

Thursday, August 9, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the August 9, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the August 2, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA18-0336 285100190-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 3, Plan 5887 HW, located north of 106 Avenue NW and east of 145 Street NW; <b>GROVENOR</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA18-0382 286195984-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 66, Plan 3002 KS, located south of 107 Avenue NW and east of 48 Street NW; <b>CAPILANO</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
3.	LDA18-0384 286514019-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 8, Plan 4065 AE, located south of 112 Avenue NW and west of 62 Street NW; <b>HIGHLANDS</b>

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0386 286728525-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 9, Plan 3543 HW, located north of 63 Avenue NW and east of 105A Street NW; <b>ALLENDALE</b>
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b> The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

August 9, 2018

File No. LDA18-0336

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 3, Plan 5887 HW, located north of 106 Avenue NW and east of 145 Street NW;  
**GROVENOR**

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The Subdivision by Plan is **APPROVED** on August 9, 2018, 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.

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

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

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

If you have further questions, please contact Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell  
Subdivision Authority

BM/jv/Posse #285100190-001

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 (\$662.00 - 2018 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 106 Avenue NW. Upon redevelopment of proposed Lot 16A, the existing residential access to 106 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

Building / Site

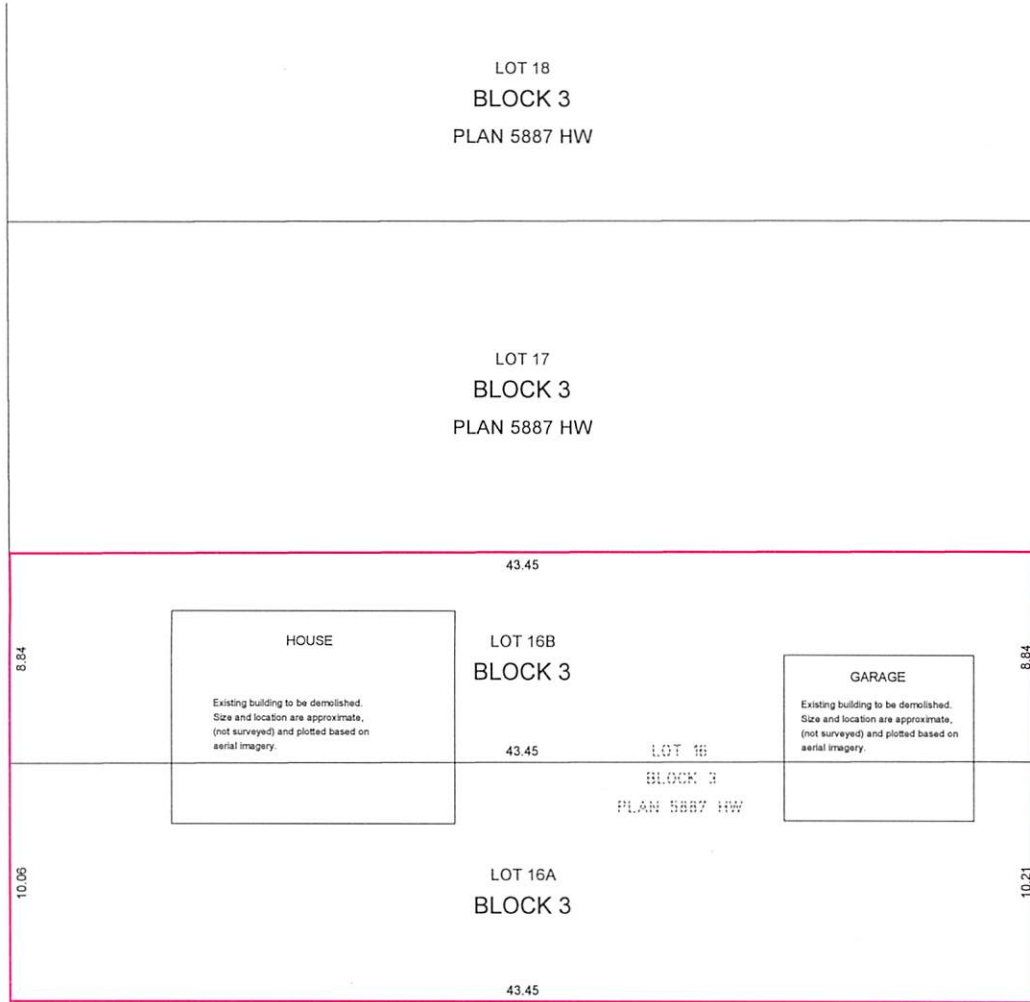
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 17.07 m east of the east property line of Lot 16 off of the lane. The existing storm service enters the proposed subdivision approximately 9.45 m north of the south property line of Lot 16 off of 145 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



