

Thursday, February 12, 2026

10:00 am.



## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 06

#### 1. ADOPTION OF AGENDA

##### RECOMMENDATION

That the Subdivision Authority Agenda for the February 12, 2026 meeting be adopted.

#### 2. ADOPTION OF MINUTES

##### RECOMMENDATION

That the Subdivision Authority Minutes for the February 5, 2026 meeting be adopted.

#### 3. OLD BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA25-0465<br>633120001-001 | Tentative plan of subdivision to create 110 residential lots from Lot C, Block 1, Plan 0225811 and the NE,NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW; <b>MATTSON</b> |
|----|-----------------------------|--|

#### 4. NEW BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA25-0276<br>580740995-001 | Tentative plan of subdivision to create 120 residential lots, five (5) multi-unit housing lots (MHL) and two (2) Municipal Reserve lots from Lot 2, Block 6A, Plan 922 0135, located east of 121 Street NW and north of Kingsway NW; <b>BLATCHFORD</b>   |
| 2. | LDA25-0433<br>624952792-001 | Tentative plan of subdivision to create 190 residential lots, one (1) multi-unit housing lot, two (2) Municipal Reserve (MR) lots, and one (1) Environmental Reserve lot from Plan 262 0184, Block 1, Lot 1 located south of 35 Avenue SW and east of 170 Street SW; <b>GLENRIDDING RAVINE</b>                         |
| 3. | LDA25-0205<br>516941780-002 | REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), and two (2) commercial lots from the SW 19-52-25-W4M, the NW 19-52-25-W4M, and Lot 78MR, Block 40, Plan 152 1382, located south of Whitemud Drive NW and east of Winterburn Road NW; <b>GRANVILLE</b> |
| 4. | LDA25-0534<br>641198534-001 | Tentative plan of subdivision to shift the lot line between Blocks 7 and 8, Plan 922 3007, located east of 170 Street NW and north of Yellowhead Trail NW; <b>KINOKAMAU PLAINS</b>   |

5.	LDA25-0538 641279348-001	Tentative plan of subdivision to create a north half and south half of Lot 5PUL, Block 59, Plan 802 3001 and consolidate with Lot 35, Block 59, Plan 802 3001, and Lot 4, Block 59, Plan 802 3001, located south of Routledge Road NW and west of Rooney Crescent NW; <b>RHATIGAN RIDGE</b>
6.	LDA26-0002 642335644-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 3, Block 15, Plan 232 0360 located south of Kiriak Li SW and west of Koruluk Way SW; <b>KESWICK</b>
7.	LDA25-0539 641414177-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 35, Block 5, Plan 2955MC, located north of 53 Avenue NW and east of 114 Street NW; <b>LENDRUM PLACE</b>
8.	LDA25-0541 641546171-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 27, Block 8, Plan 467KS, located west of 158 Street NW and south of 106 Avenue NW; <b>BRITANNIA YOUNGSTOWN</b>
9.	LDA26-0008 642866642-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lots 6 & 7, Block 25, Plan 2107 HW, located south of 62 Avenue NW and west of 106 Street NW; <b>ALLENDAL</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

February 12, 2026

File No. LDA25-0465

Select Engineering Consultants Ltd.  
100, 17413 - 107 Ave NW  
Edmonton AB T5S 1E5

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 110 residential lots from Lot C, Block 1, Plan 0225811 and the NE,NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW;  
**MATTSON**

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**I The Subdivision by Plan is APPROVED on February 12, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; 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 include grading plans for 25 Avenue SW in the submission of engineering drawings;
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. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road rights of way and walkway 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 the NE-14-51-24-W4M and the NW-14-51-24-W4M was originally addressed by Deferred Reserve Caveat (DRC) with LDA22-0044; the DRC was exhausted for the dedication of the Walker District park site through LDA24-0231.

Municipal Reserve (MR) for Lot C, Block 1, Plan 0225811 was originally addressed by Deferred Reserve Caveat (DRC) through LDA23-0376. The DRC was transferred to NE-14-51-24-4 and NW-14-51-24-4 to dedicate the Walker District and has been exhausted through LDA24-0231.

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



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

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

Regards,

Blair McDowell  
Subdivision Authority






BM/mn/Posse #633120001-001

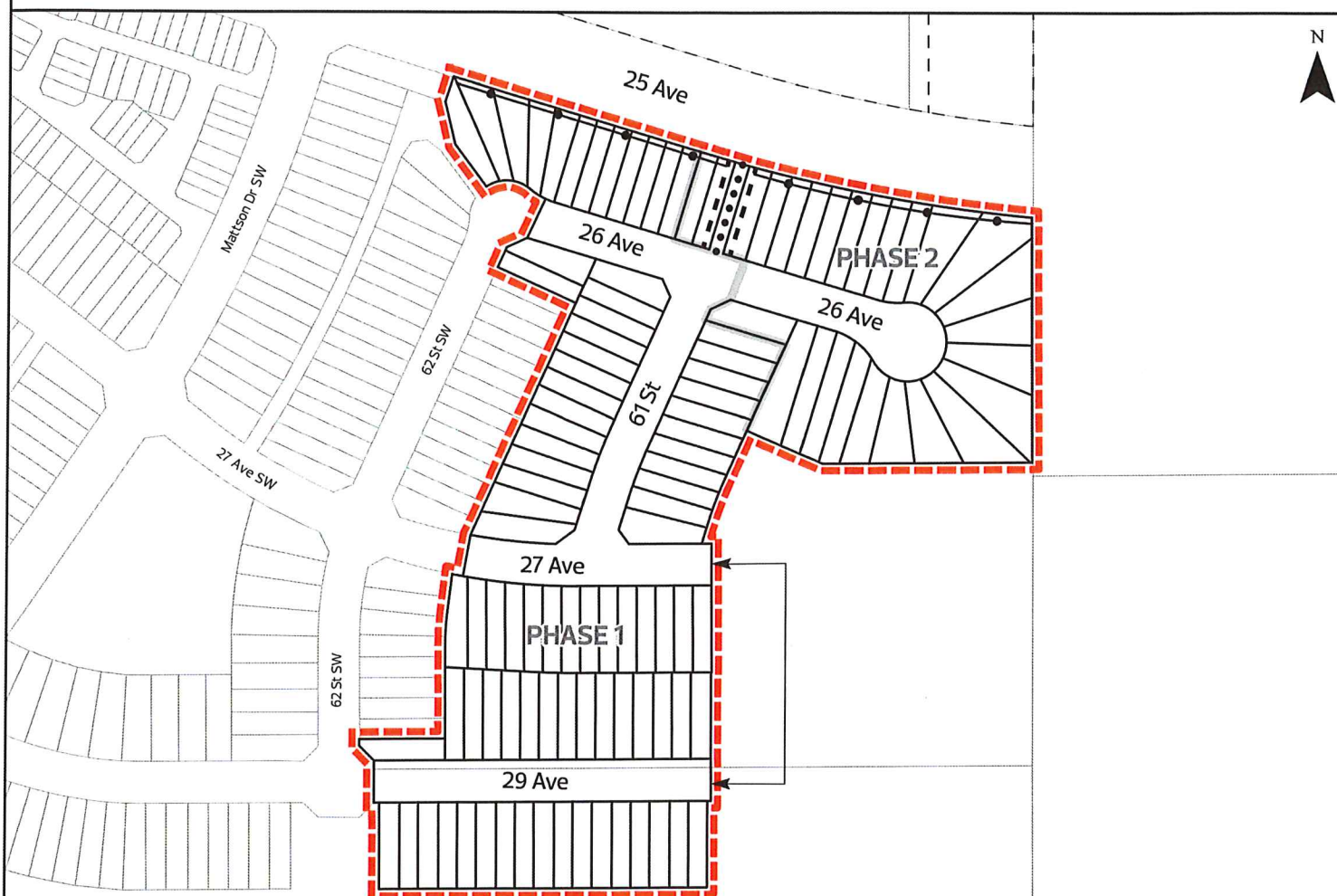
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

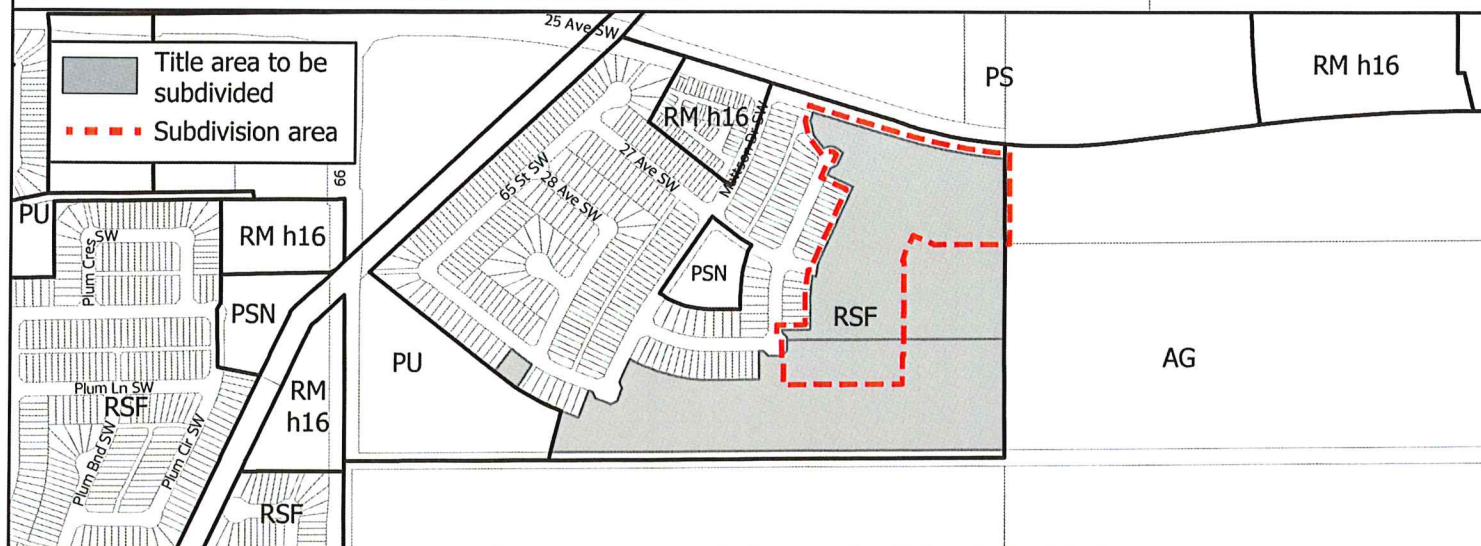
February 12, 2026

LDA25-0465

-  Limit of Proposed Subdivision
-  Register Temporary Public Access Easement and Construct 6m Temporary Roadway
-  Construct 3m SUP
-  Construct Fence in Accordance with Zoning Bylaw
-  Construct 1.8m Noise Attenuation 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

