

Thursday, March 26, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0373
618821557-001

Tentative plan of subdivision to create 105 residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot from Block B, Plan 1934 RS, Block C, Plan 1934 RS, and Lot 1, Block 1, Plan 202 1173, located north of 153 Avenue NW and east of 2 Street NW; **QUARRY RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0403
625428796-001

Tentative plan of subdivision to create 242 residential lots, 1 multi-unit housing lot (MHL), 1 commercial lot, and 1 public utility lot (PUL) from NE-16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and west of 170 Street SW; **KENDAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA25-0479 628275883-001	Tentative plan of subdivision to create 90 residential lots and one (1) Public Utility Lot, from a portion of closed roadway; Legal Subdivisions 11 & 12 within Section 16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and east of 184 Street SW; KENDAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0508 445797318-001	REVISION of conditionally approved tentative plan of subdivision to create 197 residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve Lots, and two (2) Public Utility lots, from the SW-19-53-25-W4M located north of Yellowhead Trail NW and east of Winterburn Road NW; TRUMPETER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA26-0060 647781267-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 12A, Block 2, Plan 922 0724, located north of Ravine Drive NW and west of 136 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA26-0065 648442899-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 20, Plan 2609 HW, located south of 65 Avenue NW and east of 109A Street NW; PARKALLEN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

March 26, 2026

File No. LDA25-0373

Invistec Consulting Ltd.
1700, 10130 - 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Emma Zurawell

RE: Tentative plan of subdivision to create 105 residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot from Block B, Plan 1934 RS, Block C, Plan 1934 RS, and Lot 1, Block 1, Plan 202 1173, located north of 153 Avenue NW and east of 2 Street NW; **QUARRY RIDGE**

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

1. that the owner dedicate Municipal Reserve (MR) as a 0.006 ha lot with Phase 2, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for Meridian Street NE, as shown on the "Conditions of Approval" map, Enclosure II;
5. that subject to Condition I.4, the owner clear and level Meridian Street NE, 153 Avenue NW and 2 Street NE, as required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination;
6. that the owner dedicate additional road right-of-way and the property lines of residential lots within Phase 2 be modified where required, to conform to an approved collector road cross-section(s) for 2 Street NE, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the proposed MR lot be consolidated with Lot 20 MR, Block 6, Plan 252 0979 concurrent with the registration of Phase 2 of this subdivision;

8. that the owner register an easement in favour of EPCOR to facilitate connection of the public storm sewer system to the downstream private infrastructure on the Quarry Ridge Golf Course lands, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct 2 Street NE to an approved Complete Streets design and cross-section, including 3 m shared pathway, and any utility modifications and/or relocations, with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I. The transition from an urban collector standard to the existing rural roadway must be constructed to the satisfaction of Subdivision and Development Coordination;

9. that the owner construct appropriate traffic calming measures at the shared use path crossing, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical and horizontal deflection obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
10. that the owner construct a 3 m hard-surface shared pathway, within the Public Utility Lot containing the pipeline right-of-way, including "Shared Pathway" signage, bollards and landscaping, with a connection to the adjacent paths, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m shared pathway with bollards and lighting within the walkway, with connections to the adjacent paths, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard-surface shared pathway including lighting and bollards, within the MR site with Phase 2; with connection(s) to the adjacent paths, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary hard surface pedestrian connection between the Municipal Reserve (MR) lot, and the south terminus of the "local roadway" with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary offset 17 m radius transit turnaround, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct temporary 6 m wide gravel surface roadway connections, as shown on the "Conditions of Approval" map, Enclosure I, with Phase 2. The gravel roadway between the two terminus of the roadways will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination). A 'Swept Path Analysis' for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections;
16. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
17. that the engineering drawings include a wildlife crossing on 7 Street NE, in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);

18. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the landscape design and construction within the Public Utility lot(s), the Reserve lot(s), road right(s) of way and walkway(s) to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Block B, Plan 1934 RS was previously addressed with LDA07-0466 by registering a Deferred Reserve Caveat (DRC) on title. Note that Meridian Street shifts eastward with this subdivision, reducing the MR dedication area of the existing park space associated with LDA24-0103 by 0.006 ha. LDA24-0103 has been registered, but an additional 0.006 ha of MR is being dedicated with LDA25-0373 to make up the difference, resulting in no net change to the final DRC. The DRC will carry forward on the remainder of the title.

MR for Block C, Plan 1934 RS was previously addressed with LDA07-0466 by registering a DRC on title. The DRC will carry forward on the remainder of the title.

With the exception of the dedication of arterial road with this application (See Enclosure II), there has been no subdivision activity for Lot 1, Block 1, Plan 202 1173. MR will be addressed with future subdivision.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #618821557-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

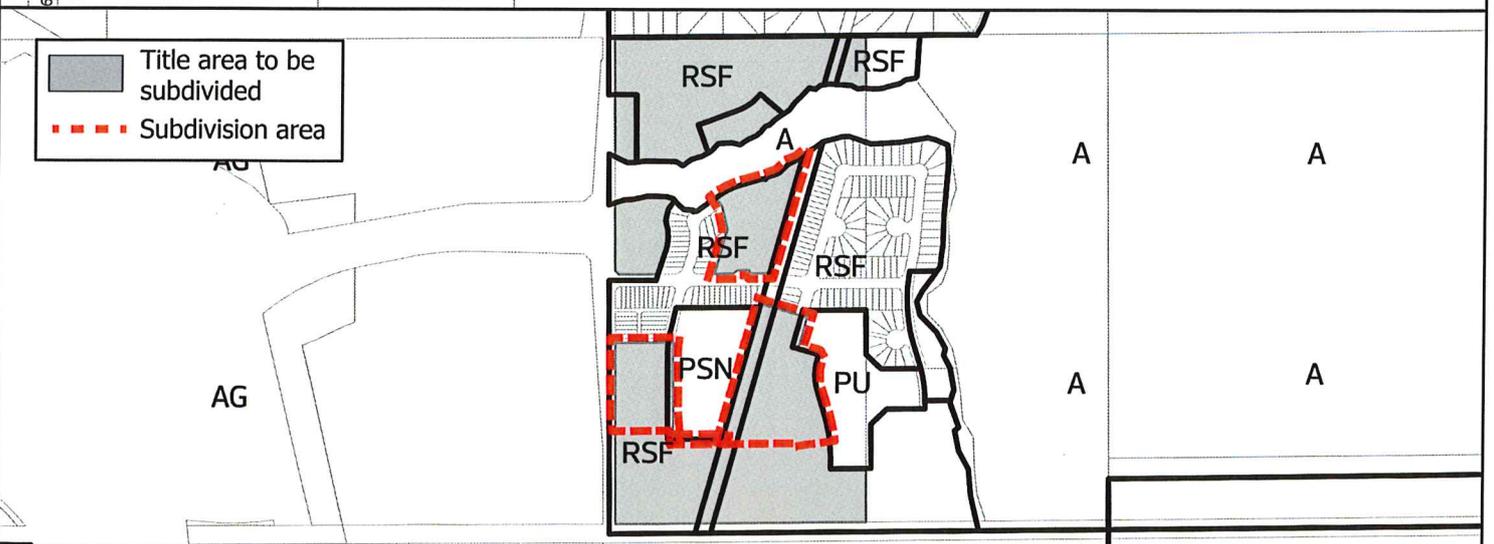
March 26, 2026

LDA25-0373

- | | | |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  Limit of proposed subdivision |  Temporary 6 m gravel roadway |  Temporary 17 m radius transit turnaround |
|  3 m Hard surface shared use path |  1.2 m Uniform fence |  Restrictive Covenant re: Top of Bank |
|  3 m Hard surface shared use path (Phase2) |  1.8m Uniform fence as per Zoning Bylaw |  Restrictive Covenant re: Freeboard |
|  Temporary pedestrian connection |  Watermain extension |  Dedicate as road right of way (if required) |
|  Construct roadway (Phase 2) |  Register easement | |
|  Temporary 4 m emergency access |  Traffic calming measures; Wildlife crossing | |



