

Thursday, July 2, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 26

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 2, 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 25, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA26-0171
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; **CLAREVIEW TOWN CENTRE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA26-0182
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; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA26-0191
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; **DESROCHERS AREA**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA26-0042 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; RITCHIE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA26-0184 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; GLENWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA26-0189 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; ALLENDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA26-0190 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; SHERWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA26-0192 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; WINDSOR PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		



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

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.

Regards,

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

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.

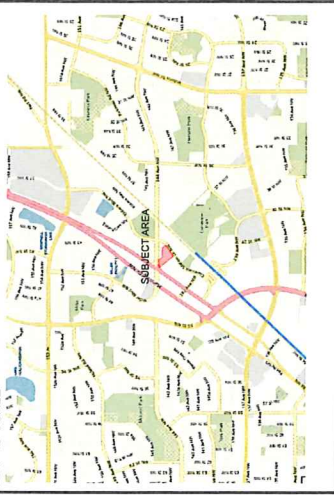
PLATINUM INVESTMENTS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE.
- THE BOUNDARY OF THIS SURVEY IS NOT TO BE CONSIDERED AS A FINAL BOUNDARY.
- THE BOUNDARY OF THIS SURVEY IS NOT TO BE CONSIDERED AS A FINAL BOUNDARY.
- THE ZONING OF THIS SUBJECT AREA IS M1 HAS R 1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS.
- AND CONTAINS: 1.31 ha

