

Thursday, May 23, 2024

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 23, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 16, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0105
492161004-001

Tentative plan of subdivision to create 87 residential lots, one (1) Public Utility Lot, and one (1) Municipal Reserve lot from the SE 20-51-25-W4M, located west of 182 Street SW and south of Keswick Boulevard SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA24-0142
503574426-003

Tentative plan of subdivision to create one (1) commercial lot, from Lot 25, Block 1, Plan 242 0432, located south of Ellwood Link SW and west of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA24-0059
498769896-001

Tentative plan of subdivision to create eight (8) commercial bare land condominium units and one (1) bare land unit for a pylon sign from Lot 2, Block 37, Plan 8721793, located south of Whitemud Drive and west of 105 Street NW; **RIDEAU PARK**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA24-0144 506240012-001	Tentative plan to subdivide portions from Lot 2A, Block 6A, Plan 922 1001 and Lot R, Block 6A, Plan 426 HW and consolidate those portions to create one (1) additional lot located east of 93 Street and north of 90 Avenue NW; BONNIE DOON	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:15 a.m.		



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

May 23, 2024

File No. LDA24-0105

Arcadis
300 - 10120 103 Avenue NW
Edmonton, AB T5J 3R6

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 87 residential lots, one (1) Public Utility Lot, and one (1) Municipal Reserve lot from the SE 20-51-25-W4M, located west of 182 Street SW and south of Keswick Boulevard SW; **KESWICK**

I The Subdivision by Plan is APPROVED on May 23, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.66 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road rights-of-way and modify the adjacent property line to conform to an approved cross section, or to the satisfaction of Subdivision and Development Coordination, for the south leg of the local-collector intersection, within the subdivision boundary, should it be deemed necessary through the review of the engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA23-0387 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the SWMF, 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways 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;
8. that the owner construct the second two lanes of 170 Street SW to an arterial roadway standard, from Hiller Road SW to Washburn Drive SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared use path(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 170 Street SW prior to the approval of engineering drawings for the arterial roadway, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct curb ramps and provide a marked crosswalk with pedestrian signage at the mid block crossing on 170 Street SW including 3 m shared use path connections on both sides of 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure II, to complete the east/west active mode network along old Ellerslie Road (9 Avenue SW), to the satisfaction of Subdivision and Development Coordination. Details relative to this requirement will be reviewed and finalized with the submission of engineering drawings;
10. that the owner remove the existing paved roadway surface from the old Ellerslie Road SW (9 Avenue SW) on the east side of 170 Street NW, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination. All costs associated with permanent removal of the roadway, including re-grading of the land, landscaping and utility relocation/modification (if any), will be the responsibility of the owner;

11. that the owner construct Keswick Way SW to a collector roadway standard within the subdivision boundary to tie into the existing terminus to the north, which may include removal and reconstruction of the existing collector roadway infrastructure to accommodate the roadway transition, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross-section details for the collector roadway and the transition details between the proposed 10.5 m to the existing 11.5 m travelled lanes (at the northern segment of the Keswick Way SW), will be reviewed and finalized through the engineering drawing review and approval process;
12. that the owner modify the curbline details, at the south leg of the local-collector intersection, to incorporate 3 m shared use path (west side) and ensure a smooth transition of carriageway on the north and south legs of the intersection, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed and finalized with the submission of detailed engineering drawings;
13. that the owner construct a 3 m hard surface shared use path within the Keswick Way SW road right of way between the SWMF and the east/west greenway, with connections to the adjacent shared use paths, 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. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
14. that the owner pay for installation of "no parking" signage within Keswick Way SW, as shown on the "Conditions of Approval" map, Enclosure I, to ensure functionality of the transit collector roadway, maintain adequate travelled lanes within the northern segment of Keswick Way SW, and ensure sufficient sightlines adjacent to the intersections at cul-de-sacs, to the satisfaction of Subdivision and Development Coordination. Further details and locations will be reviewed through the Engineering drawing review and approval process.
15. that the owner construct a 3 m shared use path with bollards and lighting within the walkway, as shown on the Conditions of Approval map, Enclosure I;
16. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the Storm Water Management Facility (SWMF), with a connection to the adjacent shared use path and sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 3 m asphalt shared use path within the offsite Top of Bank (TOB) setback area including "Shared Use" signage and landscaping, as shown on the Conditions of Approval map, Enclosure I. Ecological trail routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
18. that the owner construct a 3 m hard-surface shared use path, within the MR parcel and greenway, including "Shared Use" signage, lighting, bollards and landscaping, as shown on the Conditions of Approval map, Enclosure I;