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



-  Limit of proposed subdivision
-  Dedicate as road right of way



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



Subdivision Authority

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

March 26, 2026

File No. LDA25-0403

Invistec Consulting
1700, 10130 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Emma Zurawell

RE: Tentative plan of subdivision to create 242 residential lots, 1 multi-unit housing lot (MHL), 1 commercial lot, and 1 public utility lot (PUL) from NE-16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and west of 170 Street SW; **KENDAL**

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

1. that the owner provide Municipal Reserve (MR) in the amount of 3.29 ha by a Deferred Reserve Caveat (DRC) registered against the remnant lot pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner clear, level and dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for the 170 Street SW arterial roadway, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner clear, level and dedicate road right-of-way to conform to an updated and approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for 28 Avenue SW, 175 Street SW, and the shared use path on the south side of 28 Avenue SW (connects to the shared use path on the east side of 170 Street SW), as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner clear, level and dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for the complete intersection of Rabbit Hill Road SW and Ellerslie Road SW from the parcels as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the proposed 0.014 ha Public Utility Lot be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;

7. that the owner construct Ellerslie Road SW to four (4) urban lanes standard, from west of Ellerslie Road bridge, west of 141 Street SW intersection, to west of Rabbit Hill Road SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared use path(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct the intersection of Ellerslie Road SW and Rabbit Hill Road SW to its ultimate to an arterial roadway standard, including channelization, accesses, turning lanes, and all necessary transitional improvements back to the existing 2 lanes to the west (approximately 200 m) and to the south (approximately 200 m) of the intersection, as shown on the "Conditions of Approval" map, Enclosure II.
9. that the owner construct the ultimate lanes of 28 Avenues SW to an arterial roadway standard, from west of 175 Street SW to east of 170 Street SW northbound, to an updated and approved Concept Plan, including channelization, accesses, intersections, 3 m shared use path on the south side, lighting, landscaping, paint line marking modifications and any transitional improvements as shown on the "Conditions of Approval" map, Enclosure I;
10. that, further to II.9, the owner construct an eastbound auxiliary lane along 28 Avenue SW with an approved access(es) to the proposed developments, including modifications are required by the updated and approved Concept/Preliminary Plan to accommodate the required taper and bay to an arterial roadway standard and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the 175 Street SW collector roadway to an approved Complete Streets design and cross-section, including two northbound right-turn bays, 3 m shared use path, lighting, landscaping, and any necessary transitional improvements, as per the recommendations of the accepted Kendal Traffic Impact Assessment (TIA), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct appropriate traffic calming measures at the intersection on the 175 Street SW collector roadway and 29 Avenue SW local roadway, as per Section 3.8.2 of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the subdivision of detailed engineering drawings;
13. that the engineering drawings include grading plans for 170 Street SW. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
14. that the owner construct a 3 m hard surface shared use path including lighting and bollards, within the walkway and Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the SWMF on the west side of 170 Street SW, to the satisfaction of Subdivision and Development Coordination;

16. that the owner construct a 3 m hard surface shared use path within the road rights-of-way to align with the Kendal NSP and approved cross-sections, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards in Stage 1, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination.
18. that the owner designs the ultimate Stormwater Management Facility (SWMF) and constructs the interim facility, including all necessary inlets and outlets to the satisfaction of Subdivision and Development Coordination, and dedicate the area of interim SWMF as PUL;
19. that the owner constructs offsite storm sewer and storm inlet within Phase 2 during the construction of Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner constructs offsite sanitary and storm sewers to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure II;
21. that the owner constructs an offsite water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the Conditions of Approval" map, Enclosure II;
22. that the owner construct a 1 m berm centered on the property line and noise a 1.8 m noise attenuation fence wholly within private property lines, for all lots backing onto 170 Street SW as shown on the "Conditions of Approval" map, Enclosure I.
23. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights-of-way, and walkway, and to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NE-16-51-25-W4M in the amount of 3.29 ha will be provided by registering a Deferred Reserve Caveat (DRC) on title with this subdivision. The DRC will be reduced for arterial roadway dedication. The amount will be determined upon final survey.

Road dedication is conditioned offsite within Lot F, Block 1, Plan 142 2586 (Glenridding Ravine) and Lot 4, Block 2, Plan 142 3545 (Ambleside). Municipal Reserve (MR) for these lots will be addressed with future subdivisions at these locations.

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

Please be advised that an appeal may be lodged in accordance 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,



Blair McDowell
Subdivision Authority

BM/mc/Posse #625428796-001

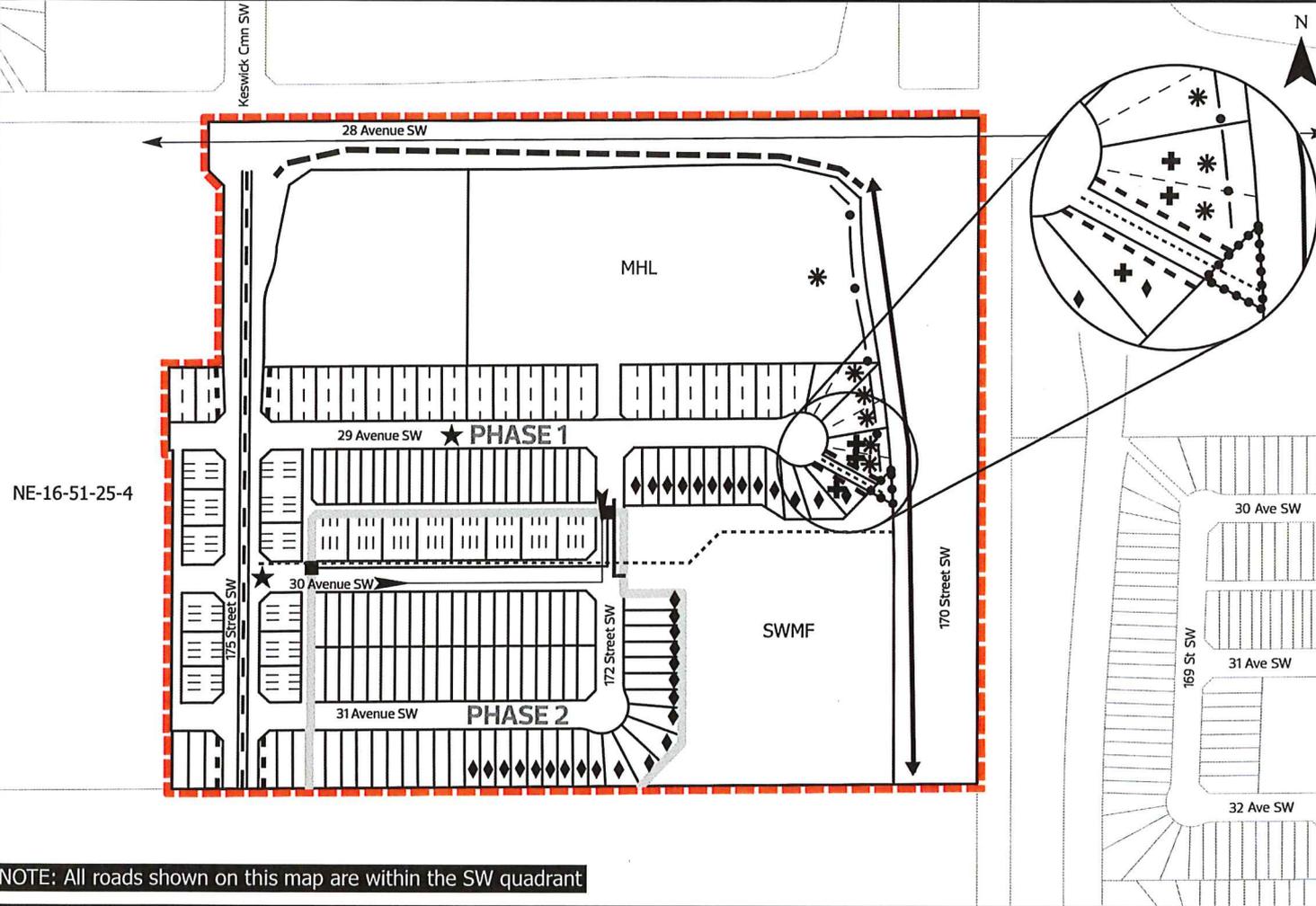
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

