

Thursday, May 14, 2026  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

**PRESENT**      Blair McDowell, Chief Subdivision Officer

**1.      ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 14, 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 7, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3.      OLD BUSINESS**

**4.      NEW BUSINESS**

1.      LDA26-0119  
653200143-001

Tentative plan to subdivide the west 105 metres from Lot 7, Block 3, Plan 4990 HW and consolidate that portion with Lots 9 and 10, Block 3, Plan 3628 TR located south of 114 Avenue NW and east of 149 Street NW; **HUFF BREMNER ESTATE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.      LDA25-0531  
640868486-001

Tentative plan of subdivision to create one (1) additional residential lot from Lot 22-23-24, Block 2, Plan 7737T, located north of 124 Avenue NW and west of 126 Street NW; **PRINCE CHARLES**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA26-0066 648574018-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 29, Block 5, Plan 5237 KS, located east of Buena Vista NW and south of 79 Avenue NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA26-0111 653202663-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 5, Block 36, Plan 1252 AH, located south of Saskatchewan Drive NW and west of 116 Street NW; <b>WINDSOR PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA26-0122 653176879-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 6-7, Block 53, Plan 6800 AK, located east of 84 Street NW and north of 105 Avenue NW; <b>FOREST HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA26-0137 653174409-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 10, 11 & 12, Block 28, Plan 3620 AH, located east of 82 Street NW and south of 101 Avenue NW; <b>FOREST HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

May 14, 2026

File No. LDA26-0119

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

ATTENTION: Ismael Hop

RE: Tentative plan to subdivide the west 105 metres from Lot 7, Block 3, Plan 4990 HW and consolidate that portion with Lots 9 and 10, Block 3, Plan 3628 TR located south of 114 Avenue NW and east of 149 Street NW; **HUFF BREMNER ESTATE INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on May 14, 2026, subject to the following conditions:**

1. that the owner register a Utility Right of Way in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the newly consolidated parcel, in the location as shown on the "Conditions of Approval" map, Enclosure I; 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 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #653200143-001

