

Thursday, February 19, 2026
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 07

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 19, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA25-0401
623479297-001

Tentative plan of subdivision to create 247 residential lots, two (2) Municipal Reserve lots, and one (1) Environmental Reserve lot, from Lot 1, Plan 1659 TR and Lot 2, Plan 1659 TR located south of Anthony Henday Drive and west of 17 Street SW; **ALCES**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA25-0448
633256064-001

Tentative plan of subdivision to create 49 residential lots from Lot C, Block 1, Plan 022 5811, located south of 29 Avenue SW and east of Mattson Drive SW; **MATTSON**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA25-0529 630731079-001	Tentative plan of subdivision to create 40 residential lots from Lot 200, Block A, Plan 232 2155, located south of Maskekoshik Trail NW and east of Winterburn Road NW; STILLWATER
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA25-0530 630732099-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot B, Block A, Plan 252 0844, located east of Winterburn Road NW and south of Maskekoshik Trail NW; STILLWATER
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA25-0532 640958438-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 11, Plan 4629 KS, located west of 138 Street NW and north of 88 Avenue NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA26-0010 642799982-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 113, Plan 2803 AF, located west of 134 Street NW and north of 102 Avenue NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA26-0019 643284671-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 113, Plan 2803 AF, located east of 135 Street NW and north of 102 Avenue NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA26-0020 643466762-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 12, Plan 6773 MC, located west of 42 Avenue NW and south of 121 Street NW; ASPEN GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.
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Subdivision Authority

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

February 19, 2026

File No. LDA25-0401

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

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create 247 residential lots, two (2) Municipal Reserve lots, and one (1) Environmental Reserve lot from Lots 1 and 2, Plan 1659 TR, Lot 3, Block 4, Plan 252 1616, Lot 2, Block 4, Plan 232 0487 and a portion of the SW-29-51-23-W4M, located south of Anthony Henday Drive and west of 17 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on February 19, 2026, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.59 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.50 ha and 0.04 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 MR in the amount of \$551,095.00 representing 0.811 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 dedicate, clear and level 17 Street SW, Alces Drive SW, and 18 Street SW, as required for road right of way with Phase 3, 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;

7. 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;
8. that LDA25-0085 to amend the Decoteau Area Structure Plan and the Alces Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, 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 the lots backing onto 17 Street SW, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 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 2 restricted lots until such time that the Temporary Public Access Easements are no longer required and have been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct the first two lanes of 17 Street SW to an arterial roadway standard, from the TUC (Anthony Henday Drive) to the intersection of 1 Avenue SW and 17 Street SW, and the Jughandle (18 Street SW / 1 Avenue SW) including channelization, accesses, intersections, turning bays, 3 m shared pathway, lighting, landscaping and any transitional improvements, and a turnaround, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 17 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct Alces Drive SW to a collector roadway standard, including a 3 m shared pathway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner remove the road structure of the existing private access for Plan 112 4174 Blk 1 Lot 3 to the arterial road 17 Street SW and reconstruct private access from the collector roadway Alces Drive SW, and reconstruct the existing private access for Plan 812 1084, Lot 1 to the future 18 Street SW local roadway, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with reconstruction of the private accesses, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the reconstruction, will be the responsibility of the owner;
12. that the owner remove the road structure of the existing rural road 17 Street SW south of the intersection of Alces Drive/Jughandle and reconstruct landscaping for the boulevard, with Phase 3 as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with the removal of the existing road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the upgrade, will be the responsibility of the owner;
13. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, with Phase 7, 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);
14. that the owner construct a 3 m hard surface shared pathway with lighting and bollards, within the walkway, with connection to the adjacent shared pathway/sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m hard surface shared pathway with "Shared Use" signage, lighting, and bollards, within the proposed Lot 1MR and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;

17. that the owner construct a 3 m hard surface shared pathway with "Shared Use" signage and landscaping, within the Natural Area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
18. that the owner construct a 3 m wide temporary shared pathway from the terminus of the 3 m hard-surfaced shared pathway within the proposed Lot 1NA to the sidewalks within Phase 5, as shown on the "Conditions of Approval" map, Enclosure I;
19. 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;
20. that the owner construct a 1 m berm centred on the property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), or a combination thereof, to conform to the submitted Noise Study for all lots backing onto or flanking the TUC (Anthony Henday Drive) and 17 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. 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
22. that the owner is responsible for the landscape design and construction within the MR 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.

MR for Lot 1, Lot 2, and Lot 4, Plan 1659 TR were previously addressed with the subdivision of the SE 30-51-23-4 (File No. 72-E-245). A Deferred Reserve Caveat (DRC) of 1.24 ha was registered on each title (3.72 ha total). The DRCs were adjusted with LDA23-0370, with a remaining total of 1.617 ha.

MR for Lot 3, Block 4, Plan 252 1616 was addressed by DRC with LDA24-0387. Proportionate DRCs were registered against Lot 3 and the remnant of the title (SW 19-51-23-W4M).

With the exception of the dedication of arterial road with this subdivision (17 Street SW), there has been no subdivision activity for Lot 2, Block 4, Plan 232 0487. MR will be addressed with future subdivisions.

This subdivision will adjust the DRCs for Lots 1, 2, and 4, Plan 1659 TR to account for the dedication of 0.54 ha of MR and 0.59 ha of ER. MR for Lot 1 and Lot 2, Plan 1659 TR will be provided as money-in-place representing 0.811 ha. The remaining MR balance will carry forward on the remainder of Lot 4, Plan 1659 TR for future MR dedication.

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. 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.

