ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement of other document affecting the building or land.
Date: May 10, 2021

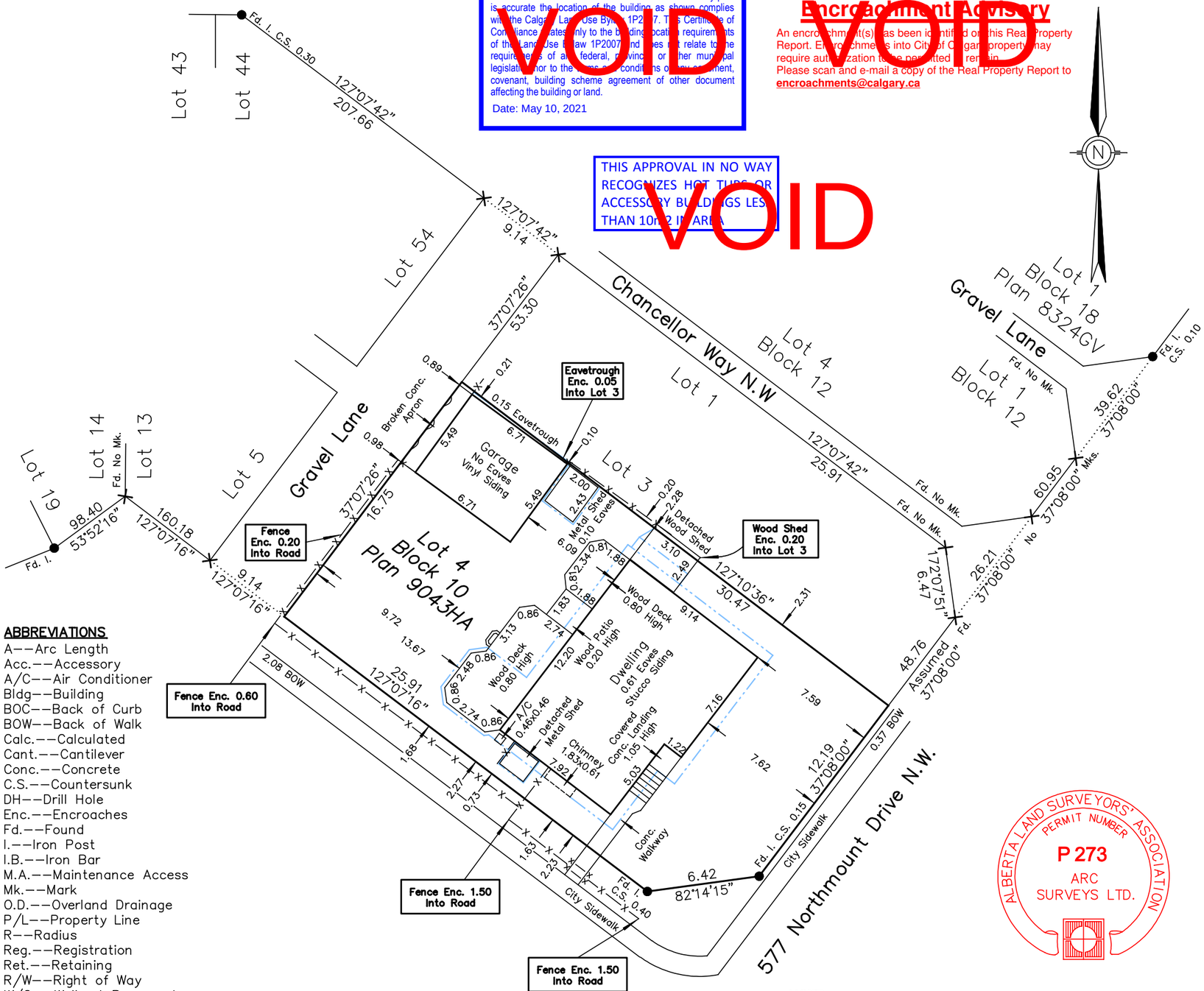
VOID

The City of Calgary Real Estate & Development Services
Encroachment Advisory
An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain.
Please scan and e-mail a copy of the Real Property Report to **encroachments@calgary.ca**

VOID

THIS APPROVAL IN NO WAY RECOGNIZES HOT TUBS OR ACCESSORY BUILDINGS LESS THAN 10m^2 IN AREA

VOID



ABBREVIATIONS
A--Arc Length
Acc.--Accessory
A/C--Air Conditioner
Bldg--Building
BOC--Back of Curb
BOW--Back of Walk
Calc.--Calculated
Cant.--Cantilever
Conc.--Concrete
C.S.--Countersunk
DH--Drill Hole
Enc.--Encroaches
Fd.--Found
I.--Iron Post
I.B.--Iron Bar
M.A.--Maintenance Access
Mk.--Mark
O.D.--Overland Drainage
P/L--Property Line
R--Radius
Reg.--Registration
Ret.--Retaining
R/W--Right of Way
W/O--Walkout Basement
W.W.--Window Well

NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

LEGAL DESCRIPTION:
Lot 4
Block 10
Plan 9043HA

MUNICIPAL ADDRESS:
577 Northmount Drive N.W.
Calgary, Alberta

DATE OF SURVEY: April 21st, 2021.