February 12, 2026

File No. LDA25-0276

WSP  
Suite 1200 - 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 120 residential lots, five (5) multi-unit housing lots (MHL) and two (2) Municipal Reserve lots from Lot 2, Block 6A, Plan 922 0135, located east of 121 Street NW and north of Kingsway NW; **BLATCHFORD**

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**I The Subdivision by Plan is APPROVED on February 12, 2026, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.52 hectare (ha) and 0.61 ha lots, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 dedicate additional road right of way for the walkways and modify the property lines of the residential lots, if necessary, to conform to approved cross-sections and to the satisfaction of Subdivision and Development Coordination, 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 the subdivision boundary be amended to include dedication of a portion of Delta Boulevard NW and the proposed adjacent alley, with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include the complete intersection of Hangar One Road NW and Delta Boulevard NW, with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;



8. that the subdivision boundary of be amended to exclude the segment of Bush Pilots Road NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
10. that the approved subdivision LDA23-0336 be registered prior to or concurrent with this application for the logical extension of roadway and utility connections; and
11. 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 Fire hall Offsite Levy applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that, further to condition II.6, the owner constructs all roadways to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and addresses 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, waste management vehicles and typical commercial truck traffic for all roadways and alleys;
8. that the engineering drawings include grading plans for the extension of Delta Boulevard NW and the proposed adjacent alley, 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. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to the CCC for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct Alpha Boulevard NW as an "Active Street" to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, including the construction of wider sidewalks and 2.1 m cycle tracks on both sides, to the satisfaction of Subdivision and Development Coordination and Transit Planning;
12. that the owner construct Delta Boulevard NW as an "Active Street" to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, including the construction of 2.1 m concrete sidewalks on both sides, to the satisfaction of Subdivision and Development Coordination and Transit Planning;
13. that the owner construct Hangar One Road NW as a "Quiet Street" to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, including the construction of 1.8 m sidewalk on both sides and traffic calming measures, to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct the residential reverse housing alleys to an approved Complete Streets design and cross section, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. The submitted authenticated Swept Path Analysis for fire trucks will be further reviewed in the submission of engineering drawings to ensure functionality (contact [kael.griswold@edmonton.ca](mailto:kael.griswold@edmonton.ca));
15. that the owner construct the customized alleys servicing the Multi-unit Housing Lots to an approved Complete Streets design and cross section, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner pay for the installation of "no parking" signage within the alleys and Delta Boulevard 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;
17. that the owner construct all-directional shared accesses to the Multi-unit Housing Lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;



18. that the owner construct appropriate traffic calming measures at the shared use path crossing on Alpha Boulevard NW and at the intersection of Alpha Boulevard NW and Delta Boulevard NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
19. that the owner construct a 3 m hard surface shared use path with lighting and bollards within the MR lots and the walkways, with connections to adjacent sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that, further to condition II.19, the lighting and shared use path alignment within the MR lots will be reviewed in accordance with Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination and City Operations, Signals and Street Lighting, to ensure lighting efficiency for the reverse housing walkway(s) and the shared use path within the park site;
21. that the owner provide a zebra marked crosswalk and/or pedestrian signage at the mid-block crossing of the reverse housing alley, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
24. that the owner construct an offsite storm sewer extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
25. 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
26. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights 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.

Municipal Reserve (MR) for Lot 2, Block 6A, Plan 922 0135 was previously addressed with LDA21-0368 by registering a 31.996 ha Deferred Reserve Caveat (DRC) on title. Following dedication of the 0.61 ha and 0.52 ha MR lots with this subdivision, the DRC will be reduced accordingly and carry forward on the parent parcel.



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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #580740995-001

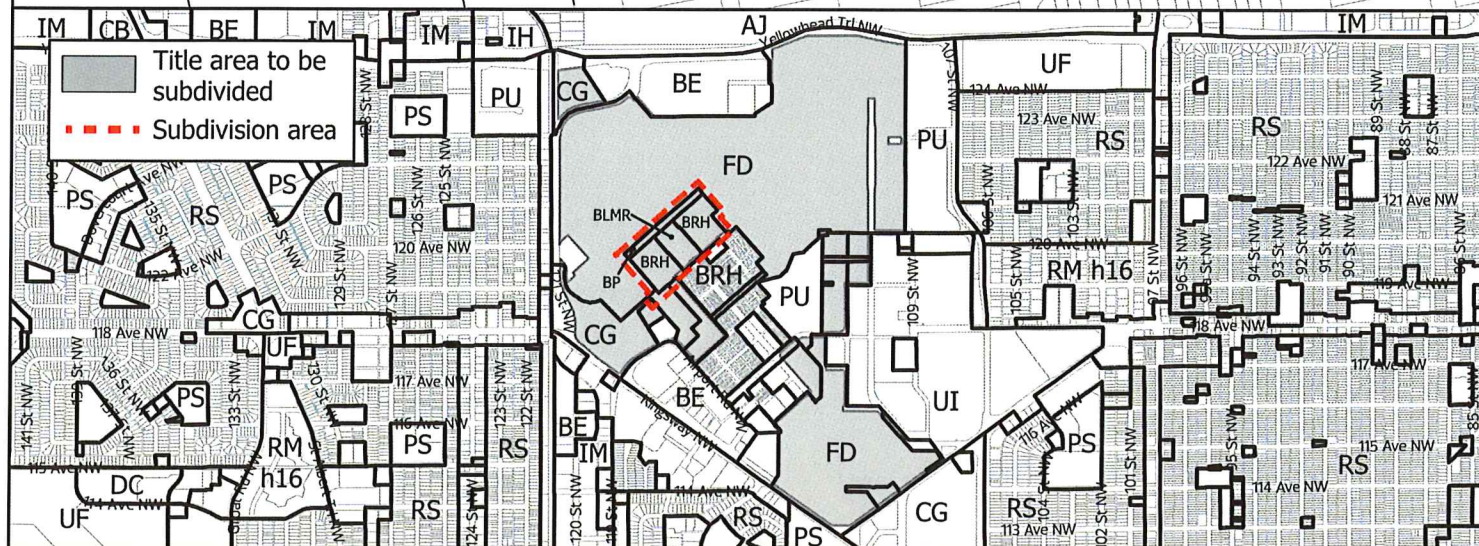
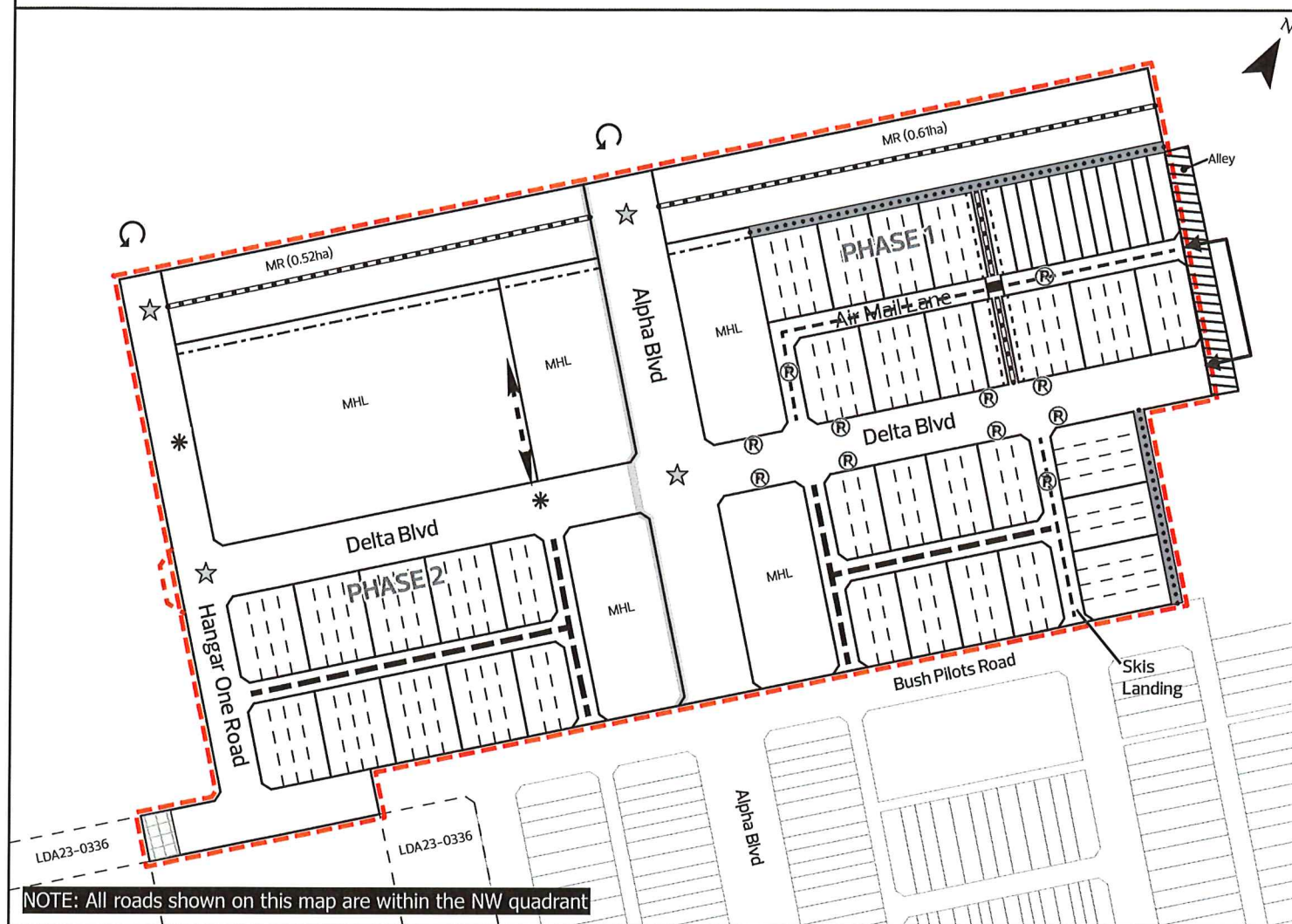
Enclosures

## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2026

LDA25-0276

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li><span style="color: red;">---</span> Limit of Proposed Subdivision</li> <li><span style="color: blue;">---</span> 1.2m Uniform Fence</li> <li><span style="color: blue;">---</span> 1.8m Uniform Fence as per Zoning Bylaw</li> <li><span style="color: blue;">----</span> 1.8m Concrete Sidewalk</li> <li><span style="color: blue;">----</span> 3m Hard Surface Shared Use Path</li> <li><span style="color: blue;">▬</span> Zebra Marked Crosswalk</li> <li><span style="color: blue;">↔</span> Temporary 6m roadway</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue;">↔</span> Mutual access easement</li> <li><span style="color: blue;">---</span> Construct Customized Alleys to an Approved Complete Streets Design and Cross Section</li> <li><span style="color: blue;">---</span> Construct Residential Reverse Housing Alley to an Approved Complete Streets Design and Cross Section</li> <li><span style="color: red;">---</span> Amend Boundary to Include Dedication</li> <li><span style="color: blue;">▨</span> Amend Boundary to Include Dedication; Grading Plans</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: blue;">▨</span> Amend Boundary to Exclude</li> <li><span style="color: blue;">▬</span> Dedicate Additional Road Right-of-Way and Modify Property Lines, if Necessary</li> <li><span style="color: blue;">✱</span> Construct All-directional Shared Access</li> <li><span style="color: blue;">Ⓡ</span> "No Parking" Signage</li> <li><span style="color: blue;">⤵</span> Temporary 12m Radius Turnaround</li> <li><span style="color: blue;">★</span> Traffic Calming Measures</li> </ul> |
|---|--|--|



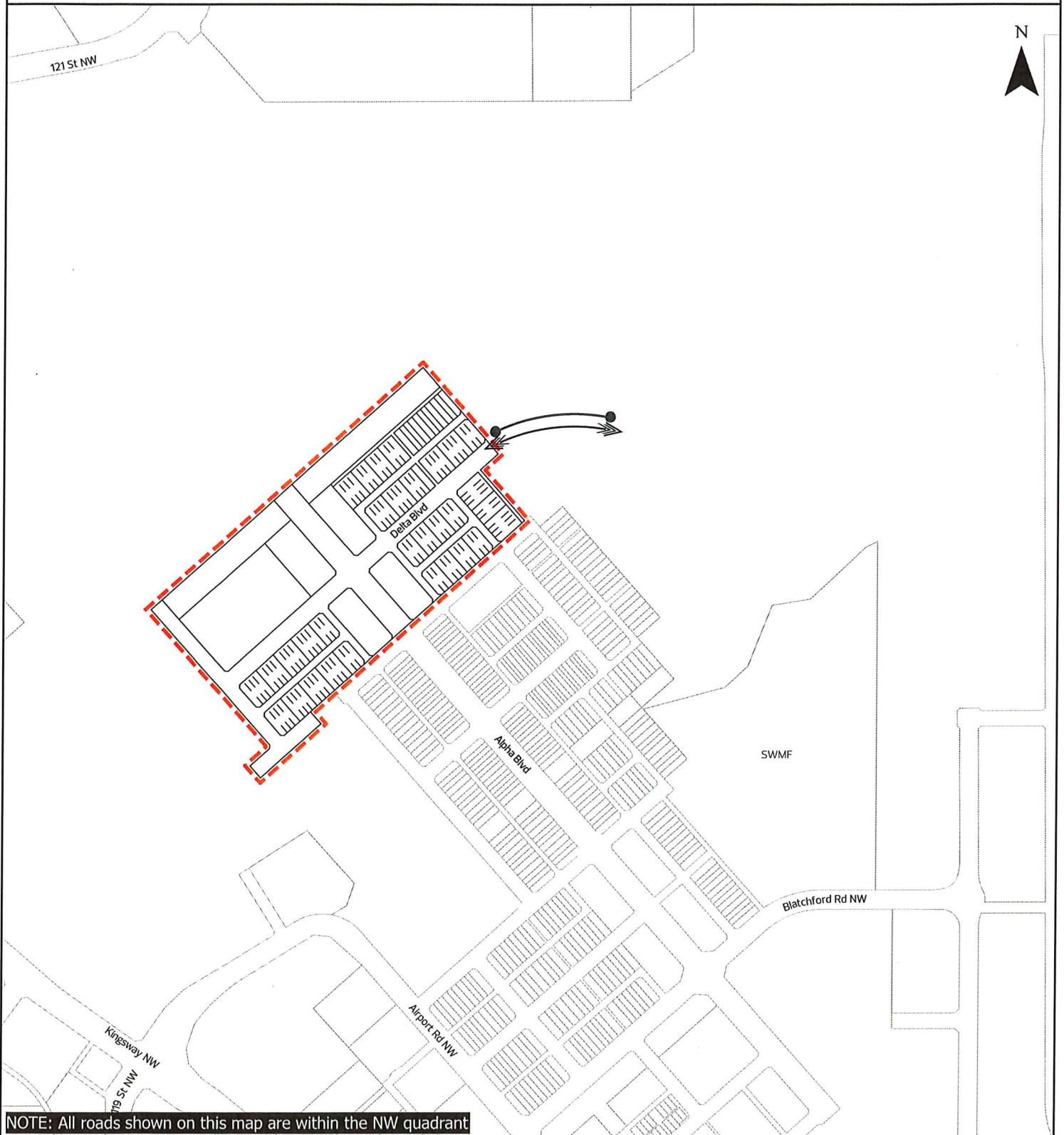




## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2026

LDA25-0276

 Limit of Proposed Subdivision Storm sewer extension Temporary Major Drainage

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

February 12, 2026

File No. LDA25-0433

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

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create 190 residential lots, one (1) multi-unit housing lot, two (2) Municipal Reserve (MR) lots, and one (1) Environmental Reserve lot from Plan 262 0184, Block 1, Lot 1 located south of 35 Avenue SW and east of 170 Street SW; **GLENRIDGING RAVINE**

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**I The Subdivision by Plan is APPROVED on February 12, 2026, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 3.66 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.136 ha and 0.147 ha lots, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$654,234.32 representing 0.929 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 Public Access Easement on the adjacent parcel to the south, Plan 4769 KS Block B, for a temporary turnaround as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate, clear and level 170 Street SW as required for road right-of-way to conform to an approved Preliminary Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA23-0031 be registered prior to or concurrent with this application to provide logical water infrastructure and roadway extensions;
9. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report (File No. 6565-2 and File No. 2692-460), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against lots backing onto the 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services against the lots adjacent to walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 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 first two (2) lanes of 170 Street SW to an urban arterial road standard, from Glenridding Ravine Wynd SW to Rabbit Hill Road SW, including channelization, accesses, intersections, turning bays, 3 m shared use path on the east side, lighting, landscaping and any transitional improvements including transitions to the rural cross-section to the south and urban cross-section to the north, as shown on "Conditions of Approval" map, Enclosure II;

8. 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. This turnaround will be required prior to the Construction Completion Certificate (CCC) for roads;
9. that the owner construct a temporary 6 m wide gravel surface public access as shown on the "Conditions of Approval" map, Enclosure I. This road will serve as a temporary emergency access roadway and will be required prior to Construction Completion Certificate (CCC) for roads. A 'Swept Path Analysis' for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections.
10. that the owner construct a 3 m asphalt shared use path within the Top of Bank setback area including "Shared Use" signage and landscaping. The trail location, design and construction shall be in accordance with the approved geotechnical report (File No. 6565-2 and 2692-460), with connections to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, bollards and lighting within the North and South MR park sites, with a connection to the adjacent top of bank shared use path, in alignment with the Park Concept Plan and in consultation with Open Space, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway connecting the two local roadways; and within the walkway that leads to the top of bank, with a connection to the top of bank shared use path; as shown in the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 170 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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;
15. that the owner is responsible to provide naturalized landscaping within the North MR parcel, to the satisfaction of City Departments and affected utility agencies, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Reserve lots, 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 Plan 262 0184, Block 1, Lot 1 will be addressed by a 1.578 ha Deferred Reserve Caveat (DRC) with LDA23-0031 that is adjusted for the 170 Street SW arterial roadway dedication.



