

Thursday, July 2, 2026

10:00 am.



## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 26

#### 1. ADOPTION OF AGENDA

##### RECOMMENDATION

That the Subdivision Authority Agenda for the July 2, 2026 meeting be adopted.

#### 2. ADOPTION OF MINUTES

##### RECOMMENDATION

That the Subdivision Authority Minutes for the June 25, 2026 meeting be adopted.

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

- |    |                             |                                                                                                                                                                                                                                |
|----|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA26-0171<br>658430416-001 | Tentative plan of subdivision to create one (1) bare land condominium unit and a remnant from Lot 48, Block 2, Plan 252 0572, located south of 144 Avenue and east of Manning Drive NW; <b>CLAREVIEW TOWN CENTRE</b>           |
| 2. | LDA26-0182<br>659176503-001 | Tentative plan of subdivision to adjust the boundary between Lot 111, Block 16, Plan 192 1026 and Lot 112, Block 16, Plan 192 0917, located north of 97 Avenue, east of 231 Street NW and west of 229 Street NW; <b>SECORD</b> |
| 3. | LDA26-0191<br>660452623-001 | Tentative plan of subdivision to create 92 bare land condominium units from Lot 25, Block 25, Plan 262 0175, located north of 41 Avenue SW and west of Desrochers Boulevard SW; <b>DESROCHERS AREA</b>                         |
| 4. | LDA26-0042<br>644414861-001 | Tentative plan of subdivision to create four residential lots from Lots 26-31, Block 31, Plan 2262S, located west of 96 Street NW and north of 74 Avenue NW; <b>RITCHIE</b>                                                    |
| 5. | LDA26-0184<br>659967704-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 8, Plan 6192 HW, located east of 163 Street NW and south of 97 Avenue NW; <b>GLENWOOD</b>                                         |
| 6. | LDA26-0189<br>659899377-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 24, Plan 730HW, located north of 62 Avenue NW and west of 106 Street NW; <b>ALLENDAL</b>                                |
| 7. | LDA26-0190<br>660312568-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 51, Plan 3341 HW, located east of 151 Street and north of 92 Avenue NW; <b>SHERWOOD</b>                                          |

|    |                             |                                                                                                                                                                                                         |
|----|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. | LDA26-0192<br>660312689-001 | Tentative plan of subdivision to create two (2) additional residential lot from Lot 44-45, Block 12, Plan 4116 HW, located west of 117 Street NW and north of University Avenue NW; <b>WINDSOR PARK</b> |
| 5. | <b>OTHER BUSINESS</b>       |                                                                                                                                                                                                         |



Subdivision Authority

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

July 2, 2026

File No. LDA26-0171

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) bare land condominium unit and a remnant from Lot 48, Block 2, Plan 252 0572, located south of 144 Avenue and east of Manning Drive NW;  
**CLAREVIEW TOWN CENTRE**

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**The Subdivision by Bare Land Condominium is APPROVED on July 2, 2026, subject to the following conditions:**

1. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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.

Municipal Reserve for Lot 4B, Block 2, Plan 252 0572 were previously addressed with LDA23-0015.

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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #658430416-001

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 (\$2615.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

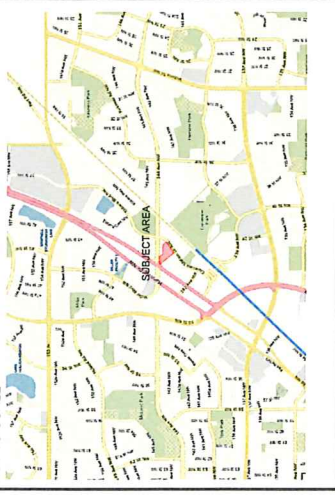
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

# PLATINUM INVESTMENTS LTD.

## NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE.
- THE BOUNDARY SHOWN ON THIS PLAN IS NOT A SURVEY, AND IS NOT TO BE USED FOR A SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS M14S17 d1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: . . . . .
- AND CONTAINS: 1.37 ha

## KEY PLAN NOT TO SCALE



| REV. NO. | DATE       | ITEM                    | SZ | BY |
|----------|------------|-------------------------|----|----|
| 0        | APR. 20/28 | ORIGINAL PLAN COMPLETED |    |    |

