

PLANNING, BUILDING & DEVELOPMENT

Inter-Departmental Memo

To: Kira Dolch, General Manager of Planning, Building and Development

From: Planning, Building and Development

Date: May 22nd, 2024

Re: PLC-2024-001, Request for Removal of Part Lot Control
Block 113, Registered Plan 59M-498, Splendour Subdivision
7391, 7393, 7395, 7397, 7399, 7401 Marvel Drive

Cobas Developments Inc. has requested to pass a by-law to exempt Part Lot Control from Block 113 on Registered Plan 59M-498. Block 113 is proposed to be divided into six parcels (Parts 1 to 6 on Schedule 1) for six on-street townhouse dwellings, which are currently under construction.

The request can be supported based on the following:

- The zoning permits on-street townhouse dwellings at the proposed parcel sizes; and,
- The by-law will permit a deed to be created for each parcel containing a dwelling unit and permit each property to be sold separately.

NT
Attach.

SCHEDULE 1

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO UTM ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	651 528.92	4 770 149.17
ORP (B)	651 538.74	4 769 995.07
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 154.43 (GROUND), N03°38'45" W		

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870

ALL SET SSIR MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) (F) OF O.REG. 252/91.

CADASTRAL POINTS HAVE BEEN RE-ESTABLISHED USING BEST AVAILABLE EVIDENCE, INCLUDING FOUND SURVEY EVIDENCE AND A CONTROL NETWORK COMPLETED BY J.D. BARNES LIMITED (JOB NO. 17-16-753-00) AT THE TIME OF SUBDIVISION REGISTRATION.

