

Thursday, January 15, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 02

PRESENT

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the January 15, 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 8, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA18-0553
291357571-001

REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Public Utility lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and east of Calgary Trail SW; **ELLERSLIE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0378
554345851-001

Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) other lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and east of Calgary Trail SW; **ELLERSLIE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA25-0379 554318106-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and east of Calgary Trail SW; ELLERSLIE INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA25-0308 525834814-001	Tentative plan of subdivision to create 67 residential lots, one (1) multi-unit housing lot (MHL), and one (1) non-credit Municipal Reserve lot from a portion of Lot 1, Block A, Plan 232 0512, and Lot 1, Block 1, Plan 152 0036 located south of Aster Boulevard NW and east of 17 Street NW; ASTER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA25-0438 632023607-001	Tentative plan of subdivision to create 74 residential lots from Lot 2, Block 2, Plan 182 2406, located north of 178 Avenue NE and west of 6 Street NE; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA25-0468 636699596-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 1, Plan 1841 KS, located east of 62 Street NW and south of 101A Avenue NW; FULTON PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA25-0497 639641129-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 9, Plan 5397 MC, located north of 50 Avenue NW and west of Malmo Road NW; MALMO PLAINS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA25-0500 640012062-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 4, Block 19, Plan 3067 HW, located west of 160 Street NW and north of 103 Avenue NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:15 a.m.



Subdivision Authority

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

January 15, 2026

File No. LDA18-0553

Invistec Consulting Ltd.
1700, 10130 - 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Evelyne Bucumi

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Public Utility lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and east of Calgary Trail SW; **ELLERSLIE INDUSTRIAL**

The subdivision was initially approved on August 8, 2019. This Change Request has removed two commercial lots from the previous approval, changed the lot use from commercial to MHL, and updated the road network, removing the access to 101 St.

I The Subdivision by Plan is APPROVED on January 15, 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 subdivision boundary be amended to provide adequate road right of way that conforms to an approved cross-section or to the satisfaction of Subdivision and Development Coordination for the construction of a roundabout on the west terminus of 100 Street SW, should it be deemed necessary through the review of the engineering drawings and submission of a detailed Swept Path Analysis, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register an easement for emergency access, with a minimum width of 6 m, to facilitate emergency access via the private road, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register a permanent cross lot access easement from 100 Street SW to the proposed SWMF Lot, as shown on the "Conditions of Approval" map, Enclosure I.

6. that the owner register a utility easement for storm sewer and major drainage from 100 Street SW to the proposed SWMF lot, in favour of EPCOR, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a utility easement for offsite storm sewer, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, to the satisfaction of Development Servicing Agreements and Subdivision and Development Coordination, in accordance with the Complete Streets Design and Construction Standards including the following:
 - a. Update the roadway network design to show a permanent roundabout at the west terminus of 100 Street SW, and
 - b. Include the construction of a 1.8 m concrete sidewalk on the north and east side of the collector roadway 100 Street SW, in addition to the proposed 2.5m shared use path on the south and west sides, from the south boundary of the proposed mixed use lot to roundabout, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;

9. that the owner construct a permanent roundabout with curb and gutter, sidewalk/shared use path and permanent lighting, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis for Fire Trucks and ETS will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines, and Transit Planning. Additional road width may be required to accommodate the turning maneuvers;
10. that the owner construct a permanent gravel emergency access with T-bollards, aligned with the future internal private road, with signage and to sufficiently accommodate the load bearing capacity of EFRS's Ladder Apparatus, as well as provide sufficient space for the execution of required turning maneuvers to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination). A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines, additional width may be required to accommodate the turning maneuvers;
11. that the owner pay for installation of temporary "no parking" signage on the collector roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner constructs offsite storm sewers to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Public Utility lot, and road rights of way, 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 Reserves (MR) for Lot 22, Block 1, Plan 182 2889 were previously addressed with SUB/01-0034 and LDA07-0340.

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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/jv/Posse #291357571-001

Enclosure(s)

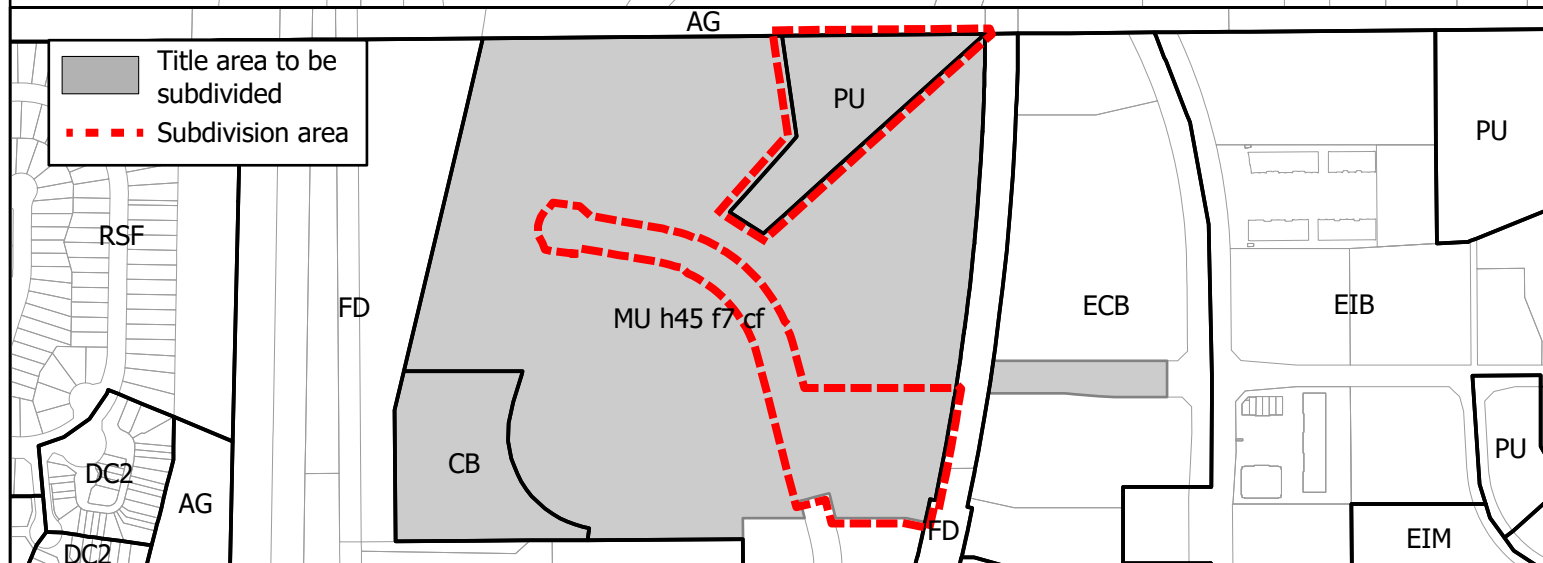
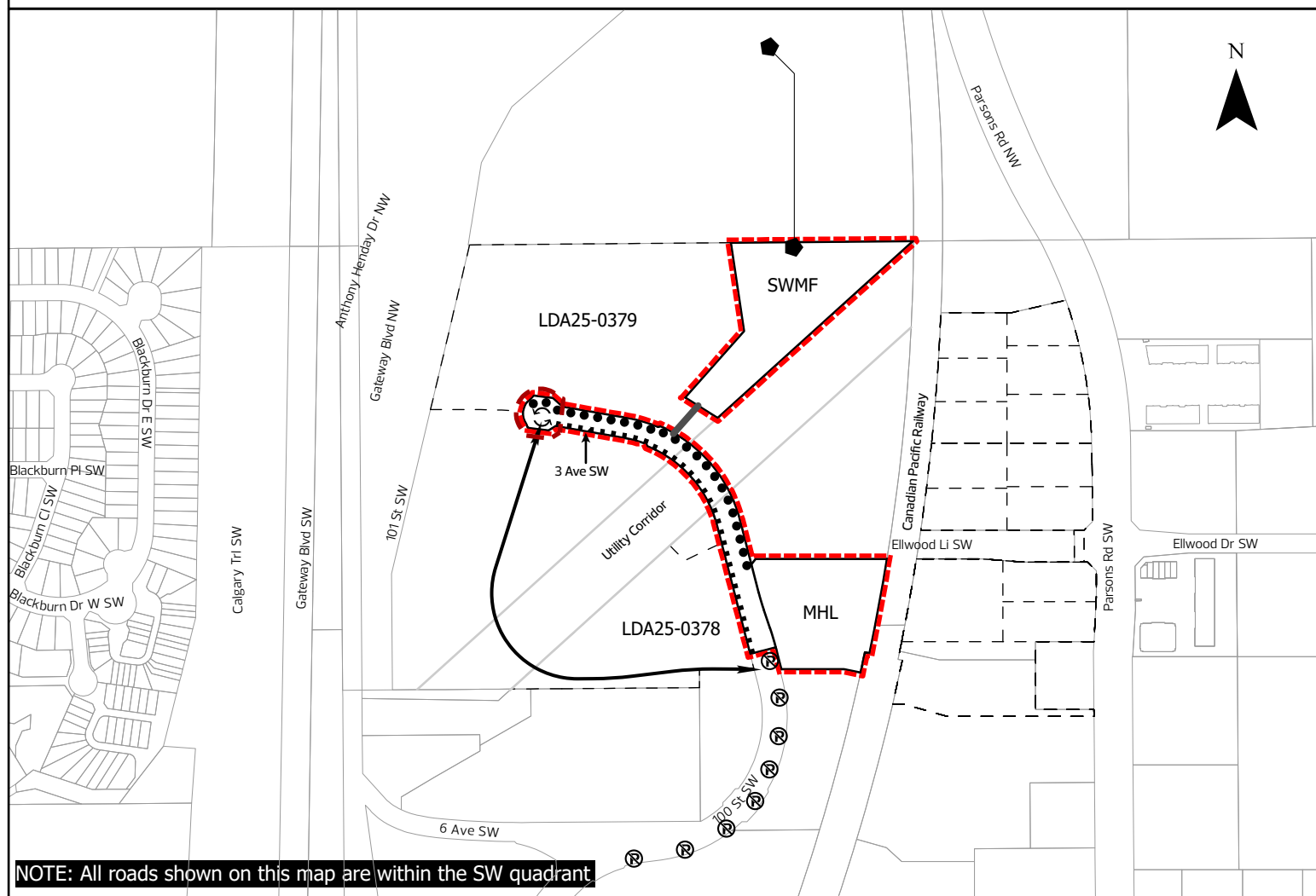
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 15, 2026