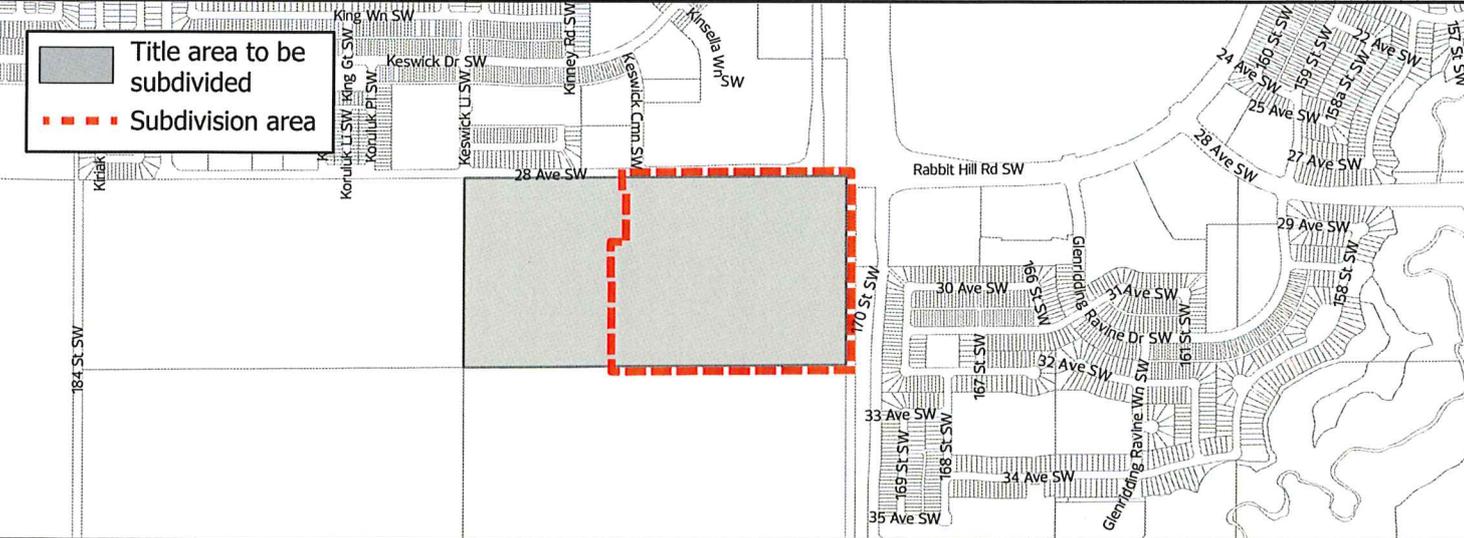
March 26, 2026

LDA25-0403

- | | | | | | |
|----------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
|  | Limit of Proposed Subdivision |  | Construct storm sewer and storm inlet with Phase 1 |  | Temporary overland drainage with Phase 1 |
|  | Phasing Line |  | Construct ultimate lanes of 28 Avenue SW to an arterial roadway standard | | |
|  | Restrictive covenant re: Berm and Fence |  | 1.8m Uniform Fence as per Zoning bylaw | | |
|  | Restrictive Covenant re: Freeboard |  | 1.0 m berm and 1.8 m noise attenuation fence | | |
|  | Restrictive Covenant re: Disturbed Soil |  | 3m hard surface shared use path | | |
|  | Traffic Calming Measure |  | Temporary 4 m emergency access | | |
|  | Dedicate 170 Street SW road right of way |  | Construct auxiliary lane | | |
|  | Construct to a collector roadway standard |  | Dedicate as road right of way | | |