KEY PLAN

NOT TO SCALE

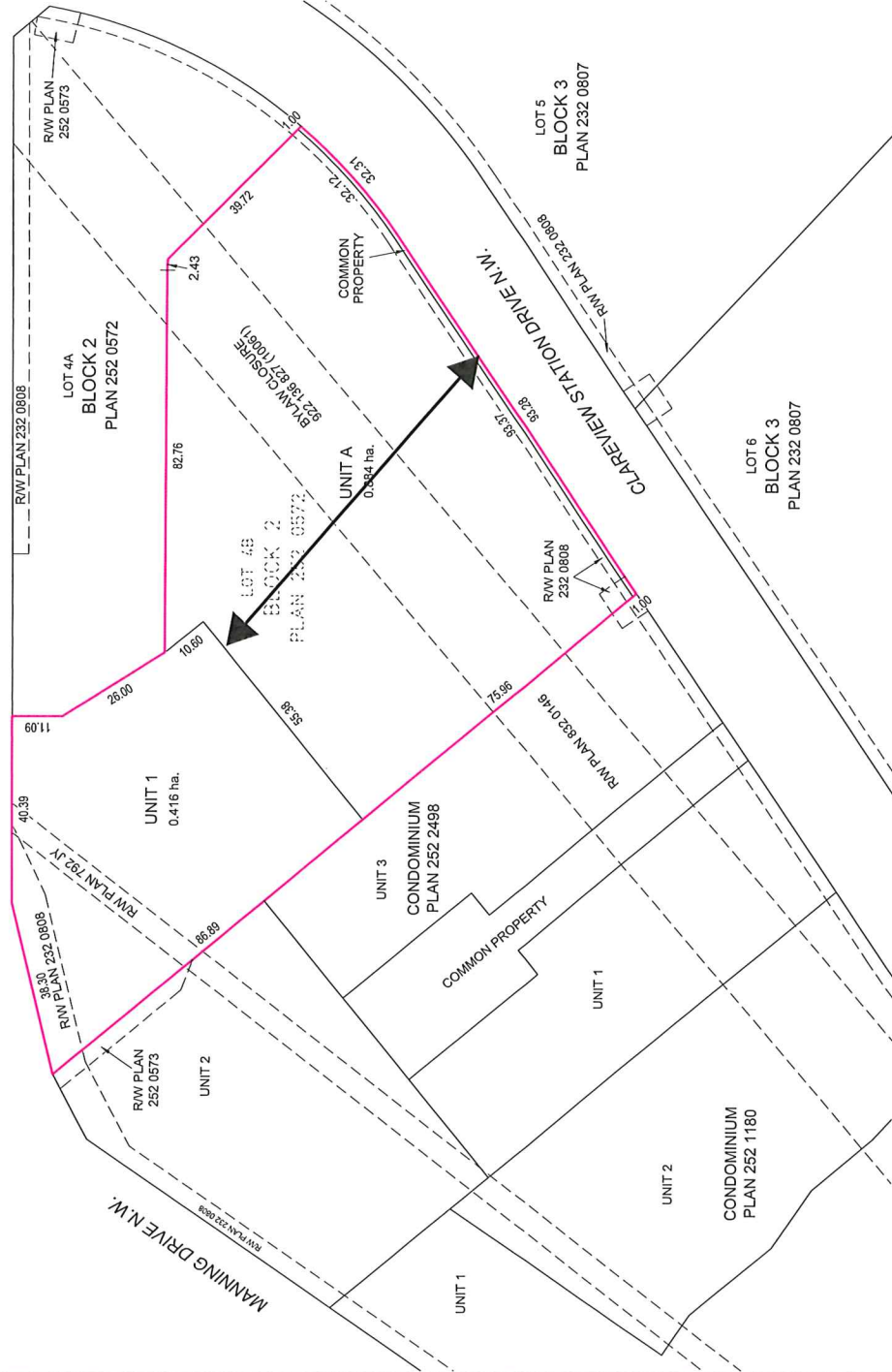


LEGEND



Cross lot access easement

144 AVENUE N.W.



UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

UNIT 10

UNIT 11

UNIT 12

UNIT 13

UNIT 14

UNIT 15

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. 125015507 DRAFTED BY: SZ CHECKED BY: MK



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**

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.

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.

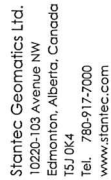
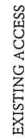
Servicing

- 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).



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

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SECORD STATION LTD.

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

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

U:\156215943\drawing\15943TENT1_C3D.dwg
5/22/2026 9:12 AM By: Melnyk, Josh



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

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);
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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", is written over a faint, larger blue signature that is partially obscured.

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.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THIS PLAN IS TO BE SUBDIVIDED SHOWN OUTLINED THIS.....
- AND CONTAINS: 2,220 ha



KEY PLAN
NOT TO SCALE

DESROCHERS AREA

TENTATIVE PLAN SHOWING

BARE LAND CONDOMINIUM

FO

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 50 60 METRES



CS
Corp.

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

FILE No.	126003200T	DRAFTED BY:	ME	CHECKED BY:	MM
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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;
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.

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. 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.
- 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 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 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 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 (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 to initiate a TELUS Utility Right of Way Agreement. Include the original circulation package and this response.



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Client

RITCHIEZ4 LTD.

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

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.

RITCHIE

SCALE 1:500

JANUARY, 2026

NOTES

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

96 STREET NW

CONDOMINIUM PLAN 102 1104	PLAN 2262 S. LOT 3	LOT A	LOT B	LOT C	LOT D	PLAN 8370 E.T. LOT E	LOT F	BLK. 31		LOT G	LOT H	LOT J	LOT K	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20

LANE

LOT 40	BLK. 31		LOT 39	LOT 38	LOT 37	LOT 36	LOT 35	LOT 34	LOT 33	LOT 32	LOT 44	LOT 30	LOT 43	LOT 42	LOT 28	LOT 27	LOT 26	LOT 25	LOT 24	LOT 23	LOT 22	CONDOMINIUM PLAN 152 5118

1.524 m
URW INSTRUMENT #
5183 K.O.
(Existing Storm Line)

74 AVENUE NW



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**

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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/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.

