

Thursday, July 24, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 29

PRESENT

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 24, 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 17, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0211
575540707-001

Tentative plan of subdivision to create 37 residential lots and 1 public utility lot from Lot 101, Block A, Plan 252 0135, Lot 5 Block 1, Plan 1026141, and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0254
582272997-001

Tentative plan of subdivision to create 47 residential lots, from SW 15-51-25-W4M located north of 41 Avenue SW and west of Crawford Dr SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0194 587070542-001	Tentative plan of subdivision to create eight (8) bareland condominium units from Lot 12, Block B, Plan 074 0356, located north of 127 Avenue NW and west of 155 Street NW; MISTATIM INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0196 591588698-001	Tentative plan of subdivision to create six (6) bareland condominium units from Lot 7, Block 2, Plan 2121748, located north of Whitemud Drive NW (Westbound) and south of 28 STREET NW; SOUTHEAST INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA25-0255 581062838-001	Tentative plan of subdivision to create one (1) additional mixed use lot from Lot 1, Block 3, Plan 122 0140, located north of Lessard Road NW and west of 199 Street NW; THE HAMPTONS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA25-0275 607674136-001	Tentative plan of subdivision to create one (1) additional medium industrial lot, from Lot 5A, Block 12, Plan 022 2824, located south of 26 Avenue NW and east of 96 Street NW; PARSONS INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA25-0258 606792164-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 11, Plan 2503 HW, located east of 112A Street and north of 65 Avenue NW; PARKALLEN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA25-0264 609623513-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 131, Plan 2602 HW, located east of 142 Street NW and south of 101A Avenue NW; GLENORA	
MOVED		Blair McDowell	

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA25-0281 610602898-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 9, Plan 2528 HW, located south of Strathearn Crescent NW and east of 89 Street NW; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



July 24, 2025

File No. LDA25-0211

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 37 residential lots and 1 public utility lot from Lot 101, Block A, Plan 252 0135, Lot 5 Block 1, Plan 1026141, and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on July 24, 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;
2. that the approved subdivisions LDA25-0072, LDA24-0388, LDA24-0055 and LDA22-0102 be registered prior to or concurrent with this application;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a 3 m hard-surface shared use path, within the Altalink PUL, including "Shared Use" signage, lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner is responsible to provide naturalized landscaping within the Altalink PUL to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Public Utility lot and 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) for Lot 5, Block 1, Plan 1026141 was previously addressed with LDA09-0245 by registering a Deferred Reserve Caveat (102 392 505) on Lot 4, Plan 707RS.

Municipal Reserve (MR) for Lot 101, Block A, Plan 2520135 was previously addressed with LDA22-0136 by registering a DRC (232 318 358) on title. The DRC will transfer to Lot 5, 1659TR with LDA24-0388 to assemble the school site.

Municipal Reserve (MR) for Lot 4, Plan 707RS was previously addressed with LDA09-0245 by registering a DRC (102 392 505) on title. The DRC will transfer to Lot 5, 1659TR with LDA24-0388 to assemble the school site.

The DRC on Lot 5, 1659TR will be adjusted to account for the 0.01 ha arterial roadway dedication with this subdivision or with LDA24-0388.

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/bj/Posse #575540707-001

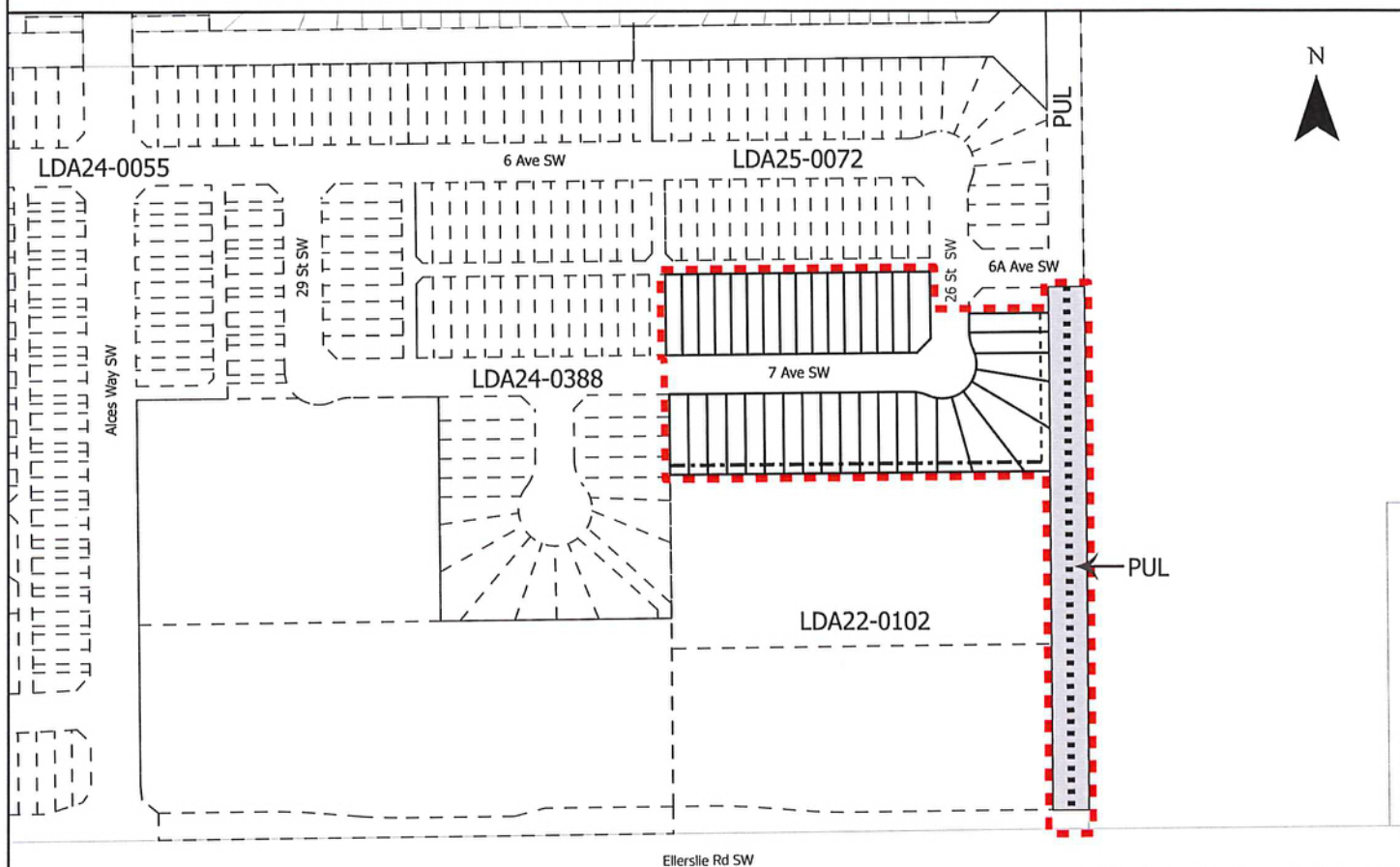
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