MR in the amount of 0.283 ha is being provided by dedication with this subdivision. MR in the amount of \$654,234.32 representing 0.929 ha is also being provided by money in place with this subdivision and will be adjusted for Environmental Reserve (ER) dedication. Money in place may change dependent upon the final plan of survey. Subsequent to MR dedication and money in place of MR, the DRC for Plan 262 0184, Block 1, Lot 1 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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,












Blair McDowell  
Subdivision Authority

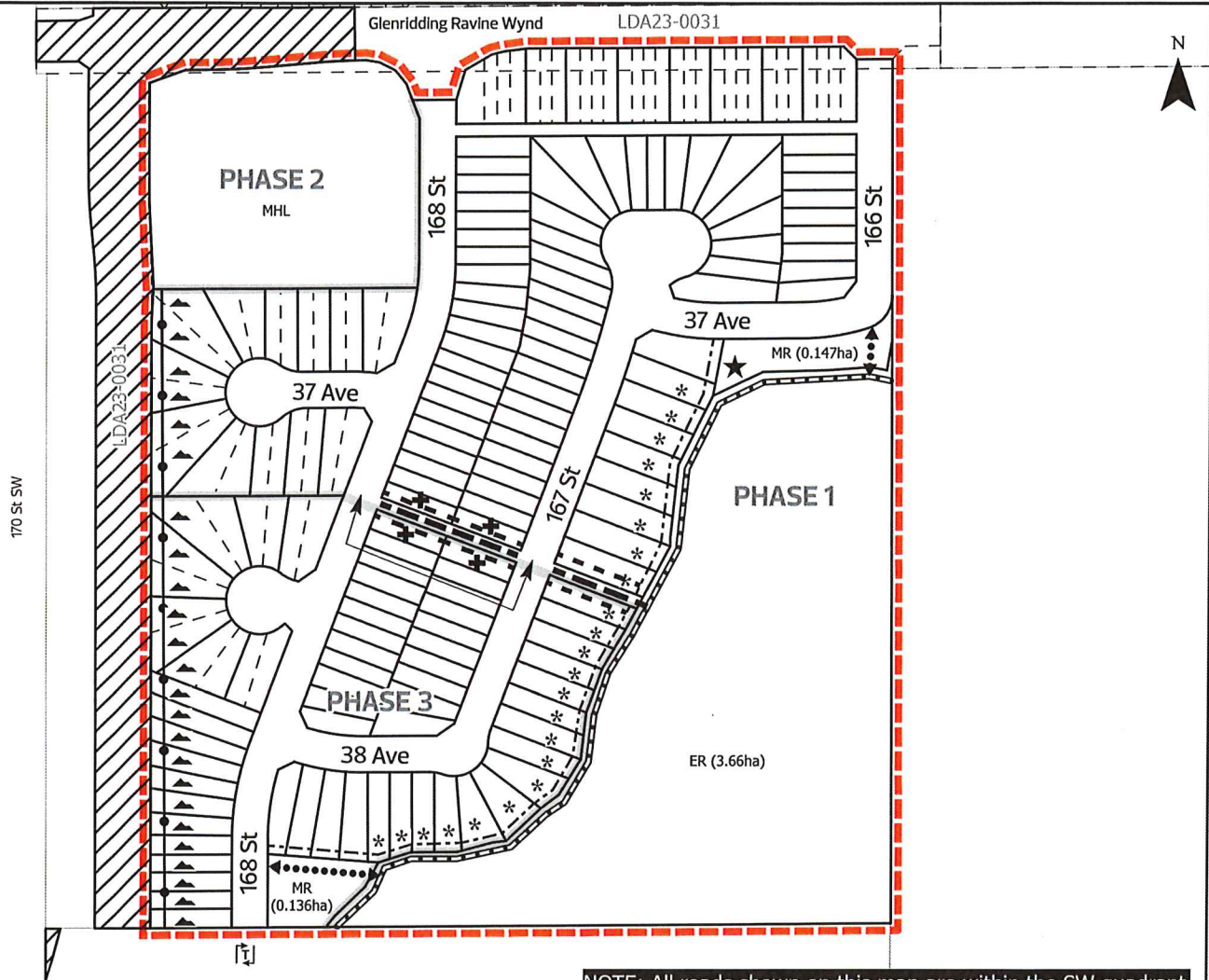
BM/mc/Posse #624952792-001

Enclosures

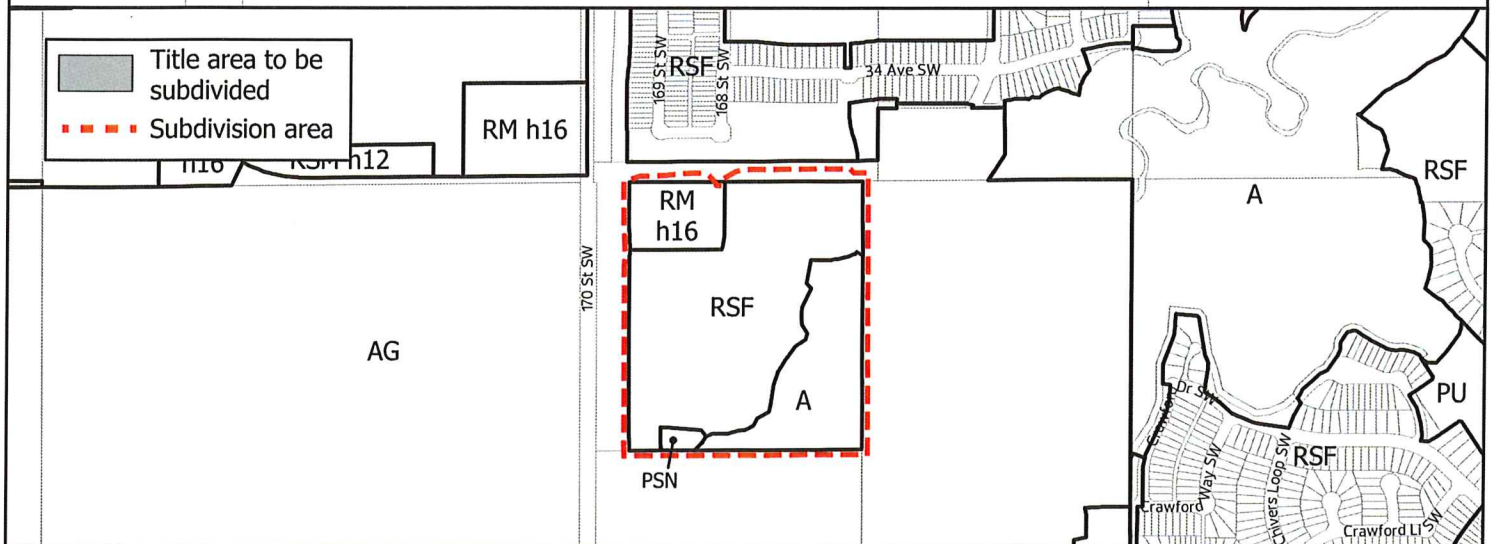
## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2026 LDA25-0433

- |  |   |  |
|--|---|--|
|  Limit of Proposed Subdivision                           |  Construct 1.8m Concrete Sidewalk                |  Restrictive Covenant re:Disturbed Soil |
|  Construction for a Temporary Public Access with Phase 1 |  Construct 3m Shared Use Path Within Top of Bank |  Restrictive Covenant re:Berm and Fence |
|  Berm and Noise Attenuation Fence                        |  Construct 3m Shared Use Path Within MR          |  Restrictive Covenant re:Top of Bank    |
|  1.2m Uniform Fence                                      |  Dedicate a Road Right-of-way for 170 St SW      |  Temporary Turnaround                   |
|  Uniform Fence as per Zoning Bylaw                       |  Provide Naturalized Landscaping                 |  |





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



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 12, 2026

LDA25-0433

-  Limit of Proposed Subdivision
-  Construct First Two (2) Lanes of 170 Street SW to an Urban Arterial Standard



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





Subdivision Authority

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

February 12, 2026

File No. LDA25-0205

Arcadis  
300 - 10120 103 Ave NW  
Edmonton AB T5J 3R6

ATTENTION: Connor Pope

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), and two (2) commercial lots from the SW 19-52-25-W4M, the NW 19-52-25-W4M, and Lot 78MR, Block 40, Plan 152 1382, located south of Whitemud Drive NW and east of Winterburn Road NW; **GRANVILLE**

---

The subdivision was initially approved on June 26, 2025. The first Change Request to defer the payment of the Arterial Roadway Assessments for the remnant portion of the NW 19-52-25-W4M was approved September 4, 2025. This second Change Request adjusts the proposed property line between the two commercial lots.

**I The Subdivision by Plan is APPROVED on February 12, 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 enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey the City of Edmonton shall register, against the NW 19-52-25-W4M remnant lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner dedicate, clear and level Winterburn Road NW (215 Street NW) as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;

6. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register a public access easement as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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:**

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 construction of 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 the first two (2) lanes of Winterburn Road NW (215 Street NW) to an arterial roadway standard including a northbound right turn bay at Hope Road NW, the complete intersection of Hope Road NW and Winterburn Road NW (215 Street NW), channelization, accesses, 3 m shared use path from Hope Road NW to 62 Avenue NW, lighting, all utility relocation/modification, paint line modifications, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
8. 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.