145 STREET



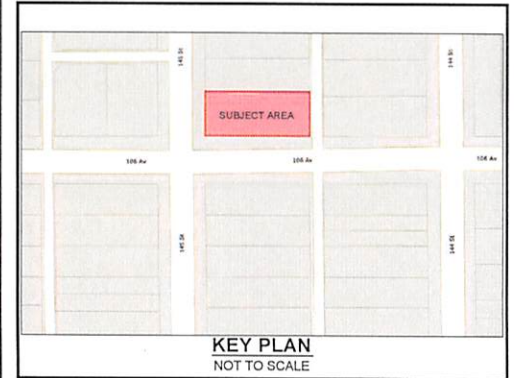
106 AVENUE

LANE

### ACCENT INFILLS

**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: 0.082 ha.



REV. NO.	DATE	ITEM	BY
0	JUNE 14, 2018	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

## GROVENOR

### TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

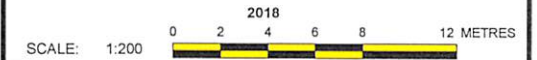
OF

LOT 16, BLOCK 3, PLAN 5887 HW

WITHIN THE

N.E. 1/4 SEC. 2 - 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. 61800095T	DRAFTED BY: AN	CHECKED BY: DS
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Subdivision Authority

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

August 9, 2018

File No. LDA18-0382

Pals Geomatics Corp  
17427 105 Avenue NW  
Edmonton, AB T5S 2G8

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 66, Plan 3002 KS, located south of 107 Avenue NW and east of 48 Street NW;  
**CAPILANO**

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**The Subdivision by Plan is APPROVED on August 9, 2018, 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.

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue grid background.

Blair McDowell  
Subdivision Authority  
BM/mb/Posse #286195984-001  
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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

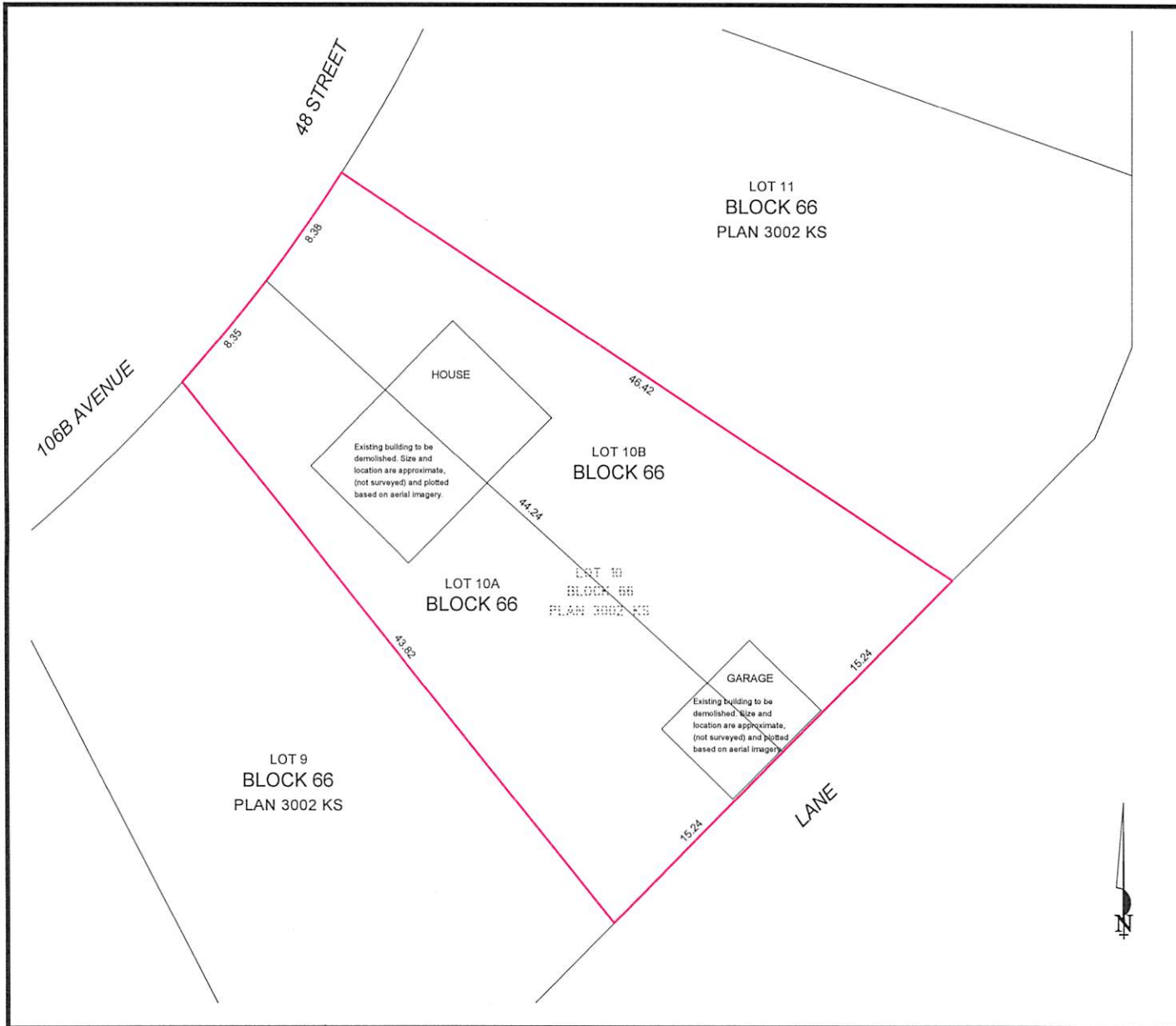
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

