

Thursday, February 26, 2026

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 08

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 26, 2026 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 19, 2026 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA25-0530
630732099-001 | Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot B, Block A, Plan 252 0844, located east of Winterburn Road NW and south of Maskêkosihk Trail NW; STILLWATER |
|----|-----------------------------|--|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA25-0527
630729430-001 | Tentative plan of subdivision to create 64 residential lots and two (2) multi-unit housing lots (MHL) from Lot B, Block A, Plan 252 0844, and Lot 200, Block A, Plan 232 2155, located east of Winterburn Road NW and south of Maskekosihk Trail NW; STILLWATER |
| 2. | LDA25-0528
630730091-001 | Tentative plan of subdivision to create 144 residential lots, one (1) multi-unit housing lot (MHL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, Lot 200, Block A, Plan 232 2155 and SW-31-51-25-4 located south of Maskekosihk Trail NW and east of Winterburn Road NW; STILLWATER |
| 3. | LDA26-0023
642497412-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot and one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located east of 121 Street NW and north of Kingsway NW; BLATCHFORD |
| 4. | LDA25-0519
638203806-001 | Tentative plan of subdivision to create a title for the portion of Lot 3, Block 6, Plan 002 2000 that has been separated by the registration of a road plan for the transit centre, located south of 28 Avenue NW and west of Hewes Way; MILL WOODS TOWN CENTRE |
| 5. | LDA26-0022
640276610-001 | Tentative plan of subdivision to create two multi unit housing lots from Lots 163-172, Block 6, Plan B2, located south of 104 Avenue NW and west of 106 Street NW; DOWNTOWN |

5.

OTHER BUSINESS



Subdivision Authority

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

February 26, 2026

File No. LDA25-0530

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

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot B, Block A, Plan 252 0844, located east of Winterburn Road NW and south of Maskêkosihk Trail NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on February 26, 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 subdivisions LDA25-0029 and LDA25-0527 be registered prior to or concurrent with this application, to provide the logical roadway extension and utility connection to the subdivision;
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; 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 the owner construct the first two (2) lanes of Winterburn Road NW to an arterial roadway standard, from south of 19A Avenue NW to north of Maskêkosihk Trail, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Winterburn Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct 19A Avenue NW to an urban collector roadway standard, including 3m shared use path on the north side, and tie into the first two lanes of the Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct underground utilities including watermain and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2.8 m noise attenuation fence adjacent to Winterburn Road NW, contained wholly within the multi-unit housing lots, in accordance with the Complete Street Design and Construction Standards (Drawing No. 5205), 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, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot B, Block A, Plan 252 0844 were previously addressed by Deferred Reserve Caveat (DRC) with LDA22-0555. The DRC will be carried forward on to 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/aw/Posse #630732099-001

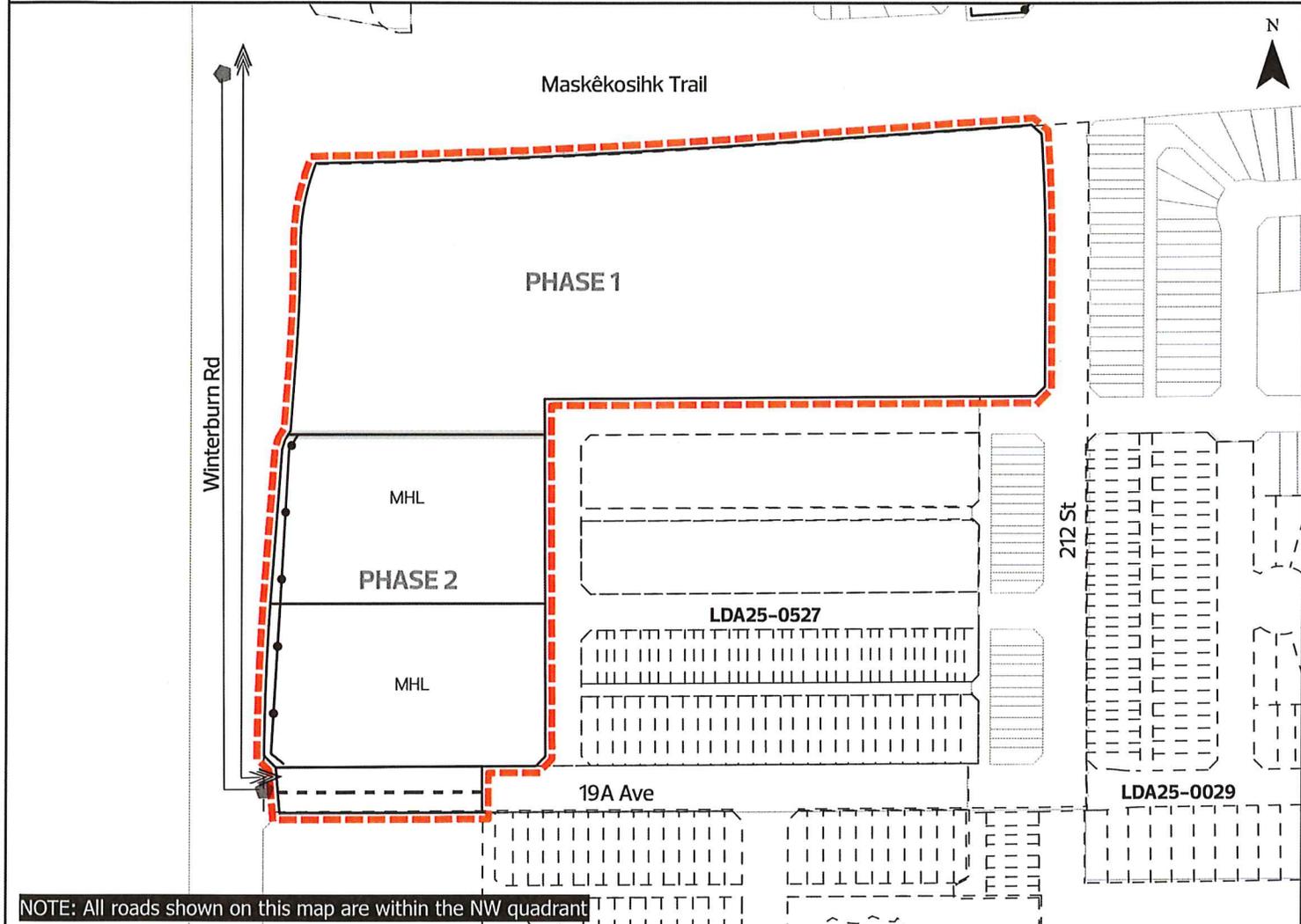
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

