

Thursday, December 18, 2025
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 50

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the December 18, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the December 11, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
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| 1. | LDA25-0431
631746655-001 | Tentative plan of subdivision to create 68 residential lots from Lot 7, Block C, Plan 252 2394 located south of Chappelle Drive SW and west of Heritage Valley Trail SW; CHAPPELLE |
| 2. | LDA25-0432
631754471-001 | Tentative plan of subdivision to create 80 residential lots from Lot 7, Block C, Plan 252 2394 located south of Chappelle Drive SW and west of Heritage Valley Trail SW; CHAPPELLE |
| 3. | LDA22-0529
407412817-001 | REVISION of conditionally approved tentative plan of subdivision to create 261 residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480 and Lot L, Block 99, Plan 112 5833 located north of Chegwin Wynd SW and west of Chappelle Green SW; CHAPPELLE |
| 4. | LDA25-0008
548018098-001 | REVISION of conditionally approved tentative plan of subdivision to create 63 residential lots from Lot 2, Block 2, Plan 182 2406, located north of 177 Avenue NE and west of 7 Street NE; MARQUIS |
| 5. | LDA25-0439
627062555-001 | Tentative plan of subdivision to create one (1) additional business employment lot from Lot 6, Block 4, Plan 162 1452, located southwest of Windermere Boulevard SW, northwest of Rabbit Hill Road SW, and east of Allan Drive SW; AMBLESIDE |
| 6. | LDA25-0457
635691476-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 12, Plan 915 KS, located north of 127 Avenue NW and east of 109 Street NW; LAUDERDALE |

5.	OTHER BUSINESS
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Subdivision Authority

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

December 18, 2025

File No. LDA25-0431

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create 68 residential lots from Lot 7, Block C, Plan 252 2394 located south of Chappelle Drive SW and west of Heritage Valley Trail SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on December 18, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner 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 LDA25-0118 to close a portion (Area C) of the Heritage Valley Trail SW road right-of-way be approved prior to the endorsement of the plan of survey;
4. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking the berm and fence, 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 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 a 1.8 m concrete sidewalk with bollards and lighting, within the walkway, with connection to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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 Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way and the 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 Lot 7, Block C, Plan 252 2394 were previously addressed with LDA13-0616 by registering a 1.21 ha Deferred Reserve Caveat (DRC) on title. The DRC will carry forward onto the remainder of the title. The DRC will be adjusted to account for 0.072 ha road closure area under LDA25-0118 with subsequent subdivision application of the remnant 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.

