

Thursday, December 11, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 49

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the December 11, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 04, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA24-0402
494350605-001 | Tentative plan of subdivision to create 211 residential lots, one (1) multi-unit housing lot, three (3) Municipal Reserve lots, and two (2) Public Utility lots, from Lot 2, Block 1, Plan 212 1635, and the NW 13-53-26-W4M, located north of 118a Avenue NW and east of 231 Street NW; KINGLET GARDENS |
| 2. | LDA24-0440
534865219-001 | Tentative plan of subdivision to create one (1) other lot and a remnant lot from Lot 1, Block 1, Plan 252 0918, located north of Yellowhead Trail NW and west of Anthony Henday Drive NW; TRUMPETER AREA |
| 3. | LDA25-0364
626623085-001 | Tentative plan of subdivision to create arterial road right of way, from Lot C, Plan 3186 TR located north of 41 Avenue SW and west of 91 Street SW; THE ORCHARDS AT ELLERSLIE |
| 4. | LDA25-0386
624709077-001 | Tentative plan of subdivision to create one (1) industrial lot from Lot 1A, Block B, Plan 852 1477 located south of 82 Avenue NW and east of 67 Street NW; GAINER INDUSTRIAL |
| 5. | LDA25-0443
634127970-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 31, Plan 932 1947, located 80 Street NW and south of 104 Avenue NW.; FOREST HEIGHTS |
| 6. | LDA25-0449
634637005-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 15, Block 4, Plan 6675 KS, located west of 159 Street NW and south of 83 Avenue NW; ELMWOOD |

7.	LDA25-0458 635739733-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 4, Plan 3307 MC, located east of 109a Street NW and south of 57 Avenue NW; PLEASANTVIEW
8.	LDA25-0462 635567650-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 6, Plan 8661T, located west of 121 Street NW and north of 131 Avenue NW; CALDER
5.	OTHER BUSINESS	



Subdivision Authority

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

December 11, 2025

File No. LDA24-0402

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 211 residential lots, one (1) multi-unit housing lot, three (3) Municipal Reserve lots, and two (2) Public Utility lots, from Lot 2, Block 1, Plan 212 1635, and the NW 13-53-26-W4M, located north of 118a Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on December 11, 2025, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.35 hectare (ha), 0.28 ha, and 0.17 ha lots 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 enter into two Deferred Servicing Agreements with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 2, Block 1, Plan 212 1635 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 2, Block 1, Plan 212 1635 and the NW 13-53-26-W4M a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. that the owner register a utility easement in favour of EPCOR Drainage Services Inc., to allow for a storm sewer main and major overland drainage route, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate the south portion of the north-south Public Utility Lot (PUL) as road right of way, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the phasing boundary be amended to include the north-south PUL and MR (greenway) lot with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report (File No. 02-1564.04), as shown on the "Conditions of Approval" map, Enclosure I;
12. 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; and
13. 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 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 submits redline revisions to the approved engineering drawings for Kinglet Gardens Stage 11 (LDA22-0473) and technical studies in accordance with the City of Edmonton Design and Construction Standards, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. 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 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;

9. that the engineering drawings include a wildlife crossing on Kinglet Drive NW, 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;
10. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, with Phase 3, 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 CCC for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct a temporary 6 m gravel surface roadway connection, with Phase 3, 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 CCC for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and T-bollards, within the walkways, the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR (greenway) lot, MR (pocket park) lot, and MR (natural area) lot, and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations and trail considerations for the MR (natural area) lot will be reviewed through the submission of Engineering Drawings, to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information) and Geotechnical Engineering;
15. that the owner install bollards within the MR (greenway) lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner provide naturalization landscaping and bollards in the walkway south of Oriole Wynd NW and a gate within the east-west PUL, and ensure the operational requirements to access and maintain the PUL are met, in accordance with design standards, to the satisfaction of Subdivision and Development Coordination and Urban Growth and Open Space Strategy, as generally shown on the "Conditions of Approval" map, Enclosure I;

17. that the owner construct all fences and gates wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clauses I(3) and I(4) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. 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 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; and
2. that the owner upgrade 231 Street NW to a collector roadway standard, from Kinglet Drive NW to the north-west corner of the parcel legally described as Lot 2, Block 1, Plan 212 1635. This requirement will be triggered by the first subdivision north of Kinglet Drive NW, within the parcel that abuts this portion of 231 Street NW. The upgrade must conform to an approved Complete Street design and cross-section including the construction of 1.8 m sidewalk, lighting, transit accommodation, and drainage requirements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II.

IV That the Deferred Servicing Agreement required in Clauses I(3) and I(5) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. 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 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 construct Kinglet Drive NW to a collector roadway standard, including a 3 m shared use path on the south side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
3. that the owner upgrade 231 Street NW to a collector roadway standard, from 118a Avenue NW to 122 Avenue NW, to an approved Complete Street design and cross-section including the surface upgrade with consideration of the anticipated future traffic volume along with meeting drainage requirements and install lighting, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II;
4. that the owner upgrade 231 Street NW to a collector roadway standard, from 122 Avenue NW to Kinglet Drive NW, to an approved Complete Street design and cross-section including the construction of 1.8 m sidewalk, lighting, transit accommodation, and drainage requirements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II;

5. that the owner construct necessary storm sewers along the offsite permanent roadways (231 Street NW) that provide access to the subdivision, to the satisfaction of Subdivision and Development Coordination; and
6. that the owner is responsible for the landscape design and construction within the road right of way, 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 Reserves for the NW 13-53-26-W4M were previously addressed with LDA22-0473 by Deferred Reserve Caveat (DRC). The DRC will be increased to account for a 1.007 ha transfer from the NE 13-53-26-W4M. This subdivision decreases the DRC by dedicating 0.35 ha (greenway), 0.28 hectare (pocket park), and 0.17 ha (natural area) lots. The DRC balance will carry forward on title.