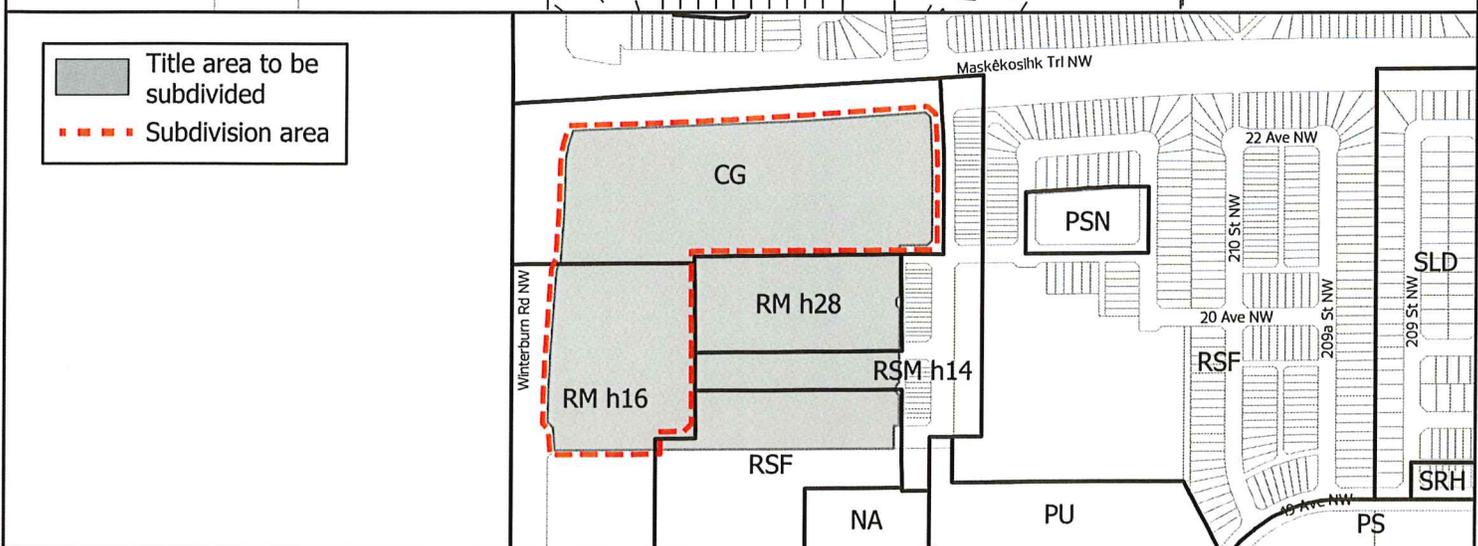
February 26, 2026 LDA25-0530

Limit of Proposed Subdivision
 Phasing Line
 Construct Collector Roadway
 Storm Sewer Extension

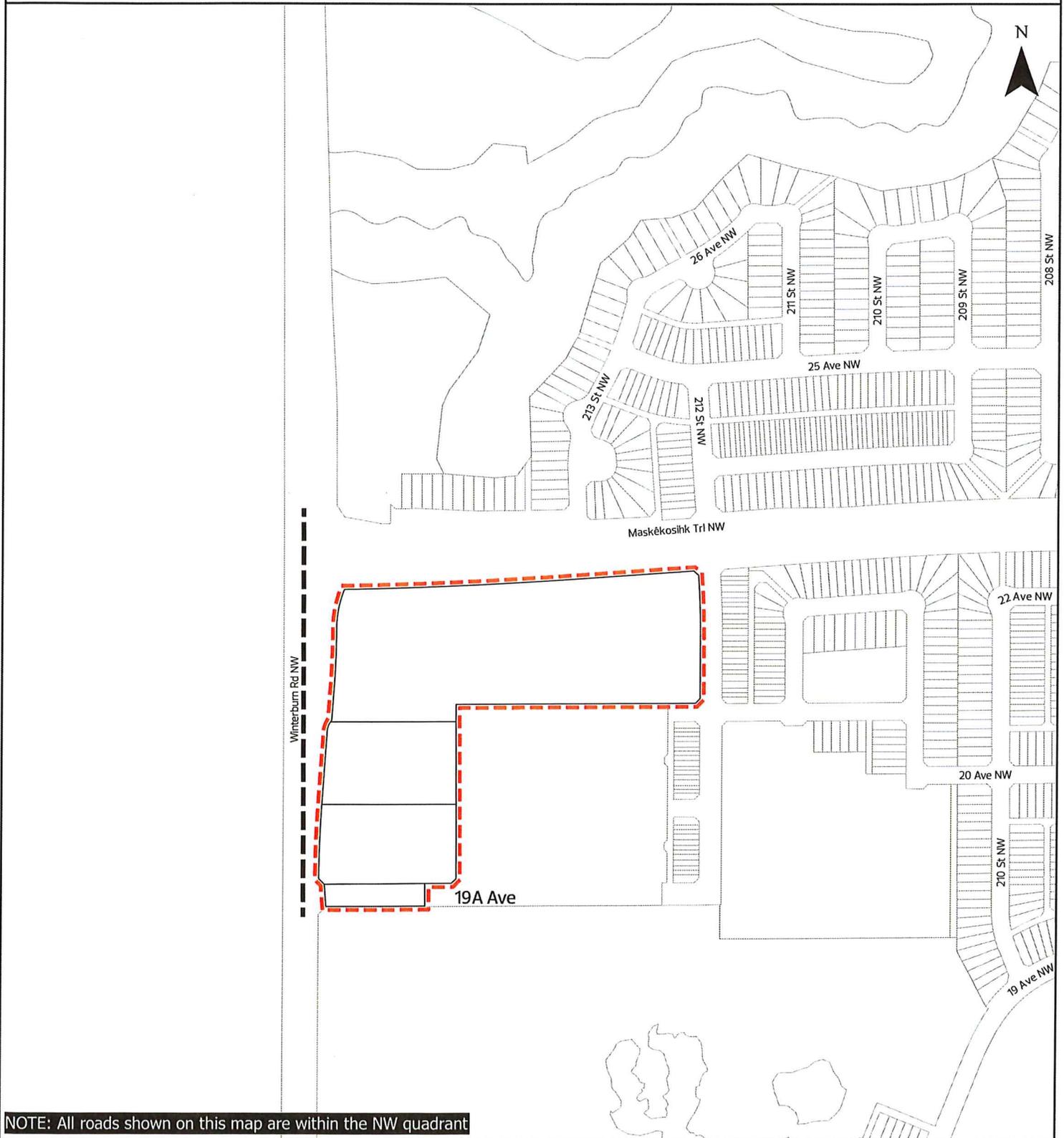
Watermain Extension
 Noise attenuation fence



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



-  Limit of Proposed Subdivision
-  Construct First Two Lanes to an Arterial Roadway Standard





Subdivision Authority

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

February 26, 2026

File No. LDA25-0527

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

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 64 residential lots and two (2) multi-unit housing lots (MHL) from Lot B, Block A, Plan 252 0844, and Lot 200, Block A, Plan 232 2155, located east of Winterburn Road NW and south of Maskekosiik Trail NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on February 26, 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 include the complete intersection on the south side of the collector-collector intersection (19A Avenue NW and 213 Street NW), from Lot 200, Block A, Plan 232 2155, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA25-0029 (Phase 2) be registered prior to or concurrent with this application to provide logical utility and roadway infrastructure extensions; 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 the owner construct 21 Avenue NW and 214 Street NW to an enhanced local roadway standard, including a parking ban on one side, a separate sidewalk on one side, and maintain two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the alley to a 6 m commercial standard, 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;
10. that the owner pay for the installation of "no parking" signage on 21 Avenue NW and 214 Street NW, to ensure two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct appropriate traffic calming measures at the intersection of 19A Avenue NW and 213 Street 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; and
12. that the owner is responsible for the landscape design and construction within 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 Reserve (MR) for Lot B, Block A, Plan 252 0844 was addressed by Deferred Reserve Caveat (DRC) with LDA22-0555. The DRC will carry forward on the remainder of the title.

