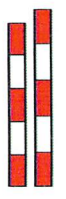




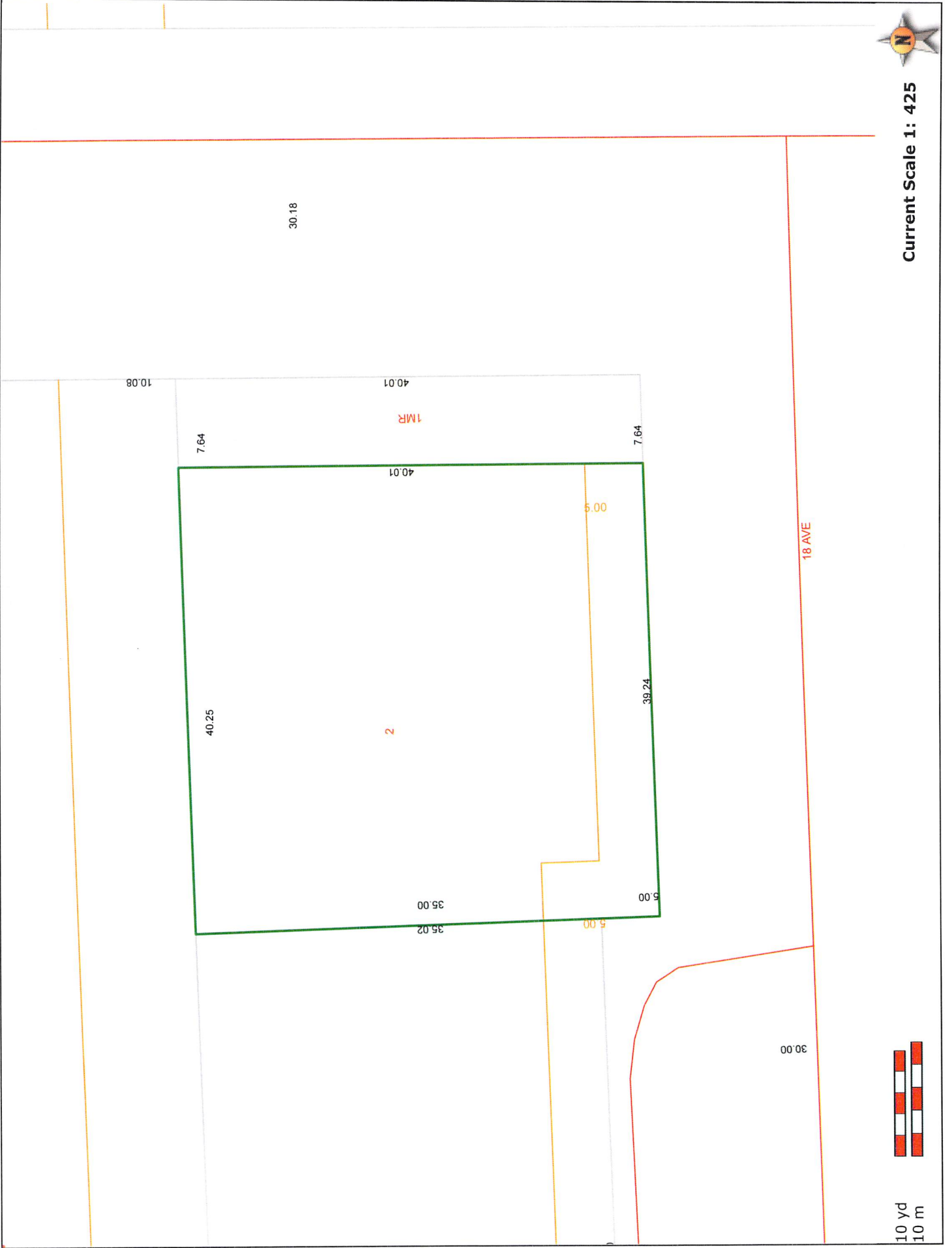
Current Scale 1: 419



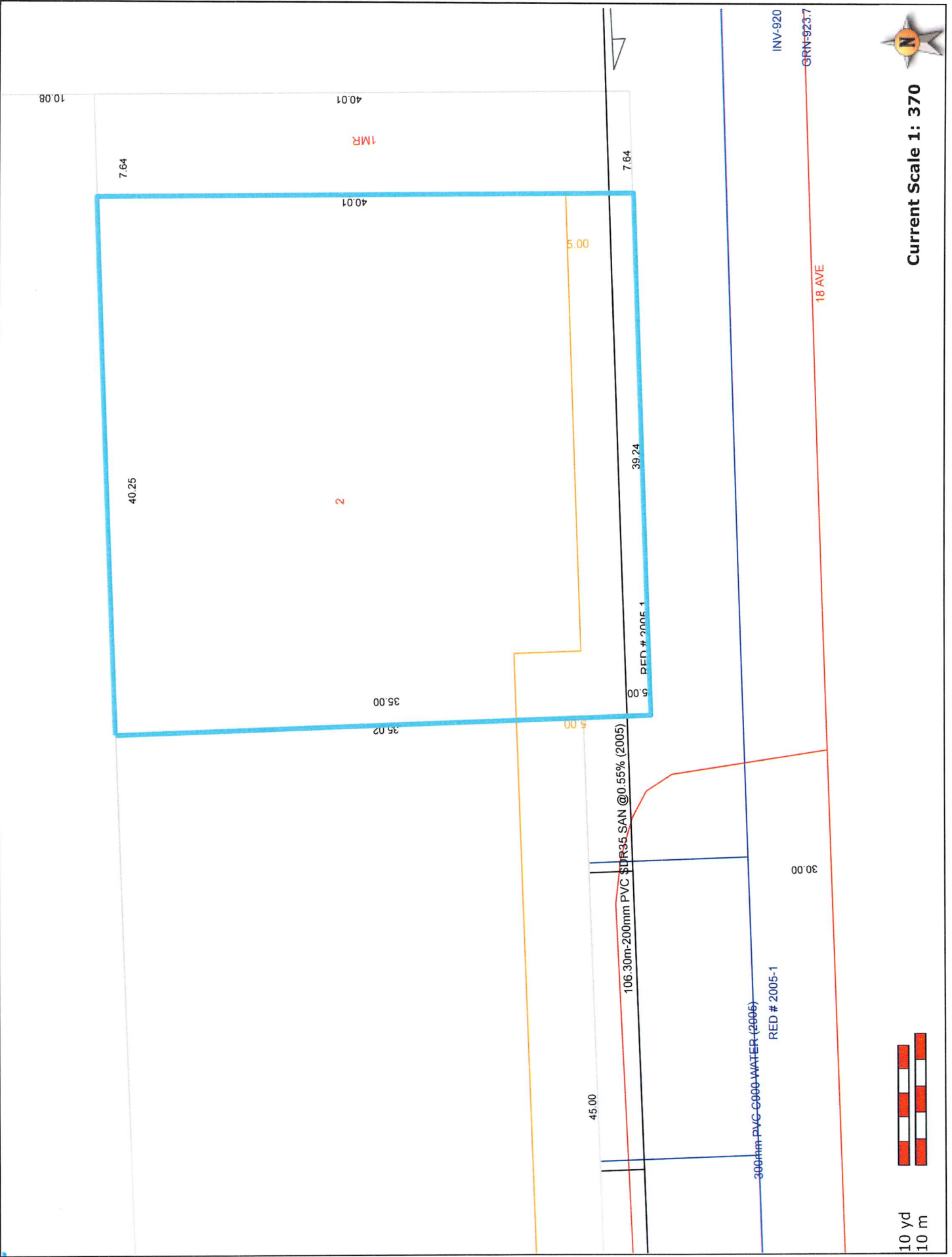
10 yd  
10 m



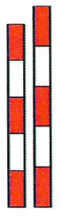
Current Scale 1: 425



10 yd  
10 m



Current Scale 1: 370



10 yd  
10 m



(4) Parcel Coverage

Unless specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw, coverage of all buildings associated with any or all of the uses prescribed above shall not exceed 0.35 times the total parcel area.

(5) Minimum Setback Requirements

Unless a greater amount is stipulated in Parts VI and VII of this Bylaw:

(a) Front Yard:

i) The minimum front yard setback shall be 7.6m from the front parcel boundary. These standards may be varied by the Municipal Planning Commission with respect to corner parcels, in accordance with Section 48 of this Bylaw, where the Municipal Planning Commission shall take into account the location of existing adjacent buildings or the permitted setback on adjacent parcels where a building does not exist.

ii) There shall be no parking, loading, storage, or any other similar use permitted within 3.0m of the front yard parcel boundary. This 3.0m setback area shall be used as a landscaped buffer area. The front yard setback shall not prohibit the use of a portion of the front yard for such uses as sidewalks or driveways as may be necessary, but shall be landscaped to a standard as required by the Municipal Planning Commission.

(b) Side Yard:

The minimum side yard setback shall be 3.0m. Where the side yard abuts a residential land use district, the Municipal Planning Commission may require, at their discretion, up to an additional 2.5m where, in their opinion, the proposed development may affect the adjacent residences by reason of noise, traffic, loading, odors, or any other potential interference with the amenities or enjoyment of the adjacent residential land use district.