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

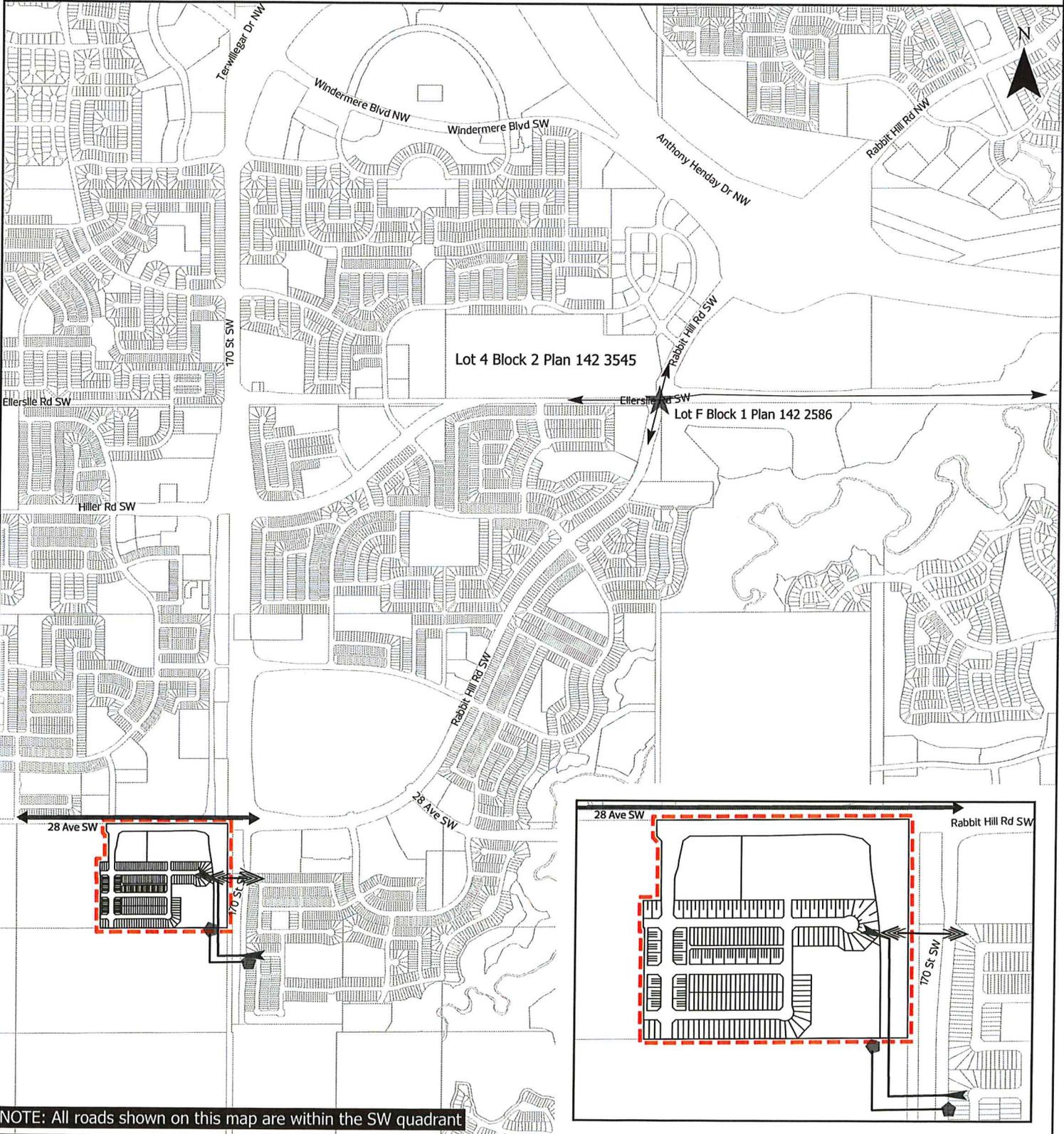


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 26, 2026

LDA25-0403

-  Limit of Proposed Subdivision
-  Dedicate 28 Avenue SW to an approved Concept Plan, including area for SUP
-  Construct Ellerslie Rd SW to four lane urban arterial roadway standard
-  Construct Offsite Water Main Extension
-  Construct Offsite Storm Sewer
-  Construct Offsite Sanitary Sewer
-  Dedicate and Construct Ellerslie Road SW/Rabbit Hill SW Intersection



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



Subdivision Authority

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

March 26, 2026

File No. LDA25-0479

Select Engineering Consultants Ltd.
100, 17413 107 Ave NW
Edmonton AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 90 residential lots and one (1) Public Utility Lot, from a portion of closed roadway; Legal Subdivisions 11 & 12 within Section 16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and east of 184 Street SW; **KENDAL**

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

1. that the owner provide Municipal Reserve (MR) in the amount of 3.24 ha by a Deferred Reserve Caveat (DRC) registered against Legal Subdivisions 11 & 12 within Section 16-51-25-W4M, pursuant to Section 669 of the Municipal Government Act.
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a temporary public access easement for a 7 m temporary roadway, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner clear, level and dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for the complete intersection of Rabbit Hill Road SW and Ellerslie Road SW from the parcels as shown on the "Conditions of Approval" map, Enclosure II;
6. that subdivision LDA25-0466 be registered prior to or concurrent with this application to provide logical roadway and water infrastructure extensions;
7. that LDA25-0372 to close a portion of 184 Street SW shall be approved prior to the endorsement of the plan of survey; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared pathway and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct Ellerslie Road SW to four (4) urban lanes standard, from west of Ellerslie Road bridge, west of 141 Street SW intersection, to west of Rabbit Hill Road SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared pathways(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct the intersection of Ellerslie Road SW and Rabbit Hill Road SW to its ultimate to an arterial roadway standard, including channelization, accesses, turning lanes, and all necessary transitional improvements back to the existing 2 lanes to the west (approximately 200 m) and to the south (approximately 200 m) of the intersection, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct the 182 Street SW collector roadway to an approved Complete Streets design and cross-section, including 3 m shared pathway, lighting, landscaping and any necessary transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 33 Avenue SW to an enhanced local roadway standard with two travel lanes, parking ban on one side and a 3 m hard-surface shared pathway within the rights-of-way to align with the Kendal NSP and the approved cross-sections, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of "no parking" signage on the enhanced local roadways to support the cross sections and operation of the internal roadways to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 3 m hard surface shared pathway including lighting and bollards, within the Storm Water Management Facility (SWMF), as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a temporary 7 m paved surface roadway connection to 184 Street SW, as shown on the “Conditions of Approval” map, Enclosure I. A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings to ensure functionality;
14. that the owner construct appropriate traffic calming measures at the intersections on 182 Street SW (collector) with 33 Avenue SW (enhanced local road), as per Section 3.8.2. Of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the “Conditions of Approval” map, Enclosure I. Traffic calming measures may include but are not limited to curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
15. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Public Utility lot, and road right of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

MR for Legal Subdivisions 11 & 12 within Section 16-51-25-W4M will be addressed by a 3.24 ha DRC being provided with this subdivision. The DRC will be adjusted to include the area from the associated road closure application on 184 Street SW (LDA25-0372).

Road dedication is conditioned offsite within Lot F, Block 1, Plan 142 2586 (Glenridding Ravine) and Lot 4, Block 2, Plan 142 3545 (Ambleside). Municipal Reserve (MR) for these lots will be addressed with future subdivisions at these locations.

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

Please be advised that an appeal may be lodged in accordance 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,