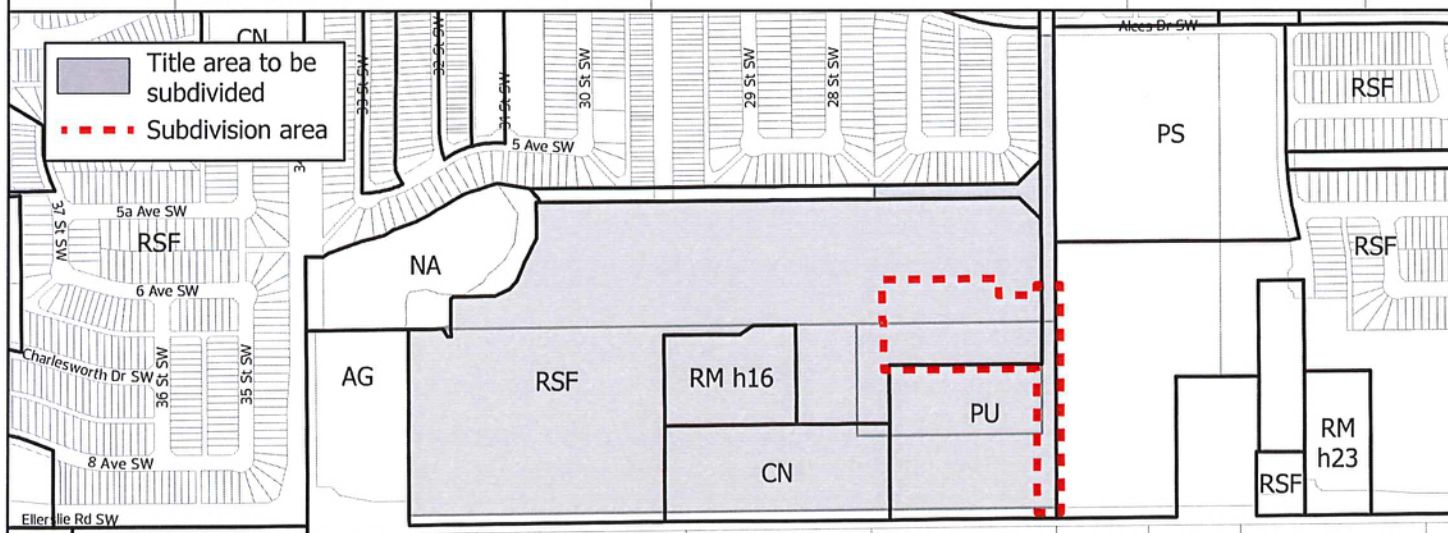
July 24, 2025

LDA25-0211

- ■ ■ Limit of proposed subdivision
- Construct 1.8 m Uniform fence
- Construct 1.2 m Uniform fence
- Construct 3 m shared use path
- Naturalized Landscaping



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





July 24, 2025

File No. LDA25-0254

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 47 residential lots, from SW 15-51-25-W4M located north of 41 Avenue SW and west of Crawford Dr SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 24, 2025, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 3.118 ha by a Deferred Reserve Caveat registered the remnant lot pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton for a portion of 41 Avenue SW, to an approved concept plan, and pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan, the City of Edmonton shall register against the remainder of the parent parcel a claim of interest by caveat of the Deferred Arterial Dedication Agreement, as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA25-0126 be approved by City Council prior to or concurrent with the registration of the current application;
6. that the owner register a Public Access Easement on the remnant of the SW-15-51-25-W4M to facilitate the construction of a shared use path within the future MR parcel, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall be party to this easement;
7. 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; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the second eastbound lane of 41 Avenue SW to an arterial roadway standard, from Allard Road SW to approximately 275 m east of Allard Road SW, including channelization, intersection, landscaping, signal modifications, removal of the existing barrier along Allard Road SW, and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct all roadways to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct a temporary 6 m wide gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3.0 m hard-surface shared use path, located partially within the road right-of-way and partially within the park site on the north side of Crawford Way SW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway; with connections to the adjacent sidewalks, as shown on the "Conditions of Approval" map, Enclosure I;

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

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

Municipal Reserves (MR) for the SW 15-51-25-W4M in the amount of 3.118 ha will be provided by a Deferred Reserve Caveat with this subdivision. The DRC will be adjusted with future applications that dedicate ER and MR.