LEGEND
Distances are in metres and decimals thereof.
Found Iron Posts are shown thus: ●
Drill Holes are shown thus: ⊠
Found Iron Bars are shown thus: ♦
Found Concrete Nails are shown thus: ▲
Calculation points are shown thus: ×
Pillars and posts are shown thus: □
Property lines are shown thus: ——
Utility Right of Ways are shown thus: — — —
Eaves are shown thus: — · — · —
Fences are shown thus: —x—x—
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

PURPOSE:
This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submittal to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed.The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:
Title information is based on the C. of T. 881 206 429 which was searched on the 11th day of March, 2021, and is subject to:
Caveat No.: 9597HA

CERTIFICATION:
I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly within those standards and as of the date of this Report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the Property **(except Eavetrough, Fences and Wood Shed)**
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 273
ARC SURVEYS LTD.

Dated at Calgary, Alberta on this 4th day of May, 2021.

Rheal Bourgouin, A.L.S.
This document is not valid unless it bears an original or digital signature in blue ink and an Arc Surveys Ltd. permit stamp in red ink.

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Calgary, Alberta T2E 2N4
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Fax: 403-277-1275 info@arcsurveys.ca

Surveyed: JY | Drawn: JW/JT | Scale: 1: 250 (0m 2.5 5 10) | File No.: 211275

886
6710
EXISTING 5' HIGH WOOD FENCE
PROPERTY LINE 30.47
EXISTING SHED TO BE REMOVED
EXISTING SHED
2349
(1 REGULAR STALL)
EXISTING GARAGE (STAFF ONLY)
(1 SMALL CAR STALL)
5490
2850
2640
3639
2453
EXISTING DECK TO BE KEPT
3486
NEW 1.2m HIGH WIRED FENCE
NEW 1.2m HIGH WIRED FENCE
PROPERTY LINE 12.19
1.1m CITY SIDEWALK
CITY BOULEVARD
NORTHMOUNT DRIVE NW
GRAVEL LANE
PROPERTY LINE 16.75
PICK UP/DROP OFF SIGNAGE
NEW 5' HIGH WOOD GATE
1 PARKING STALL PICK UP/DROP OFF
CONC WHEEL STOP (TYP.)
1830
EXISTING HOUSE
OUTDOOR PLAY AREA 156.94 sq.m. (GRASS & FLAT STONE)
EXISTING DECK TO BE RETAINED
PICK UP/DROP OFF SIGNAGE
600
1 PARKING STALL PICK UP/DROP OFF
4842
3348
5400
OUTDOOR PLAY AREA 103.06 sq.m. (GRASS)
NEW 5' HIGH WOOD FENCE
7434
EXISTING WOOD GAZEBO TO BE RETAINED
GAZEBO ATTACHED TO THE HOUSE
PICK UP/DROP OFF SIGNAGE
1 PARKING STALL PICK UP/DROP OFF
4233
3696
3956
EXISTING A/C
NEW 1.2m HIGH WIRED GATE
BLACK, BLUE AND GREEN BIN
PICK UP/DROP OFF SIGNAGE
600
CONC WHEEL STOP (TYP.)
EXISTING SHED TO BE REMOVED
1 CLASS 2 BICYCLE STALL
1664
NEW 1.2m HIGH WIRED FENCE
NEW 1.2m HIGH WIRED FENCE
PROPERTY LINE 6.42
1 PARKING STALL PICK UP/DROP OFF
PROPERTY LINE 25.91
EXIST GATE
EXISTING 5' HIGH WOOD FENCE
EXISTING 5' HIGH WOOD FENCE
EXIST GATE
EXISTING 5' HIGH WOOD FENCE
1.32m CITY SIDEWALK

NOTE: 3 PARKING STALLS LOCATED AT ALBERTA BIBLE COLLEGE 200m AWAY.

LEGEND

- PROPERTY LINE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING SHRUBS TO BE RETAINED
- EXISTING 5'-0" HIGH WOOD FENCE
- NEW 5'-0" HIGH WIRED FENCE
- NEW 5'-0" HIGH WOOD FENCE

COLERIDGE ROAD NW

SITE PLAN
SCALE 1:50

NORTH

PRECAST CONC. WHEEL STOP PINNED THRO' ASPHALT
ASPHALT PAVING ON GRANULAR BASE
100

WHEEL STOP DETAIL
N.T.S.

STEVEN HO
ARCHITECTURE
INCORPORATED

612, 500 Country Hills Blvd. NE
Calgary, Alberta T3K 5K3
Tel: (403) 870-6169
Email: info@shoarchitecture.com

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STEVEN KAR CHING HO
REGISTERED ARCHITECT
ALBERTA

Steven Ho Architecture Incorporated
PERMIT No. AC1148
ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA

AUGUST 5, 2022

AACG
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780-394-6188 (Edmonton)
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Email:billma6688@gmail.com

BP2022-01029
DP2022-00419

LEGAL DESCRIPTION:
LOT 4, BLOCK 10, PLAN 9043HA

No.	REVISION	DATE
e	ISSUED FOR DP COMMENTS	AUG 05, 22
d	ISSUED FOR BP COMMENTS	JULY 12, 22

PROJECT
PROPOSED DAYCARE

577 NORTHMOUNT DRIVE NW
CALGARY, ALBERTA

DETAIL
PROPOSED SITE PLAN

SCALE	AS SHOWN
DATE	APR 4, 2022
DRAWN	SHO
CHECKED	
JOB No.	202264

DRAWING No.
A1.1

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