LDA18-0553

- Limit of proposed subdivision
- Amend subdivision boundary for roundabout
- Cross lot access easement, Utility easement
- 1.8 m Concrete Sidewalk
- 2.5 m Hard surface shared use path
- Permanent gravel surface emergency access, Emergency access easement
- Storm sewer extension, Utility easement

-  Permanent roundabout
-  "No Parking" Signage





Subdivision Authority

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

January 15, 2026

File No. LDA25-0378

Invistec Consulting Ltd.
1700, 10130 - 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Evelyne Bucumi

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) other lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and east of Calgary Trail SW; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on January 15, 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, for the payment of the proportionate share of applicable assessments;
2. that the owner prepares the necessary plans and documentation to grant new or carry forward existing easements, rights of ways, and/or restrictive covenants in favour of The City of Edmonton and/or EPCOR, as identified in this report;
3. that the approved subdivision LDA18-0553 be registered prior to or concurrent with this application for necessary underground utilities and local roadway connection; and
4. 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.

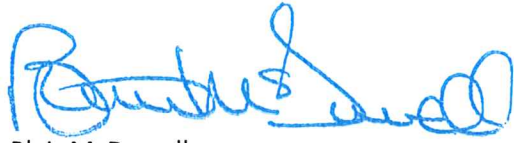
Municipal Reserves (MR) for Lot 22, Block 1, Plan 182 2889 were previously addressed with SUB/01-0034 and LDA07-0340.

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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