19. 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
20. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, 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, the Reserve lots, road right of way, greenway, and walkway 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 Pt. SE ¼ 20-51-25-W4M was previously addressed by registering a Deferred Reserve Caveat (DRC) with subdivision LDA21-0414. The DRC balance will be adjusted to account for the road closure of 184 Street SW through LDA22-0200. The DRC balance will be subsequently reduced to dedicate the park parcel with this subdivision and the remainder will carry forward on 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/tv/Posse #492161004-001

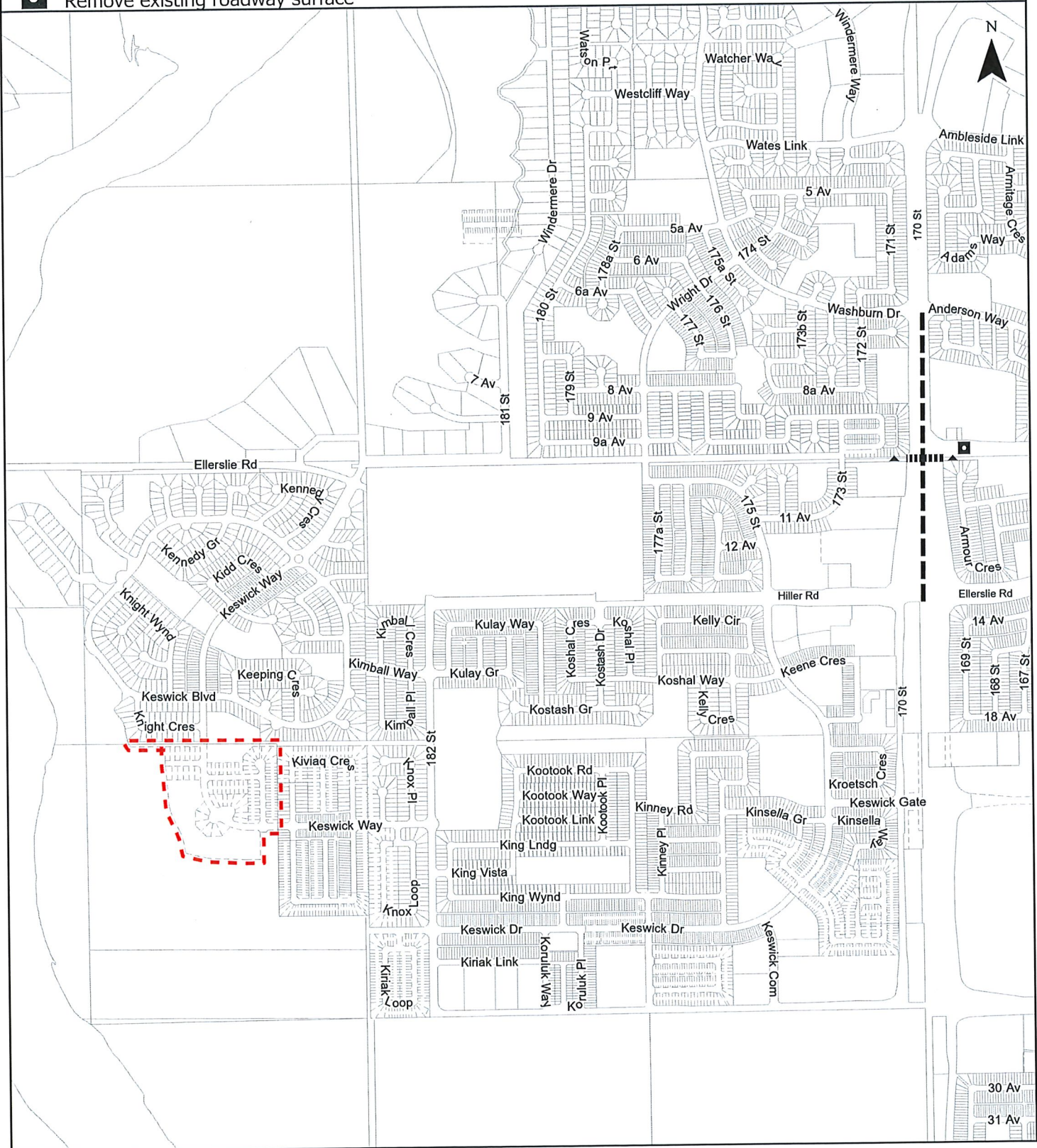
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 23, 2024