## REVISIONS

# HIGH POINTE AT CLAREVIEW TENTATIVE PLAN SHOWING PHASED CONDOMINIUM DEVELOPMENT OF

LOT 4B, BLOCK 2, PLAN 252 0572  
WITHIN THE

S.W. 1/4 SEC. 25 - TWP. 53 - RGE. 24 - W. 4th MER.  
**EDMONTON - ALBERTA**

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

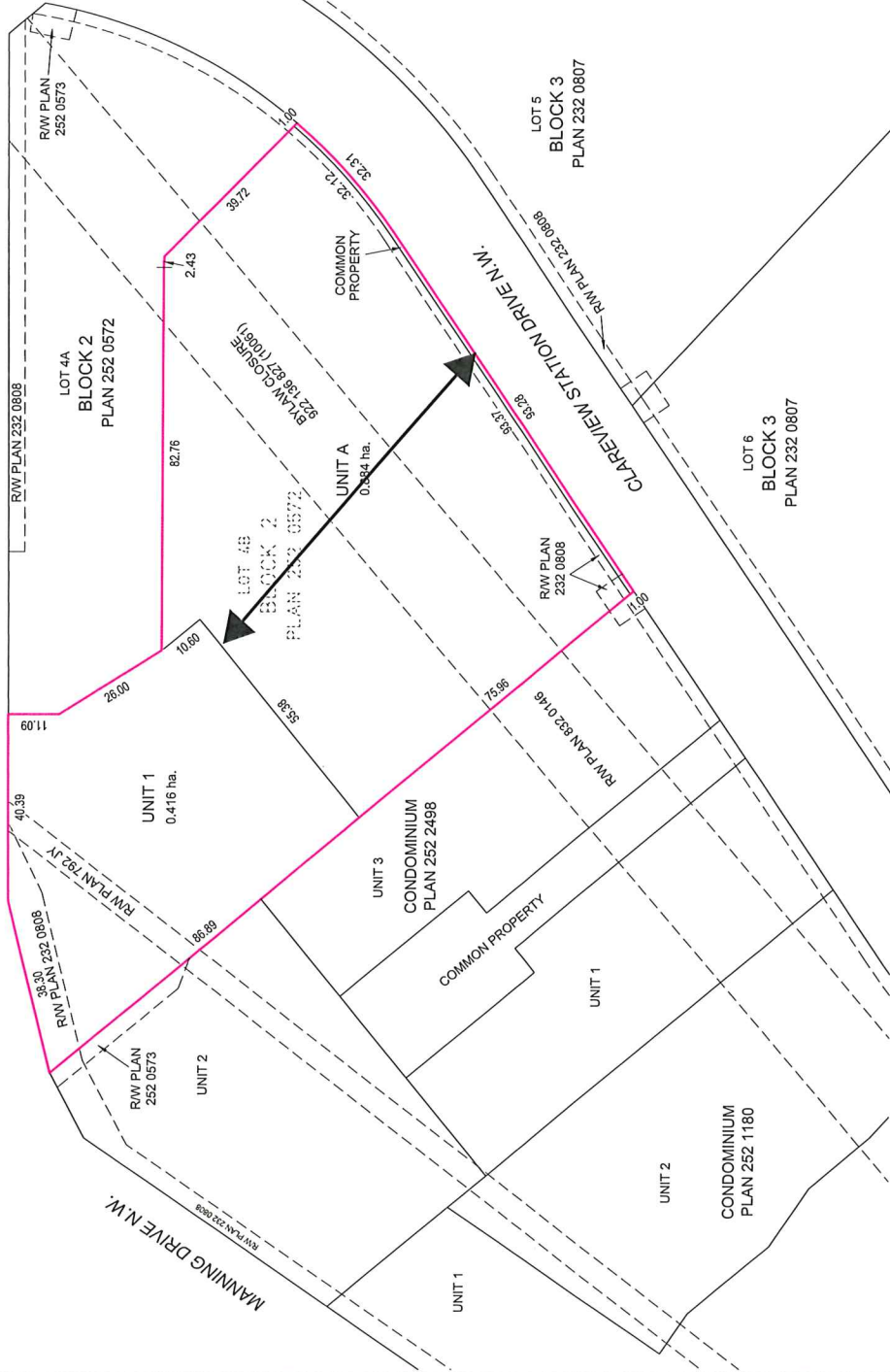
**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 128015307 DRAFTED BY: SZ CHECKED BY: WK

## LEGEND

↔ Cross lot access easement

144 AVENUE N.W.





Subdivision Authority

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

July 2, 2026

File No. LDA26-0182

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

ATTENTION: Joel Corcoran

RE: Tentative plan of subdivision to adjust the boundary between Lot 111, Block 16, Plan 192 1026 and Lot 112, Block 16, Plan 192 0917, located north of 97 Avenue, east of 231 Street NW and west of 229 Street NW; **SECORD**

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**The Subdivision by Plan is APPROVED on July 2, 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.

Municipal Reserve (MR) for Lots 112, Block 16, Plan 192 0917 were previously addressed with LDA14-0456. MR for Lot 111, Block 16, Plan 192 1026 were previously addressed with LDA16-0137.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #659176503-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

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.

