

Thursday, April 9, 2026

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 14

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the April 9, 2026 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the April 2, 2026 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA25-0463<br>624526704-001 | Tentative plan of subdivision to create 41 residential lots, one (1) Multi-unit Housing (MHL) Lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from Lot 1, Block 1, Plan 162 2688 located north of 153 Avenue NE and east of 2 Street NE; <b>QUARRY RIDGE</b> |
| 2. | LDA25-0486<br>628187456-001 | Tentative plan of subdivision to create 63 residential lots and four (4) multi-unit housing lots (MHL), from the NE-29-53-24-4 and the NW-29-53-24-4 located south of 153 Avenue NW and east of Griesbach Road NW; <b>GRIESBACH</b>  |
| 3. | LDA26-0016<br>635456381-001 | Tentative plan of subdivision to create 139 residential lots, from the SW-7-52-25-4 and Lot A, Plan 3301 MC located south of Lessard Road NW and east of Winterburn Road NW; <b>EDGEMONT</b>   |
| 4. | LDA26-0048<br>645020345-001 | Tentative plan of subdivision to create 15 residential lots from Lots 4 and 6, Plan 1659 TR located north of Ellerslie Road SW and west of Alces Link SW; <b>ALCES</b>   |
| 5. | LDA25-0472<br>633950473-003 | Tentative plan of subdivision to create one (1) industrial lot from Lot 1, Block 3, Plan 252 1689, located south of 118A Avenue NW and east of Winterburn Road NW; <b>WINTERBURN INDUSTRIAL AREA EAST</b>  |
| 6. | LDA26-0081<br>650263777-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lots 15-16, Block 9, Plan 7256 AM and consolidate it with Lot 14 Block 9, Plan 7256 AM, located west of 86 Street NW and north of 92A Avenue NW; <b>STRATHEARN</b>                                     |

**5. OTHER BUSINESS**



April 9, 2026

File No. LDA25-0463

Invistec Consulting Ltd.  
1700, 10130 - 103 St NW  
Edmonton AB T5J 3N9

ATTENTION: Mon Rosete

RE: Tentative plan of subdivision to create 41 residential lots, one (1) Multi-unit Housing (MHL) Lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from Lot 1, Block 1, Plan 162 2688 located north of 153 Avenue NE and east of 2 Street NE; **QUARRY RIDGE**

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**I The Subdivision by Plan is APPROVED on April 9, 2026, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.195 ha lot pursuant to Section 666 of the Municipal Government Act;
2. that the owner dedicate Environmental Reserve (ER) as a 0.370 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act;
3. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$283,453.83 representing 0.638 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register a Temporary Public Access Easement for the 6 m gravel roadway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a cross lot access easement for the purpose of roadway access to the future remnant parcel within Lot 1, Block 1 Plan 162 2688, as shown on Enclosure II. The City shall be a party to the easement;
8. that the owner register an easement in favour of EPCOR Drainage Services to facilitate the offsite watermain connection, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register an easement in favour of EPCOR Drainage Services to facilitate connection of the major/minor storm drainage along the ditch system of 153 Avenue NE, to the private Quarry Ridge Golf Course dry pond, should it be deemed necessary through the review of the engineering drawings;
10. that the owner dedicate additional road right-of-way and modify property lines of the lots backing onto 153 Avenue NE to conform to an approved cross-section or to the satisfaction of Subdivision and Development Coordination for a hybrid cross-section, should it be deemed necessary through the review of the engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the approved subdivision LDA25-0373 be registered prior to or concurrent with this application, to provide logical roadway and utility connections;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, 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 (4) 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 agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the future remnant lot within Lot 1, Block 1 Plan 162 2688, until such time that the Temporary Cross Lot Access Easement is no longer required and has been discharged, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct a temporary 6 m 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 collector roadway 153 Avenue NW be designed and constructed to an urban collector roadway standard with a shared use path on the north side with a connection to the top-of-bank shared use path, in accordance with the City of Edmonton Design and Construction Standards, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path including "Shared Use" signage, lighting and bollards, within the MR lot and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area, including "Shared Use" signage and landscaping, and the trail location, design and construction shall be in accordance with the approved Geotechnical Report (6909-2), with connections to the adjacent shared use path as shown on the Condition of Approval map, Enclosure I. Top-of-bank shared use path access is required to connect to 153 Ave NE without the use of stairs. Ecological considerations will be reviewed through the submission of Engineering Drawings to the satisfaction of Urban Growth and Open Space Strategy;
13. that the owner construct a 3 m shared use path with bollards and lighting within the walkway; with connections to the adjacent shared use path and sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner provides accommodations for major and minor storm drainage and constructs the necessary storm infrastructure, to the satisfaction of Subdivision and Development Coordination;
15. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include an at-grade wildlife crossing at the shared use path intersection, as shown on the "Conditions of Approval" map, Enclosure I;

17. 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;
18. that the owner provide naturalization landscaping within the ER parcel, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the Reserve lot, road right of way, and walkways, 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.

There is an existing Deferred Reserve Caveat (DRC) on title for Lot 1, Block 1, Plan 162 2688. The DRC will be reduced to account for MR dedication (0.195 ha) and ER dedication (0.037 ha). MR in the amount of \$283,453.83 representing 0.638 ha is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey. Subsequent to dedication and money in place of MR, the DRC will be discharged in full.

