

Thursday, July 31, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the July 31, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the July 24, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0515
550055515-001 Tentative plan of subdivision to create 98 bare land condominium units from Lot 4, Block 2, Plan 2421665, located north of 23 Avenue and east of Aster Way NW; **TAMARACK**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA25-0172
587063858-001 Tentative plan of subdivision to create two (2) bare land condominium units from the Common Property within Condominium Plan 252 0514, located north of 47 Avenue NW and east of 99 Street NW; **PAPASCHASE INDUSTRIAL**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

| | | | |
|----------------|---|---|----------------|
| 3. | LDA25-0269 610641669-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 21, Block 11, Plan 2028 AO, located north of 109 Avenue NW and west of 154 Street NW; HIGH PARK | |
| MOVED | | Blair McDowell That the application for subdivision be Approved. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 5. | ADJOURNMENT The meeting adjourned at 10:05 a.m. | | |



Subdivision Authority

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

July 31, 2025

File No. LDA24-0515

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create 98 bare land condominium units from Lot 4, Block 2, Plan 2421665, located north of 23 Avenue and east of Aster Way NW; **TAMARACK**

The Subdivision by Bare Land Condominium is APPROVED on July 31, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton to construct a barrier within common property, that may be, but is not limited to, a gate, fence, bollards, or landscaping, to prevent vehicular access to the walkway west of the proposed units, as shown on the "Conditions of Approval" map, Enclosure I;
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 Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #550055515-001

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 (\$71 540.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

NOTE: PLANARY ENCROACHMENT, REGISTRATION, CONDOMINIUM NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE ON THIS PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (S) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED ON _____
 INSTRUMENT NO. _____
 A.D. REGISTRAR
 N.A.L.R.D.

SUBJECT:
 NAME: JASON C. WORMANN, A.L.S.
 DATED OF SURVEY: MAY 2, 2025
 TO: J. 2025
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT

REGISTERED OWNERS:
 DUALCO DEVELOPMENTS WEST LTD.

REGISTERED:
 REGISTERED ON _____ AS NUMBER _____
 ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND BETWEEN THE DATES OF _____ AND _____ AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATED SHOWN ATTACHED TO THE PLAN INSTRUMENT EXCEPT FOR THE FOLLOWING:

REGISTERED:

NOTES:
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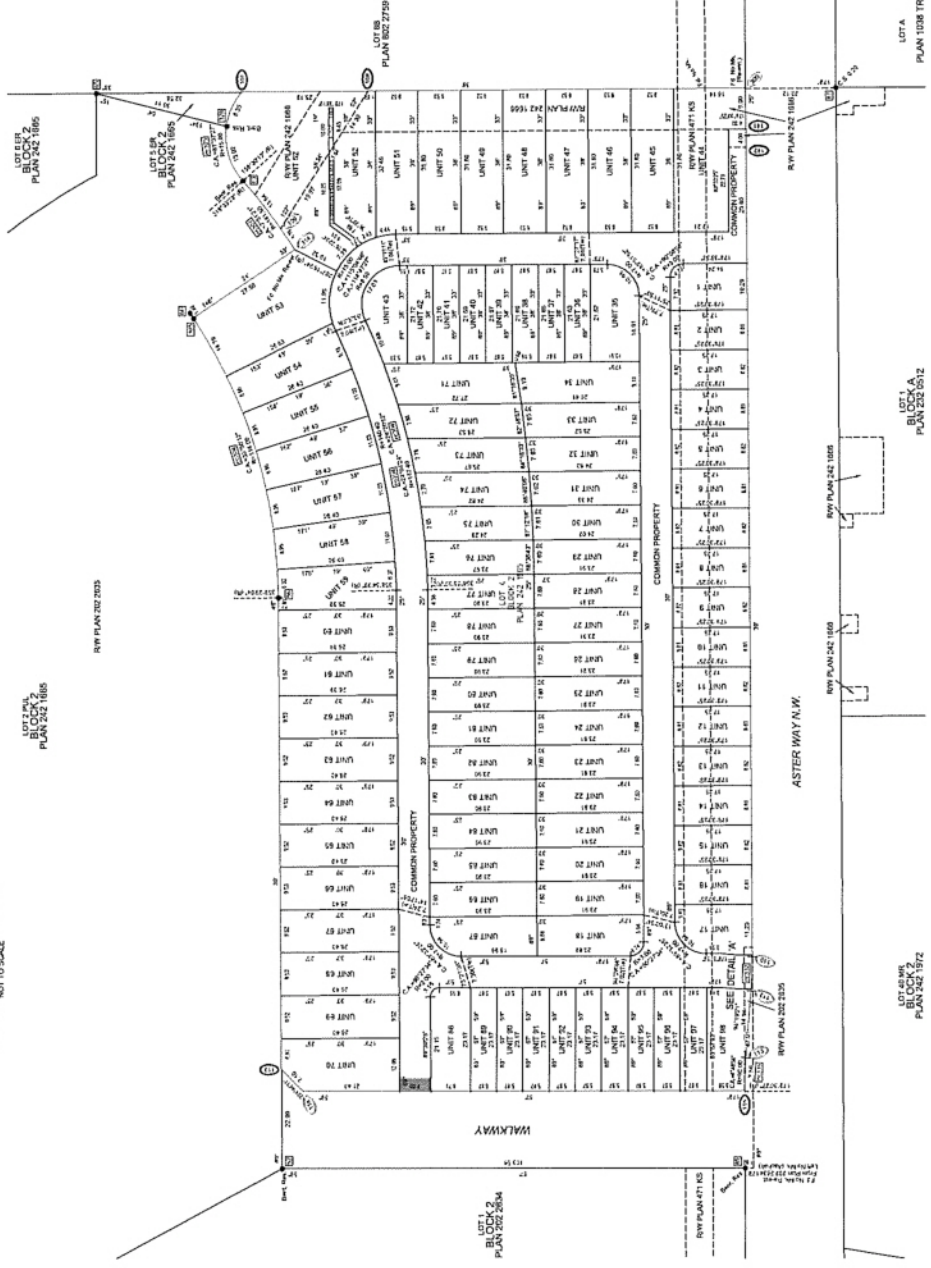
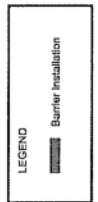
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ASTER
 PLAN SHOWING SURVEY OF
BARE LAND CONDOMINIUM
 OF
 LOT 4, BLOCK 2, PLAN 442 1855
 WITHIN THE
 S.W. 1/4 SEC. 5 - TWP. 52 - RGE. 23 - W. 4TH MER.
EDMONTON - ALBERTA
 JASON C. WORMANN, A.L.S. 2025