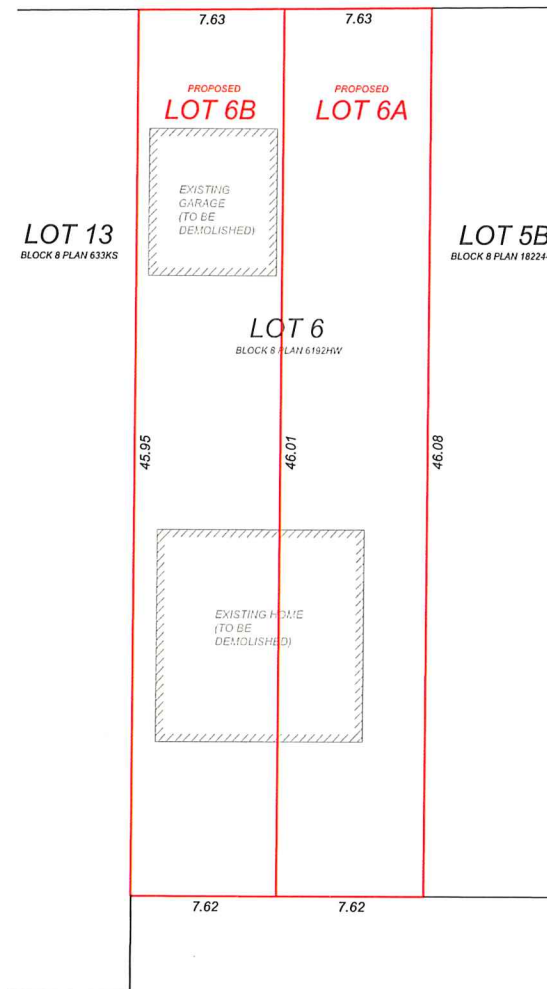
Servicing

- 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


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Fax: (780) 666-2359

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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.

Regards,

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

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. 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

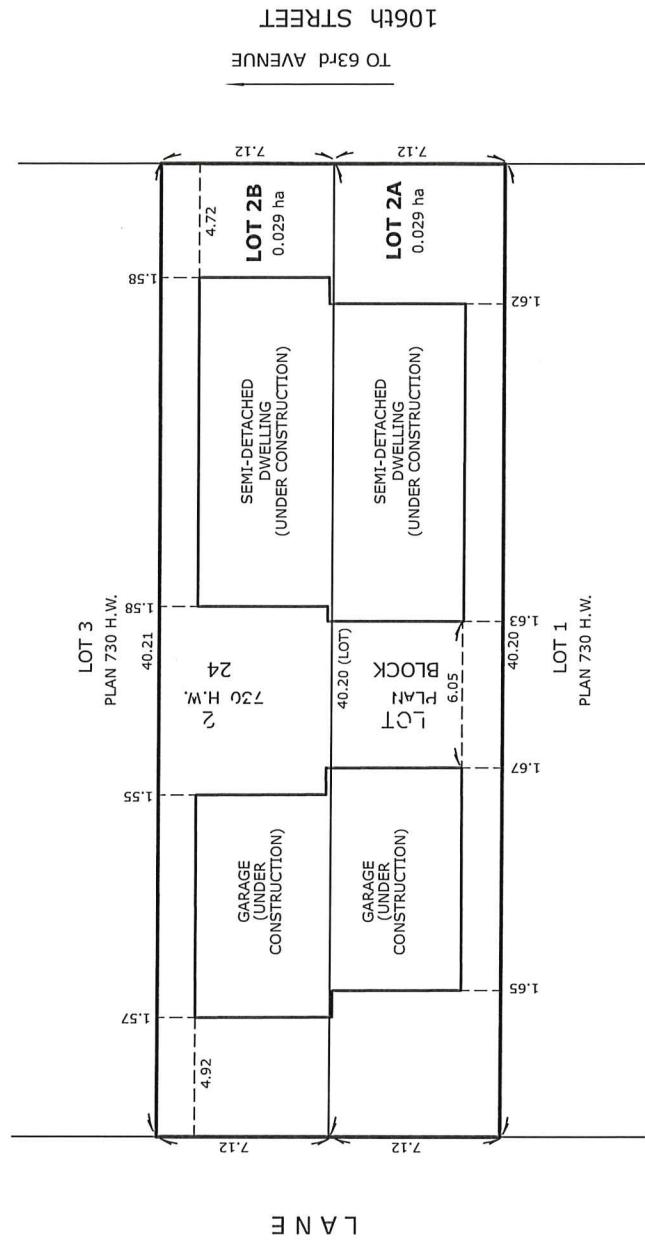
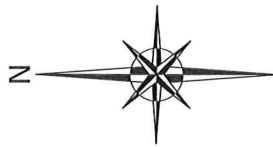
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).

SHOWING SUBDIVISION OF

IN THE

EDMONTON, ALBERTA

SCALE 1:200 2026 R.W. SIMPSON, A.L.S.



NOTES:

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



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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; 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.

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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.

Regards,

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

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. 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.