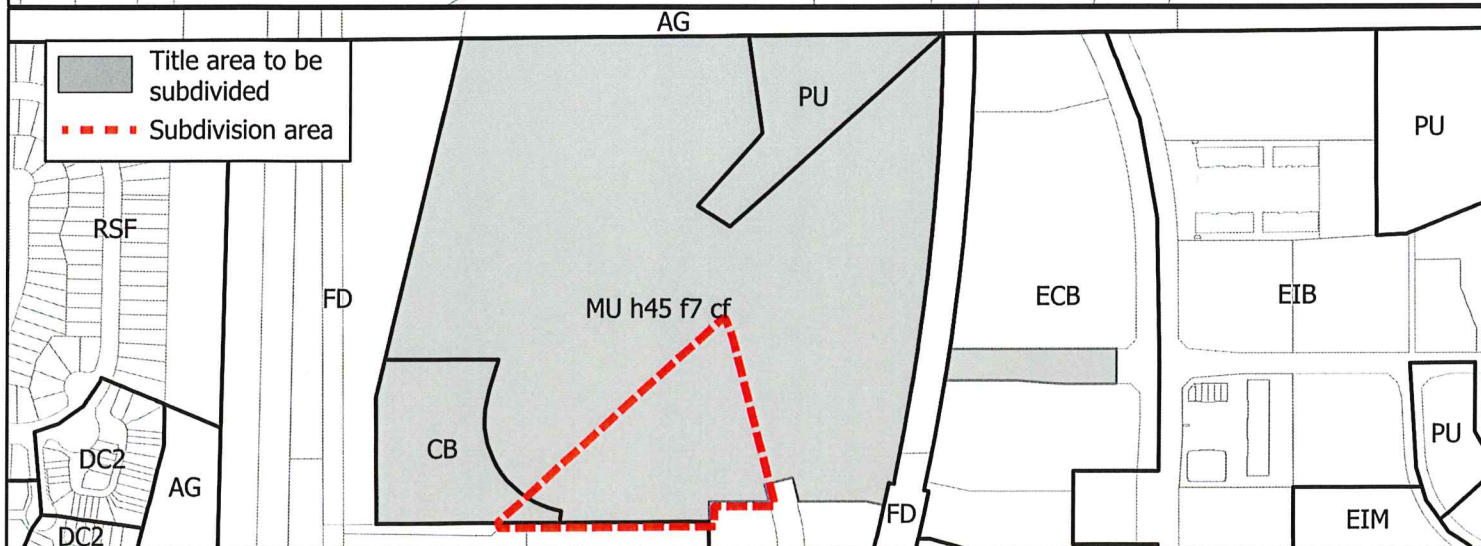
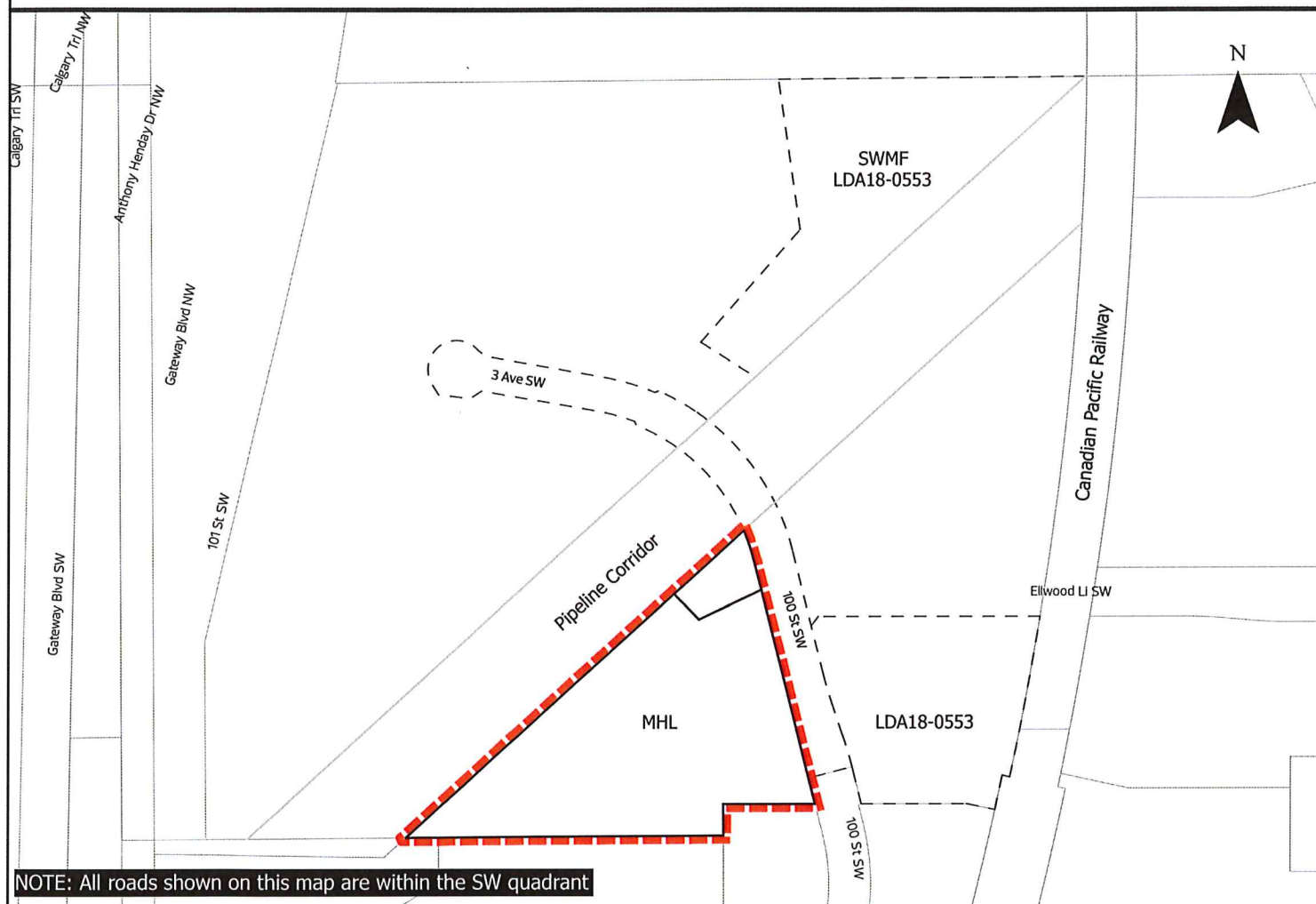
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 15, 2026

LDA25-0378

 Limit of proposed subdivision



Subdivision Authority

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

January 15, 2026

File No. LDA25-0379

Invistec Consulting Ltd.
1700, 10130 - 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Evelyn Bucumi

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and east of Calgary Trail SW; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on January 15, 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, for the payment of the proportionate share of applicable assessments;
2. that the owner prepares the necessary plans and documentation to grant new or carry forward existing easements, rights of ways, and/or restrictive covenants in favour of The City of Edmonton and/or EPCOR, as identified in this report;
3. that the approved subdivision LDA18-0553 be registered prior to or concurrent with this application for necessary underground utilities and local roadway connection;
4. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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.

Municipal Reserves (MR) for Lot 22, Block 1, Plan 182 2889 were previously addressed with SUB/01-0034 and LDA07-0340.

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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

