

Thursday, February 5, 2026

10:00 am.



## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 05

#### 1. ADOPTION OF AGENDA

##### RECOMMENDATION

That the Subdivision Authority Agenda for the February 5, 2026 meeting be adopted.

#### 2. ADOPTION OF MINUTES

##### RECOMMENDATION

That the Subdivision Authority Minutes for the January 29, 2026 meeting be adopted.

#### 3. OLD BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA25-0393<br>613212405-001 | Tentative plan of subdivision to create two (2) multi-unit housing strata lots, from Lot 9, Block 5, Plan 252 0824 located north of 95 Avenue NW and west of 87 Street NW; <b>STRATHEARN</b> |
|----|-----------------------------|--|

#### 4. NEW BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA25-0447<br>629665715-001 | Tentative plan of subdivision to create 213 residential lots, four (4) Municipal Reserve lots, three (3) Environmental Reserve lots, and one (1) Public Utility lot, from Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b> |
| 2. | LDA25-0465<br>633120001-001 | Tentative plan of subdivision to create 110 residential lots from Lot C, Block 1, Plan 0225811 and the NE,NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW; <b>MATTSON</b>   |
| 3. | LDA24-0520<br>542356071-001 | REVISION of conditionally approved tentative plan of subdivision to create 116 residential lots, from Lot 3, Block 1, Plan 0224568, located south of 92 Avenue NW and east of 231 Street NW; <b>ROSENTHAL</b>  |
| 4. | LDA25-0522<br>640730571-001 | Tentative plan of subdivision to create forty seven (47) bare land condominium units and one (1) remnant unit from Unit A, Plan 262 _____, located north of Heritage Valley Trail SW and east of 141 Street SW; <b>CHAPPELLE</b>   |
| 5. | LDA25-0537<br>638788058-001 | Tentative plan of subdivision to create, one (1) commercial lot, from, Lot 1, Block 1, Plan 262 0317, located east of Winterburn Road NW and north of Yellowhead Trail NW; <b>PINTAIL LANDING</b>  |

6.	LDA25-0515 640169766-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 22, Plan 1800 NY, located west of 124 Street NW and south of 47 Avenue NW; <b>LANSDOWNE</b>
7.	LDA26-0005 642586376-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30, Block 9, Plan 3543 HW, located north of 63 Avenue NW and west of 105 Street NW; <b>ALLENDAL</b>
8.	LDA26-0007 642741835-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 26, Block 86, Plan 4022KS, located north of 103 Avenue NW and east of 50 Street NW; <b>GOLD BAR</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA25-0393

Arcadis  
300 - 10120 103 Ave NW  
Edmonton AB T5J 3R6

ATTENTION: Maria Dugand Barros

RE: Tentative plan of subdivision to create two (2) multi-unit housing strata lots, from Lot 9, Block 5, Plan 252 0824 located north of 95 Avenue NW and west of 87 Street NW; **STRATHEARN**

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**I The Subdivision of Strata is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner enter into two (2) Deferred Servicing Agreements with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed Strata Lot 11 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Block A, Plan 002 4690 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Deferred Servicing Agreements;
5. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of the City of Edmonton Law Branch, EPCOR Water Services Inc., and EPCOR Drainage Services;
6. that the owner register a public access easement for construction of a temporary pedestrian connection between the shared street and 87 Street NW, and for planned construction of a permanent transit plaza within the road closure area (Bylaw 21030 approved January 24, 2025), as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.



**II That the Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
3. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
4. that the owner remove the existing accesses to 87 Street NW and 95 Avenue NW, reconstruct the curb and gutter, and restore the boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner construct the east/west alley, between the shared street and 87 Street NW, to a 6 metre commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct the north/south shared street to an interim design, to an approved Complete Streets design and cross-section including lighting, active modes/pedestrian accommodation, and any required utility modifications and/or relocations, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for waste collection vehicles must be included in the submission of engineering drawings to ensure functionality of the shared street/alley intersections and to inform design requirements as the east/west commercial alley(s) transition to the shared street, to the satisfaction of Subdivision and Development Coordination;
7. that the owner pay for installation of "shared street" signage within the north/south alley right-of-way to support the cross section(s) and operation of the shared street and alleys, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct appropriate traffic calming measures where the commercial alleys transition to the shared street and the active modes/pedestrian crossing locations, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;



9. that the owner construct a temporary east/west hard surface pedestrian connection and lighting, from the shared street to 87 Street NW, with a connection to adjacent shared use paths or sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within north/south shared street to an interim design, to the satisfaction of City Departments and affected utility agencies.

**III That the Deferred Servicing Agreement required in Clause I (3) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
3. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
4. That the owner construct the north/south shared street to the ultimate buildout design, to an approved Complete Streets design and cross-section including lighting, active modes/pedestrian accommodation and any required utility modifications and/or relocations, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for waste collection vehicles must be included in the submission of engineering drawings to ensure functionality of the shared street/alley intersections and to inform design requirements as the commercial alley(s) transition to the shared street, to the satisfaction of Subdivision and Development Coordination; and
5. that the owner is responsible for the landscape design and construction within north/south shared street to the ultimate build out design, to the satisfaction of City Departments and affected utility agencies.

**Enclosure I is a map of the subdivision and identifies major conditions of this approval.**

Reserves will be addressed once the following is provided: dedication of a future 0.21 ha Municipal Reserve lot and the provision of public access easements (registered Right of Way Plan 222 0347 and others) for the development of future publicly accessible private parks, in addition to the development of greenways, a transit plaza, and pedestrian mews, as directed by Edmonton City Council under Charter Bylaw 19865 (City file LDA20-0192).

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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

