

Thursday, October 9, 2025

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 40

**PRESENT**

**Blair McDowell, Chief Subdivision Officer**

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 9, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 2, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA25-0280  
566895013-001

Tentative plan of subdivision to create one (1) commercial lot from Lot C, Plan 3186 TR and Lot 1, Block 1, Plan 252 1164, located north of 41 Avenue SW and east of Ewing Trail SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA25-0359  
626061993-001

Tentative plan of subdivision to create one (1) industrial lot from Lot 17, Block 3, Plan 802 1483 located south of 112 Avenue NW and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

|                |                                                               |                                                                                                                                                                                                     |                |
|----------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 3.             | LDA25-0330<br>623677093-001                                   | Tentative plan of subdivision to create one (1) additional residential lot, from Lots 73 and 74, Block 42, Plan 752 0494, located west of 111 Street NW and south of 163A Avenue NW; <b>LORELEI</b> |                |
| MOVED          |                                                               | Blair McDowell<br><br>That the application for subdivision be Approved.                                                                                                                             |                |
| FOR THE MOTION |                                                               | Blair McDowell                                                                                                                                                                                      | <b>CARRIED</b> |
| 4.             | LDA25-0370<br>628555363-001                                   | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 15, Block 45, Plan 934 AI, located east of 152 Street NW and north of 97 Avenue NW; <b>WEST JASPER PLACE</b>   |                |
| MOVED          |                                                               | Blair McDowell<br><br>That the application for subdivision be Approved.                                                                                                                             |                |
| FOR THE MOTION |                                                               | Blair McDowell                                                                                                                                                                                      | <b>CARRIED</b> |
| 5.             | LDA25-0371<br>628564106-001                                   | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 14, Block 13E, Plan 3299 HW, located east of 113 Avenue NW and south of Tower Road NW; <b>PRINCE RUPERT</b>    |                |
| MOVED          |                                                               | Blair McDowell<br><br>That the application for subdivision be Approved.                                                                                                                             |                |
| FOR THE MOTION |                                                               | Blair McDowell                                                                                                                                                                                      | <b>CARRIED</b> |
| 5.             | <b>ADJOURNMENT</b><br><br>The meeting adjourned at 10:10 a.m. |                                                                                                                                                                                                     |                |



Subdivision Authority

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

October 9, 2025

File No. LDA25-0280

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

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot C, Plan 3186 TR and Lot 1, Block 1, Plan 252 1164, located north of 41 Avenue SW and east of Ewing Trail SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on October 9, 2025, subject to the following conditions:**

1. that the owner enter into two (2) Deferred Servicing Agreements with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed Lot 1 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of Lot C, Plan 3186 TR a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton 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 the remnant of Lot C, Plan 3186 TR a claim of interest by caveat of the Deferred Arterial Dedication 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 and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Deferred Servicing Agreements;
7. that the owner register a utility right of way (URW) on Lot R1, Plan 3186 TR for offsite utilities, as shown on the "Conditions of Approval" map, Enclosure I. The property owner shall be compensated at fair market value for the URW;

8. that LDA25-0183 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
9. 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, 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 the Drainage Assessments applicable to this subdivision;
3. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
4. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct Orchards Wynd SW and 91 Street SW ("Segment 1") to a transit collector roadway standard, including roundabout and a shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct offsite utilities including water, sanitary, and storm sewer extensions to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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.



**III That the Deferred Servicing Agreement required in Clause I (3) 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 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 the Drainage Assessments applicable to this subdivision;
3. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
4. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner 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; Applications containing roads
7. that the owner construct the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including shared use path, lighting, and any transitional improvements, channelization, access removal and reconstruction, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct Orchards Wynd SW and 91 Street SW ("Segment 1") to a transit collector roadway standard, including roundabout and a shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 91 Street SW ("Segment 2") to a transit collector roadway standard, including a shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct offsite utilities including water, sanitary, and storm sewer extensions to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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.

**IV That the Deferred Arterial Dedication Agreement required in Clause I (5) requires, upon further subdivision, that the owner, or its successor in title, will be required to complete, among other things, the following:**

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.