**III That the Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**

1. that the owner pay the Arterial Roadway Assessments for the portion of the NW 19-52-25-W4M remnant area, to be consolidated with the adjacent parcel.

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

Municipal Reserve (MR) for the SW 19-52-25-W4M (Title #232 241 183) was previously addressed with LDA14-0374 by registering a 2.507 ha Deferred Reserve Caveat (DRC), which will carry forward on title.

MR for the SW 19-52-25-W4M (Title # 192 093 962) was previously addressed with a 0.01 ha DRC and will be transferred to the SW 19-52-25-W4M (Title #232 241 183).

MR for the NW 19-52-25-W4M was previously addressed with LDA11-0347 by transferring the DRC to the SW 19-52-25-4.

The arterial roadway dedication (Winterburn Road NW / 215 Street NW) may require the reduction of Municipal Reserve, and shall be confirmed at this subdivision's endorsement.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mn/Posse #516941780-002

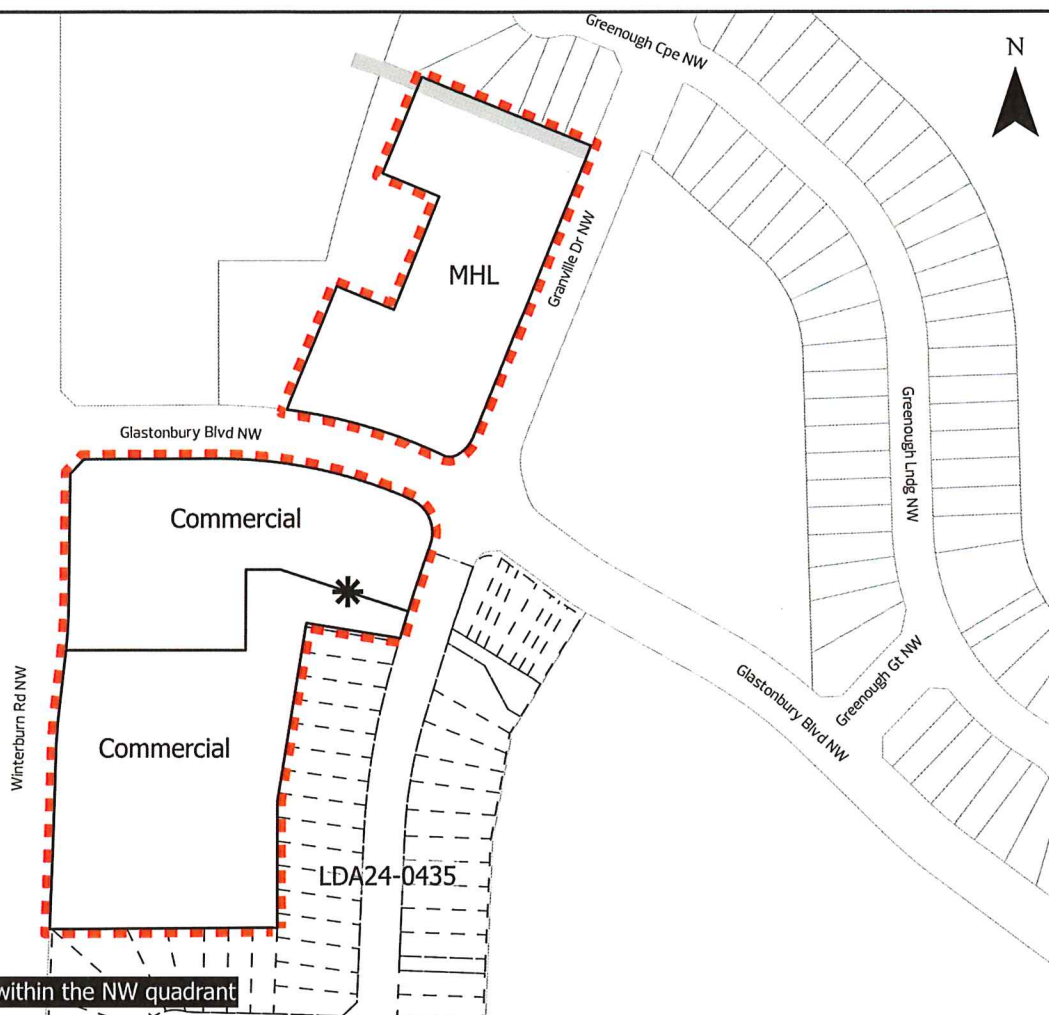
Enclosures



## SUBDIVISION CONDITIONS OF APPROVAL MAP

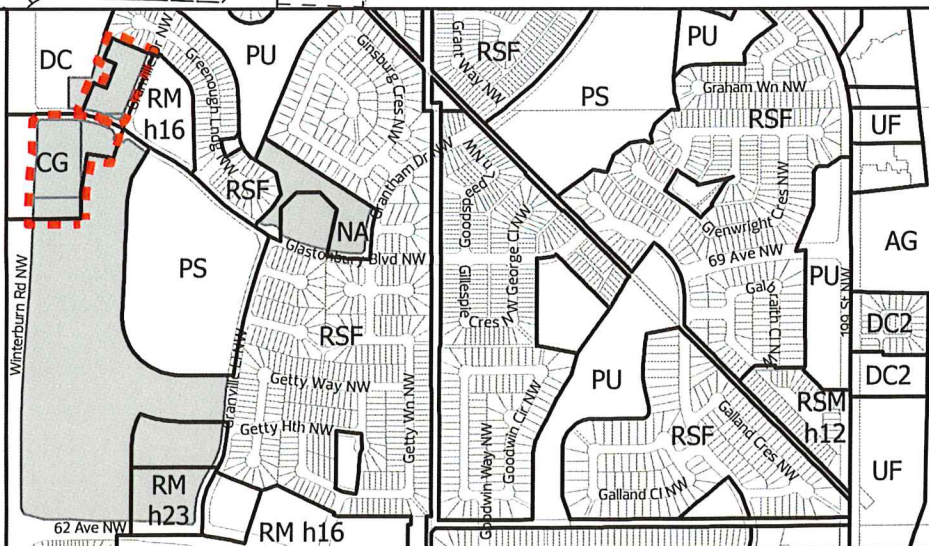
February 12, 2026 LDA25-0205

- ■ ■ Limit of proposed subdivision
- \* Register Mutual Access Easement
- Register Public Access Easement



