

Thursday, April 30, 2026  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 17

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 30, 2026 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 23, 2026 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA25-0488 636851863-001	Tentative plan of subdivision to create 153 residential lots and one (1) Municipal Reserve (MR) lot, from Lots 4, 5 and 6, Plan 1659 TR located north of Ellerslie Road SW and east of 26 Street SW; <b>ALCES</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA25-0051 548806723-001	Tentative plan of subdivision to create four (4) multi-unit housing lots (MHL) and one (1) other lot from Lot A, Block 1, Plan 212 2223 and Lot F, Block 1, Plan 242 1218 located south of Maskêkosihk Trail NW and east of 199 Street NW; <b>RIVER'S EDGE</b>
2.	LDA26-0114 653201051-001	Tentative plan of subdivision to create two (2) Municipal Reserve lots from Block B, Plan 2024 KS located north of 112 Avenue NW and east of 79 Street NW; <b>VIRGINIA PARK</b>
3.	LDA26-0096 651694443-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 69, Plan 2927 HW, located west of 149 Street NW and north of 109 Avenue NW; <b>HIGH PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

April 30, 2026

File No. LDA25-0488

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 153 residential lots and one (1) Municipal Reserve (MR) lot, from Lots 4, 5 and 6, Plan 1659 TR located north of Ellerslie Road SW and east of 26 Street SW; **ALCES**

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**I The Subdivision by Plan is APPROVED on April 30, 2026, subject to the following conditions:**

1. that the owner dedicate MR as a 4.02 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$510,570.00 representing 0.725 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton 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 Servicing Agreement;
5. that the owner register a temporary public access easement to facilitate the construction of 6A Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that the approved subdivision LDA25-0072 be registered prior to or concurrent with this application for the logical extensions of underground utilities and roadway connections;
8. 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;

9. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 (3) 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 construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared pathway with "Shared Use" signage, lighting, and bollards, within the MR lot 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;
10. that the owner construct the offsite portions of 6A Avenue SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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 Ellerslie Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Reserve lot, 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.

MR for Lot 4, Plan 1659 TR were previously addressed with LDA23-0370 by DRC (252 095 936). The DRC will be reduced with LDA25-0401 and carry forward.

MR for Lot 5, Plan 1659 TR were previously addressed with LDA24-0055 by Deferred Reserve Caveat (DRC 252 280 170). Since the DRC date (February 13, 2025) there have been arterial road adjustments directed towards this parcel from LDA24-0413, LDA25-0211, and LDA24-0257, the current calculated DRC is 4.667 ha. A credit of 0.018 ha will be applied towards the DRC due to a segment of arterial road within Lot 4 707RS not accounted for with LDA22-0102. The DRC will be applied to the MR School/Park.

The remainder of MR owing for Lot 5, Plan 1659TR in the amount of \$510,570.00, representing 0.725 ha, is being provided by money in lieu with this subdivision. Money in lieu may change dependent upon the final plan of survey.

MR for Lot 6, Plan 1659 TR were previously addressed with Provincial Planning Board Order 343-S-72 by DRC (6690 TD). Following exclusions from arterial road dedication from PLAN 252 1967 (0.104), the final DRC balance remaining is 0.112 ha. This will be reduced for MR dedication of the 4.02 ha MR School / Park with this LDA.