LDA24-0105

- ■ ■ Limit of Proposed Subdivision
- Construct the Second Two Lanes of 170 Street NW to an Arterial Roadway Standard
- |||| Construct curb ramps and marked crosswalk
- ▲ Construct Shared Use Path connections on both sides of 170 St. SW
- Remove existing roadway surface





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

May 23, 2024

File No. LDA24-0142

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) commercial lot , from Lot 25, Block 1, Plan 242 0432, located south of Ellwood Link SW and west of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 23, 2024, subject to the following conditions:

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

II The Servicing Agreement required in Clause I (1) 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 Arterial Roadway Assessments applicable to this subdivision; and
4. that the owner pay the Fire hall Offsite Levy applicable to this subdivision.

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

MR for Lot 25, Block 1, Plan 242 0432 was previously addressed by money in place with SUB/01-0034 and LDA07-0340.

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/jm/Posse #503574426-003

Enclosure

MAY 23, 2024

SUBDIVISION APPROVAL CONDITIONS MAP

RAIL RW
PLAN 982 0427

ELLWOOD LINK S

PARSONS ROAD S.W.

LOT 22
BLOCK 1
PLAN 182 2889

RAIL RW
PLAN 182 1448

RAIL RW
PLAN 982 0427

COMMERCIAL

LOT 28
BLOCK 1
(137196)

PART OF
RAIL RW
BLOCK 1
PLAN 242 0432

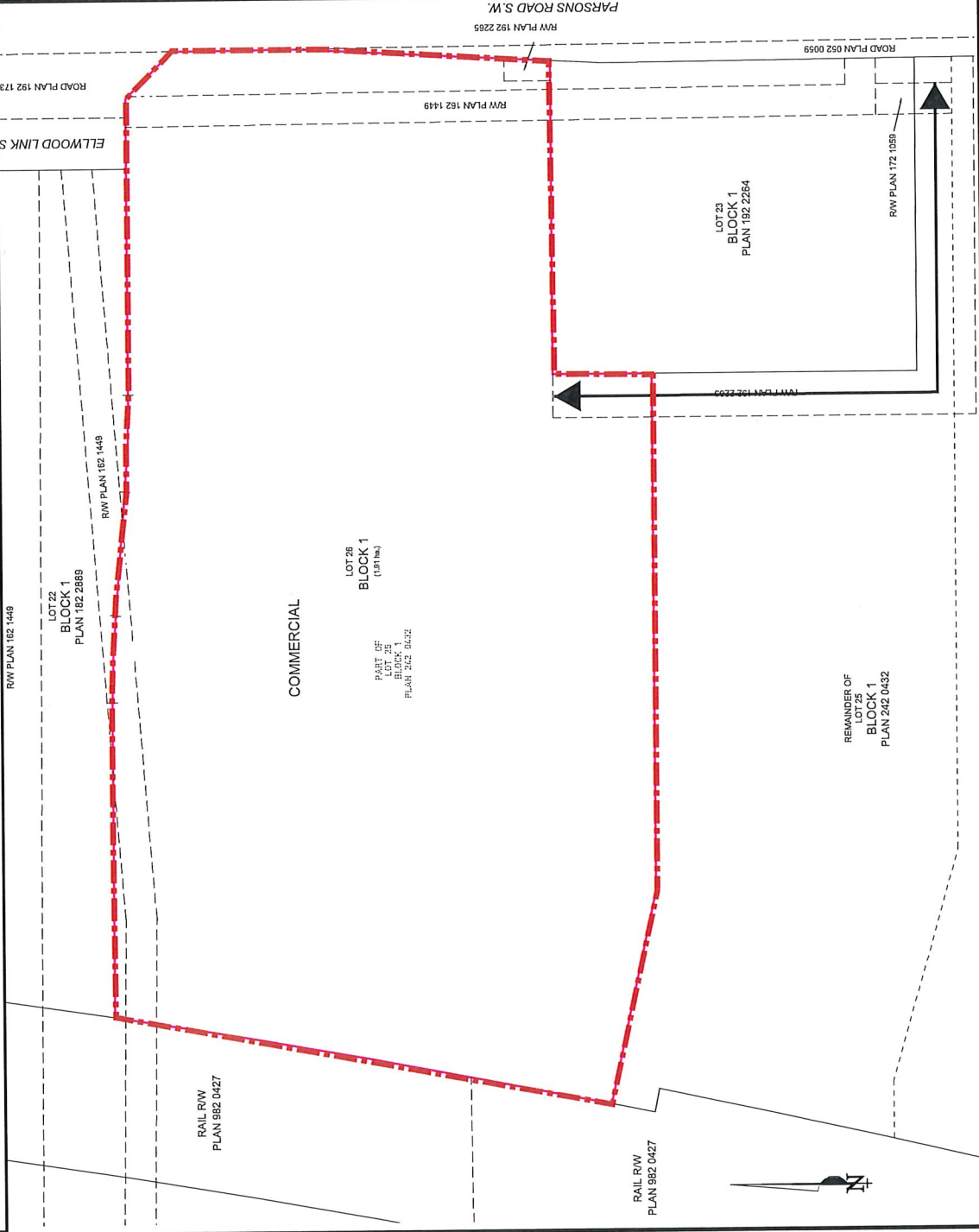
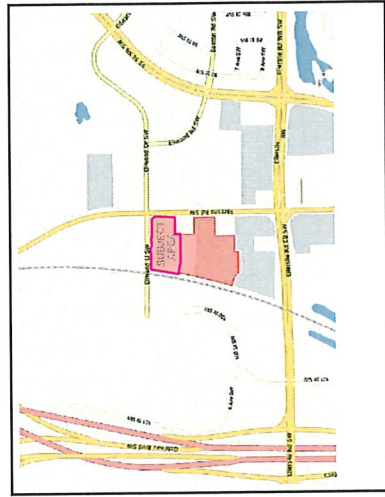
LOT 23
BLOCK 1
PLAN 182 2264