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/bj/Posse #582272997-001

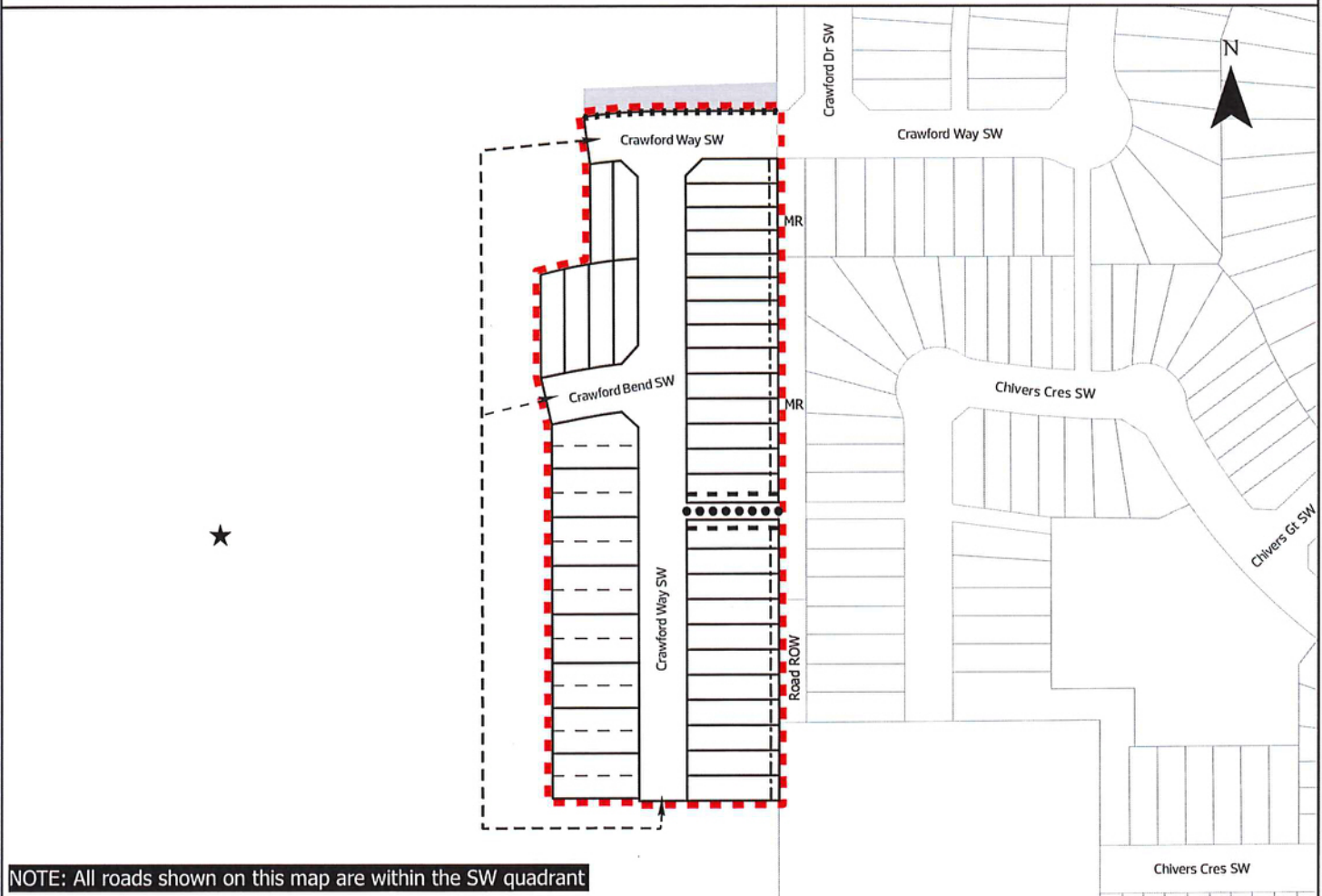
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

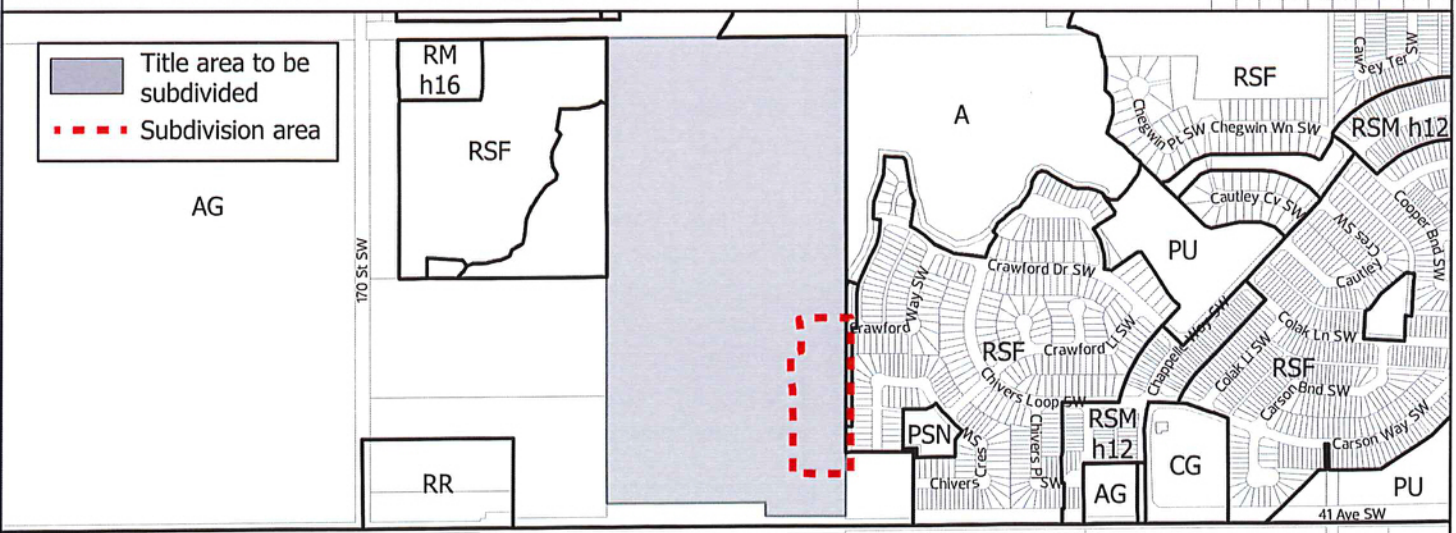
July 24, 2025

LDA25-0254

- ■ ■ Limit of proposed subdivision
- 1.2 m Uniform fence
- - - 1.8 m Uniform fence as per zoning bylaw
- ● ● 1.8 m Concrete sidewalk
- 3 m Hard surface shared use path
- > Temporary 6 m roadway connection
- ★ Require arterial dedication for future subdivision stages caveat
- Register public access easement



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2025

LDA25-0254

- ■ ■ Limit of proposed subdivision
- Remove barriers
- == Construct second eastbound lane to an arterial roadway standard





Subdivision Authority

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

July 24, 2025

File No. LDA25-0194

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create eight (8) bareland condominium units from Lot 12, Block B, Plan 074 0356, located north of 127 Avenue NW and west of 155 Street NW; **MISTATIM INDUSTRIAL**

The Subdivision by Plan is APPROVED on July 24, 2025, subject to the following conditions:

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

Municipal Reserve (MR) was addressed through dedication of Lot 7R, Block B, Plan 3341R, which was later declared surplus prior to the area being annexed to the City of Edmonton in 1982.