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 #636851863-001

Enclosure














File No. LDA25-0488

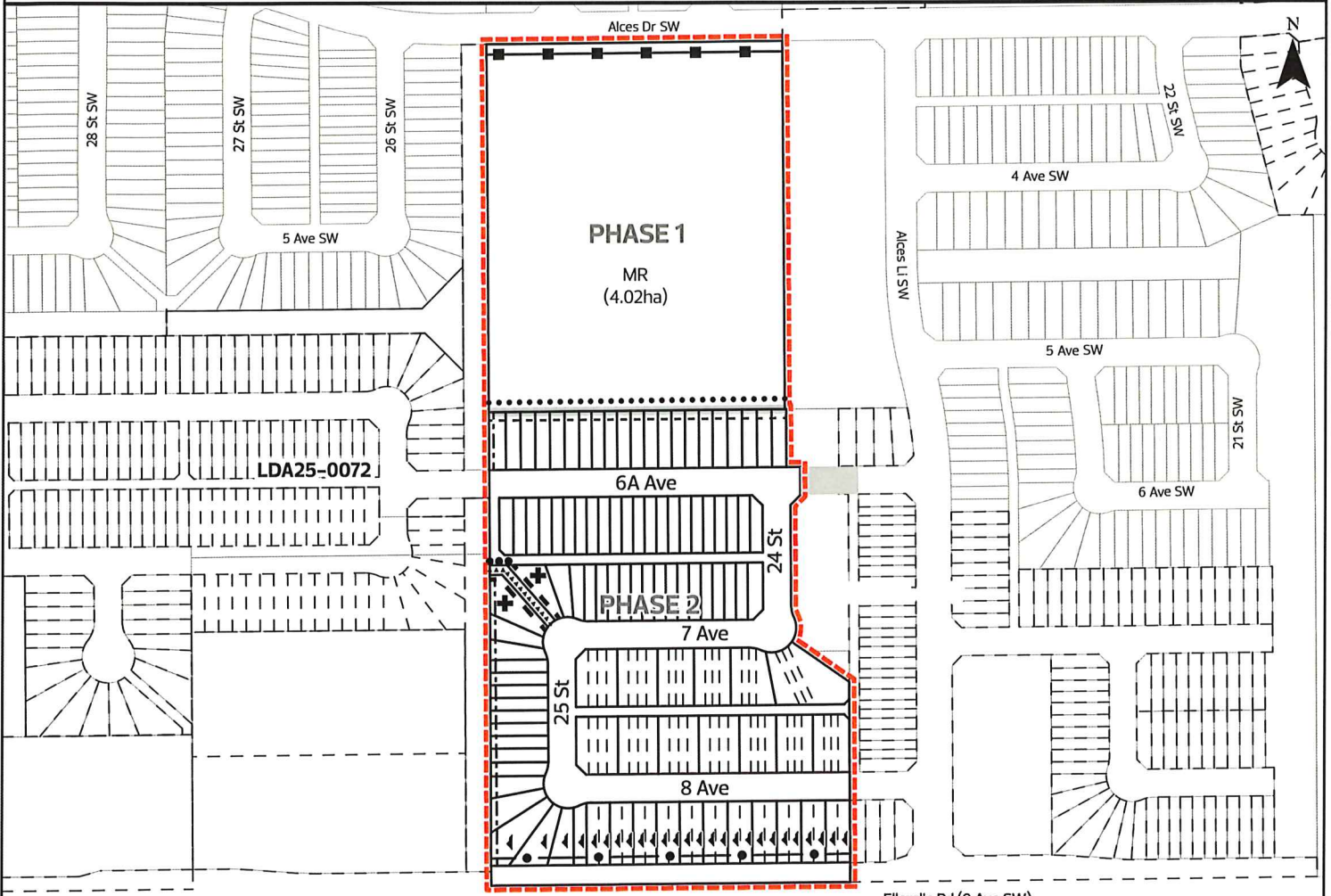
3 of 3

SUBDIVISION CONDITIONS OF APPROVAL MAP

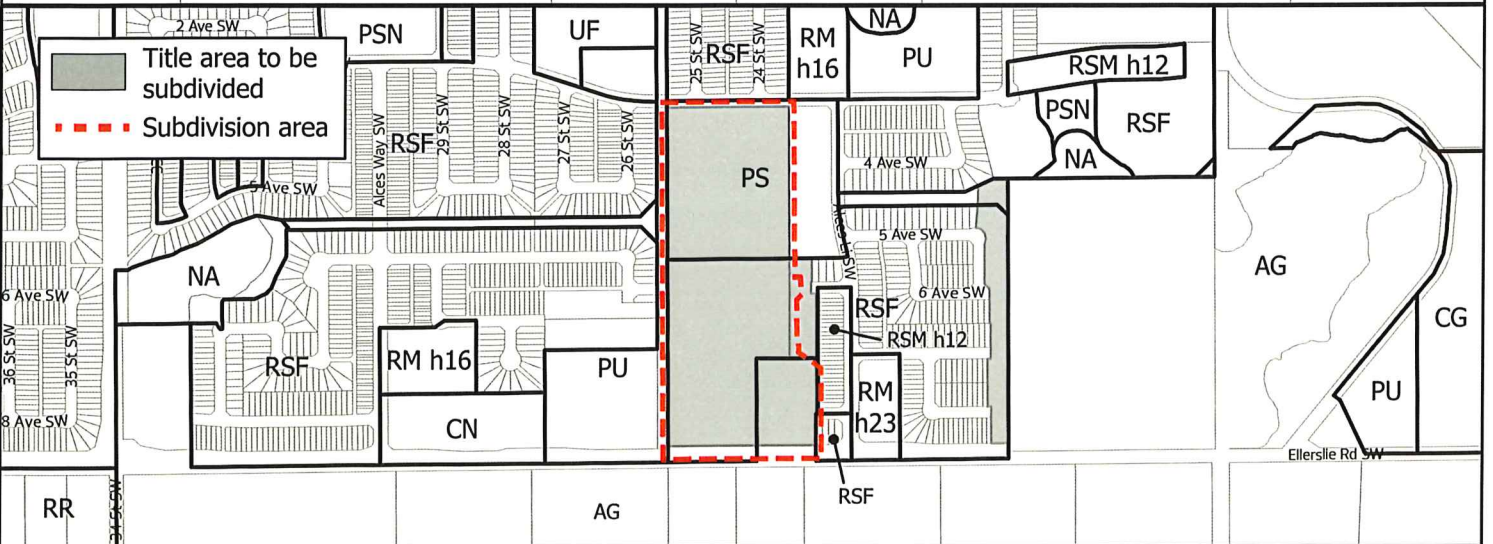
April 30, 2026

LDA25-0488

- |   |   |   |
|---|---|---|
|  Limit of Proposed Subdivision                            |  Construct Post and Rail Fence     |  Register Disturbed Soil RC                          |
|  Construct 1.8m Fence in Accordance with the Zoning Bylaw |  Construct 3m SUP                  |  Register Berm and Fence RC                          |
|  Construct Noise Attenuation Berm and Fence               |  Construct 1.8m Fence              |  Bollards  |
|  Phasing Line   |  Construct 1.8 m Uniform Fence     |  Register public access easement & construct roadway |
|   |  Construct 1.8 m concrete sidewalk |   |



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

April 30, 2026

File No. LDA25-0051

Qualico Communities  
280 - 3203 93 St NW  
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create four (4) multi-unit housing lots (MHL) and one (1) other lot from Lot A, Block 1, Plan 212 2223 and Lot F, Block 1, Plan 242 1218 located south of Maskêkosihk Trail NW and east of 199 Street NW; **RIVER'S EDGE**

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**I The Subdivision by Plan is APPROVED on April 30, 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 dedicate road right-of-way for the future Transit Center and walkway, to the satisfaction of Transit Planning and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA24-0365 be registered prior to or concurrent with this application to provide logical roadway and utility extensions;
5. that LDA26-0053 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Maskêkosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
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 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 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;
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 3 m hard-surface shared pathway on the east side of Richard Rice Boulevard NW from the south side of Maskêkoshik Trail NW to the southeast corner of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The shared pathway includes modifications to the existing infrastructure at the intersection of Richard Rice Boulevard NW and River's Edge Road NW. Preliminary plans are required to be approved for Richard Rice Boulevard NW prior to the approval of engineering drawings for arterial, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct the north/south enhanced local road to include a 3 m hard surface shared pathway to an approved Complete Streets design and cross section and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m shared pathway with bollards and lighting within the walkway right-of-way and transit centre road right-of-way; with a connection to the adjacent shared pathways, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs sanitary and storm sewers through the Shared Use Path road right of way, to provide sanitary and storm servicing to the proposed Booster Station Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for the multi-unit housing lots backing onto Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, 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 Public Utility lot(s), 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 F, Block 1, Plan 242 1218 was previously addressed by a Deferred Reserve Caveat (DRC) with LDA21-0580. The DRC will carry forward on the title.