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,

Kristen Rutherford  
Acting Subdivision Authority













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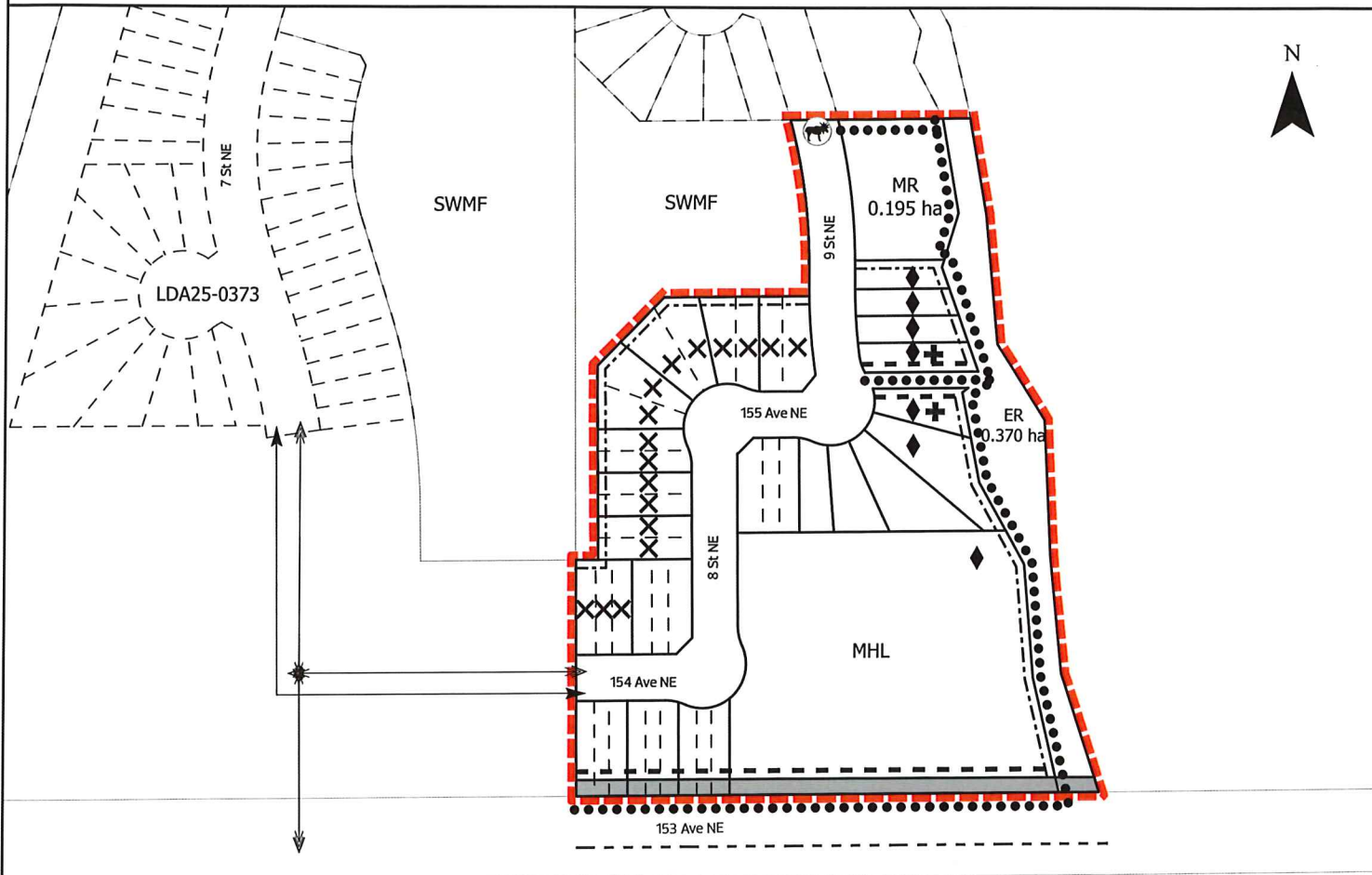
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

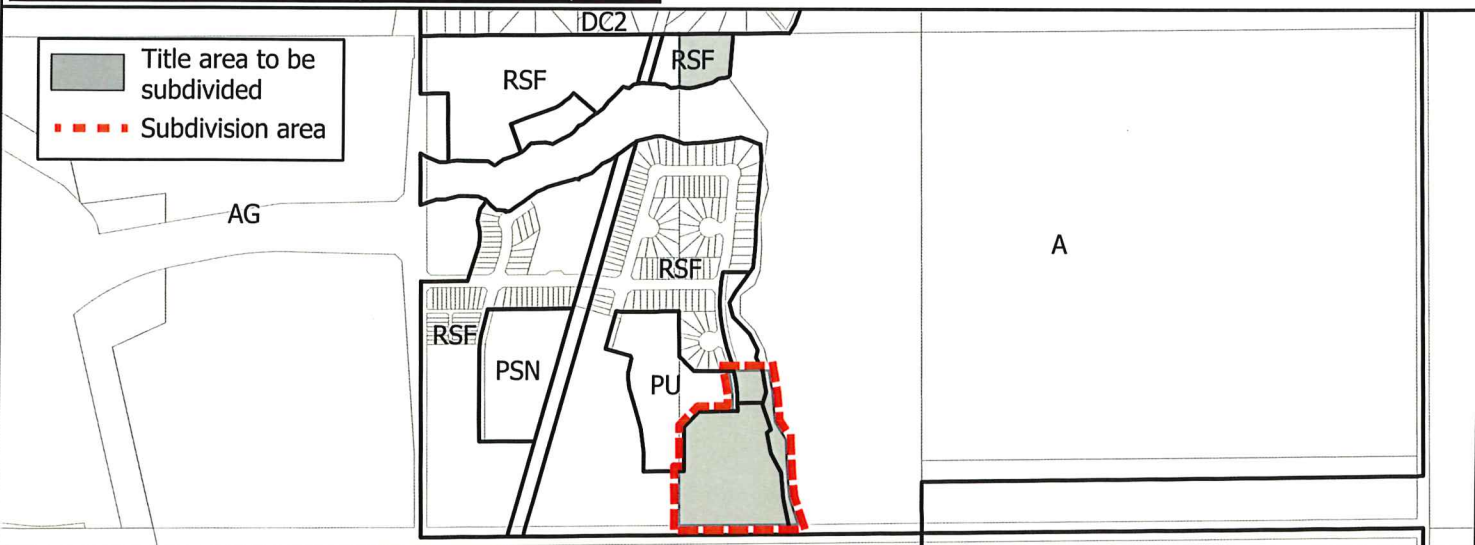
April 9, 2026

LDA25-0463


-  Limit of proposed subdivision
-  Wildlife crossing
-  Restrictive Covenant re: Top of Bank
-  Restrictive Covenant re: Freeboard
-  Restrictive Covenant re: Disturbed Soil
-  1.2 m Uniform fence
-  1.8 m Uniform fence as per Zoning Bylaw
-  3 m shared use path
-  Temporary 6 m gravel roadway; Register temporary public access easement
-  Construct roadway to an urban collector standard
-  Watermain extension; Register utility easement
-  Dedicate as road right of way