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 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 13.92 m north of the south property line of Lot 10 off of the lane. The existing storm service enters the proposed subdivision approximately 6.39 m south of the north property line of Lot 10 off 48 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**PARAMOUNT HOME BUILDERS INC.**

**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: 0.105 ha.



REV. NO.	DATE	ITEM	BY
0	JUNE 27, 2018	ORIGINAL PLAN COMPLETED	AN

**REVISIONS**

**CAPILANO**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 10, BLOCK 66, PLAN 3002 KS  
WITHIN THE RIVER LOT 39, EDMONTON SETTLEMENT  
N.W. 1/4 SEC. 1 - 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. 61800105T	DRAFTED BY: AN	CHECKED BY: DS
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Subdivision Authority

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

August 9, 2018

File No. LDA18-0384

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 8, Plan 4065 AE, located south of 112 Avenue NW and west of 62 Street NW;  
**HIGHLANDS**

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**The Subdivision by Plan is APPROVED on August 9, 2018, subject to the following conditions:**

1. that the owner remove and replace the existing lead water service to proposed Lot 7B (contact EPCOR Water Services at 780-412-3955);
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;
3. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,



Blair McDowell  
Subdivision Authority

BM/cs/Posse #286514019-001

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 (\$662.00 - 2018 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 62 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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 15.5 m south of the north property line of Lot 7 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole that may interfere with access to the proposed Lot 7A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole (if deemed necessary) with EPCOR Distribution & Transmission as soon as possible as this pole may inhibit alley access to the site and may result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- If power service crosses the proposed property line the owner will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 7, BLOCK 8, PLAN 4065 A.E.