MR for Lot A, Block 1, Plan 212 2223 was previously addressed by DRC with LDA23-0222. The DRC will carry forward on 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority









BM/jv/Posse #548806723-001

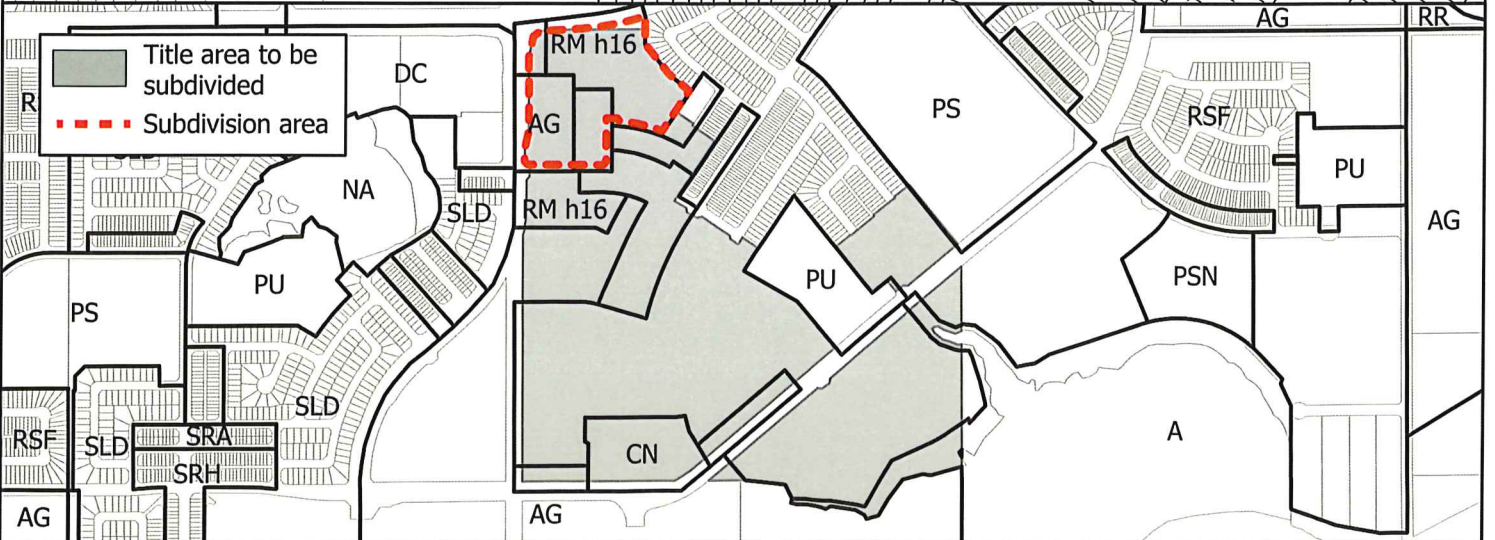
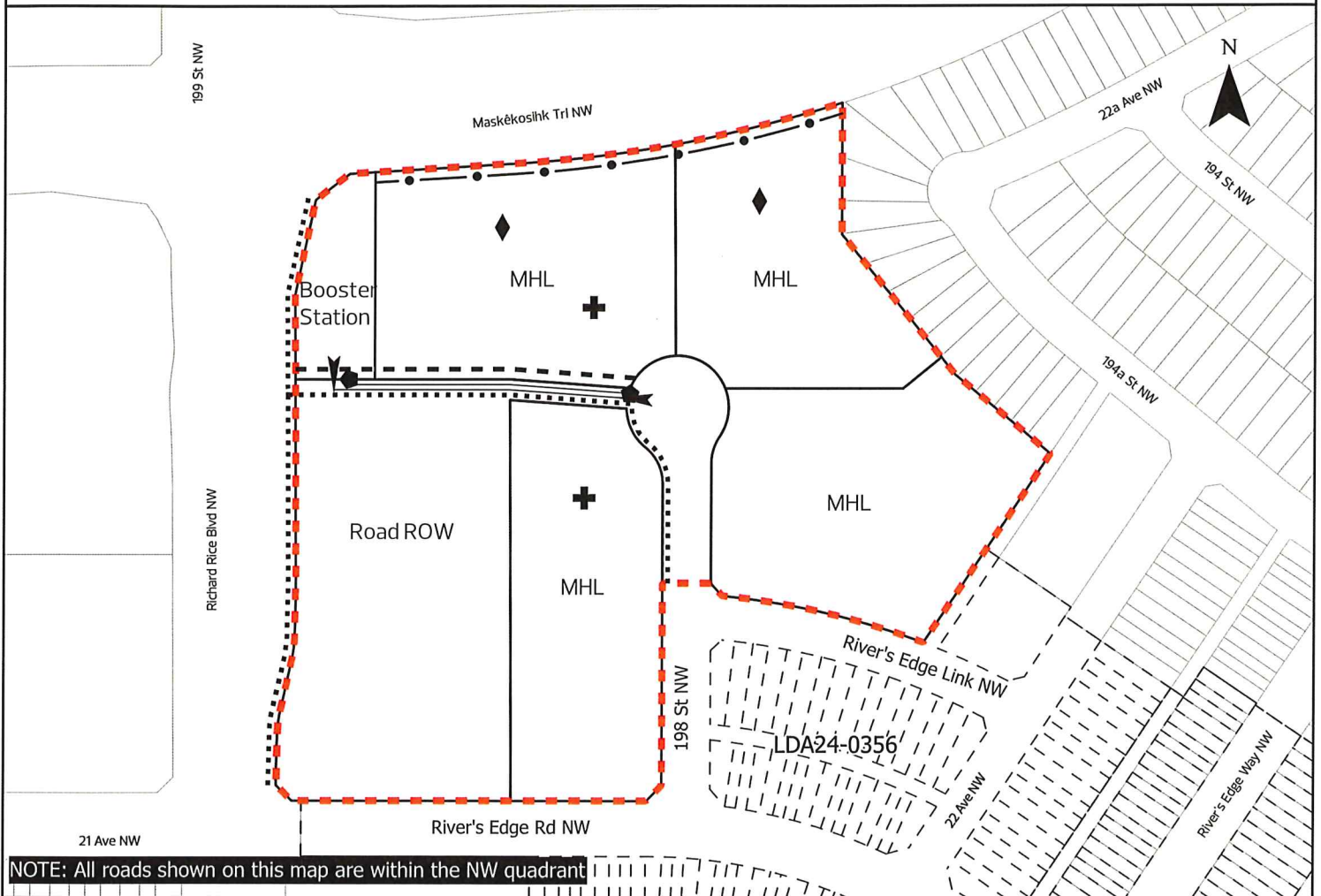
Enclosure