MR for Lot 2, Block 1, Plan 2121635 was addressed with LDA23-0317 by registering a DRC which will carry forward on title.

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

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

Regards,

Blair McDowell
Subdivision Authority

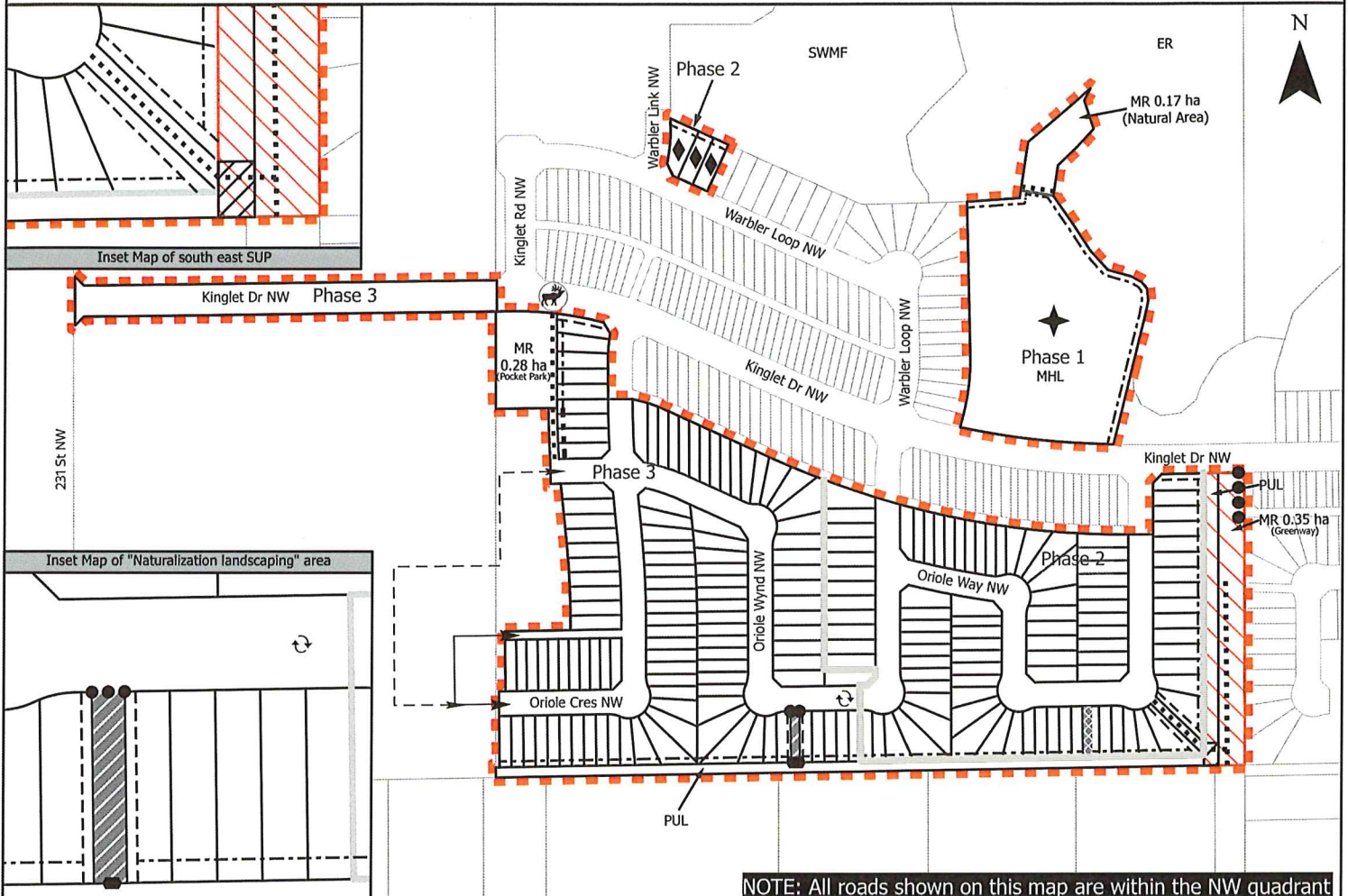
BM/nz/Posse #494350605-001

Enclosures

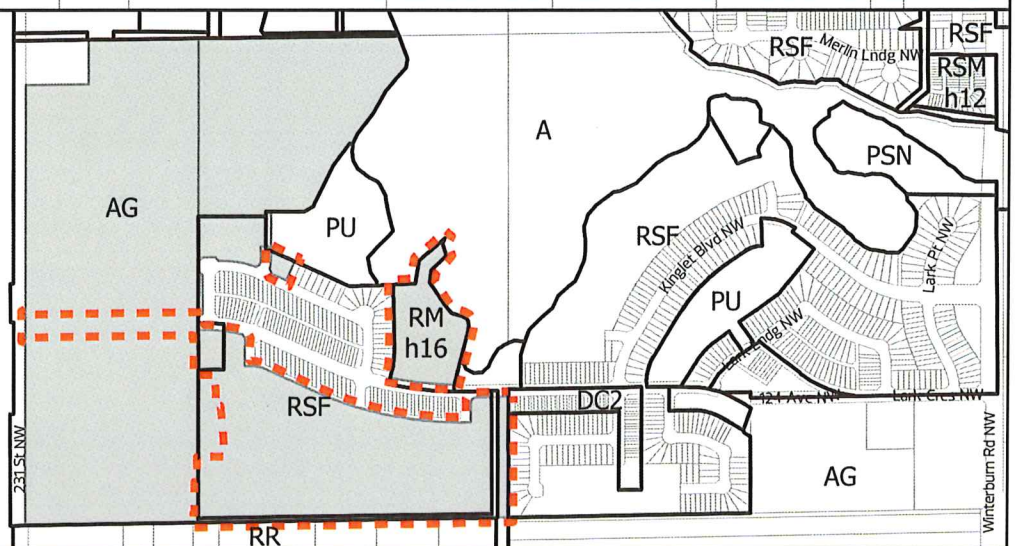
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2025 LDA24-0402

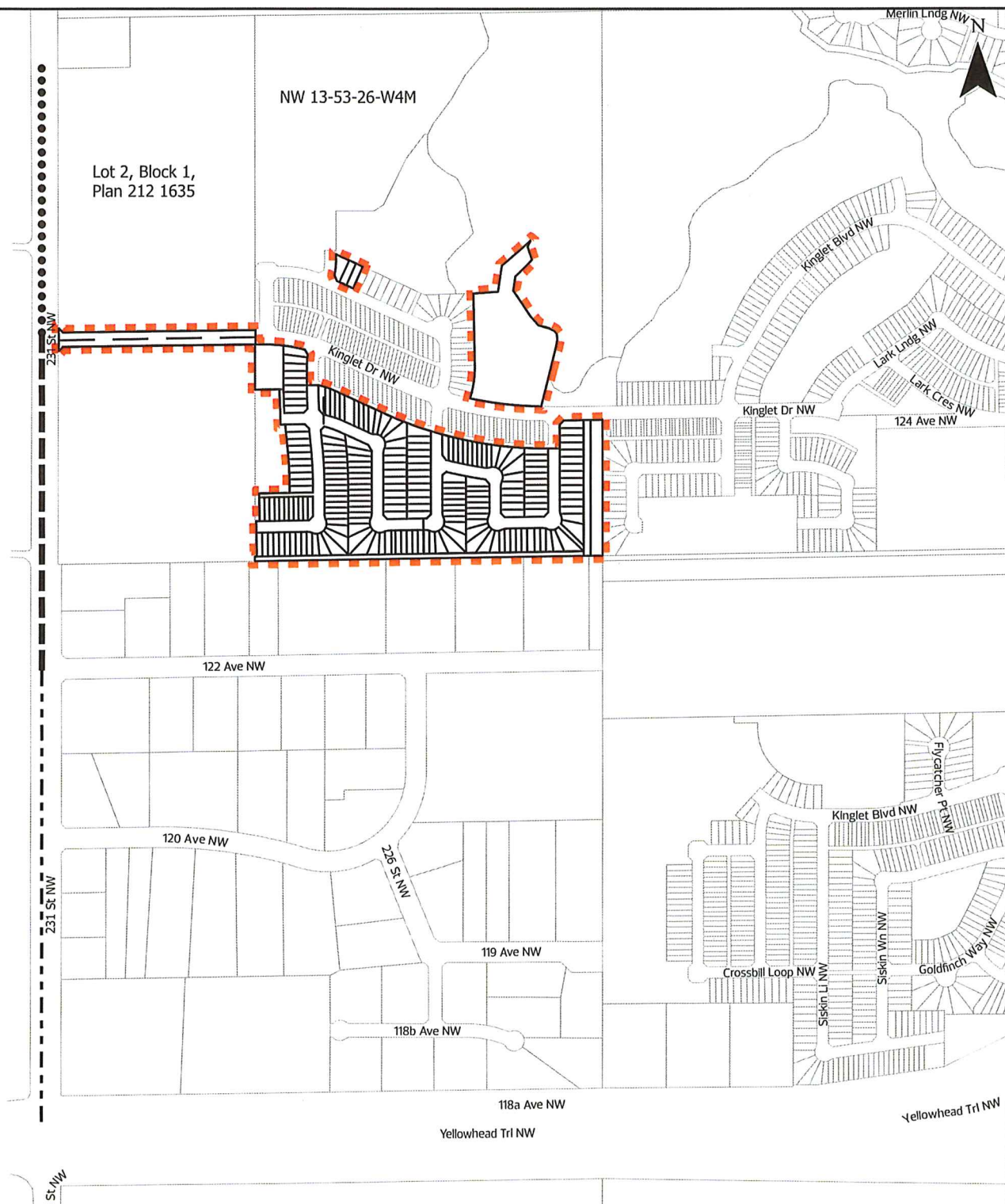
- | | | |
|--|--|---|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision --- Phasing line ▨ Amend phasing boundary --- 1.2 m Uniform screen fence --- 1.8 m Uniform fence as per Zoning Bylaw --- 1.8 m Uniform screen fence | <ul style="list-style-type: none"> 3 m Hard surface shared use path --- Temporary 4 m emergency access --- Temporary 6 m roadway ●●●● Bollards ■ Gate ◆ Restrictive Covenant re: Freeboard | <ul style="list-style-type: none"> ◆ Restrictive Covenant re: Top of Bank 🦋 Wildlife crossing ↻ Temporary 12 m radius turnaround ▨ Naturalization landscaping ▨ Dedicate as road right of way ▨ Register Easement |
|--|--|---|