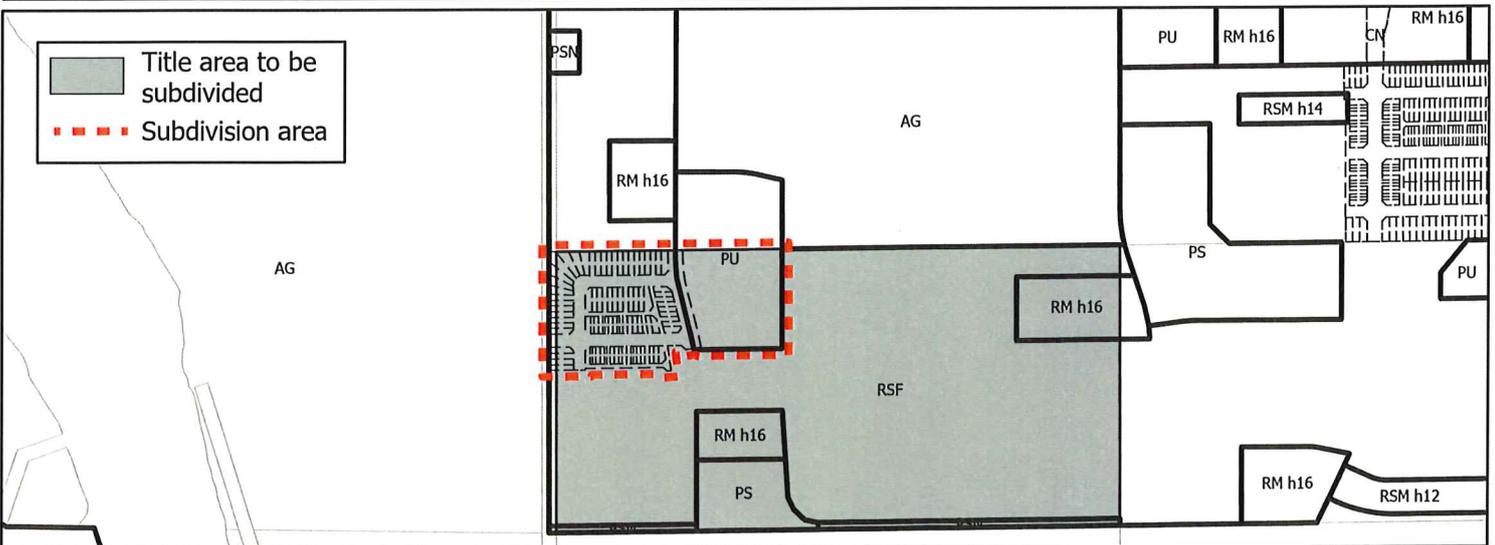
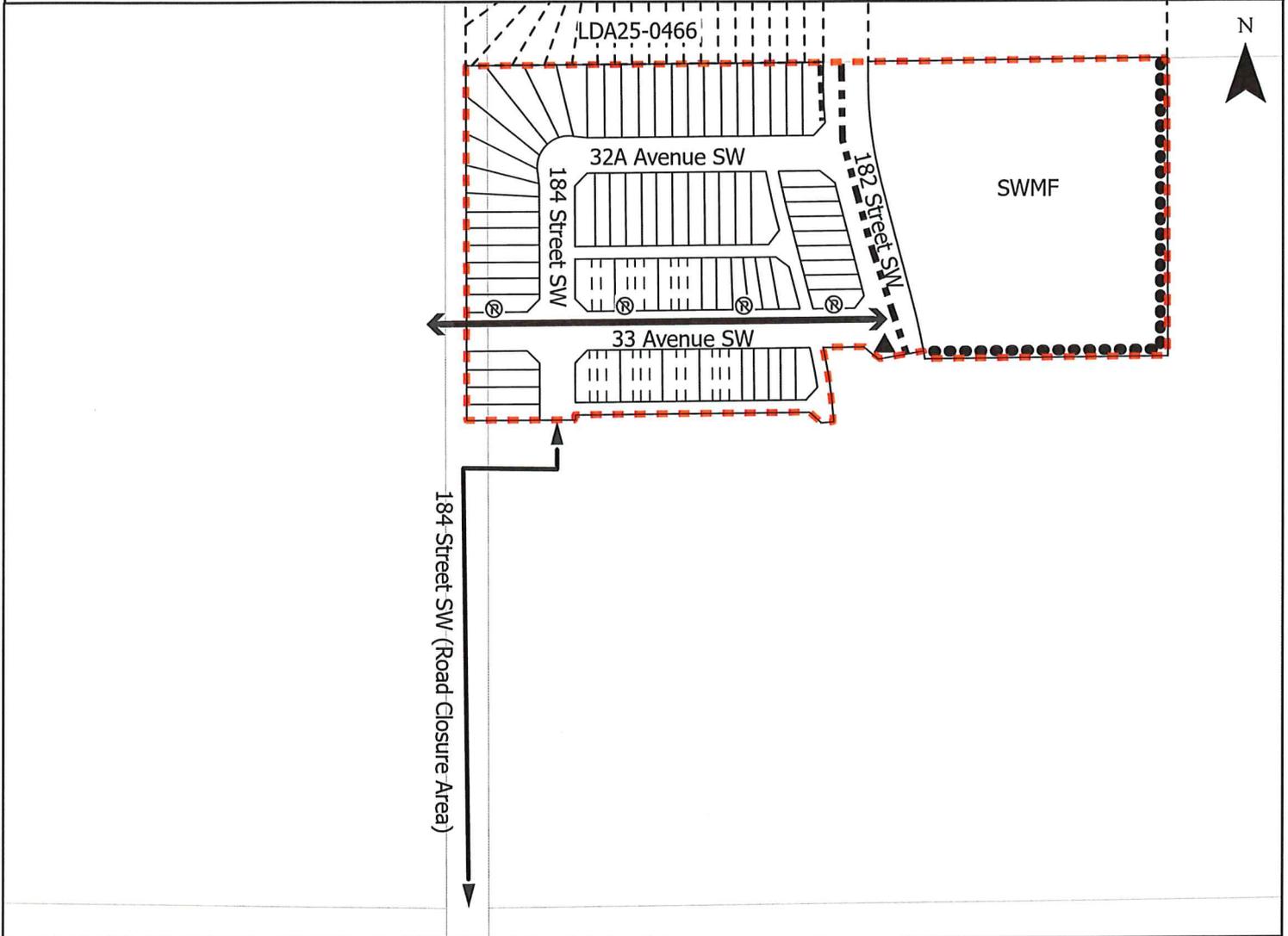


Blair McDowell
Subdivision Authority

BM/mc/Posse #628275883-001

Enclosures

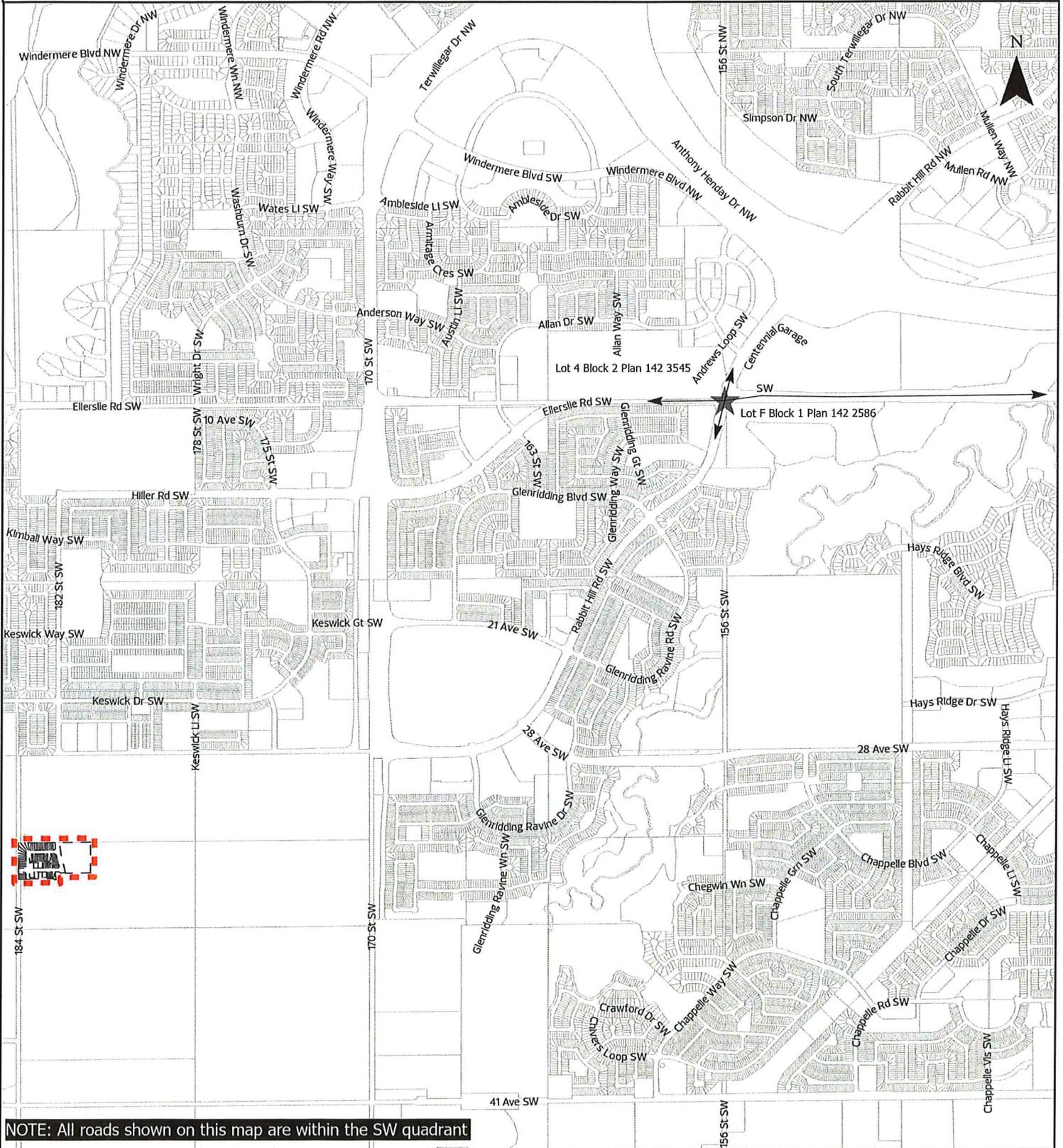
- ■ ■ Limit of proposed subdivision
- ● ● 3 m hardsurface shared use path
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- ▲ Traffic Calming
- - - Construct collector roadway
- Ⓟ No parking signage
- ↔ Temporary 7m roadway
- ↔ Construct enhanced local roadway