Municipal Reserve (MR) for Lot 200, Block A, Plan 232 2155 was addressed by Deferred Reserve Caveat (DRC) with LDA24-0164. 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/aw/Posse #630729430-001

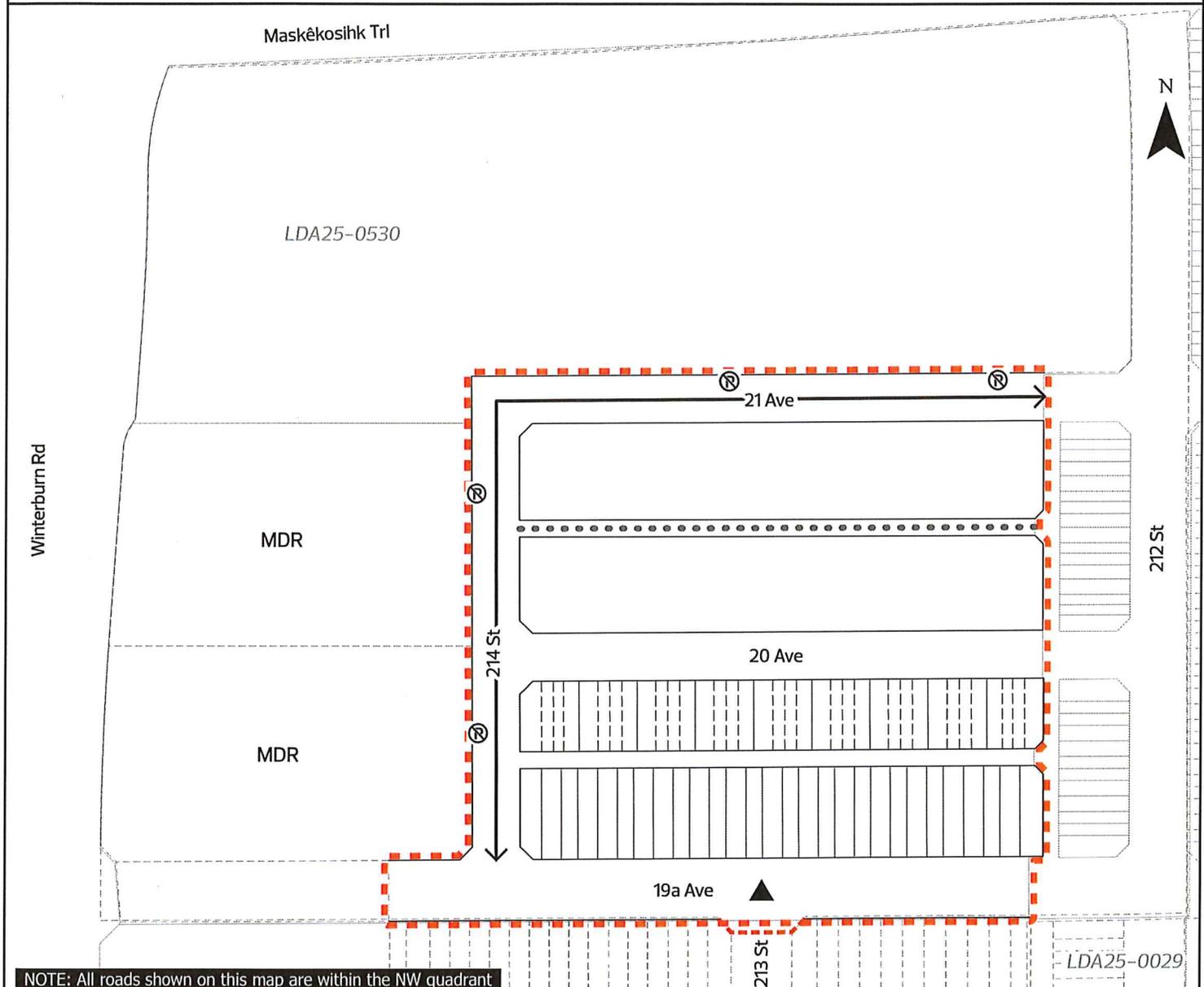
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

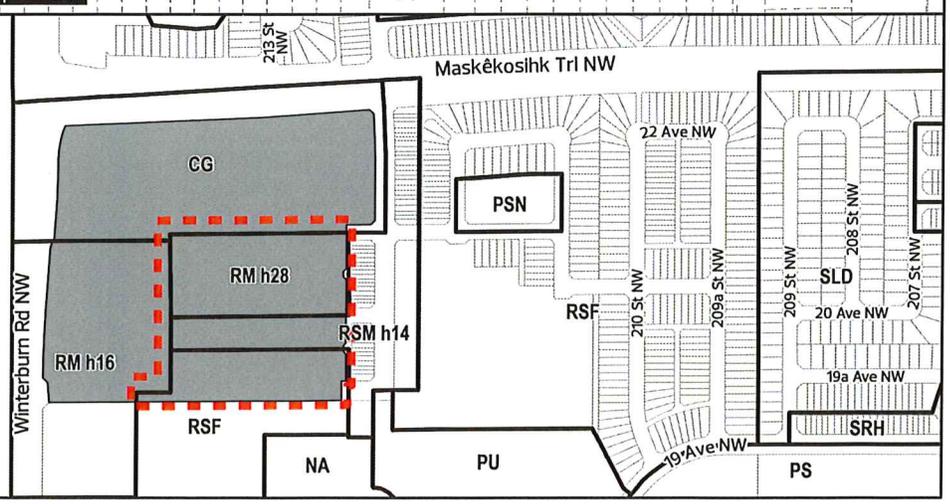
February 26, 2026

LDA25-0527

- Limit of proposed subdivision
- Amend subdivision boundary
- Ⓜ No parking signage
- ↔ Construct enhanced local roadway
- Construct alley to 6 m commercial standard
- ▲ Traffic calming measures



- Title area to be subdivided
- Subdivision area





Subdivision Authority

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

February 26, 2026

File No. LDA25-0528

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

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 144 residential lots, one (1) multi-unit housing lot (MHL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, Lot 200, Block A, Plan 232 2155 and SW-31-51-25-4 located south of Maskekosihk Trail NW and east of Winterburn Road NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on February 26, 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 Environmental Reserve (ER) as a 4.58 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act, with the exception of the two bodies of water that the Crown has claimed, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate Municipal Reserve (MR) as a 0.55 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner provide MR in the amount of 5.627 ha by a Deferred Reserve Caveat (DRC) registered against the Pt. of SW ¼ 31-51-25-4 pursuant to Section 669 of the Municipal Government Act;
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 subdivisions LDA25-0029 and LDA25-0527 be registered prior to or concurrent with this application to provide the logical extension of roadway, water, and drainage infrastructure; 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 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 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);
9. that the owner construct the first two (2) lanes of 215 Street NW (Winterburn Road NW) to an arterial roadway standard, from north of Maskekosihk Trail NW to north of the creek crossing, including the creek crossing structure, including channelization, accesses, intersections, 3 m shared pathway, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct 213 Street NW to an urban collector standard, including a 3 m shared pathway on the west side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct Sunwapta Way NW to an urban collector standard, including a 3 m shared pathway on the south side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 7.5 m residential reverse housing alley, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 6 m north/south alley and an east/west alley to a commercial standard, paved from property line to property line, to accommodate access to the MDR sites, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct appropriate traffic calming measures at the intersection of Sunwapta Way NW and 213 Street 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;
15. that the owner provide accommodations for temporary major drainage for Phase 3 from the subdivision, to the satisfaction of Subdivision and Development Coordination;
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 Reserve lots and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 200, Block A, Plan 232 2155 were previously addressed by Deferred Reserve Caveat (DRC) with LDA24-0164. The 1.602 ha DRC will be partially discharged to dedicate a 0.55 ha MR parcel and a 4.58 ha Environmental Reserve (ER) parcel (with the exception of the two bodies of water that the Crown has claimed). The balance will be carried forward on title.