(c) Rear Yard:

The minimum rear yard setback shall be 3.0m. Where the rear yard abuts a residential land use district, the Municipal Planning Commission may require, at their discretion, up to an additional 2.5m where, in their opinion, the proposed development may affect the adjacent residences by reason of noise, traffic, loading, odours, or any other potential interference with the amenities or enjoyment of the adjacent residential land use district.

(6) Building Height

No building shall exceed one (1) storey above average grade. This requirement does not apply to building facade or other design features of a building not forming part of the useable or functional floor space of the building.

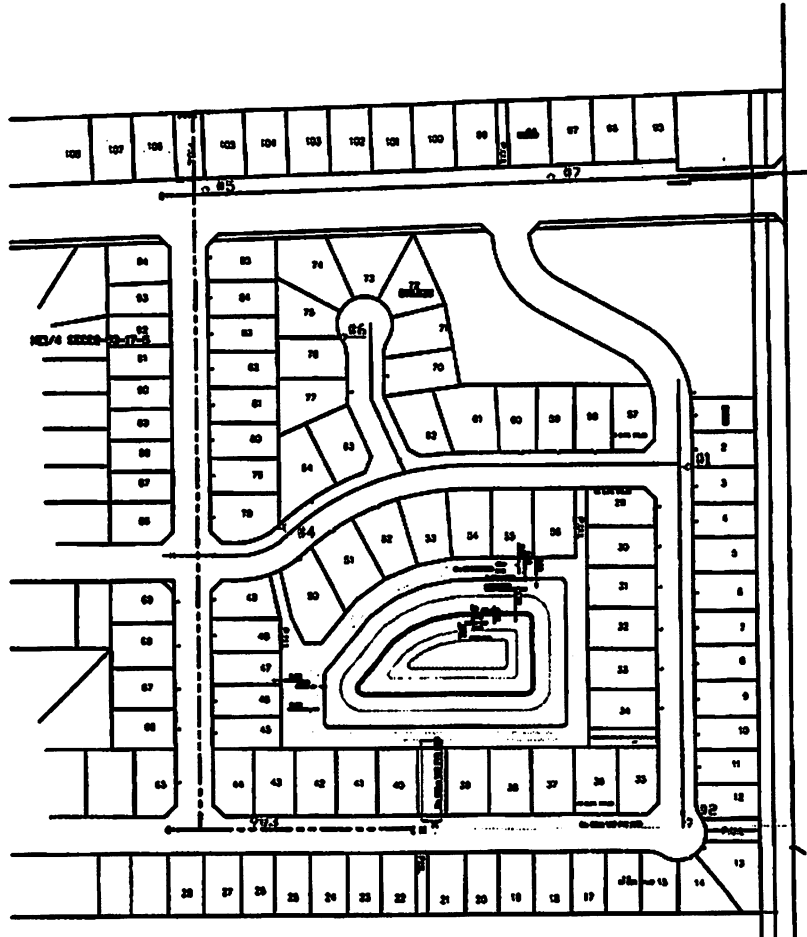
(7) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.

## Hillendale Hydrant Elevations

Fire Hydrant #	Elevation	Remarks
FH#1	916.763	9th Ave. & 41st St.
FH#2	915.513	8th Ave. & 41st St.
FH#3	917.433	8th Ave. & East of 42nd St.
FH#4	918.323	9th Ave. & East of 42nd St.
FH#5	922.813	11th Ave. & 42nd St.
FH#6	920.433	41a St. Cul-De-Sac
FH#7	923.593	11th Ave. & 41st St.

**NOTE:** All elevations are given to the top of hydrant. On top of spindle.



# Town of Edson ~ Calculation of Offsite Levy

Date: July 21, 2016

Roll 12157

Basin Area Number 6 Plan 062 2166;  
Blk 5; Lot 2

Area in Hectares 0.16 4006 - 18 Ave

Offsite Levy Owed\* \$ 10,908.34

**\*Please Note:**

1. Information is as of the date shown above, Levy rates may change (updated annually)
2. Levy amounts last revised February 16, 2016
3. Actual Levy area is calculated from land title or subdivision plan
4. Levy to be paid at time of development or subdivision, whichever comes first
5. Levy Pursuant to Bylaw 2135, and any amendments thereto.

## Background Information:

Charges	Basin Rate Per Hectare	Multiplied by Area in Hectares	Total Owed
Transportation	\$ 17,606	0.16	\$ 2,798.94
Water	\$ 47,593		\$ 7,566.17
Sanitary	\$ 3,417		\$ 543.22
Storm	\$ -		\$ -
<b>Total</b>	<b>\$ 68,616</b>		<b>\$ 10,908.34</b>

To Calculate from Acres or Square Feet	Total Hectares
Acres to ha	#VALUE!
Sq Feet to ha	0.16
Sq meters to ha	#VALUE!