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

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

MR for Lot 1, Block 1, Plan 252 1164 was previously addressed with LDA24-0286 by registering a Deferred Reserve Caveat (DRC). The DRC 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 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/kr/Posse #566895013-001

Enclosures

## SUBDIVISION CONDITIONS OF APPROVAL MAP

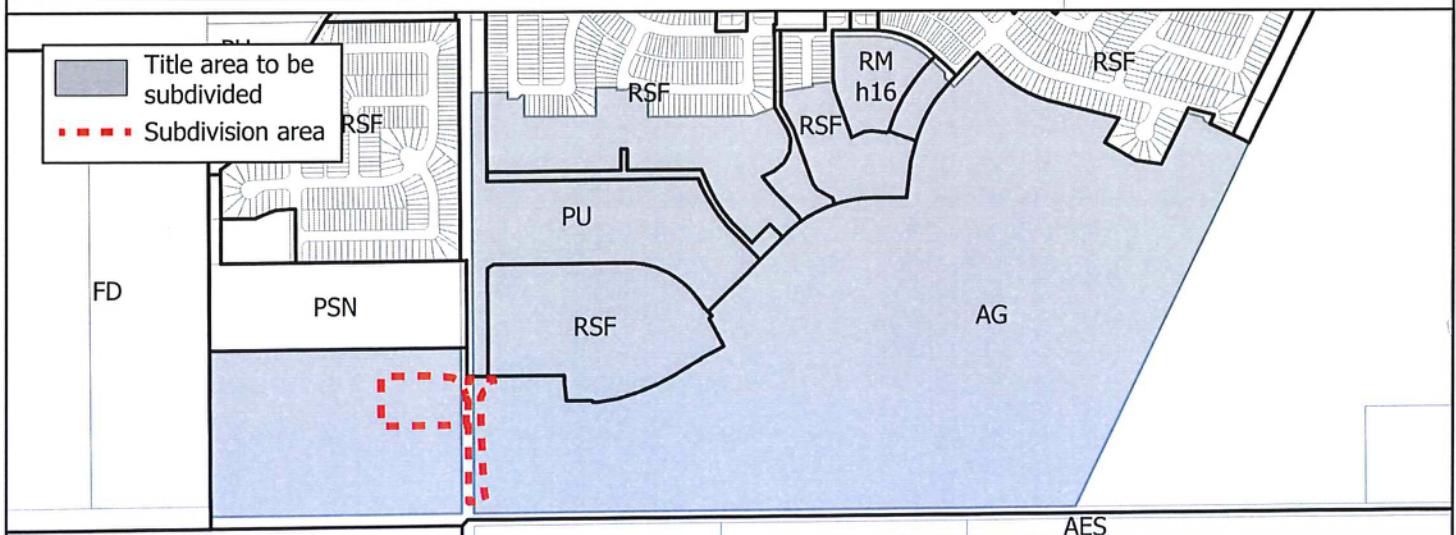
October 9, 2025

LDA25-0280

- ■ ■ Limit of proposed subdivision
  - Construct to a transit collector standard (Segment 1)
  - Construct to a transit collector standard (Segment 2)
  - Temporary major drainage infrastructure
  - ↔ Storm, sewer, and water extensions
  - ▨ Deferred arterial road right of way dedication
- Register utility right of way



