

Thursday, November 20, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 46

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 20, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 13, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0048
548813020-001

REVISION of conditionally approved tentative plan of subdivision to create 98 residential lots, five (5) multi-unit housing lots (MHL), and one (1) Mixed Use lot, from a portion of roadway to be closed, Lot 5, Block C, Plan 242 1152, and Lots 9 and 10, Block 1, Plan 2887 AQ located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0057
558593527-001

Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 11, Plan 600 MC, located west of 124 Street NW and south of 63 Avenue NW; **GRANDVIEW HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0428 632702066-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 7, Block 50, Plan 3769 HW, located west of 151 Street NW and north of 92 Avenue NW; SHERWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

November 20, 2025

File No. LDA25-0048

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

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 98 residential lots, five (5) multi-unit housing lots (MHL), and one (1) Mixed Use lot, from a portion of roadway to be closed, Lot 5, Block C, Plan 242 1152, and Lots 9 and 10, Block 1, Plan 2887 AQ located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

The subdivision was initially approved on April 24, 2025. This Change Request retains the original approved layout and phasing boundaries, but adjusts the order of the phases.

I The Subdivision by Plan is APPROVED on November 20, 2025, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$62,233.52 representing 0.069 ha, pursuant to Section 666 and Section 667 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 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;
4. that the owner remove the existing Telecommunications Facility (as per City Policy C471C Policy for Siting Telecommunications Facilities) prior to the endorsement of phase 8, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for cross lot access from Plan 122 0171, Block 16, Lot 12 through the remainder of Plan 242 1152, Block C, Lot 5 onto the Crystallina Nera Drive NW road right of way, as conceptually shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;

6. that the owner register an easement for mutual access on all affected parcels to protect for a shared access for Lot 2 and Lot 3, Block 4 (Phase 6 & 7), as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register an easement for emergency access on all affected parcels to protect for a shared emergency access for Lot 2 and Lot 3, Block 4 (Phase 6 & 7) to Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
8. that the owner dedicate, clear and level 167 Avenue NW, with Phase 1, 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 and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA24-0496 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that LDA24-0437 to close Brown Street NW shall be approved prior to the endorsement of Phase 5 the plan of survey;
12. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW and 167 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF)/Natural Wetland as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, 170 Avenue NW and the existing Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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:

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 submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. 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. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles for all roadways and alleys. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct the second two (2) lanes of 167 Avenue NW, with Phase 1, to an arterial roadway standard to an approved concept plan, including shared use path, concrete sidewalk, lighting, paint line marking modifications, any transitional improvements and intersection improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct 170 Avenue NW to an approved cross section, in accordance with the Complete Streets Design and Construction standards, including a 3 m hard-surface shared use path on the north side, 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 m hard surface shared use path with lighting, and bollards, within the existing PUL and walkways to 66 Street NW, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and confirm additional sidewalk widening requirements if necessary;
12. that the owner pay for the installation of "no parking" signage on 168 Avenue NW and 67a Street NW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct the offsite watermain extensions along 167 Avenue NW and 170 Avenue with Phase 1, the watermain extension within 66 Street NW with Phase 3 and the connection to Crystallina Nera East LDA13-0272 with Phase 4, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;

14. that the owner construct all fences wholly on privately-owned land and the park site (Lot 8, Block C, Plan 132 0859), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1 m berm centered on property line in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000) and a 1.83 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), or a combination thereof for all lots backing onto 66 Street NW and 167 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway openings, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway; and
16. that the owner is responsible for the landscape design and construction within the road right of way, walkways and Public Utility lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lots 9 and 10, Block 1, Plan 2887 AQ in the amount of \$62,233.52, representing 0.069 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey. The 0.069 ha includes the 0.012 ha from the associated Brown Street Road Closure (LDA24-0437) and a 0.01 ha deduction due to arterial road dedication of 167 Avenue.