MR for the Pt. of SW $\frac{1}{4}$ 31-51-25-4 are due and will be adjusted to account for 0.0198 ha arterial road dedication under LDA24-0480. The new DRC registered on title will be 5.627 ha.

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

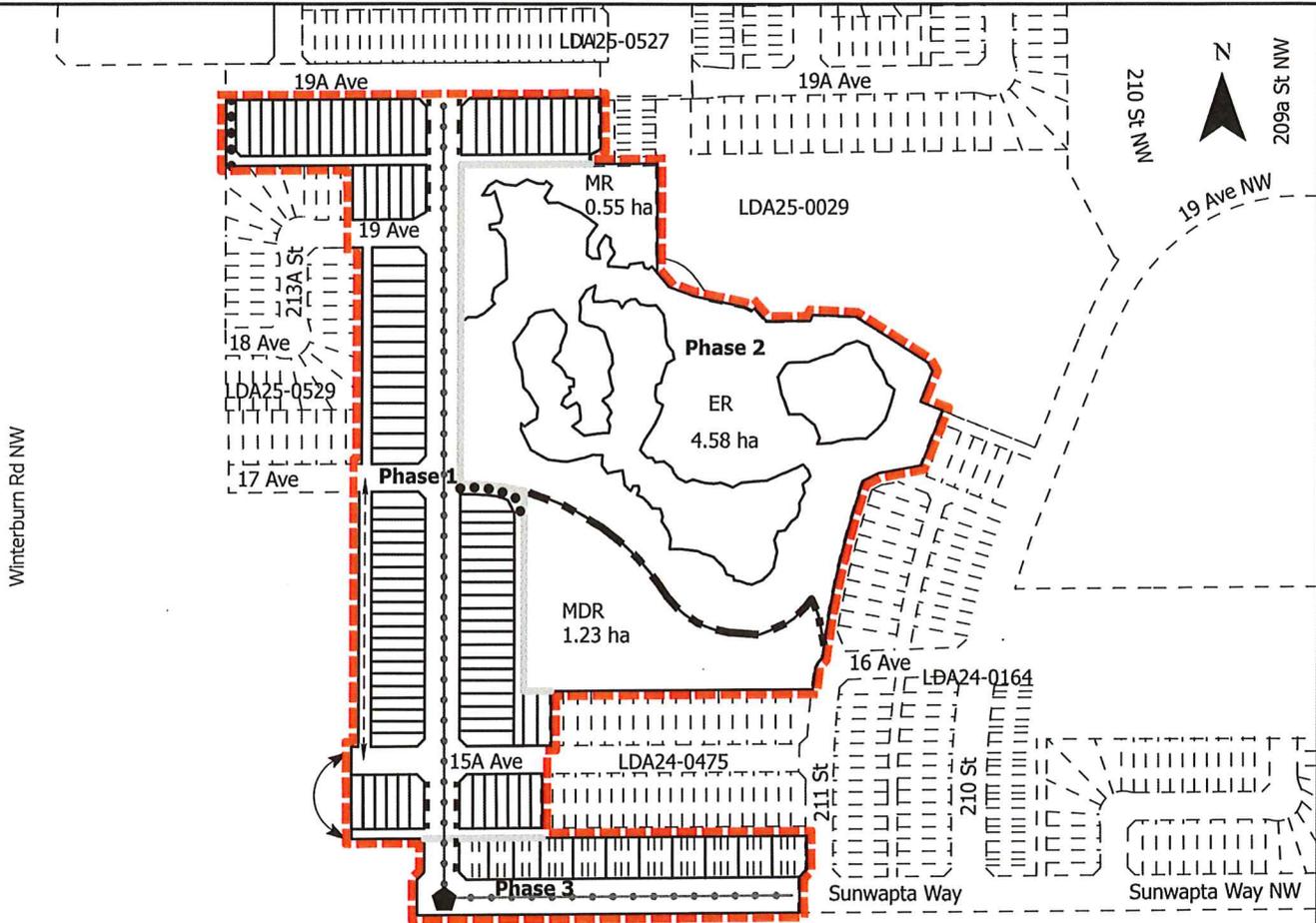
BM/aw/Posse #630730091-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

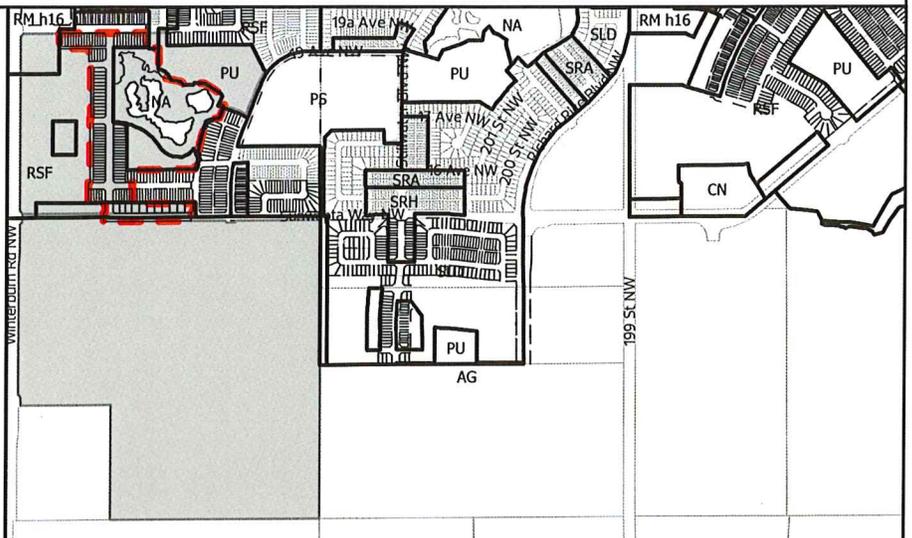
February 26, 2026 LDA25-0528

- Limit of proposed subdivision
- 1.2 m Uniform Fence
- - - Uniform Fence as per Zoning Bylaw
- ← → Construct 6 m temporary gravel roadway
- Construct 6 m alley to commercial standard
- ⊕ Construct collector roadway
- Construct 7.5 m reverse housing alley
- ◆ Traffic calming measures
- Phasing line