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



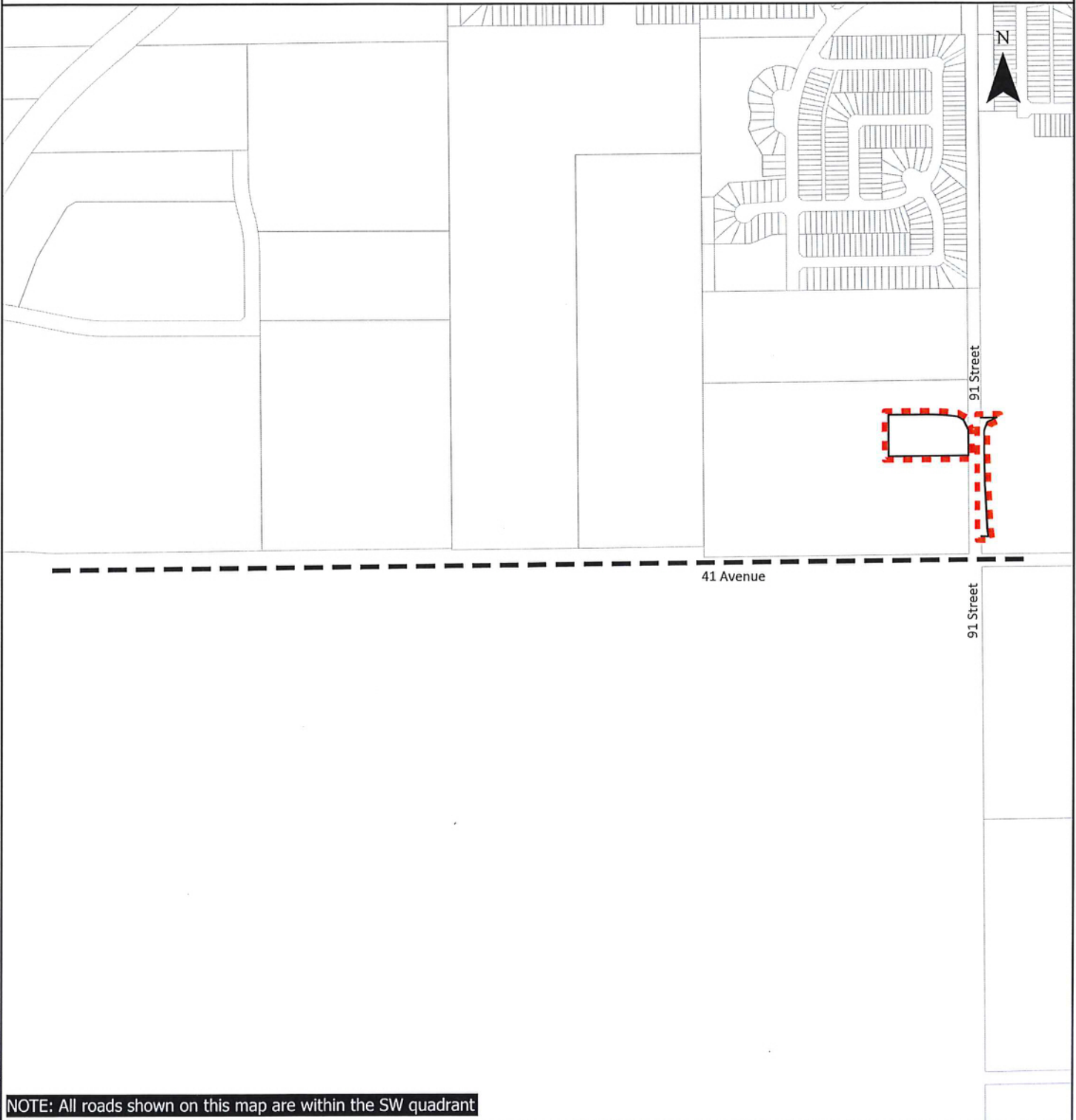


## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 9, 2025

LDA25-0280

- ■ ■ Limit of proposed subdivision
- — Construct first two lanes to an arterial roadway standard



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





Subdivision Authority

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

October 9, 2025

File No. LDA25-0359

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 17, Block 3, Plan 802 1483 located south of 112 Avenue NW and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on October 9, 2025, 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, for the payment of the proportionate share of Arterial Roadway Assessments;
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 register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner dedicate, clear and level 231 Street NW 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
5. 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 17, Block 3, Plan 802 1483 was addressed by land dedication by the Edmonton Regional Planning Commission in 1980.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mc/Posse #626061993-001