SCALE: 1:500
 THE DEVELOPER'S ADDRESS:
 EDMONTON, AB T6H 8E2
 THE REGISTRAR'S ADDRESS:
 EDMONTON, AB T6H 8E2
 FILE NO. T2025-0001-0001-0001
 DRAWN BY: J. WORMANN
 CHECKED BY: J. WORMANN
 DATE: MAY 2, 2025

Pais Geomatics

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Subdivision Authority

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

July 31, 2025

File No. LDA25-0172

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from the Common Property within Condominium Plan 252 0514, located north of 47 Avenue NW and east of 99 Street NW; **PAPASCHASE INDUSTRIAL**

The Subdivision by Bare Land Condominium is APPROVED on July 31, 2025, subject to the following condition:

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

Municipal Reserve (MR) for Plan 252 0514, were previously addressed with file 77-x-109-R by providing money in place.

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.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #587063858-001

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 (\$3120 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- The creation of proposed Unit 5 does not appear to affect fire fighting access to, nor emergency access from existing Units 1 to 4. However to prevent fire spread between adjacent properties, the National Building Code - Alberta Edition has requirements for exterior wall construction, fire resistance ratings, cladding and unprotected openings (windows and doors). The applicant will need to confirm if the east wall of Unit 2 complies at the new reduced distance to property line. If not, Permits will be required to make the necessary upgrades.
- The creation of proposed Unit 6 does not appear to affect fire fighting access to existing Units 1 to 4. However it appears that the location will block several existing exits from Units 1 and 3. The applicant will require Permits to relocate these exits. Also Unit 6 reduces the limiting distance on the north side of Unit 1 and the west side of Unit 3. At zero distance to property line these walls are required to be constructed of non-combustible construction, have 2 hour fire resistance ratings, have non-combustible cladding, and have zero unprotected openings (windows and doors). If the existing construction does not meet these requirements Permits will be required to make the necessary upgrades.