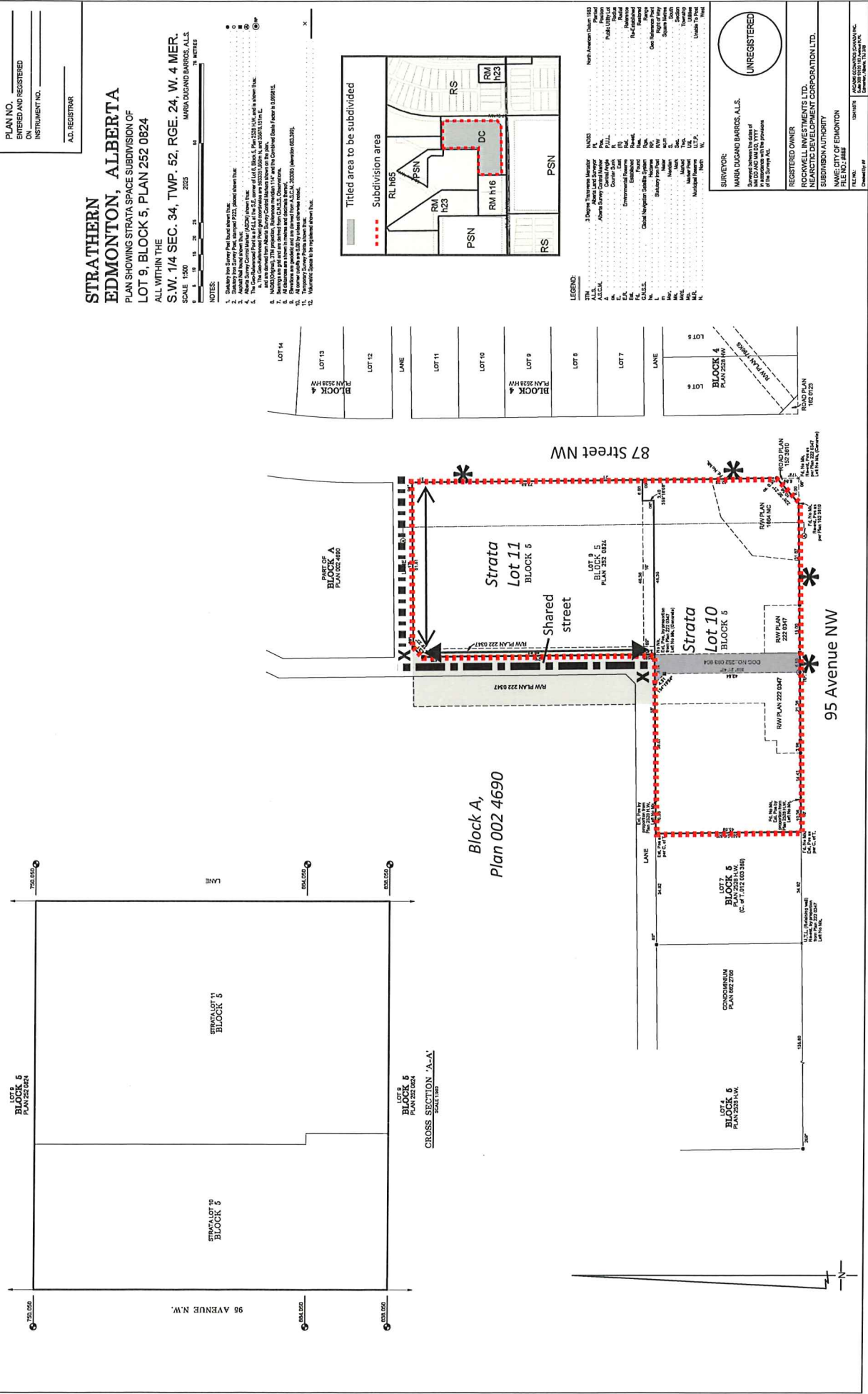
BM/kr/Posse #613212405-001

Enclosure

Traffic calming; "Shared street" signage

Ultimate shared street

Active modes construction







Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA25-0447

Scheffer Andrew Ltd.  
310, 4803 - 87 St NW  
Edmonton AB T6E 0V3

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create 213 residential lots, four (4) Municipal Reserve lots, three (3) Environmental Reserve lots, and one (1) Public Utility lot, from Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 0.606 ha, 1.06 ha, and 1.79 ha lots pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.281 ha, 0.338 ha, 0.346 ha, and 2.04 ha lots, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 1, Block 1, Plan 252 1164 and Lot 1, Block 2, Plan 252 1164 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
7. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivision LDA25-0062 be registered prior to or concurrent with this application to provide the logical extension of roadway, water, and drainage infrastructure;

9. that LDA25-0183 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Deferred Servicing Agreement required in Clause I (3) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**

1. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination; and
2. that the owner construct a 3 m hard-surface shared use path, within the Public Utility Lot and Environmental Reserve parcels, including "Shared Use" signage, lighting, bollards and landscaping, with a connection to the adjacent 3 m shared use paths, as shown on Enclosure I.

**III The Servicing Agreement required in Clause I (5) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the engineering drawings include grading plans to accommodate a 3 m shared use pathway within the Public Utility Lot and Environmental Reserves, as shown in Enclosure I, to the satisfaction of Subdivision and Development Coordination;
9. grading plans for 41 Avenue SW must be included in the submission of engineering drawings. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact [developmentdrawingreview@edmonton.ca](mailto:developmentdrawingreview@edmonton.ca) for more information;
10. that the owner construct the north terminus of the Lilac Crescent local road as a cul-de-sac to an approved Complete Streets design and construction standard, as shown on Enclosure I. The design will physically restrict vehicular ingress and egress onto the Orchards Wynd SW collector roadway through the treatments such as the installation of fixed bollards and supporting signage and include seamless and continuous pedestrian connectivity between the Lilac Crescent local road terminus and the collector roadway's sidewalk;
11. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct a temporary 6 m gravel surface roadway connection with phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkways, MR lots, and ER lots and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I
14. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the Complete Streets Design and Construction Standards, for all lots backing onto or flanking 41 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;



16. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 1, Block 1, Plan 2521164 were previously addressed with LDA24-028 by registering a 12.115ha Deferred Reserve Caveat (DRC) on title.

The DRC will be partially adjusted to dedicate 0.606ha, 1.06ha and 1.79ha Environmental Reserve (ER) parcels and DRC reduced to 11.769ha.

The DRC will be partially discharged to dedicate 0.281ha, 0.338ha, 0.346ha and 2.04ha MR parcels, and the balance of 8.764ha carried forward on title.

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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority











BM/mn/Posse #629665715-001

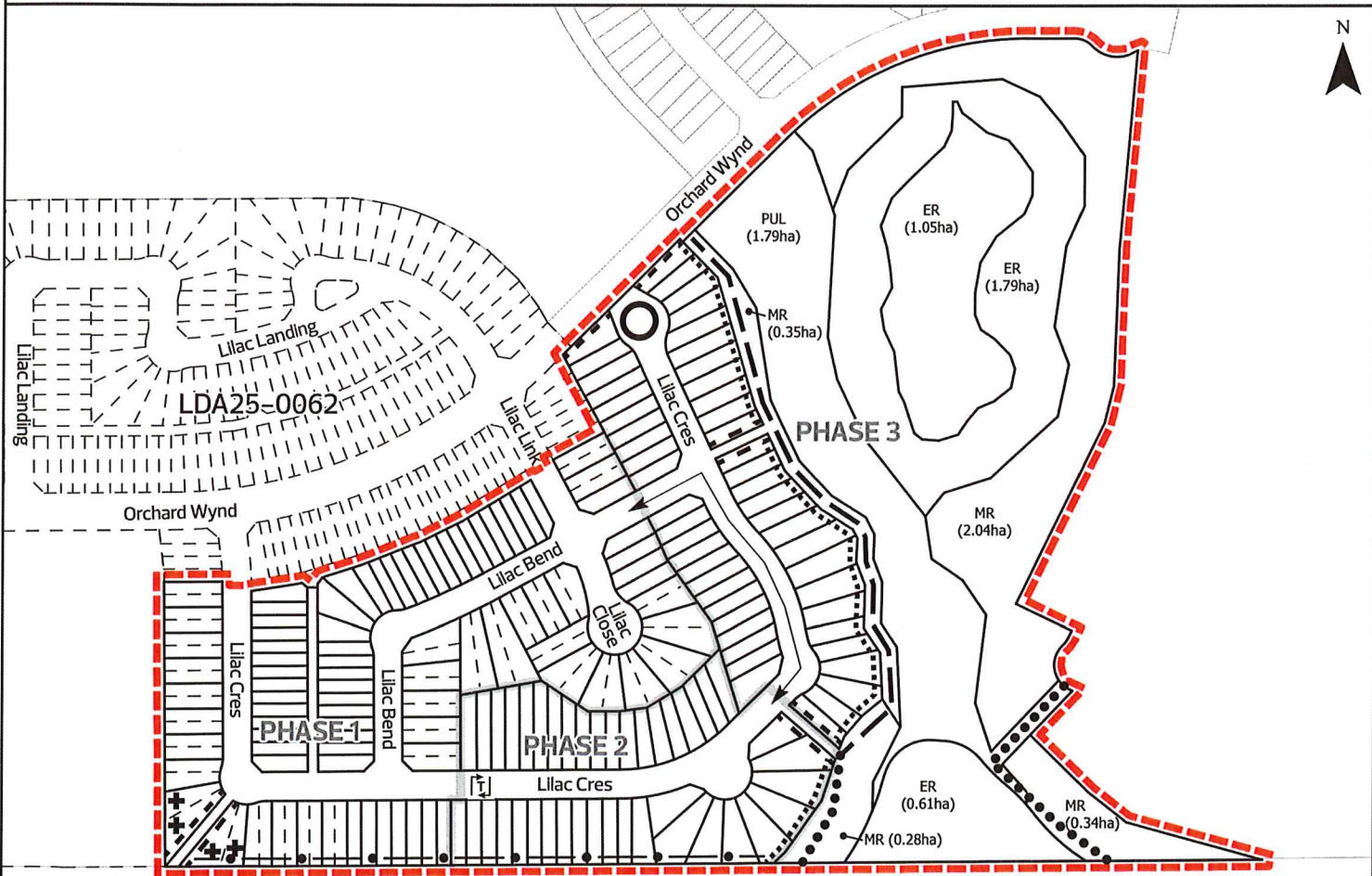
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 5, 2026