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

- Title area to be subdivided
- ■ ■ Subdivision area



## SUBDIVISION CONDITIONS OF APPROVAL MAP

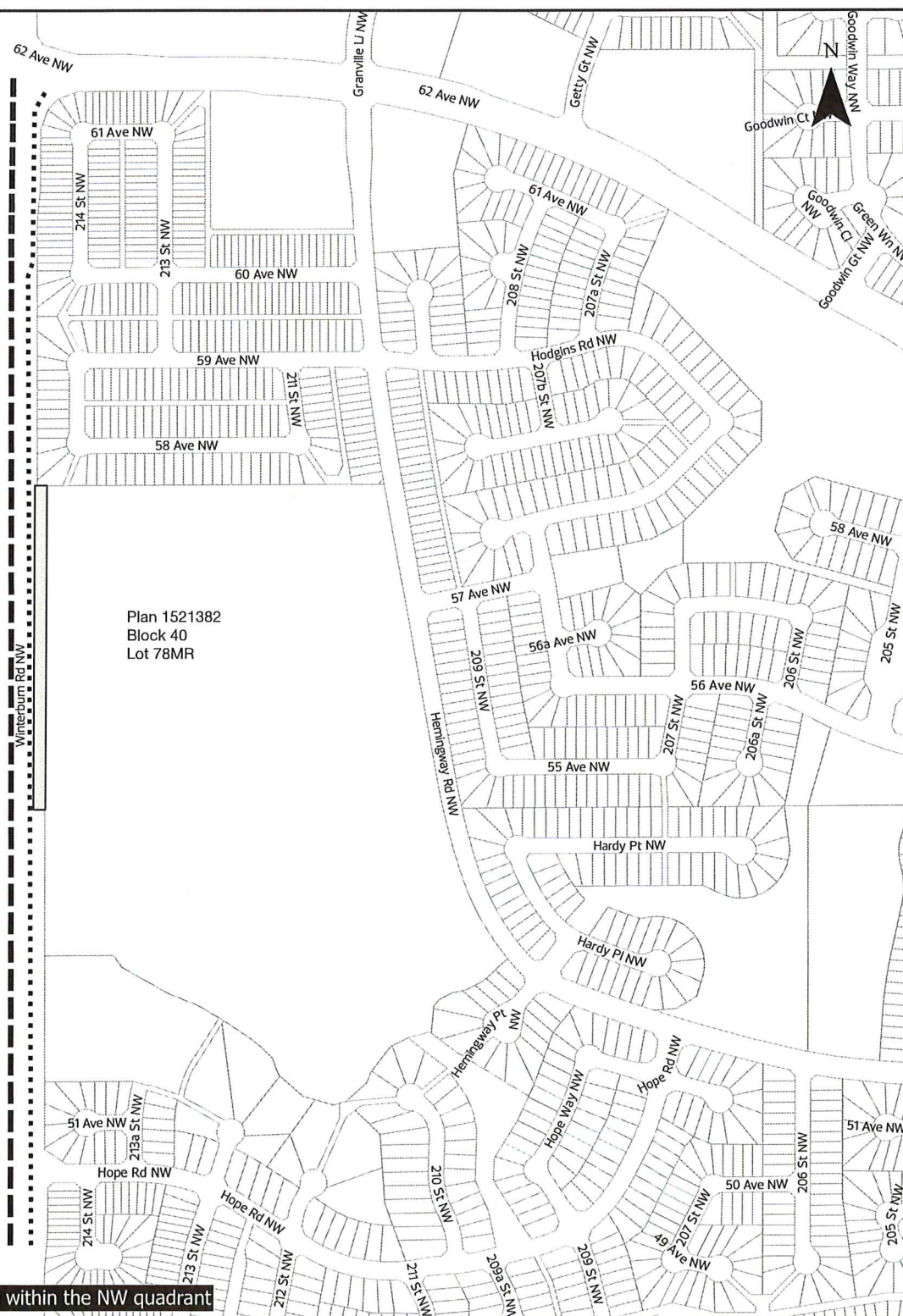
February 12, 2026

LDA25-0205

..... 3 m Shared use path

— — Construct first two lanes to an arterial roadway standard

■ Dedicate Arterial 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

February 12, 2026

File No. LDA25-0534

Waste Management of Canada Corporation  
4668 25 St SE  
Calgary AB T2B 3M2

ATTENTION: Chris LeMaistre

RE: Tentative plan of subdivision to shift the lot line between Blocks 7 and 8, Plan 922 3007, located east of 170 Street NW and north of Yellowhead Trail NW; **KINOKAMAU PLAINS**

---

**I The Subdivision by Plan is APPROVED on February 12, 2026, 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 a map of the subdivision and identifies major conditions and advisements of this approval.

Municipal Reserves for Block 7, Plan 922 3007 and Block 8, Plan 922 3007 were addressed with file 91-X-132-S by registering a 5.203 hectare Deferred Reserve Caveat (no. 922 315 304) against Block 7. Reserves will be owing upon future subdivision of Block 7.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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 received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.



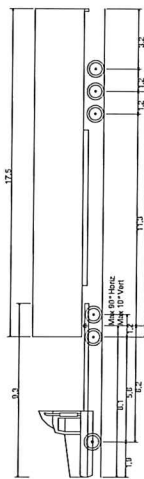
If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #641198534-001

Enclosure



**TRUCK PROFILE**

### BYLAW INFORMATION

[illegible]

### NOTES CONCERNING BUILDING LOCATION

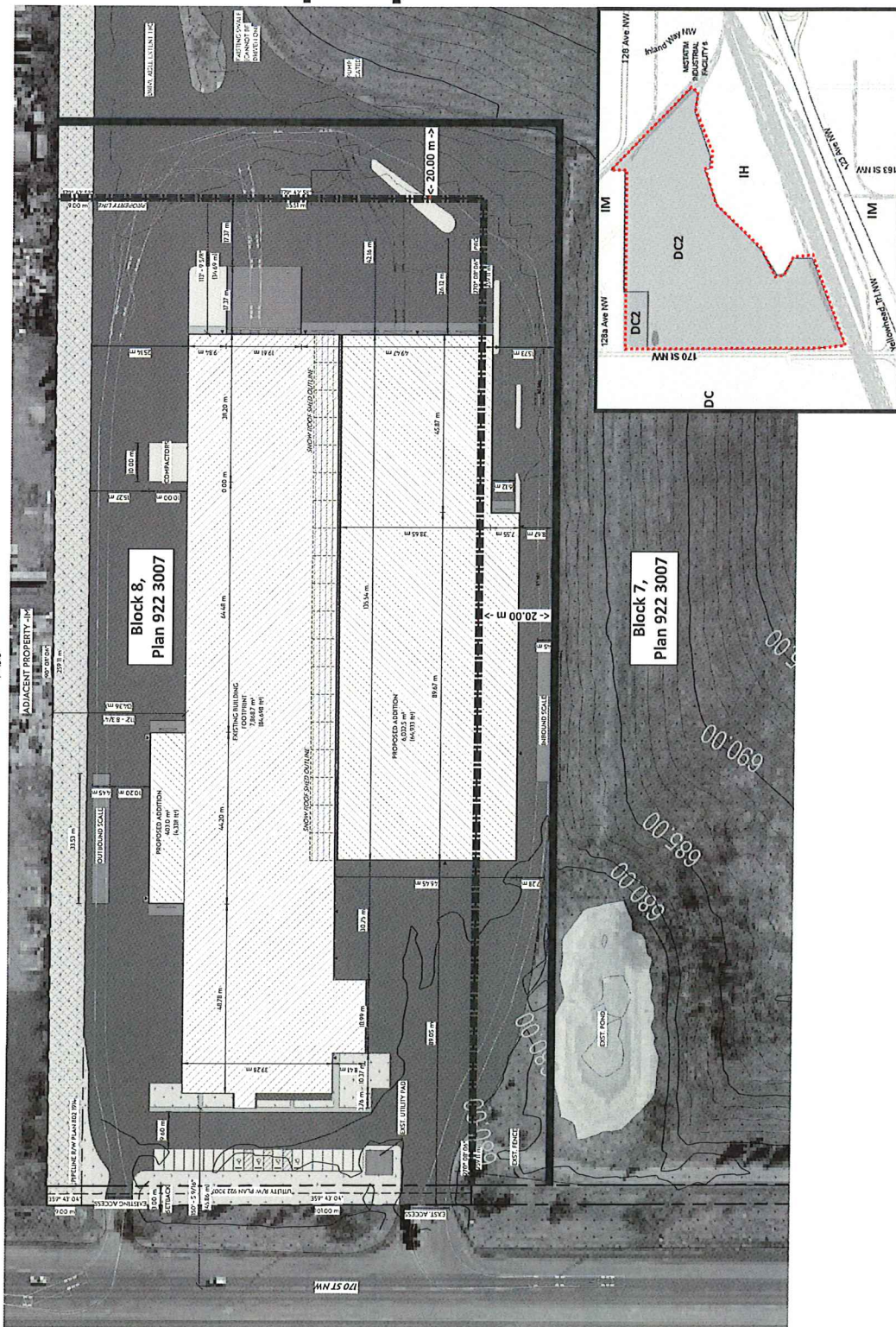
1. ENGINEER IS TO ADVISE JOBSITE START OF CONSTRUCTION OF ANY UNKNOWN FEATURES ON THE OR THE ADJACENT SITE THAT MAY AFFECT ON THE PROJECT EITHER DURING CONSTRUCTION OR FUTURE USE.
2. THE NORTH ORIENTATION REFERS TO NOMINAL NORTH RATHER THAN TRUE OR MAGNETIC NORTH.
3. ANY DIMENSIONS THAT SHOW THE LOCATION OF EXISTING FEATURES ARE APPROPRIATE ONLY AND ARE TO BE CONFIRMED BEFORE CONSTRUCTION START AS REQUIRED BY A CERTIFIED LAND SURVEYOR.
4. LANDSCAPING IS SUBJECT TO CHANGE.

SITE PLAN LEGEND	
	PROPERTY LINE
	RETACK LINE
	BRIGHT OF WAY LINE
	BRIGHT OF WAY HATCH
	PHOTOLOG BUILDING
	SERVICE ROOM
	ENCE
	MAN DOOR
	OVERHEAD DOOR
	BARRIER FREE
	ENTRANCE

SITE SCHEDULE		
241 SITE		
SEWER	697.7 m <sup>2</sup>	10,631.51 m <sup>3</sup>
HEAVY DUTY ASPHALT	18,032.7 m <sup>2</sup>	793,972.82 m <sup>3</sup>
LANDSCAPING	4,261.6 m <sup>2</sup>	45,868.81 m <sup>3</sup>
LIGHT DUTY ASPHALT	702.8 m <sup>2</sup>	7,567.98 m <sup>3</sup>
SEDIMENTAL	181.1 m <sup>2</sup>	1,649.10 m <sup>3</sup>
	24,162.0 m <sup>2</sup>	259,970.24 m <sup>3</sup>
242 SITE		
SEWER	497.2 m <sup>2</sup>	531,991.32 m <sup>3</sup>
LANDSCAPING	69,423.6 m <sup>2</sup>	531,991.32 m <sup>3</sup>
SEDIMENTAL	73,575.6 m <sup>2</sup>	791,961.46 m <sup>3</sup>
<b>GRAND TOTAL</b>		

**Existing**  
property line

**Proposed**  
property line



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Architect

Stamp:

PRELIMINARY  
NOT FOR CONSTRUCTION

aggregate  
design studio ltd.

**EAGLE  
BUILDERS**

**WELF**  
Building Addition  
12707 170 St NW,  
Edmonton, Alberta  
Lot 8; Plan 922 3007

DATE	DESCRIPTION
2025-02-28	A ISSUED FOR PRELIMINARY REVIEW
2025-03-06	B ISSUED FOR PRELIMINARY REVIEW
2025-03-20	C ISSUED FOR PRELIMINARY REVIEW
2025-05-02	D ISSUED FOR PRELIMINARY REVIEW
2025-10-01	K ISSUED FOR PRELIMINARY REVIEW

Project No:	A24565
Date:	2025-10-01 11:22:33 AM
Drawn by:	RO
Checked by:	JK
Sheet Name:	

Site Plan  
Overall

A101



Subdivision Authority

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

February 12, 2026

File No. LDA25-0538

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

ATTENTION: Ian Anderson

RE: Tentative plan of subdivision to create a north half and south half of Lot 5PUL, Block 59, Plan 802 3001 and consolidate with Lot 35, Block 59, Plan 802 3001, and Lot 4, Block 59, Plan 802 3001, located south of Routledge Road NW and west of Rooney Crescent NW; **RHATIGAN RIDGE**

---

**The Subdivision by Plan is APPROVED on February 12, 2026, subject to the following conditions:**

1. that the owner register a sewer main easement in favour of EPCOR as shown on the "Conditions of Approval" map, Enclosure II; 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #641279348-001

Enclosure



Stantec Geomatics Ltd.  
10220-103 Avenue NW  
Edmonton, Alberta, Canada  
T5J 0K4  
Tel. 780-917-7000  
www.stantec.com

Copyright Reserved

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Client  
**ASHISH KHULBE**

TENTATIVE PLAN SHOWING  
**PROPOSED SUBDIVISION**

OF  
LOTS 4, 5 PUL AND 35, BLOCK 59, PLAN 802 3001  
WITHIN THE  
N.E. 1/4 SEC. 10, TWP. 52, RGE. 25, W.4 MER.