Regards,




Blair McDowell
Subdivision Authority


BM/mn/Posse #623479297-001


Enclosures


SUBDIVISION CONDITIONS OF APPROVAL MAP



February 19, 2026 LDA25-0401


-  Limit of Proposed Subdivision


 Phasing Line


 1.8m Concrete Sidewalk



 3m Hard Surface Shared Use Path (SUP)


 3m Hard Surface SUP with Phase 5
-  3m Temporary Hard Surface SUP


 Temporary 6m Roadway


 Construct Collector Roadway


 1.2m Uniform Fence

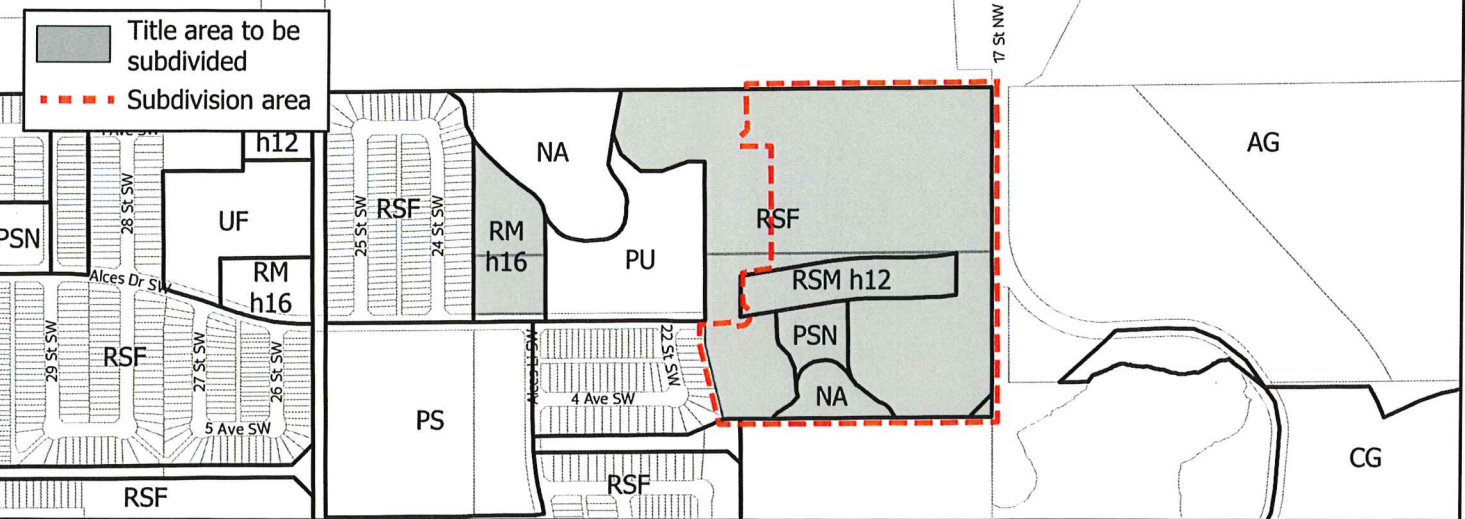
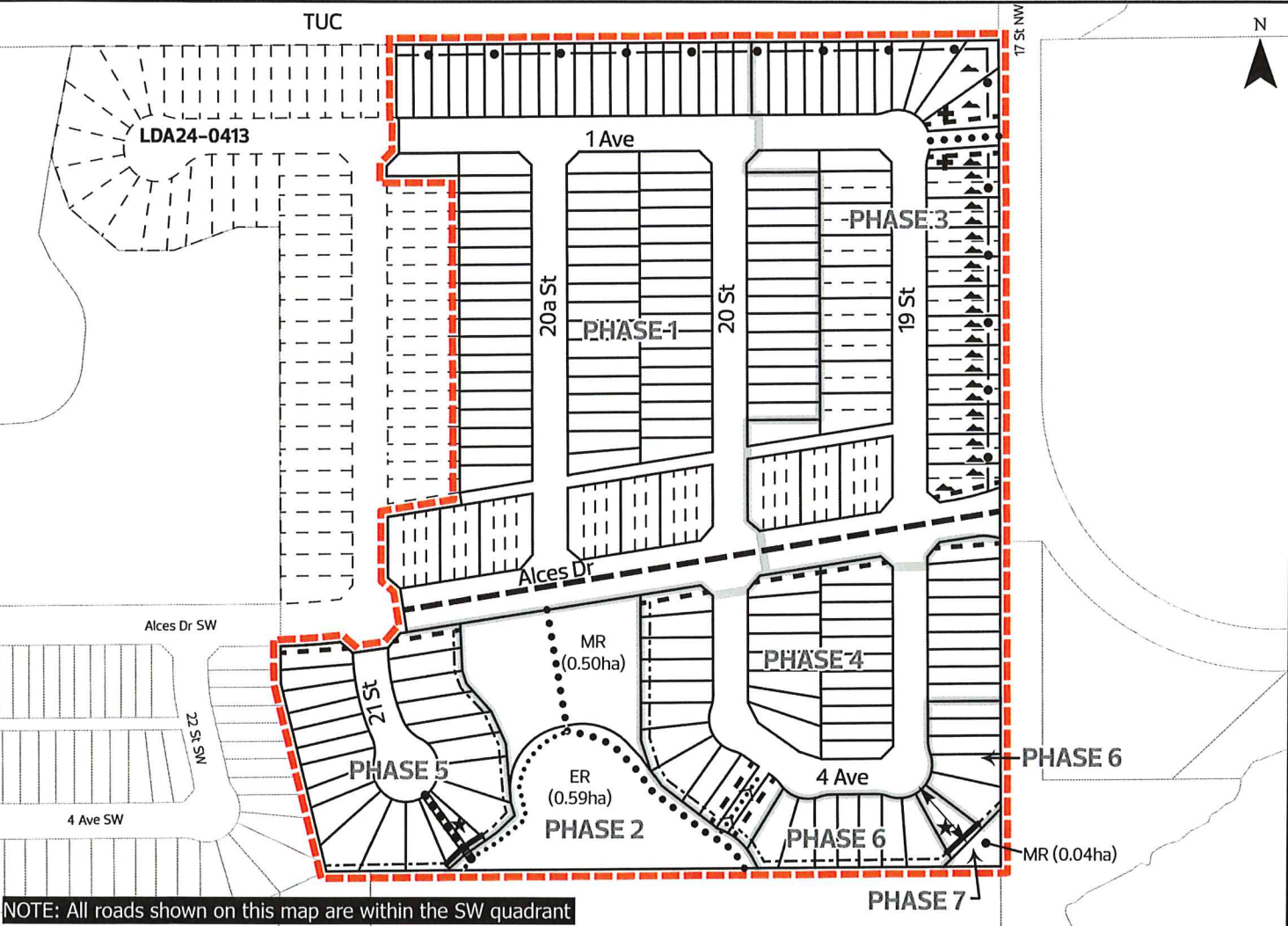
 1.2m Uniform Fence with Development of the Lot
-  1.8m Uniform Screen Fence as per Zoning Bylaw