REMAINDER OF
RAIL RW
BLOCK 1
PLAN 242 0432

LEGEND

Limit of proposed subdivision

Cross lot easement





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

May 23, 2024

File No. LDA24-0059

PALS GEOMATICS CORP
10704 176 Street
Edmonton, AB T5S 1G7

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create eight (8) commercial bare land condominium units and one (1) bare land unit for a pylon sign from Lot 2, Block 37, Plan 8721793, located south of Whitemud Drive and west of 105 Street NW; **RIDEAU PARK**

I The Subdivision by Bare Land Condominium is APPROVED on May 23, 2024, 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; and
3. 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 conditions:

1. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
2. that the owner construct a 1.8 m concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

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.

Municipal Reserve (MR) for Lot 2, Block 37, Plan 872 1793 was addressed by money in place with 85-X-058-S-SA.

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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/jm/Posse #498769896-001

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 (\$20 755 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

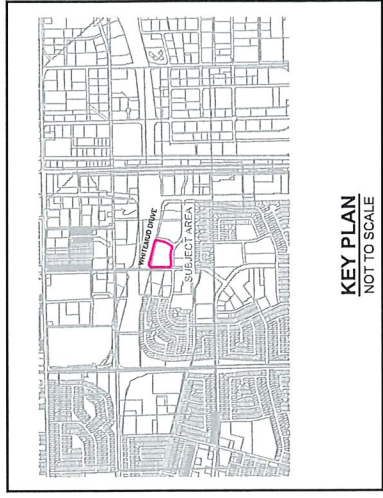
Subdivision Approval Conditions Map **May 23, 2024** **LDA24-0059**

LEGEND
 - - - - - 1.8 m concrete sidewalk

ENCLOSURE II

UNIT NUMBER	UNIT FACTOR	UNIT AREA
1	779	0.0957 (ha.)
2	524	0.064 (ha.)
3	492	0.0487 (ha.)
4	492	0.0957 (ha.)
5	303	0.044 (ha.)
6	1049	0.128 (ha.)
7	1049	0.128 (ha.)
8	1203	0.147 (ha.)
9	8	7.64 (m ²)
TOTAL	10000	

2 UNIT FACTORS HAVE BEEN ASSIGNED TO EACH OF UNITS 2 AND 3. THE REMAINING 9074 UNIT FACTORS HAVE BEEN DIVIDED PROPORTIONALLY AMONGST UNITS 1 & 4 TO 8, BASED ON BUILDING AREA.