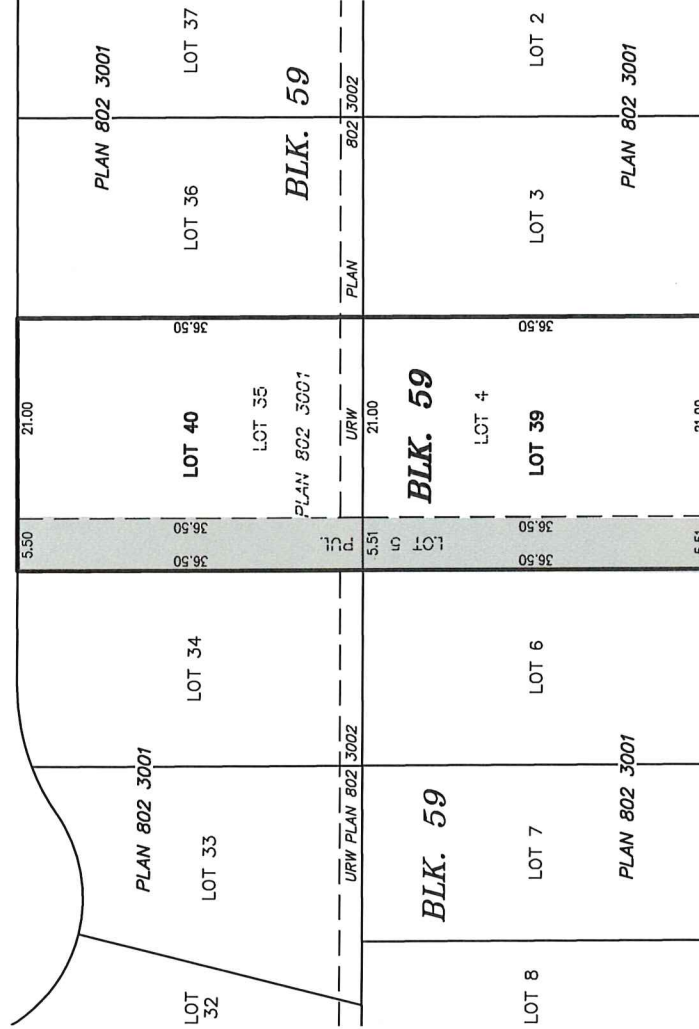
**RHATIGAN RIDGE**

SCALE 1 : 500  
**DECEMBER, 2025**

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.194 Hectares

**ROUTLEDGE ROAD**



**ROONEY CRESCENT**



Subdivision Authority

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

February 12, 2026

File No. LDA26-0002

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 3, Block 15, Plan 232 0360 located south of Kiriak Li SW and west of Koruluk Way SW;  
**KESWICK**

---

**The Subdivision by Phased Condominium is APPROVED on February 12, 2026, 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.

Municipal Reserve (MR) for Lot 1 Block 1 Plan 2022634 was previously addressed with LDA12-0248 by registering a deferred reserve caveat on title. The DRC was rolled forward off this parcel with LDA19-0187.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #642335644-001

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 (\$2,615 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased 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.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

Servicing

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

# TENTATIVE PLAN

SHOWING PHASED BARELAND CONDOMINIUM OF

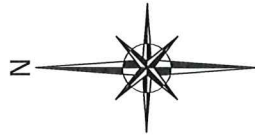
LOT 3, BLK.15, PLAN 232 0360

IN THE

S.W.1/4 SEC.21, TWP.51, RGE.25, W.4 M.

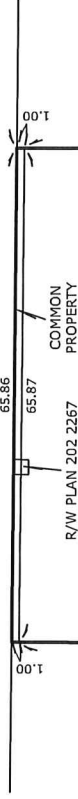
EDMONTON, ALBERTA

SCALE 1:600 2025 N.R. RONSKO, A.L.S.



KIRIAK LINK S.W.

PLAN 202 2266



UNIT 1  
(PHASE 1)  
0.303 ha.

CONDOMINIUM  
PLAN 252 1499

BLK.15  
LOT 3  
PLAN 232 0360

LOT 4  
BLK.15  
PLAN 232 0361

UNIT A  
(FUTURE PHASE)  
0.550 ha.

R/W PLAN 222 2511

R/W PLAN 222 2511

R/W PLAN 202 2267

COMMON  
PROPERTY

28th AVENUE S.W.

PLAN 172 3517

## 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](http://hagensurveys.ca)  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	DEC. 30, 2025	REVISED:	-
DRAWING	251379T	FILE NO.	251379





Subdivision Authority

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

February 12, 2026

File No. LDA25-0539

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 35, Block 5, Plan 2955MC, located north of 53 Avenue NW and east of 114 Street NW; **LENDRUM PLACE**

---

**The Subdivision by Plan is APPROVED on February 12, 2026, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed east lot;
3. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
4. 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 received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #641414177-001

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

- 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 53 Avenue NW. Upon redevelopment of proposed Lot 35A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

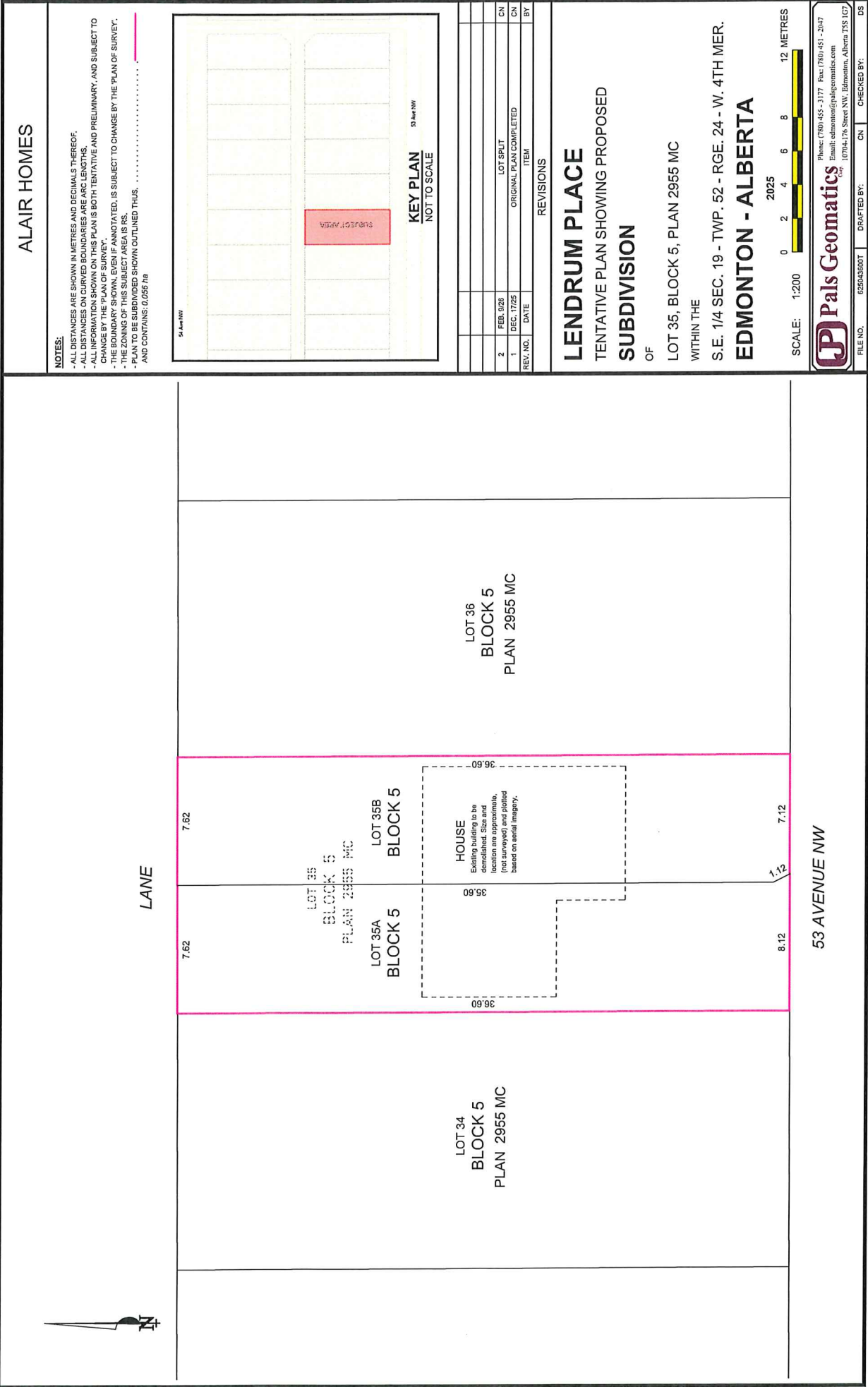
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.3 m east of the west property line of existing Lot 35, off the lane. The existing storm service enters the proposed subdivision approximately 7.62 m west of the east property line of existing Lot 35, off 53 Avenue NW. This service must be used as a foundation only for any future redevelopment. This service location must be confirmed. 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](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").