 Berm and Noise Attenuation Fence

 Berm and Fence RC

 Restricted Lot







 Disturbed Soil RC

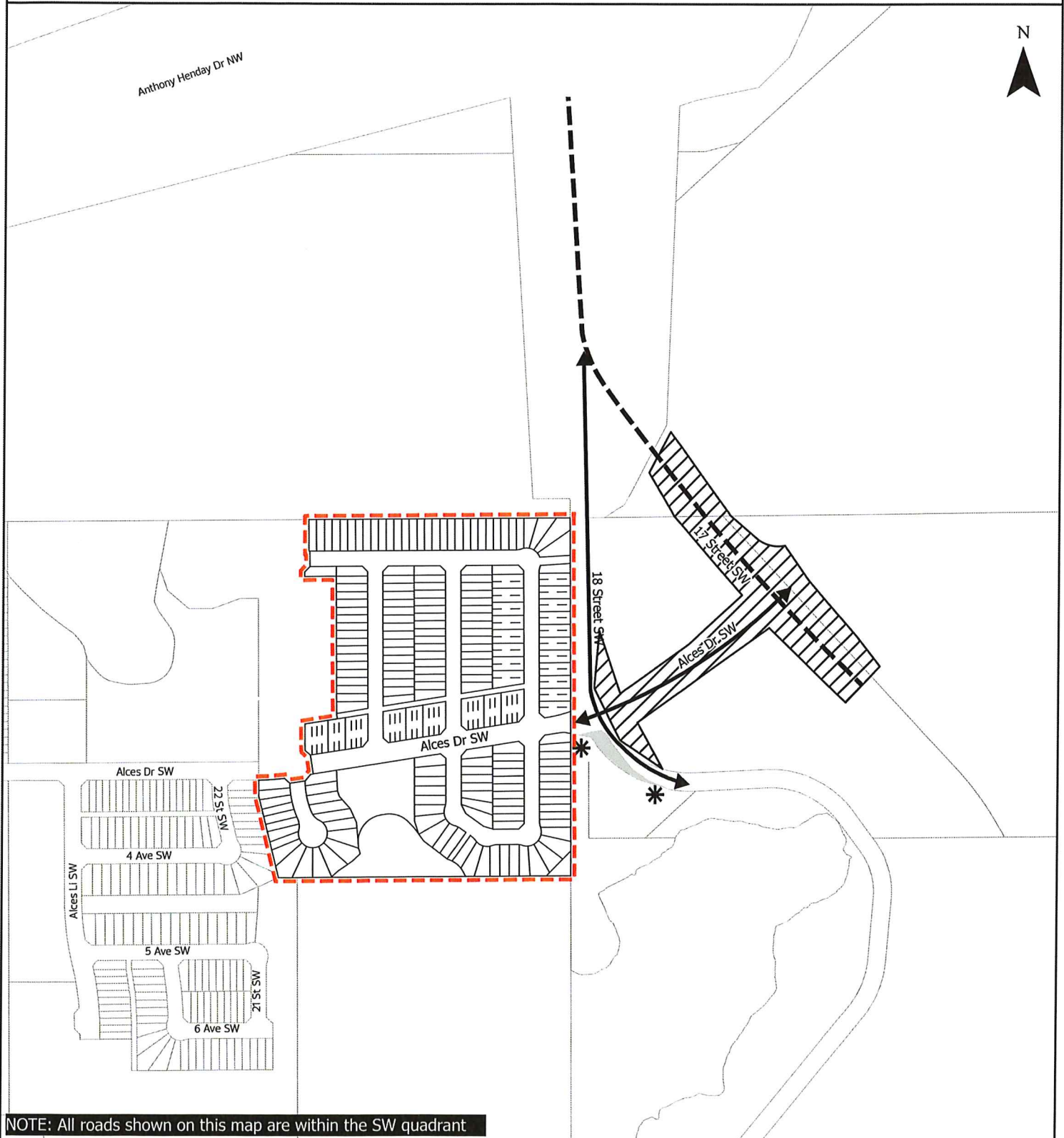


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2026

LDA25-0401

-  Limit of Proposed Subdivision
-  Construct First Two Lanes to an Arterial Roadway Standard
-  Construct Jug Handle (18 Street & Alces Drive)
-  Remove Existing Road Structure and Construct Landscaping
-  Dedicate, Clear and Level 17 Street SW
-  Reconstruct Private Site Access



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 19, 2026

File No. LDA25-0448

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

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 49 residential lots from Lot C, Block 1, Plan 022 5811,
located south of 29 Avenue SW and east of Mattson Drive SW; **MATTSON**

I The Subdivision by Plan is APPROVED on February 19, 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 register a temporary public access easement for a temporary 12 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 submits redline revisions or resubmit engineering drawings for the removal/remediation of the shared pathway within the greenway, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Development Servicing Agreements;
8. 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;
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. This turnaround 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 the collector roadway (Mattson Drive SW) to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a temporary 3 m hard surface shared use path from the greenway to 30 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. That the owner remove and remediate a portion of the existing shared pathway within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner construct appropriate traffic calming measures at the shared use path crossing on the collector roadway, 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 curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

15. that the owner construct offsite storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot C, Block 1, Plan 022 5811 was originally addressed by Deferred Reserve Caveat (DRC) through LDA23-0376. The DRC was transferred to the NE-14-51-24-4 and NW-14-51-24-4 to dedicate the Walker District Park Site 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.