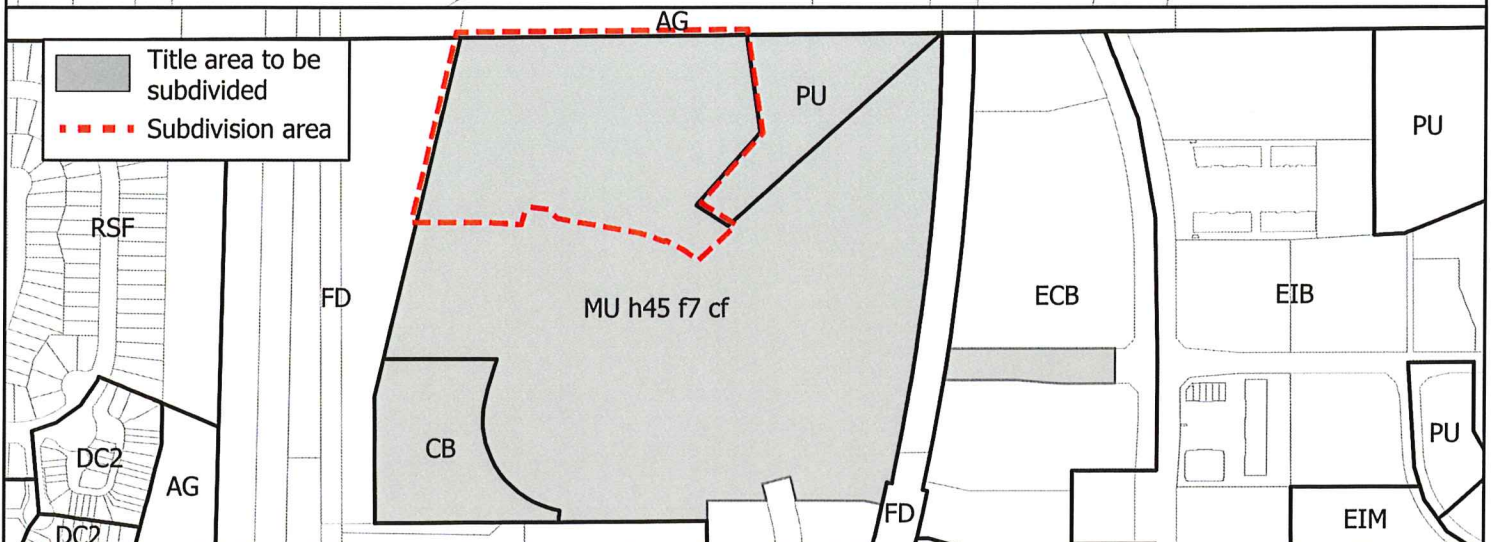
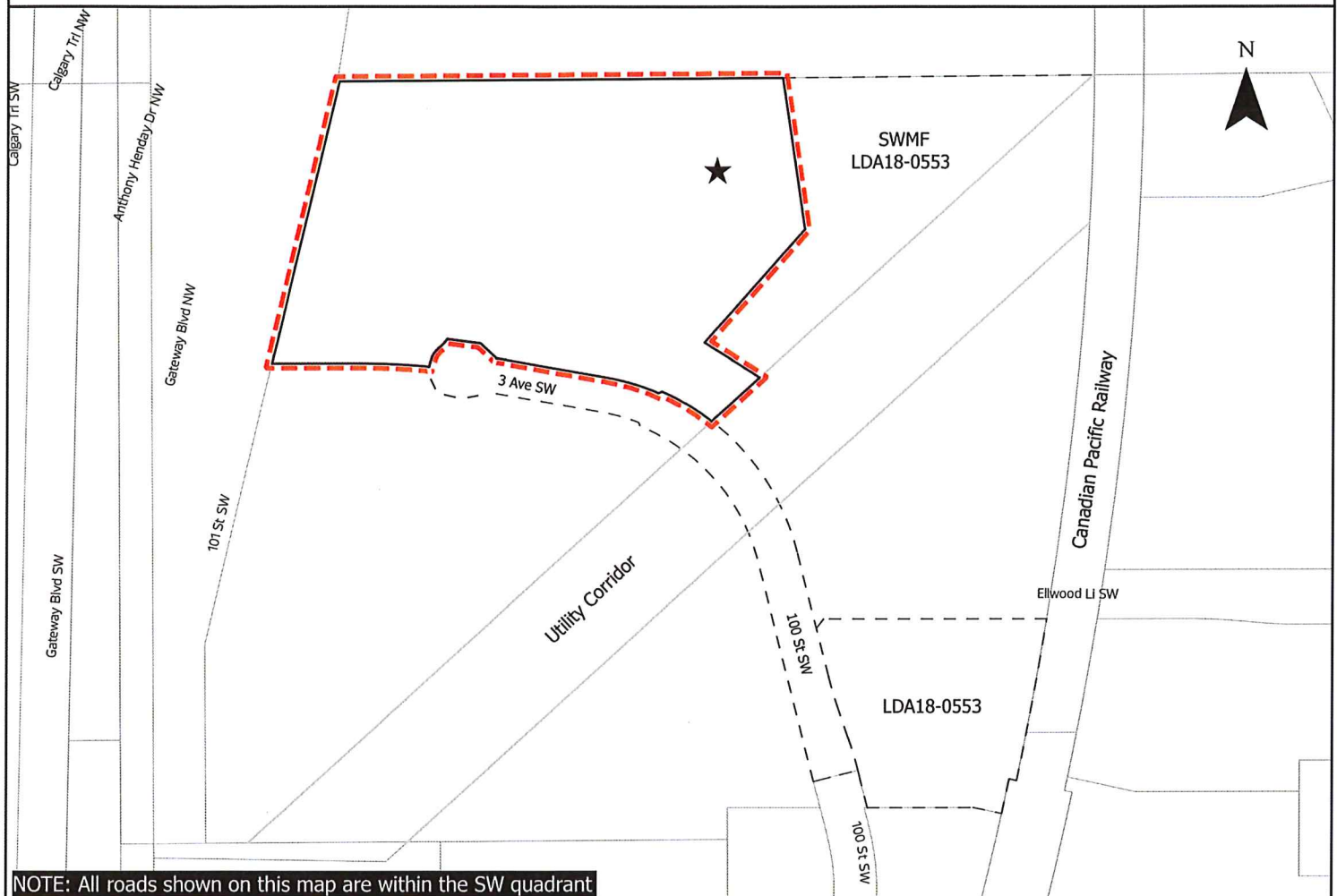
BM/jv/Posse #554318106-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 15, 2026

LDA25-0379

 Limit of proposed subdivision Restrictive Covenant re: Freeboard



Subdivision Authority

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

January 15, 2026

File No. LDA25-0308

Qualico Communities
3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 67 residential lots, one (1) multi-unit housing lot (MHL), and one (1) non-credit Municipal Reserve lot from a portion of Lot 1, Block A, Plan 232 0512, and Lot 1, Block 1, Plan 152 0036 located south of Aster Boulevard NW and east of 17 Street NW;
ASTER

I The Subdivision by Plan is APPROVED on January 15, 2026, subject to the following conditions:

1. that the owner dedicate non-credit Municipal Reserve (MR) as a 0.030 ha lot as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner provide Municipal Reserve (MR) in the amount of 2.164 ha by a Deferred Reserve Caveat registered against Lot 1, Block 1, Plan 152 0036, pursuant to Section 669 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 Servicing Agreement;
5. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Environmental Reserve Lots as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (2) 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 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 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;
7. that detailed engineering drawings shall not be approved until the Site Specific Natural Area Management Plan (SSNAMP) has been approved by the City to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information). Disturbance to the MR and ER parcels shall not be permitted prior to engineering drawing approval;
8. that the owner construct Aster Drive NW to a collector roadway standard, including a 3 m shared use path on the east side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the local roadways with the back to back curves to meet turning movement requirements and underground utility spacing offsets, to the satisfaction of Subdivision and Development Coordination, Fire Rescue Services, and EPCOR, as shown on the "Conditions of Approval" map. Enclosure I. A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines. The details for the road design will be determined through the engineering drawing review process, and as a result, may require adjustments to the road right-of-way;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkway, ER and MR 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. Ecological lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);

11. that the owner construct appropriate traffic calming measures at the intersection on Aster Drive NW 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;
12. that the engineering drawings include an at-grade wildlife crossing on Aster Drive NW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
13. 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
14. that the owner is responsible for the landscape design and construction within the non-credit Municipal Reserve lot, road right 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 Lot 1, Block A, Plan 232 0512 was addressed by a 0.057 ha Deferred Reserve Caveat (DRC) with LDA24-0345. The DRC will carry forward on the title.

MR for Lot 1, Block 1, Plan 152 0036 in the amount of 2.164 ha is being provided by a DRC with this subdivision. The DRC will be adjusted for the dedication of 17 Street NW arterial roadway dedication.

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. 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.