Enclosures

# TENTATIVE PLAN

SHOWING SUBDIVISION OF PART OF

**LOT 7, BLK.3, PLAN 4990 H.W.**

IN THE

**S.E.1/4 SEC.11, TWP.53, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:11500 2026 N.R. RONSKO, A.L.S.

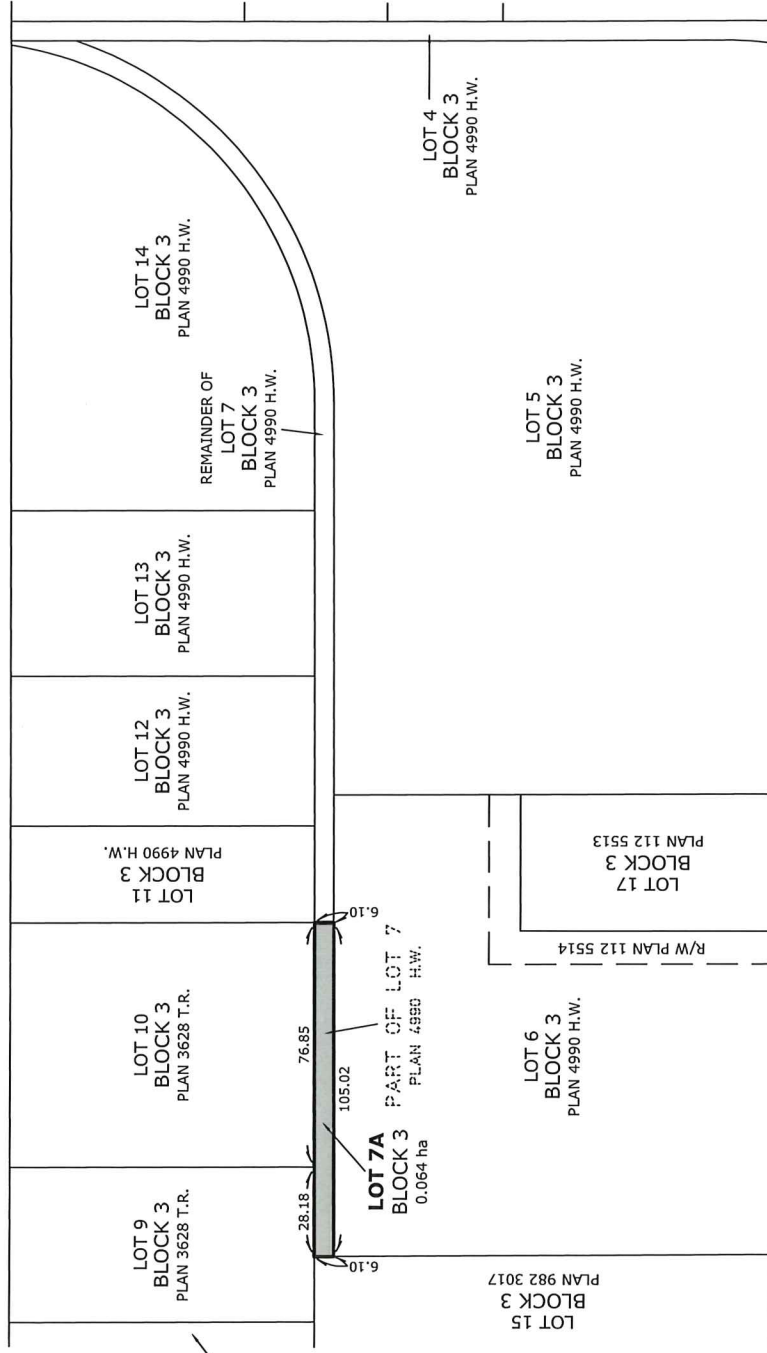


LOT B  
BLOCK 3  
PLAN 992 6484

**LEGEND**

Register Utility Right of Way

114th AVENUE



112th AVENUE

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



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**SURVEYOR'S STAMP**

ALBERTA LAND SURVEYORS ASSOCIATION  
PERMIT NUMBER  
P052  
HAGEN SURVEYS  
(1982) LTD.

CALCULATED BY:	V.O.T.	DRAWN BY:	V.O.T.
DATE:	April 2, 2026	REVISED:	April 9, 2026
DRAWING	260246T1	FILE NO.	260246



Subdivision Authority

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

May 14, 2026

File No. LDA25-0531

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 22-23-24, Block 2, Plan 7737T, located north of 124 Avenue NW and west of 126 Street NW; **PRINCE CHARLES**

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**I The Subdivision by Plan is APPROVED on May 14, 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 (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. that if required, the owner shall dedicate additional road right of way, as shown on the "Conditions of Approval" map, Enclosure II; and
3. 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 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;
2. that the owner upgrade the existing north/south gravel surface alley to a 4 m residential standard, from the existing paved east-west alley to proposed Lot 23A, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
3. that the owner submit an authenticated Swept Path Analysis for waste management vehicles, including the location of existing surface utility infrastructure, for alley turning movements, to the satisfaction of Waste Management Services and Subdivision and Development Coordination. Contact Bryce Kalenith of Waste Planning ([bryce.kalenith@edmonton.ca](mailto:bryce.kalenith@edmonton.ca)) to ensure functionality of the turnaround at the alley/alley intersection and to confirm infrastructure and road right-of-way requirements.

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #640868486-001

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.
- The owner is advised that the relocation/modification of the existing power pole(s) within the alley rights-of-way may be required and will be reviewed and finalized through the review of the Swept Path Analysis for waste collection trucks for the alley/alley intersection, as shown on Enclosure II.
- There is an existing power pole in the alley between Lots 22A and 23A, as shown on Enclosure II. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- The owner is advised that the current requirements for communal waste collection, including the provision of a servicing agreement and additional road right-of-way (corner cut/road dedication), are based on the existing location of the power pole adjacent to Lot 22A. In accordance with the *City of Edmonton's Waste Management Services – Development Standards for Residential Waste Collection*, the presence of this pole restricts the available site width required for curbside collection for 8 dwellings (12 bins).
- At the time of endorsement, if the owner can confirm that the power pole and associated anchors have been completely removed or relocated, or that satisfactory arrangements have been made to do the same, then the City can exercise discretion to waive the requirements for road dedication and the associated Servicing Agreement for off-site improvements. If the pole remains or is relocated adjacent to the lot, all current conditions regarding communal collection and site maneuvering (Swept Path Analysis) must be fulfilled.