Regards,



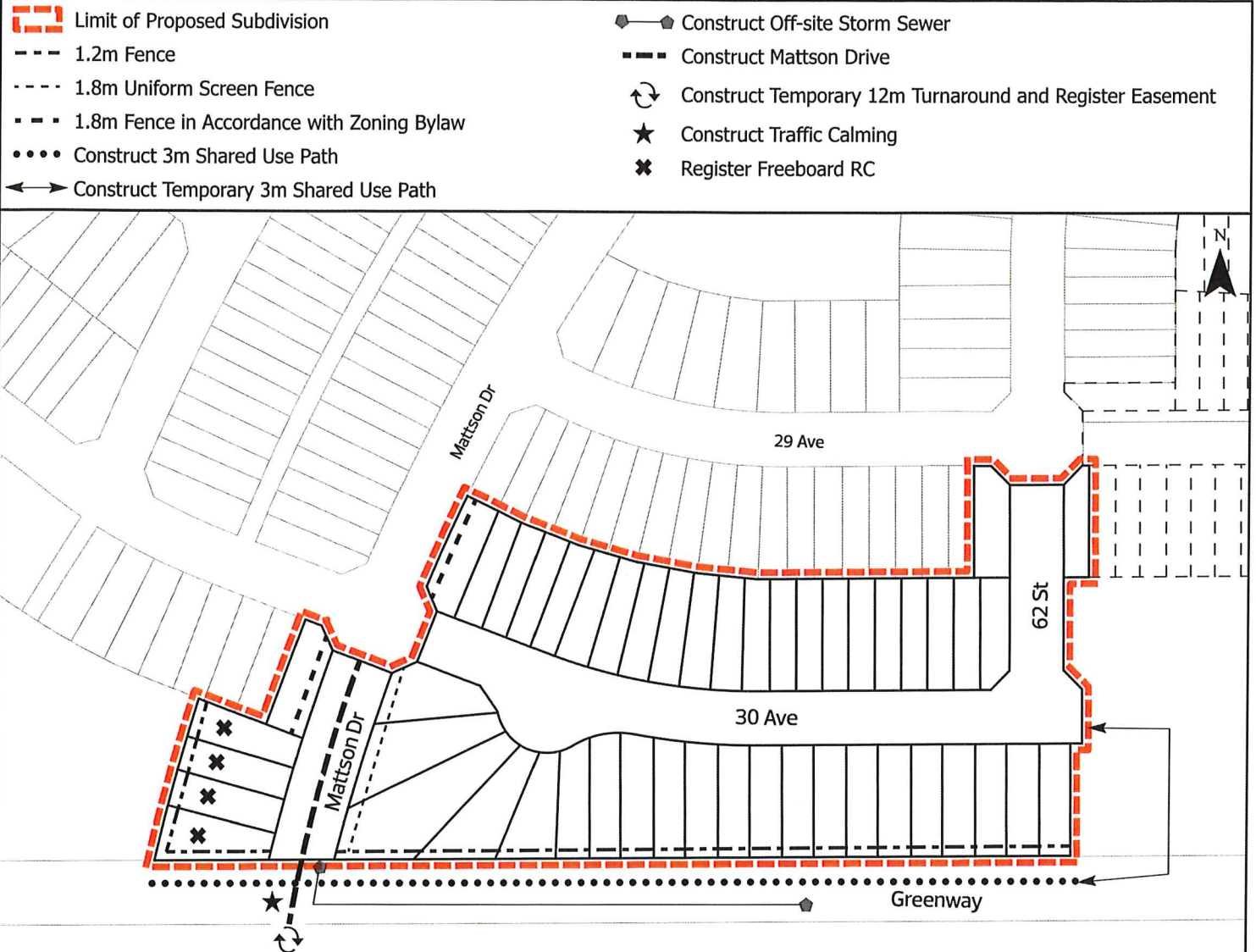
Blair McDowell
Subdivision Authority

BM/mn/Posse #633256064-001

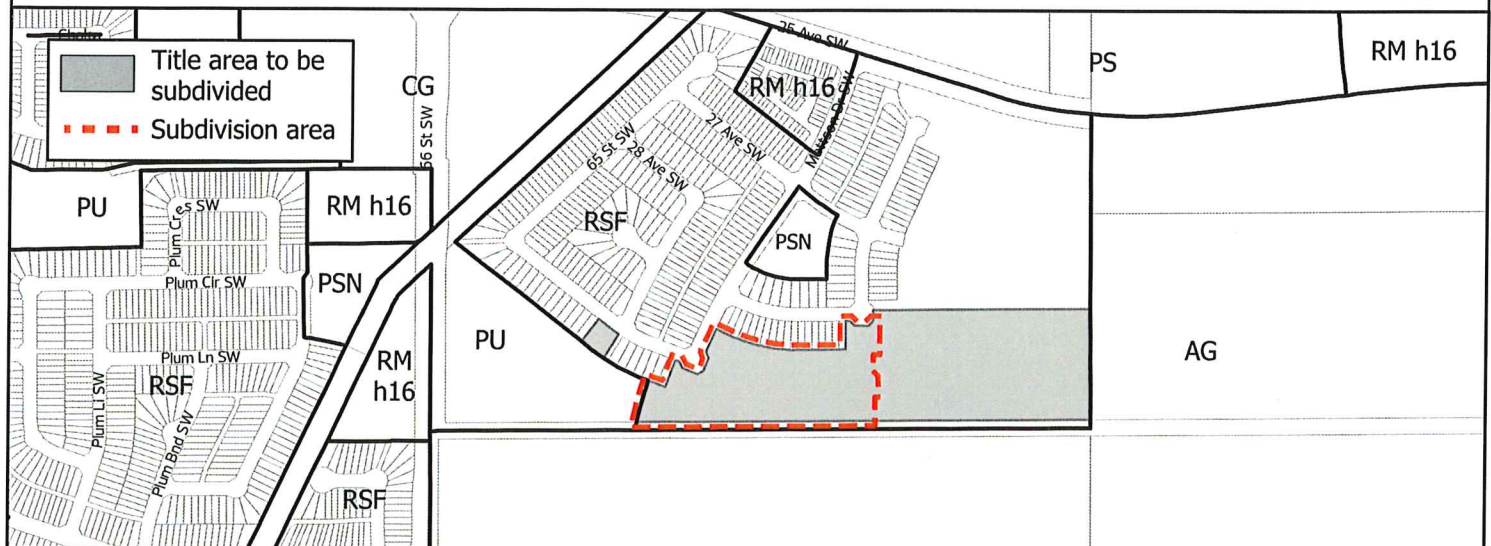
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2026 LDA25-0448