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

April 30, 2026

LDA25-0051

-  Proposed Subdivision
-  1.8 m Uniform fence as per Zoning Bylaw
-  Berm and noise attenuation fence
-  3 m Hard surface shared use path
-  Sanitary sewer extension
-  Storm sewer extension
-  Restrictive Covenant re: Berm and Fence
-  Restrictive Covenant re: Disturbed Soil





Subdivision Authority

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

April 30, 2026

File No. LDA26-0114

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create two (2) Municipal Reserve lots from Block B, Plan 2024 KS located north of 112 Avenue NW and east of 79 Street NW; **VIRGINIA PARK**

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**I The Subdivision by Plan is APPROVED on April 30, 2026, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.022 hectare (ha) and 0.051 ha lots, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a servicing agreement for the landscape design and construction within the Reserve lots, to the satisfaction of City Departments and affected utility agencies;
3. 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;
4. that the approved subdivision LDA24-0161 be registered prior to or concurrent with this application;
5. that the owner register a utility easement in favour of EPCOR Drainage Services, for an existing storm trunk, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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.

MR was addressed by creation of a Deferred Reserve Caveat (DRC) of 0.070 ha with LDA24-0161. MR land dedication in the amount of 0.073 ha is being provided with this subdivision. The remaining 0.003 ha of MR dedicated by this subdivision will be subtracted from the existing DRC for Block E, Plan 942 1272 created by LDA24-0161, to be adjusted with a future subdivision application.

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.