LOT 2, BLOCK 37, PLAN 872 1793
 WITHIN THE
 N.E. 1/4 SEC. 8 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

May 23, 2024

File No. LDA24-0144

PALS GEOMATICS CORP
10704 176 STREET
Edmonton, AB T5S 1G7

ATTENTION: Ben De Jong

RE: Tentative plan to subdivide portions from Lot 2A, Block 6A, Plan 922 1001 and Lot R, Block 6A, Plan 426 HW and consolidate those portions to create one (1) additional lot located east of 93 Street and north of 90 Avenue NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on May 23, 2024, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwellings and garages 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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,



Blair McDowell
Subdivision Authority

BM/jm/Posse #506240012-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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.

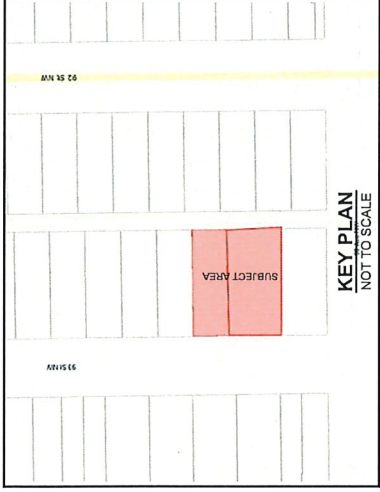
Servicing

- 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 11.8 m north of the south property line of Lot 2A 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).

JUSTIN GRAY HOMES LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.112 ha



REV. NO.	DATE	ITEM	BY
1	APRIL 024	NEW LOT SPLIT	CN
1	FEB. 024	ORIGINAL PLAN COMPLETED	CN

REVISIONS

BONNIE DOON
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

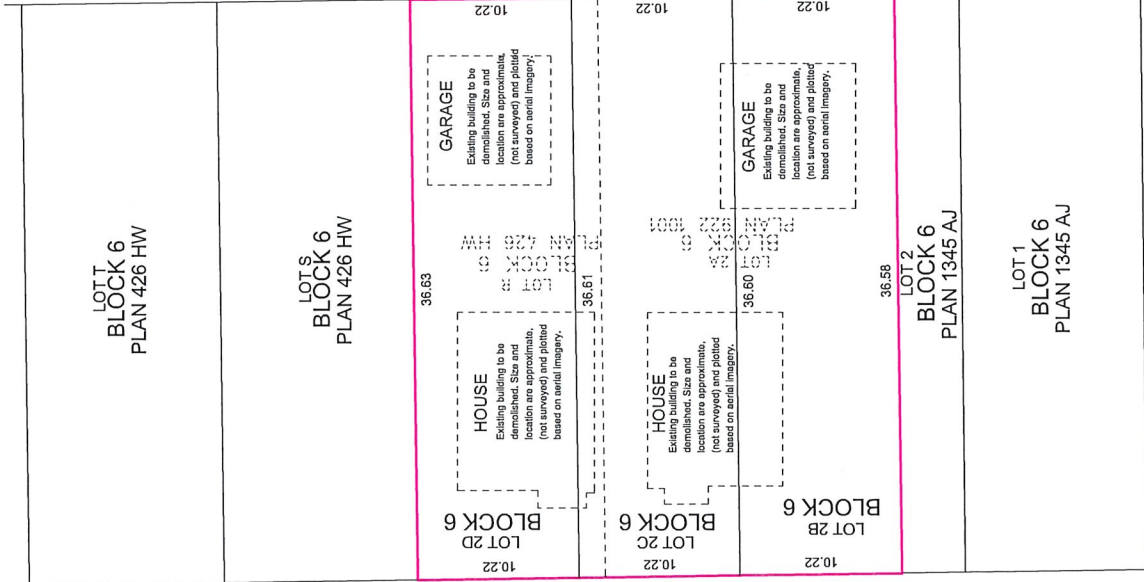
OF
LOT 2A, BLOCK 6A, PLAN 922 1001
AND
LOT R, BLOCK 6A, PLAN 426 HW
WITHIN THE
RIVER LOT 21, EDMONTON SETTLEMENT
(THEO. TWP. 52 - RGE. 24 - W. 4TH MER.)
EDMONTON - ALBERTA

SCALE: 1:300



Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 6240037001 DRAFTED BY: CN CHECKED BY: DS



93 STREET

LANE

90 AVENUE