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,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #587070542-001

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 (i.e. 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 (\$12,480.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- The applicant is advised that 2 small parcels on the south of the subject site (Plan 0740356, Block B, Lot 13 (15504 127 Avenue NW) and Plan 0740356, Block B, Lot 14 (15540 127 Avenue NW) are owned by the City, as shown on Enclosure I. Should the applicant be interested in purchasing these parcels, they may want to apply via [Property Inquiry form](#).
- Subdivision Planning recommends that the owner register an emergency access easement on all affected parcels for the purposes of Fire Rescue Services (FRS) to provide access to all the units from 156 Street NW and 127 Avenue NW, as shown on Enclosure I and II.

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 existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m south of the north property line of Lot 12 off 156 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.
- 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.
- 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).

NOTE: FOR IMPORTANT ENCROACHMENT, REGISTRATION OR CONVEYANCE, PERSONAL APPLICATION, OR OTHER MATTER, THE APPLICANT MUST FILE WITH THE CLERK OF THE DISTRICT COURT, IN THE COUNTY IN WHICH IS ADJACENT TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

LAND TITLE OFFICE

PLAN NO. _____

ENTERED AND REGISTERED

ON _____

INSTRUMENT NO. _____

A.D. REGISTRAR

N.A.R.S.

SHEET 1 OF 1 SHEETS

<p><u>SUBJECT:</u> BRADY S. MACHON, A.L.S.</p> <p><u>NAME:</u> BRADY S. MACHON, A.L.S.</p> <p><u>DATE OF SURVEY:</u> JUNE 26, 2023</p> <p><u>TO:</u> 2025</p> <p><u>IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT</u></p>	<p><u>REGISTRED OWNERS:</u> 2423157 ALBERTA LTD.</p>
<p><u>SUBMISSION AUTHORITY:</u></p> <p><u>NAME:</u> CITY OF EDMONTON</p> <p><u>FILE NO.:</u> 25-0757-01</p>	

CERTIFICATE, SECTION THIRD, CONDOMINIUM PROPERTY ACT
THIS PLAN IS ACCOMPANIED BY A CERTIFICATE REGARDING POST-TENSIONED CABLES AND IS SIGNED BY:

NAME _____
OCCUPATION _____
DATE: _____, 1995

STATING THAT THERE ARE NO POST TENSIONED CABLES LOCATED ON OR WITHIN THE BUILDING OR THE
PROPERTY ON WHICH THE BUILDING IS LOCATED.

NOTES:

ALBERTA PROPERTY CONTROL MARKERS (ALCAN THRU THIN)
• 10' DISTANCE FROM PROPERTY LINE TO PLANTED AND MARKED WITH DISCRETELY PLACED
• 25' DISTANCE FROM DRIVEY POINT TO PLANTED AND MARKED WITH DISCRETELY PLACED
• 50' DISTANCE FROM DRIVEY POINT TO PLANTED AND MARKED WITH DISCRETELY PLACED
• 100' DISTANCE FROM DRIVEY POINT TO PLANTED AND MARKED WITH DISCRETELY PLACED
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• 800' DISTANCE FROM DRIVEY POINT TO PLANTED AND MARKED WITH DISCRETELY PLACED
• 1600' DISTANCE FROM DRIVEY POINT TO PLANTED AND MARKED WITH DISCRETELY PLACED
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• 819200' DISTANCE FROM DRIVEY POINT TO PLANTED AND MARKED WITH DISCRETELY PLACED
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[illegible]

MISTATIM INDUSTRIAL
PLAN SHOWING SURVEY OF PRELIMINARY
CONDOMINIUM DEVELOPMENT

LOT 12, BLOCK B, PLAN 074 0356

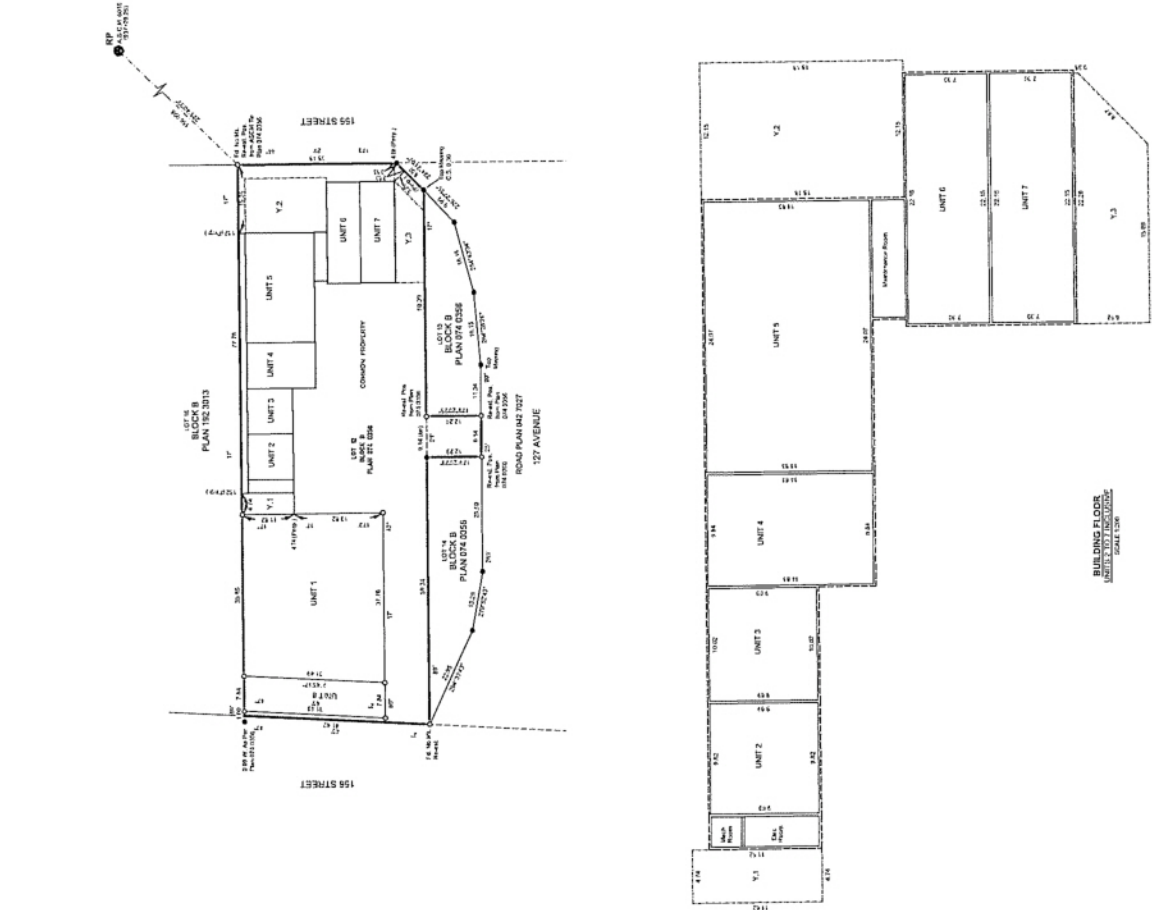
WITHIN THE

EDMONTON - ALBERTA

BRADLY S. MACHON, A.L.S. 2025



<p>THE DEVELOPER'S ADDRESS:</p> <p>12713 156 Street NW Everett AB T5V 1C1</p>	<p>THE CORPORATION'S ADDRESS:</p> <p>12713 156 Street NW Everett AB T5V 1C1</p>
---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------

