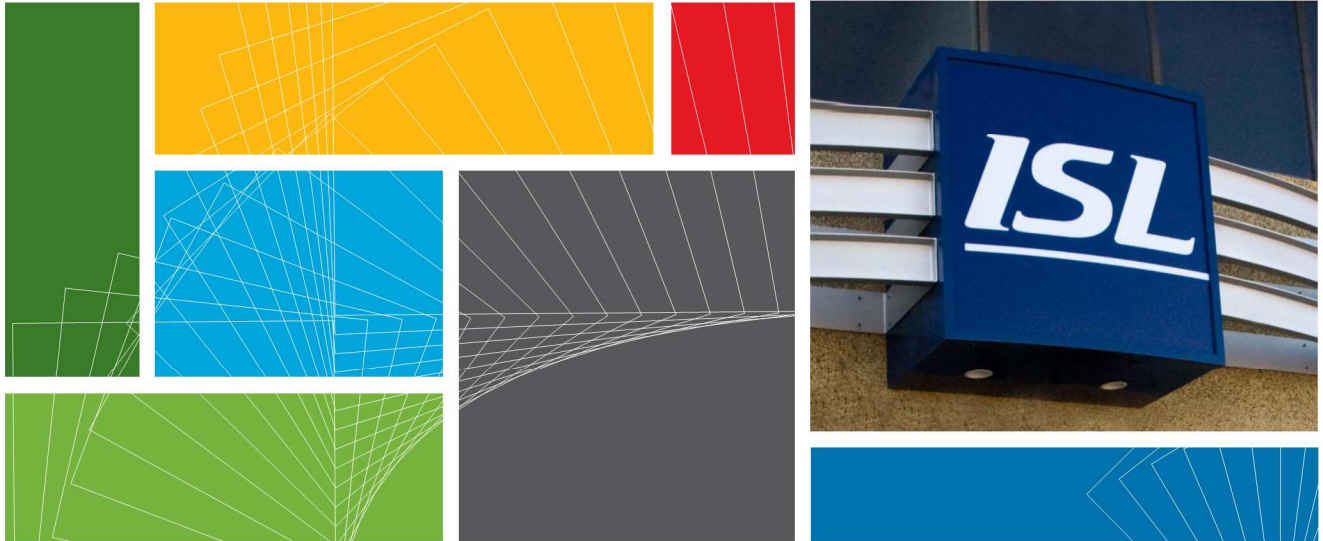




Inspiring sustainable thinking



## Landrex Inc.

Final Report

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Morinville 10 Acre Site  
Conceptual Scheme

April 2014





ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, land, and environmental projects.



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## 1.0 Introduction

### 1.1 Purpose

The purpose of this Conceptual Scheme is to provide a framework for the future development of the 10 acres of land within the town of Morinville as per Section 653 of the Municipal Government Act.

As required, the Conceptual Scheme has been designed to:

- describe existing physical features and development constraints;
- illustrate the proposed land use concept;
- describe the disposition of municipal reserve;
- summarize the proposed transportation network and proposed servicing for the area; and
- identify the proposed phasing of the development.

### 1.2 Area of Application

The conceptual scheme applies to the land that is legally described by Plan 9922042 Lot 6 as shown on Figure 1.1. The lands are located within the town of Morinville, and are generally defined by:

- 103 Ave. and R-3 land use to the north;
- residential land uses to the south;
- railway right-of-way to the east; and
- 107 St. to the west.

### 1.3 Map Interpretation

The boundaries, areas, and locations of roadways and land uses and locations of any symbols or areas shown on a map within the Morinville 10 Acre Site Plan Area (the “Plan Area”) are approximate.

### 1.4 Property Ownership

The Plan Area is 4.05 hectares (10.01 acres) on a single parcel of land. There is a utility right-of-way encumbrance on title. Existing sanitary, storm and water infrastructure are located within the existing right-of-way. The utilities will be maintained where possible; however, a portion of the existing utilities may need to be relocated as a result of development.

As illustrated on Figure 1.2, Landrex Inc. is the sole land owner in the Plan Area.

## 1.5 Planning Context

The Conceptual Scheme has been prepared within the context of Morinville's broader statutory planning hierarchy which provides guidance for land use designations including the 10 acre site.

### 1.5.1 Existing Area Structure Plan (ASP)

There have been no previous ASPs approved for the Plan Area.

### 1.5.2 Land Use Bylaw (LUB)

The Town's Land Use Bylaw controls development of the lands within Morinville. The lands within the Plan Area are currently designated R3 – Medium Density Residential.

The proposed land use concept includes both R2 – Two-unit Residential and R3 – Medium Density Residential land uses. Concurrently with this Conceptual Scheme, an application will be submitted to redistrict the west, south and east outer areas from R3 to R2. An application will also be made to redistrict a portion of the existing R3 to POS – Parks and Open Spaces. As development occurs within the Plan Area, an application may be submitted to further redistrict a portion of the R3 area to R2.





**LEGEND**



STUDY AREA BOUNDARY - GROSS AREA = 4.05 ha (10.01ac)

CONCEPT ONLY.  
SUBJECT TO  
DETAILED DESIGN.









## 2.0 Site Context

### 2.1 Existing and Surrounding Land Uses

The Morinville 10 acre site is currently undeveloped agricultural lands zoned as R3 – Medium Density Residential.

The Plan Area is bounded by 107 St. to the west. The 103 Ave. local road and R-3 – Medium Density Residential borders the northern limit of the site. Lands to the east of the site are currently designated as railway right-of-way. A mixture of R-1B – Single Detached Compact Residential, PS – Public and Private Services, R-3 – Medium Density Residential, and R-1A – Single Detached Residential land use districts border the site to the south.

An aerial photo showing the existing and surrounding land uses is found on Figure 2.1.

### 2.2 Topography

The Plan Area is generally flat with gentle undulations. The elevations within the Plan Area range between 699 and 701m.

The Plan Area with contours depicted at 0.2m intervals is illustrated on Figure 2.2.

### 2.3 Geotechnical Assessment

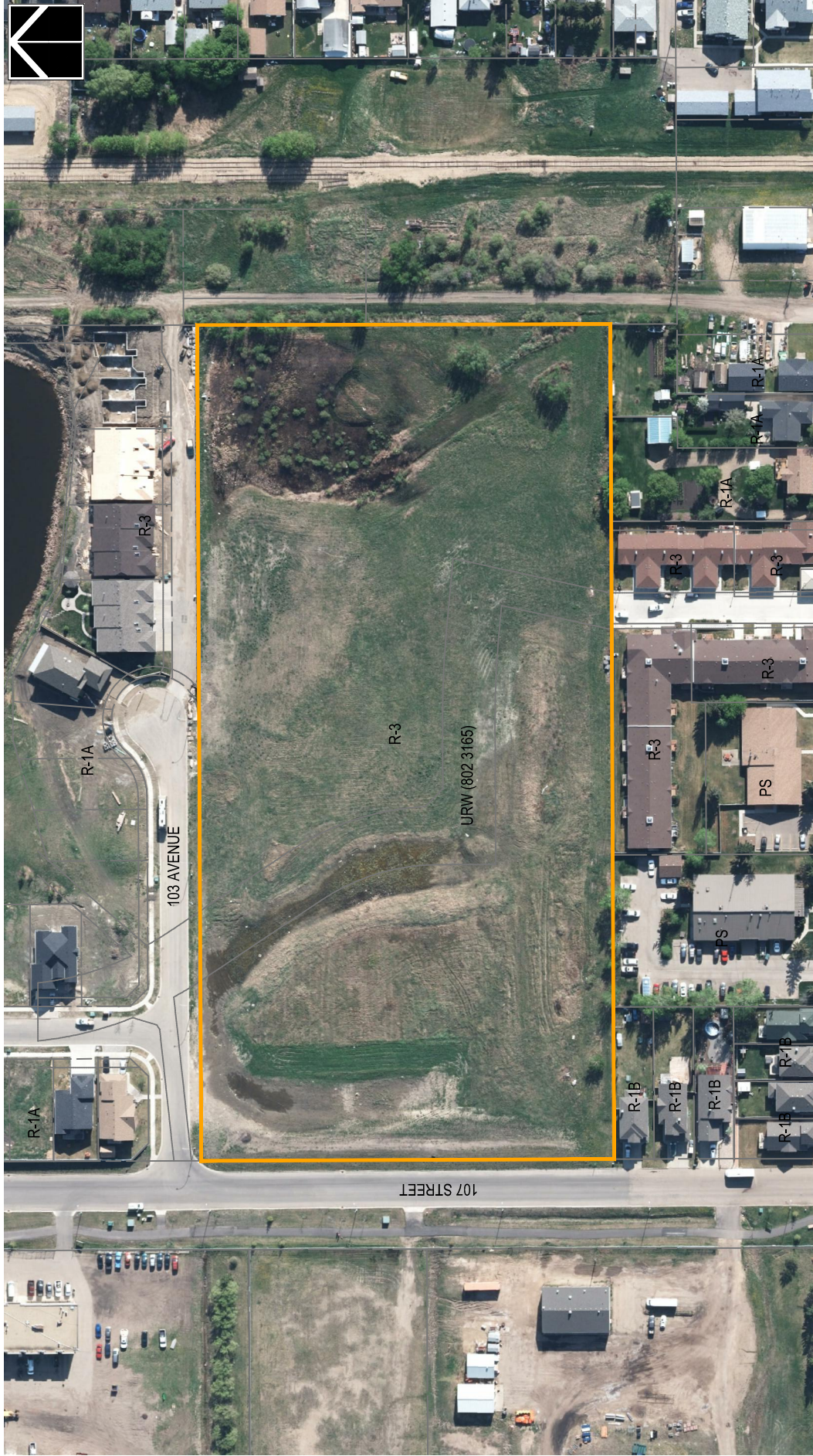
J.R. Paine & Associates Ltd. are currently conducting a geotechnical investigation of the Plan Area. The assessment will describe factors to consider when undertaking site grading, installation of underground infrastructure, and roadway construction.