Regards,

Blair McDowell
Subdivision Authority

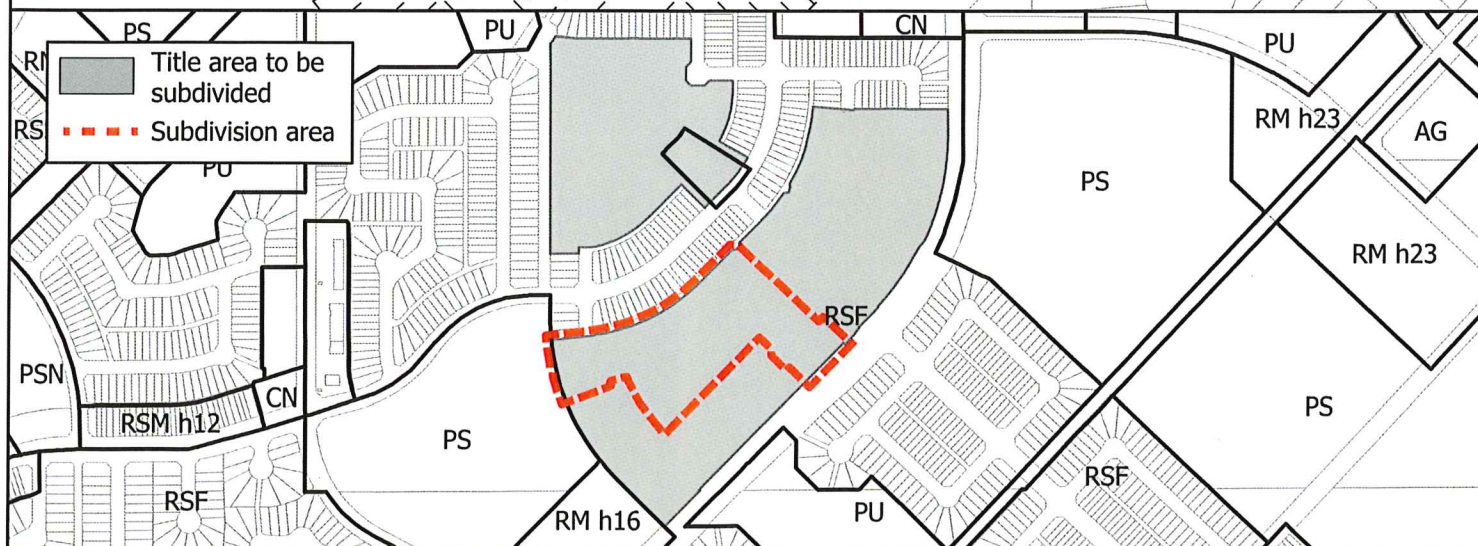
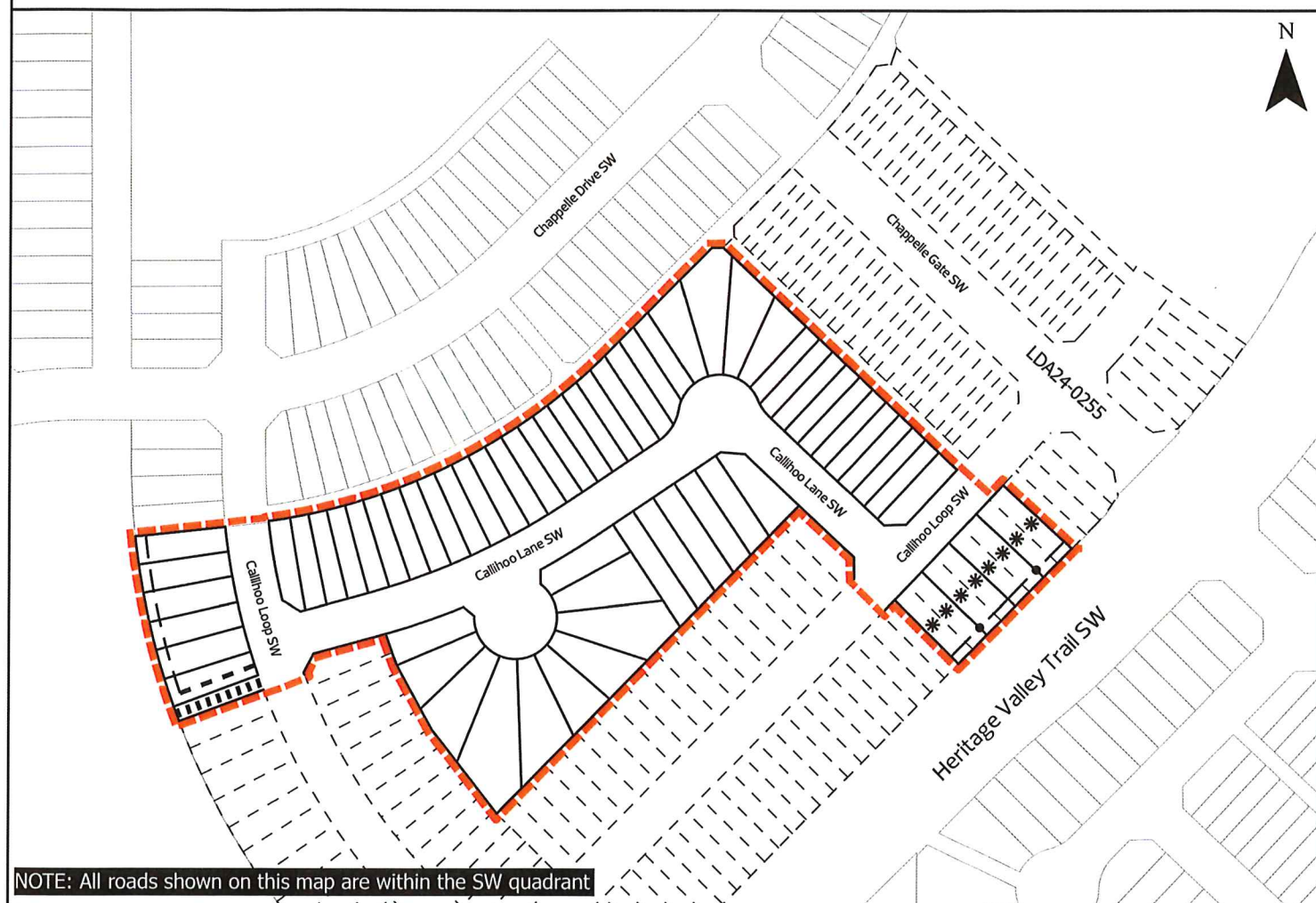
BM/mc/Posse #631746655-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2025 LDA25-0431