- Title area to be subdivided
- Subdivision area



- ■ ■ Limit of proposed subdivision
- — Construct collector roadway
- ▬▬ Upgrade collector roadway (122 Ave to Kinglet Dr)
- Upgrade collector roadway (118a Ave to 122 Ave)
- Upgrade collector roadway (Kinglet Dr to northwest corner of Lot 2)



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

December 11, 2025

File No. LDA24-0440

ISL Engineering and Land Services Ltd.
7909 51 Avenue NW
Edmonton, AB T6E 5L9

ATTENTION: Chelseay Rudolph

RE: Tentative plan of subdivision to create one (1) other lot and a remnant lot from Lot 1, Block 1, Plan 252 0918, located north of Yellowhead Trail NW and west of Anthony Henday Drive NW;
TRUMPETER AREA

I The Subdivision by Plan is APPROVED on December 11, 2025, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 7.487 ha by a Deferred Reserve Caveat registered proportionately against the other lot (Block 1), and the remnant lot (Block 2), pursuant to Section 669 of the Municipal Government Act;
2. 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;
3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant lot (Block 2) a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act. The agreement shall contain, among other things, that upon further subdivision of the remnant lot (Block 2), the owner shall dedicate, clear and level Winterburn Road NW as required for road right of way from the remnant lot (Block 2), and said dedication shall conform to an updated Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant lot (Block 2) a claim of interest by caveat of the Deferred Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act;

7. that the owner adjust the subdivision boundary between the other lot (Block 1) and the remnant lot (Block 2), in conformance with an updated and approved Concept Plan, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate 2m road right of way for 199 Street NW through the remnant lot (Block 2), to accommodate a sidewalk on the west side of 199 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate 2m road right-of-way for 199 Street NW through the AltaLink Corridor legally described as Lot 53, Block RW, Plan 2648MC, to accommodate a sidewalk on the west side of 199 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit on the remnant lot (Block 2), whichever occurs first, that the owner, or its successor in title, will be required to complete, 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;
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 pay the Drainage Assessments applicable to this subdivision;
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 to construct roadways 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 Winterburn Road NW to an arterial roadway standard, from Trumpeter Way NW to 137 Avenue NW to its ultimate alignment, including channelization, accesses, intersections, 3 m shared use path on both sides, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans and an updated concept plan for Winterburn Road NW are required to be approved prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

8. that the owner construct 199 Street NW to an urban collector roadway standard, from Blackbird Link NW to Winterburn Road NW to its ultimate alignment, including a sidewalk on the west side connecting to the adjacent sidewalk/shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road rights 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.

Municipal Reserve (MR) and Environmental Reserve (ER) for Lot 1, Block 1, Plan 252 0918 are due. The Deferred Reserve Caveats (DRC) will be registered proportionately against the other lot (Block 1) and the remnant (Block 2). The DRCs will be adjusted for the 199 Street Arterial Roadway Dedication and the Winterburn Road Arterial Dedication at the time of endorsement.