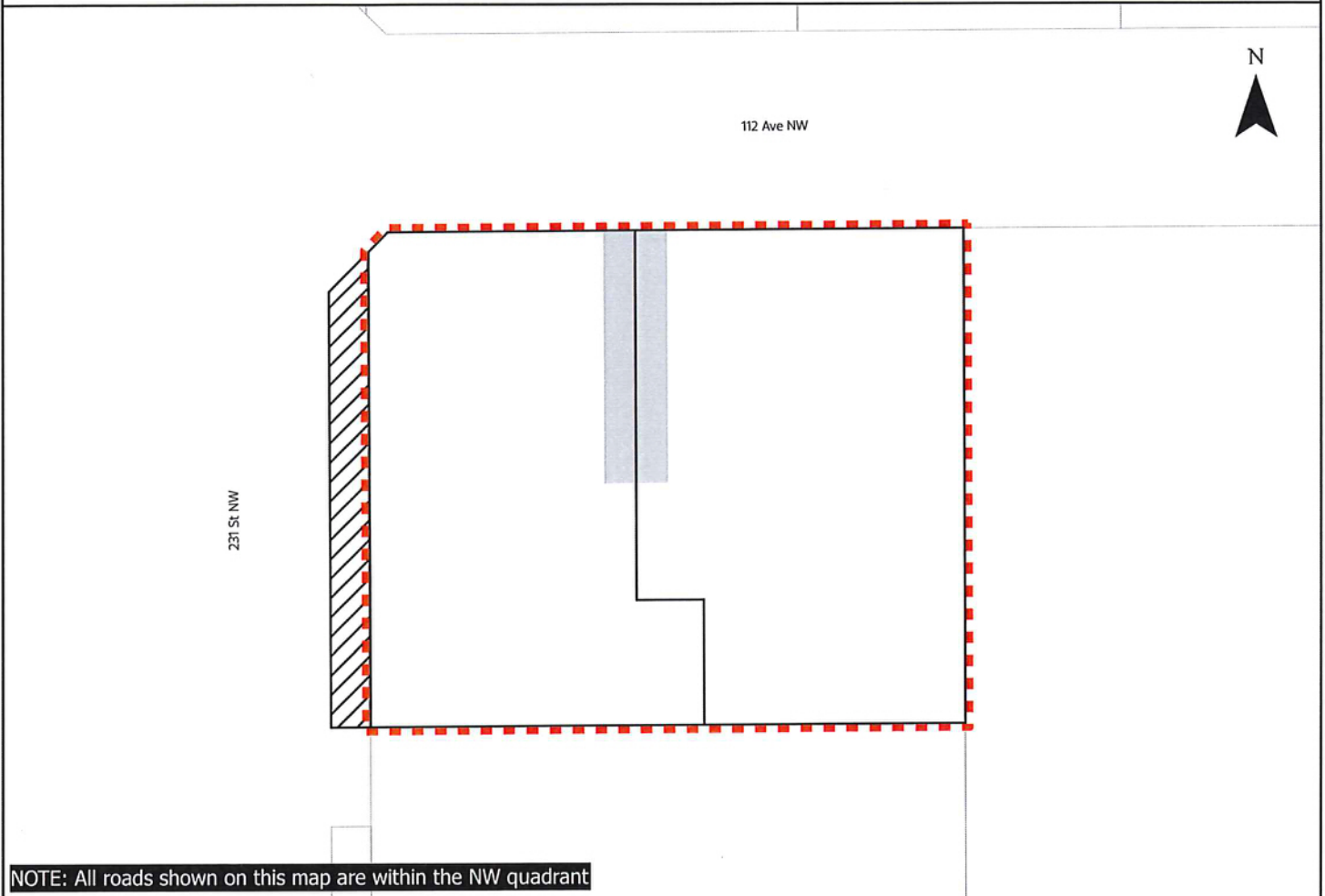
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 9, 2025

LDA25-0359

- Limit of proposed subdivision
- Register mutual access easement
- ▨ Dedicate as road right of way



- Title area to be subdivided
- Subdivision area







Subdivision Authority

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

October 9, 2025

File No. LDA25-0330

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 Lots 73 and 74, Block 42, Plan 752 0494, located west of 111 Street NW and south of 163A Avenue NW; **LORELEI**

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**The Subdivision by Plan is APPROVED on October 9, 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](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 #623677093-001

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.
- There is an existing access to 111 Street NW. Upon redevelopment of proposed Lot 73A, 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, sanitary, and storm) enter the proposed subdivision approximately 8.38 m south of the north property line of proposed Lot 73A and 8.23 m south of the north property line of proposed Lot 74A off the lane west of 111 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