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

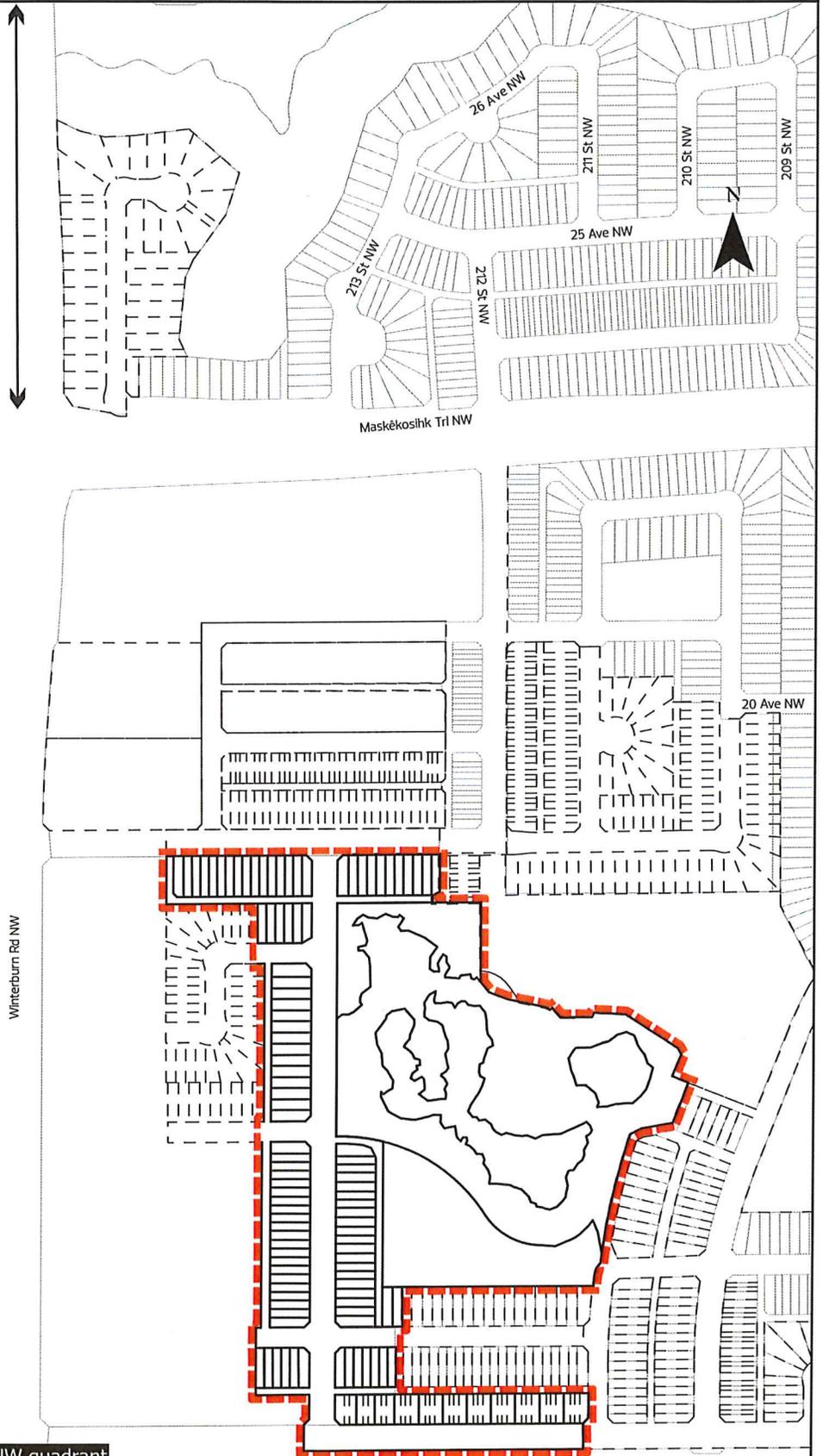
- Title area to be subdivided
- Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 26, 2026 LDA25-0528

- Limit of proposed subdivision
- Construct first two lanes to an arterial roadway standard



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 26, 2026

File No. LDA26-0023

WSP
1200, 10909 Jasper Ave
Edmonton AB T5J 3L9

ATTENTION: Tanya Schroeder

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot and one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located east of 121 Street NW and north of Kingsway NW;
BLATCHFORD

I The Subdivision by Plan is APPROVED on February 26, 2026, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.72 hectare (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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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 owner dedicate additional road right of way, if necessary, for the construction of Taxi Way NW, to conform to the approved cross-section and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA23-0038 be registered prior to or concurrent with this application, for the logical extension of underground utilities;
6. that LDA26-0004 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 Fire hall Offsite Levy 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 construct a 3 metre (m) hard surface shared use path with lighting and bollards within the MR lot, with connections to adjacent pathways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner design and construct the south ultimate Stormwater 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 II;
8. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination; and
9. that the owner is responsible for the landscape design and construction within the Public Utility lot and the Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Block 6A, Plan 922 0135 was addressed by registration of a Deferred Reserve Caveat (DRC) with LDA23-0170. Subsequent to MR dedication, the existing DRC will be reduced and the balance shall 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.