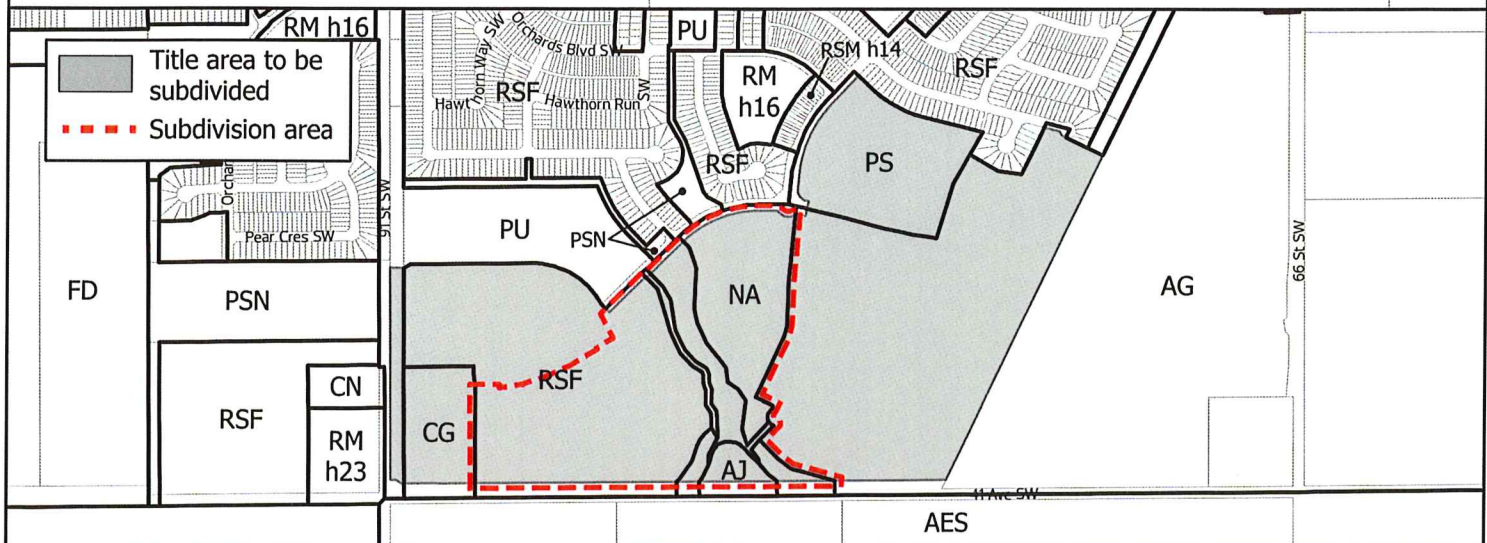
LDA25-0447

-  Limit of Proposed Subdivision
-  Construct 6m Temporary Roadway
-  Construct 3m SUP
-  Construct 3m SUP with Deferred Servicing Agreement
-  Construct Berm and Noise Attenuation Fence and Register a Berm and Fence RC
-  Construct 1.2m Fence
-  Construct Fences in Accordance with Zoning Bylaw
-  Register a Disturbed Soil RC
-  Construct 12m Temporary Turnaround
-  Construct as a Cul-de-sac



NOTE: All roads shown on this map are within the SW quadrant

41 Ave SW







Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA25-0465

Select Engineering Consultants Ltd.  
100, 17413 - 107 Ave NW  
Edmonton AB T5S 1E5

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 110 residential lots from Lot C, Block 1, Plan 0225811 and the NE,NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW;  
**MATTSON**

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**I The Subdivision by Plan is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;



6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner include grading plans for 25 Avenue SW in the submission of engineering drawings;
9. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for the NE-14-51-24-W4M and the NW-14-51-24-W4M was originally addressed by Deferred Reserve Caveat (DRC) with LDA22-0044; the DRC was exhausted for the dedication of the Walker District park site through LDA24-0231.

Municipal Reserve (MR) for Lot C, Block 1, Plan 0225811 was originally addressed by Deferred Reserve Caveat (DRC) through LDA23-0376. The DRC was transferred to NE-14-51-24-4 and NW-14-51-24-4 to dedicate the Walker District and has been exhausted through LDA24-0231.

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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority





BM/mn/Posse #633120001-001

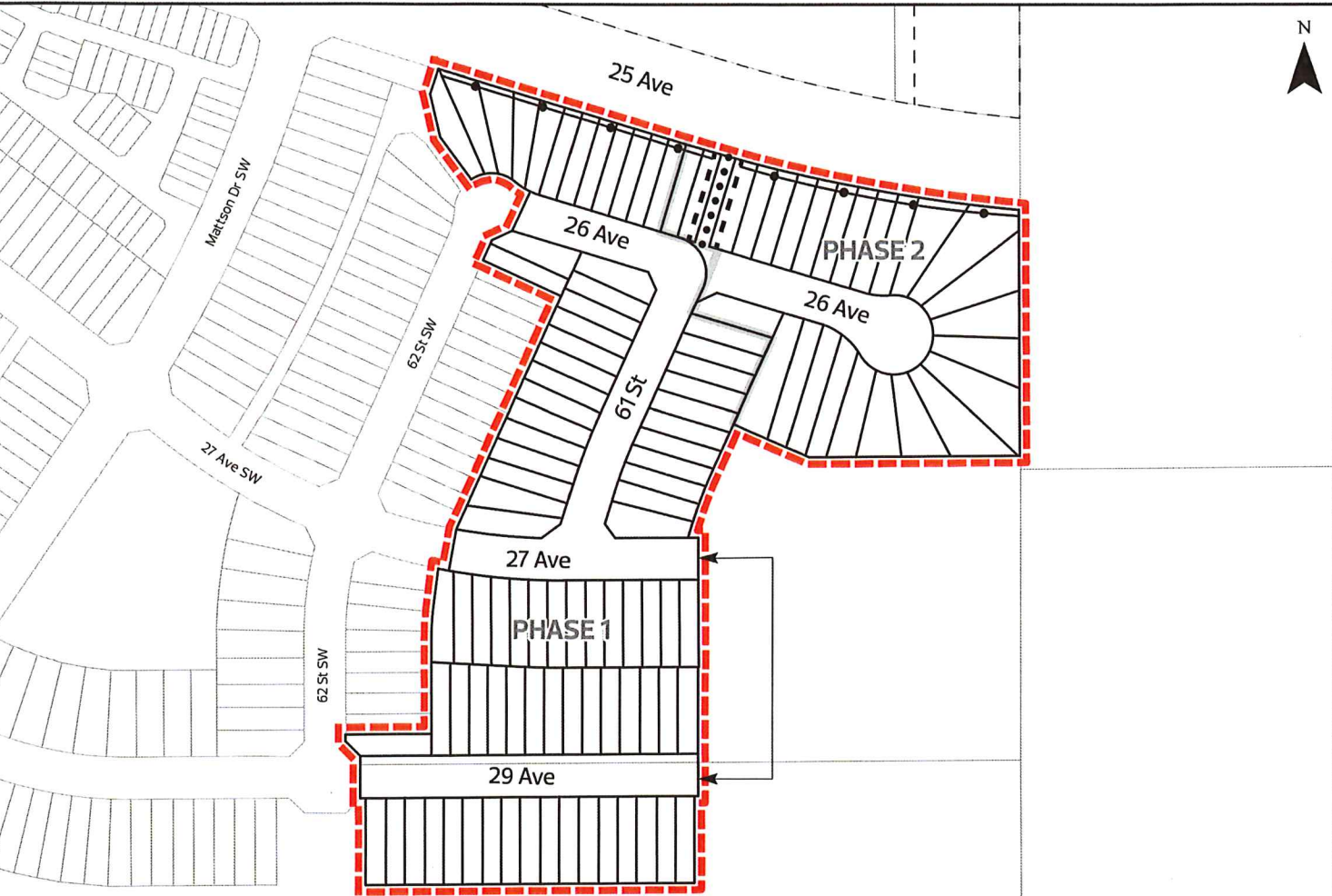
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

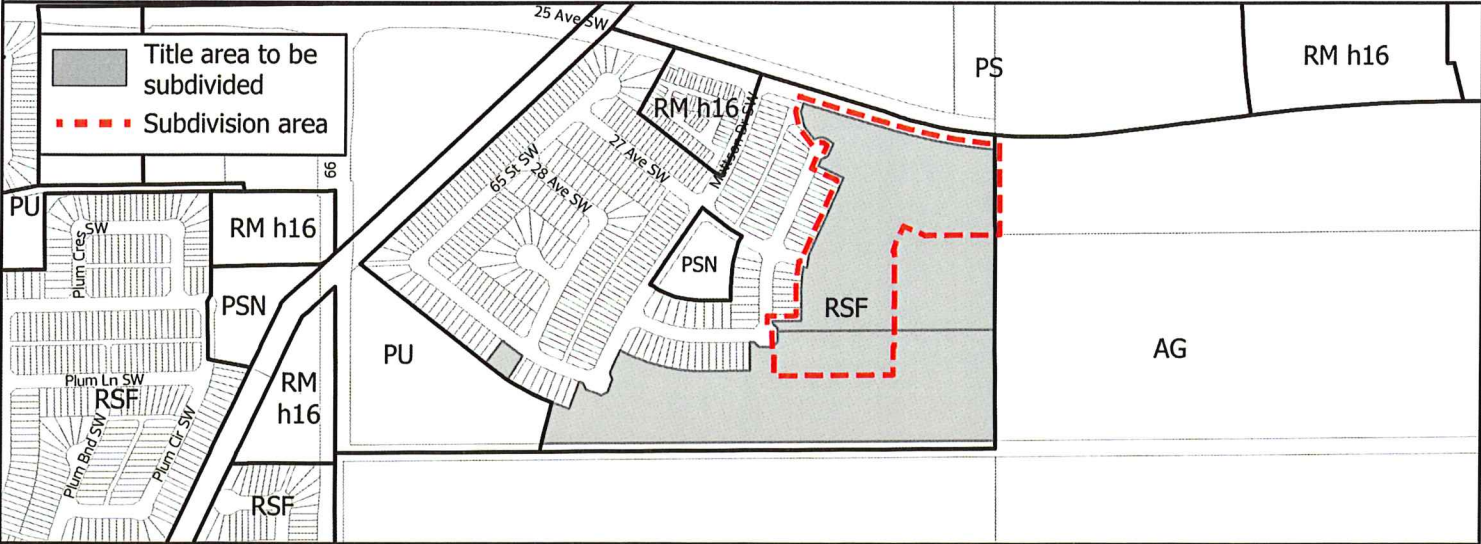
February 5, 2026

LDA25-0465

-  Limit of Proposed Subdivision
-  Register Temporary Public Access Easement and Construct 6m Temporary Roadway
-  Construct 3m SUP
-  Construct Fence in Accordance with Zoning Bylaw
-  Construct 1.8m Noise Attenuation Fence



NOTE: All roads shown on this map are within the SW quadrant







Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA24-0520

Stantec Consulting Ltd.  
400 - 10220 103 Ave NW  
Edmonton AB T5J 0K4

ATTENTION: Holly Mikkelsen

RE: REVISION of conditionally approved tentative plan of subdivision to create 116 residential lots, from Lot 3, Block 1, Plan 0224568, located south of 92 Avenue NW and east of 231 Street NW;  
**ROSENTHAL**

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The subdivision was initially approved on March 13, 2025. This Change Request increases the number of lots proposed from 103 to 116 by converting some lots from standard to zero lot lines. It also adds an east-west lane to the centre block.

**I The Subdivision by Plan is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA24-0463 be registered prior to or concurrent with phase 1 of this application for necessary watermain connections and logical internal roadway extension;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, with phase 1, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination); A 'Swept Path Analysis' for FRS (Fire Rescue Services) vehicles should be included in the submission of engineering drawings to ensure interim functionality of the proposed emergency access roadway.
9. that the owner construct the temporary 12 m radius gravel surface turnarounds, with bollards or mini-barriers, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a temporary 6 m gravel surface roadway connection with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct offsite underground utilities including storm sewer main extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
13. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I and II are the maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 3, Block 1, Plan 022 4568 were previously addressed with LDA18-0022 by registering 1.605 ha Deferred Reserve Caveat (DRC) on title. The DRC will be adjusted by 0.0172 ha for 231 Street arterial road dedication and 1.588 ha carried forward on title.