--- Limit of Proposed Subdivision

★ Dedicate and construct Ellerslie Road SW/Rabbit Hill Road SW intersection

↔ Construct Ellerslie Rd SW to a four lane urban arterial roadway standard





Subdivision Authority

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

March 26, 2026

File No. LDA22-0508

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

ATTENTION: Ghazal Lotfi

RE: REVISION of conditionally approved tentative plan of subdivision to create 197 residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve Lots, and two (2) Public Utility lots, from the SW-19-53-25-W4M located north of Yellowhead Trail NW and east of Winterburn Road NW; **TRUMPETER**

The subdivision was originally approved on August 17, 2023. The first Change Request was approved on September 26, 2024. It revised the lots along 213A Street and the north east portion of phase 2 from singles to semis, resulting in an increase of 17 residential lots (from 197 singles to 184 singles and 30 semis). Additionally, the phase order/boundaries and lot configuration were altered within phases 1, 3, and 4. This second Change Request adjusts the lot boundaries within phases 3, 4, and 5, resulting in an increase of 4 lots, for a new total of 214.

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

1. that the owner dedicate Municipal Reserve (MR) as 0.85 ha, 0.60 ha, and 0.26 ha lots pursuant to Section 666 of the Municipal Government Act.
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that Phases 1, 2, 3, 4, and 5 may be registered in non-sequential order at the discretion of the Subdivision Authority, having regard to the prior or concurrent registration of other phases contained within this approval, and approved subdivisions outside of this approval, that are deemed necessary to provide connections to underground utilities and roadways. Phase 3 must be registered prior to or concurrent with Phase 4, alternatively all sewer infrastructure within Phase 3 must be constructed prior to Phase 4 registration;

5. that the subdivision boundary be amended to include the alley and portion of 214 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton, as per the associated geotechnical report, against the lots backing onto and flanking the top of the bank, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate additional road right-of-way and the property lines of the residential lots, backing onto or flanking the alley in Phase 2, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
4. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through engineering drawing review and approval process, and as a result, may require adjustments to road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of

Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination).

9. that the owner construct a 3 m hard surface shared use path in the ultimate alignment of 215 Street NW (Winterburn Street NW) from Trumpeter Way NW to Hawks Ridge Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include grading plans for 215 Street NW (Winterburn Road NW), to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct the alleys in Phase 2 to a residential standard in accordance with the Complete Street Design and Construction Standard. A "Swept Path Analysis" for waste management vehicles must be included in the submissions of engineering drawings to ensure functionality of the alley/alley intersections and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination.
12. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards with Phase 1 and 3, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path, within the north/south PUL greenway in Phase 3, including "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path, including lighting and bollards within the the MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the 0.26 ha Municipal Reserve lot with Phase 1, to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the east/west walkway in phase 3, with connections to adjacent shared use path and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 3 m hard surface shared use path, including lighting and bollards within the north/south walkways in Phase 1 and 4, with connections to adjacent shared use path and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 215 Street NW (Winterburn Road NW), to the satisfaction of

Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

20. that the owner construct an offsite sanitary and storm sewers as part of Phase 4 if constructed prior to phase 3 of this subdivision to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
22. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner provide full landscaping within the 0.60 ha MR lot with Phase 1 for the proposed shared use path, to the satisfaction of City Departments and affected utility agencies; and
24. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosure I is the map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Pt. SW ¼ 19-53-25-4 were previously addressed with LDA19-0457 by registering a 3.382 ha Deferred Reserve Caveat (DRC) on title. The DRC was reduced to dedicate Environmental Reserve (ER) and MR. The balance of the MR in the amount of 0.749 was used to address credit for overdedication of the Environmental Reserve (ER) in SE ¼ 24-53-26-4, as stated by LDA23-0317.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/nz/Posse #445797318-001