Regards,



Blair McDowell
Subdivision Authority

BM/mn/Posse #525834814-001

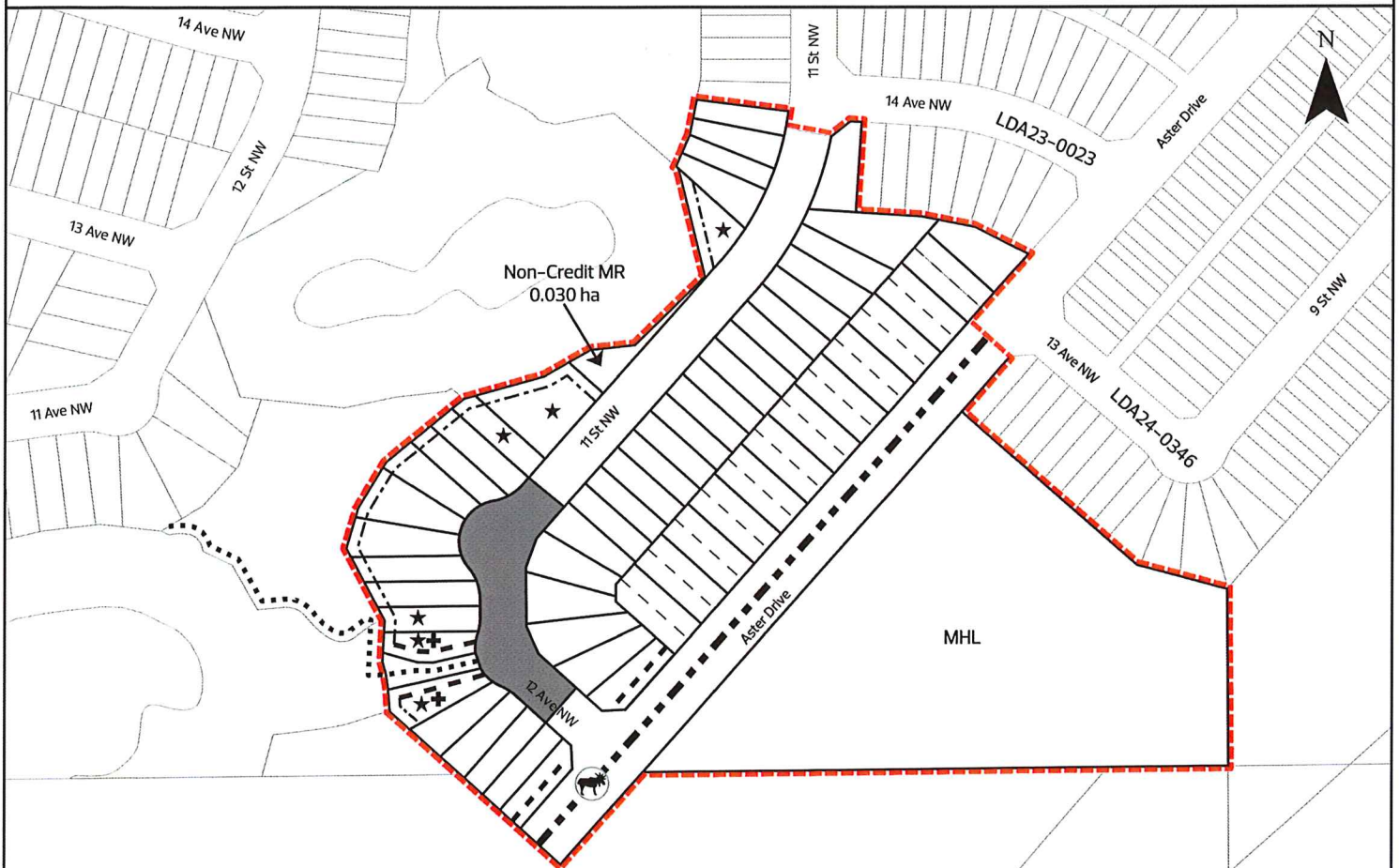
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

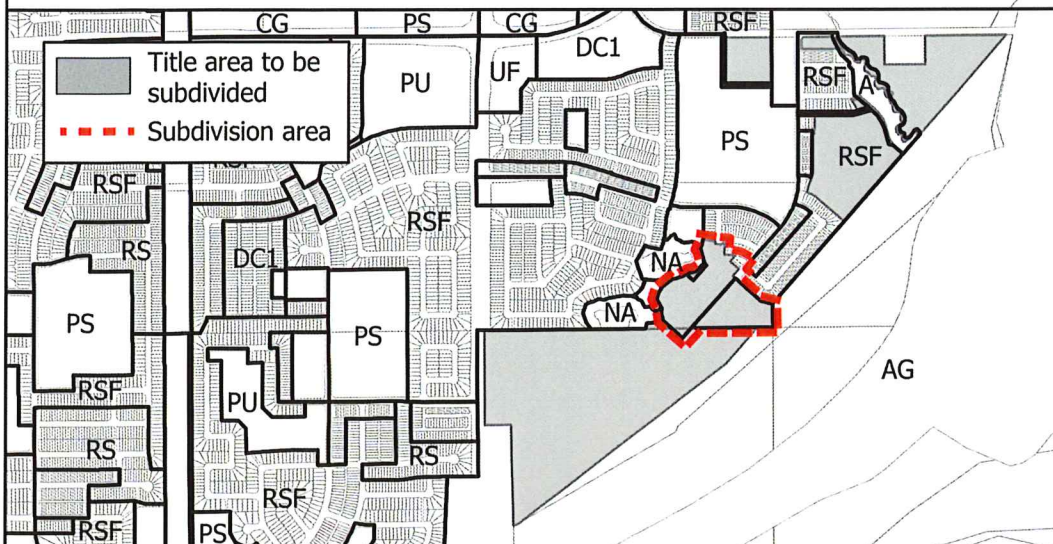
January 15, 2026 LDA25-0308

-  Limit of proposed subdivision
-  1.2 m Uniform fence
-  1.8m Uniform fence as per Zoning Bylaw
-  3m Hard surface shared use path
-  Construct collector roadway with 3 m SUP
-  Construct local roadway to accommodate utility offsets and turning movement requirements, SPA required

-  Wildlife crossing; Traffic calming measures
-  Restrictive Covenant re: Freeboard
-  Restrictive Covenant re: Disturbed Soil



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

January 15, 2026

File No. LDA25-0438

WSP
Suite 1200 - 10909 Jasper Ave
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 74 residential lots from Lot 2, Block 2, Plan 182 2406, located north of 178 Avenue NE and west of 6 Street NE; **MARQUIS**

I The Subdivision by Plan is APPROVED on January 15, 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 LDA25-0008 be registered prior to or concurrent with this application to provide logical roadway and utility connections;
4. that LDA24-0407 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
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 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 a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the downstream permanent storm sewer systems, as identified in the Neighbourhood Design Report, are completed and operational, to the satisfaction of Subdivision and Development Coordination;
9. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the storm outfall is constructed and operational, to the satisfaction of the Subdivision and Development Coordination.
10. that the owner design and construct the collector roadway Marquis Way NE north of 178 Avenue NE to include a 3 m shared use path, and in accordance with the Complete Street Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for installation of "no parking" signage on the Marquis Way NE, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a temporary 12 m radius gravel surface alley turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 4 m wide gravel surface roadway connection, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

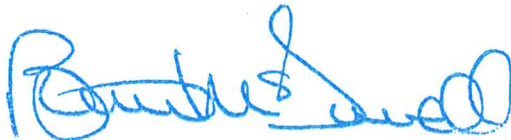
Municipal Reserve (MR) for Lot 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat (DRC) with LDA18-0536. The DRC will carry forward on the remainder of the title.

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.