### 2.4 Utility Rights-of-Way

An existing underground utility right-of-way (802 3165) extends through the Plan Area from northwest to southeast, which will be discharged. The overall intent of the proposed plan is to utilize the existing utilities wherever possible; however, given the current alignment of the existing right-of-way and the proposed road and lot layout plan, some of the existing utilities will need to be relocated and/or abandoned as part of the proposed development.







CONCEPT ONLY.  
SUBJECT TO  
DETAILED DESIGN.

LEGEND  
STUDY AREA BOUNDARY - GROSS AREA = 4.05 ha (10.01ac)

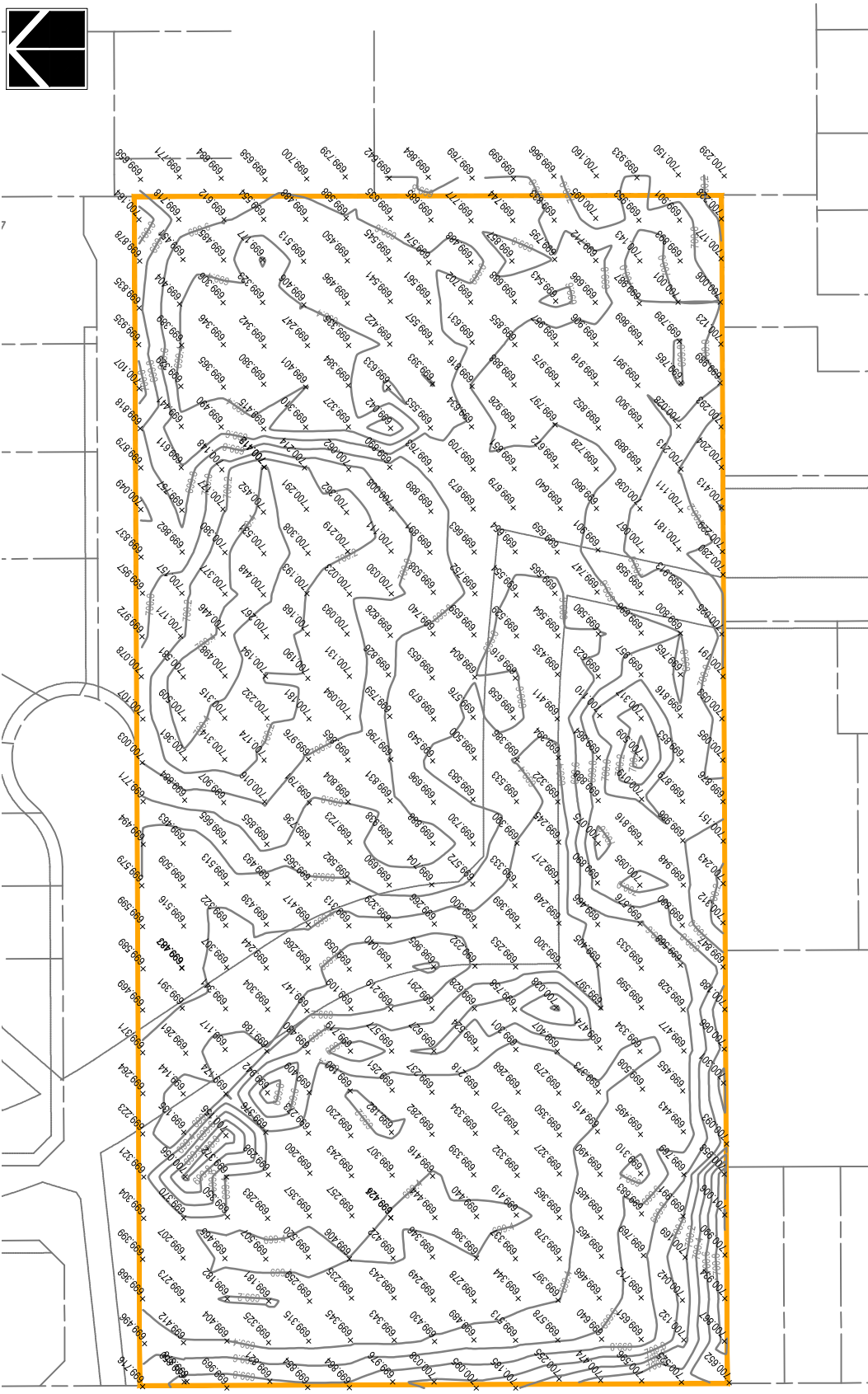
**MORINVILLE 10 ACRE SITE**  
 CONCEPTUAL SCHEME  
 EXISTING & SURROUNDING LAND USES

**FIGURE 2.1**  
 1:2000  
 0 20 40 60m  
 APRIL 2014









LEGEND



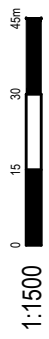
STUDY AREA BOUNDARY - GROSS AREA = 4.05 ha (10.01ac)

CONCEPT ONLY.  
SUBJECT TO  
DETAILED DESIGN.



**MORINVILLE 10 ACRE SITE**  
 CONCEPTUAL SCHEME  
 TOPOGRAPHY PLAN

# FIGURE 2.2



APRIL 2014





## 3.0 Land Use Concept

### 3.1 Objectives

The principle objective of the Morinville MDP vision is to create opportunities for residents to live within an attractive and affordable neighbourhood that promotes active living.

### 3.2 Map

The Land Use Concept for the Morinville 10 acre site is illustrated on Figure 3.1. The Figure consists of land use areas and symbols that graphically define land use and roadway patterns for the Plan Area. The Plan Area and/or Figure may be amended from time to time to reflect changes in market conditions and overall development in Morinville.

### 3.3 Concept

The land use area and population statistics for the Plan Area are shown in Tables 3.1 and 3.2. Currently 92 units are proposed within the Plan Area. There are 42 units designated for townhouse type lots (Medium Density - R3) and 50 units designated for duplex type lots (Two-unit residential - R2). Within the Town of Morinville's Land Use Bylaw, Bylaw 3/2012, under the R3 District, an additional regulation has been applied to this Plan Area for the site density not to exceed 24.7 dwelling units per hectare or approximately 100 units. The number of units in the proposed plan is within this guideline. This will generate 280 residents, of which, an estimated 47 will be of school age.

