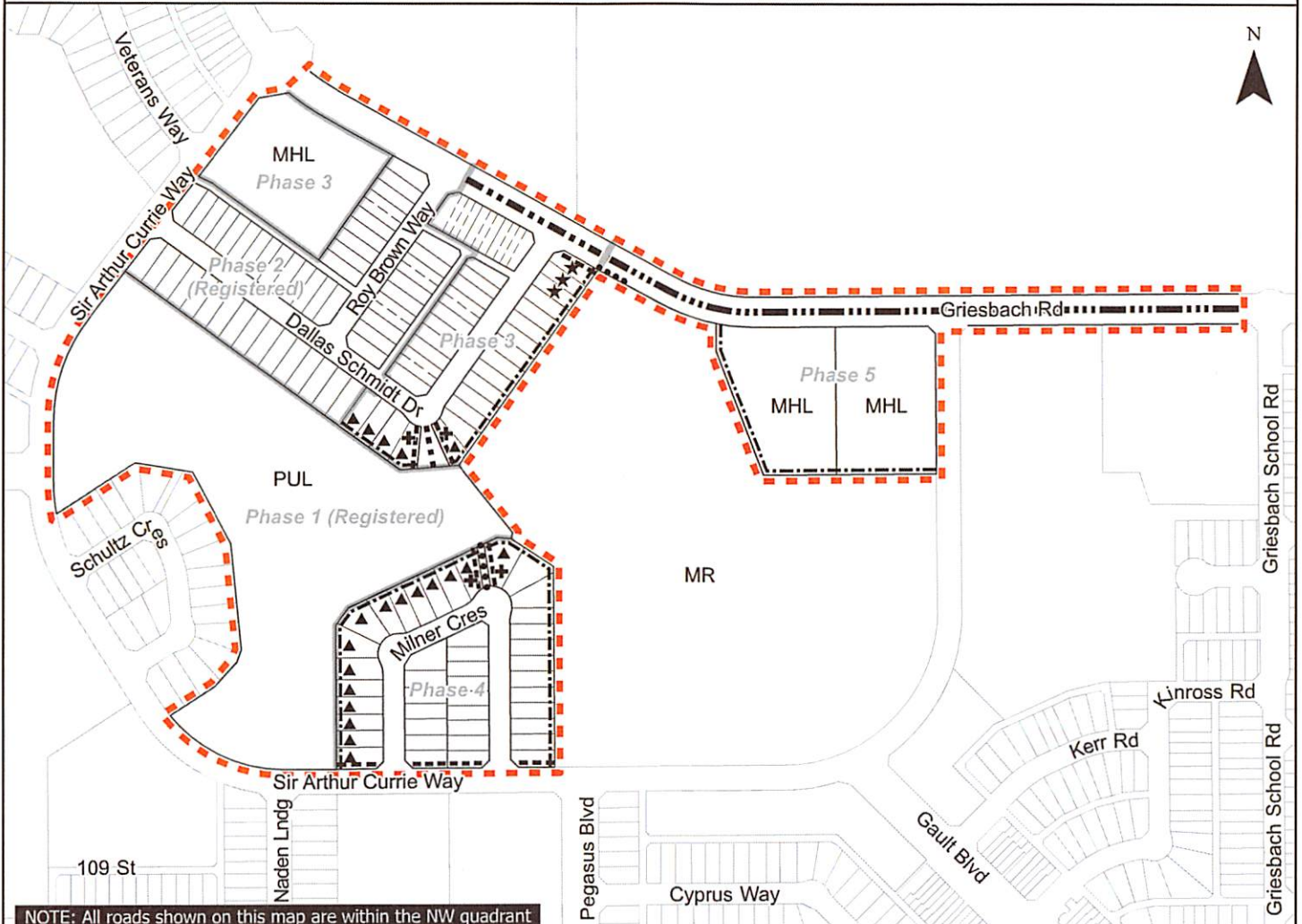
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