MR for Lot 5, Block C, Plan 242 1152 was addressed by dedication with LDA08-0136 and LDA22-0339 and is satisfied.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

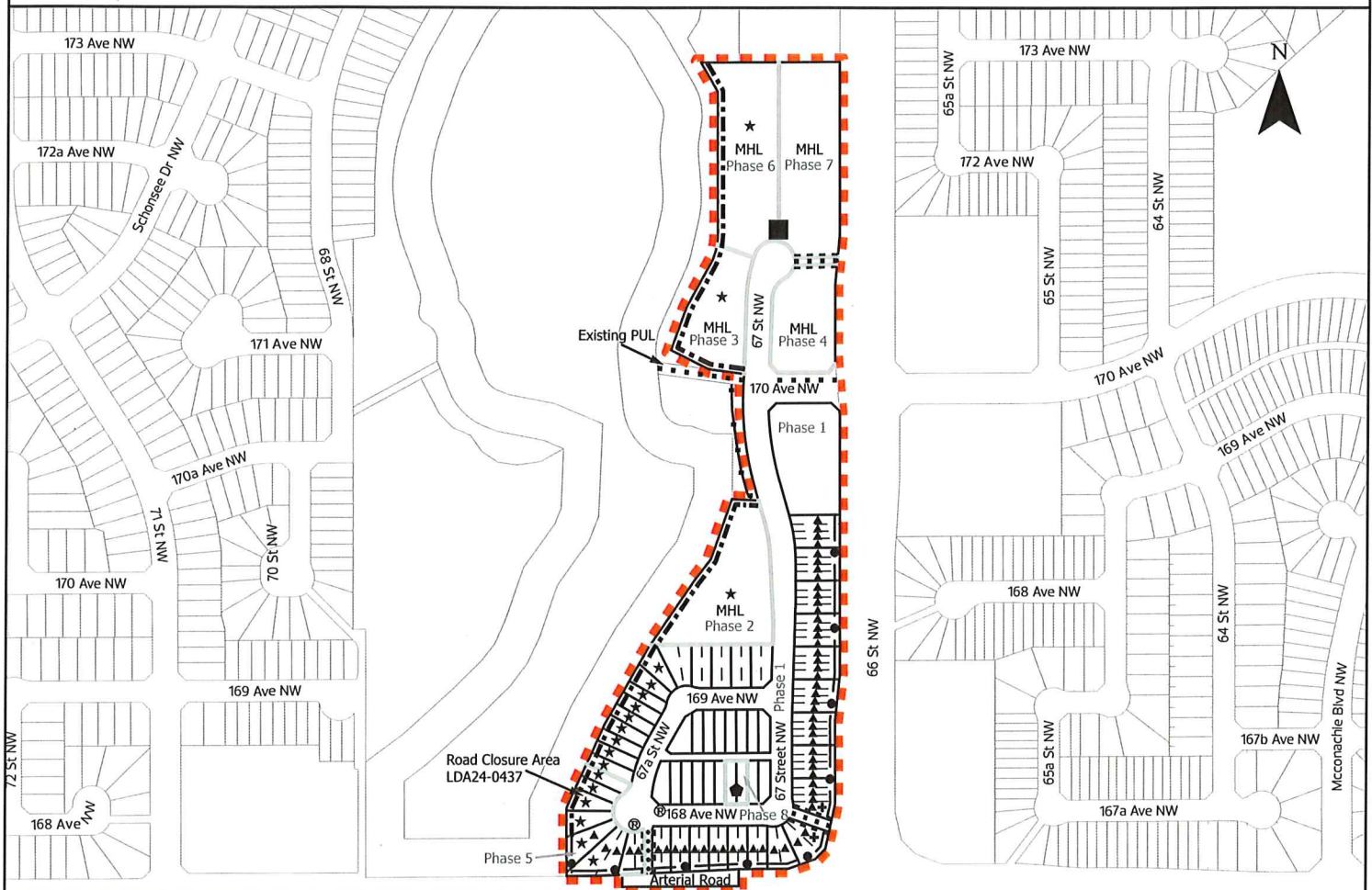
BM/mn/Posse #548813020-001

Enclosures

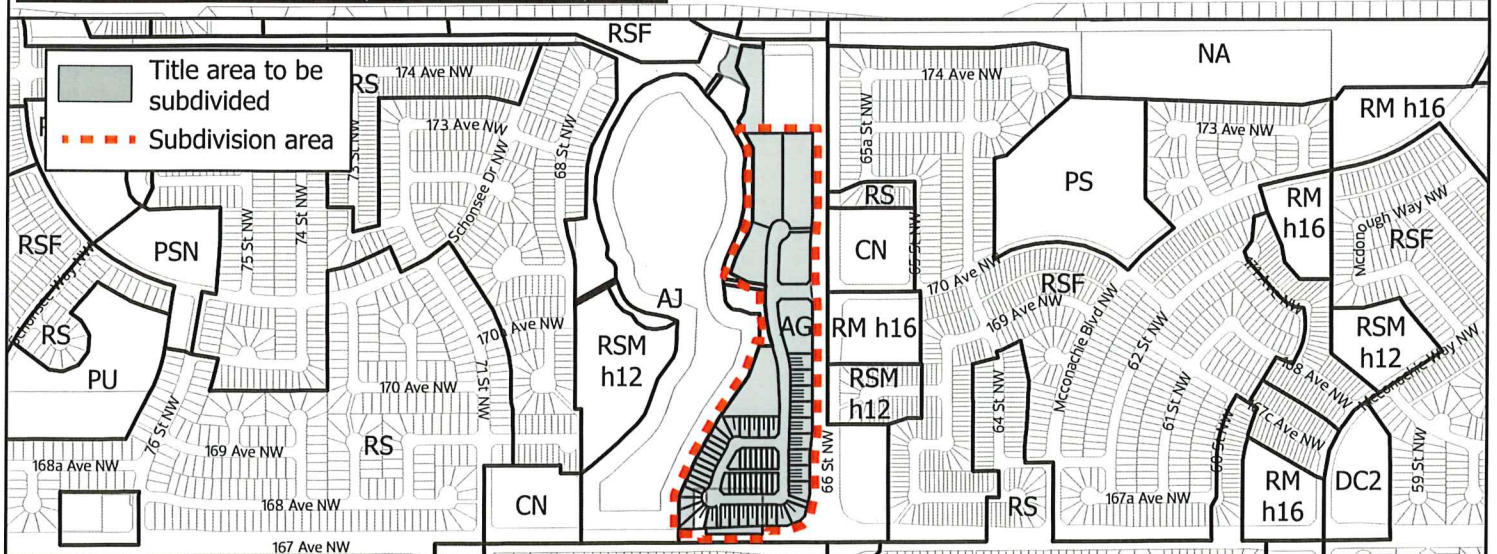
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 20, 2025 LDA25-0048

- | | |
|---|---|
| --- Limit of proposed subdivision | ■ Mutual access easement |
| — Phasing Line | ★ Restrictive Covenant re: Freeboard |
| --- 1.2 m Uniform fence | ▲ Restrictive Covenant re: Berm and Fence |
| ----- 1.8 m Uniform fence as per Zoning Bylaw | ⊕ Restrictive Covenant re: Disturbed soil |
| —●— Berm and noise attenuation fence | ◆ Remove Telecommunications Facility |
| 3m Hard surface shared use path | Ⓟ "No Parking" signage |
| 3 m Concrete emergency access sidewalk | ■ Post and rail fence |



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

November 20, 2025 LDA25-0048

- ■ ■ Limit of proposed subdivision
- ■ ■ Construct arterial road to an approved Concept Plan
- ➤ Emergency access easement
- □ Cross lot access easement
- ↔ ↔ Watermain extension selection





Subdivision Authority

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

November 20, 2025

File No. LDA25-0057

Geodetic Surveys and Engineering Ltd.
6111 101 Ave NW
Edmonton AB T6A 0G9

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 11, Plan 600 MC, located west of 124 Street NW and south of 63 Avenue NW; **GRANDVIEW HEIGHTS**

I The Subdivision by Plan is APPROVED on November 20, 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 register a permanent public access easement to facilitate the construction of a permanent alley turnaround at the south end of the north-south alley as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies; and
2. that the owner construct a permanent turnaround at the south end of the north-south alley, in accordance with the Complete Streets Design and Construction Standards. A 'Swept Path Analysis' for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the turnaround and to confirm easement area requirements, to the satisfaction of Subdivision and Development Coordination.

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

Municipal Reserve for Lot 8, Block 11, Plan 600MC was previously addressed through land dedication in 1960.

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mm/Posse #558593527-001

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.
- The proposed Lot 8A shares a private access with Lot 8B. Subdivision Planning understands that the owners will enter into a private access easement between proposed Lot 8A and Lot 8B prior to the development permit application for proposed Lot 8A.
- The existing concrete pillars that encroach into the 124 Street NW road right-of-way must be removed, or that the owner 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