PalsGeomatics^{inc}



Subdivision Authority

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

July 24, 2025

File No. LDA25-0196

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create six (6) bareland condominium units from Lot 7, Block 2, Plan 2121748, located north of Whitemud Drive NW (Westbound) and south of 28 STREET NW;
SOUTHEAST INDUSTRIAL

The Subdivision by Plan is APPROVED on July 24, 2025, subject to the following conditions:

1. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Municipal Reserve for Lot 7, Block 2, Plan 212 1748 was addressed by money in place with LDA09-0018.

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,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #591588698-001

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 (i.e. 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 (\$9,360.00 - 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.
- The owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

Servicing

- The existing services enter the proposed subdivision approximately 27.9 m(water) and 30.0 m(sanitary) northeast of the west property line of Lot 7 off 28 Street. The existing storm service enters the proposed subdivision approximately 33.8 m northeast of the west property line of Lot 7 off 28 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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.

TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM OF

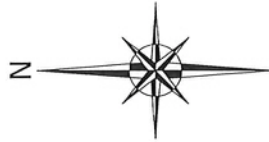
LOT 7, BLK.2, PLAN 212 1748

IN THE

S.W.1/4 SEC.18, TWP.52, RGE.23, W.4 M.

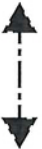
EDMONTON, ALBERTA

SCALE 1:1000
20m 10 0 20 40 60m
N.R. RONSKO, A.L.S.



Legend

Emergency Access Easement



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.
- PROPOSED BUILDING LOCATION NEED TO BE DETERMINED

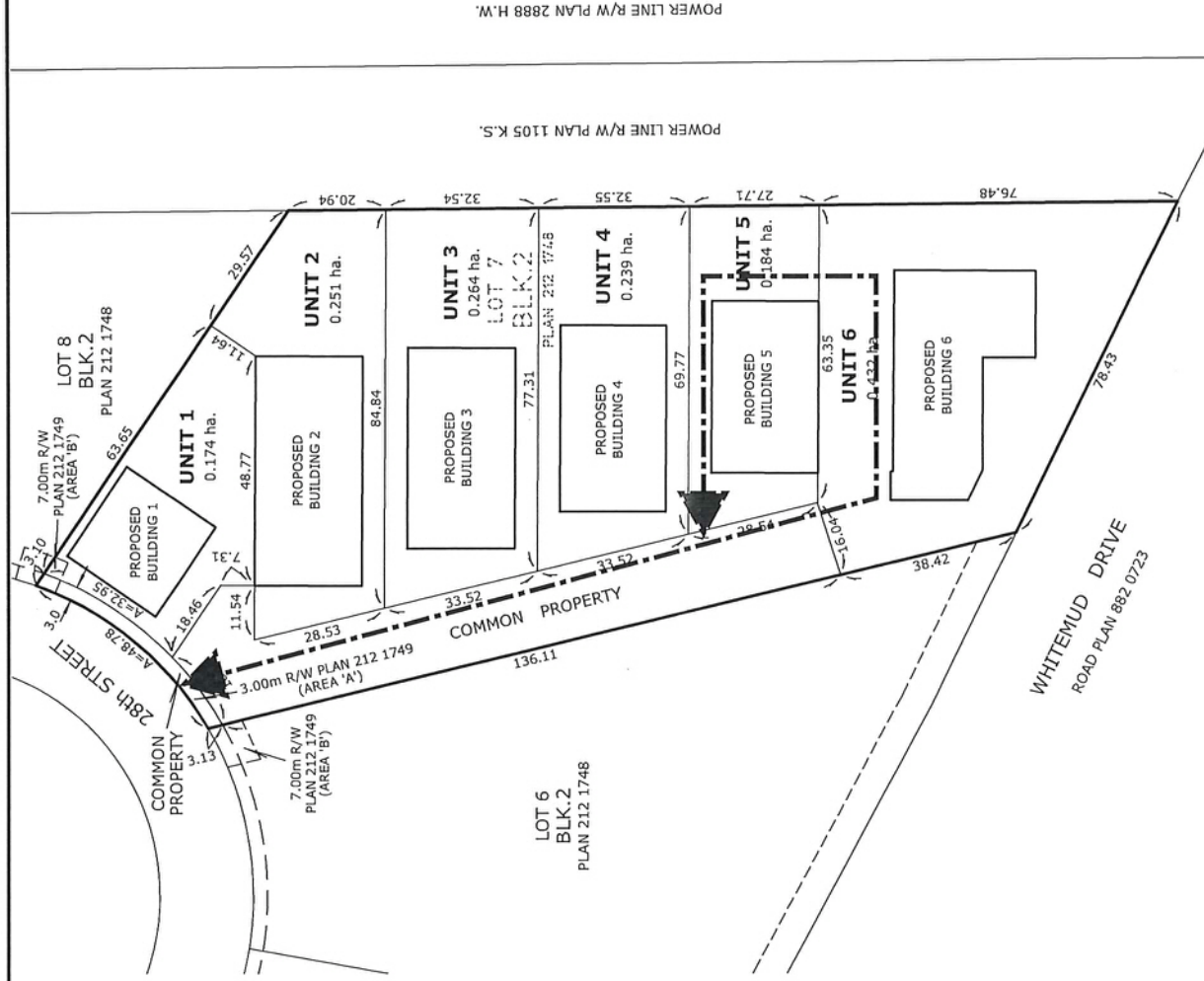


2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	APRIL 17, 2025	REVISED:	--
DRAWING	250361T	FILE NO.	250361