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



 Limit of proposed subdivision

 Cross lot access easement





Subdivision Authority

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

April 9, 2026

File No. LDA25-0486

WSP  
1200, 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya Schroeder

RE: Tentative plan of subdivision to create 63 residential lots and four (4) multi-unit housing lots (MHL), from the NE-29-53-24-4 and the NW-29-53-24-4 located south of 153 Avenue NW and east of Griesbach Road NW; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on April 9, 2026, 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 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 dedicate additional road right of way and that the property lines of the residential lots, backing onto or flanking the alley, be modified should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the complete local/local roadway intersections, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that LDA25-0435 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the approved subdivision LDA25-0145 be registered prior to or concurrent with this application, and that the approved subdivision LDA17-0654 be registered prior to or concurrent with Phase 2 of this application for the logical extension of roadway, drainage, and water infrastructure; 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 (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 pathway 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 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;
5. 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;
6. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct 108 Street NW to an urban collector roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared pathway with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 3 m hard surface shared pathway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within 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 Reserves (MR) for the NE ¼ 29-53-24-4 and the NW ¼ 29-53-24-4 were previously addressed with LDA17-0654 and LDA15-0056 by registering a 1.355 ha Deferred Reserve Caveat (DRC) against the NE ¼ 29-53-24-4. The DRC will be carried forward on title.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority









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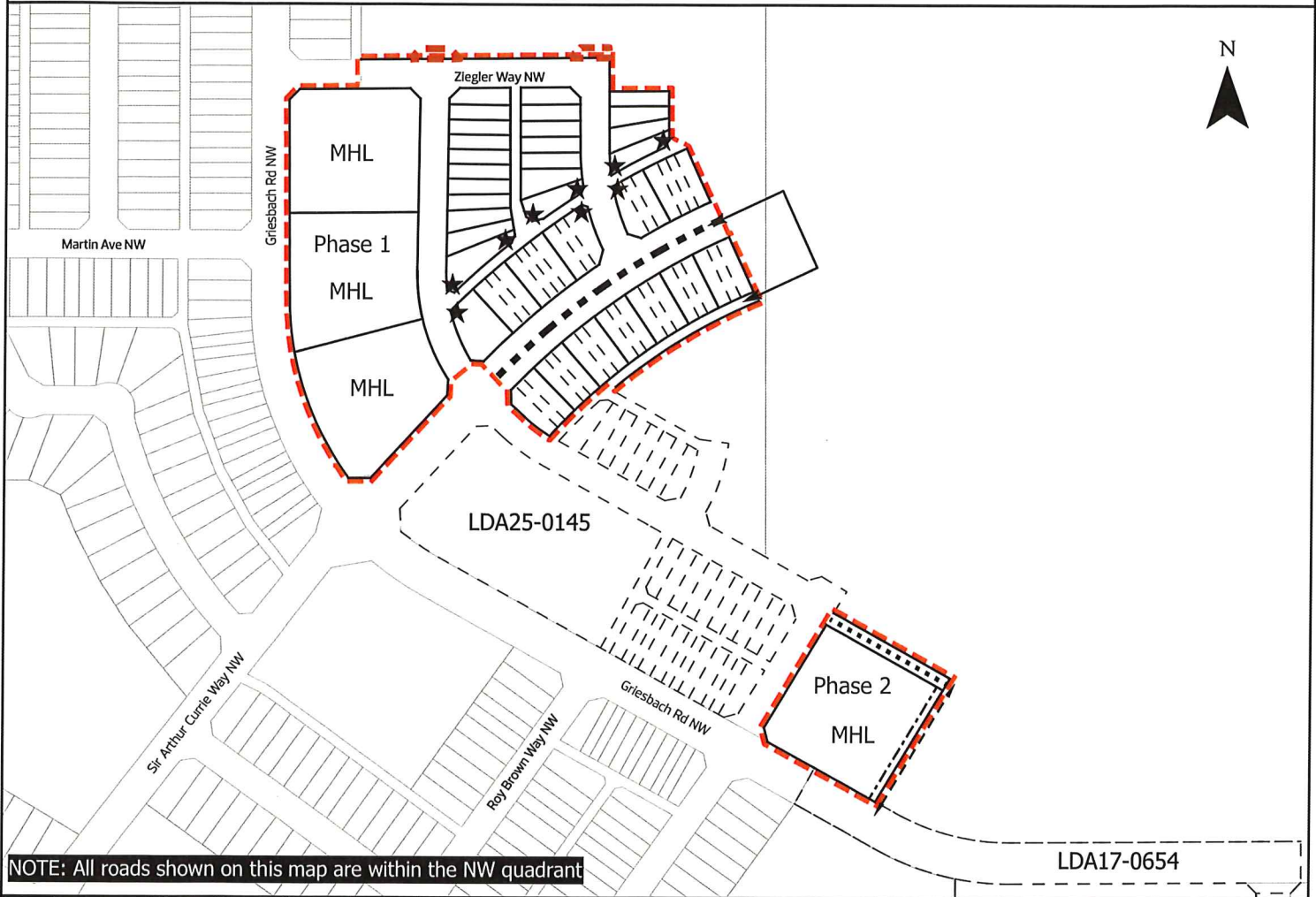
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