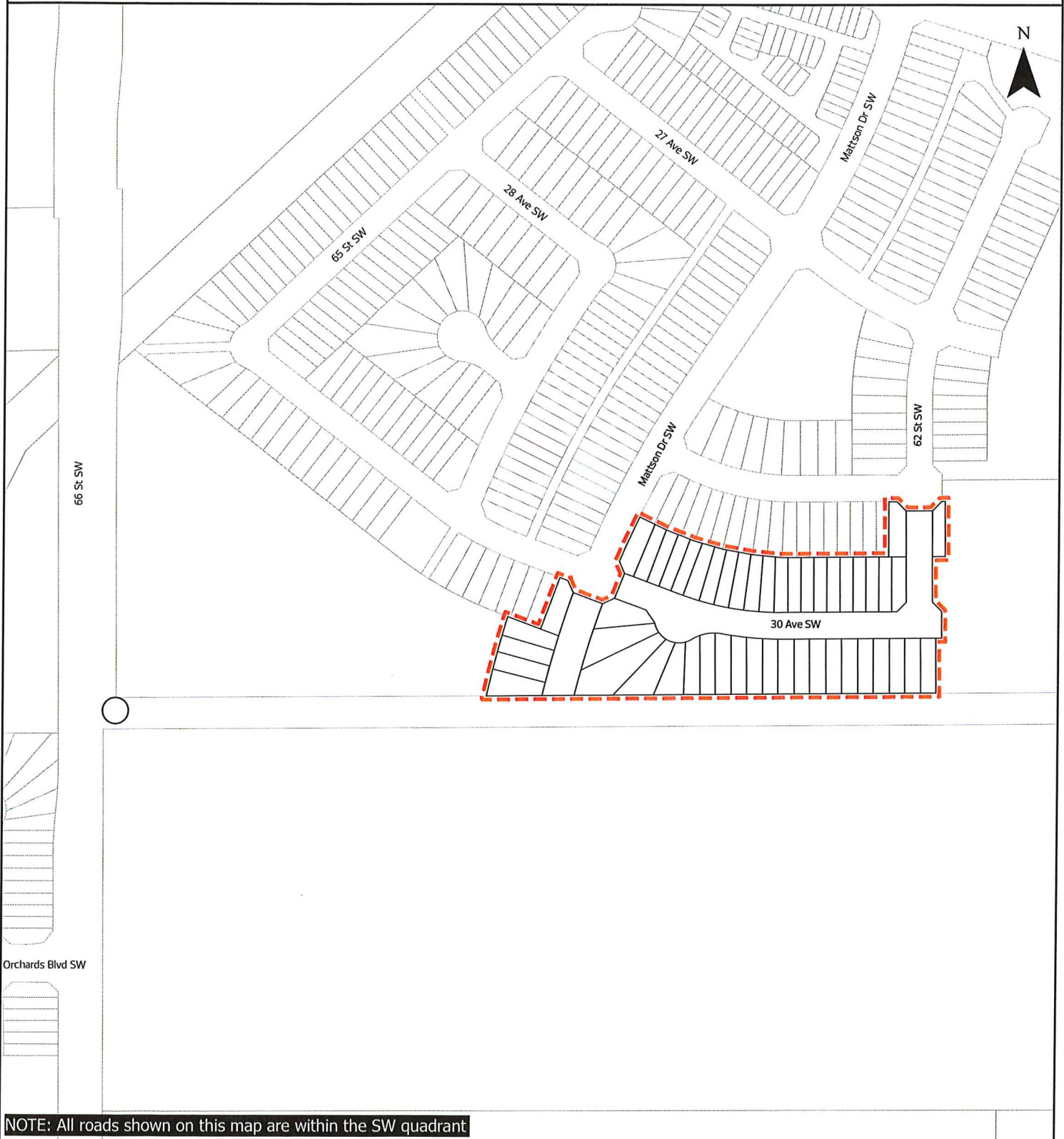
NOTE: All roads shown on this map are within the SW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2026

LDA25-0448

 Limit of Proposed Subdivision Submit Redline Revisions and Remove and Remediate Existing 3m SUP at 66 Street SW



Subdivision Authority

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

February 19, 2026

File No. LDA25-0529

Qualico Communities
280 - 3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 40 residential lots from Lot 200, Block A, Plan 232 2155, located south of Maskekosiak Trail NW and east of Winterburn Road NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on February 19, 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 LDA25-0528 Phase 1 (Stillwater Stage 17A) be registered prior to or concurrent with this application, for logical roadway extension and utility connection; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct the first two lanes of Winterburn Road NW to an arterial roadway standard, from south of Maskekosihk Trail NW to north of creek crossing, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 215 Street NW (Winterburn Road NW) prior to the approval of engineering drawings for arterial, 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); and
10. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 200, Block A, Plan 232 2155 was previously addressed by Deferred Reserve Caveat (DRC) with LDA24-0164. The DRC will carry forward on the remainder of the 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. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,