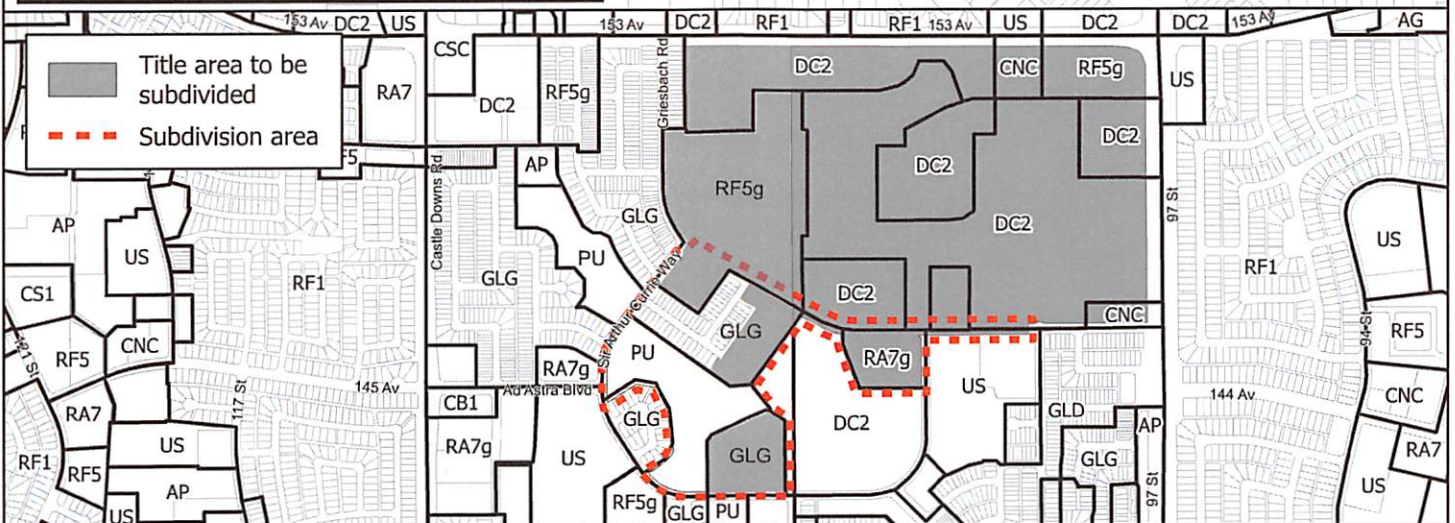
April 6, 2023

LDA17-0654

- Limit of proposed subdivision
- Phasing Line
- - - 1.2 m uniform fence
- - - - 1.8 m uniform fence as per Zoning Bylaw
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- Construct collector roadway (Phase 3)
- Construct collector roadway (Phase 5)
- ▲ Restrictive covenant re: Freeboard
- + Restrictive covenant re: Disturbed soil
- ★ Restrictive covenant re: Disturbed soil (lots with existing U/G infrastructure)