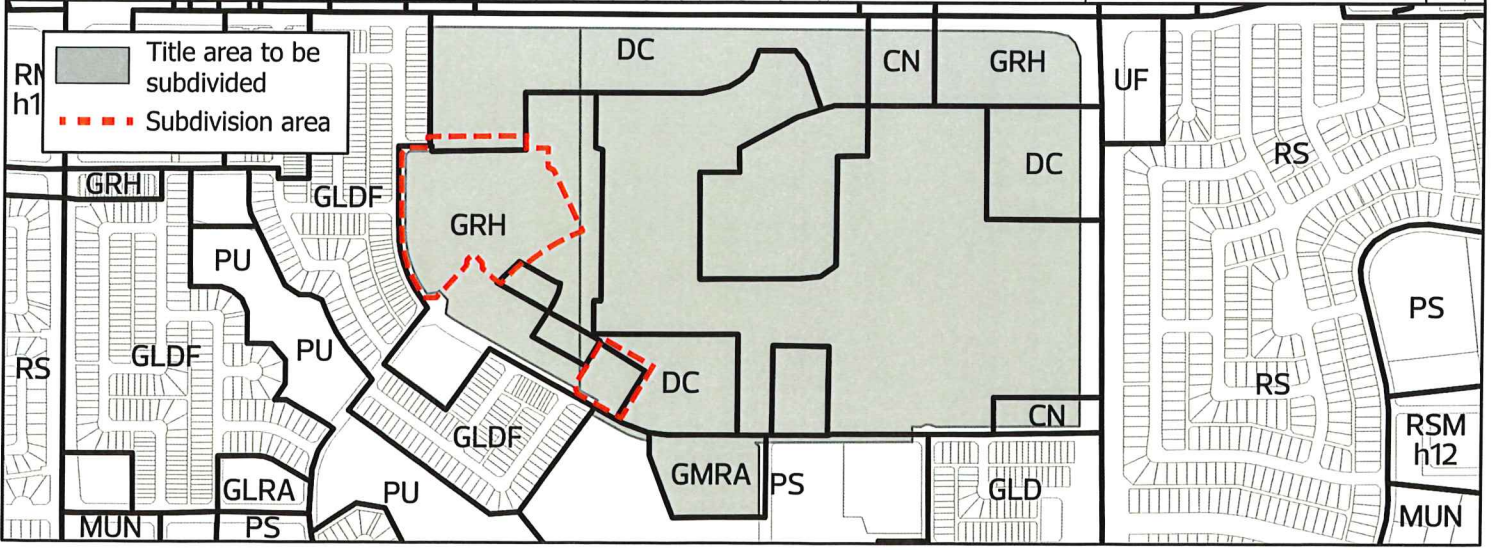
April 9, 2026

LDA25-0486

-  Limit of Proposed Subdivision
-  Amend Subdivision Boundary
-  1.2 m Uniform Screen Fence
-  3 m Hard surface shared pathway
-  Temporary 3 m shared pathway
-  Temporary 6 m gravel roadway
-  Construct collector roadway
-  Dedicate as road right of way



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





Subdivision Authority

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

April 9, 2026

File No. LDA26-0016

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create 139 residential lots, from the SW-7-52-25-4 and Lot A, Plan 3301 MC located south of Lessard Road NW and east of Winterburn Road NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on April 9, 2026, 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 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 dedicate additional road right of way and modify the property lines should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner dedicate, clear and level Lessard Road 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 II;
6. 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;
7. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. 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 walkway, as shown on the "Conditions of Approval" map, Enclosure I; and

9. 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 temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct the first two (2) lanes of Lessard Road NW from Edgemont Link NW to Winterburn Road NW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared pathway on both sides, bus stop, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner pay for the installation of "no parking" signage on the local roadways for Waste Services and 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 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
14. 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 Reserve (MR) for part SW ¼ 7-52-25-4 were previously addressed with land dedication for the school site with LDA22-0419.

Road dedication is conditioned offsite within Plan 3301MC, Lot A. MR will be addressed with future subdivisions at this location.

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,

Kristen Rutherford  
Acting Subdivision Authority

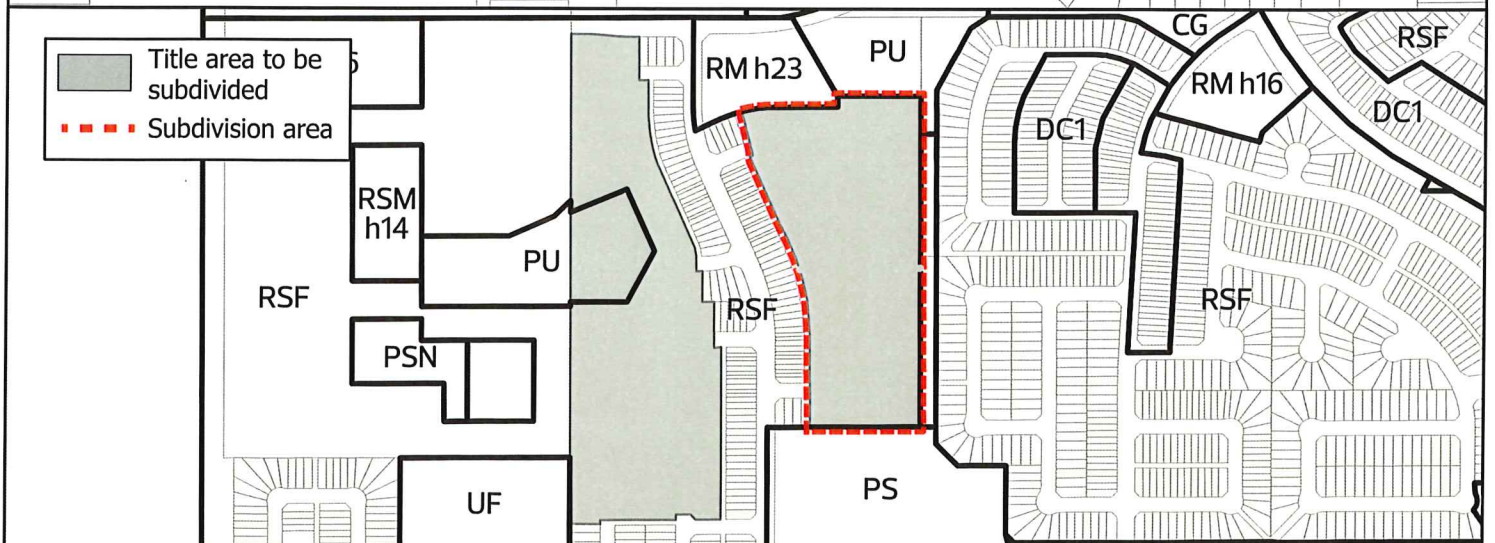
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Enclosures