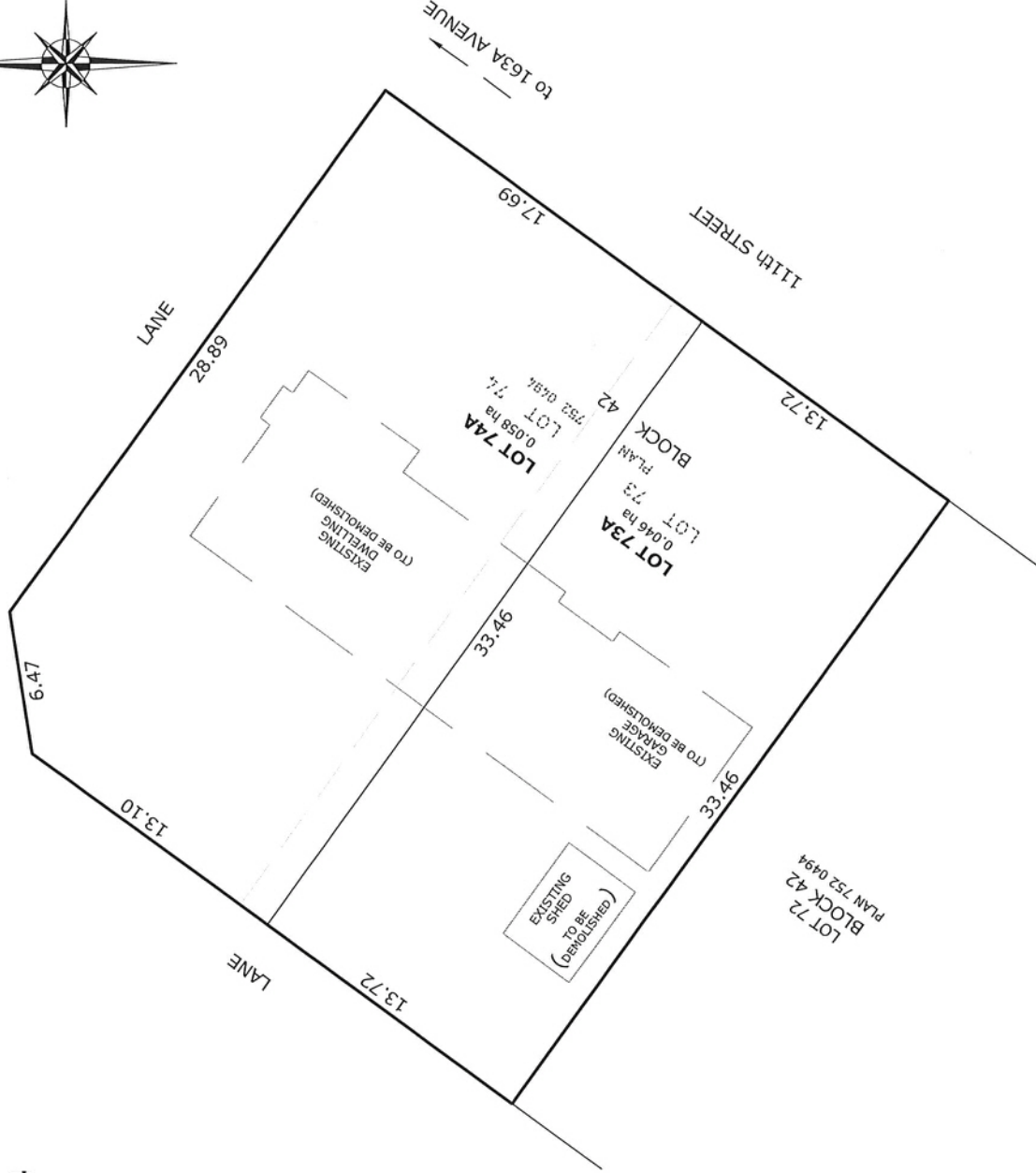
LOTS 73 & 74, BLK. 42, PLAN 752 0494

IN THE

N.W.1/4 SEC.32, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

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



## NOTES:

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



**HAGEN  
SURVEYS**

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L3 | T 780.464.5506 | F 780.464.4450 | [hagensurveys.ca](http://hagensurveys.ca)  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



|                |               |           |        |
|----------------|---------------|-----------|--------|
| CALCULATED BY: | SK            | DRAWN BY: | SK     |
| DATE:          | JULY 24, 2025 | REVISED:  | --     |
| DRAWING        | 250804T       | FILE NO.  | 250804 |





Subdivision Authority

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

October 9, 2025

File No. LDA25-0370

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 45, Plan 934 AI, located east of 152 Street NW and north of 97 Avenue NW; **WEST JASPER PLACE**

---

**The Subdivision by Plan is APPROVED on October 9, 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](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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/mm/Posse #628555363-001

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](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 152 Street NW. Upon redevelopment of proposed Lot 15B, 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 4.0 m north of the south property line of Lot 15, off 152 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](http://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).



KUNJ INVESTMENTS INC.  
AND CANADIAN EXCELLENCE INC.