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

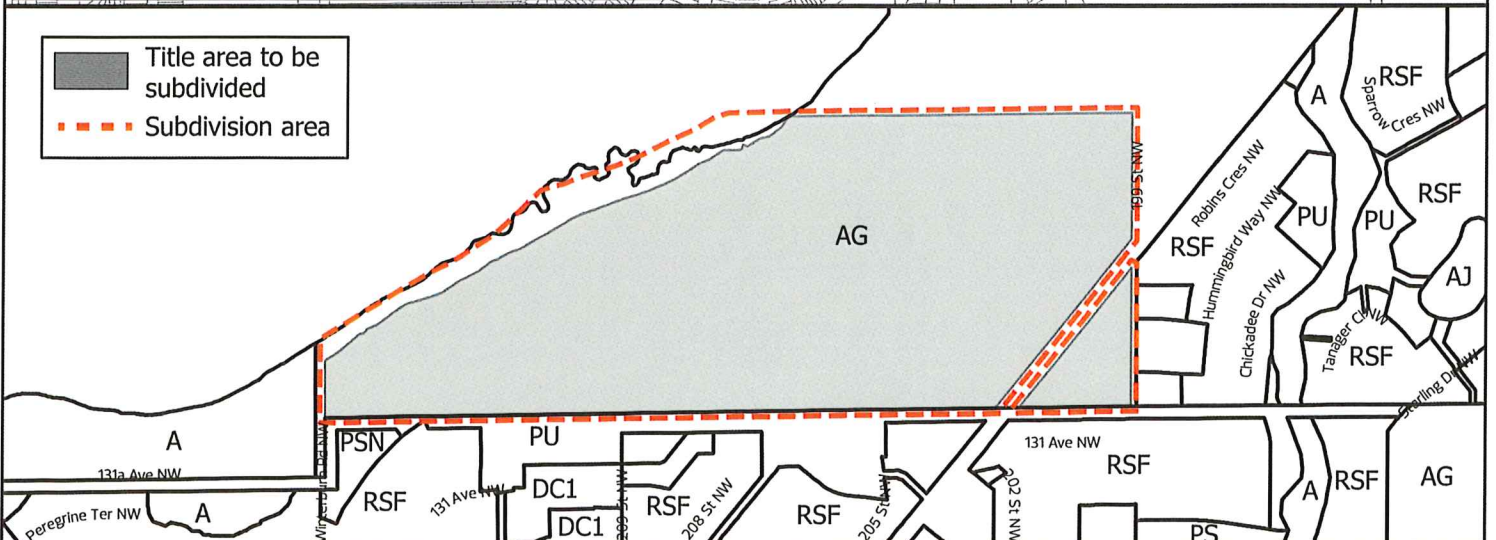
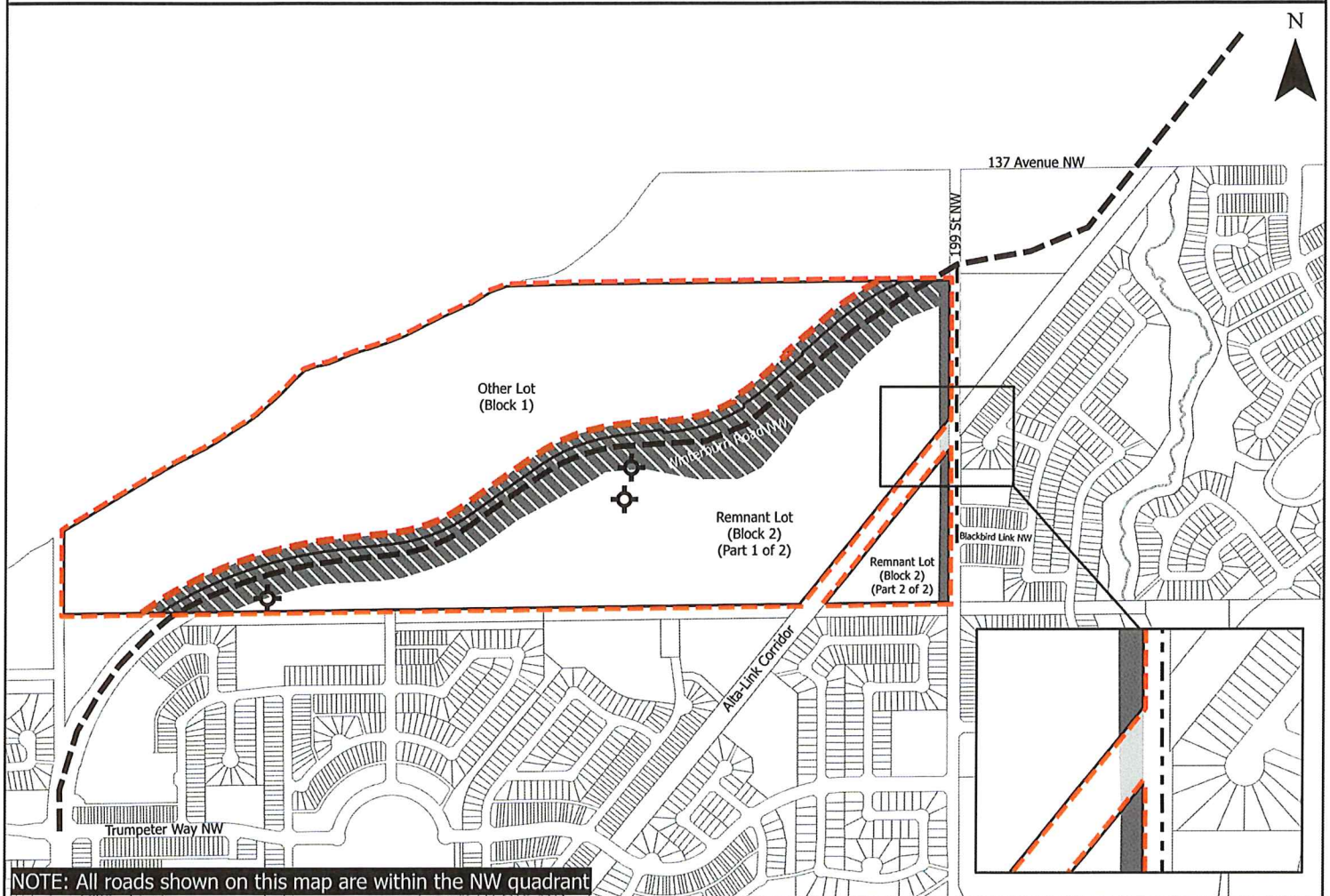
BM/nz/Posse #534865219-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2025 LDA24-0440

-  Limit of proposed subdivision
-  Adjust subdivision boundary
-  Construct first two lanes to an arterial roadway standard (deferred)
-  Construct collector roadway (deferred)
-  Dedicate as road right of way
-  Dedicate as road right of way (deferred)
-  Dedicate as road right of way (AltaLink Corridor)
-  Abandoned well site





Subdivision Authority

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

December 11, 2025

File No. LDA25-0364

Scheffer Andrew Ltd.
310, 4803 - 87 St NW
Edmonton AB T6E 0V3

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create arterial road right of way, from Lot C, Plan 3186 TR located north of 41 Avenue SW and west of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on December 11, 2025, subject to the following conditions:

1. that the owner dedicate, clear and level 41 Avenue SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, 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 a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot C, Plan 3186TR were previously addressed through land dedication under Plan 3186TR.