Regards,



Blair McDowell
Subdivision Authority

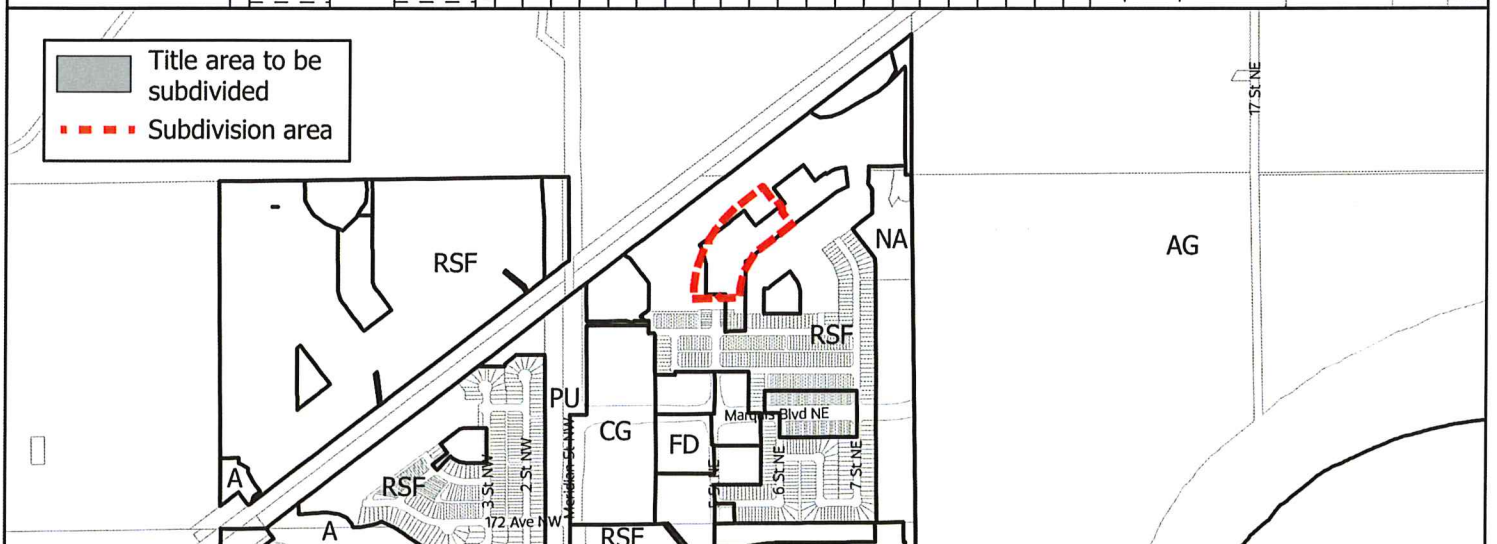
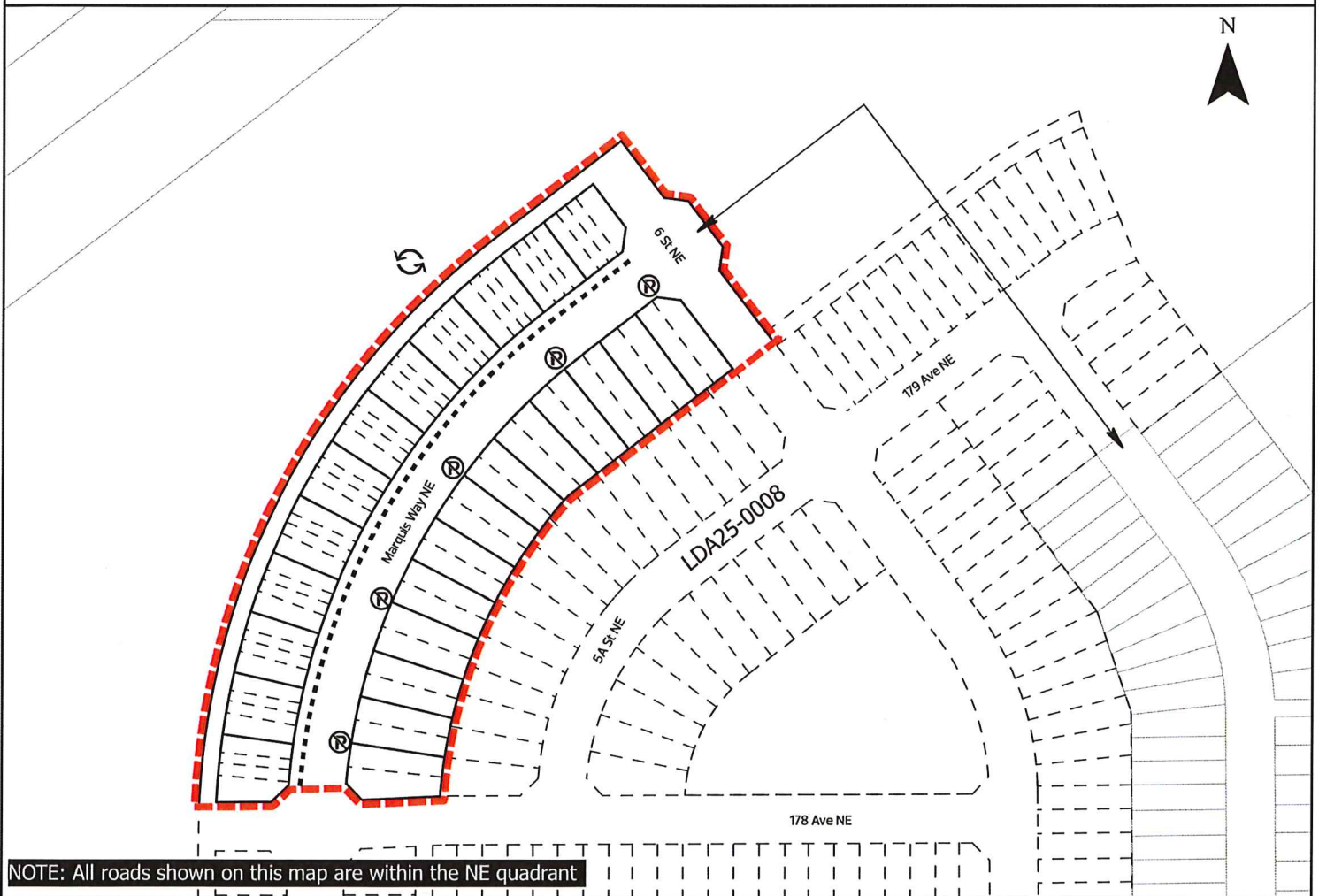
BM/tv/Posse #632023607-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 15, 2026 LDA25-0438

-  Limit of proposed subdivision
-  3 m Hard surface shared use path
-  Temporary 4 m emergency access
-  Temporary 12 m radius turnaround
-  "No Parking" Signage





Subdivision Authority

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

January 15, 2026

File No. LDA25-0468

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 1, Plan 1841 KS, located east of 62 Street NW and south of 101A Avenue NW; **FULTON PLACE**

The Subdivision by Plan is APPROVED on January 15, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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.

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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/mm/Posse #636699596-001

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.

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 5.42 m east of the west lot line of existing Lot 15, off the lane south of 101A Avenue NW. The existing storm service enters the proposed subdivision approximately 8.23 m west of the east property line of existing Lot 15, off 101A 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).
- There is deficient water network capacity 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).