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

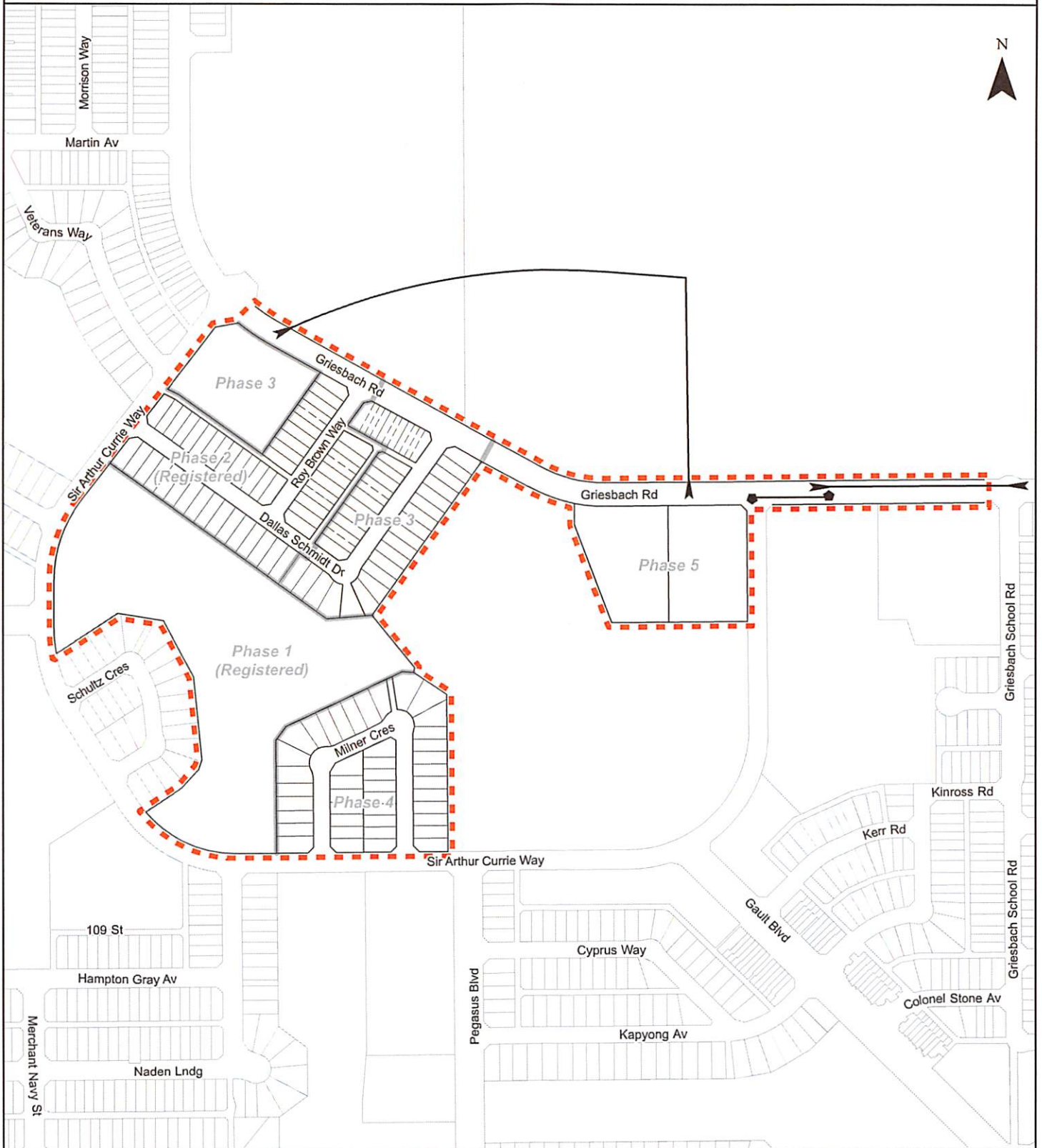


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 6, 2023

LDA17-0654

- Limit of proposed subdivision
- Phasing Line
- Sanitary sewer extension
- Storm sewer extension





Subdivision Authority

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

April 6, 2023

File No. LDA23-0050

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create to create one (1) additional single detached residential lot from Lot 16, Block 7, Plan 600 MC, located west of 127 Street NW and south of 63 Avenue NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on April 6, 2023, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling 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 received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/jm/Posse #464623164-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

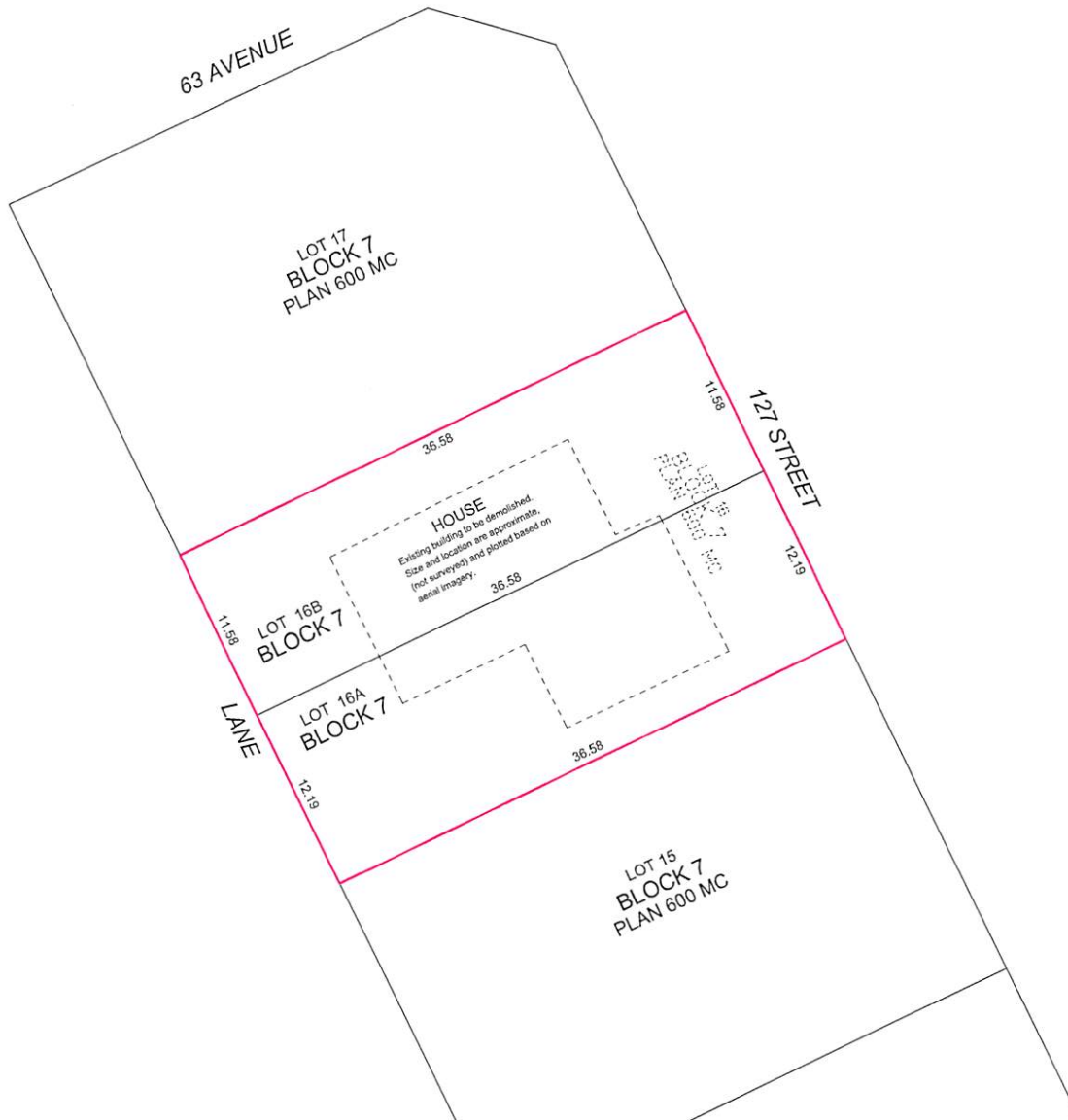
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 127 Street NW. Upon redevelopment of proposed Lot 16A, the existing residential access to 127 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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 9.45 m south of the north property line of Lot 16B off the lane. The existing storm service enters the proposed subdivision approximately 12.0 m south of the north property line of Lot 16 off 127 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.
- 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).