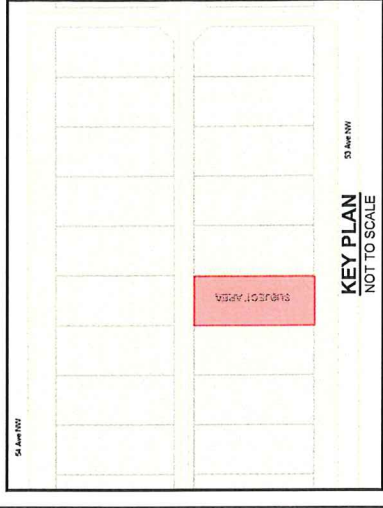
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



ALAIR HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.055 ha



REV. NO.	DATE	ITEM	BY
2	FEB. 09/20	LOT SPLIT	CN
1	DEC. 17/25	ORIGINAL PLAN COMPLETED	CN

REVISIONS

LENDRUM PLACE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 35, BLOCK 5, PLAN 2955 MC

WITHIN THE

S.E. 1/4 SEC. 19 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



FILE NO.	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 12, 2026

File No. LDA25-0541

Satt Engineering Ltd.  
206 - 3132 Parsons Rd NW  
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 27, Block 8, Plan 467KS, located west of 158 Street NW and south of 106 Avenue NW; **BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on February 12, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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



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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #641546171-001

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

- 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 158 Street NW. Upon redevelopment of proposed Lot 27B, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

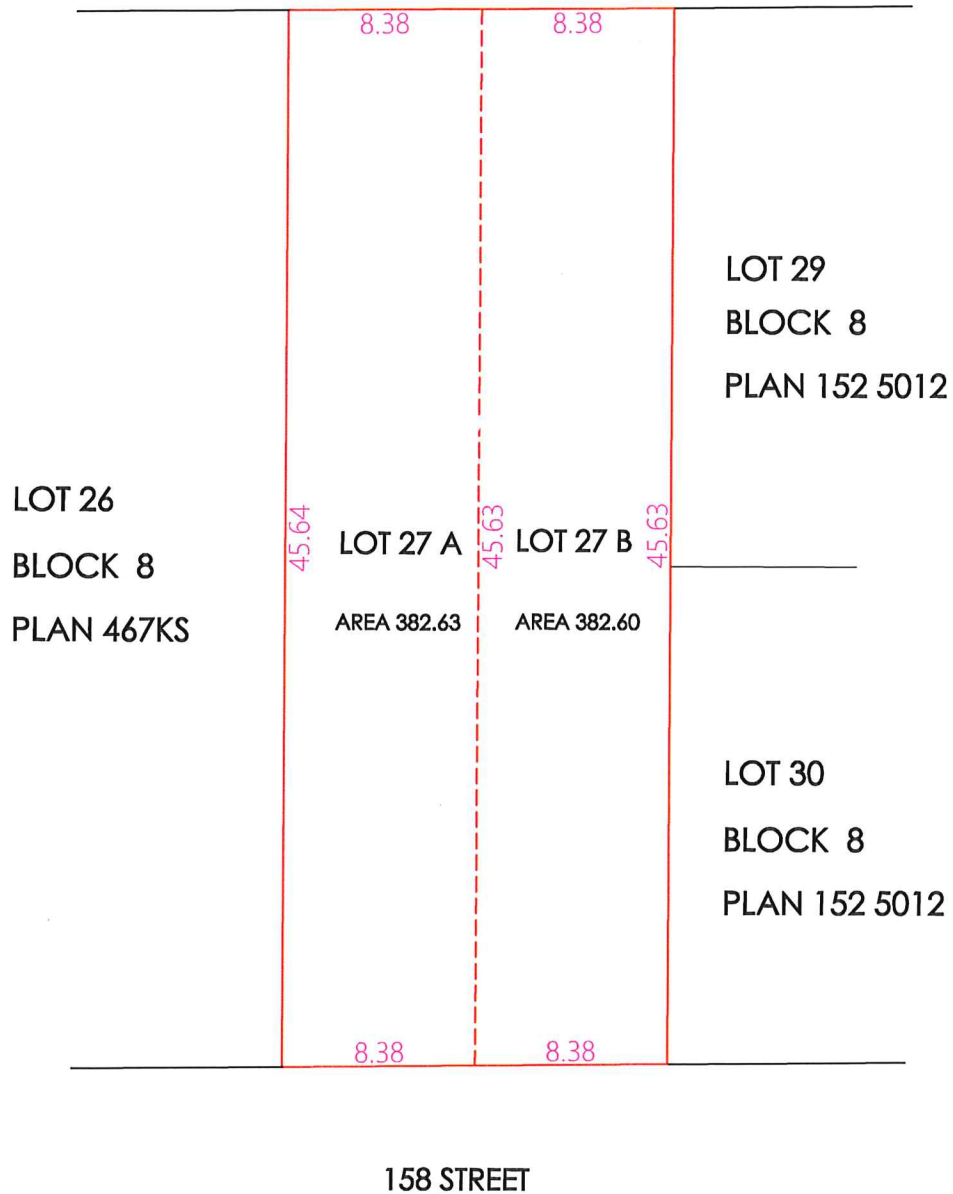
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.26 m south of the north property line of existing Lot 27, off 158 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](mailto:CES@epcor.com) or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).





LANE



**Legal Description:** LOT: 27 BLOCK: 8 PLAN: 467KS  
Britannia Youngstown

**Municipal Address:** 10522 158 STREET NW, EDMONTON, AB

**Owner (s) / Builder:** LUXIFY BUILDERS LTD. (luxlify.builders@gmail.com)

TENTATIVE PLAN

Zone: RS

Scale 1:250

Job # SUB-25-704-1



**Satt Associates Inc.**  
*Always Striving For Excellence*

#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com



Subdivision Authority

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

February 12, 2026

File No. LDA26-0008

Milestone Surveys  
27A-54220 Rge Rd 250  
Sturgeon County AB T8T 0B4

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lots 6 & 7, Block 25, Plan 2107 HW, located south of 62 Avenue NW and west of 106 Street-NW; **ALLENDALE**

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**The Subdivision by Plan is APPROVED on February 12, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwellings and garages on Lot 6 and Lot 7, prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #642866642-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

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- 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 7.1 m east of the west property line of existing Lot 7, and 3.1 m west of the east property line of existing Lot 6, off 62 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.
- 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).

62 Ave NW

(to 106 St. NW) →



Civic: 10621

Lot 8  
Block 25  
Plan 2107HW

(8.48)

(8.48)

(8.48)

Existing House  
to be demo'd

Existing House  
to be demo'd

(39.66)

(39.66)

(39.66)

(36.62)

Lane

Existing  
Garage  
To Be  
Demo'd

Existing  
Garage  
To Be  
Demo'd

(8.48)

(8.48)

(5.43)

(4.29)

\* Dimensions to be verified during final survey

Lane



**MILESTONE  
SURVEYS**

Tentative Plan of Subdivision  
10613/10617 62 Ave NW  
Lot 6,7 - Block 25 - Plan 2107HW

Distances are in metres and decimals thereof

Rev. 0  
2026-01-09

Thursday, February 5, 2026  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 05

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 5, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the January 29, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

1. LDA25-0393  
613212405-001

Tentative plan of subdivision to create two (2) multi-unit housing strata lots, from Lot 9, Block 5, Plan 252 0824 located north of 95 Avenue NW and west of 87 Street NW; **STRATHEARN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

**4. NEW BUSINESS**

1. LDA25-0447  
629665715-001

Tentative plan of subdivision to create 213 residential lots, four (4) Municipal Reserve lots, three (3) Environmental Reserve lots, and one (1) Public Utility lot, from Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**



2.	LDA25-0465 633120001-001	Tentative plan of subdivision to create 110 residential lots from Lot C, Block 1, Plan 0225811 and the NE,NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW; <b>MATTSON</b>	
MOVED		Blair McDowell  That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA24-0520 542356071-001	REVISION of conditionally approved tentative plan of subdivision to create 116 residential lots, from Lot 3, Block 1, Plan 0224568, located south of 92 Avenue NW and east of 231 Street NW; <b>ROSENTHAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA25-0522 640730571-001	Tentative plan of subdivision to create forty seven (47) bare land condominium units and one (1) remnant unit from Unit A, Plan 262 ____, located north of Heritage Valley Trail SW and east of 141 Street SW; <b>CHAPPELLE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA25-0537 638788058-001	Tentative plan of subdivision to create, one (1) commercial lot, from, Lot 1, Block 1, Plan 262 0317, located east of Winterburn Road NW and north of Yellowhead Trail NW; <b>PINTAIL LANDING</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA25-0515 640169766-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 22, Plan 1800 NY, located west of 124 Street NW and south of 47 Avenue NW; <b>LANSDOWNE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA26-0005 642586376-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30, Block 9, Plan 3543 HW, located north of 63 Avenue NW and west of 105 Street NW; <b>ALLENDAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>

8.	LDA26-0007 642741835-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 26, Block 86, Plan 4022KS, located north of 103 Avenue NW and east of 50 Street NW; <b>GOLD BAR</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:10 a.m.		