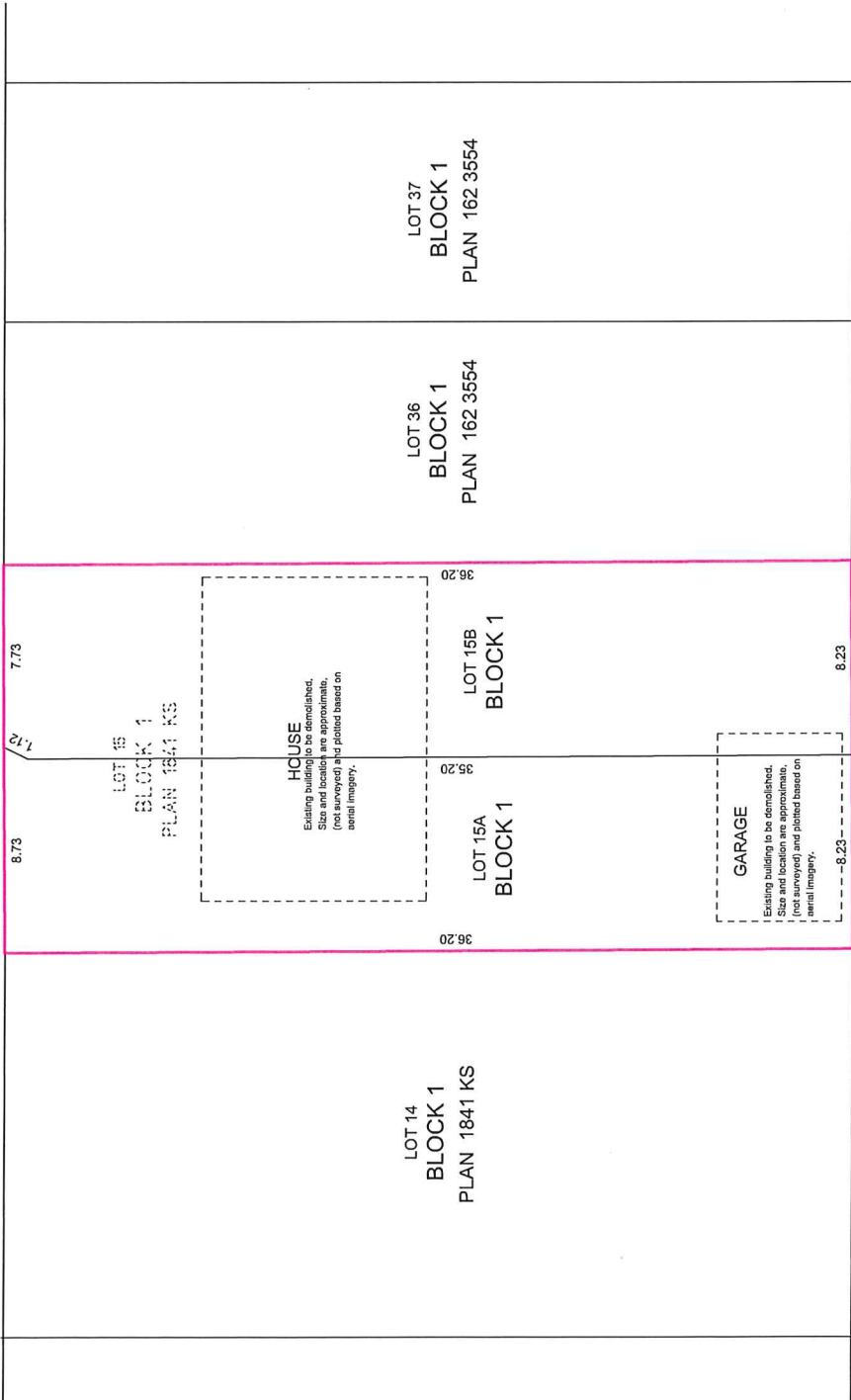


CANADIAN ADVANTAGE HOMES LTD.

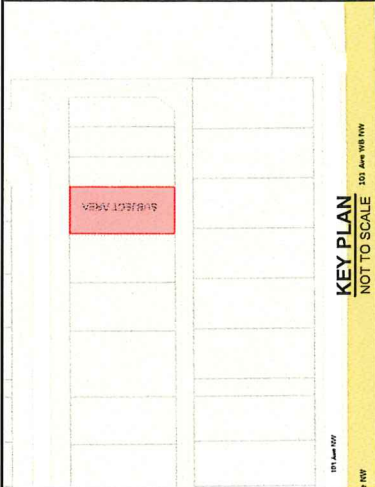
NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO REVISIONS.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.059 ha

101A AVENUE



KEY PLAN
NOT TO SCALE



REV. NO.	DATE	ITEM	BY
1	DEC 22/25	LOT DEFLECTION	CN
1	NOV 6/25	ORIGINAL PLAN COMPLETED	CN

REVISIONS

FULTON PLACE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 15, BLOCK 1, PLAN 1841 KS

WITHIN THE

RIVER LOT 33, EDMONTON SETTLEMENT
THEO. TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 025040100T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

January 15, 2026

File No. LDA25-0497

Hagen Surveys (1982) Ltd.
2107 87 Ave NW
Edmonton AB T6P 1L5

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 9, Plan 5397 MC, located north of 50 Avenue NW and west of Malmo Road NW; **MALMO PLAINS**

The Subdivision by Plan is APPROVED on January 15, 2026, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; 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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/jm/Posse #639641129-001

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.

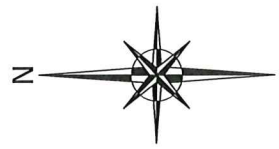
Building / Site

- 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 water services enter the proposed subdivision approximately 7.57 m west of the east property line of existing Lot 28 and 5.2 m east of the west property line of existing Lot 28, off 50 Avenue NW. The existing sanitary services enter the proposed subdivision approximately 5.6 m west of the east property line of existing Lot 28 and 8.8m west of the east property line of existing Lot 28, off the lane. The existing storm service enters the proposed subdivision approximately 7.92 m west of the east property line of existing Lot 28, off 50 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.
- 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 SUBDIVISION OF **LOT 28, BLK.9, PLAN 5397 M.C.** IN THE **S.1/2 SEC.18R, TWP.52, RGE.24, W. 4M.** **EDMONTON, ALBERTA**



