

Thursday, June 4, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 4, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 28, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA26-0151
652071863-001

Tentative plan of subdivision to create one (1) additional industrial lot from Lot 2, Block 2, Plan 082 1861, located north of 70 Avenue NW and west of 8 Street NW; **MAPLE RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA26-0098
652071863-001

Tentative plan of subdivision to create separate titles for 2 (two) semi-detached dwellings from Lot 25 and 26 Block 13, Plan 3963HW, located south of 95 Avenue NW and west of 153 Street NW; **SHERWOOD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA26-0148
656914232-001

Tentative plan of subdivision to create one (1) additional residential lot from Lot 38, Block 29, Plan 772 2531, located west of 55 Street NW and north of 10 Avenue NW; **SAKAW**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA26-0160 657797020-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 14, Plan 1909 HW, located west of 160 Street NW and south of 98 Avenue NW; GLENWOOD	
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

June 4, 2026

File No. LDA26-0151

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 2, Block 2, Plan 082 1861, located north of 70 Avenue NW and west of 8 Street NW; **MAPLE RIDGE**

The Subdivision by Plan is APPROVED on June 4, 2026, subject to the following conditions:

1. that the owner dedicate additional road right-of-way for 70 Avenue NW to accommodate the existing turnaround within proposed Lot 2A, as shown on the "Conditions of Approval" map, Enclosure I. The dedication shall be to an approved cross section or to the satisfaction of Subdivision and Development Coordination;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the construction of a 1.2 m fence, as shown on the "Conditions of Approval" map, Enclosure I. The fence shall be contained wholly within private property and constructed to the satisfaction of Subdivision and Development Coordination; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 2, Block 2, Plan 082 1861 was previously addressed with Plan 4192 RS by dedication of a 5.03 hectare reserve parcel.

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/jm/Posse #652071863-001

Enclosure

TENTATIVE PLAN

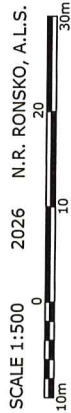
SHOWING SUBDIVISION OF

LOT 2, BLK.2, PLAN 082 1861

IN THE

N.E.1/4 SEC.20, TWP.52, RGE.23, W. 4M.

EDMONTON, ALBERTA



2026 N.R. RONSKO, A.L.S.



LOT 11
BLK. 1
PLAN 792 0262

LOT 2A
0.236 ha

BLK. 2
LOT 2
PLAN 082 1861

LOT 2B
0.269 ha

LOT 5
BLK. 2
PLAN 082 1861

WALKWAY
53.46

LOT 1 PUL
BLK. 2
PLAN 082 1861

50.44

50.44

53.46

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CALCULATED BY:	---	DRAWN BY:	C.Z.
DATE:	MAY 11, 2026	REVISED:	---
DRAWING	260360T	FILE NO.	260360

LEGEND

- Dedicate as road right of way
- 1.2m Uniform Fence

70th AVENUE

50.35

50.35



Subdivision Authority

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

June 4, 2026

File No. LDA26-0098

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for semi-detached dwellings on Lots 25 and 26, Block 13, Plan 3963 HW, located south of 95 Avenue NW and west of 153 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on June 4, 2026, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed lots 25B and 26B;
2. that the owner apply for permits to demolish the existing dwellings and garages on both Lot 25 and Lot 26, prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #652071863-001

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 (\$1 490.00 - 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 are two existing accesses to 95 Avenue NW. Upon redevelopment of proposed Lot 25B and 26B, they 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 1.61 m east of the west property line of existing Lot 26, off 95 Avenue NW and 1.09 m east of the west property line of existing Lot 25, off 95 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.
- 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).

KLAIR CUSTOM HOMES EDMONTON LTD.