-  Limit of proposed subdivision
-  1.8 m Uniform fence
-  1.8 m Uniform fence as per Zoning Bylaw
-  Berm and noise attenuation fence
-  1.8 m Concrete sidewalk
-  Restrictive Covenant re: Berm and Fence





Subdivision Authority

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

December 18, 2025

File No. LDA25-0432

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create 80 residential lots from Lot 7, Block C, Plan 252 2394 located south of Chappelle Drive SW and west of Heritage Valley Trail SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on December 18, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner 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 subdivision LDA25-0431 be registered prior to or concurrent with this application to provide the logical utilities and roadway extension;
4. that LDA25-0118 to close a portion (Area C) of the Heritage Valley Trail SW road right-of-way be approved prior to the endorsement of the plan of survey;
5. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 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 a 1.8 m concrete sidewalk with bollards and lighting, within the walkway, with connection to the adjacent sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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 Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 Lot 7, Block C, Plan 252 2394 were previously addressed with LDA13-0616 by registering a 1.21 ha Deferred Reserve Caveat (DRC) on title. The DRC will carry forward onto the remainder of the title. The DRC will be adjusted to account for 0.072 ha road closure area under LDA25-0118 with subsequent subdivision application of the remnant 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.

Regards,

Blair McDowell
Subdivision Authority

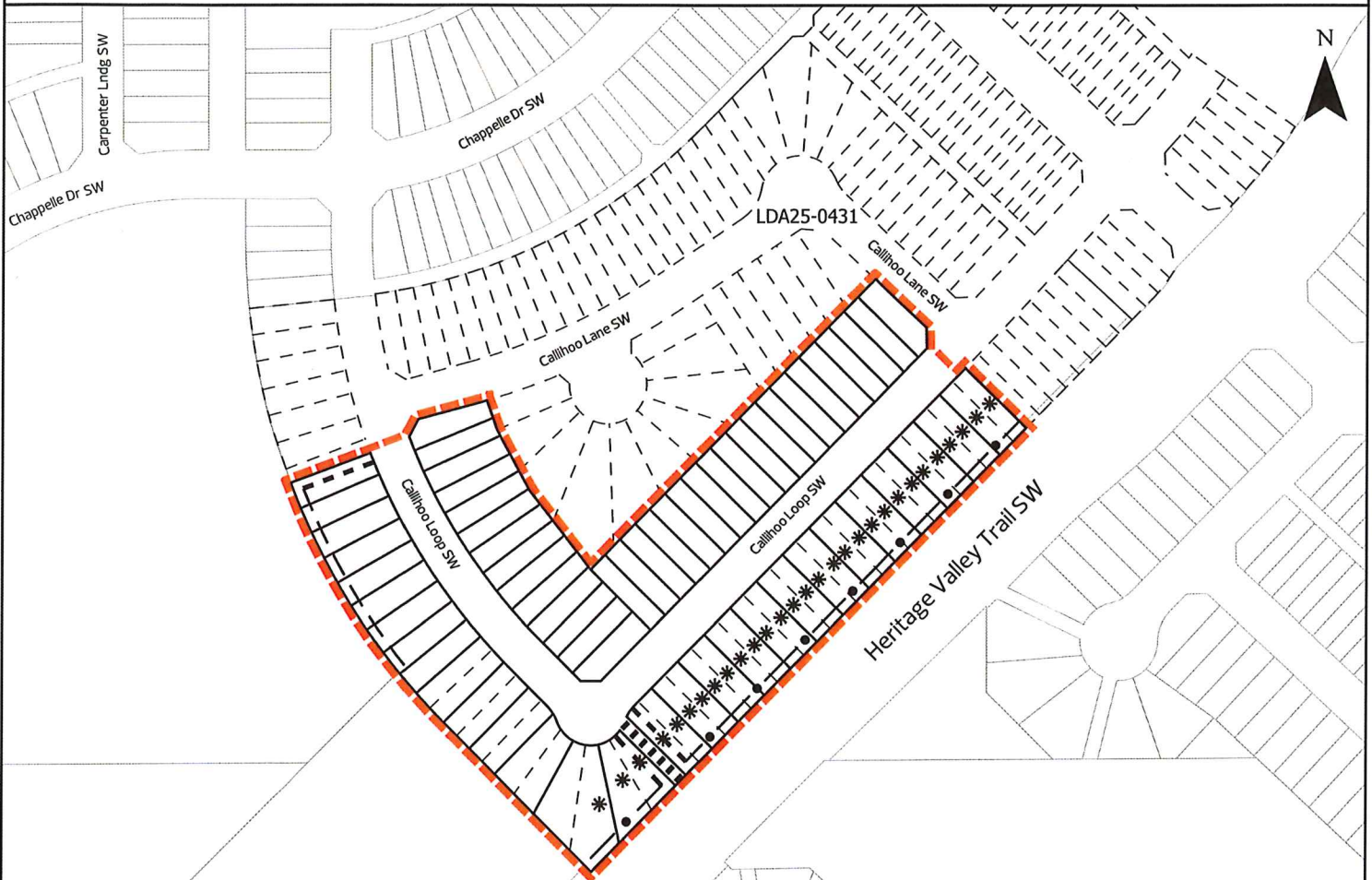
BM/mc/Posse #631754471-001

Enclosure

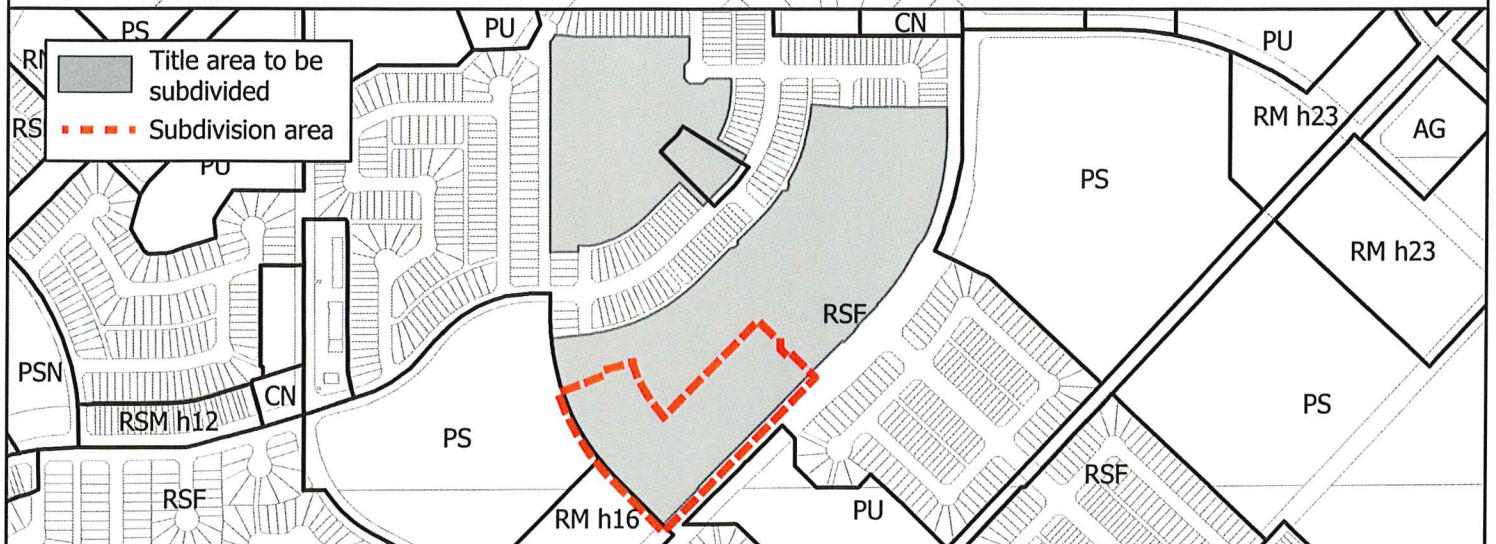
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2025 LDA25-0432