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: 0.069 ha



| REV. NO.  | DATE       | ITEM                    | BY |
|-----------|------------|-------------------------|----|
| 1         | SEPT. 1205 | ORIGINAL PLAN COMPLETED | CN |
| REVISIONS |            |                         |    |

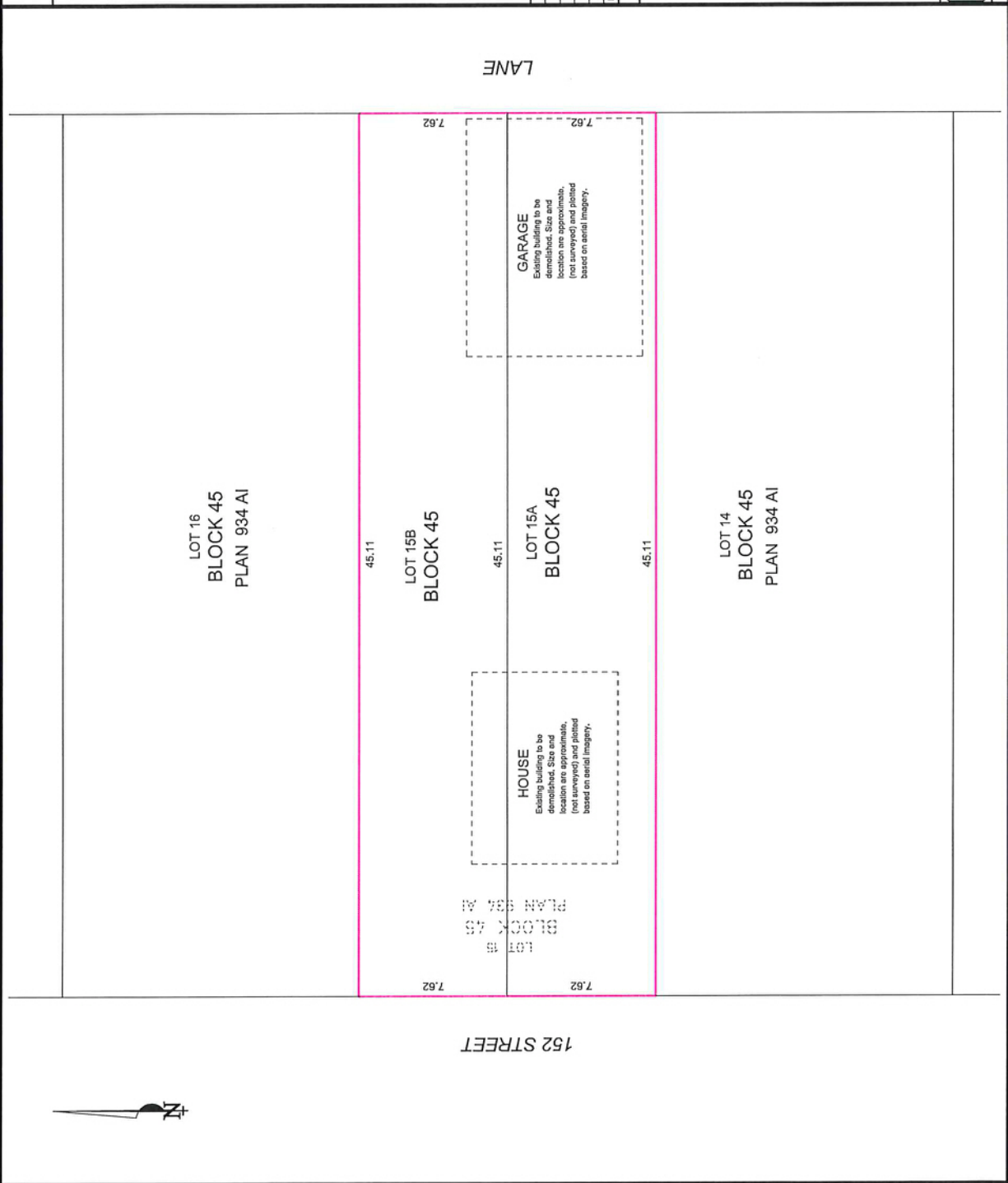
WEST JASPER PLACE  
TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION

OF  
LOT 15, BLOCK 45, PLAN 934 AI  
WITHIN THE  
N.W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.  
EDMONTON - ALBERTA



**Pals Geomatics**  
Phone: (780) 455-1177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-17th Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 6250312007 DRAFTED BY: CN CHECKED BY: SM





Subdivision Authority

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

October 9, 2025

File No. LDA25-0371

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 14, Block 13E, Plan 3299 HW, located east of 113 Avenue NW and south of Tower Road NW; **PRINCE RUPERT**

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**The Subdivision by Plan is APPROVED on October 9, 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](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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/mm/Posse #628564106-001

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](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 113 Avenue NW. Upon redevelopment of proposed Lot 14A, 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 9.85 m east of the west property line of existing Lot 14, off Tower Road. 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 an existing power pole and guy wire that may interfere with access to proposed Lot 14B. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in



a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com) or 780-412-3128).