NOTES:

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

95 AVENUE



LOT 24
BLOCK 13
PLAN 3963 HW

LOT 27A
BLOCK 13
PLAN 232 0028P

LOT 27B
BLOCK 13
PLAN 232 0028P

LOT 28
BLOCK 13
PLAN 3963 HW

HOUSE
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

HOUSE
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

HOUSE
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

GARAGE
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

42.65

42.65

42.65

LOT 25
BLOCK 13
PLAN 3963 HW

LOT 25B
BLOCK 13
PLAN 3963 HW

LOT 25A
BLOCK 13
PLAN 3963 HW

LOT 26A
BLOCK 13

LOT 26B
BLOCK 13

LOT 26C
BLOCK 13

7.54

7.54

7.54

7.54

LANE

REV. NO.	DATE	ORIGINAL PLAN COMPLETED	ITEM	BY
1	MAR. 20/26			

REVISIONS

SHERWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOTS 25 & 26, BLOCK 13, PLAN 3963HW

WITHIN THE

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

EDMONTON - ALBERTA



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

FILE NO. 620094600T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

June 4, 2026

File No. LDA26-0148

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 38, Block 29, Plan 772 2531, located west of 55 Street NW and north of 10 Avenue NW; **SAKAW**

The Subdivision by Plan is APPROVED on June 4, 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.

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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,



Blair McDowell
Subdivision Authority

BM/mm/Posse #656914232-001

Enclosures

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Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 56 Street NW. Upon redevelopment of proposed Lot 38A, 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, sanitary, and storm) enter the proposed subdivision approximately 0.91 m north of the south property line of existing Lot 38, off 56 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 38, BLK.29, PLAN 772 2531

IN THE

N.E.1/4 SEC.26, TWP.51, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 0 2026 N.R. RONSKO, A.L.S.



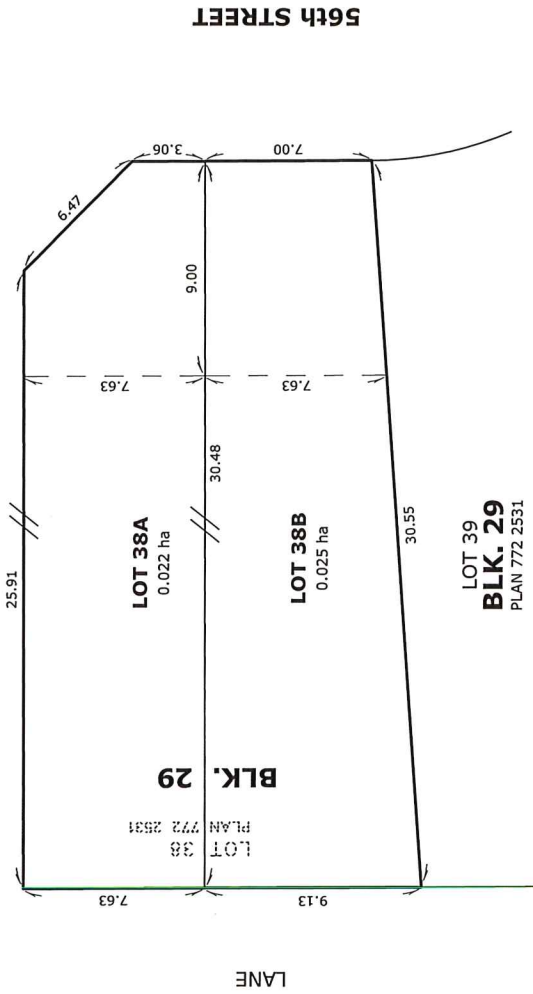
NOTES:

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

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CALCULATED BY: _____	DRAWN BY: _____	C.Z.: _____
DATE: MAY 04, 2026	REVISED: _____	FILE NO. 260385T
DRAWING 260385T		FILE NO. 260385



LOT 38
PLAN 772 2531
BLK. 29

LOT 38A
0.022 ha

LOT 38B
0.025 ha

LOT 39
BLK. 29
PLAN 772 2531

56th STREET

56th STREET

LANE



Subdivision Authority

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

June 4, 2026

File No. LDA26-0160

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 14, Plan 1909 HW, located west of 160 Street NW and south of 98 Avenue NW; **GLENWOOD**

The Subdivision by Plan is APPROVED on June 4, 2026, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Regards,



Blair McDowell
Subdivision Authority

BM/mm/Posse #657797020-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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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 10.38 m south of the north property line of existing Lot 6, off 160 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 6, BLK. 14, PLAN 1909 H.W.