-  Limit of proposed subdivision
-  1.8 m Uniform fence
-  1.8 m Uniform fence as per Zoning Bylaw
-  Berm and noise attenuation fence
-  1.8 m Concrete sidewalk
-  Restrictive Covenant re: Berm and 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

December 18, 2025

File No. LDA22-0529

Stantec Consulting Ltd.
300 - 10220 103 Ave
Edmonton AB T5J 0K4

ATTENTION: Marco Beraldo

RE: REVISION of conditionally approved tentative plan of subdivision to create 261 residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480 and Lot L, Block 99, Plan 112 5833 located north of Chegwin Wynd SW and west of Chappelle Green SW; **CHAPPELLE**

The subdivision was originally approved on August 24, 2023. The first Change Request was approved on May 30, 2025 and revised the subdivision boundary to create 2 additional residential lots at the south end of Chegwin Wynd. The second Change Request was approved August 29, 2024 and created 12 additional residential lots within Phase I. This third Change Request adjusts the size and property lines of 17 residential lots within Phase 2.

I The Subdivision by Plan is APPROVED on December 18, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.41 hectare (ha) and 0.06 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. the owner dedicate Municipal Reserve (MR) as a 0.66 ha lot, 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 proportional payments in accordance with phasing, in the total amount of \$576,352.16 representing 0.933 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 an easement for construction of the ultimate Storm Water Management Facility (SWMF), with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner modify the property lines, if deemed necessary, to provide a minimum of 3 metre (m) lot frontage to ensure unobstructed access to each individual parcel that fronts onto the 10 m x 15 m easement area of the abandoned well site, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
8. 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;
9. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-586.02), with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, with Phase 3, 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:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways to an approved Complete Streets design and cross section. The Complete Streets design and cross section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way;

8. that the engineering drawings include identification of the abandoned well site, demonstrating that all private driveways and a 4 m drive aisle on the local road will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings and as a result, may require adjustments to the road right of way;
9. that the owner construct Chernowski Way SW to an enhanced local roadway standard, to maintain two driving lanes at all times. The Complete Streets design and cross section details for the enhanced local roadway will be reviewed and finalized through the engineering drawing review and approval process. The design for the portion of Chernowski Way SW at the north boundary is required to incorporate the future curb extension alignment of the mid-block crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner remove the road structure of the existing 156 Street SW roadway and remediate the road closure area, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with closure of the roadway to public access, including the removal of the road structure, regrading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the road closure area (SWMF), with Phase 3, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path with lighting and T-bollards, within the walkways, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, and bollards, within the Future Park, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting 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);
15. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage, and bollards, within the ER lots, with Phases 2 and 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting 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);