Subdivision Authority

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

July 24, 2025

File No. LDA25-0255

Situate Inc
1000, 10055-106 St NW
Edmonton AB T5J 2Y2

ATTENTION: Jeff Booth

RE: Tentative plan of subdivision to create one (1) additional mixed use lot from Lot 1, Block 3, Plan 122 0140, located north of Lessard Road NW and west of 199 Street NW; **THE HAMPTONS**

The Subdivision by Plan is APPROVED on July 24, 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;
2. that the owner dedicate additional road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for 199 Street NW adjacent to the parcel, as shown on the "Conditions of Approval" map, Enclosure I;
3. that subject to Condition I.1, the owner clear and level 199 Street NW as required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination;
4. that LDA25-0235 to amend the Zoning Bylaw shall be approved prior to endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay for installation of "no parking" signage on the west side of 202 Street NW between Lessard Road NW and 42 Avenue NW, to improve the operations of 202 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Condition of Approval" map, Enclosure I; and
2. that the owner submits detailed engineering drawings, technical studies, and/or assessments accordance with The City of Edmonton Servicing Standards, to the satisfaction of Subdivision and Development Coordination.

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

Municipal Reserve for Lot 1, Block 3, Plan 122 0140 was previously addressed with LDA08-0241 and LDA10-0342. The Deferred Reserve Caveat (762 033 237) was carried forward to the remainder of Block 3, Plan 762 0329.

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/bj/Posse #581062838-001

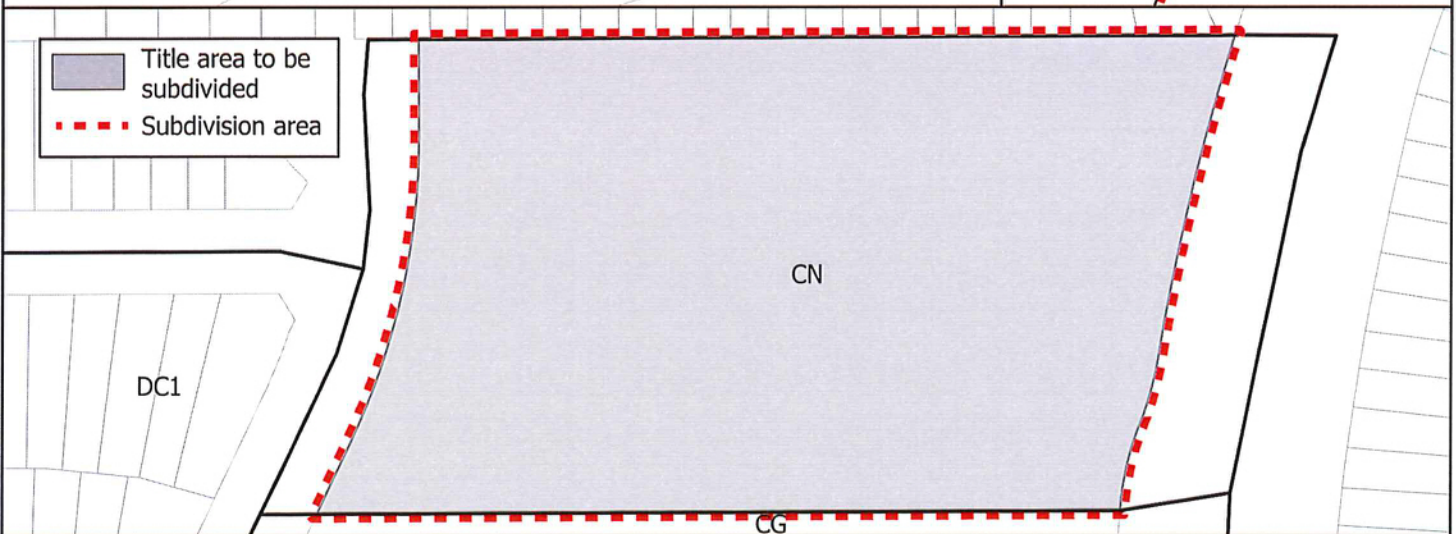
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2025

LDA25-0255

- Limit of proposed subdivision
- Ⓟ "No Parking" signage
- ▨ Dedicate as road right of way





Subdivision Authority

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

July 24, 2025

File No. LDA25-0275

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) additional medium industrial lot, from Lot 5A, Block 12, Plan 022 2824, located south of 26 Avenue NW and east of 96 Street NW; **PARSONS INDUSTRIAL**

The Subdivision by Plan is APPROVED on July 24, 2025, 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); 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.