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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/nz/Posse #542356071-001

Enclosures

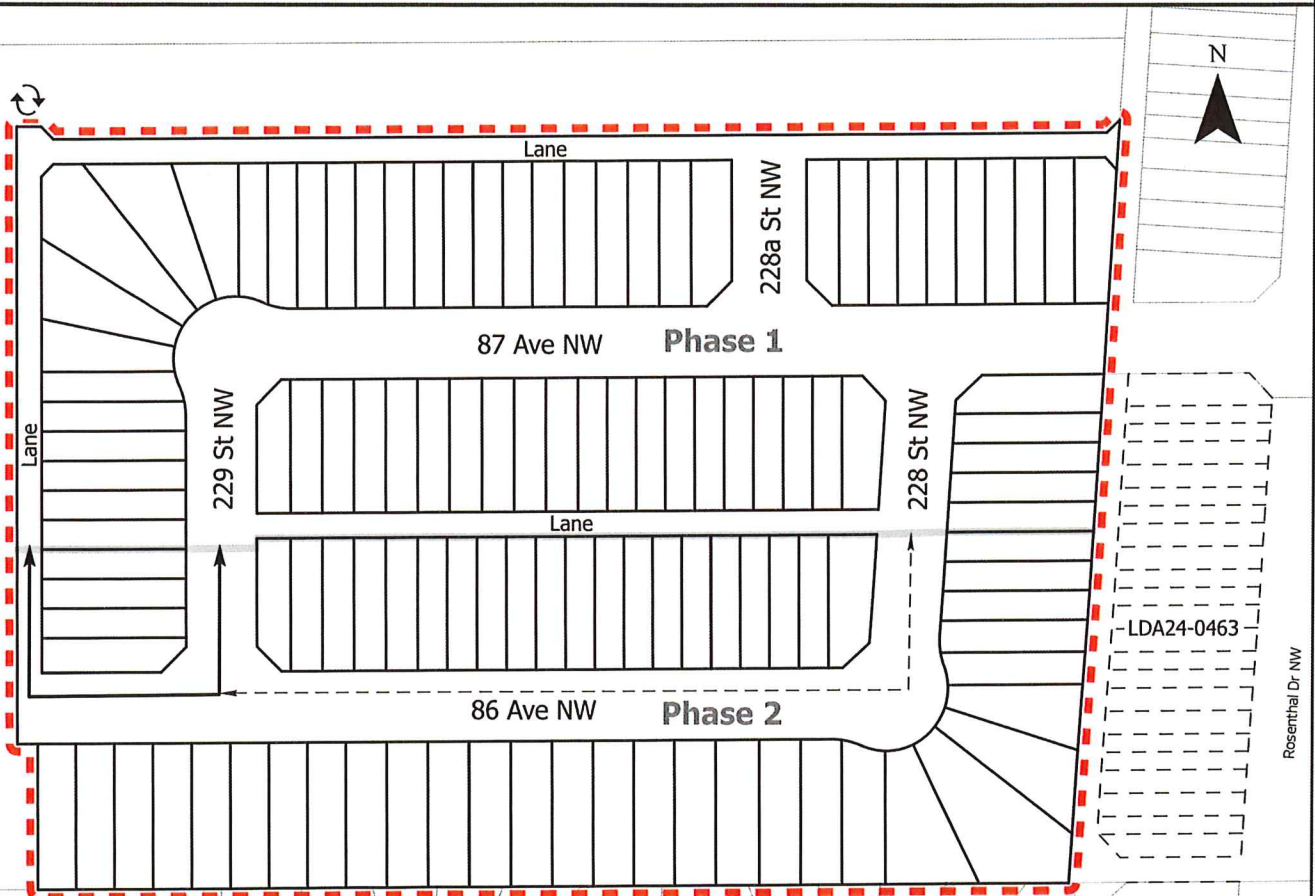


## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 5, 2026

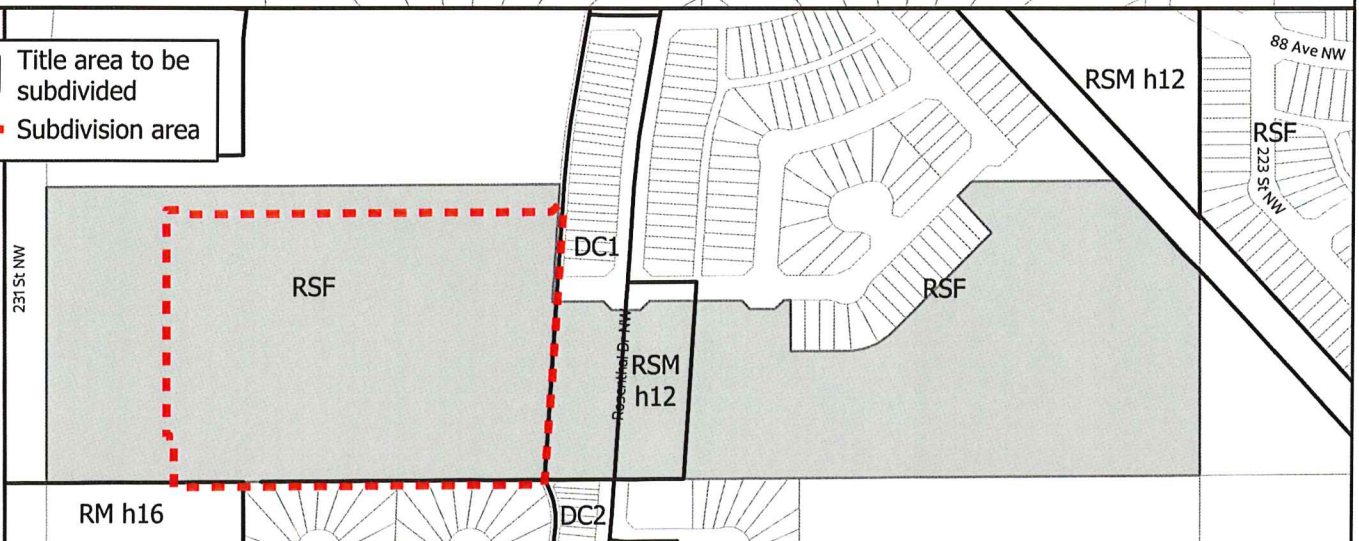
LDA24-0520

- Limit of Proposed Subdivision
- ↔ Temporary 6m Roadway
- - - Temporary 4m Emergency Access
- ↻ Temporary 12m Radius Turnaround