Arterial Roads are exempt from providing MR and the proposed road area 0.86 ha for 41 Avenue SW will receive a 0.086 ha MR credit. As dedication has already been taken, this credit cannot be directly addressed. If the applicant can provide a different location in the area, the MR credit can be transferred to a land parcel where MR dedication can still be addressed.

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

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

Regards,

Blair McDowell
Subdivision Authority

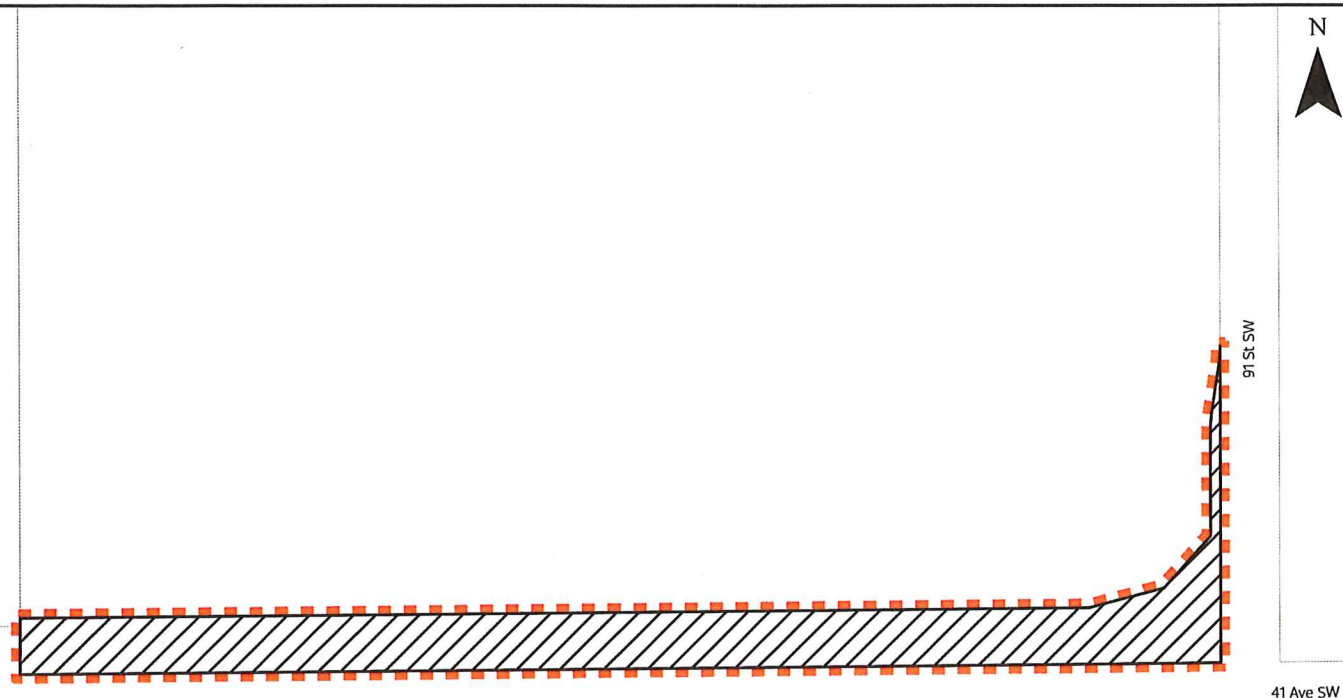
BM/mn/Posse #626623085-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 11, 2025 LDA25-0364

- Limit of proposed subdivision
▨ Dedicate, clear and level road right-of-way



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

- Title area to be subdivided
--- Subdivision area

FD

PSN

AG

PU

RSF



Subdivision Authority

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

December 11, 2025

File No. LDA25-0386

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) industrial lot from Lot 1A, Block B, Plan 852 1477 located south of 82 Avenue NW and east of 67 Street NW; **GAINER INDUSTRIAL**

The Subdivision by Plan is APPROVED on December 11, 2025, pursuant to Section 654 of the Municipal Government Act, and subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. 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 Lot 3; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) was addressed by cash-in-lieu with subdivision 85-X-010-S under Plan 852 1477.

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 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/mc/Posse #624709077-001

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 (\$1560.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Upon future development / redevelopment, "no parking" signage should be installed on the 67 Street NW local roadway to support the operation of the emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services.
- There is existing access to 67 Street NW and 82 Avenue NW. Any changes to the existing accesses require the review and approval of Subdivision and Development Coordination. Access will not be permitted to Sherwood Park Freeway. Access will be limited to 82 Avenue NW and 67 Street NW only.
- The proposed permanent access easement considered will be a private to private agreement; the City of Edmonton will not be a party to the easement should it be registered.
- With future development or redevelopment of the lots, the owner/applicant may be required to upgrade the existing gravel turnaround on 67 Street NW and reconstruct the existing southern most access, to the satisfaction of Subdivision and Development Coordination. Details of this requirement will be considered at the Development Permit stage.
- 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