#### 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 at three locations:
  - 1.43 m south of the north property line of existing Lot 22;
  - 2.74 m south of the north property line of existing Lot 23, off the lane east of 127 Street NW; and
  - 4.0 m south of the north property line of existing Lot 24, off 127 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.

- EPCOR Water Services does not have records for the homeowner/private portion of this site's existing water service lines. However, the services entering existing Lots 22 and 24 are suspected to be lead (Pb) which does not meet current plumbing standards and cannot be used for redevelopment. EPCOR recommends that the water services be investigated and, if necessary, replaced. For further information, please contact the EPCOR Lead Management Program ([leadmanagement@epcor.com](mailto:leadmanagement@epcor.com) or 780-412-6858).
- 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).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

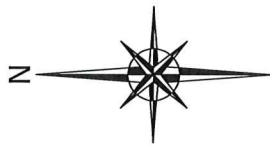
SHOWING SUBDIVISION OF

**LOTS 22, 23, & 24, BLOCK 2,  
PLAN 7737 T.**

IN THE

**N.W.1/4 SEC.18, TWP.53, RGE.24, W.4 M.  
EDMONTON, ALBERTA**

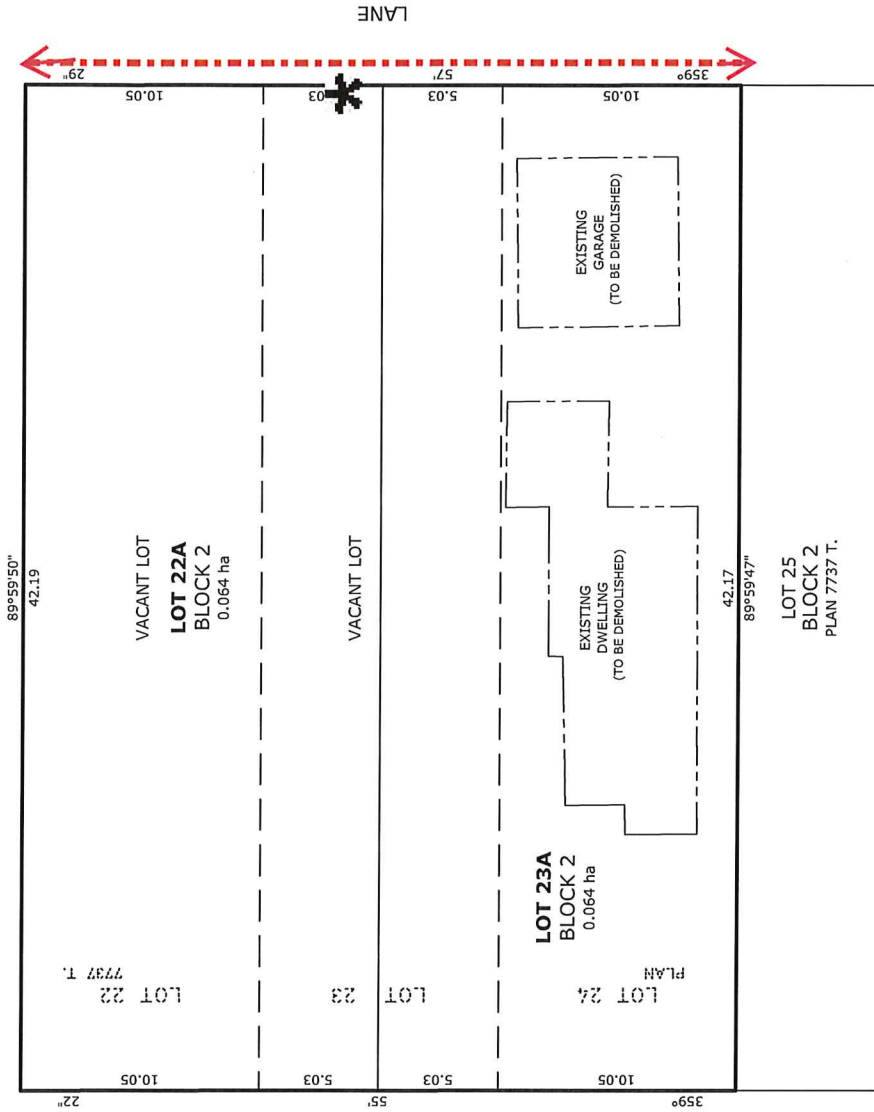
SCALE 1:200 2025 R.W. SIMPSON, A.L.S.