16. that the owner construct a temporary 3 m hard surface shared use path, within the MR lot, with Phase 2, from the Top of Bank shared use path to Chegwin Wynd SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This path will be required prior to Construction Completion Certificate (CCC) for the Top of Bank shared use path (or when required by Subdivision and Development Coordination);
17. that the owner is responsible for the removal of the temporary 3 m hard surface shared use path and restoration of the MR lot, with Phase 3, to the satisfaction of Subdivision and Development Coordination;
18. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent paths, with Phases 1 and 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
20. that the owner abandons any unused interim storm infrastructure, as part of the ultimate SWMF construction, to the satisfaction of Subdivision and Development Coordination;
21. that the owner grade and restore the ER lot and Future Park to a natural state, with Phases 2 and 3 respectively, in accordance with the City-Wide Natural Area Management Plan, to the satisfaction of Drainage Planning and Engineering and Parkland Developer services, as shown on the "Conditions of Approval" map, Enclosure I;
22. 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
23. that the owner is responsible for the landscape design and construction within the Reserve lots, Future Park, road rights of way, walkways, and greenway, 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 L, Block 99, Plan 112 5833 was addressed by registration of Deferred Reserve Caveat (DRC no. 172 041 557), in the amount of 1.64 ha, with LDA16-0132. ER for the titled area in the amounts of 0.41 ha and 0.06 ha are being dedicated with Phases 2 and 3 this subdivision, respectively. MR for the titled area in the amount 0.66 ha is being dedicated with Phase 2 of this subdivision. The remaining 0.933 ha is being provided by money in place, proportionately with each of this subdivision's three phases, in the total amount of \$576,352.16. Money in place may change, dependent upon the final plan of survey. Subsequent to land dedication and money in place of MR, the DRC will be discharged in full.

MR for Lot 1, Plan 962 1480, was previously addressed with SO/95-0050.

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.

Regards,

Blair McDowell
Subdivision Authority

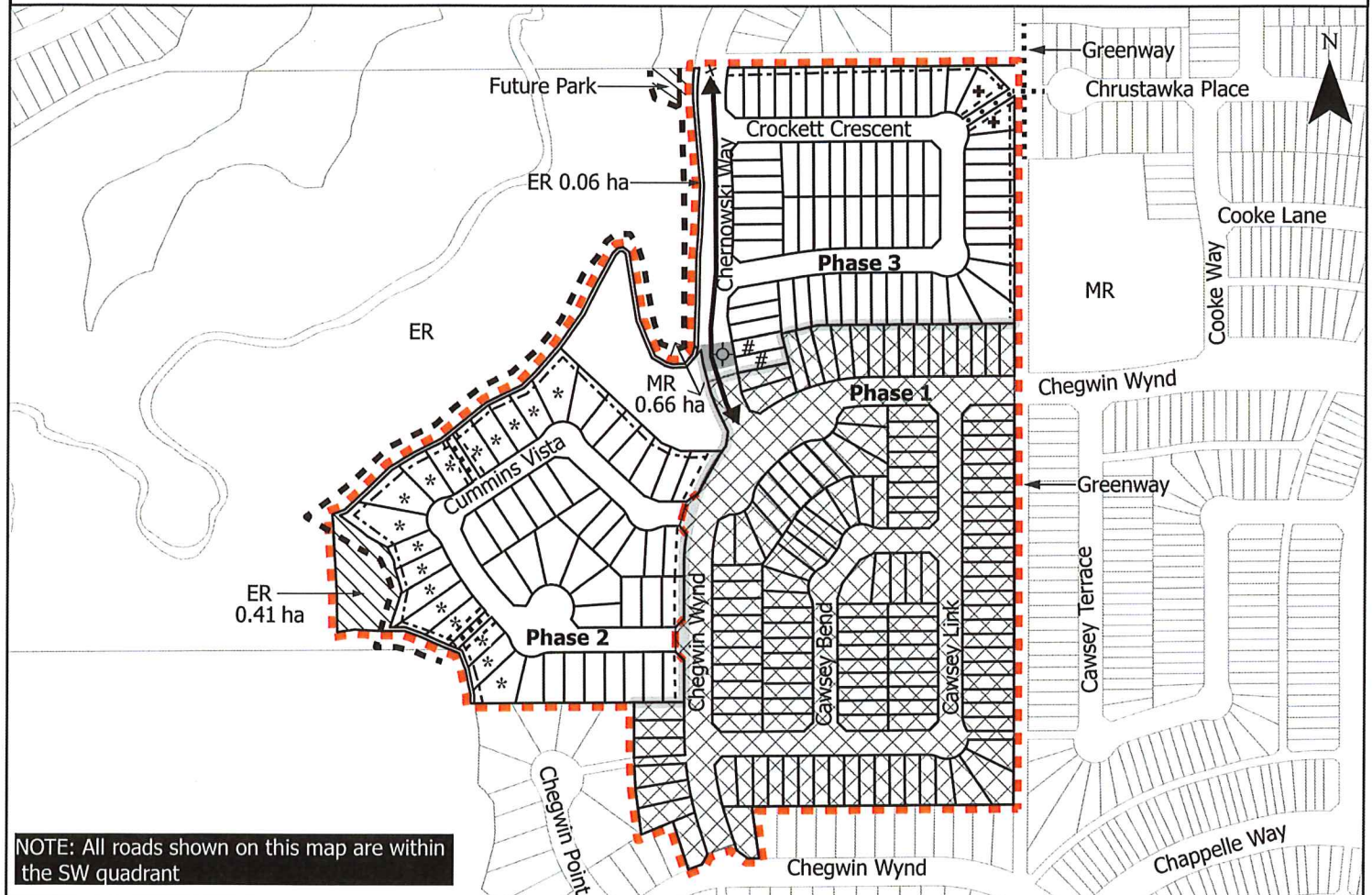
BM/mc/Posse #407412817-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