- 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

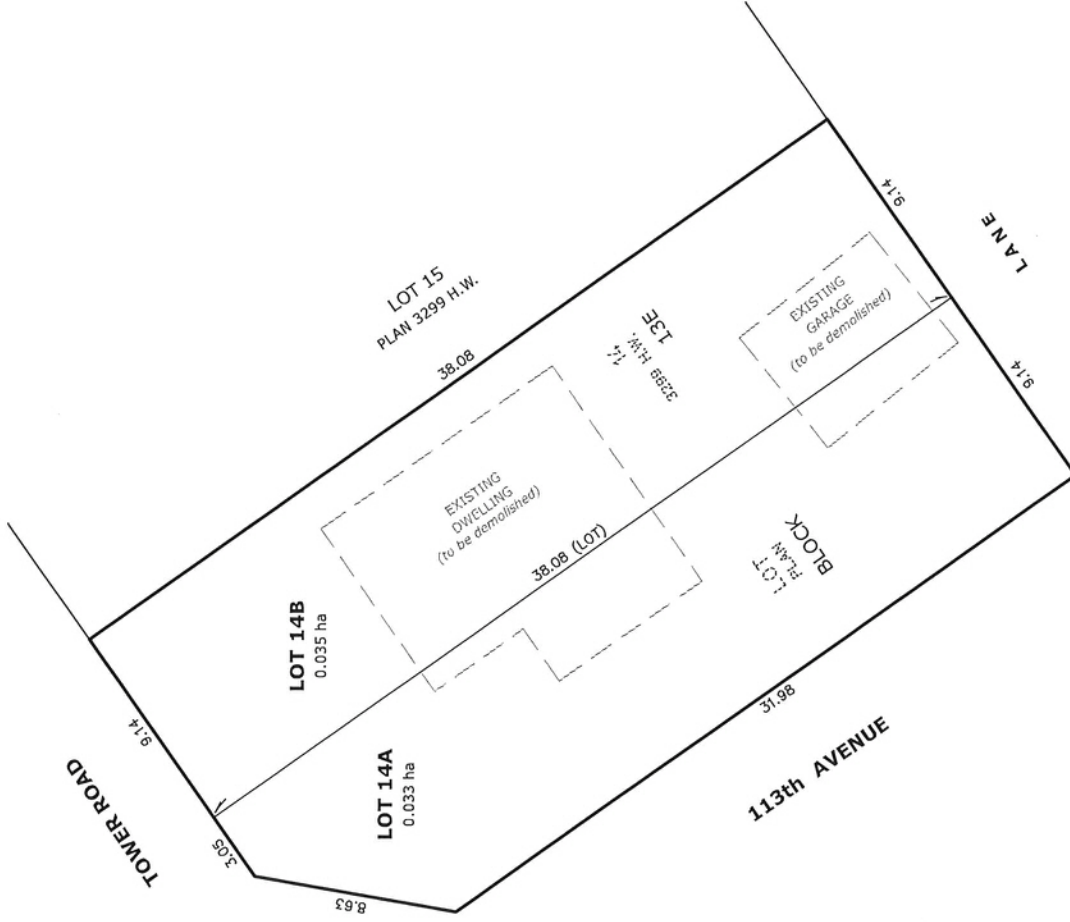
SHOWING SUBDIVISION OF

LOT 14, BLK. 13E, PLAN 3299 H.W.

IN THE

HUDSON'S BAY RESERVE  
EDMONTON, ALBERTA

SCALE 1:200 2025 R.W. SIMPSON, A.L.S.  
5m 10m



## 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](http://hagensurveys.ca)  
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|----------------|-------------------|-----------|--------|
| CALCULATED BY: | E.S.D.            | DRAWN BY: | E.S.D. |
| DATE:          | SEPTEMBER 4, 2025 | REVISED:  | --     |
| DRAWING        | 250983T           | FILE NO.  | 250983 |