NOTE: All roads shown on this map are within the NW quadrant

- Title area to be subdivided
- Subdivision area



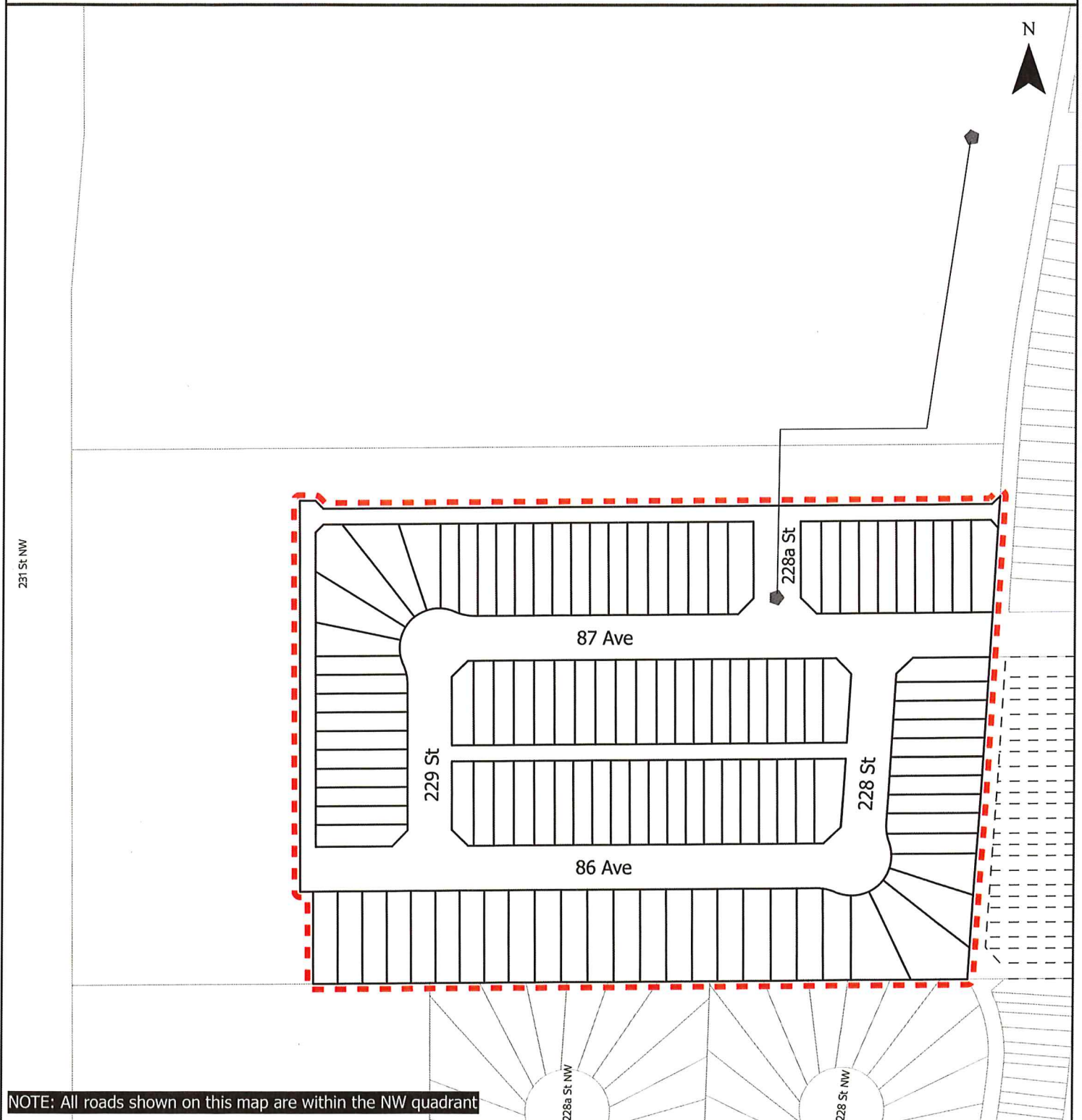
## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 5, 2026

LDA24-0520

--- Limit of Proposed Subdivision

— Storm Sewer Extension



NOTE: All roads shown on this map are within the NW quadrant



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA25-0522

Pals Geomatics Corp.  
10704 176 St NW  
Edmonton AB T5S 1G7

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create forty seven (47) bare land condominium units and one (1) remnant unit from Unit A, Plan 262 \_\_\_\_\_, located north of Heritage Valley Trail SW and east of 141 Street SW; **CHAPPELLE**

---

**The Subdivision by Bare Land and Phased Condominium is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the construction of a 2.8 m noise attenuation barrier fence located wholly on privately owned land, and shall conform to a current Noise Study, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
2. that the approved subdivision LDA25-0337 be registered prior to or concurrent with this application; 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.

Municipal Reserve for Lot 3, Block 3, Plan 2422314 was addressed with LDA12-0209.

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #640730571-001

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 (\$35,015.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

# STREETSIDE DEVELOPMENTS

## NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES SHOWN ARE MEASURED ALONG THE CENTRELINE OF THE ROAD OR RAILWAY.
- 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 RM n16.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 1.25 ha



REV. NO.	DATE	ITEM	BY
1	FEB. 2026	ADJUSTED LEGAL DESCRIPTIONS	ME
0	DEC. 2025	ORIGINAL PLAN COMPLETED	MF

## REVISIONS

## DESROCHERS MEWS

TENTATIVE PLAN SHOWING  
PHASED CONDOMINIUM DEVELOPMENT

OF

UNIT 'A', CONDOMINIUM PLAN 262  
WITHIN THE

W. 1/2 SEC. 13 - TWP. 51 - RGE. 25 - W. 4TH MER.

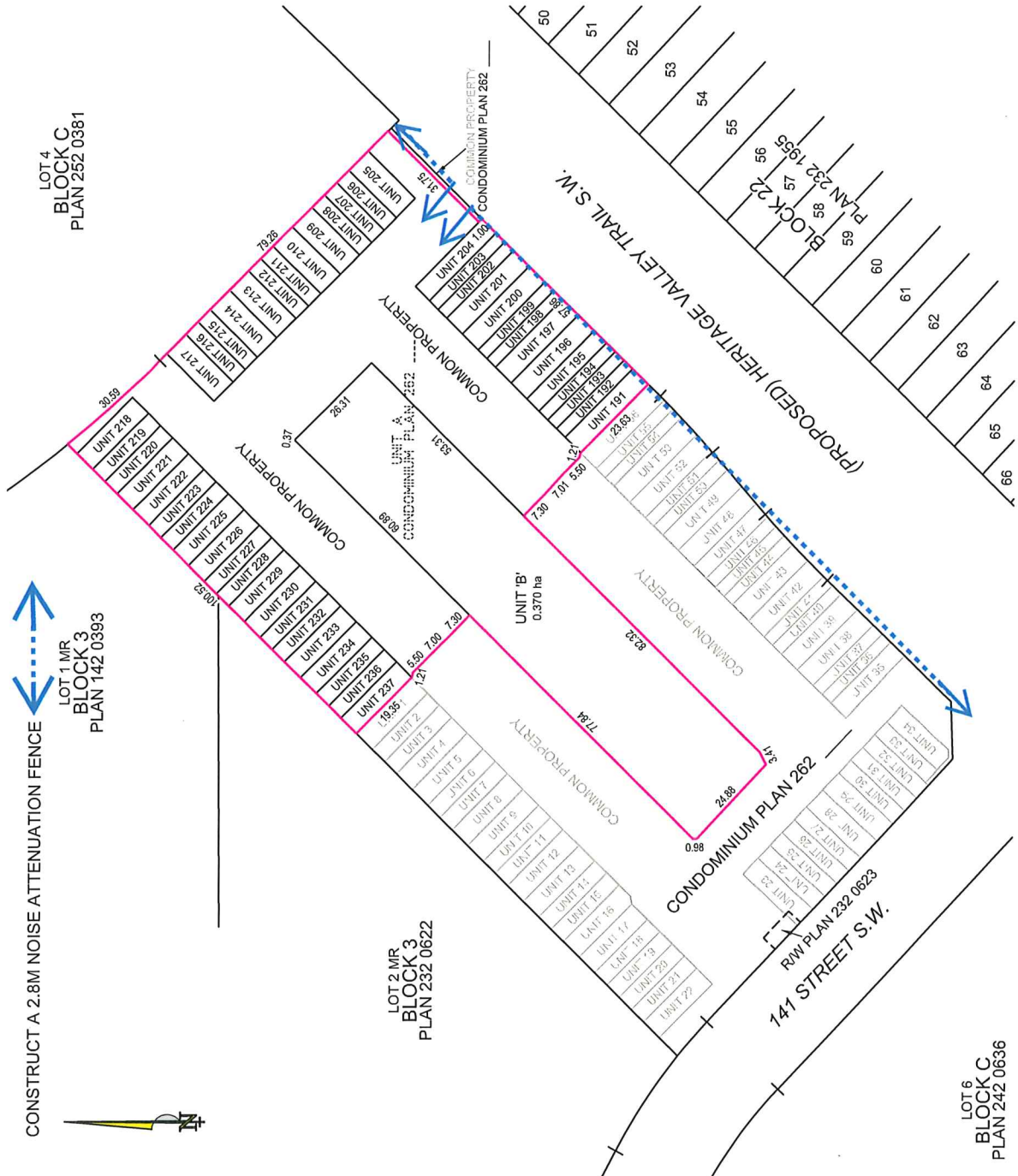
EDMONTON - ALBERTA

SCALE: 1:1000 0 10 20 30 40 50 60 METRES



**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10794-17th Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 12402570072 DRAFTED BY: MF CHECKED BY: MK







Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA25-0537

Select Engineering Consultants Ltd.  
100 - 17413 107 Ave NW  
Edmonton AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create, one (1) commercial lot, from, Lot 1, Block 1, Plan 262 0317, located east of Winterburn Road NW and north of Yellowhead Trail NW; **PINTAIL LANDING**

---

**I The Subdivision by Plan is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

As stated in LDA24-0263, Municipal Reserve (MR) for a portion of SW-18-53-25-W4M was addressed by money in place under subdivision file no. 86-X-093-S. As per the MGA, reserves have been addressed for the entire parcel as a result.

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 with 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.

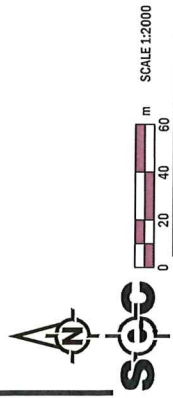
If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/nz/Posse #638788058-001

Enclosure



**SUBDIVISION PLAN  
BIG LAKE COMMERCIAL**

November 21, 2025





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA25-0515

Arc Surveys Ltd.  
202 - 337 40 Ave NE  
Calgary AB T2E 2N4

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 22,  
Plan 1800 NY, located west of 124 Street NW and south of 47 Avenue NW; **LANSDOWNE**

---

**The Subdivision by Plan is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #640169766-001

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 (\$745.00 - 2026 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 47 Avenue NW. Upon redevelopment of proposed Lot 31, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

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 the 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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 21.95 m west of the east property line of existing Lot 20, off the lane south of 47 Avenue. The existing foundation service enters the proposed subdivision approximately 9.75 m east of the west property line of existing Lot 20, off 47 Avenue 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.
- 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 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).



## TENTATIVE PLAN

**LEGAL DESCRIPTION:** Lot 20, Block 22, Plan 1800NY  
**MUNICIPAL ADDRESS:** 12411 47 Avenue NW, Edmonton, Alberta  
**SURVEY DATE:** November 21st, 2025  
**NEIGHBOURHOOD:** Lansdowne  
**ZONING:** RS

**CLIENT CONTACT:** Joshua Papke

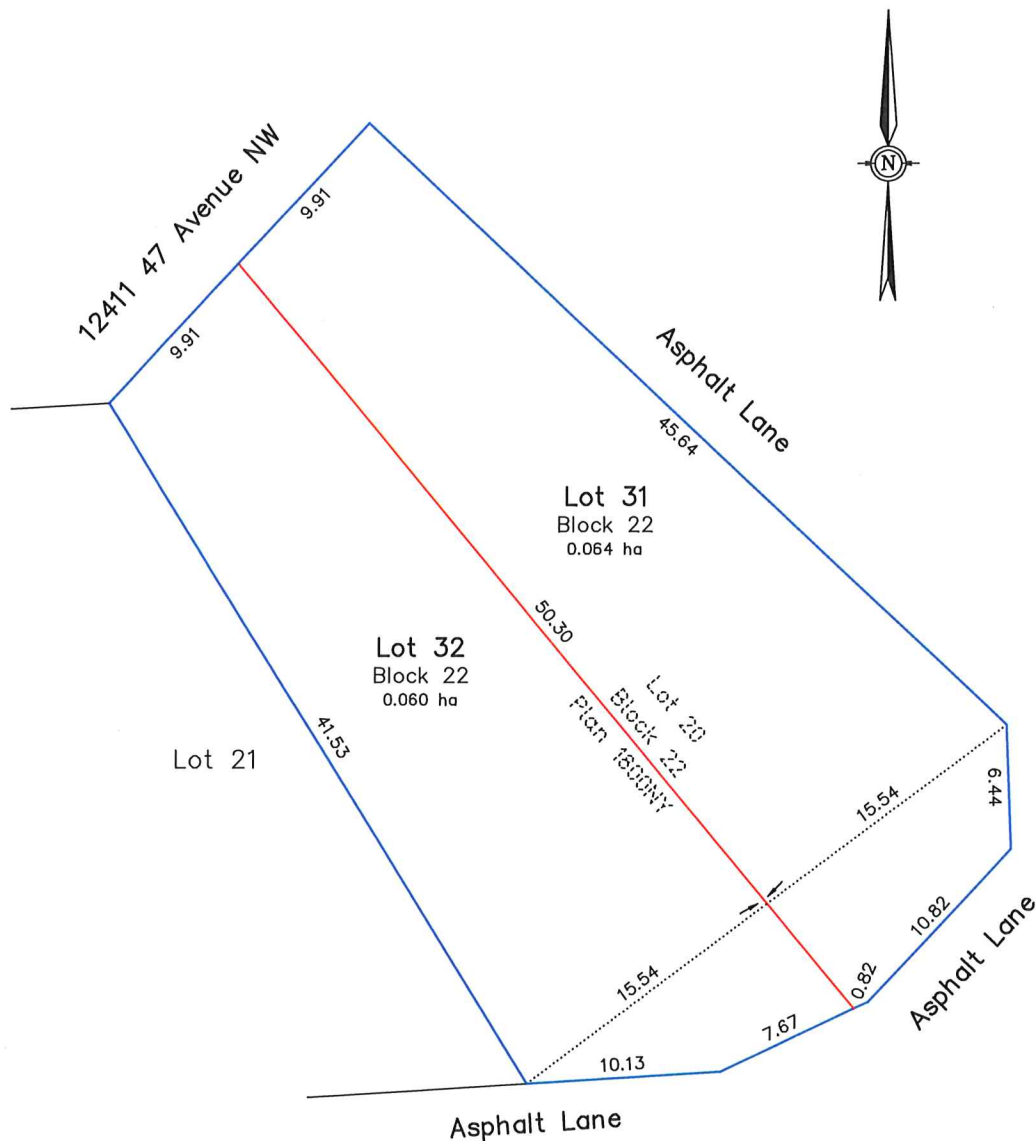
### LEGEND

Property lines are shown thus: \_\_\_\_\_

Proposed Subdivision lines shown thus:          

**NOTE:**

Distances are in metres and decimals thereof.  
All distances on curved boundaries are Arc distances



CERTIFICATE OF TITLE AREA: 0.124 ha.  
AREA IN PARCEL(S) BEING CREATED: 0.124 ha.  
NUMBER OF PARCELS CREATED: 2

Scale: 1: 300

© Copyright Arc Surveys Ltd. 2025			
No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-12-09	Original drafting date	DS
<p style="text-align: center;"><b>Arc Surveys Ltd.</b>          6908 Roper Road NW, Edmonton, Alberta          Ph.: 780-800-1260 office@arcsurveys.ca  <a href="http://www.edmonton.arcsurveys.ca">www.edmonton.arcsurveys.ca</a></p>			
Surveyed: MG		Checked by: JG	File No.: E27195-S