Table 3.1: Morinville 10 Acre Site Land Use Statistics

	Area (ha)	Area (acre)	% of GDA	% of NDA
<b>Titled Area</b>	<b>4.05</b>	<b>10.01</b>		
<b>Gross Developable Area (GDA)</b>	<b>4.05</b>	<b>10.01</b>		
Trails (P.U.L.)	0.14	0.35	3%	
Municipal Reserve	0.13	0.32	3%	
<b>Open Space</b>	<b>0.27</b>	<b>0.67</b>	<b>7%</b>	
<b>Internal Circulation (incl. laneways)</b>	<b>1.02</b>	<b>2.52</b>	<b>25%</b>	
<b>Net Developable Area (NDA)</b>	<b>2.76</b>	<b>6.82</b>		
Low Density (R2)	1.65	4.08	41%	60%
Medium Density (R3)	1.11	2.74	27%	40%
<b>Residential Area</b>	<b>2.76</b>	<b>6.82</b>	<b>68%</b>	<b>100%</b>

Table 3.2: Morinville 10 Acre Site Residential Land Use and Population

Land Use	Area (ha.)	Area (acre)	Units	Pop/Unit	Population
Two-Unit Residential (R2)	1.65	4.08	50	3.33	167
Medium Density (R3)	1.11	2.74	42	2.70	113
<b>Total</b>	<b>2.76</b>	<b>6.82</b>	<b>92</b>		<b>280</b>

**Student population = 47 students (based on 16.6% of total resident population).**

Note:

<sup>1</sup> As per Town of Morinville Land Use Bylaw Residential (R-3) District, item 5.2.i says that Lot 6 Plan 992 2042 shall not exceed 24.7 dwelling units per hectare (10.0 du/ac).

<sup>2</sup> The total proposed units for this site is approximate for this Conceptual Scheme and subject to change with detailed design but shall adhere to Note 1.

### 3.4 Two-Unit Residential

Approximately 60% of the net developable area will be developed for two-unit residential housing. The low density housing is located along the outer west, south, and east borders of the site. The location of the two-unit residential land use district is illustrated on Figure 3.1.

This area is intended to provide duplex type lots. These smaller lots provide an affordable alternative to the single family housing starter market.

### 3.5 Medium Density Residential

The remaining 40% of the net developable area is comprised of medium density residential. The lots are located on the northern portion of the site confined by the internal roadway.

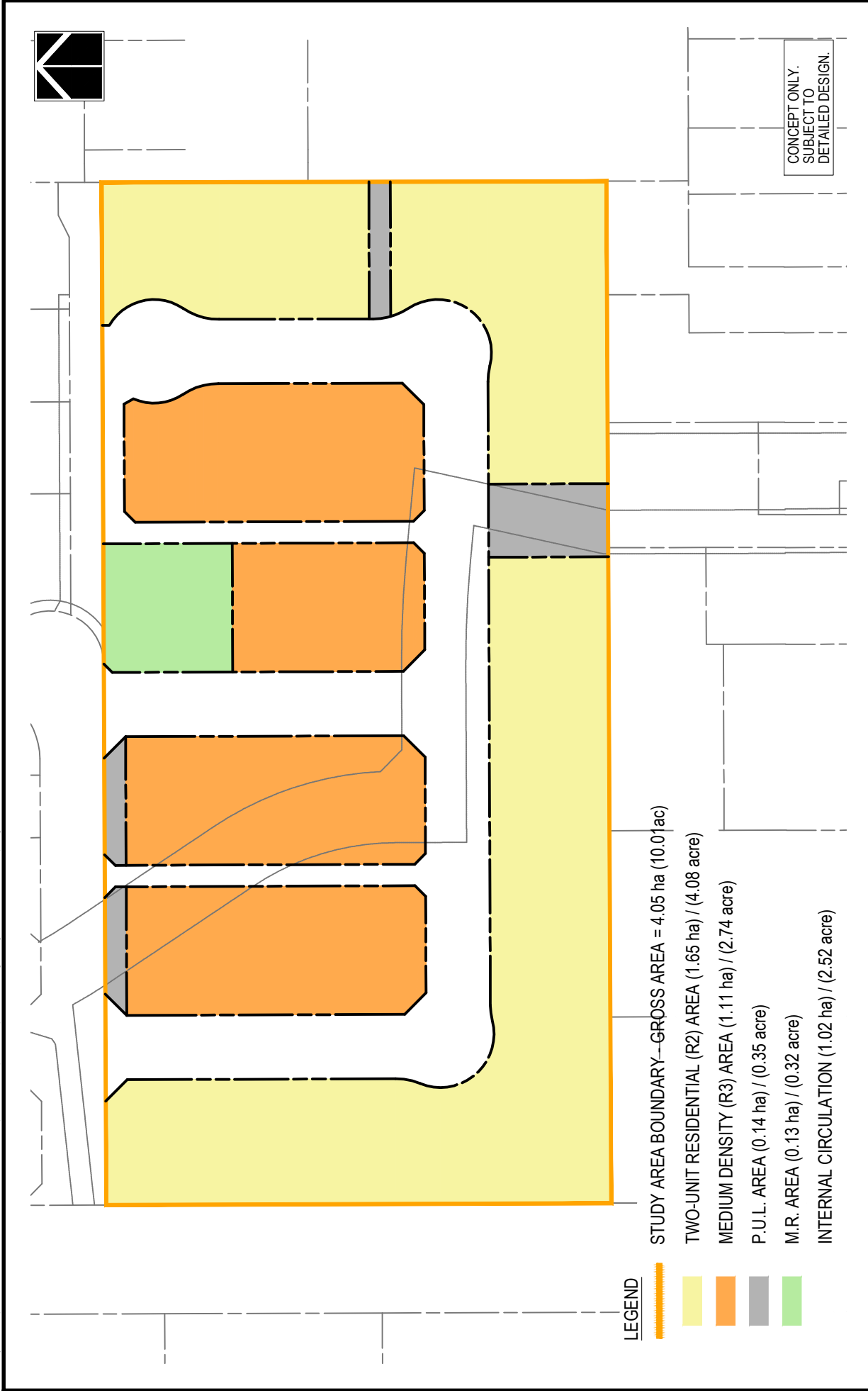
The narrower lots have rear lane access and may be developed with townhouses in accordance with the Medium Density Residential (R3) Land Use District.

### 3.6 Parks and Open Space

The park and open space composition is provided as an amenity for residents, and to encourage an active lifestyle and vibrant neighbourhood. The Plan Area provides approximately 0.27 ha of open space. The location of the park area was strategically placed to accommodate both existing and future residents in the area.

There is a Deferred Reserve Caveat (DRC) on title for ±0.394 ha (±0.974 ac.). Municipal Reserve has been provided at approximately 3.2% of gross developable area. The remainder of the dedication, as described by the Municipal Government Act, will be paid cash-in lieu.

The Public Utility Lots (PUL) located within the site provide accessibility to adjacent amenities. The eastern PUL was requested by the Town of Morinville’s Planning and Engineering Departments to provide access to a potential future trail (by others) with a potential access to the SWMF to the north. The wide southern PUL accommodates the underground infrastructure alignment.



**MORINVILLE 10 ACRE SITE**  
CONCEPTUAL SCHEME  
LAND USE CONCEPT

**FIGURE 3.1**  
1:1500 0 15 30 45m  
APRIL 2014





### 3.7 Proposed Site Layout Plan

The site was planned to allow for lots to have a double car garage which will alleviate on street parking and congestion. This, along with 1.5m sideyards, will present a more desirable streetscape. The Two-Unit Residential (R2) lots have been designed to accommodate a 24 foot duplex unit with a double attached garage. The Medium Density Residential (R3) lots have been designed for 20 foot townhouse units with a double rear detached garage as accessed from the rear lane. Refer to Appendix C that illustrates the proposed site layout plan.

## 4.0 Transportation

### 4.1 Roadway Network

The Plan Area is bounded on the north by 103 Ave. as illustrated on Figure 4.1. The internal local roadway connects to 103 Ave. at the Houle Drive intersection providing four way access to the site. Access will also be provided at the turnaround at the end of 103rd Ave. No access will be provided from 107 St. as per the direction of the Town of Morinville's Planning and Engineering Departments.

A cul-de-sac will service properties along the eastern border.