127th STREET N.W.

←--- CONSTRUCT/UPGRADE TO A 4 M RESIDENTIAL ALLEY; DEDICATE ADDITIONAL ALLEY RIGHT OF WAY IF NECESSARY. ---→  
 \* RELOCATION/MODIFICATION OF ONE OR MORE OF THE POWER POLE(S) MAY BE REQUIRED; THIS MAY ELIMINATE THE DEDICATION OF ALLEY ROW REQUIREMENTS

YELLOWHEAD TRAIL



## 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:	V.O.T.
DATE:	December 15, 2025
DRAWING:	251356T
DRAWN BY:	V.O.T.
REVISED:	--
FILE NO.:	251356



Subdivision Authority

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

May 14, 2026

File No. LDA26-0066

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 29, Block 5, Plan 5237 KS, located east of Buena Vista NW and south of 79 Avenue NW; **LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 14, 2026, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #648574018-001

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.
- There is an existing access to 79 Avenue NW. Upon redevelopment of proposed Lot 29A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 12.43 m west of the east property line of existing Lot 29, off the lane. The existing foundation service enters the proposed subdivision approximately 12.65 m east of the west property line of existing Lot 29, off 79 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

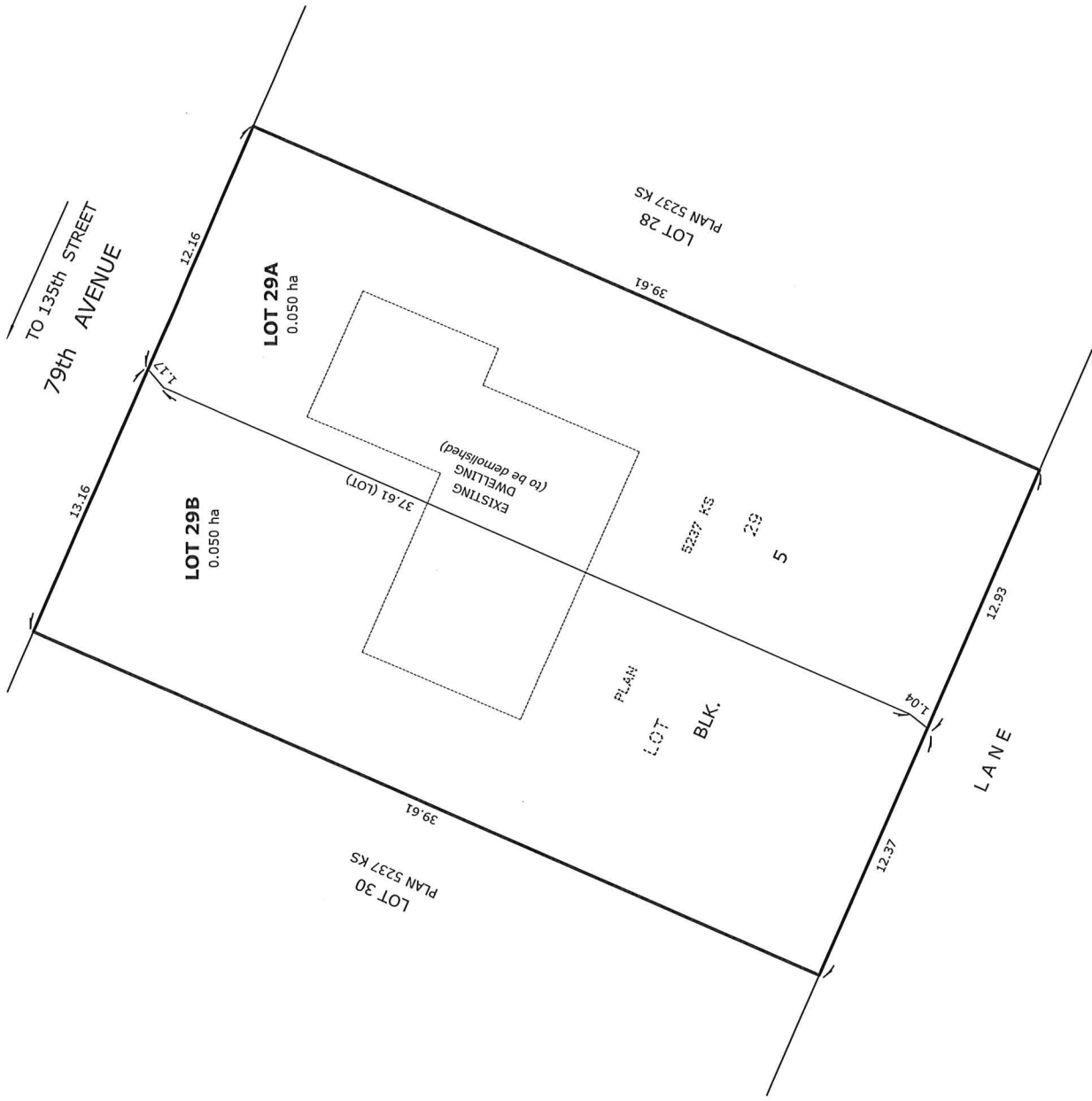
**LOT 29, BLK. 5, PLAN 5237 K.S.**

IN THE

**S.1/2 SEC.25, TWP.52, RGE.25, W. 4M.**

**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.



**HAGEN SURVEYS**

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SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D./C.Z./JESD
DATE:	APRIL 21, 2026	REVISED:	MAY 06, 2026
DRAWING	251056T	FILE NO.	251056



Subdivision Authority

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

May 14, 2026

File No. LDA26-0111

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 5, Block 36, Plan 1252 AH, located south of Saskatchewan Drive NW and west of 116 Street NW; **WINDSOR PARK**

---

**The Subdivision by Plan is APPROVED on May 14, 2026, subject to the following conditions:**

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #653202663-001

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.

Geotechnical

- Due to proximity to the North Saskatchewan River Valley, the applicant/owner is strongly encouraged to obtain the guidance of a geotechnical engineer to define and manage risk to this property and any redevelopment.

Transportation

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

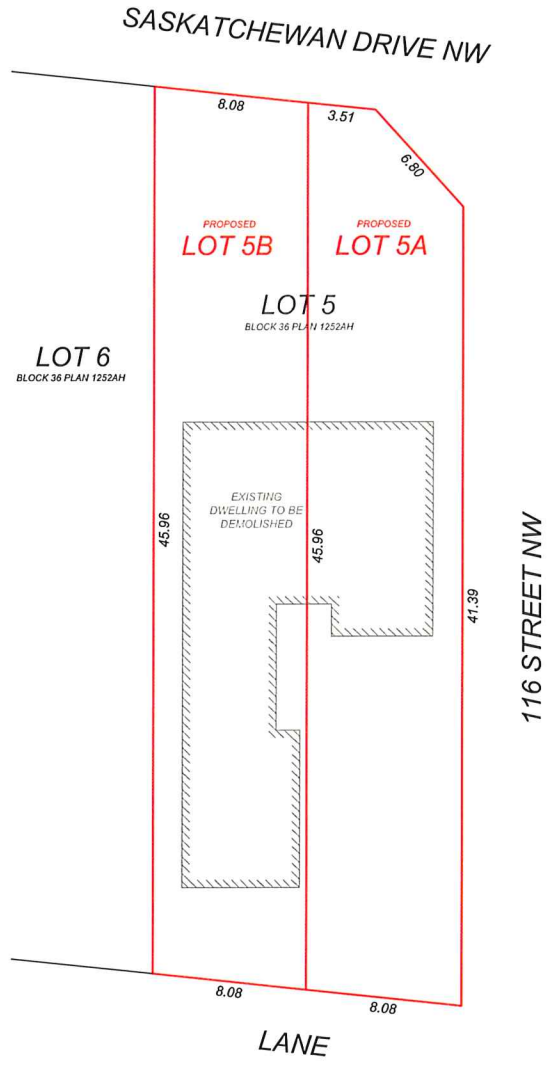
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).