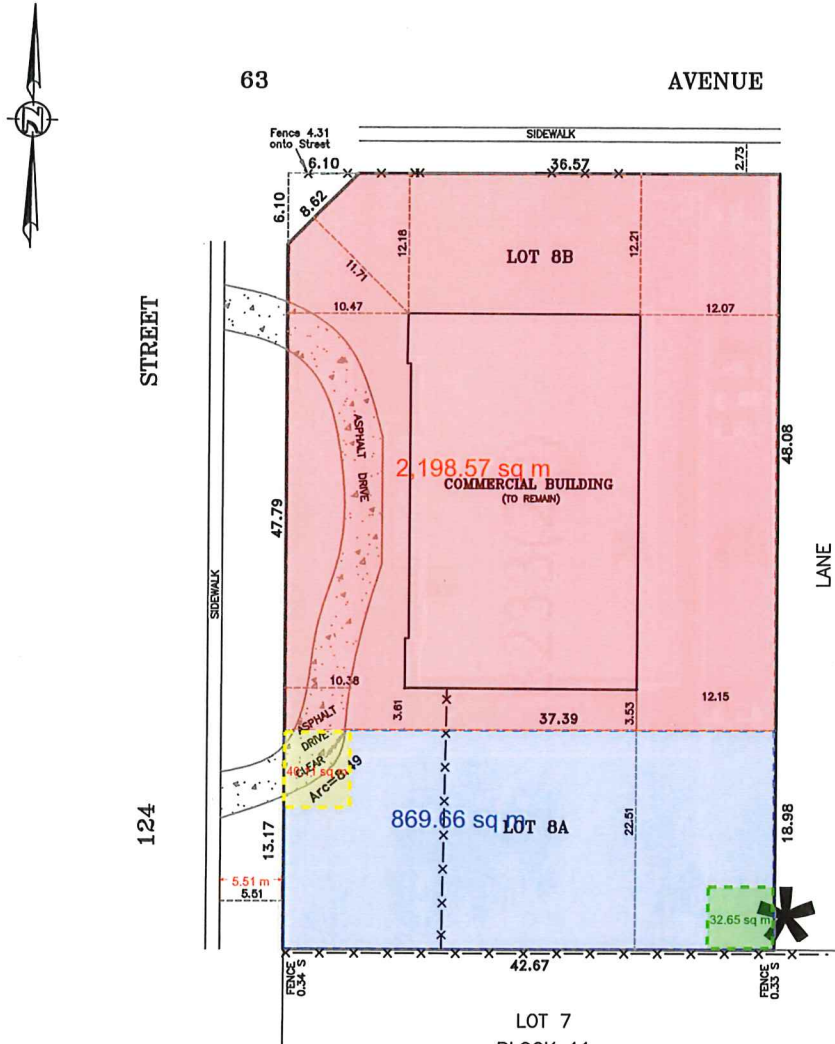
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 0.61 m south of the north property line of Lot 8 off the lane east of 124 Street NW. The existing storm service enters the proposed subdivision approximately 0.01 m east of the west corner cut property line of Lot 8 off 63 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR

Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is deficient water network capacity adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).
- The required electrical load for the site must be provided by an electrical consultant when service is requested or EPCOR cannot service the site.

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION OF LOT 8, BLOCK 11, PLAN 600 MC SE 1/4, SEC. 24, TWP. 52, RGE. 24, W.4M. EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS X X X X
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... AND CONTAINS 0.284 ha.



- Proposed LOT 8A Boundary Approx. 869.66 sq m
- Proposed LOT 8B Boundary Approx. 2,198.57 sq m
- Proposed Access Easement - CoE Approx. 32.65 sq m
- Proposed Access Easement - Private Approx. 40.11 sq m

Legend

UPDATE DATE:
SEPT. 24, 2025.

* REGISTER PERMANENT PUBLIC ACCESS EASEMENT

GEODETIC SURVEYS & ENGINEERING LTD.

6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9

Ph. (780) 465-3389

Fax. (780) 465-5400

email: hello@geodeticsurveys.com

DRAWN BY: P.S.

DATE : JAN. 20, 2025.

SCALE 1 : 500

JOB No. 125001



Subdivision Authority

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

November 20, 2025

File No. LDA25-0428

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 7, Block 50, Plan 3769 HW, located west of 151 Street NW and north of 92 Avenue NW; **SHERWOOD**

The Subdivision by Plan is APPROVED on November 20, 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", is positioned above the printed name.

Blair McDowell
Subdivision Authority

BM/mm/Posse #632702066-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

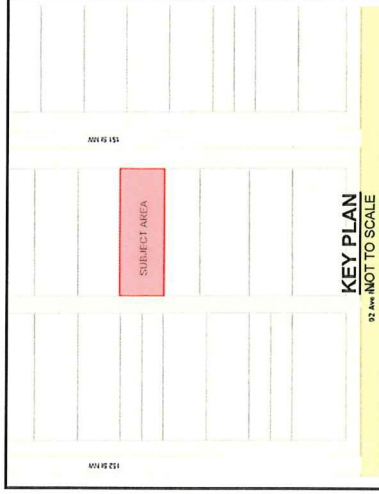
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.96 m south of the north property line of existing Lot 7, off 151 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