Servicing

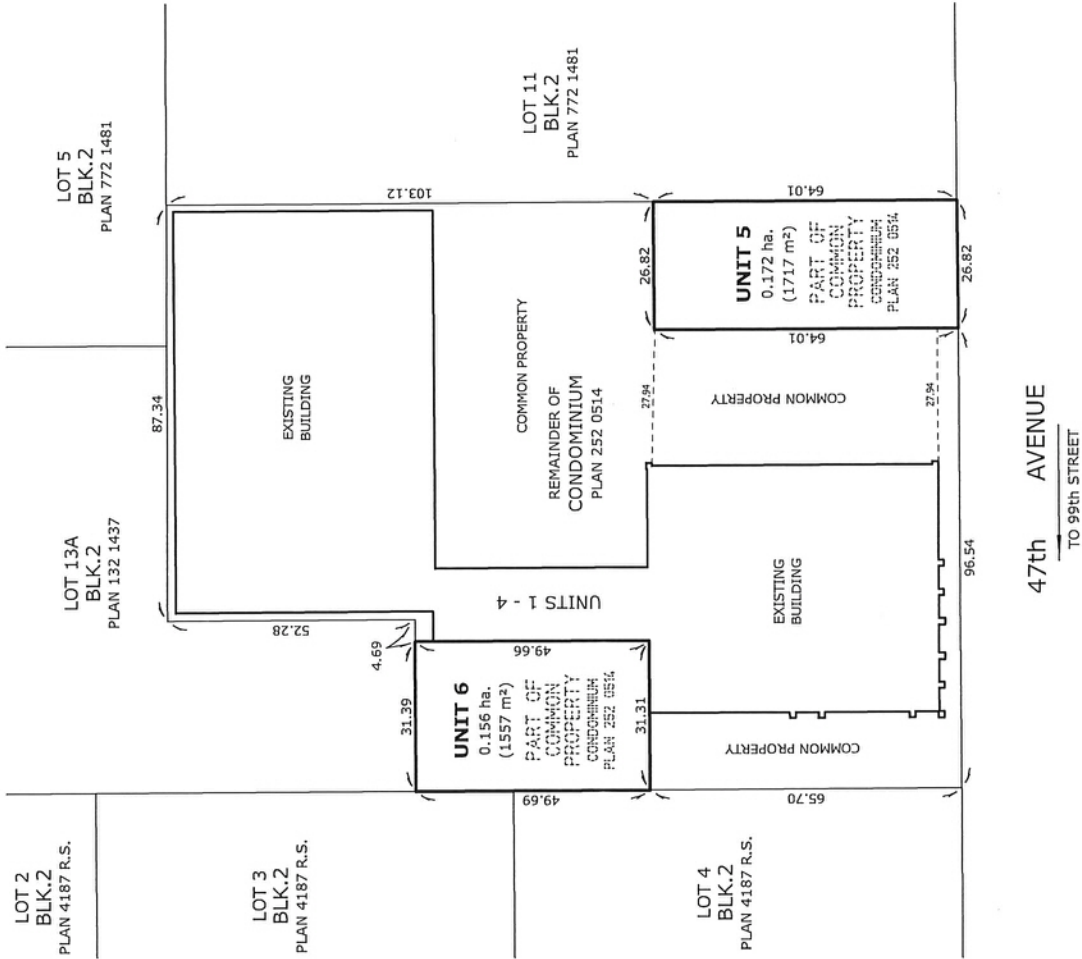
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- Multiple services are providing water service to the subject site. As per the City of Edmonton Design and Construction Standards Volume 4 (April 2021) Section 1.9.1.6.2, a Caveat of Restrictive Covenant for Check Valve Installation must be registered on title where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists. Please contact waterlandadmin@epcor.com to initiate the restrictive covenant process.
- All municipal services must enter the site through Common Property.

TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM SUBDIVISION
ON PART OF

CONDOMINIUM PLAN 252 0514

IN THE
S.W.1/4 SEC.16, TWP.52, RGE.24, W.4 M.
EDMONTON, ALBERTA



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



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: | J.V. | DRAWN BY: | J.V. |
| DATE: | MARCH 27, 2025 | REVISED: | APRIL 2, 2025 |
| DRAWING | 240530A-T | FILE NO. | 240530 |



Subdivision Authority

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

July 31, 2025

File No. LDA25-0269

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 21, Block 11, Plan 2028 AO, located north of 109 Avenue NW and west of 154 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on July 31, 2025, subject to the following condition:

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

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mm/Posse #610641669-001

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 (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.76 m south of the north property line of Lot 21 off 154 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

1341414 AB 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:
- ALL DISTANCES SHOWN OUTLINED THIS: AND CONTAINS 0.068 Ha.



KEY PLAN
NOT TO SCALE

| REV. NO. | DATE | ITEM | BY |
|----------|------------|-------------------------|----|
| 1 | JUNE 16/25 | ORIGINAL PLAN COMPLETED | CN |

REVISIONS

HIGH PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 21, BLOCK 11, PLAN 2028AO
WITHIN THE

W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



FILE NO. 62400000T DRAFTED BY: CN CHECKED BY: DS