### 4.2 Pedestrian / Bicycle Links

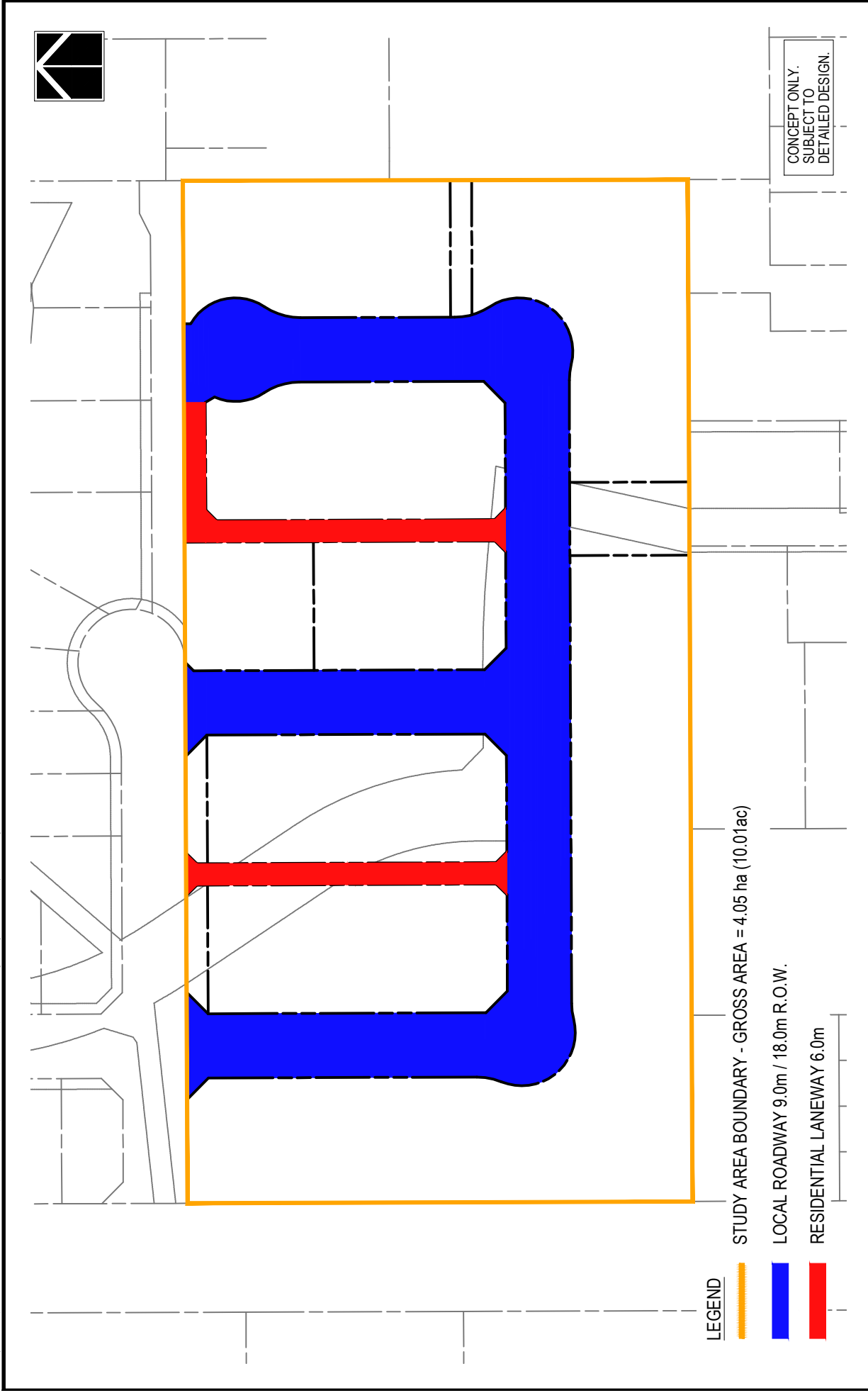
The eastern PUL will become a trail and bicycle link, affording easy access to existing PUL trails, the SWMF to the north, and Bob Foster Park. The southern PUL provides convenient pedestrian/cyclist access to Laval Ave and Grandin Ave.

### 4.3 Berm Requirement along CN Rail Right-of-Way

The Town has informed ISL that the development adjacent to the CN rail right-of-way does not require a berm for the following reasons:

1. Previous development adjacent to the CN rail right-of-way did not require a berm
2. The CN rail line operates at a very low volume; only for transportation to Legal.
3. The CN rail right-of-way is wide at the location adjacent to the development. The track location has horizontal separation from the property line.
4. Due to the factor above the risk to safety is likely very low.





**MORINVILLE 10 ACRE SITE**  
CONCEPTUAL SCHEME  
ROADWAY NETWORK

**FIGURE 4.1**





## 5.0 Utility Servicing

### 5.1 Sanitary Servicing

There is currently a 250mm sanitary main traversing the site from northwest to southeast. The existing 250mm sanitary main services lands north of 103 Ave and terminates at a lift station located adjacent to Laval Ave.

A portion of the existing 250mm diameter sanitary main will be abandoned (or removed) and realigned as part of the development as illustrated in Figure 5.1. The abandonment or removal of the sanitary pipeline will be further investigated at the time of detailed design. The sanitary alignment will coincide with the proposed internal roadway. The existing 250mm main is intended to service land use districts proposed in the Plan Area according to Focus record drawings included in Appendix B.

### 5.2 Stormwater Service

There is an existing 1050mm storm main that transverses the site. Similar to the sanitary servicing, the existing main will be abandoned (or removed) and realigned to facilitate the proposed land use concept as shown on Figure 5.2. The abandonment or removal of the storm pipeline will be further investigated at the time of detailed design.

The Plan Area will surface drain to catch basins which discharge into an underground storm pipe system. The minor stormwater system flows north into the nearby stormwater management facility (SWMF).

The existing stormwater management facility to the north is assumed to be sized sufficiently to service major and minor flows from the 10 acre development.

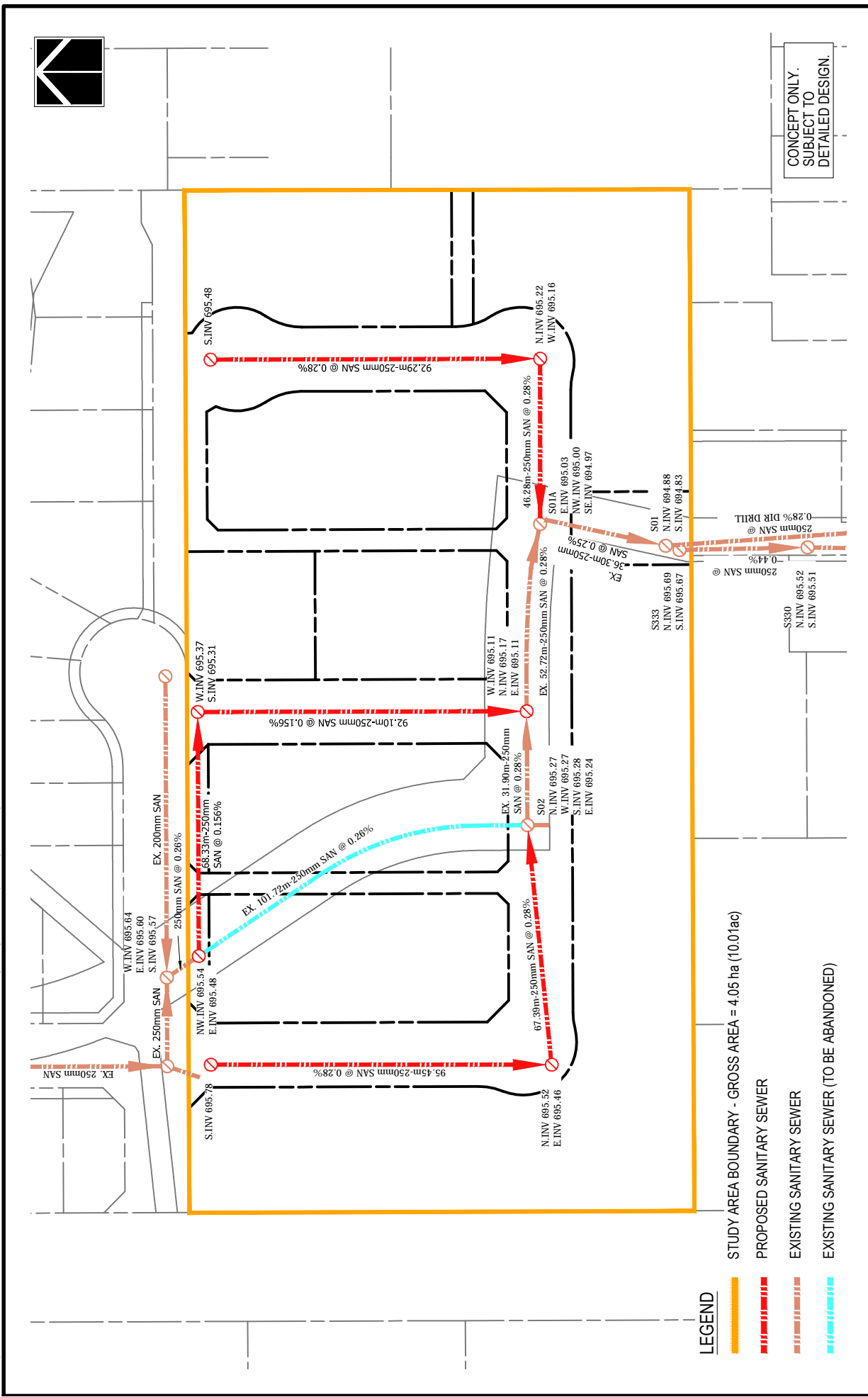
### 5.3 Water Service

An existing 250mm water main is located within the Plan Area. The water line will be abandoned (or removed) and realigned to correspond with the current land use concept as illustrated on Figure 5.2. The abandonment or removal of the water pipeline will be further investigated at the time of detailed design. Within the Plan Area, distribution mains will be looped and sized to satisfy domestic water demands and provide adequate fire flow protection.