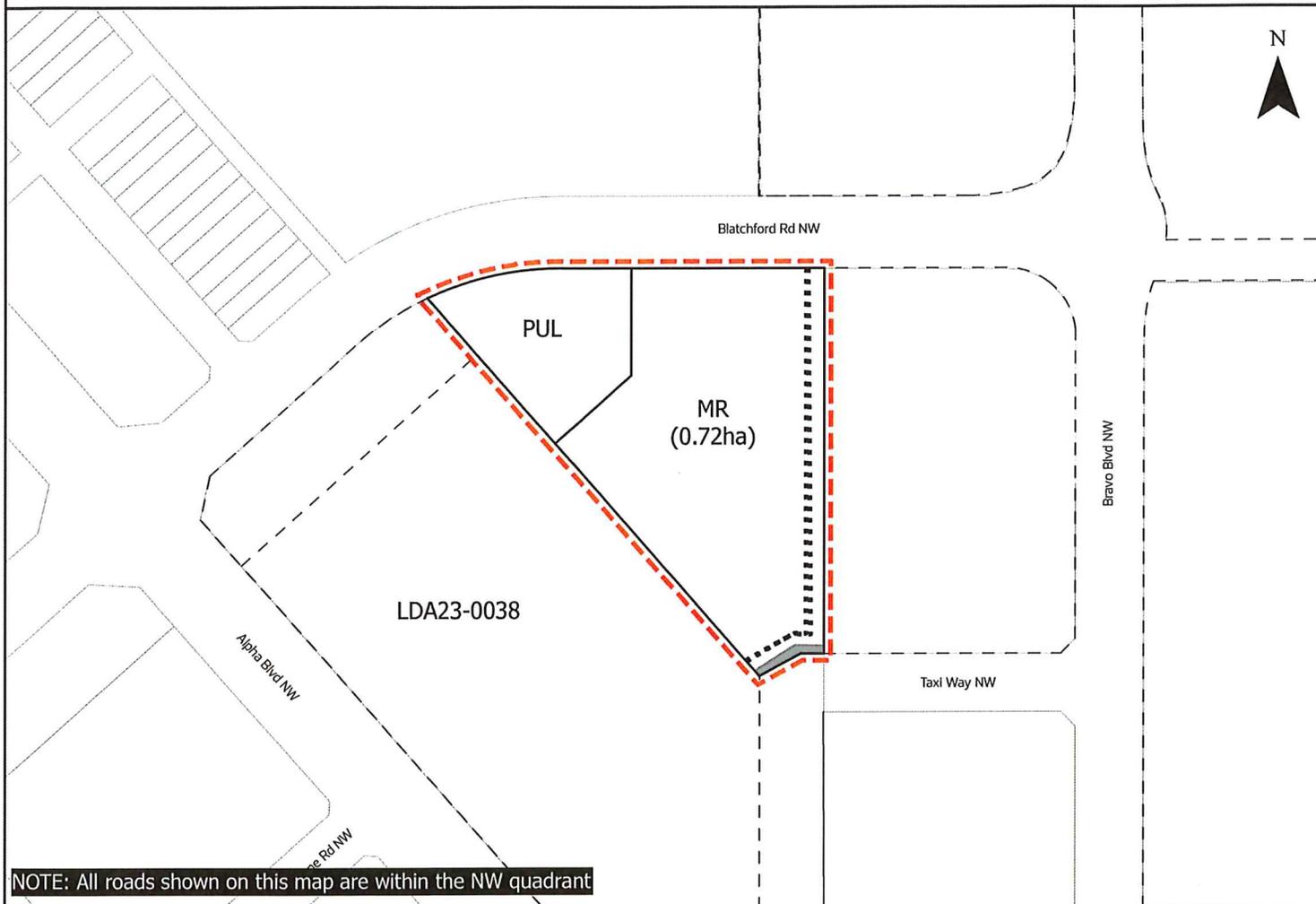
Regards,

Blair McDowell
Subdivision Authority

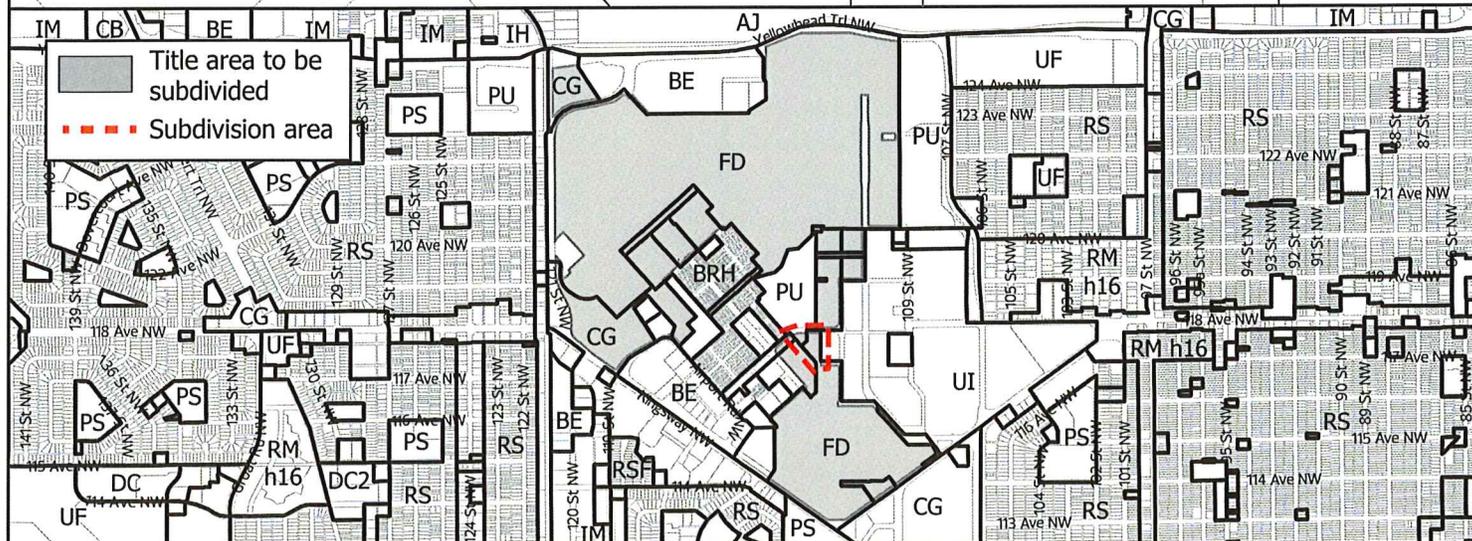
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Enclosures

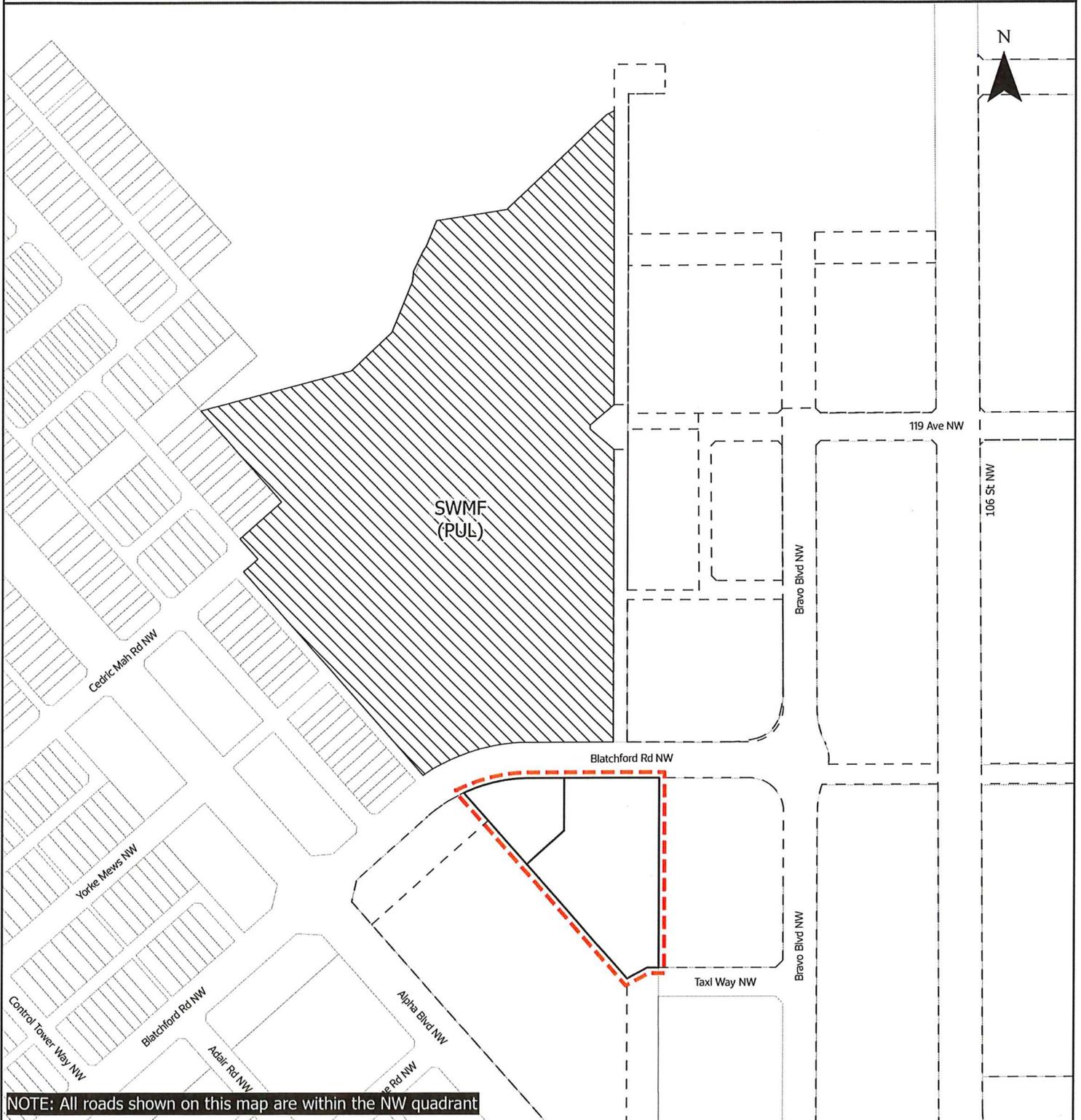
-  Limit of Proposed Subdivision
-  3m Hard Surface Shared Use Path
-  Dedicate Road Right-of-Way, if Necessary