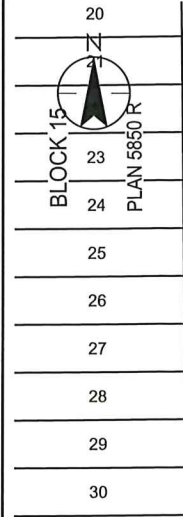
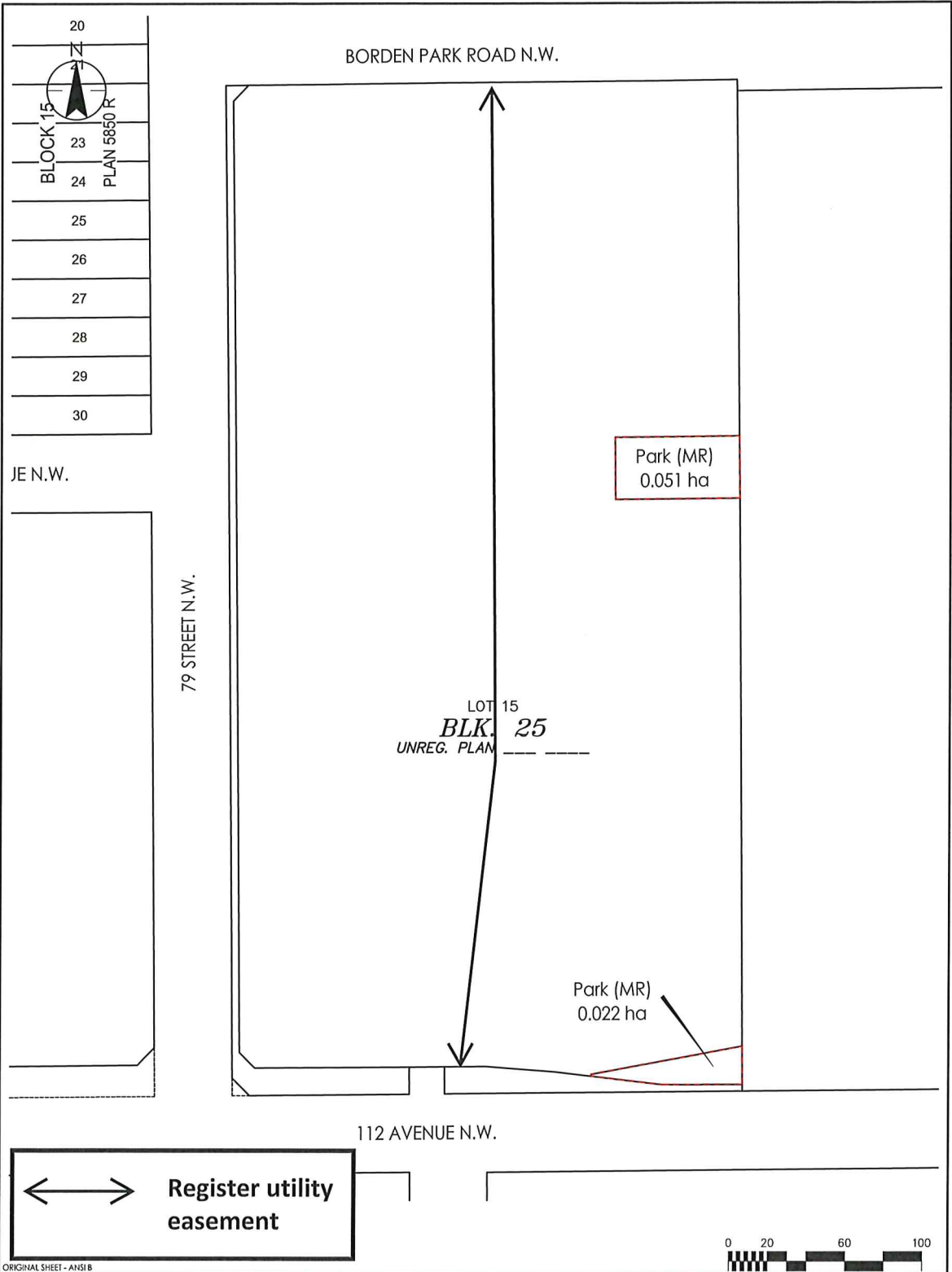
If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #653201051-001

Enclosure



ORIGINAL SHEET - ANS18

U:\116113185\Drawing\Planning\Subd. ex. Lanes\_park Sites\_02apr2026.dwg  
 2026/04/02 10:53 AM YJ.M.M.D.D.