Enclosure

File No. LDA22-0508

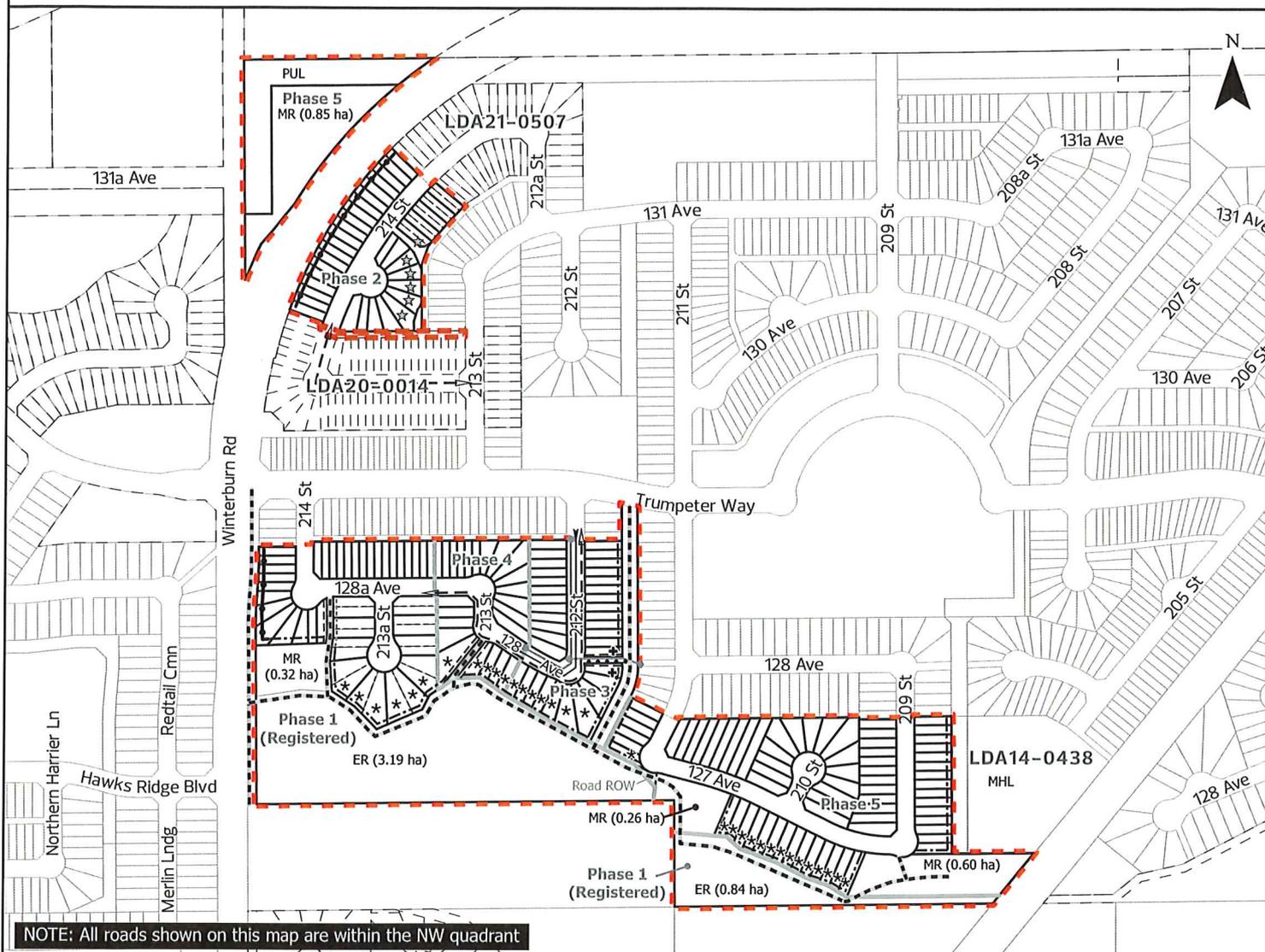
4 of 4

SUBDIVISION CONDITIONS OF APPROVAL MAP

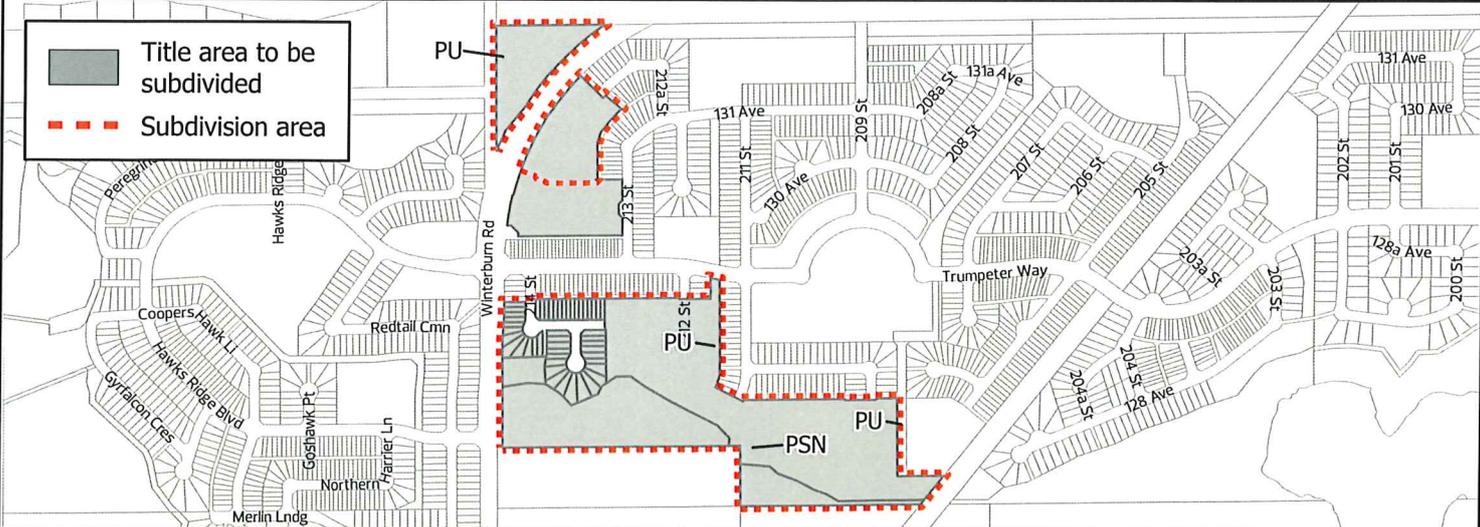
March 26, 2026

LDA22-0508

- | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> --- Amend Subdivision Boundary - - - Limit of Proposed Subdivision — Phasing Line — Noise Attenuation Fence - - - 1.2m Uniform Fence | <ul style="list-style-type: none"> ----- 1.8m Uniform Screen Fence - - - 1.8m Uniform Fence as per Zoning Bylaw 1.8m Concrete Sidewalk - - - 3m Hard Surface Shared Use Path | <ul style="list-style-type: none"> ↔ Temporary 4 m Emergency Access — Storm Sewer Extension — Sanitary Sewer Extension ☆ Modify Property Line | <ul style="list-style-type: none"> * Restrictive Covenant re: Top of Bank + Restrictive Covenant re: Disturbed Soil |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|



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





Subdivision Authority

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

March 26, 2026

File No. LDA26-0060

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 12A, Block 2, Plan 922 0724, located north of Ravine Drive NW and west of 136 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on March 26, 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,



Blair McDowell
Subdivision Authority

BM/jm/Posse #647781267-001

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 driveway access to 136 Street NW. Upon redevelopment of proposed Lot 11B, 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 11.58 m west of the west property line of 136 Street NW, off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- All weeping tile flows and roof leaders must be directed to the storm service.

- 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 deficient water network capacity adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (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).

BENJAMIN C. CAIRO

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- THIS SURVEY AND 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: 0.159 ha