### 5.4 Shallow Utilities

Gas, power, telephone, and cable TV will be provided to the site by the extension of existing adjacent infrastructure and in conjunction with the appropriate franchise utility.

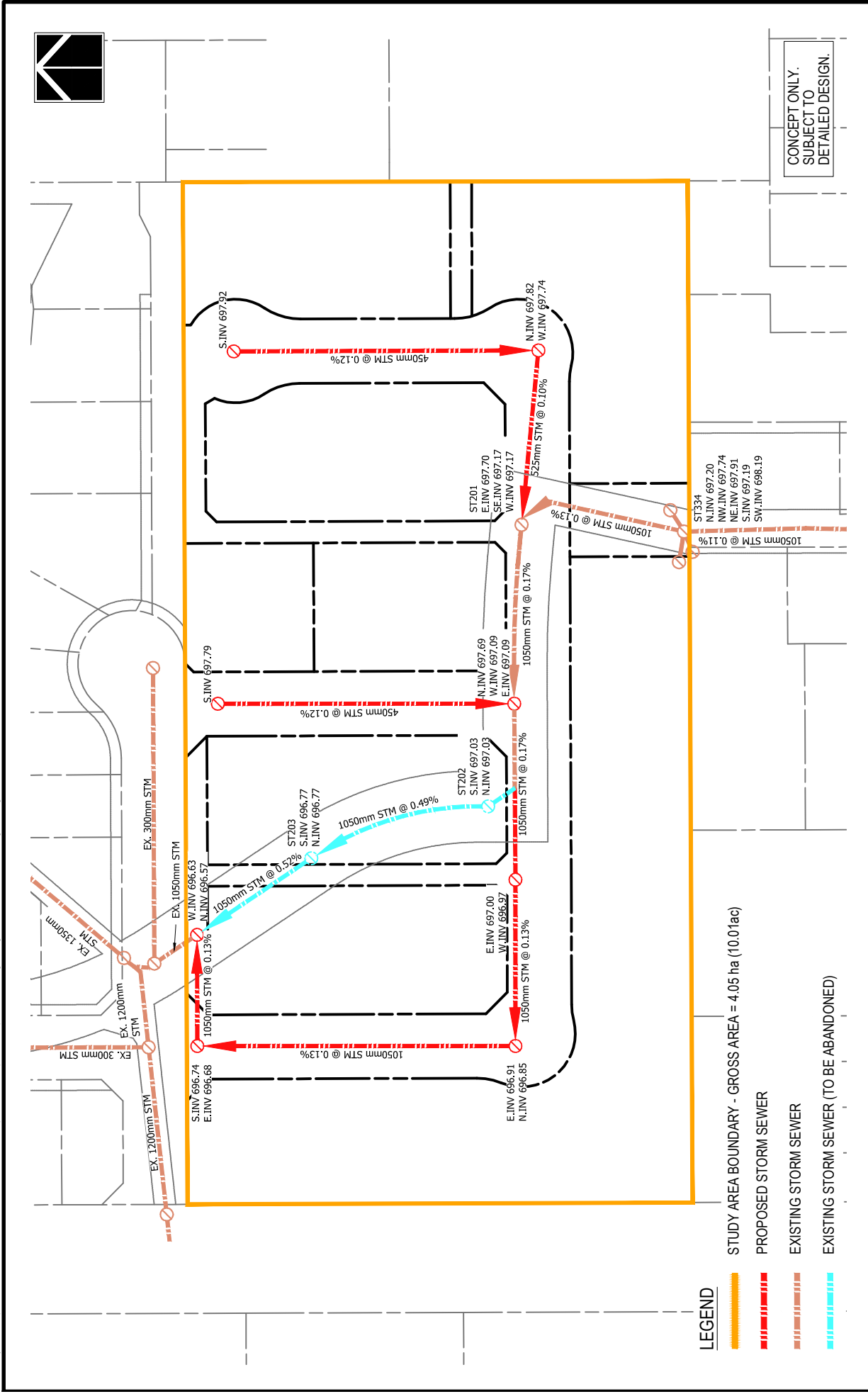




**FIGURE 5.1**  
 1:1500 0 15 30 45m  
 APRIL 2014

**MORINVILLE 10 ACRE SITE**  
 CONCEPTUAL SCHEME  
 SANITARY SERVICING CONCEPT



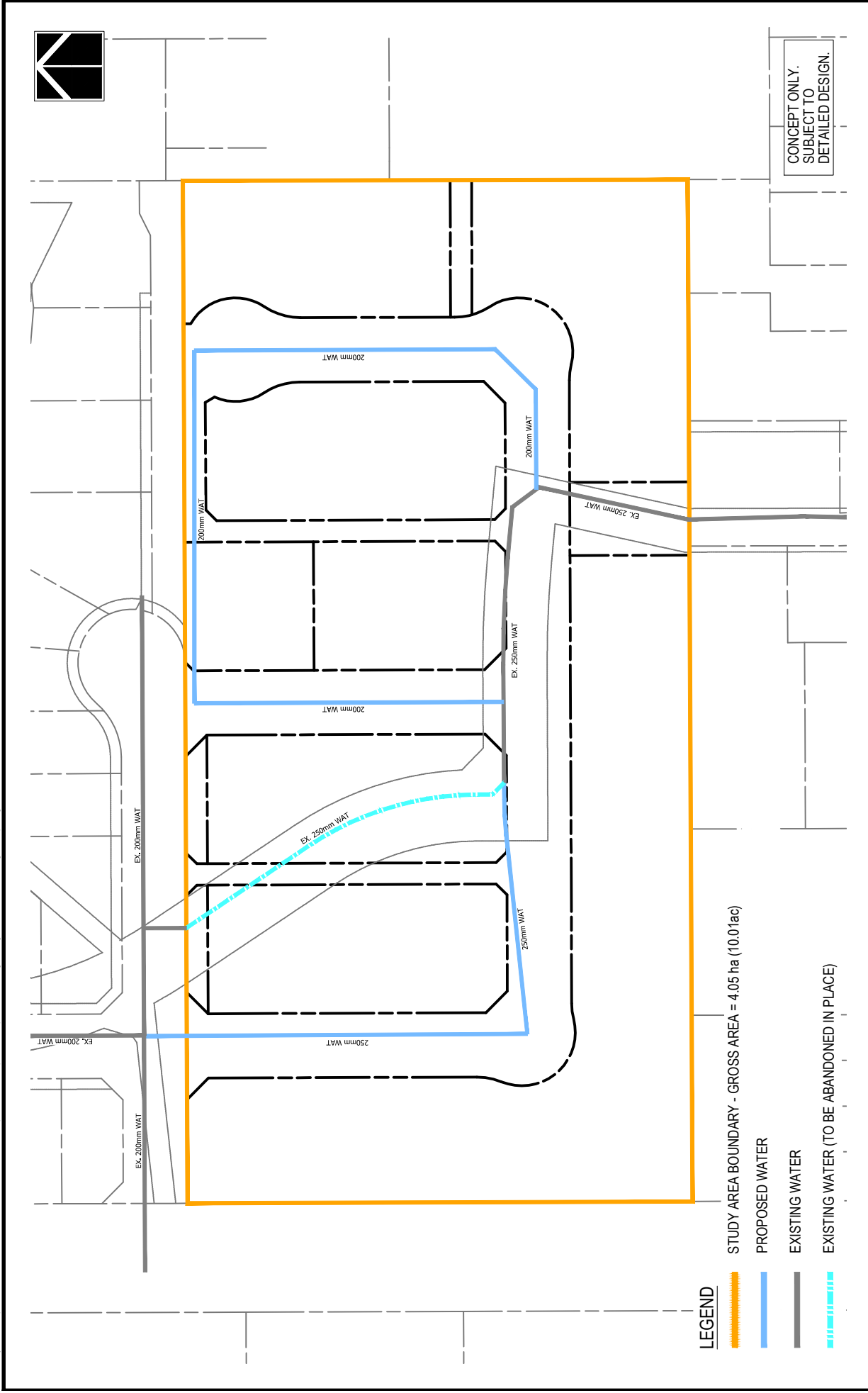


**LEGEND**

- STUDY AREA BOUNDARY - GROSS AREA = 4.05 ha (10.01ac)
- - - - - PROPOSED STORM SEWER
- - - - - EXISTING STORM SEWER
- - - - - EXISTING STORM SEWER (TO BE ABANDONED)