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



-  Limit of Proposed Subdivision
-  Design and Construct Ultimate SWMF





Subdivision Authority

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

February 26, 2025

File No. LDA25-0519

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create a title for the portion of Lot 3, Block 6, Plan 002 2000 that has been separated by the registration of a road plan for the transit centre, located south of 28 Avenue NW and west of Hewes Way; **MILL WOODS TOWN CENTRE**

The Subdivision by Plan is APPROVED on February 26, 2025, subject to the following conditions:

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.

Municipal Reserves (MR) were addressed via Money in Lieu of Reserves under Subdivision File 84-X-033-S.

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.

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #638203806-001

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 to the site is existing. Any changes to the existing access requires the review and approval of Subdivision and Development Coordination.

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 service enters the proposed subdivision approximately 19.15 m west of the east property line of current Lot 5, off Hewes Way and the existing sanitary service enters the proposed subdivision approximately 50.00 m west of the east property line of current Lot 3, off 28 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).

LAND TITLES OFFICE

PLAN No.

ENTERED AND REGISTERED

ON

INSTRUMENT No.

A.D. REGISTRAR
N.A.L.R.D.

EDMONTON, ALBERTA

MILLWOODS TOWN CENTRE

DESCRIPTIVE PLAN SHOWING
SUBDIVISION

OF PART OF
LOT 3, BLOCK 6, PLAN 002 2000
WITHIN THE
S.E. 1/4 SEC. 2, TWP. 52, RGE. 24, W.4 MER.
KYLE SAHURI, A.L.S.



NOTES

- Area required shown bounded thus: _____
- A field inspection was not carried out and boundaries have not been established on the ground.
- The Geo-referenced Point is shown thus: **RPO**
- The combined factor used is 0.999812.
- The coordinate values are 3TM, the reference Meridian is 114° West Longitude and based on NAD 83 (Original) datum. The coordinate values of the geo-referenced point: 525123.18 N., 37966.70 E.
- List of abbreviations used on this plan:

BLK.	denotes Block	A.L.S.	denotes Alberta Land Surveyor
SEC.	denotes Section	ha.	denotes hectare
TWP.	denotes Township	N.	denotes north
RGE.	denotes Range	S.	denotes south
MER.	denotes Meridian	E.	denotes east
R/W	denotes Right-Of-Way	W.	denotes west

SURVEYOR

KYLE SAHURI, A.L.S.
FILE: 71150051

REGISTERED OWNER

2471617 ALBERTA LTD.

SUBDIVISION AUTHORITY

THE CITY OF EDMONTON
LDA, -

DRAFT: JANA
BNA, SML

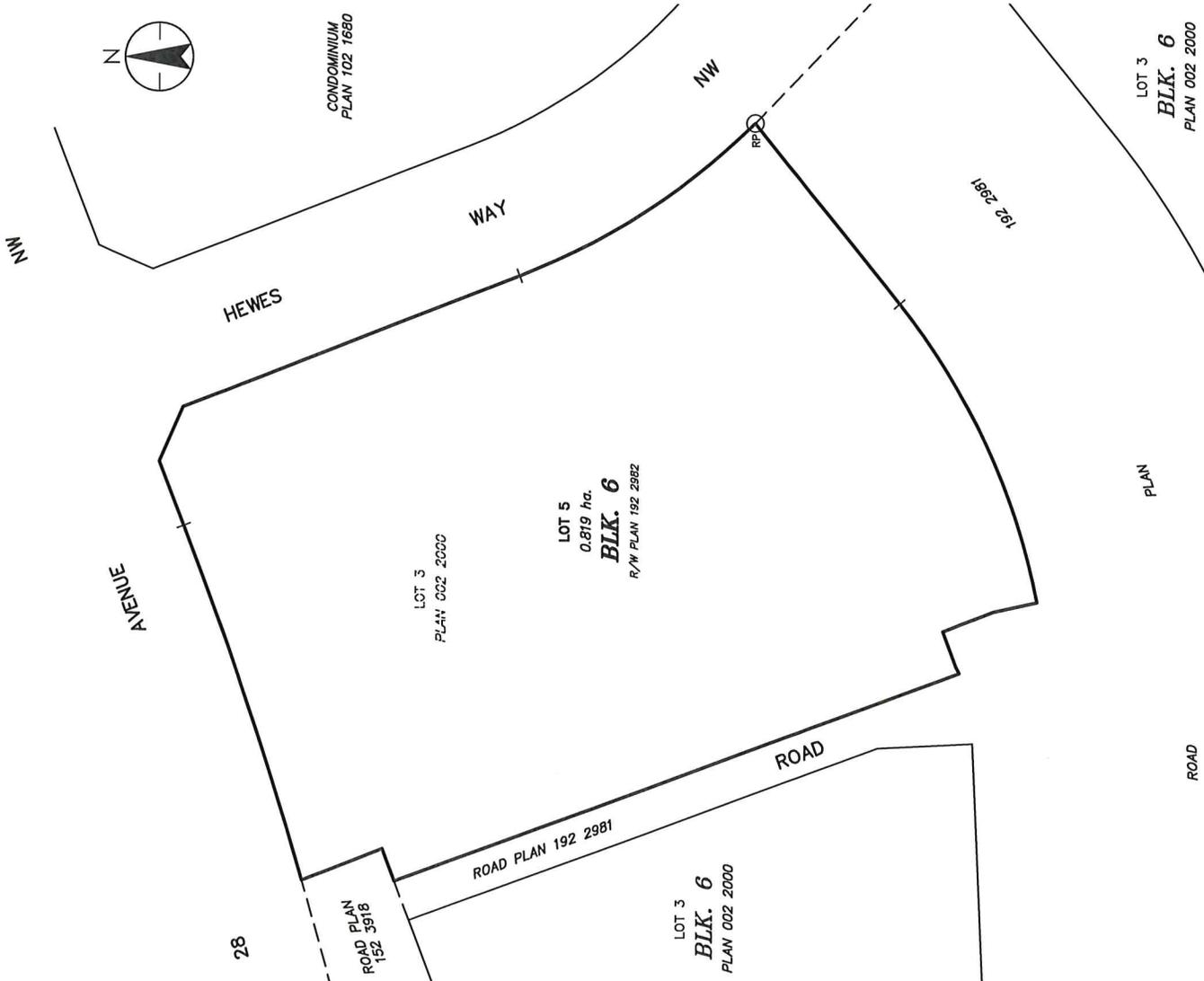
PROJ: 1562 71150



Stantec Geomatics Ltd.
10220 - 103 Avenue NW
Edmonton Alberta, Canada
T5J 0K4
Tel. 780-917-7000
www.stantec.com