Blair McDowell
Subdivision Authority

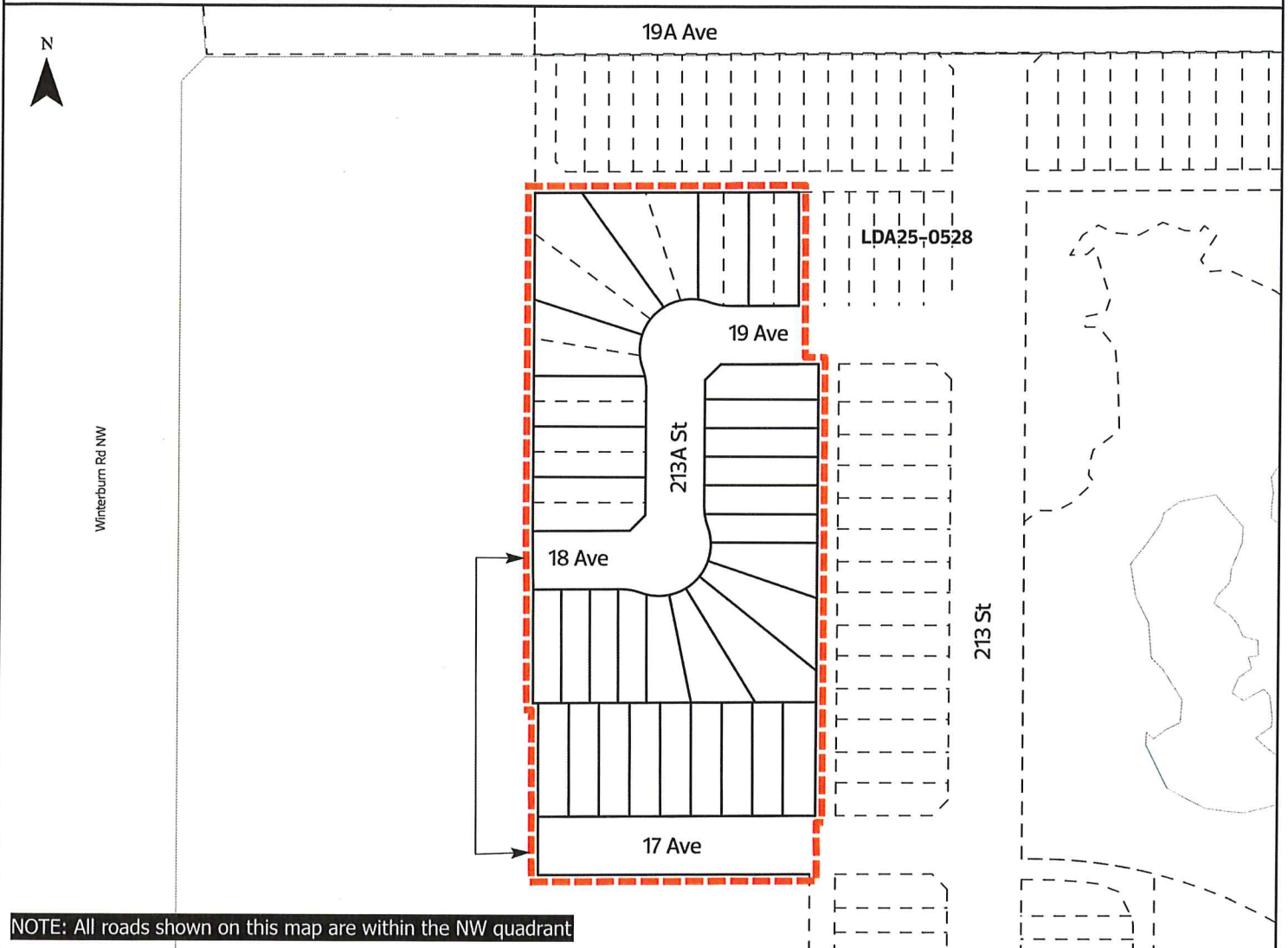
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Enclosures