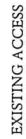
Servicing

- 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 approximately as stated below;
  - Proposed Lot 113
    - The water service is approximately 18.94m north of the south property line of current Lot 111 off 229 Street NW.
    - The sanitary service is approximately 21.94m north of the south property line of current Lot 111 off 229 Street NW.
    - The storm service is approximately 24.94m north of the south property line of current Lot 111 off 229 Street NW.
  - Proposed Lot 114
    - The water service is approximately 36.40m east of the west property line of cut corner of current Lot 112 off 97 Avenue NW.
    - The sanitary service is approximately 10.06m south of the north property line of current Lot 112 off 229 Street NW.

- The storm service is approximately 13.15m south of the north property line of current Lot 112 off 229 Street NW.

As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

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



## 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 Geomatics Ltd., without delay.

The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd.. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd., is forbidden.

## Client

SECORD STATION LTD.

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 111, BLOCK 16, PLAN 192 1026

AND

LOT 112, BLOCK 16, PLAN 192 0917

ALL WITHIN THE

N.W. 1/4 SEC. 36, TWP. 52, RGE. 26, W. 4 MER.

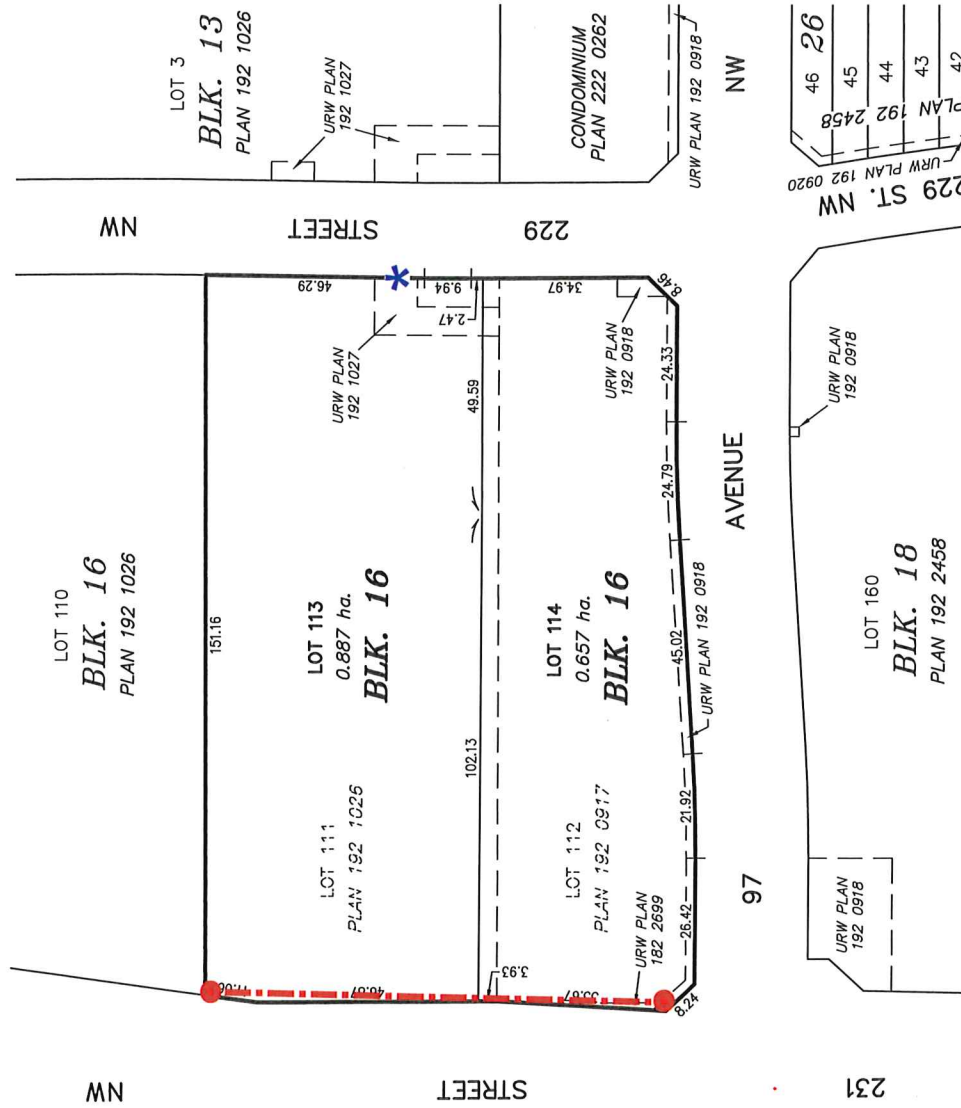
SECOND

SCALE 1 : 1000

MAY 2026

## NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.54 Hectares





Subdivision Authority

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

July 2, 2026

File No. LDA26-0191

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create 92 bare land condominium units from Lot 25, Block 25, Plan 262 0175, located north of 41 Avenue SW and west of Desrochers Boulevard SW;  
**DESROCHERS AREA**

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**The Subdivision by Bare Land Condominium is APPROVED on July 2, 2026, subject to the following conditions:**

1. that the owner shall enter into a Servicing Agreement with the City of Edmonton for the construction of fencing wholly on privately-owned land, as shown on the "Conditions of Approval" map Enclosure I. The owner is responsible for the landscape design and construction within the road right(s) of way to the satisfaction of City Departments and affected utility agencies, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
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.