IN  
RIVER LOT 32, EDMONTON SETTLEMENT  
WITHIN THE  
THEO. TWP.53, RGE.24, W.4 M.  
EDMONTON ALBERTA


SCALE 1:200 2018 N.R. RONSKO, A.L.S.  
5m 0 5 10 15m




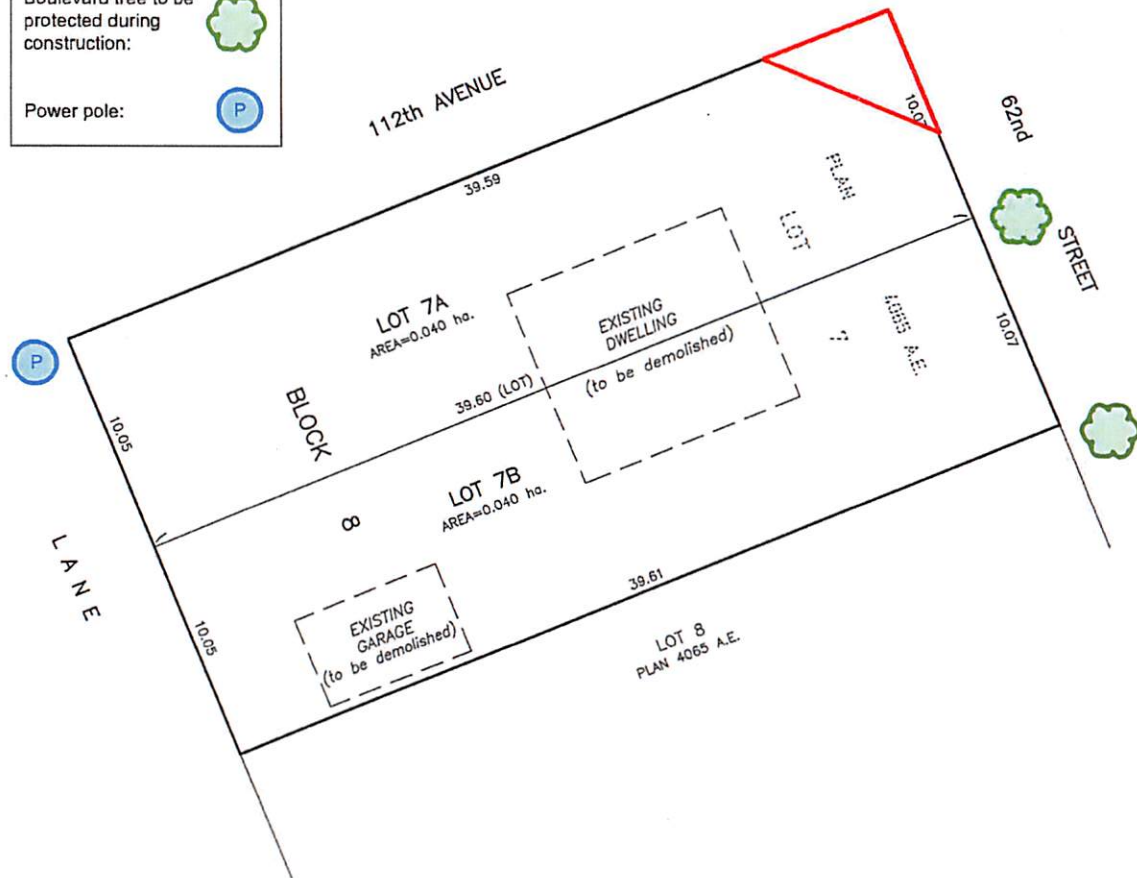
NOTE:  
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
- AREA DEALT WITH BOUNDED THUS.

**LEGEND:**

Dedication of road right-of-way for a 6m by 6m corner cut: 

Boulevard tree to be protected during construction: 

Power pole: 



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: E.S.D.

DATE: JUNE 28, 2018  
REVISED: -

FILE NO. 18S0536

DWG. NO. 18S0536T

**ENCLOSURE II:**

FILE: 286514019-012

DATE: JULY 19, 2018



Subdivision Authority

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

August 9, 2018

File No. LDA18-0386

Alberta Geomatics Inc.  
Suite 201, 8762 50 Avenue NW  
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 9, Plan 3543 HW, located north of 63 Avenue NW and east of 105A Street NW; **ALLENDALE**

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**The Subdivision by Plan is APPROVED on August 9, 2018, 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 obtain a permit to construct a semi-detached dwelling prior to endorsement of the final plan. Development 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.

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell  
Subdivision Authority  
BM/cs/Posse #286728525-001  
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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