Building / Site

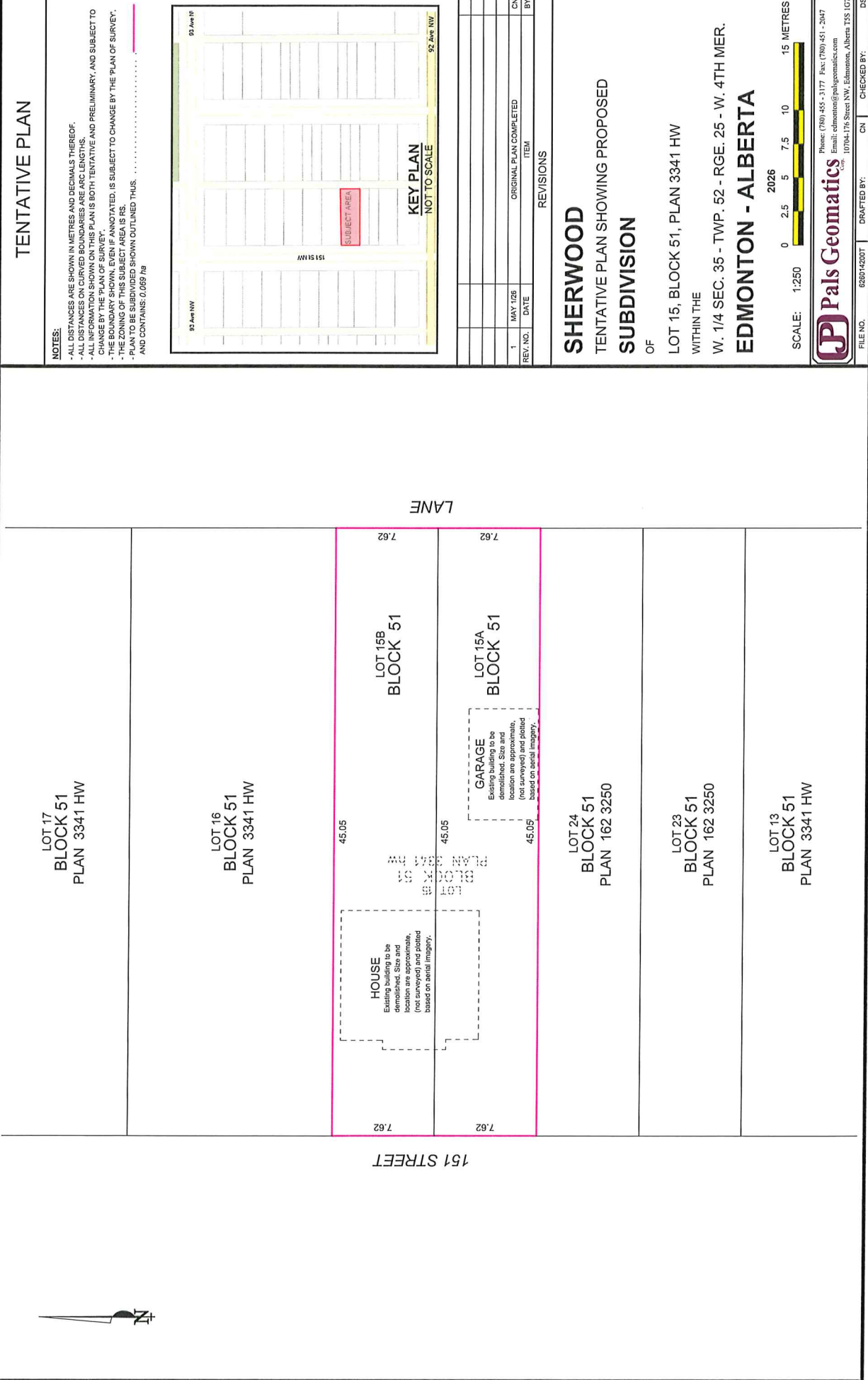
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 (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).





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; 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.

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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.

Regards,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #660312689-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

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

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 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 (search "Building Structures and Power Equipment Clearances").
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TENTATIVE PLAN

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL MEASUREMENTS SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE.
- 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: 0.178 ha



REV. NO.	DATE	ITEM	BY
2	MAY 15/28	BOUNDARY	CN
1	MAY 13/28	ORIGINAL PLAN COMPLETED	CN

REVISIONS

WINDSOR PARK

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
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

SCALE: 1:400 0 4 8 12 16 24 METRES



FILE NO. 6280161007 DRAFTED BY: CN CHECKED BY: DS