Municipal Reserve (MR) for Lot 25, Block 25, Plan 262 0175 (formally the SW 13-51-25-W4M) has been addressed by Deferred Reserve Caveat (DRC) with LDA16-0551 and dedication with LDA14-0581.

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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days

from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #660452623-001

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 (\$68 540.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.
- A swept path analysis for internal road will be requested and reviewed by Edmonton Fire Rescue Services at the Development Permit Stage.

# ANU DEVELOPMENTS

## NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R-1.0.
- PLAN TO BE SUBMITTED SHOWN OUTLINED THUS.
- AND CONTAINS: 2.20 TB



KEY PLAN  
NOT TO SCALE

| REV. No. | DATE       | ITEM                    | BY |
|----------|------------|-------------------------|----|
| 1        | 2020-05-25 | ADJUSTED LOT LINES      | ME |
| 0        | 2020-05-06 | ORIGINAL PLAN COMPLETED | ME |

## REVISIONS

## DESROCHERS AREA

TENTATIVE PLAN SHOWING

## BARE LAND CONDOMINIUM

OF

LOT 25, BLOCK 25, PLAN 262 0175

WITHIN THE

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

## EDMONTON - ALBERTA

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



FILE No. 1260303007 DRAFTED BY: ME CHECKED BY: MK





Subdivision Authority

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

July 2, 2026

File No. LDA26-0042

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create four residential lots from Lots 26-31, Block 31, Plan 2262S, located west of 96 Street NW and north of 74 Avenue NW; **RITCHIE**

---

**I The Subdivision by Plan is APPROVED on July 2, 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 apply for a permit to demolish the existing dwelling and religious assembly building 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);
3. that the owner registers a Storm Sewer Utility Right of Way in favour of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner registers a Disturbed Soil Restrictive Covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against proposed Lots 42 and 43; 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 costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
2. that the owner pay the Drainage Assessments applicable to this subdivision;
3. 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;

4. that the owner submit detailed engineering drawings, technical studies and/or assessments in accordance with the City of Edmonton Servicing Standards, to the satisfaction of Subdivision and Development Coordination; and
5. that the owner constructs the necessary storm sewers, to the satisfaction of Subdivision and Development Coordination.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #644414861-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 74 Avenue NW. Upon redevelopment of proposed Lot 41 and 43, 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).
- There is an existing accessibility curb ramp and associated signage that encroaches into the 74 Avenue NW road right of way. It must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.35 m east of the west property line of existing Lot 28, off 74 Avenue NW. Existing services (water and sanitary) also enter the proposed subdivision approximately 2.96 m west of the east property line of existing Lot 30, off 74 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 an existing power pole that may interfere with access to proposed Lot 42. 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](mailto:ces@epcor.com) or 780-412-3128).
- 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](mailto: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).
- TELUS Communications Inc. will require a utility right of way in order to provide service to this new subdivision/development. Please contact [circulations@telus.com](mailto:circulations@telus.com) to initiate a TELUS Utility Right of Way Agreement. Include the original circulation package and this response.



**Stantec Geomatics Ltd.**  
10220-103 Avenue NW  
Edmonton, Alberta, Canada  
T5J 0K4  
Tel. 780-917-7000  
[www.stantec.com](http://www.stantec.com)

The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stanton Geomatics Ltd. without delay.

The Copyrights to all designs and drawings are the property of Stanton Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stanton Geomatics Ltd. is forbidden.