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

Regards,

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

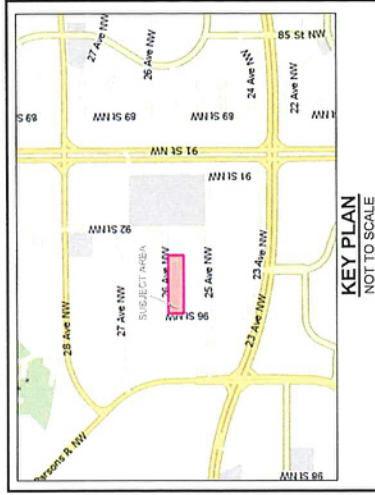
Blair McDowell
Subdivision Authority

BM/jm/Posse #607674136-001

Enclosures

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 WITHOUT NOTICE.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THE SUBJECT AREA IS IM.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
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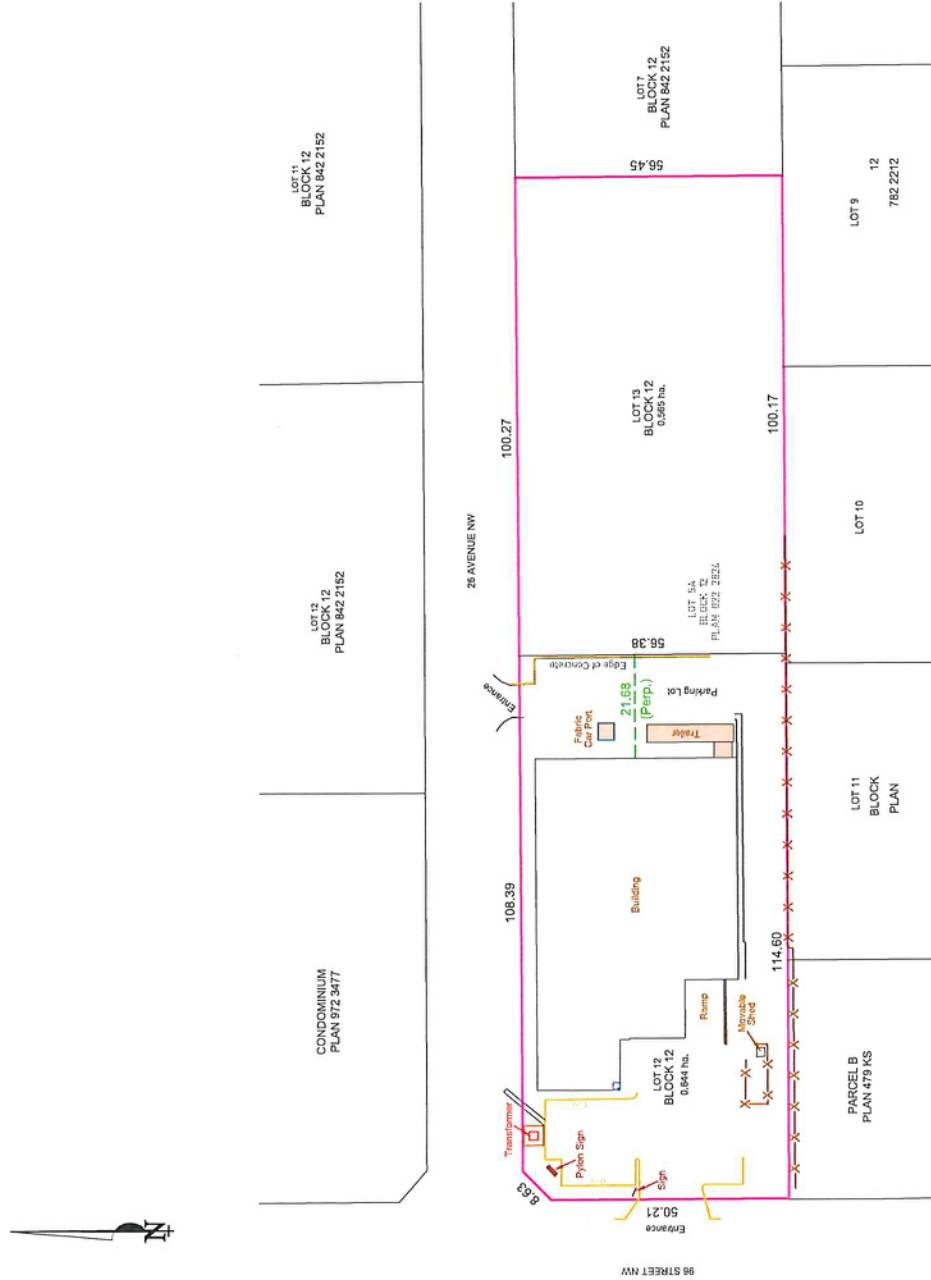
OF
LOT 5A, BLOCK 12, PLAN 022 2824
WITHIN THE

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




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

FILE NO	12616800T	DRAFTED BY	JF
		CHECKED BY:	RE





Subdivision Authority

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

July 24, 2025

File No. LDA25-0258

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 11, Plan 2503 HW, located east of 112A Street and north of 65 Avenue NW; **PARKALLEN**

The Subdivision by Plan is APPROVED on July 24, 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,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #606792164-001

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

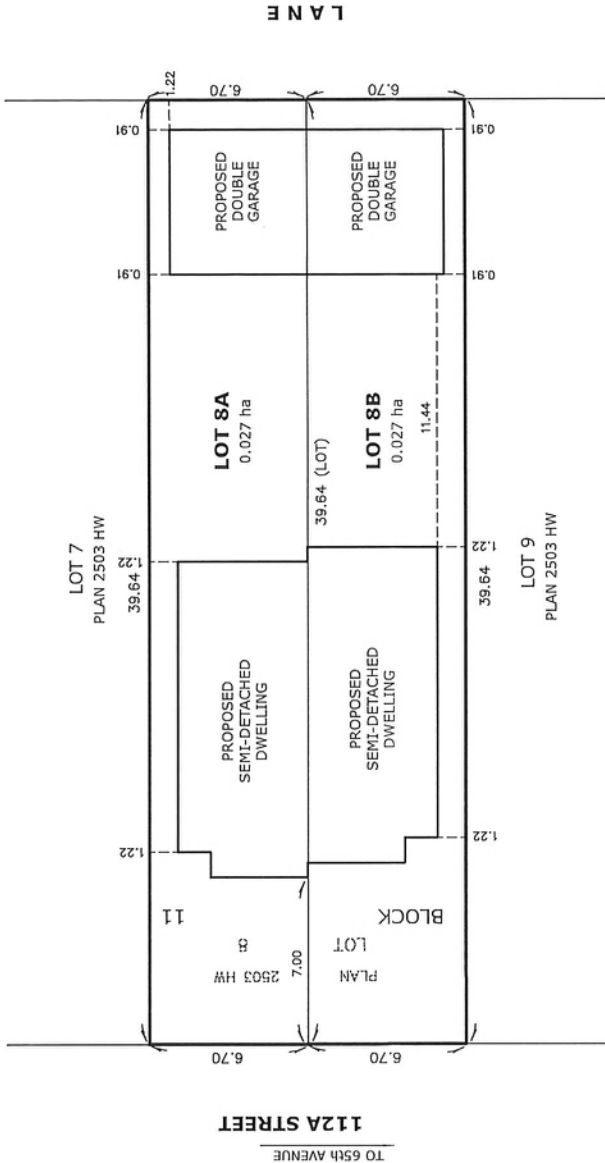
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.24 m south of the north property line of Lot 8 off 112A 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).

TENTATIVE PLAN
SHOWING SUBDIVISION OF
LOT 8 , BLK.11, PLAN 2503 H.W.
IN THE
E.1/2 SEC.19, TWP.52, RGE.24, W. 4M.
EDMONTON, ALBERTA

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



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



HAGEN SURVEYS

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SURVEYOR'S STAMP

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

CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	MAY 26, 2025	REVISED:	--
DRAWING	250558T	FILE NO.	250558



Subdivision Authority

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

July 24, 2025

File No. LDA25-0264

Ivo Nedev Surveying Ltd.
18811 96 Ave NW
Edmonton AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 131, Plan 2602 HW, located east of 142 Street NW and south of 101A Avenue NW; **GLENORA**

The Subdivision by Plan is APPROVED on July 24, 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,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #609623513-001

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 101A Avenue NW. Upon redevelopment of proposed Lot 5A, 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.
- There are existing brick pillars that encroach into the 101A Avenue NW road right of way. These must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information.