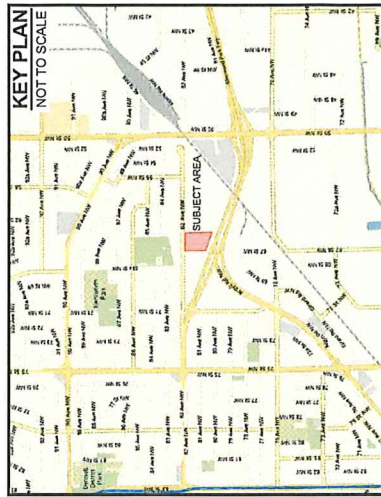
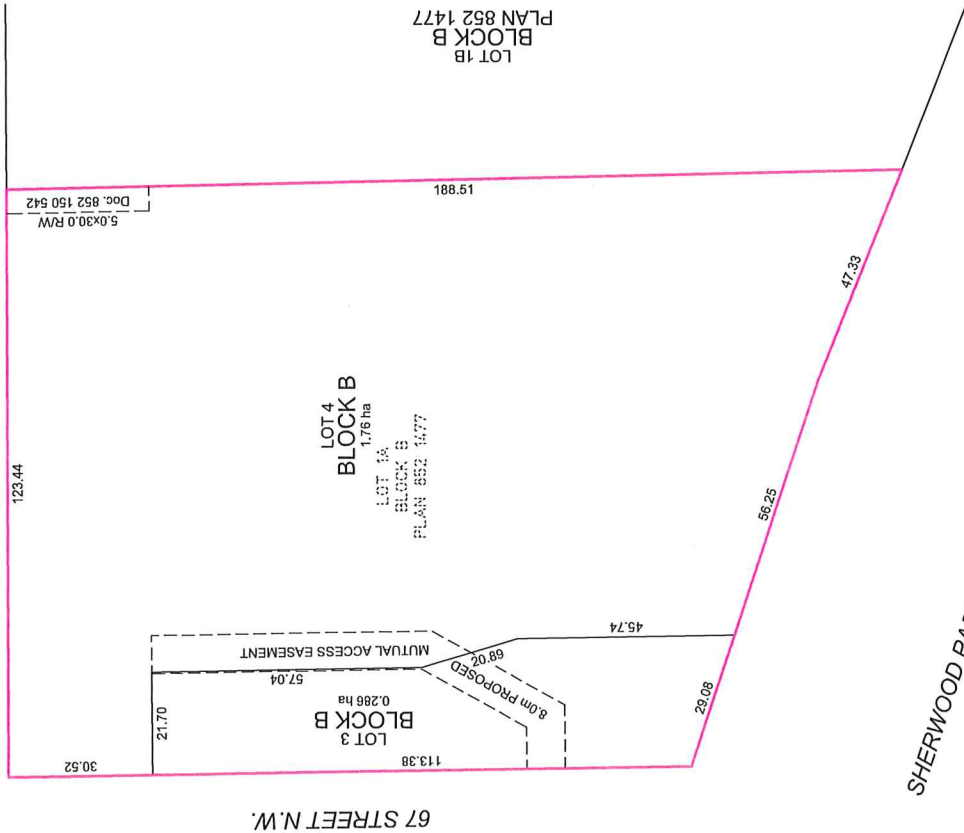
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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) on 67 Street enter the proposed Lot 4 approximately 2.74 m south of the south property line of 82 Avenue. The existing services (sanitary) on 67 Street enter the proposed Lot 4 approximately 2.44 south of the south property line of 82 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Upon redevelopment, new separate and independent storm services or LID is required to be constructed to proposed Lots 3 and 4, at the owner's expense. Onsite stormwater management will be required depending on the redevelopment.
- 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).
- 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).

ORIZON ENERGY

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
- THE ZONING OF THIS SUBJECT AREA IS I4.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 2.05 ha



REV. NO.	DATE	ITEM	BY
1	JUL. 19/25	ADJUSTED LOT LINE	ME
0	JUL. 19/25	ORIGINAL PLAN COMPLETED	ME

REVISIONS

GAINER INDUSTRIAL TENTATIVE PLAN SHOWING SUBDIVISION

OF
LOT 1A, BLOCK B, PLAN 852 1477
WITHIN THE

S.E. 1/4 SEC. 26 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:1000 0 10 20 30 40 50 60 METRES



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

FILE NO. 125921690T DRAFTED BY: ME CHECKED BY: JB



Subdivision Authority

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

December 11, 2025

File No. LDA25-0443

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 31, Plan 932 1947, located 80 Street NW and south of 104 Avenue NW.; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on December 11, 2025, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing shed prior to endorsement of the final plan. In order to retain the existing dwelling and garage, please make satisfactory arrangements with Development Services. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #634127970-001

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 (\$730.00 - 2025 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 10.25 m south of the north property line of existing Lot 16, off the lane east of 80 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 16, BLK.31, DESCRIPTIVE PLAN 932 1947

IN

RIVER LOT 27, EDMONTON SETTLEMENT

IN THE

THEO. TWP.52, RGE.24, W. 4M.

EDMONTON - ALBERTA

SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.