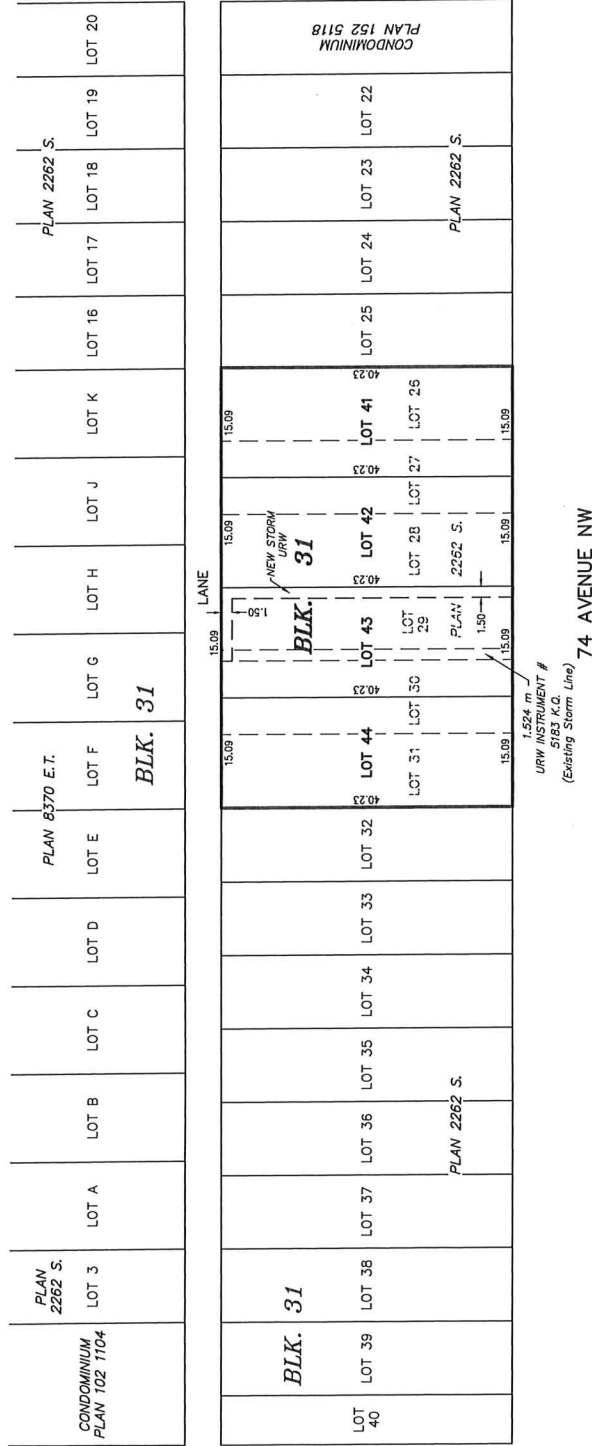
TENTATIVE PLAN SHOWING  
PROPOSED SUBDIVISION

LOTS 26 TO 31 INCLUSIVE, BLOCK 31, PLAN 2262 S.  
WITHIN THE  
N.E. 1/4 SEC. 21, TWP. 52. RGE. 24, W.4 MER.

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.243 Hectares

97 STREET NW



V:\1542\active\56245000\Drawing\ilichio\22425\stage# Modeling#\Legal Plan\drawing\22425TENT\_C3D.dwg  
6/10/2026 1:55 PM By: Longson, Sam



Subdivision Authority

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

July 2, 2026

File No. LDA26-0184

Ivo Nedev Surveying Ltd.  
18811 96 Ave NW  
Edmonton AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 8, Plan 6192 HW, located east of 163 Street NW and south of 97 Avenue NW; **GLENWOOD**

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**The Subdivision by Plan is APPROVED on July 2, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #659967704-001

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.

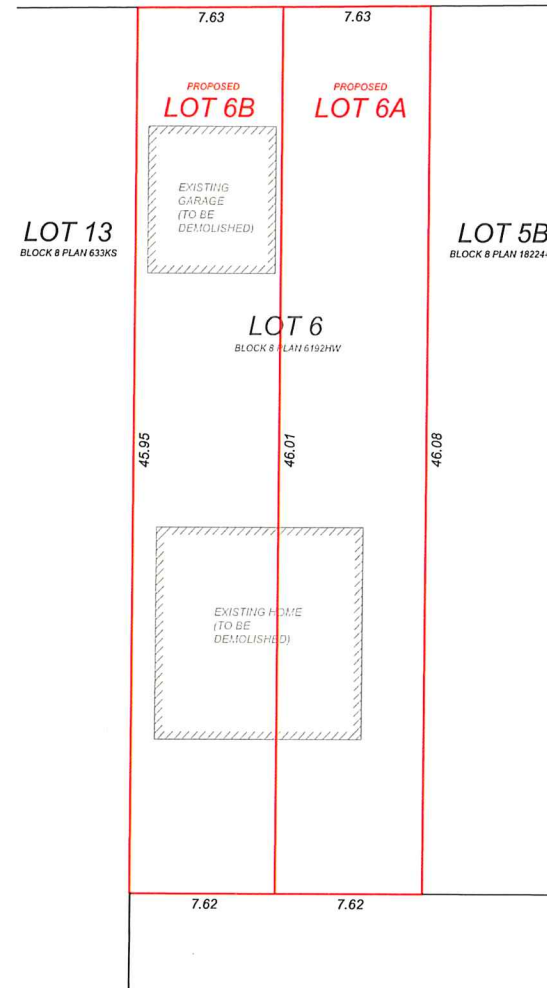
Servicing

- 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 6.1 m south of the north property line of existing Lot 6, off 163 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



SCALE: 1 : 300

LANE



163 STREET NW

#### GENERAL NOTES

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All areas, dimensions and/or existing improvements are subject to confirmation by a legal property survey.
4. Existing structures shown are not based on a field survey; locations are approximate and derived from aerial imagery.