- The existing services (water and sanitary) enter the proposed subdivision approximately 5.49 m west of the west property line of 116 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.
- 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).



**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	April 6, 2026

LEGAL DESCRIPTION: Lot 5 Block 36 Plan 1252AH  
 MUNICIPAL ADDRESS: 11603 - Saskatchewan Drive NW, Edmonton, AB  
 NEIGHBORHOOD: Windsor Park  
 TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

REV. 1 PROJECT: 2026522



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

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Subdivision Authority

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

May 14, 2026

File No. LDA26-0122

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 6-7, Block 53, Plan 6800 AK, located east of 84 Street NW and north of 105 Avenue NW; **FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 14, 2026, subject to the following conditions:**

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

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #653176879-001

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.

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 8.79 m south of the north property line of existing Lot 7, off the lane east of 84 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

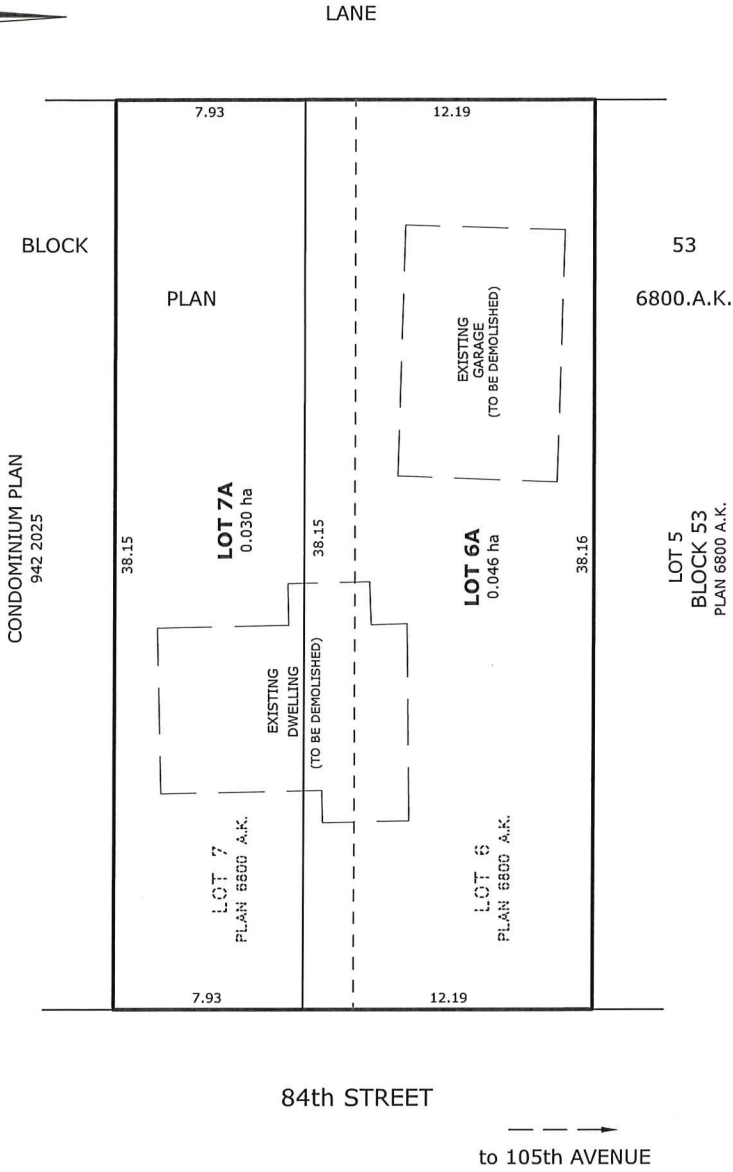
**LOT 6 & 7, BLK.53, PLAN 6800 A.K.**

IN THE

**S.W.1/4 SEC.3, TWP.53, RGE.24, W. 4M.**

**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:	SK	DRAWN BY:	SK
DATE:	MARCH 19, 2026	REVISED:	--
DRAWING	260211T	FILE NO.	260211



Subdivision Authority

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

May 14, 2026

File No. LDA26-0137

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 Lots 10, 11 & 12, Block 28, Plan 3620 AH, located east of 82 Street NW and south of 101 Avenue NW; **FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 14, 2026, subject to the following conditions:**

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

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

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #653174409-001

Enclosures

Please be advised of the following:

#### Next Steps for Subdivision Approval

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

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 82 Street NW. Upon redevelopment of proposed Lot 10A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- There is an existing retaining wall that encroaches into the 82 Street NW road right of way. It must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information.