**MORINVILLE 10 ACRE SITE**  
CONCEPTUAL SCHEME  
WATER SERVICING CONCEPT

**FIGURE 5.3**  
1:1500 0 15 30 45m  
APRIL 2014





## 6.0 Implementation

### 6.1 Development Staging

The tentative development staging for the Plan Area is shown on Figure 6.1. Based upon contiguous access to utility services and road systems, and as market conditions warrant, development in the Plan Area will commence in the western portion of the 10 acre site. It is then anticipated that development will progress eastwardly and will be brought on in three stages.

### 6.2 Rezoning and Subdivision

Currently an application will accompany this Conceptual Scheme to rezone the west, south and east outer lots from R3 to R2. Depending on market demand, the northeast inner block of lots, designated to be townhomes, may also be rezoned from R3 to R2 to accommodate the need for additional duplex lots. Overall, this has little to no impact on the site servicing and will ultimately reduce the site density.

### 6.3 Force and Effect

The 107th Street/10.0 Acre Conceptual Scheme (CS) is intended to refine existing general policy direction and land use designations assigned to these lands within the MDP, guide the assignment/implementation of land use districts to the lands within the LUB as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this CS, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this CS accordingly.

#### Policy 6.3.1 – Decisions Consistent with the CS

The Town shall ensure that all future land use, subdivision, development and servicing decisions made regarding lands within the CS shall comply with all provisions, policies, maps, figures and drawings contained within the CS.

#### Policy 6.3.2 – Amendments

- a) If any decision referred to in Policy 6.3.1 would constitute a major change of the provisions of this CS, an amendment to this CS shall be required in consideration of Policy 6.3.4. Decisions that would constitute a minor change to the provisions of the CS may be considered without an amendment, in accordance with Policy 6.3.4, where the owner/developer can demonstrate to the satisfaction of the Town that the change does not substantively alter the intent, force or effect of the provisions of this CS.
- b) Amendments that may be required to this CS shall be completed in accordance with the Municipal Government Act and all other applicable bylaws, policies and procedures.

#### Policy 6.3.3 – Effect on Decision Making

- a) This CS, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications. This CS will be used to guide any required amendments to the provisions or land use designations/districting in the MDP and/or LUB.

- b) Specifically tailored land use districts may be prepared and inserted in the LUB to support and facilitate the implementation of this CS including provisions related to lot size, density, form and character, landscaping, public amenity space, and access and circulation. A specifically tailored direct control land use district may be prepared and adopted to address any unique area or development situation.

#### Policy 6.3.4 – Principles for Decision Making

- a) The exercise of discretion or variance in deciding an application or an amendment to this CS must be both reasonable and defensible within the letter and spirit of this CS as well as widely accepted planning principles.
- b) If a requirement or provision of this CS is to be deviated from or if an amendment is to be made, it is essential that those making the decision clearly understand the rationale for the requirement or provision they are being asked to vary or amend.
- c) Discretion, variance and amendment shall only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this CS and, at best, better serve them.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

#### Policy 6.3.5 – Repeated Amendment Applications

Should an owner/developer make repeated applications to amend this CS once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this CS instead of continuing to make individual, isolated amendment applications so that the implications of the revision to this CS can be considered and evaluated, at a minimum, in the context of the entire CS area and, if warranted, beyond this CS area.

#### Policy 6.3.6 – Development Phasing

The staging or phasing of development will be determined by market forces and the cost-effective provision of infrastructure. An illustrative Phasing Sequence is shown on Figure 6.1. This phasing sequence is illustrative only and may be altered to fit changing circumstances.

#### Policy 6.3.7 – Compliance with the CS

As warranted, the Town shall pursue whatever actions are deemed appropriate or necessary to secure compliance with the provisions of this CS.

#### Policy 6.3.8 – Development Agreement

As warranted, the Town shall require owners/developers to enter into an agreement with the Town as a condition of any subdivision or development permit application pursuant to the Municipal Development Act.

#### Policy 6.3.9 – Technical Information

Detailed engineering analysis and other technical information shall be required with respect to geotechnical conditions, roads and servicing (on-site) in support of decisions at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities and improvements shall be professionally designed and constructed to the satisfaction of the Town in accordance with the Town's standards.

**Policy 6.3.10 – Stormwater Management**

- a) Subdivision and development permit applications shall comply with the Stormwater Management Guidelines for the Province of Alberta 1999, prepared by Alberta Environment.

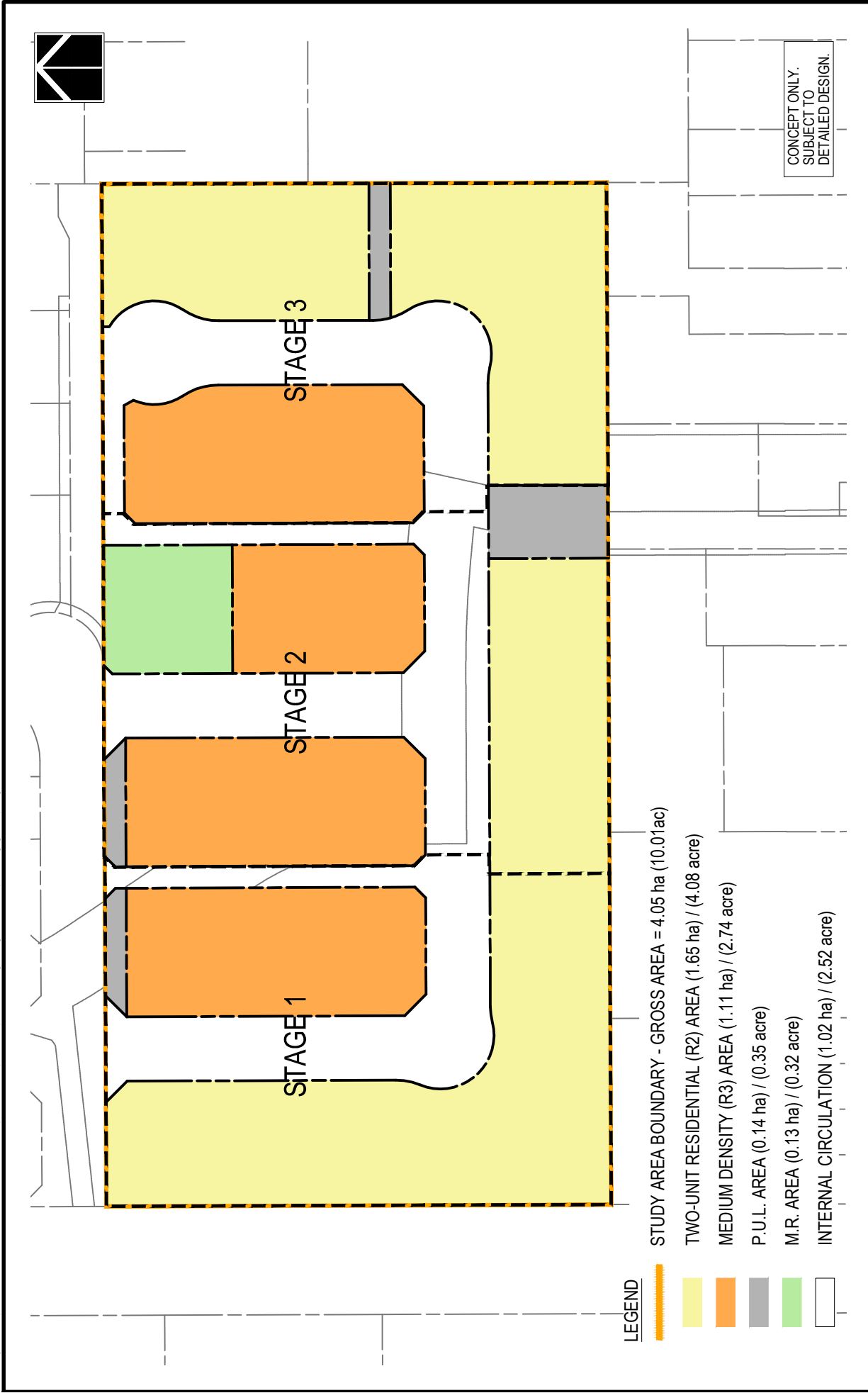
**Policy 6.3.11 Power Lines**

Proposed power lines to service the CS area and other shallow utilities such as gas and telephone shall be installed underground.