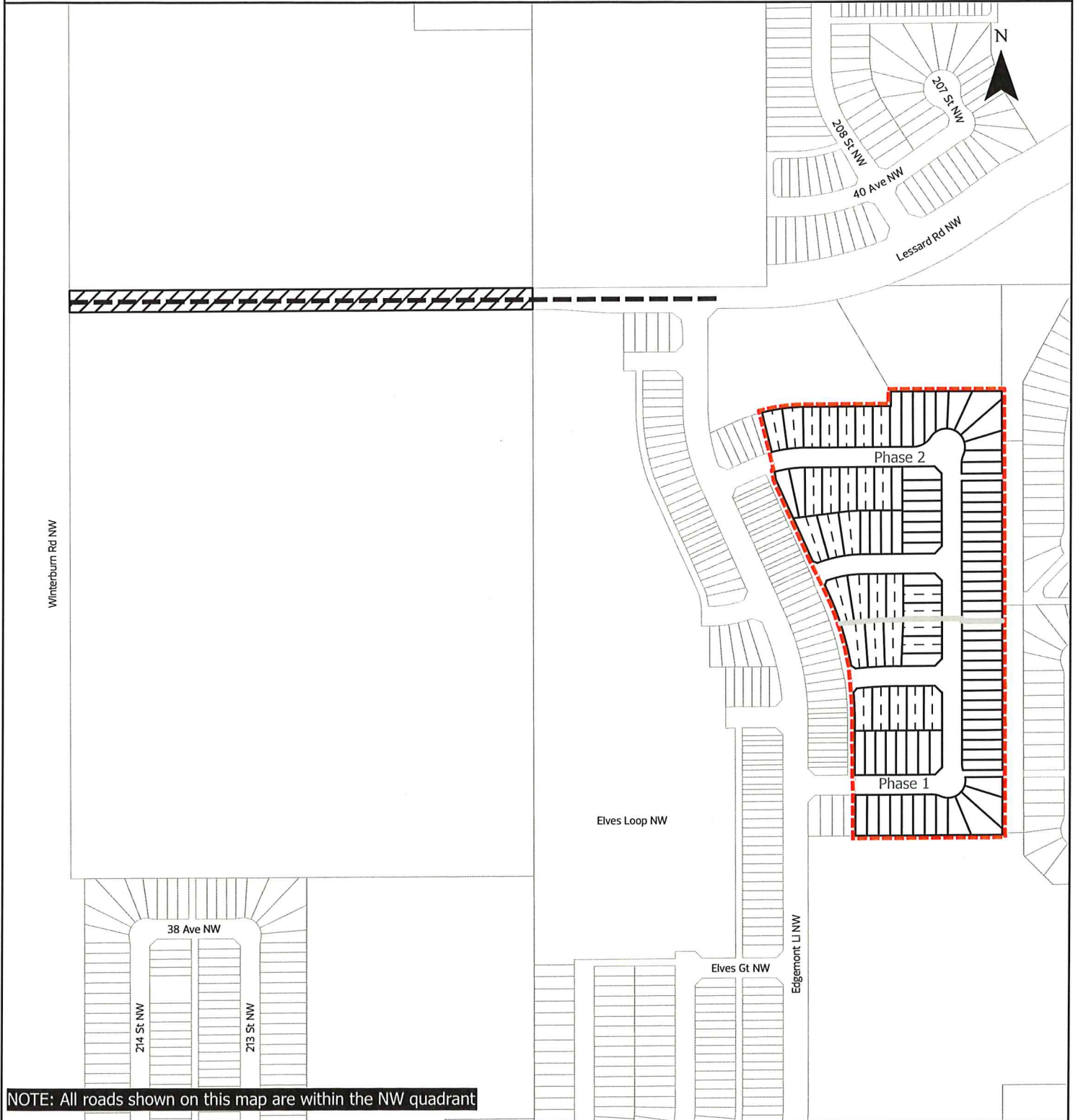
-  Limit of Proposed Subdivision
-  Phasing Line
-  "No Parking" Signage
-  Dedicate as road right of way
-  Restrictive Covenant re: Freeboard
-  Restrictive Covenant re: Disturbed Soil
-  Temporary 12 m radius turnaround
-  1.2 m Uniform fence
-  1.8 m Uniform fence
-  1.8 m Uniform fence as per Zoning Bylaw
-  1.8 m Concrete sidewalk
-  Temporary 4 m emergency access



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



-  Limit of Proposed Subdivision
-  Phasing Line
-  Construct first two lanes to an arterial roadway standard
-  Dedicate as road right of way





April 9, 2026

File No. LDA26-0048

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

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create 15 residential lots from Lots 4 and 6, Plan 1659 TR located north of Ellerslie Road SW and west of Alces Link SW; **ALCES**

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**I The Subdivision by Plan is APPROVED on April 9, 2026, 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 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 approved subdivision LDA25-0488 be registered prior to or concurrent with this application for the logical extension of roadways and underground utilities;
4. that LDA25-0085 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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; and
6. 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.

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

Municipal Reserves (MR) for Lot 4, Plan 1659 TR were previously addressed with LDA23-0370 by Deferred Reserve Caveat (DRC no. 252 095 936) and reduced through LDA25-0401. The DRC will carry forward on title.

MR for Lot 6, Plan 1659 TR were previously addressed with Provincial Planning Board Order 343-S-72 by DRC (no. 6690TD). The remaining balance of the DRC has been exhausted via dedication and money in lieu through LDA25-0488.

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).