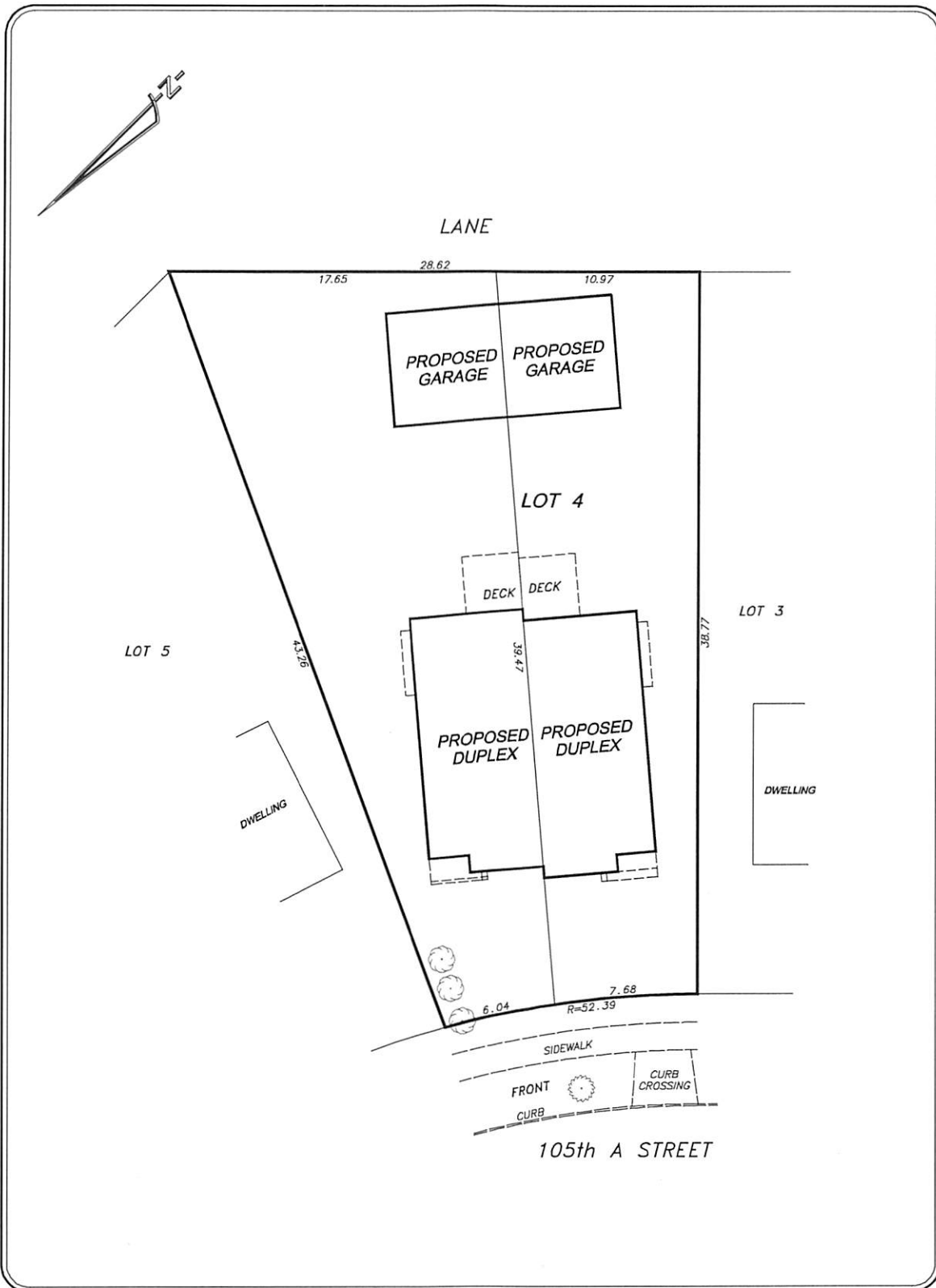
- There are existing boulevard trees adjacent to the site on 105A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 105A Street NW. Upon redevelopment of the proposed southern Lot, the existing residential access to 105A Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.
- The Allendale neighbourhood is on the Neighbourhood Renewal program. This particular location is scheduled for reconstruction in 2019. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right of way.

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 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).
- 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 will 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

<p>6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: <a href="mailto:abgeo@telus.net">abgeo@telus.net</a> or: <a href="mailto:info@albertageo.com">info@albertageo.com</a> website: <a href="http://www.albertageo.com">www.albertageo.com</a> PH: (780) 437-8033 FAX: (780) 437-8024</p>		<p><b>NOTE:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p> <p>THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p>
<p>LOT: <b>4</b>      BLOCK: <b>9</b>      PLAN: <b>3543 HW</b></p>		
<p>SUBDIVISION: ALLENDALE      ADDRESS: 6319 - 105A STREET</p>		<p>ZONING: RF3</p>
<p>BUILDER/OWNER: TECH VIEW HOMES LTD.      EDMONTON</p>		
<p>FILE: E14712</p>	<p>LOT AREA: 0.08 ha.</p>	<p>SCALE: 1:250</p>
<p>DRAWN BY: J.K.</p>	<p>CHECKED BY: P.S.</p>	<p>2018-07-03</p>