Building / Site

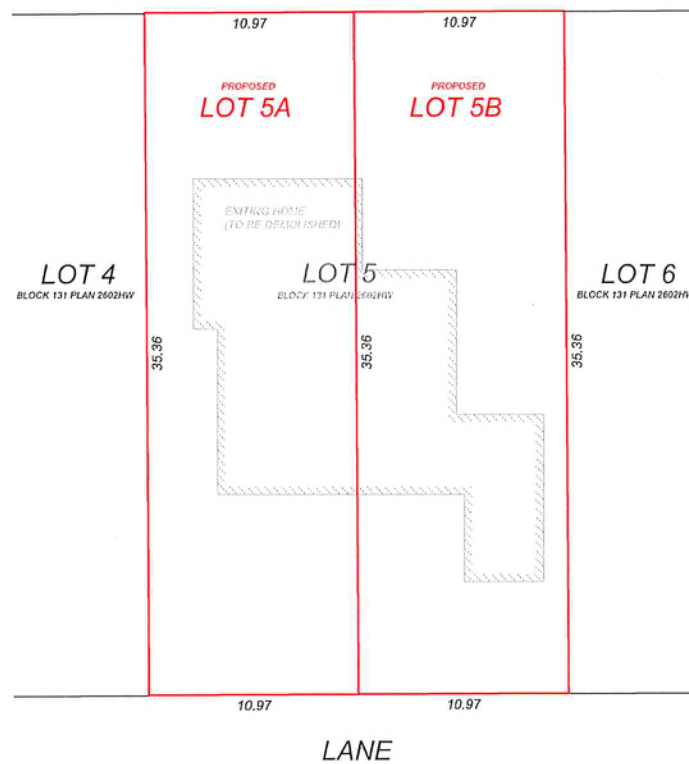
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.70 m west of the east property line of Lot 5 off the lane south of 101A Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



101A AVENUE NW



REVISION HISTORY

1. Issued for Approval	June 12, 2025

GENERAL NOTES

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas, dimensions and/or existing improvements are subject to confirmation by a legal property survey.
5. Existing structures shown are not based on field survey; locations are approximate and derived from aerial imagery.

LEGAL DESCRIPTION: Lot 5 Block 131 Plan 2602HW

MUNICIPAL ADDRESS: 14011 - 101A Avenue NW, Edmonton, AB

NEIGHBORHOOD: Glenora

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

REV: 1 PROJECT: 2025544


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Subdivision Authority

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

July 24, 2025

File No. LDA25-0281

Ivo Nedev Surveying Ltd.
18811 96 Ave NW
Edmonton AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 9, Plan 2528 HW, located south of Strathearn Crescent NW and east of 89 Street NW; **STRATHEARN**

The Subdivision by Plan is APPROVED on July 24, 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,

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

Blair McDowell
Subdivision Authority

BM/jm/Posse #610602898-001

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 are existing concrete stairs that encroach into the Strathearn Crescent NW road right of way. They must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information.
- The Strathearn neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal in 2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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.

Geotechnical

- Based on the historical Coal Mine Map published by Alberta Energy Regulator, workings of the former Dawson Mine (No. 0155) are likely present below the property at 8731 Strathearn Crescent NW and there are associated risks related to the coal mine. For future development, a site-specific geotechnical assessment is highly recommended to be carried out to evaluate the coal mine related risks.

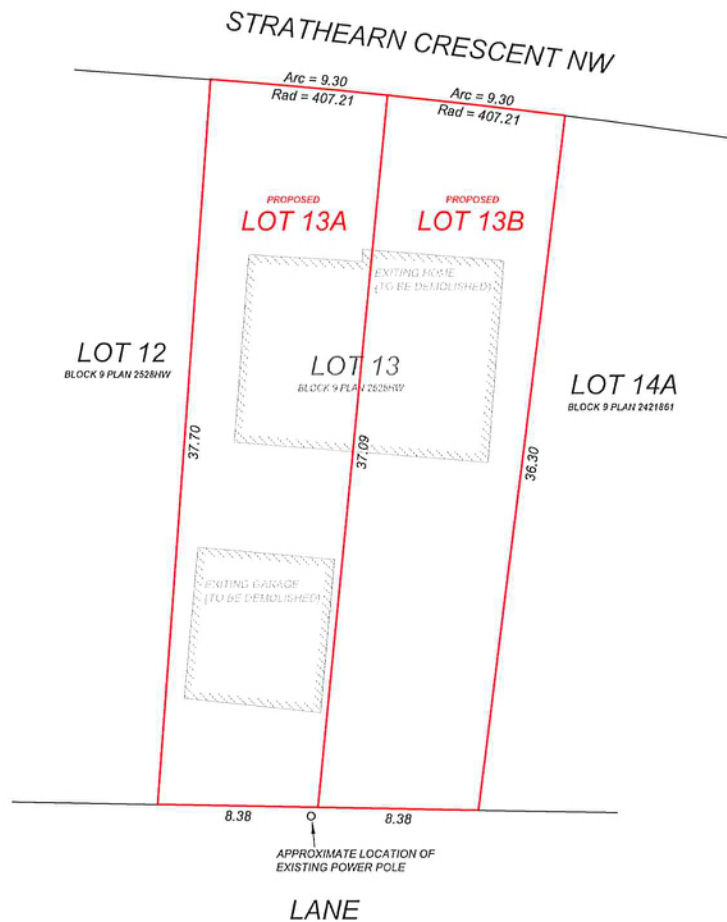
Servicing

- 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 3.71 m west of the east property line of Lot 13 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is deficient water network capacity adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- There is an existing power pole that may interfere with access to the proposed Lot 13A. 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 or 780-412-3128).
- 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).



SCALE: 1 : 300



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REVISION HISTORY

1. Issued for Approval	June 15, 2025
2. Revised (City Comments)	June 20, 2025
3. Revised (City Comments)	July 21, 2025

LEGAL DESCRIPTION: Lot 13 Block 9 Plan 2528HW

MUNICIPAL ADDRESS: 8731 - Strathearn Crescent NW, Edmonton, AB

NEIGHBORHOOD: Strathearn

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

REV: 3 PROJECT: 2023535-2


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