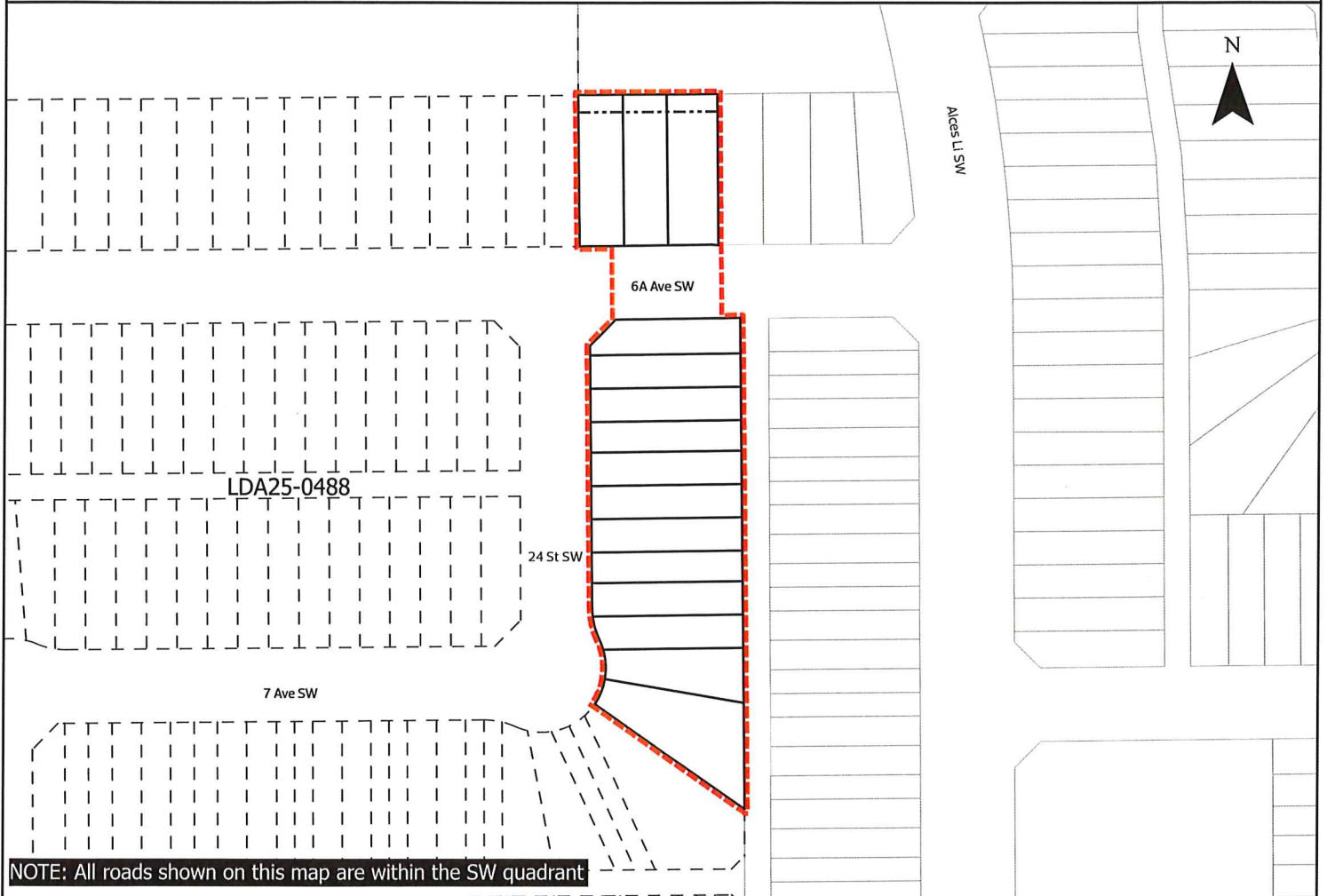
Regards,

Kristen Rutherford  
Acting Subdivision Authority

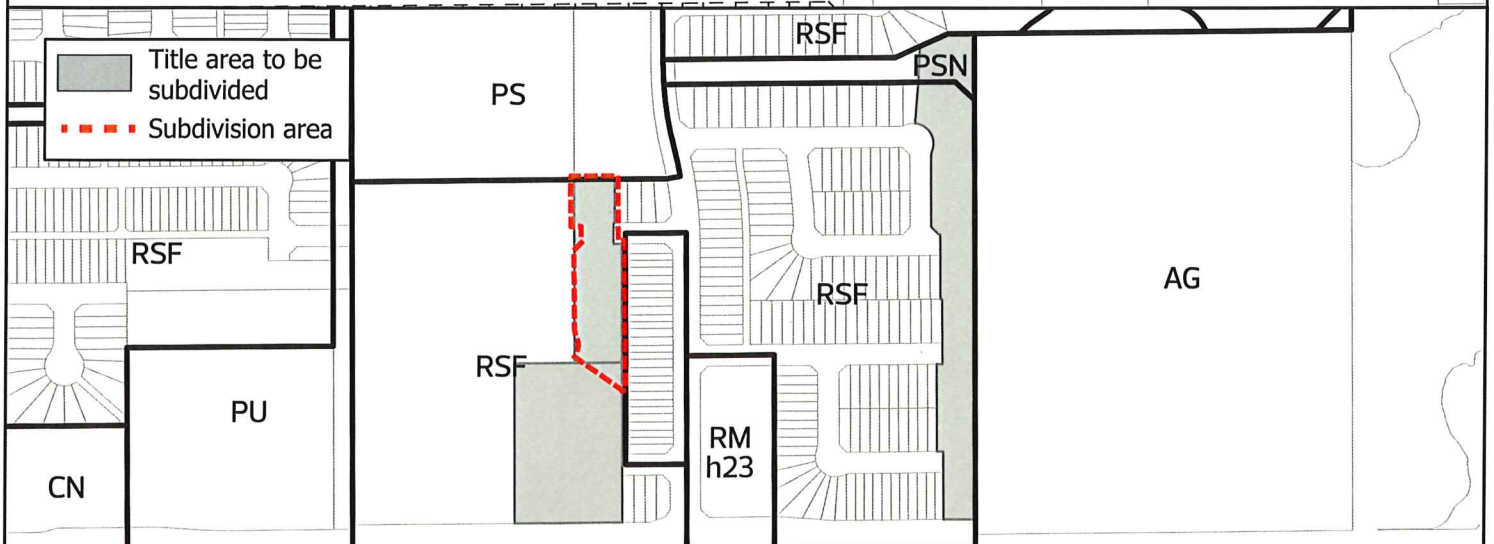
KR/mn/Posse #645020345-001

Enclosure

 Limit of Proposed Subdivision  
 1.8m Uniform Screen Fence



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

April 9, 2026

File No. LDA25-0472

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create one (1) industrial lot from Lot 1, Block 3, Plan 252 1689, located south of 118A Avenue NW and east of Winterburn Road NW; **WINTERBURN INDUSTRIAL AREA EAST**

---

**I The Subdivision by Plan is APPROVED on April 9, 2026, subject to the following conditions:**

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

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

Municipal Reserve (MR) for Lot 1, Block 3, Plan 252 1689 were previously addressed with LDA13-0183 by providing money in lieu.