**Policy 6.3.12 Reserve Lands**

- a) Environmental reserves may be taken according to Section 664 of the Municipal Government Act either in the form of a lot (ownership transferred to the municipality) or as an environmental reserve easement (private ownership is retained). The Town may require any owner/developer to provide hazard land as environmental reserve as part of a subdivision application. All environmental reserve is to remain in its natural state except as permitted in accordance with Part 17, Division 9 of the Municipal Government Act. In some instances, conservation easements may be considered in place of environmental reserves as provided for in the Section 22 of the Environmental Enhancement and Protection Act.
- b) Municipal Reserve will be dedicated at the time of subdivision in accordance with this CS as per the relevant provisions of the Municipal Government Act.





**MORINVILLE 10 ACRE SITE**  
 CONCEPTUAL SCHEME  
 DEVELOPMENT STAGING CONCEPT

**FIGURE 6.1**  
 1:1500  
 0 15 30 45m  
 APRIL 2014







**Appendix A**  
Easements, Caveats and Covenants







LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0027 908 813            9922042;;6                      132 191 960

LEGAL DESCRIPTION  
PLAN 9922042  
LOT 6  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 4.05 HECTARES (10.01 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;25;56;4;SE

MUNICIPALITY: TOWN OF MORINVILLE

REFERENCE NUMBER: 112 125 873

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
132 191 960	26/06/2013	TRANSFER OF LAND	\$589,175	SEE INSTRUMENT

---

OWNERS

LANDREX INC.  
OF 220, 190 BOUDREAU ROAD  
ST. ALBERT  
ALBERTA T8N 6B9

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
802 307 860	19/12/1980	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF MORINVILLE. AS TO PORTION OR PLAN:8023165
992 082 779	06/04/1999	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF MORINVILLE. 10126-100 AVENUE MORINVILLE

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

ALBERTA T8R1L6  
AGENT - BRYCE S D WALT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 4 DAY OF  
FEBRUARY, 2014 AT 03:55 P.M.

ORDER NUMBER: 25274784

CUSTOMER FILE NUMBER: 13805



\*END OF CERTIFICATE\*

-----  
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

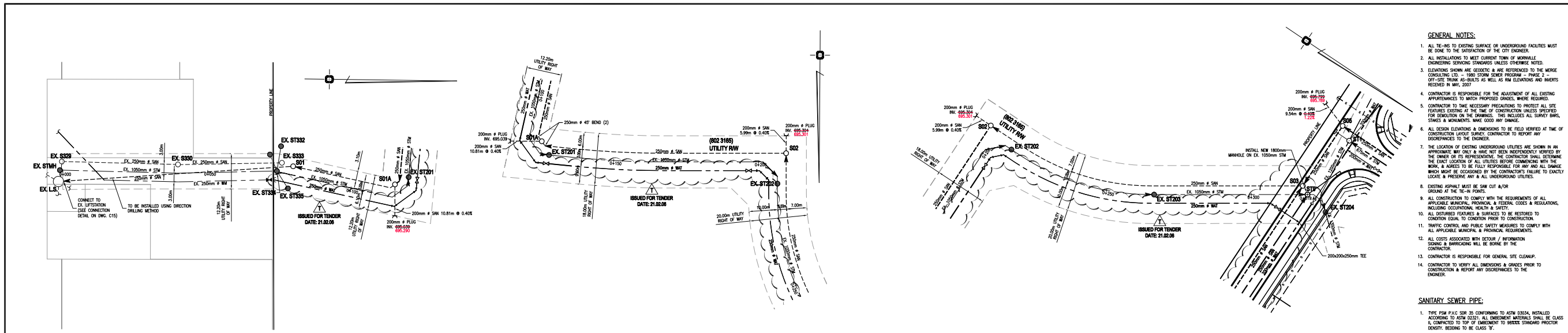
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**Appendix B**  
Focus Record Drawings