SUBDIVISION CONDITIONS OF APPROVAL MAP

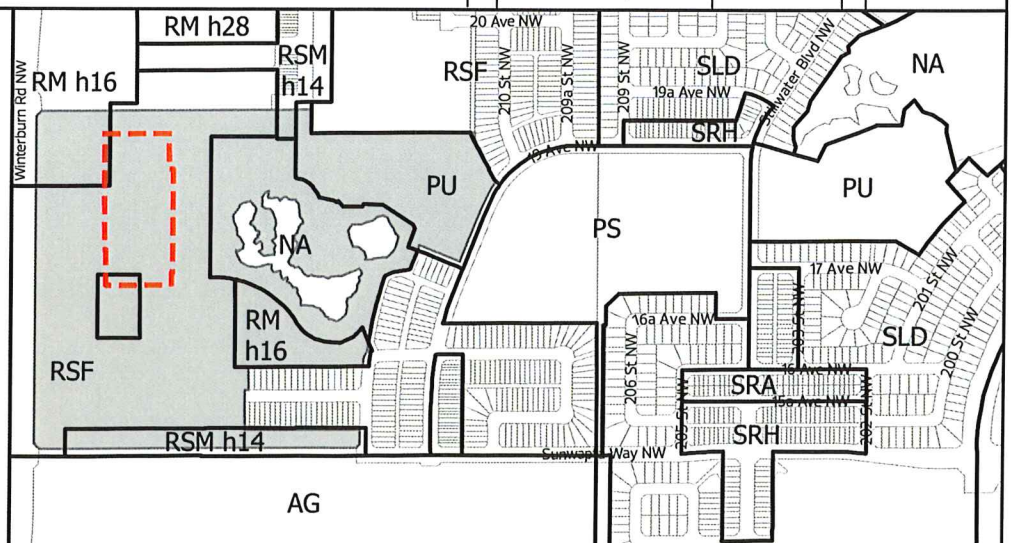
February 19, 2026 LDA25-0529

-  Limit of Proposed Subdivision
-  Temporary 6m roadway



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



-  Title area to be subdivided
-  Subdivision area

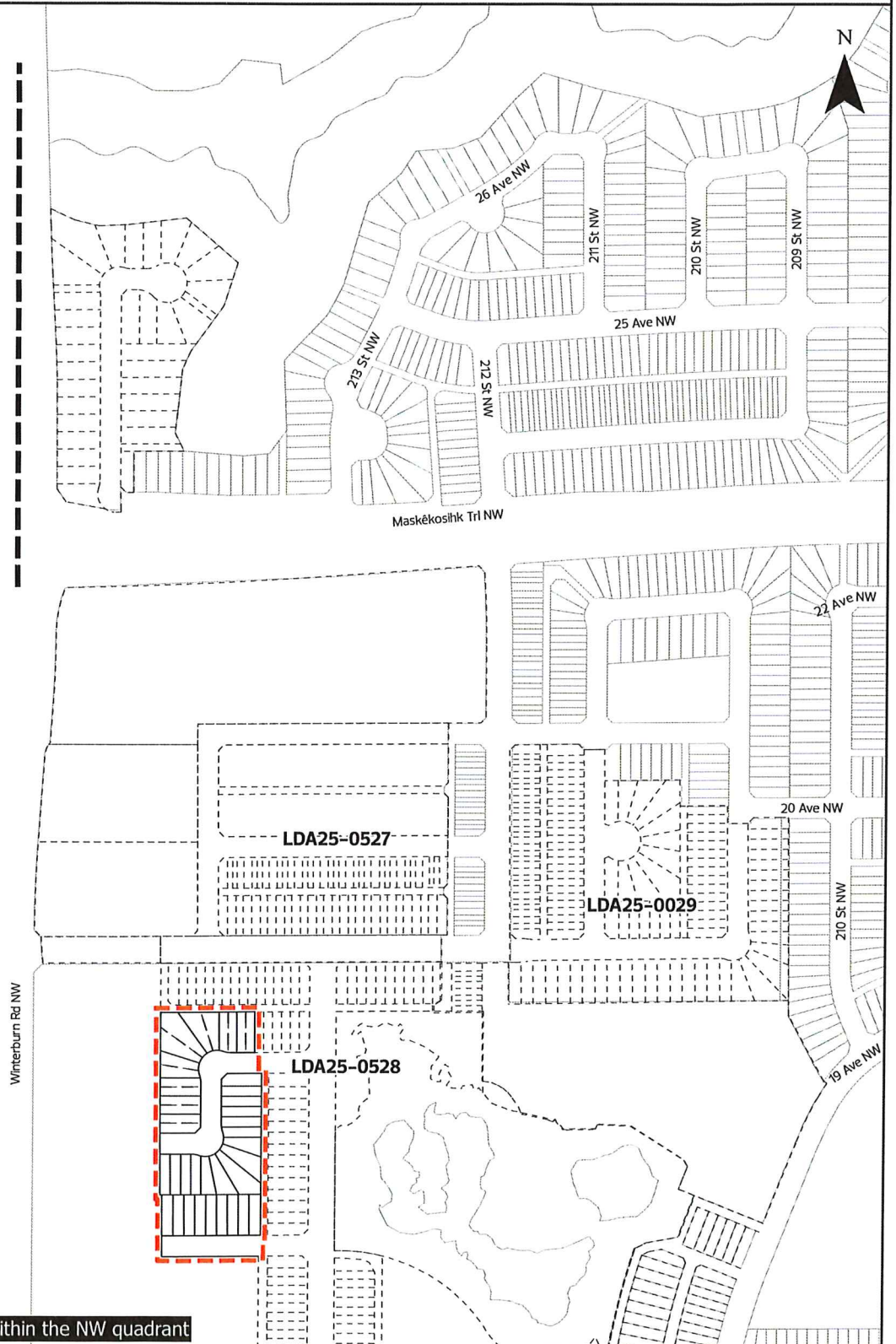


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2026

LDA25-0529

-  Limit of Proposed Subdivision
-  Construct First Two Lanes to an Arterial Roadway Standard



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 19, 2026

File No. LDA25-0532

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 Lot 19, Block 11,
Plan 4629 KS, located west of 138 Street NW and north of 88 Avenue NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on February 19, 2026, subject to the following conditions:

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

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

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #640958438-001

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. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 138 Street NW. Upon redevelopment of proposed Lot 19A, 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.

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 1.7 m east of the west property line of proposed Lot 19B, off the lane north of 88 Avenue NW. The existing storm service enters the proposed subdivision approximately 22.6 m south of the north property line of existing Lot 19, off 138 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 19, BLK.11, PLAN 4629 K.S.

IN THE

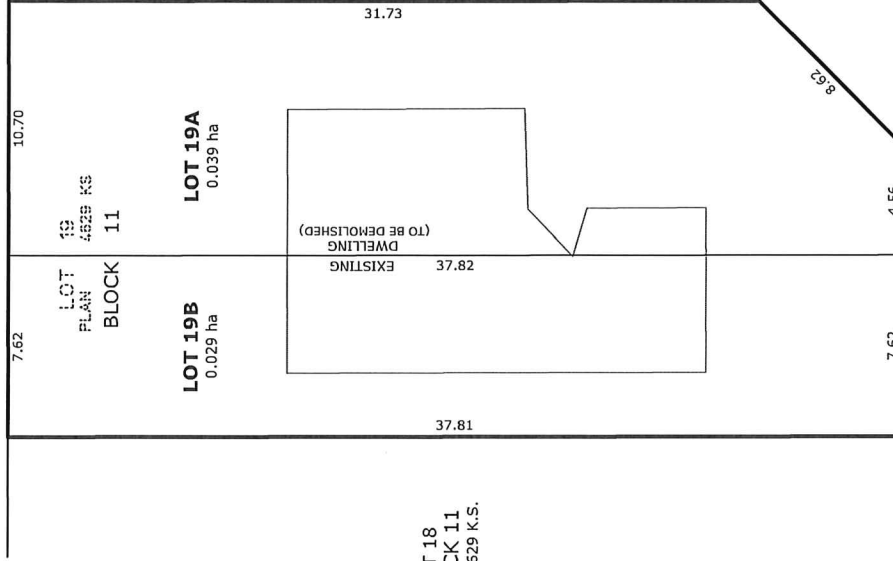
N.W.1/4 SEC.25, TWP.52, RGE.25, W. 4M.

EDMONTON, ALBERTA

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



LANE





138th STREET

88th AVENUE

LOT 18
BLOCK 11
PLAN 4629 K.S.

NOTES:

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

 HAGEN SURVEYS 2107 - 87th Avenue N.W. Edmonton AB, T6P 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:	SEPT. 25, 2025	REVISED:	--
DRAWING	251024T	FILE NO.	251024



Subdivision Authority

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

February 19, 2026

File No. LDA26-0010

Arc Surveys Ltd.
201-6908 Roper Rd NW
Edmonton AB T6B 3H9

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 113, Plan 2803 AF, located west of 134 Street NW and north of 102 Avenue NW; **GLENORA**

The Subdivision by Plan is APPROVED on February 19, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #642799982-001

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. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 134 Street NW. Upon redevelopment of proposed Lot 18B, 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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.5 m east of the west property line of existing Lot 18, off the lane north of 102 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.