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.44 m south of the north property line of existing Lot 11, off the lane east of 82 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

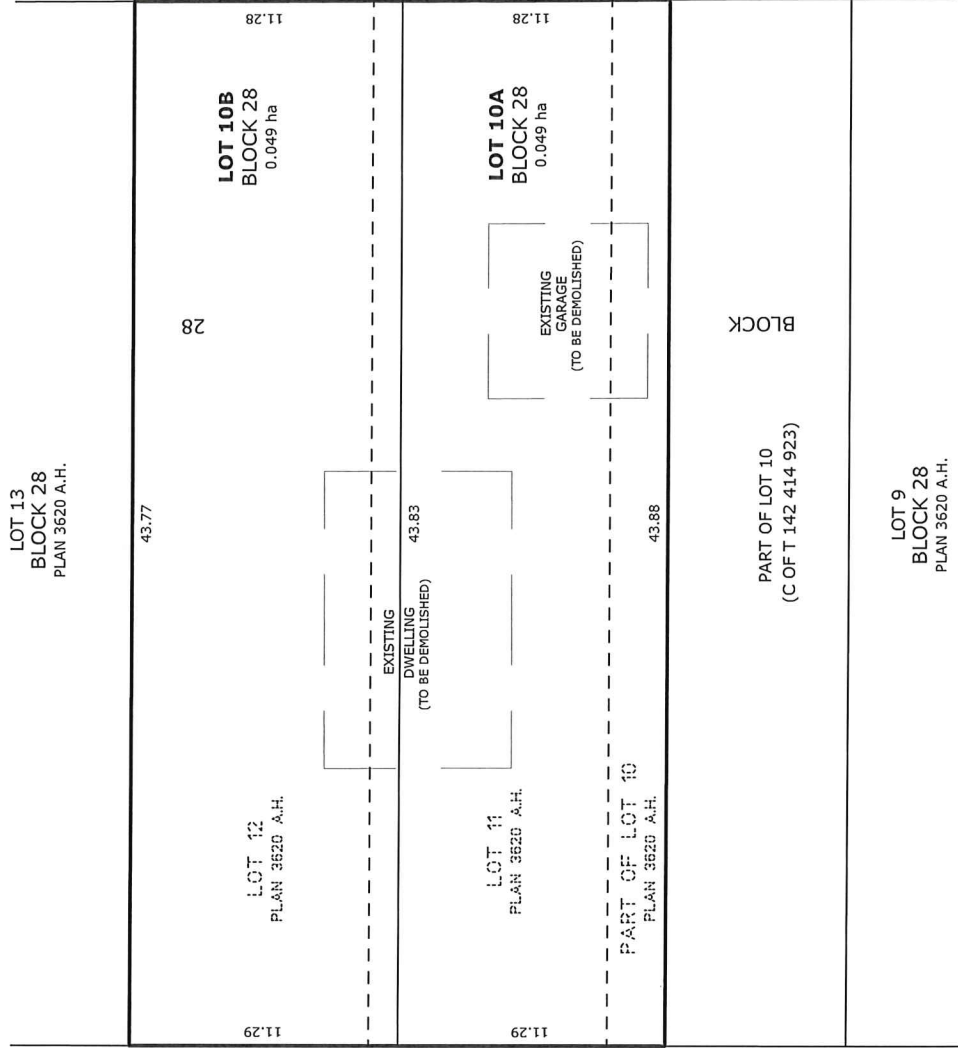
**LOTS 10, 11 & 12, BLK.28, PLAN 3620 A.H.**

IN THE

**N.E.1/4 SEC.34, TWP.52, RGE.24, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 0 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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CALCULATED BY:	SK	DRAWN BY:	SK
DATE:	FEB. 24, 2026	REVISED:	--
DRAWING	260140T	FILE NO.	260140