#### REVISION HISTORY

|                        |              |
|------------------------|--------------|
| 1. Issued for Approval | May 27, 2026 |
|                        |              |
|                        |              |
|                        |              |
|                        |              |
|                        |              |
|                        |              |
|                        |              |

LEGAL DESCRIPTION: Lot 6 Block 8 Plan 6192HW  
MUNICIPAL ADDRESS: 9625 - 163 Street NW, Edmonton, AB  
NEIGHBORHOOD: Glenwood

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

REV: 1 PROJECT: 2026550

  
**ivo surveys**  
we get to the point

18811 - 96 Avenue NW, Edmonton, AB, T5T 5L2  
www.ivosurveys.ca  
Ph: (780) 666-2511  
Fax: (780) 666-2359

© 2026



Subdivision Authority

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

July 2 day, 2026

File No. LDA26-0189

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 2, Block 24, Plan 730HW, located north of 62 Avenue NW and west of 106 Street NW; **ALLENDALE**

---

**The Subdivision by Plan is APPROVED on July 2, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #659899377-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

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 5.89 m north of the south property line of existing Lot 2 and 2.18 m south of the north property line of existing Lot 2, off 106 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

|                                                                                       |                    |                 |
|---------------------------------------------------------------------------------------|--------------------|-----------------|
|  | SURVEYOR'S STAMP   |                 |
|                                                                                       | CALCULATED BY:     | E.S.D.          |
|                                                                                       | DRAWN BY:          | E.S.D.          |
|                                                                                       | DATE: MAY 27, 2026 | REVISED: --     |
| DRAWING                                                                               | 260481T            | FILE NO. 260481 |



Subdivision Authority

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

July 2, 2026

File No. LDA26-0190

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 51, Plan 3341 HW, located east of 151 Street and north of 92 Avenue NW; **SHERWOOD**

---

**The Subdivision by Plan is APPROVED on July 2, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #660312568-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 151 Street NW. Upon redevelopment of proposed Lot 15A, 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

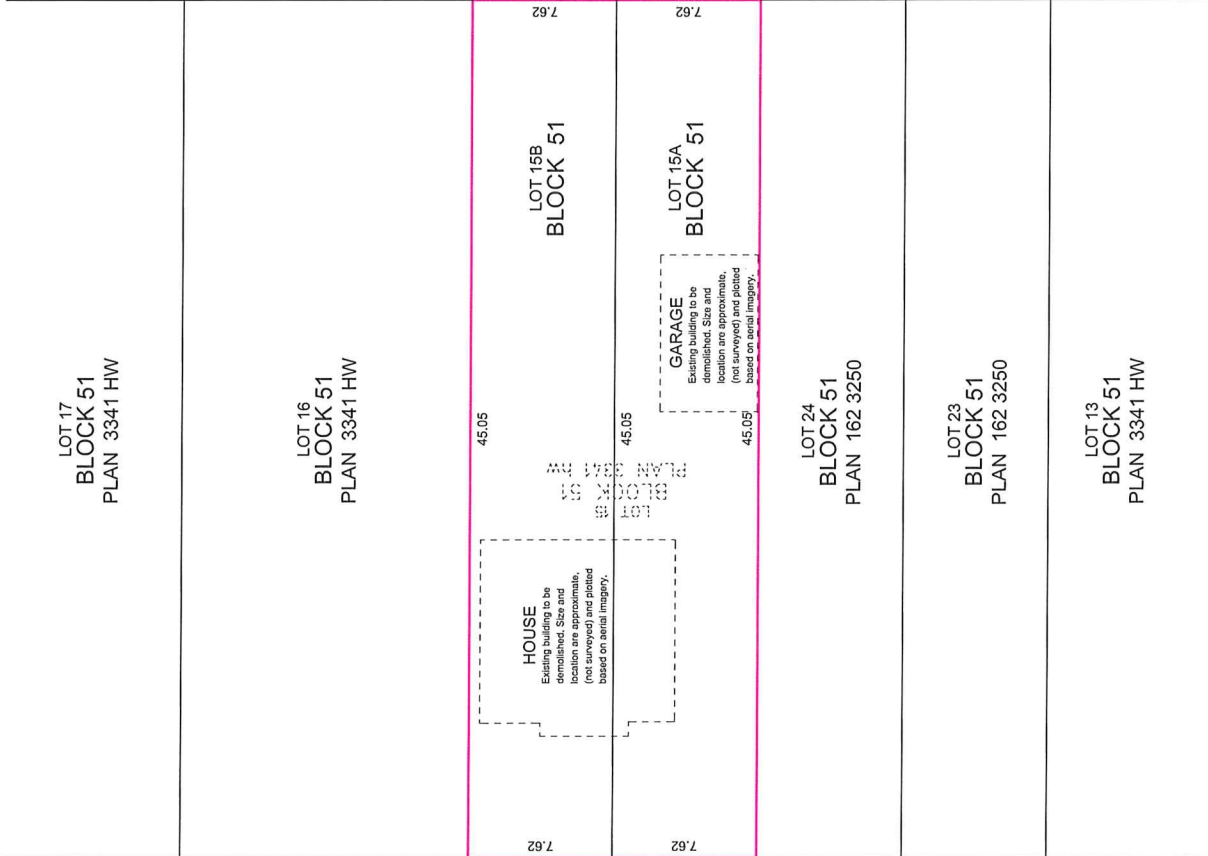
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 1.86 m south of the north property line of existing Lot 15, off 151 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or