300-10220 103 Avenue  
 Edmonton, AB T5J 0K4  
 Tel. 780.917.7000  
 www.stantec.com

Copyright Reserved  
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Notes  
 All distances are expressed in metres and decimals thereof.  
 Area to be subdivided outlined thus ■■■■ and contains approximately 0.07 hectares, including 2 Municipal Reserve Park Sites.

Revision	By	YY.MM.DD

Client/Project  
 Cantiro  
 PLAN SHOWING PROPOSED SUBDIVISION  
 OF PORTION OF LOT 15, BLOCK 25,  
 FUTURE PLAN NO. \_\_\_\_\_  
 Edmonton, AB

Title  
 TENTATIVE PLAN OF SUBDIVISION  
 Exhibition Lands - Park Sites

Project No. 1161 113185 kc  
 April 2, 2026

Scale  
 1:1000



Subdivision Authority

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

April 30, 2026

File No. LDA26-0096

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 20, Block 69, Plan 2927 HW, located west of 149 Street NW and north of 109 Avenue NW; **HIGH PARK**

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**The Subdivision by Plan is APPROVED on April 30, 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);
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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #651694443-001

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 149 Street NW. Upon redevelopment of proposed Lot 20B, 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.

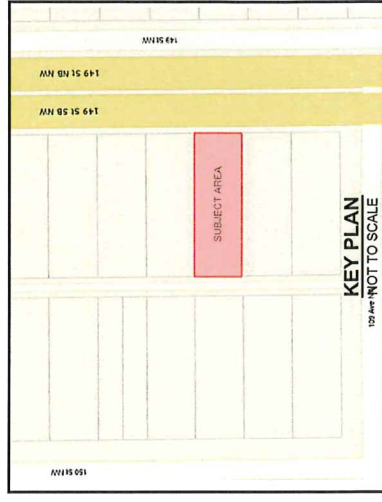
Servicing

- 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 7.74 m south of the north property line of existing Lot 20, off 149 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.
- 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).
- 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).

**KLAIR CUSTOM HOMES EDMONTON LTD.**

**NOTES:**  
 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
 - ALL DISTANCES ON CURVED BOUNDARIES ARE GIVEN AS CHORDS.  
 - 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 RS.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....  
 AND CONTAINS: 0.0667 ha