ACE LANGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.087 ha.



REV. NO.	DATE	ITEM	BY
1	FEB. 13/23	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

GRANDVIEW HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 16, BLOCK 7, PLAN 600 MC

WITHIN THE

S.E. 1/4 SEC. 24 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2023
SCALE: 1:300

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

FILE NO. 62300037T DRAFTED BY: CN CHECKED BY: SM



Subdivision Authority

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

April 6, 2023

File No. LDA23-0064

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 22, Block 40, Plan 2686 HW, located east of 83 Street NW and south of 77 Avenue NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on April 6, 2023, subject to the following conditions:

1. 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 development.coordination@edmonton.ca); 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent than the last name "McDowell".

Blair McDowell
Subdivision Authority

BM/jm/Posse #465588206-001

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 - 2023 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 77/Avenue 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

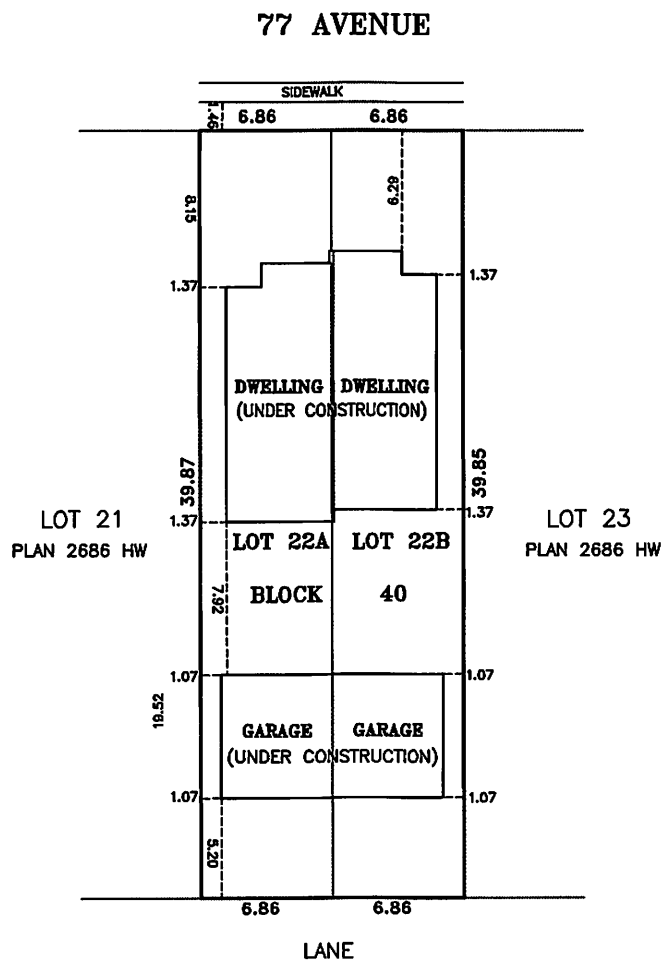
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 6.0m west of the east property line of Lot 22, and 6.74m east of west property line of Lot 22, off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 22, BLOCK 40, PLAN 2686 HW
S.E. 1/4, SEC. 27, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.054 ha.



UPDATE DATE :
MARCH 7th, 2023.

GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: hello@geodeticsurveys.com

DRAWN BY: P.S.

DATE : MARCH 3rd, 2023.

SCALE 1 : 300

JOB No. 1201225