Stantec

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1/24/2012 2:10 PM
R/S: jana, sml



28

ROAD PLAN
152 3918

LOT 3
PLAN 002 2000

ROAD PLAN 192 2981

LOT 5
0.819 ha.
BLK. 6
R/W PLAN 192 2882

LOT 3
BLK. 6
PLAN 002 2000

ROAD

192 2881

PLAN

LOT 3
BLK. 6
PLAN 002 2000

ROAD



Subdivision Authority

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

February 26, 2026

File No. LDA26-0022

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create two multi unit housing lots from Lots 163-172, Block 6, Plan B2, located south of 104 Avenue NW and west of 106 Street NW; **DOWNTOWN**

The Subdivision by Plan is APPROVED on February 26, 2026, subject to the following conditions:

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.

The municipal reserve (MR) requirement for the subject parcels is not applicable as the combined area of the subject lots is less than 0.8 ha. Should the lots be a part of a future subdivision greater than 0.8 ha in area, MR may be owing at that time.

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.

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #640276610-001

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

- The north-east corner of the proposed parcel shall be free from any obstructions to provide better sightlines in support of safer active mode circulation. Details will be reviewed with the development permit process.

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 enter the proposed subdivision;
 - Proposed North Lot (lot 172A)
 - 1-20mm water service and 1-150mm sanitary service are in a common trench on 106 Street NW at 14.3m south of south property line of 104 Avenue NW.
 - 1-150mm storm service exists on 106 Street NW at 6.1m south of the north property line of current Lot 166.
 - 1-150mm sanitary service exists on 106 Street NW at 2.74m north of south property line of current Lot 165.
 - Proposed South Lot 172B
 - 1-150mm water service exists on 106 Street NW at 6.07m south of the north property line of current Lot 171.
 - 1-200mm sanitary service exists on 106 Street NW at 37.19m north of EPCOR manhole #262337 (assumed straight in).
 - 1-250mm sanitary service exists on 106 Street NW at 14.05m north of south property line of current Lot 169.

- 1-250mm sanitary service exists on 106 Street NW at 131.30m south of EPCOR manhole #262369 (assumed straight in).
- 1-150mm water service exists on 106 Street NW at 2.99m south of north property line of current Lot 171.

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

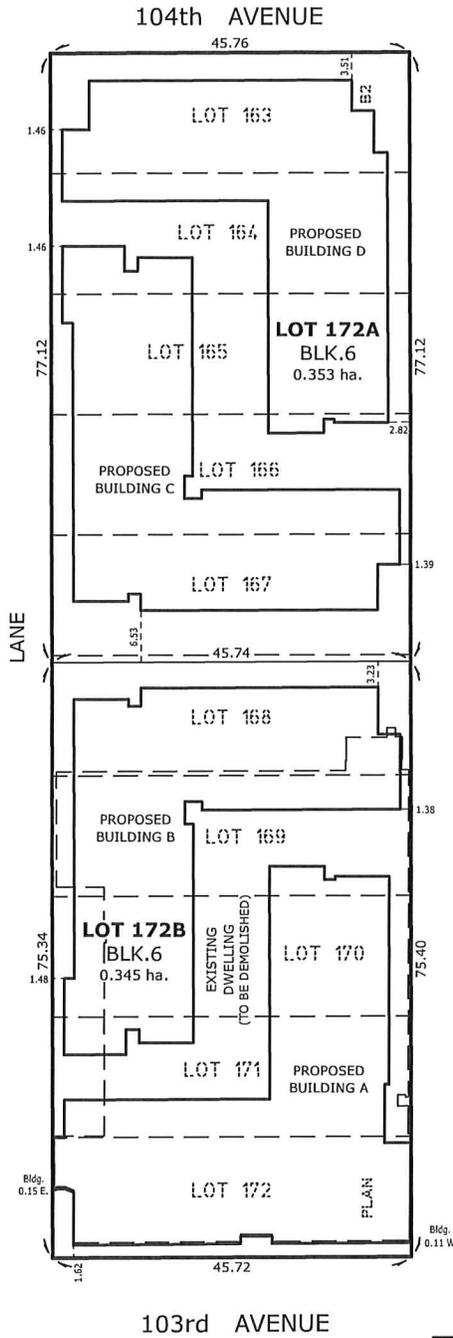
LOTS 163 - 172, BLK.6, PLAN B2

IN

**HUDSON'S BAY COMPANY RESERVE
THEO. TWP.53, RGE.24, W.4 M.**

EDMONTON, ALBERTA

SCALE 1:1000 2025 N.R. RONSKO, A.L.S.



NOTES:

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

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T: 780-464-5506 | F: 780-464-4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP	
CALCULATED BY: J.V.	DRAWN BY: J.V.
DATE: December 8, 2025	REVISED: --
DRAWING: 250241T	FILE NO.: 250241

Thursday, February 19, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

PRESENT **Blair McDowell, Chief Subdivision Officer**

1. ADOPTION OF AGENDA

MOVED	Blair McDowell
	That the Subdivision Authority Agenda for the February 19, 2026 meeting be adopted.

FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell
	That the Subdivision Authority Minutes for the February 12, 2026 meeting be adopted.

FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA25-0401 623479297-001	Tentative plan of subdivision to create 247 residential lots, two (2) Municipal Reserve lots, and one (1) Environmental Reserve lot, from Lot 1, Plan 1659 TR and Lot 2, Plan 1659 TR located south of Anthony Henday Drive and west of 17 Street SW; ALCES
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MOVED	Blair McDowell
	That the application for subdivision be Approved as Amended.

FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA25-0448 633256064-001	Tentative plan of subdivision to create 49 residential lots from Lot C, Block 1, Plan 022 5811, located south of 29 Avenue SW and east of Mattson Drive SW; MATTSON
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MOVED	Blair McDowell
	That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA25-0529 630731079-001	Tentative plan of subdivision to create 40 residential lots from Lot 200, Block A, Plan 232 2155, located south of Maskekosihk Trail NW and east of Winterburn Road NW; STILLWATER
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA25-0530 630732099-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot B, Block A, Plan 252 0844, located east of Winterburn Road NW and south of Maskekosihk Trail NW; STILLWATER
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA25-0532 640958438-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 11, Plan 4629 KS, located west of 138 Street NW and north of 88 Avenue NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA26-0010 642799982-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 113, Plan 2803 AF, located west of 134 Street NW and north of 102 Avenue NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA26-0019 643284671-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 113, Plan 2803 AF, located east of 135 Street NW and north of 102 Avenue NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA26-0020 643466762-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 12, Plan 6773 MC, located west of 42 Avenue NW and south of 121 Street NW; ASPEN GARDENS
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.