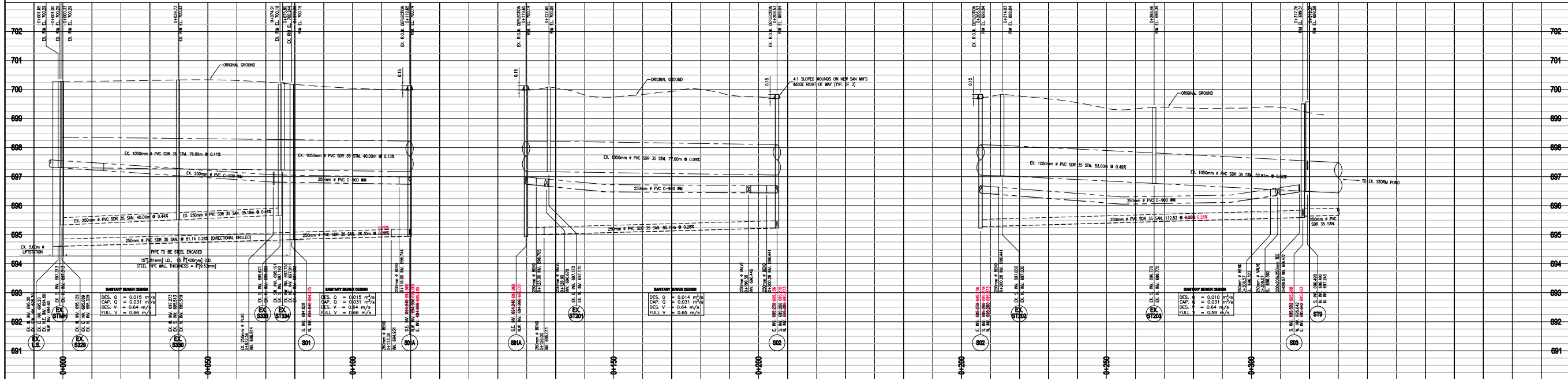






- GENERAL NOTES:**
1. ALL TIE-INS TO EXISTING SURFACE OR UNDERGROUND FACILITIES MUST BE DONE TO THE SATISFACTION OF THE CITY ENGINEER.
  2. ALL INSTALLATIONS TO MEET CURRENT TOWN OF MORINVILLE ENGINEERING STANDARDS UNLESS OTHERWISE NOTED.
  3. ELEVATIONS SHOWN ARE GEODETIC & ARE REFERENCED TO THE MORGUE CORNERING L.S. - 1968 STORM SEWER PROGRAM - PHASE 2 - OFF-SITE TRUNK AS-BUILTS AS WELL AS RM ELEVATIONS AND INVERTS REFERRED IN W.M. 2007.
  4. CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT OF ALL EXISTING APPURTENANCES TO MATCH PROPOSED GRACES, WHERE REQUIRED.
  5. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT ALL SITE FEATURES EXISTING AT THE TIME OF CONSTRUCTION UNLESS SPECIFIED FOR DEMOLITION ON THE DRAWINGS. THIS INCLUDES ALL SURVEY BARS, STAKES & MONUMENTS. MARK CROSS ANY CHANGE.
  6. ALL DESIGN ELEVATIONS & DIMENSIONS TO BE FIELD VERIFIED AT TIME OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
  7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER & HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WITH THE WORK & AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE & PRESERVE ANY & ALL UNDERGROUND UTILITIES.
  8. EXISTING ASPHALT MUST BE SAW CUT & R/O GRADING AT THE TIE-IN POINTS.
  9. ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE MUNICIPAL, PROVINCIAL & FEDERAL CODES & REGULATIONS, INCLUDING OCCUPATIONAL HEALTH & SAFETY.
  10. ALL DISTURBED FEATURES & SURFACES TO BE RESTORED TO CONDITION EQUAL TO CONDITION PRIOR TO CONSTRUCTION.
  11. TRAFFIC CONTROL AND PUBLIC SAFETY MEASURES TO COMPLY WITH ALL APPLICABLE MUNICIPAL & PROVINCIAL REQUIREMENTS.
  12. ALL COSTS ASSOCIATED WITH DETOUR / INFORMATION SIGNING & BARRICADING WILL BE BORNE BY THE CONTRACTOR.
  13. CONTRACTOR IS RESPONSIBLE FOR GENERAL SITE CLEANUP.
  14. CONTRACTOR TO VERIFY ALL DIMENSIONS & GRADES PRIOR TO CONSTRUCTION & REPORT ANY DISCREPANCIES TO THE ENGINEER.
- SANITARY SEWER PIPE:**
1. TYPE PSM PVC SR 35 CONFORMING TO ASTM D3034, INSTALLED ACCORDING TO ASTM D2231. ALL EMBLEMED MATERIALS SHALL BE CLASS A, COMPACTED TO TOP OF EMBLEMENT TO MEET STANDARD PROCTOR DENSITY. BEDDING TO BE CLASS B.

NOTE: PLAN & PROFILE CHAINAGE REFERS TO  $\phi$  OF RIGHT OF WAY



Revision	BY	APPD.	DATE
A	ISSUED FOR APPROVAL	P.M.M. T.L.W.	25.06.07
B	REVISED ALIGNMENT OF SANITARY SEWER INTO LIFT STATION	P.M.M. T.L.W.	20.07.07
C	ON-SITE / OFF-SITE APPROVAL	P.M.M. G.R.K.	07.08.07
D	RE-ISSUED FOR APPROVAL	P.M.M. T.L.W.	16.08.07
E	RE-ISSUED FOR APPROVAL	P.M.M. T.L.W.	27.09.07
F	OFFSITE SERVICE STUBS	P.M.M. T.L.W.	25.10.07
G	RE-ISSUED FOR APPROVAL	P.M.M. T.L.W.	08.01.08
H	AS-BUILTS	P.M.M. T.L.W.	14.03.08

**PERMIT TO PRACTICE**  
**THE FOCUS CORPORATION LTD.**  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
**PERMIT NUMBER: P 6386**  
 The Association of Professional Engineers,  
 Geologists and Geophysicists of Alberta

**RECORD DRAWING**

Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_

**FOCUS**  
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 Phone: 780-426-8555  
 Fax: 780-421-1247  
 www.focus.ca

**Client**  
**CHAUVET FAMILY DEVELOPMENTS**

**Project**  
**MORINVILLE HERITAGE VILLAGE**  
**STAGE 1A**  
**TOWN OF MORINVILLE**  
**PLAN & PROFILE:**  
**-0+001.65 TO 0+0+324.96**

Design	Scale	Date
P.M.M./C.H.I.	N. 1:500 V. 1:50	JUNE, 2007
Checked	Project No.	
T.L.W.	102286-20	
Approved	Drawing No.	
	C14	
	Rev.	H

11/10/2008 - Revision Used: Development/Engineering/Drawings Team/Arch/Draw/ 11/11/2008 10:30:30 AM PST



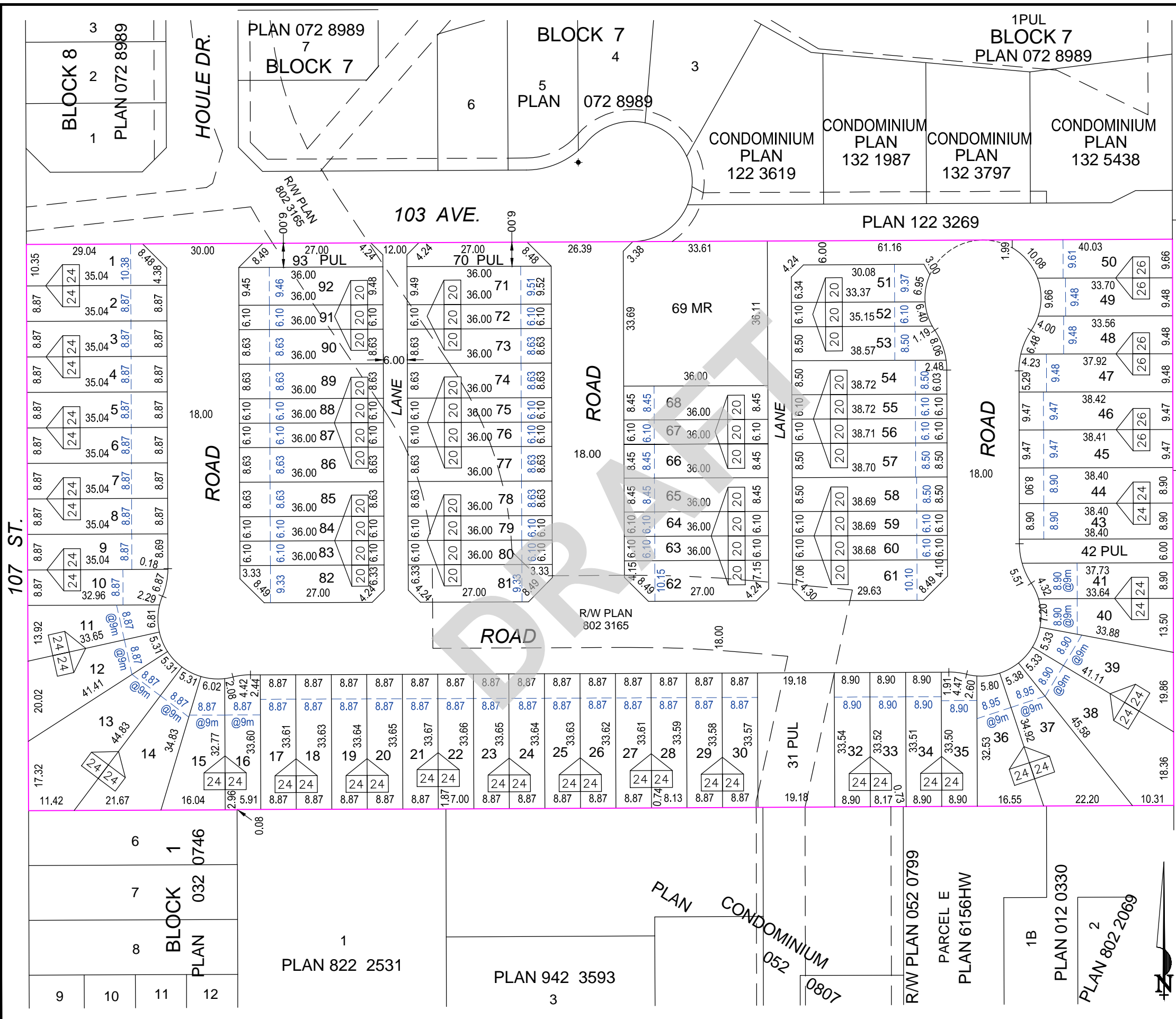




**Appendix C**  
Proposed Site Layout







**LANDREX INC.**

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THE SUBJECT AREA IS R2 AND R3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 4.05 ha.

**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
2	Apr 7/14	REVISED PUL LOTS	RH
1	Mar 21/14	REVISED PUL LOTS	RH
0	Feb. 24/14	ORIGINAL PLAN COMPLETED	RH

**REVISIONS**

**TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION**

OF  
**LOT 6, PLAN 992 2042**  
WITHIN THE  
**S.E.1/4 SEC.4-TWP.56-RGE.25-W.4TH MER.**  
**MORINVILLE - ALBERTA**

**2014**

SCALE: 1:1000 (11x17)

FILE NO.	11300329T	DRAFTED BY:	RH	CHECKED BY:	SM
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10704 - 176 Street NW, Edmonton, Alberta T5S 1G7

O:\2014\11300329T\LANDREX INC. MORINVILLE\WUIT FAMILY\CADD\DRAWING\11300329T.dwg: 07/04/2014 1:31:30 PM