KLAIR CUSTOM HOMES EDMONTON LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY LINES ARE ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBDIVISION IS R-1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS, AND CONTAINS 0.009 ha



REV. NO.	DATE	ITEM	BY
1	OCT. 7/25	ORIGINAL PLAN COMPLETED	CN

REVISIONS

SHERWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 7, BLOCK 50, PLAN 3769 HW
WITHIN THE

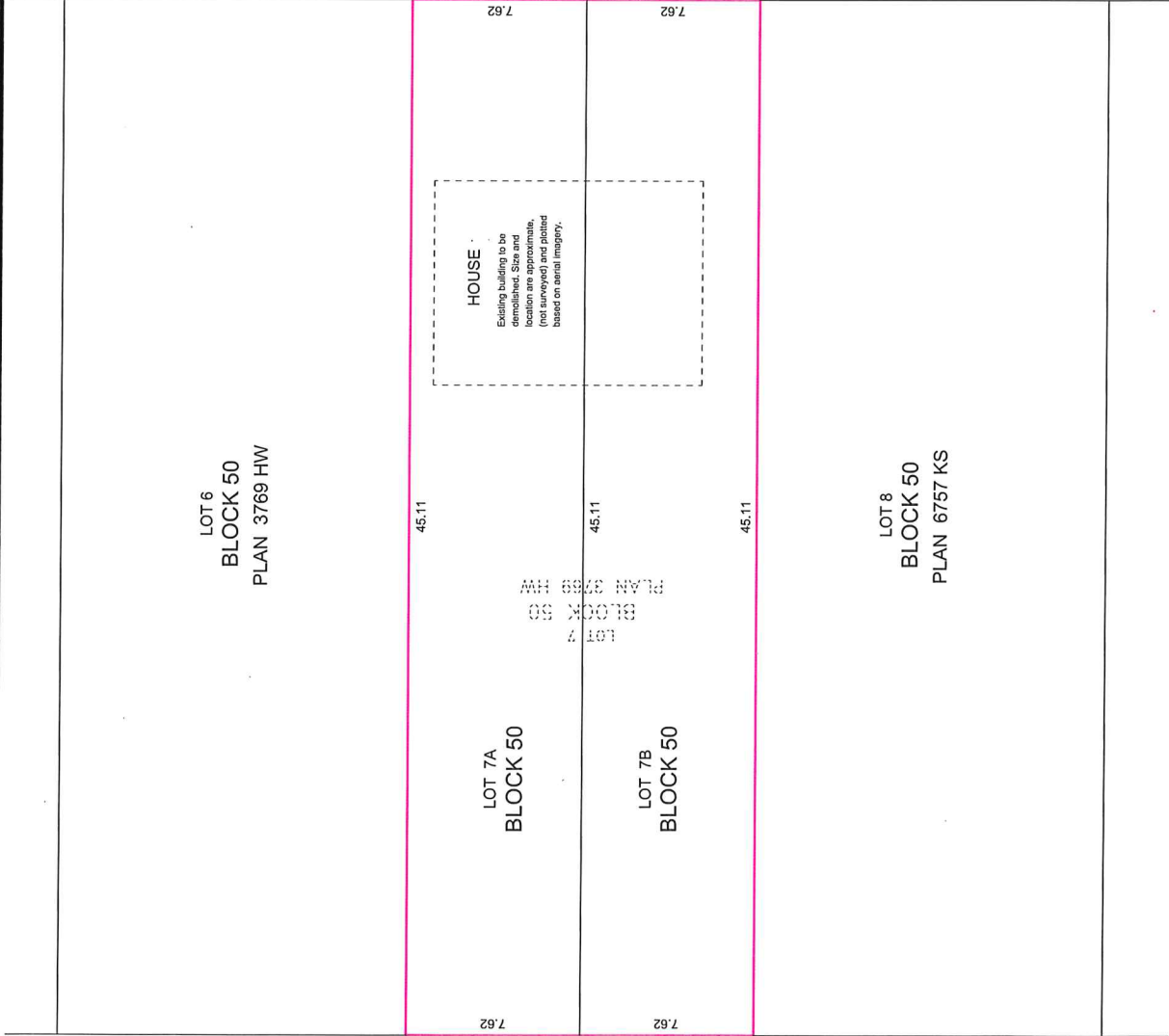
S.W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

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

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

FILE NO. 62033600T DRAFTED BY: CN CHECKED BY: DS



151 STREET

LANE