IN THE

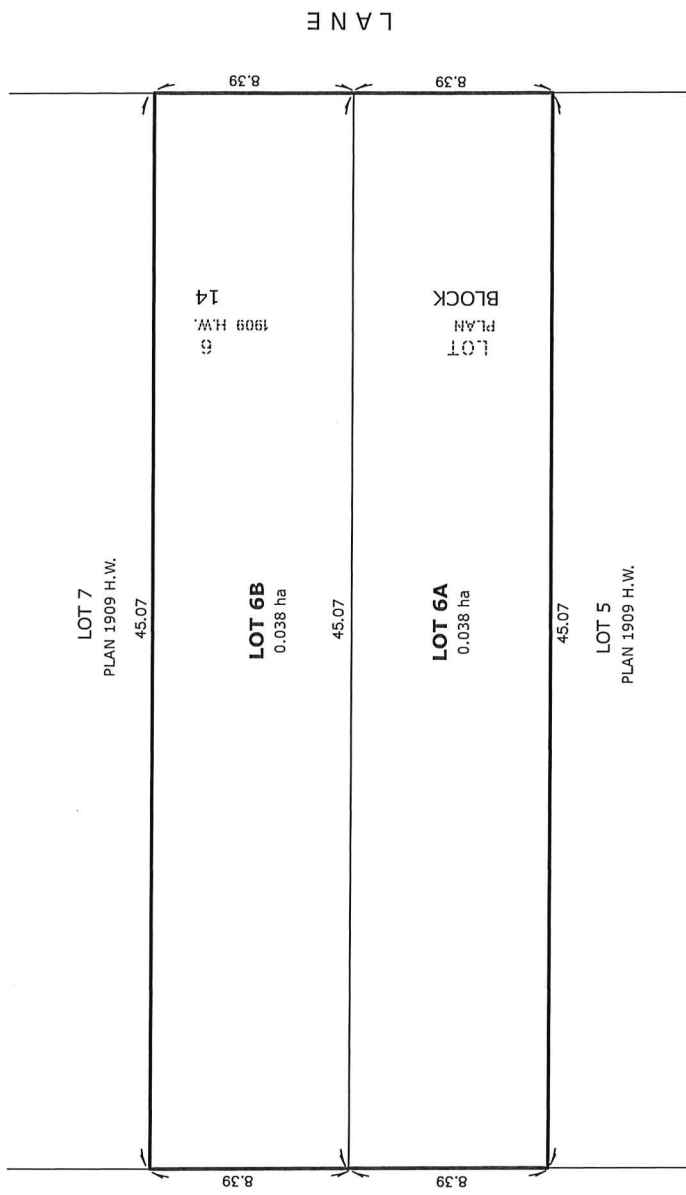
N.E.1/4 SEC.34, TWP.52, RGE.25, W. 4M.

EDMONTON, ALBERTA

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




TO 98th AVENUE
160th STREET




NOTES:

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



HAGEN SURVEYS

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SURVEYOR'S STAMP													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">CALCULATED BY:</td> <td style="font-size: 8px;">E.S.D.</td> <td style="font-size: 8px;">DRAWN BY:</td> <td style="font-size: 8px;">E.S.D.</td> </tr> <tr> <td style="font-size: 8px;">DATE:</td> <td style="font-size: 8px;">MAY 06, 2026</td> <td style="font-size: 8px;">REVISED:</td> <td style="font-size: 8px;">--</td> </tr> <tr> <td style="font-size: 8px;">DRAWING</td> <td style="font-size: 8px;">260393T</td> <td style="font-size: 8px;">FILE NO.</td> <td style="font-size: 8px;">260393</td> </tr> </table>	CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.	DATE:	MAY 06, 2026	REVISED:	--	DRAWING	260393T	FILE NO.	260393
CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.										
DATE:	MAY 06, 2026	REVISED:	--										
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