REV. NO.	DATE	ITEM	BY
1	MAR 14/26	ORIGINAL PLAN COMPLETED	CN
2	APR 22/26	LOT DEFLECTION	CN

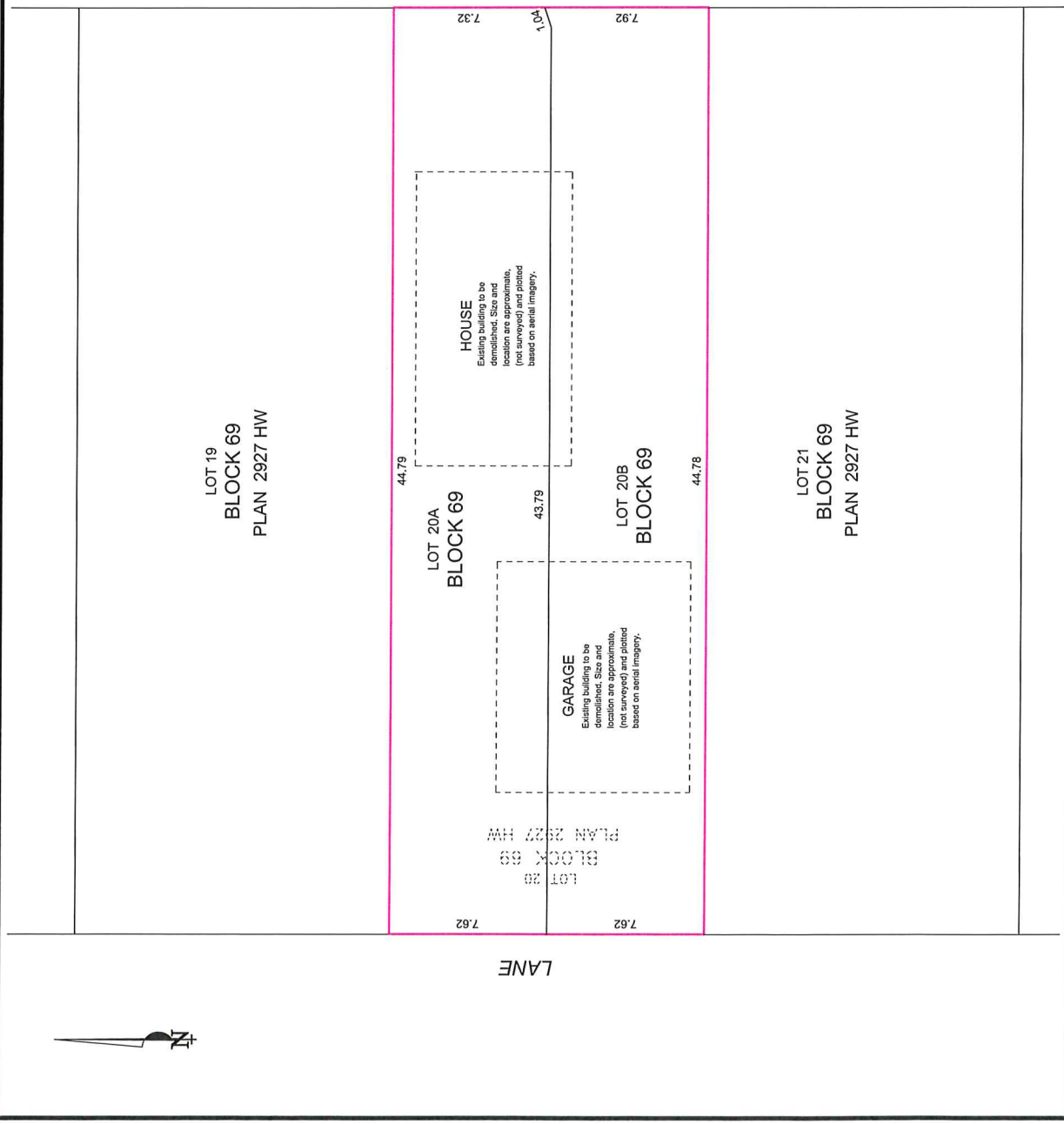
**HIGH PARK**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF

LOT 20, BLOCK 69, PLAN 2927 HW  
 WITHIN THE

N.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



FILE NO. 6260085007 DRAFTED BY: CN CHECKED BY: DS



149 STREET

Thursday, April 23, 2026

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

**PRESENT**      Blair McDowell, Chief Subdivision Officer

**1.            ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 23, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2.            ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 15, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3.            OLD BUSINESS**

**4.            NEW BUSINESS**

1.

LDA25-0471  
610921981-001

Tentative plan of subdivision to create 77 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 3, Block 4, Plan 252 1616, Lot 2, Block 4, Plan 232 0487, and the SW-29-51-23-4 located north of Ellerslie Road SW and east of 17 Street SW; **ALCES**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA25-0176  
581799090-001

REVISION of conditionally approved tentative plan of subdivision to create 148 residential lots and one (1) Public Utility lot, from Lot 2, Plan 972 0280 and Lot 3, Block A, Plan 242 1203 located south of Sunwapta Way NW and west of Richard Rice Boulevard NW; **STILLWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA26-0089 651073911-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 2, Plan 5665 HW, located east of 116 Street NW and north of 78 Avenue NW; <b>BELGRAVIA</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA26-0095 651692480-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 29, Block 6, Plan 642KS, located west of 157 Street NW and north of 109 Avenue NW; <b>MAYFIELD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA26-0097 651885773-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 47, Plan 6067 HW, located east of 81 Street NW and south of 83 Avenue NW; <b>IDYLWYLDE</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 10:10 a.m.		