104th AVENUE

LOT 15
BLK. 31
PLAN 607 MC

0.83

40.78

1.05

10.29

9.81

EXISTING DWELLING

LOT 16B
0.042 ha

EXISTING GARAGE

80th STREET

BLK. 31
LOT 16
PLAN 932 1947



2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	A.B.C.	DRAWN BY:	C.Z.
DATE:	NOVEMBER 27, 2025	REVISED:	---
DRAWING	251096T	FILE NO.	251096

40.75

LOT 12
BLK. 31
PLAN 607 MC

LOT 16A
0.040 ha

39.76

1.20

1.12

0.76

2.96

6.09

9.31

10.79

LANE



Subdivision Authority

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

December 11, 2025

File No. LDA25-0449

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 15, Block 4, Plan 6675 KS, located west of 159 Street NW and south of 83 Avenue NW; **ELMWOOD**

The Subdivision by Plan is APPROVED on December 11, 2025, 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/mm/Posse #634637005-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 7.27 m south of the north property line of existing Lot 15, off 159 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).
- 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).



LANE

LOT 16
BLOCK 4
PLAN 6675 KS

LOT 15B
BLOCK 4

GARAGE

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

HOUSE

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

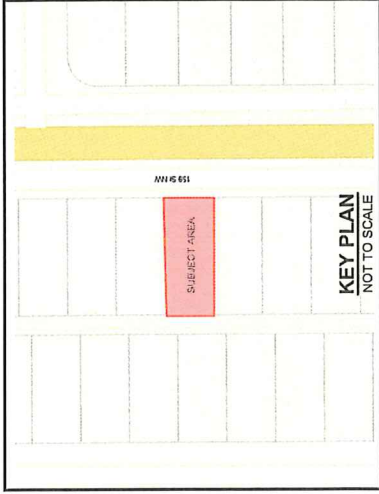
LOT 15A
BLOCK 4

LOT 15
BLOCK 4
PLAN 6675 KS

159 STREET

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, , AND CONTAINS 0.056 ha



REV. NO.	DATE	ITEM	CN	BY
1	OCT. 2025	ORIGINAL PLAN COMPLETED		

REVISIONS

ELMWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 15, BLOCK 4, PLAN 6675 KS
WITHIN THE

S.E. 1/4 SEC. 27 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



Phone: (780) 455 - 3177 Fax: (780) 451 - 2647
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 625038000T DRAFTED BY: CN CHECKED BY: SM



Subdivision Authority

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

December 11, 2025

File No. LDA25-0458

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 4, Plan 3307 MC, located east of 109a Street NW and south of 57 Avenue NW; **PLEASANTVIEW**

The Subdivision by Plan is APPROVED on December 11, 2025, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #635739733-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing water service enters the proposed subdivision approximately 11.0 m north of the south property line of proposed Lot 15B, off 109A Street NW. The existing sanitary service enters the proposed subdivision approximately 11.28 m south of the north of the property line of proposed Lot 15A, 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).



LOT 12
BLOCK 4
PLAN 6503 NY

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

10

—

43.23

1

LOT 15B
BLOCK 4

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

LOT 9
BLOCK 4
PLAN 239 HW

LOT 17A
BLOCK 4
PLAN 202 1676

LOT 8B
BLOCK 4
PLAN 192 0878

**TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION**

LOT 15, BLOCK 4, PLAN 3307 MC
WITHIN THE

N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2025

SCALE: 1:250



0 2.5 5 7.5 10 15 METRES

[P]als Geomatics Corp.
Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1C1

FILE NO.	625039200T	DRAFTED BY:	CN	CHECKED BY:
----------	------------	-------------	----	-------------



Subdivision Authority

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

December 11, 2025

File No. LDA25-0462

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 4, Block 6, Plan 8661T, located west of 121 Street NW and north of 131 Avenue NW; **CALDER**

The Subdivision by Plan is APPROVED on December 11, 2025, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; 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/mm/Posse #635567650-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.8 m south of the north property line of existing Lot 4, off the lane west of 121 Street NW. The existing storm service enters the proposed subdivision approximately 7.4 m north of the south property line of existing Lot 4, off 121 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).
- 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).



LANE

LOT 5
BLOCK 6
PLAN 8661T

LOT 4B
BLOCK 6

LOT 4A
BLOCK 6

LOT 3
BLOCK 6
PLAN 4565KS

PLAN 8661T
BLOCK 6

121 STREET NW

JASSAR HOLDINGS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE 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: 0.058 ha



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
2	DEC/25	LOT DEFLECTION	CN
1	OCT/2025	ORIGINAL PLAN COMPLETED	CN

REVISIONS

CALDER

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 4, BLOCK 6, PLAN 8661T

WITHIN THE

S.W. 1/4 SEC. 19 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:200 0 2 4 6 8 12 METRES
2025

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

FILE NO. 6250387007 DRAFTED BY: CN CHECKED BY: OS

Thursday, December 04, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 48

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 04, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 27, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0289
581845906-001

Tentative plan of subdivision to create one (1) other lot, from Lot 1, Block A, Plan 232 0512 located south of 23 Avenue NW and east of Mill Creek;
ASTER

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0404
631210530-001

Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 10, Plan 2424HW, located north of 87 Avenue NW and west of 120 Street NW; **WINDSOR PARK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA25-0430 633001217-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 25&26, Block 4, Plan 119KS, located south of 95 Avenue NW and west of 148 Street NW; PARKVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0440 634103532-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 25, Block 9, Plan 6013 HW, located west of 141 Street NW and south of 124a Avenue NW; DOVERCOURT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		