less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

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



151 STREET



LANE

# TENTATIVE PLAN

## NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE GIVEN AS RADII.
- 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: 0.069 ha



| REV. NO. | DATE     | ITEM                    | BY |
|----------|----------|-------------------------|----|
| 1        | MAY 12/6 | ORIGINAL PLAN COMPLETED | CN |

## REVISIONS

## SHERWOOD TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 15, BLOCK 51, PLAN 3341 HW  
WITHIN THE

W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**

2026

SCALE: 1:250 0 2.5 5 7.5 10 15 METRES



Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10794-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.

628074200T

DRAFTED BY:

CN

CHECKED BY:

DS



Subdivision Authority

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

July 2, 2026

File No. LDA26-0192

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create two (2) additional residential lot from Lot 44-45, Block 12, Plan 4116 HW, located west of 117 Street NW and north of University Avenue NW; **WINDSOR PARK**

---

**The Subdivision by Plan is APPROVED on July 2, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwellings and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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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 #660312689-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to University Avenue NW. Upon redevelopment of proposed Lot 44A & 44C, 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.

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- 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 approximately as stated below:
  - Proposed Lot 44A:
    - The water and sanitary service is approximately 2.34m west of the east property line of current Lot 44 off the lane north of University NW.
    - The storm service is approximately 11.58m west of the east property line of current Lot 44.

- Proposed Lot 44C:
  - The water and sanitary service is approximately 3.56m east of the west property line of current Lot 45 off the lane north of University NW.
  - The storm service is approximately 12.98m west of the east property line of current Lot 45.

Onsite stormwater storage would be required within the properties to accommodate the excess runoff from a 1:5 year design rainfall event with an outflow rate of 35 L/s/ha. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
UNDEVELOPED BOUNDARIES ARE LENGTHS.  
ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.  
THE BOUNDARY OF THIS SUBJECT AREA, 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 0.173 ha