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

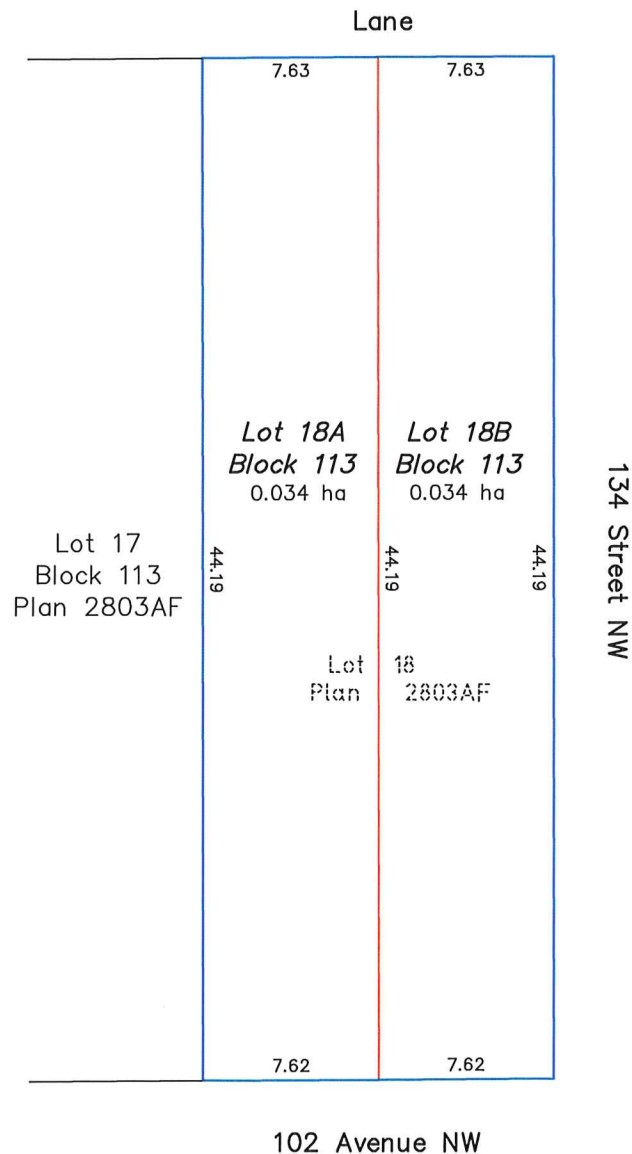
LEGAL DESCRIPTION: Lot 18, Block 113, Plan 2803AF
MUNICIPAL ADDRESS: 13404 102 Avenue NW, Edmonton, Alberta
SURVEY DATE: December 24, 2025
NEIGHBOURHOOD: Glenora
ZONING: RS

LEGEND

Property lines are shown thus: _____
Proposed Subdivision lines shown thus: _____
Utility Right of Ways are shown thus: _____

NOTE:

Distances are in metres and decimals thereof.
All distances on curved boundaries are Arc distances



© Copyright Arc Surveys Ltd. 2025

CERTIFICATE OF TITLE AREA: 0.068 ha.
AREA IN PARCEL(S) BEING CREATED: 0.068 ha.
NUMBER OF PARCELS CREATED: 2

Scale: 1: 250 0m 2.5 5 10

No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-12-26	Original drafting date	DS
Arc Surveys Ltd.			
6908 Roper Road NW, Edmonton, Alberta			
Ph.: 780-800-1260 office@arcsurveys.ca			
www.edmonton.arcsurveys.ca			
Surveyed: MG	Checked by: JG	File No.: E27279-S	



Subdivision Authority

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

February 19, 2026

File No. LDA26-0019

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 113, Plan 2803 AF, located east of 135 Street NW and north of 102 Avenue NW; **GLENORA**

The Subdivision by Plan is APPROVED on February 19, 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; 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.

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #643284671-001

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. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

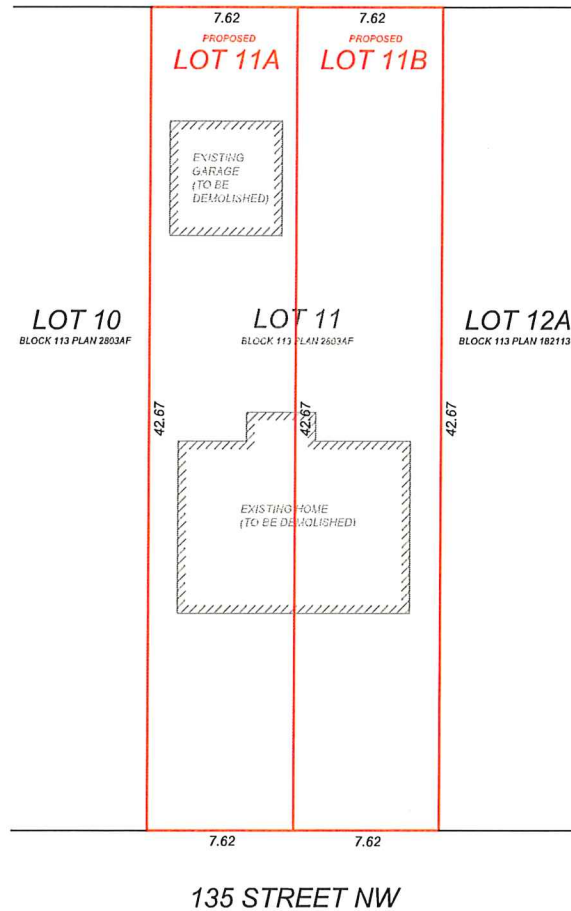
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.83 m south of the north property line of existing Lot 11, off the lane east of 135 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



SCALE: 1 : 300

LANE



GENERAL NOTES

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

REVISION HISTORY

1. Issued for Approval	January 12, 2026

LEGAL DESCRIPTION: Lot 11 Block 113 Plan 2803AF
MUNICIPAL ADDRESS: 10223 - 135 Street NW, Edmonton, AB
NEIGHBORHOOD: Glenora

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

REV. 1 PROJECT: 2025601


ivo surveys
we get to the point

18811 - 96 Avenue NW, Edmonton, AB, T5T 5L2
www.ivosurveys.ca
Ph: (780) 666-2511
Fax: (780) 666-2359

© 2026



Subdivision Authority

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

February 19, 2026

File No. LDA26-0020

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 12, Plan 6773 MC, located west of 42 Avenue NW and south of 121 Street NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on February 19, 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; 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.

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

Regards,



Blair McDowell
Subdivision Authority

BM/mm/Posse #643466762-001

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. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 42 Avenue NW. Upon redevelopment of proposed Lot 26A, 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.

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 service (water) enters the proposed subdivision 26B approximately 27.12m northeast of EPCOR manhole 210279, off the lane west of 42 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

AHMAD BSEIS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- THE BOUNDARY 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: 0.060 ha



REV. NO.	DATE	ITEM	BY
2	JAN 1926	BOUNDARY	CN
1	NOV 2025	ORIGINAL PLAN COMPLETED	CN

REVISIONS

ASPEN GARDENS

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 26, BLOCK 12, PLAN 6773 MC
WITHIN THE

N.W. 1/4 SEC. 7 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

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

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2647
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 625943100T DRAFTED BY: CN CHECKED BY: OS