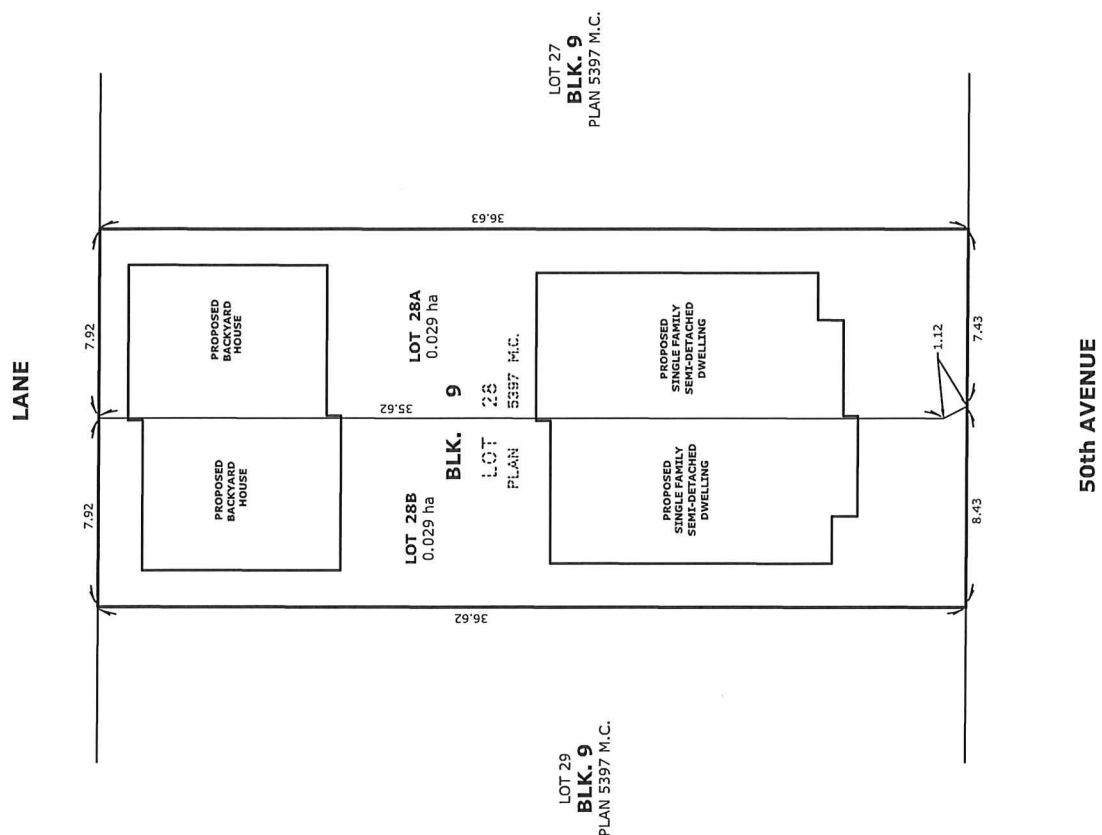
NOTES:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6B 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
 Your comprehensive surveying partner.

SURVEYOR'S STAMP

CALCULATED BY:	—	DRAWN BY:	C.Z.
DATE:	JANUARY 07, 2026	REVISED:	—
DRAWING	251363T	FILE NO.	251363





Subdivision Authority

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

January 15, 2026

File No. LDA25-0500

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 4, Block 19, Plan 3067 HW, located west of 160 Street NW and north of 103 Avenue NW; **BRITANNIA YOUNGSTOWN**

The Subdivision by Plan is APPROVED on January 15, 2026, subject to the following condition:

1. 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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/jm/Posse #640012062-001

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 160 Street NW. Upon redevelopment of proposed Lot 4A, 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.

Building / Site

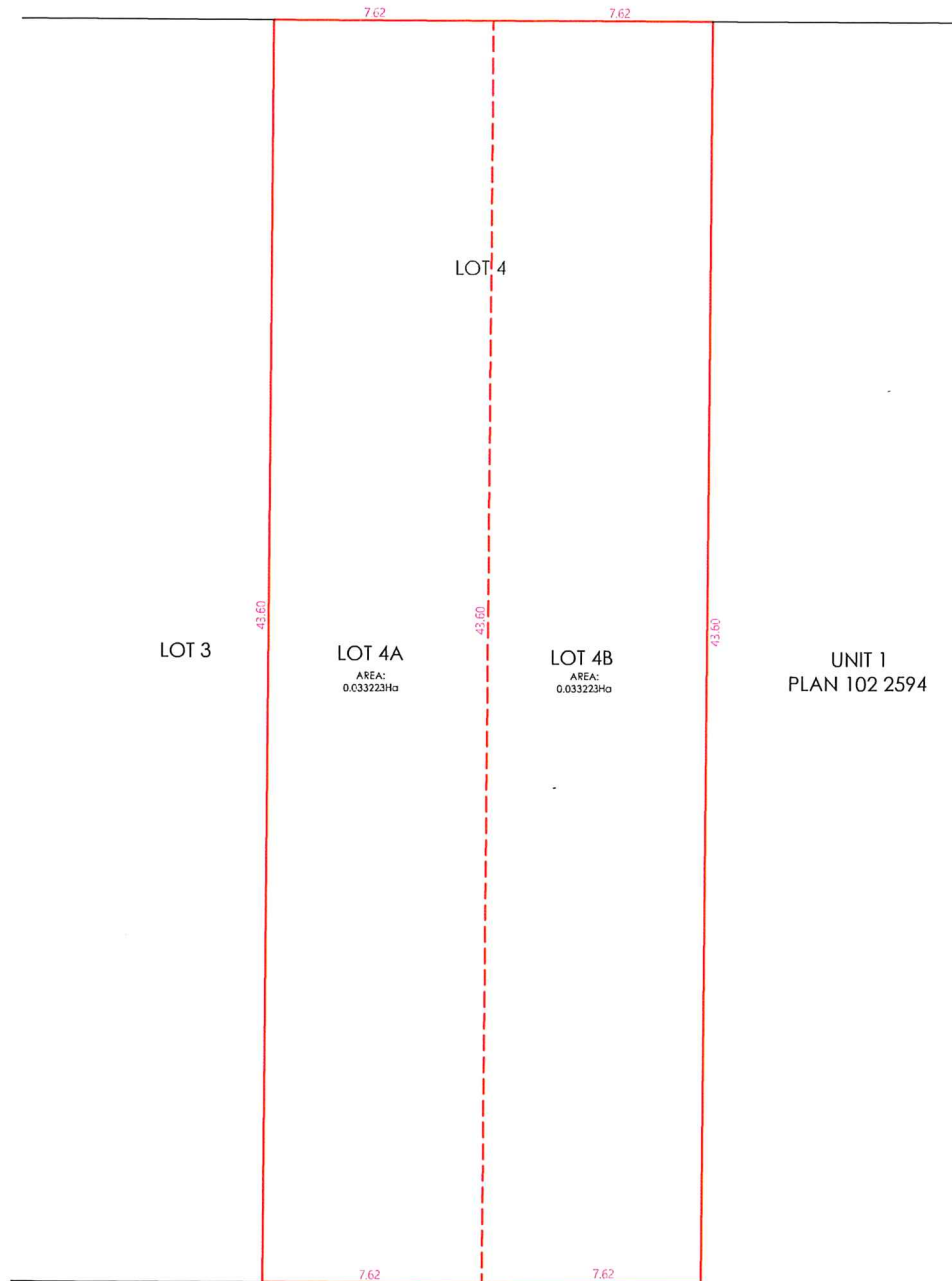
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 5.52 m south of the north property line of existing Lot 4, off 160 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.
- The existing sanitary service size is 100mm on proposed Lot 4B and not up to current standards for new developments. EPCOR's minimum size for new sanitary service connection is 150mm. The owner / developer is responsible to determine if the existing sewer sizes are adequate for their proposed development's demands.
- There is an existing power pole that may interfere with access to proposed Lot 4A. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).
- 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).



LANE



Note:
1. DISTANCES ARE APPROXIMATE AND IN METRES AND
DECIMALS THEREOF.
2. AREA DEALT WITH ARE BOUNDED THUS: ————

Legal Description: LOT: 4 BLOCK: 19 PLAN: 3067 HW
Britannia Youngstown

Municipal Address: 10316 160 STREET NW, EDMONTON, AB

Owner (s) / Builder: Aadi Developments Ltd.

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA25-2172



Satt Associates Inc.
Always Striving For Excellence

#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com