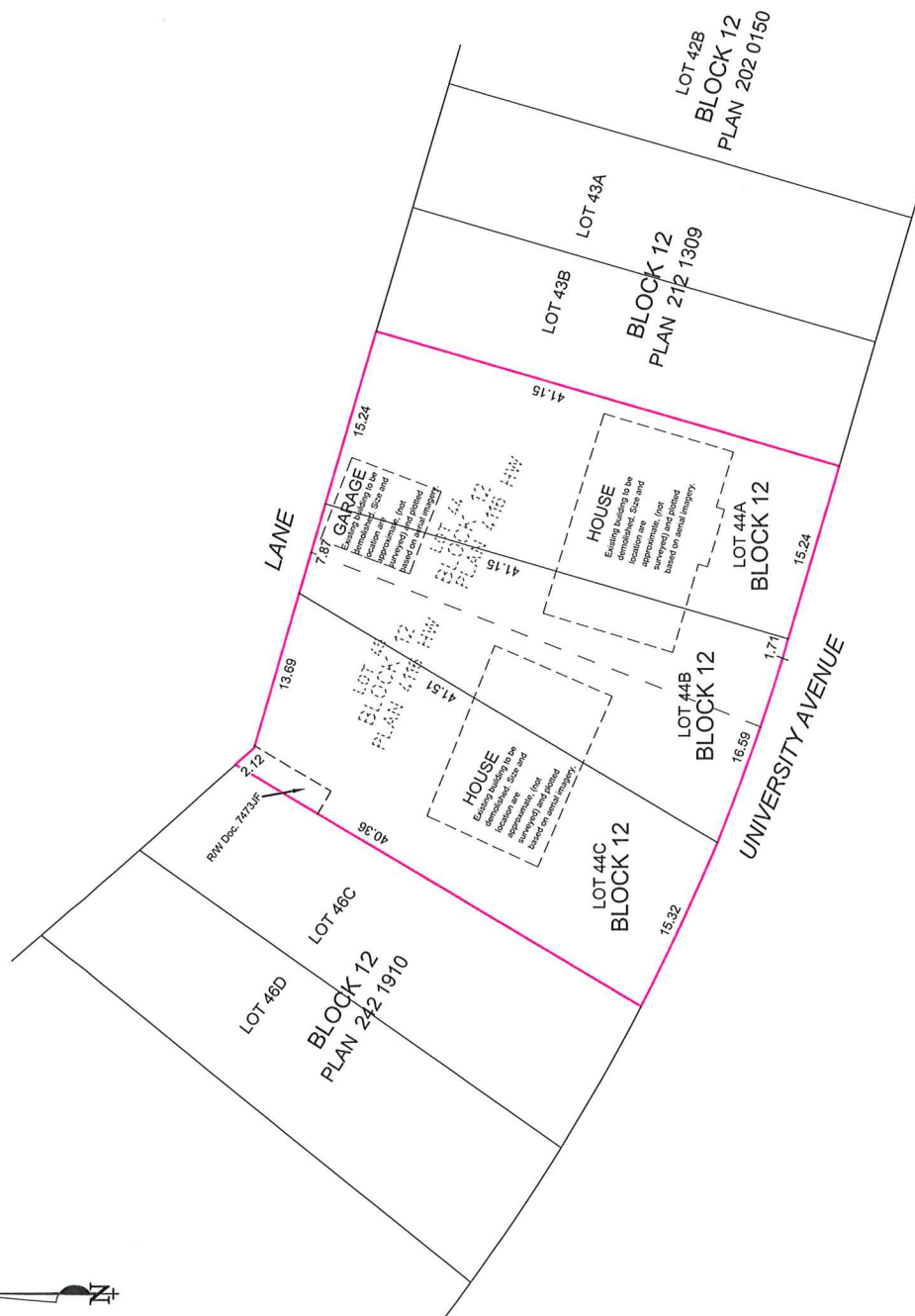
[illegible]

**WINDSOR PARK  
TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION**

LOT 44 & 45, BLOCK 12, PLAN 4116 HW  
WITHIN THE  
RIVER LOT 3, EDMONTON SETTLEMENT  
(THEO. TWP. 52 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**




**Pals Geomatics**  
corp  
 Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
 Email: [edmonton@palsgeomatics.com](mailto:edmonton@palsgeomatics.com)  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7



Thursday, June 25, 2026

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 25

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 25, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 18, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA25-0540  
629157380-001

Tentative plan of subdivision to create 193 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, one (1) non-credit Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot C, Block 1, Plan 222 2597, and the SE-5-52-25-4 located south of Maskêkosihk Trail NW and east of 184 Street NW; **RIVER'S EDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA12-0414  
130695688-001

REVISION of conditionally approved tentative plan of subdivision to create 180 single detached residential lots, 88 semi-detached residential lots, one (1) multi-family residential lot and two (2) Municipal Reserve lots from Lot 1, Block 1, Plan 112 3855, located south of Crystallina Nera Drive NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

MOVED

Blair McDowell

That the application for subdivision be Approved.

|                |                                                               |                                                                                                                                                                                                                                                                       |                |
|----------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| FOR THE MOTION |                                                               | Blair McDowell                                                                                                                                                                                                                                                        | <b>CARRIED</b> |
| 3.             | LDA18-0150<br>277246817-001                                   | REVISION of conditionally approved tentative plan of subdivision to create five (5) multi-unit housing lots (MHL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004, located north of 23 Avenue NW and east of 111 Street NW; <b>ERMINESKIN</b> |                |
| MOVED          |                                                               | Blair McDowell<br><br>That the application for subdivision be Approved.                                                                                                                                                                                               |                |
| FOR THE MOTION |                                                               | Blair McDowell                                                                                                                                                                                                                                                        | <b>CARRIED</b> |
| 4.             | LDA26-0162<br>657925756-001                                   | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 6, Block 21, Plan 1924AM, located south of 104 Avenue NW and east of 163 Street NW; <b>BRITANNIA YOUNGSTOWN</b>                                                                  |                |
| MOVED          |                                                               | Blair McDowell<br><br>That the application for subdivision be Approved.                                                                                                                                                                                               |                |
| FOR THE MOTION |                                                               | Blair McDowell                                                                                                                                                                                                                                                        | <b>CARRIED</b> |
| 5.             | <b>ADJOURNMENT</b><br><br>The meeting adjourned at 10:05 a.m. |                                                                                                                                                                                                                                                                       |                |