REV. NO.	DATE	ITEM	CN	BY
1	FEB. 13/26	ORIGINAL PLAN COMPLETED		

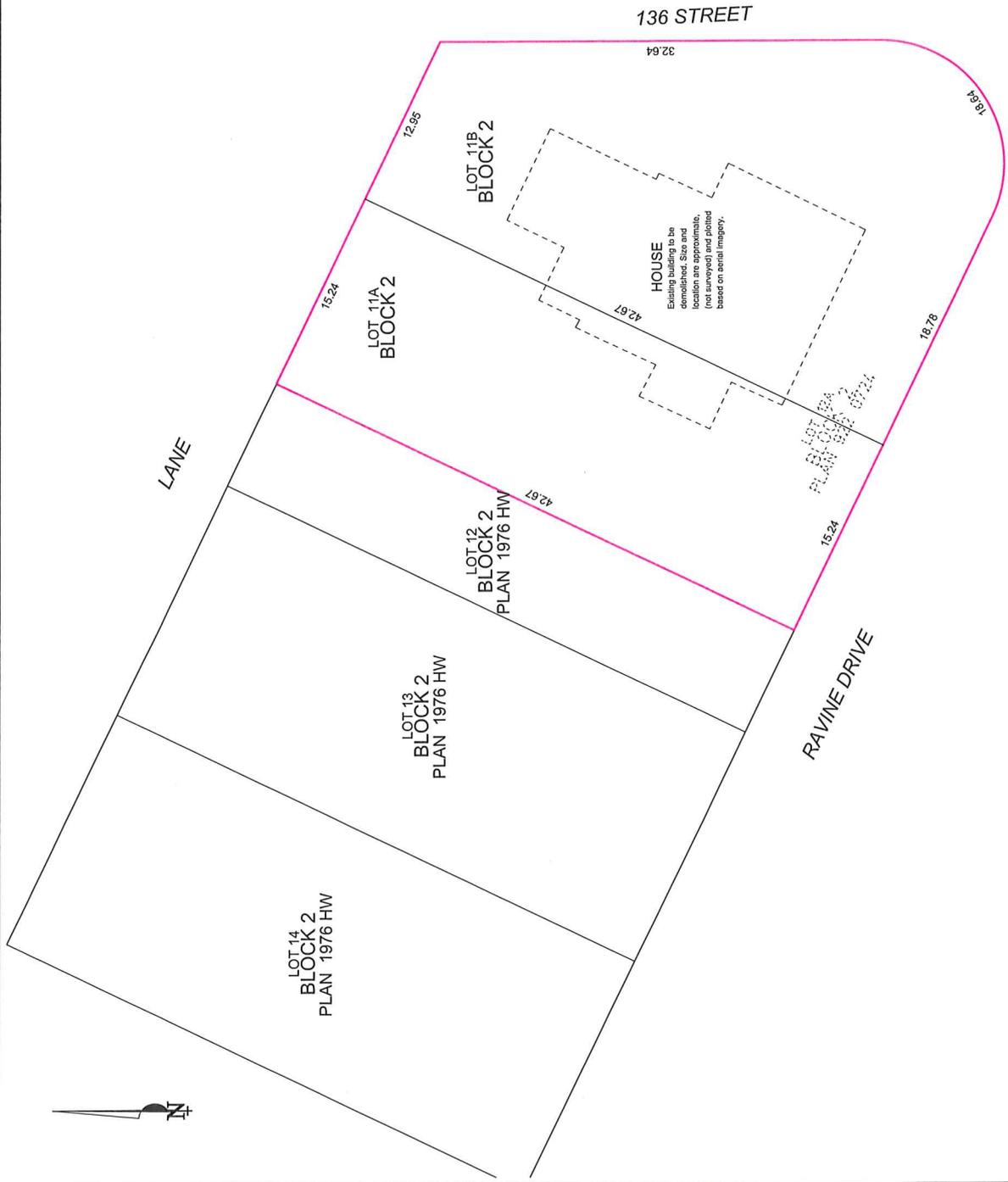
GLENORA
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 12A, BLOCK 2, PLAN 922 0724
WITHIN THE

N.W. 1/4 SEC. 36 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



FILE NO. 626004300T DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

March 26, 2026

File No. LDA26-0065

Arc Surveys
201, 6908 Roper Rd NW
Edmonton AB T6B 3H9

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 20, Plan 2609 HW, located south of 65 Avenue NW and east of 109A Street NW;
PARKALLEN

The Subdivision by Plan is APPROVED on March 26, 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 north lot; 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,



Blair McDowell
Subdivision Authority

BM/jm/Posse #648442899-001

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.

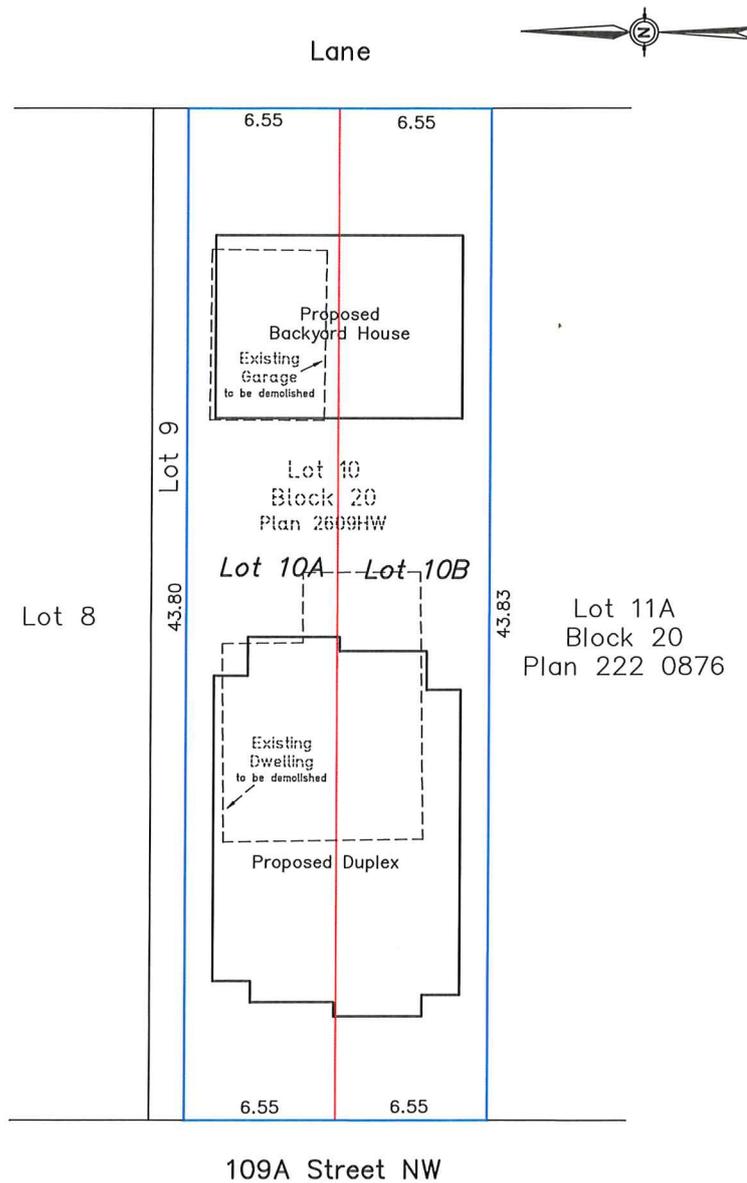
Servicing

- 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 4.77 m north of the south property line of existing Lot 10, off 109A 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

LEGAL DESCRIPTION: Lot 10, Block 20, Plan 2609HW
MUNICIPAL ADDRESS: 6331 109A Street NW, Edmonton, Alberta
SURVEY DATE: October 3rd, 2025
NEIGHBOURHOOD: Parkallen
ZONING: RS

CERTIFICATE OF TITLE AREA: 0.057 ha.
 AREA IN PARCEL(S) BEING CREATED: 0.057 ha.
 NUMBER OF PARCELS CREATED: 2



Scale: 1:250

LEGEND

Property lines are shown thus: _____

Proposed Subdivision lines shown thus: _____

Utility Right of Ways are shown thus: _____

NOTE:

Distances are in metres and decimals thereof.
 All distances on curved boundaries are Arc distances

No.	DATE	REVISION DESCRIPTION	Drawn By
0	2026-02-09	Original drafting date	DS
Arc Surveys Ltd. 6908 Roper Road NW, Edmonton, Alberta Ph.: 780-800-1260 office@arcsurveys.ca www.edmonton.arcsurveys.ca			
Surveyed: MG	Checked by: JG	File No.: E27076-S	