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,

Kristen Rutherford  
Acting Subdivision Authority

KR/nz/Posse #633950473-003

Enclosure



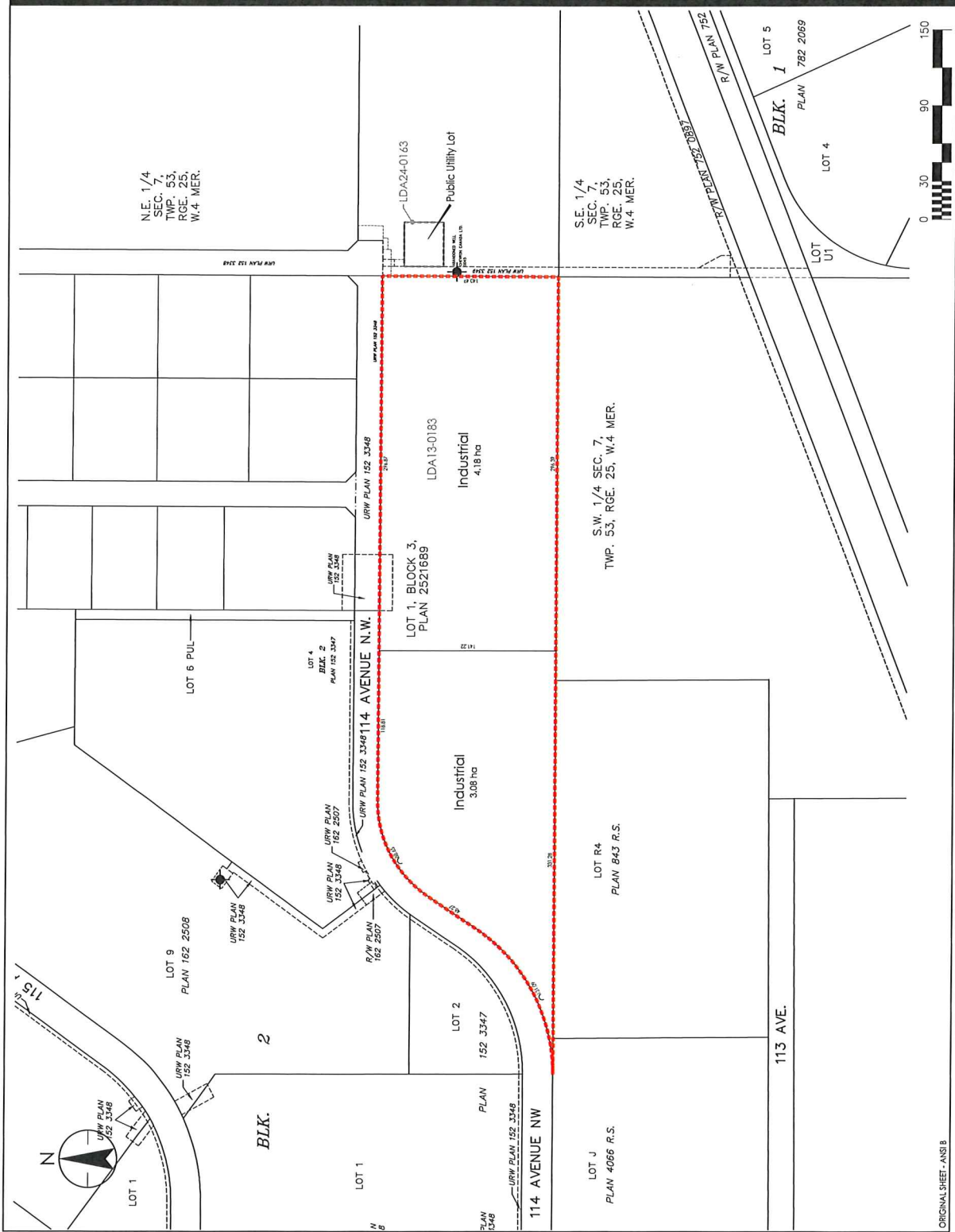
300-10220 103 Avenue  
Edmonton, AB T5J 0K4  
Tel. 780.917.0000  
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions, DO NOT SCALE. The Contractor shall verify and be responsible for all dimensions, DO NOT SCALE. The Contractor shall verify and be responsible for all dimensions, DO NOT SCALE. The Contractor shall verify and be responsible for all dimensions, DO NOT SCALE.

Notes

All distances are expressed in metres and decimals thereof.  
Area to be subdivided outlined thus  and contains approximately 7.24 hectares, including 2 industrial lots.



Client/Project  
REOPTIMIZE

PLAN SHOWING PROPOSED SUBDIVISION  
OF PORTION OF LOT 1, BLOCK 3,  
PLAN 2521689  
Edmonton, AB

Title  
TENTATIVE PLAN OF SUBDIVISION  
WINTERBURN INDUSTRIAL

Project No.  
1161113060  
Scale  
1:3000  
FEBRUARY 17, 2025



Subdivision Authority

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

April 9, 2026

File No. LDA26-0081

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 15-16, Block 9, Plan 7256 AM and consolidate it with Lot 14 Block 9, Plan 7256 AM, located west of 86 Street NW and north of 92A Avenue NW; **STRATHEARN**

---

**The Subdivision by Plan is APPROVED on April 9, 2026, subject to the following conditions:**

1. that the owner apply for permits to demolish the existing dwellings and garages 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,

Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #650263777-001

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 (\$745.00 - 2026 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 concrete walkway abutting proposed Lot 14B that connects the sidewalk to the curb and gutter/road. As the concrete walkway was constructed as a drainage pad, if the applicant/owner chooses to remove that, then it may not be supported by Subdivision Planning's transportation review team. Subdivision Planning highly recommends that the applicant/owner should contact at [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) for more 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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.65 m north of the south property line of existing Lot 15, off the lane and 2.11 m north of the south property line of existing Lot 14, 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 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOTS 14, 15 & 16, BLK. 9, PLAN 7256 A.M.**

IN THE

**S.W. 1/4 SEC. 34, TWP. 52, RGE. 24, W. 4M.**

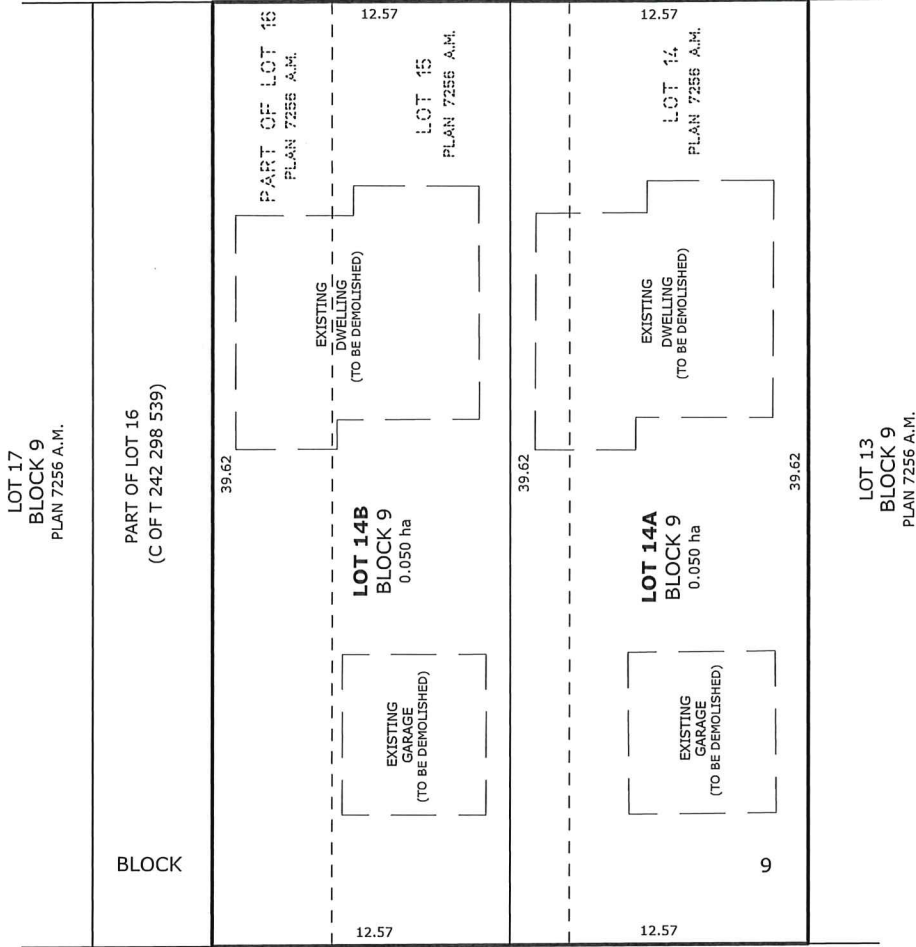
**EDMONTON, ALBERTA**

SCALE 1:200 2026 R.W. SIMPSON, A.L.S.



LANE

TO 93rd AVENUE  
←  
86th STREET



**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 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca  
Your comprehensive surveying partner.

SURVEYOR'S STAMP 	CALCULATED BY: SK	DRAWN BY: SK	
	DATE: MARCH 02, 2026	REVISED:	--
	DRAWING: 260154T	FILE NO.:	260154

Thursday, April 2, 2026  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

**PRESENT** Kristen Rutherford, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Kristen Rutherford

That the Subdivision Authority Agenda for the April 2, 2026 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the March 26, 2026 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA25-0422  
581038947-005

Tentative plan of subdivision to create one (1) other lot from Block A, Plan N23HW, located south of 111 Avenue NW and east of 74 Street NW;  
**VIRGINIA PARK**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

2. LDA25-0426  
629406940-001

Tentative plan of subdivision to create 151 residential lots, one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from Lot 2, Block 1, Plan 182 2720, and Lot 2, Plan 782 3334, located south of Edgemont Boulevard and east of Winterburn Road NW; **EDGEMONT**

MOVED

Kristen Rutherford

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

3.	LDA25-0466 615317248-001	Tentative plan of subdivision to create 146 residential lots, one (1) multi-unit housing lot (MHL), one (1) public utility lot (SWMF) and one (1) Municipal Reserve (MR) lot, and one (1) non-credit MR from a portion of roadway to be closed, and Legal Subdivision 13 & 14 within Section 16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and east of 184 Street SW; <b>KENDAL</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
4.	LDA25-0485 566895013-001	Tentative plan of subdivision to create 202 residential lots, one (1) multi-unit housing lot (MHL), and one (1) non-credit Municipal Reserve (MR) lot, from Lot C, Plan 3186 TR located north of 41 Avenue SW and west of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
5.	LDA25-0501 590261713-001	Tentative plan of subdivision to create one (1) Public Utility Lot, from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; <b>BLATCHFORD</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
6.	LDA17-0654 266089764-001	REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, two (2) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M and the NW & SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; <b>GRIESBACH</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
7.	LDA26-0064 645201764-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 2, Block 13, Plan 262 0101 located north of Ellerslie Road SW and east of Alces Way SW; <b>ALCES</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
8.	LDA26-0063 646547825-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 14, Block 14, Plan 5086 HW, located east of 40 Street NW and south of 122 Avenue NW; <b>BEACON HEIGHTS</b>

MOVED		Kristen Rutherford	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
9.	LDA26-0069 649008113-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot A, Block S, Plan 833 HW, located west of 89 Street and north of 90 Avenue NW; <b>BONNIE DOON</b>	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
10.	LDA26-0075 649401789-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 85, Plan RN50A, located west of 86 Street NW and south of 114 Avenue NW; <b>PARKDALE</b>	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:25 a.m.		