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA26-0005

Geodetic Surveys and Engineering Ltd.  
6111 101 Ave NW  
Edmonton AB T6A 0G9

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30, Block 9, Plan 3543 HW, located north of 63 Avenue NW and west of 105 Street NW; **ALLENDALE**

---

**The Subdivision by Plan is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #642586376-001

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 (\$745.00 - 2026 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

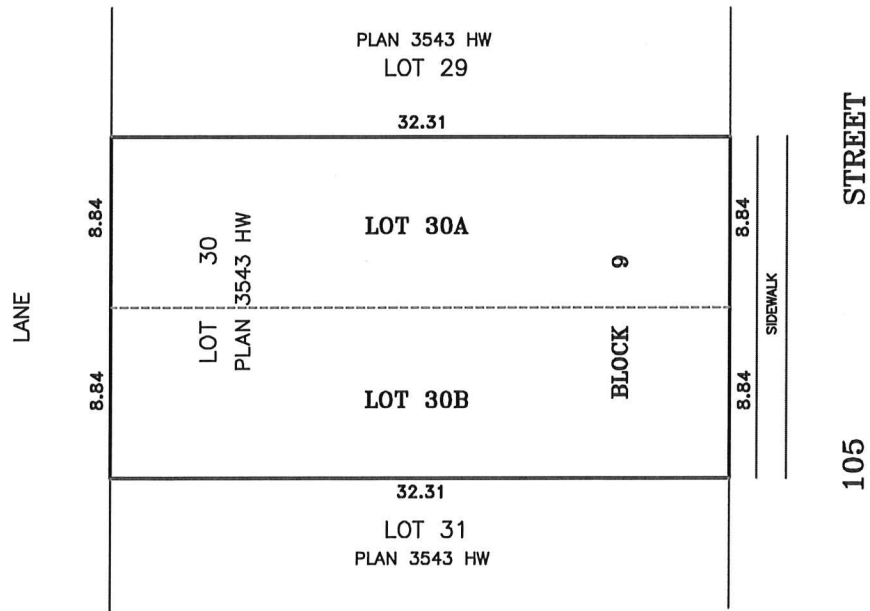
Servicing

- 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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.0 m north of the south property line of existing Lot 30B, off 105 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).

**TENTATIVE PLAN  
SHOWING  
PROPOSED SUBDIVISION**

OF  
LOT 30, BLOCK 9, PLAN 3543 HW  
S.E.1/4, SEC. 20, TWP. 52, RGE. 24, W.4M.  
**EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
AND CONTAINS 0.057 ha.



UPDATE : JANUARY 19th, 2026.  
TYPO CORRECTED.

**GEODETIC SURVEYS & ENGINEERING LTD.**

6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9

Ph. (780) 465-3389

Fax. (780) 465-5400

email: [hello@geodeticsurveys.com](mailto:hello@geodeticsurveys.com)

DRAWN BY: J.K.

DATE : DECEMBER 11th, 2025

SCALE 1 : 300

JOB No. 125426



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

February 5, 2026

File No. LDA26-0007

Geodetic Surveys and Engineering Ltd.  
6111 101 Ave NW  
Edmonton AB T6A 0G9

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 26, Block 86, Plan 4022KS, located north of 103 Avenue NW and east of 50 Street NW; **GOLD BAR**

---

**The Subdivision by Plan is APPROVED on February 5, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.



If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #642741835-001

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 (\$745.00 - 2026 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The Gold Bar neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between the start of 2026 and the end of 2027. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email 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 the 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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.57 m south of the north property line of existing Lot 26, off the lane. The existing storm service enters the proposed subdivision approximately 2.2 m north of the south property line of existing Lot 26, off 50 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.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more

information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

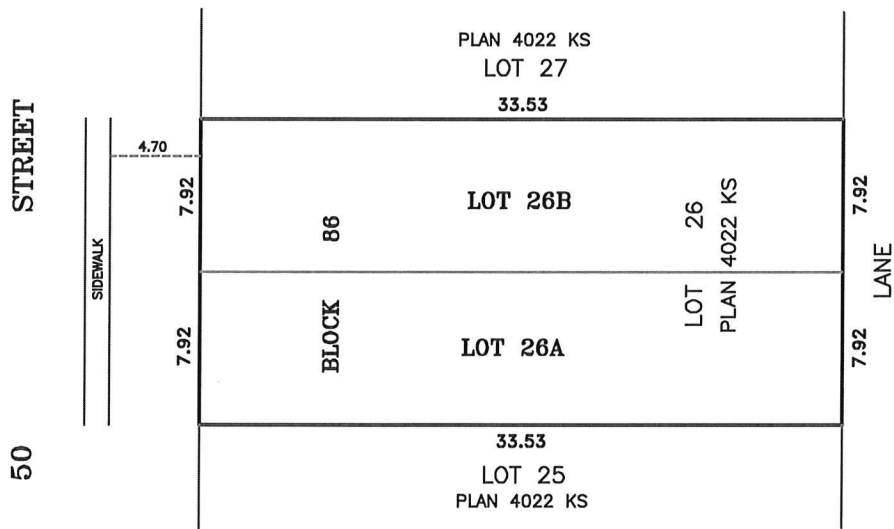
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN  
SHOWING  
PROPOSED SUBDIVISION**

OF  
LOT 26, BLOCK 86, PLAN 4022 KS  
RIVER LOT 39, EDMONTON SETTLEMENT  
THEO. SW.1/4 SEC.1, TWP. 53, RGE. 24, W.4M.  
**EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... —+—+—+—
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————  
AND CONTAINS 0.053 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9

Ph. (780) 465-3389

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**DRAWN BY:** J.K.

**DATE :** JANUARY 7th, 2026

**SCALE** 1 : 300

**JOB No.** 126005

Thursday, January 29, 2026

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 04

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the January 29, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the January 22, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA25-0402  
626841625-001

Tentative plan of subdivision to create 157 residential lots from Lot F, Block 1, Plan 242 1218, located south of Maskekosihk Trail NW and east of Richard Rice Boulevard; **RIVER'S EDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA25-0446  
629728980-001

Tentative plan of subdivision to create 26 residential lots from Lot A, Plan 1446 TR and Lot D, Plan 2890 RS, located south of 20 Avenue SW and east of 50 Street SW; **MELTWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.

LDA25-0473  
628783443-001

Tentative plan of subdivision to create one (1) commercial lot and two (2) Public Utility lots, from Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA25-0490 637120576-001	Tentative plan to subdivide 0.839 hectares from Lot 16, Block 64, Plan 152 4628 and consolidate that portion with adjacent Lot 15, Block 64, Plan 062 7508, located east of 127 Street NW and south of 148 Avenue NW; <b>BARANOW</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA25-0508 637682960-001	Tentative plan of subdivision to create sixty one (61) bare land condominium units from Lot 96, Block 19, Plan 2520462, located west of 156 Street SW and east of Chernowski Way SW; <b>CHAPPELLE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA25-0516 640526438-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 22, Plan 4851 HW, located east of 79 Street and north of 103 Avenue NW; <b>FOREST HEIGHTS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA25-0517 640583257-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 20, Plan 4011 RS, located east of 144 Street NW and north of 49 Avenue NW; <b>BROOKSIDE</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 10:15 a.m.		