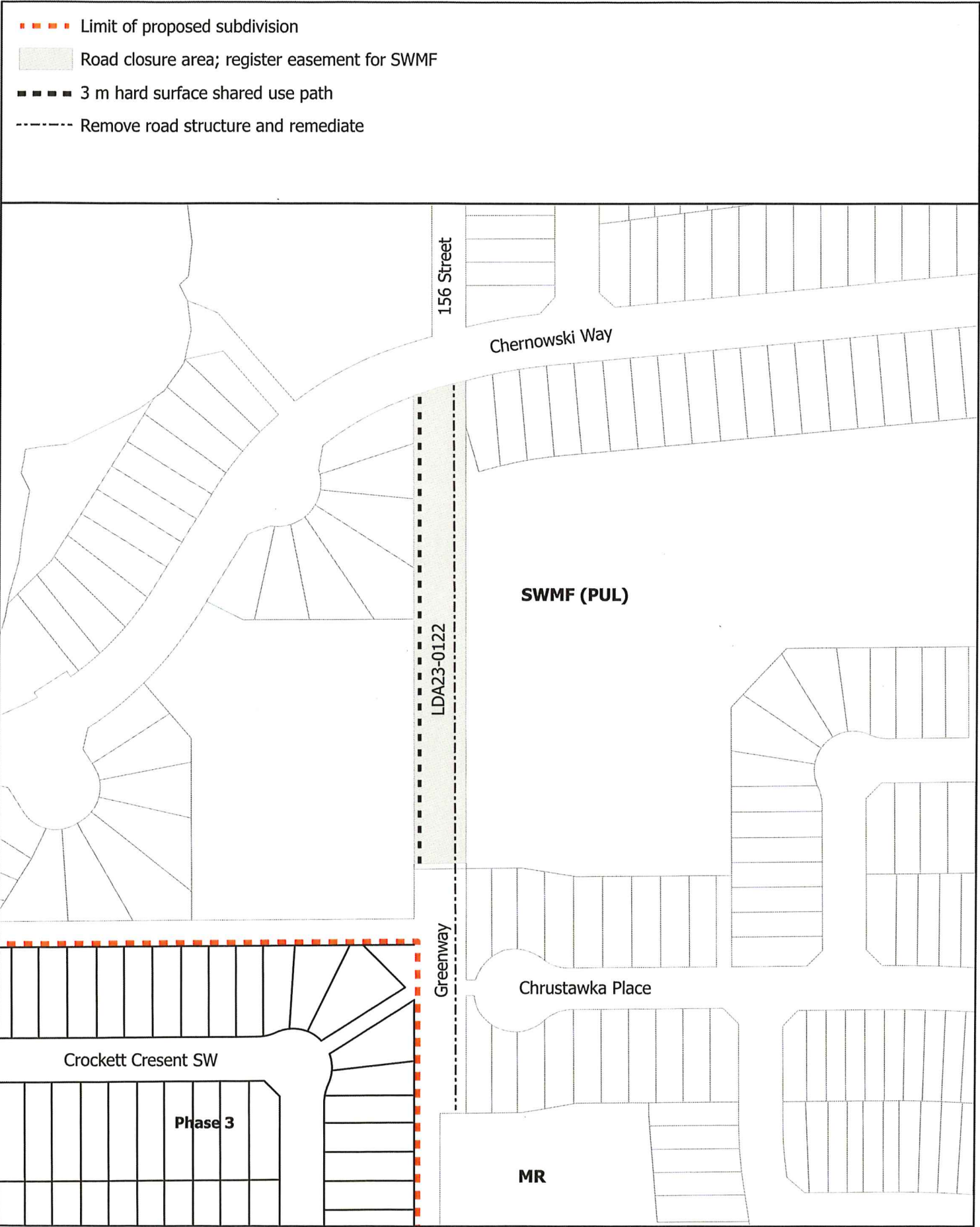
December 18, 2025 LDA22-0529

- | | |
|---|---|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision # Modify property lines if necessary - Amend subdivision boundary — Phasing line * Restrictive Covenant re: Top of Bank + Restrictive Covenant re: Disturbed soil x Curb extension ⊙ Abandoned well site ■ Maintain 4 m drive aisle width | <ul style="list-style-type: none"> ↔ Temporary 3 m hard surface shared use path ↔ Enhanced Local Roadway 3 m hard surface shared use path --- 3 m asphalt shared use path 1.8 m concrete sidewalk --- 1.8 m uniform screen fence as per Zoning Bylaw --- 1.2 m uniform fence ▨ Grade and restore ▩ Registered |
|---|---|



SUBDIVISION CONDITIONS OF APPROVAL MAP

December 18, 2025 LDA22-0529





Subdivision Authority

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

December 18, 2025

File No. LDA25-0008

WSP
1200 - 10909 Jasper Ave
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: REVISION of conditionally approved tentative plan of subdivision to create 63 residential lots from Lot 2, Block 2, Plan 182 2406, located north of 177 Avenue NE and west of 7 Street NE;
MARQUIS

The subdivision was initially approved on August 28, 2025. This Change Request adds phasing and retains the same lot count and lot layout.

I The Subdivision by Plan is APPROVED on December 18, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner 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;
4. that the approved subdivision LDA24-0412 be registered prior to or concurrent with this application to provide the logical roadway and utility extensions;
5. that LDA24-0407 to amend the Zoning Bylaw shall be approved prior to endorsement of this subdivision; and
6. 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 detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner shall submit redline revisions to Marquis Stage 3 (LDA18-0536) design drawings, to update the interim stormwater management facility design as per the accepted Marquis Interim Stormwater Plan 2025 Development Area;
9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the storm outfall is constructed and operational, to the satisfaction of the Subdivision and Development Coordination;
11. that the owner update the Marquis Pumping and Monitoring Plan at Horsehill Creek, as per the accepted Marquis Interim Stormwater Plan 2025 Development Area;
12. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that an acceptable interim storm servicing system is established and operational to the satisfaction of Subdivision and Development Coordination;
13. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the downstream permanent storm sewer systems, as identified in the Neighbourhood Design Report, are completed and operational, to the satisfaction of Subdivision and Development Coordination;

14. that the owner design and construct the intersection of 178 Avenue NE and Marquis Way NE to include the bike network north of 178 Avenue NE, to the satisfaction of Subdivision and Development Coordination;
15. 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;
16. that the owner construct a temporary 4 m wide gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
18. 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.

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

Municipal Reserve for Lot 8, Block 2, Plan 242 2634 was addressed by Deferred Reserve Caveat with LDA18-0536, and amended by SDAB-S-21-003. 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.

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.

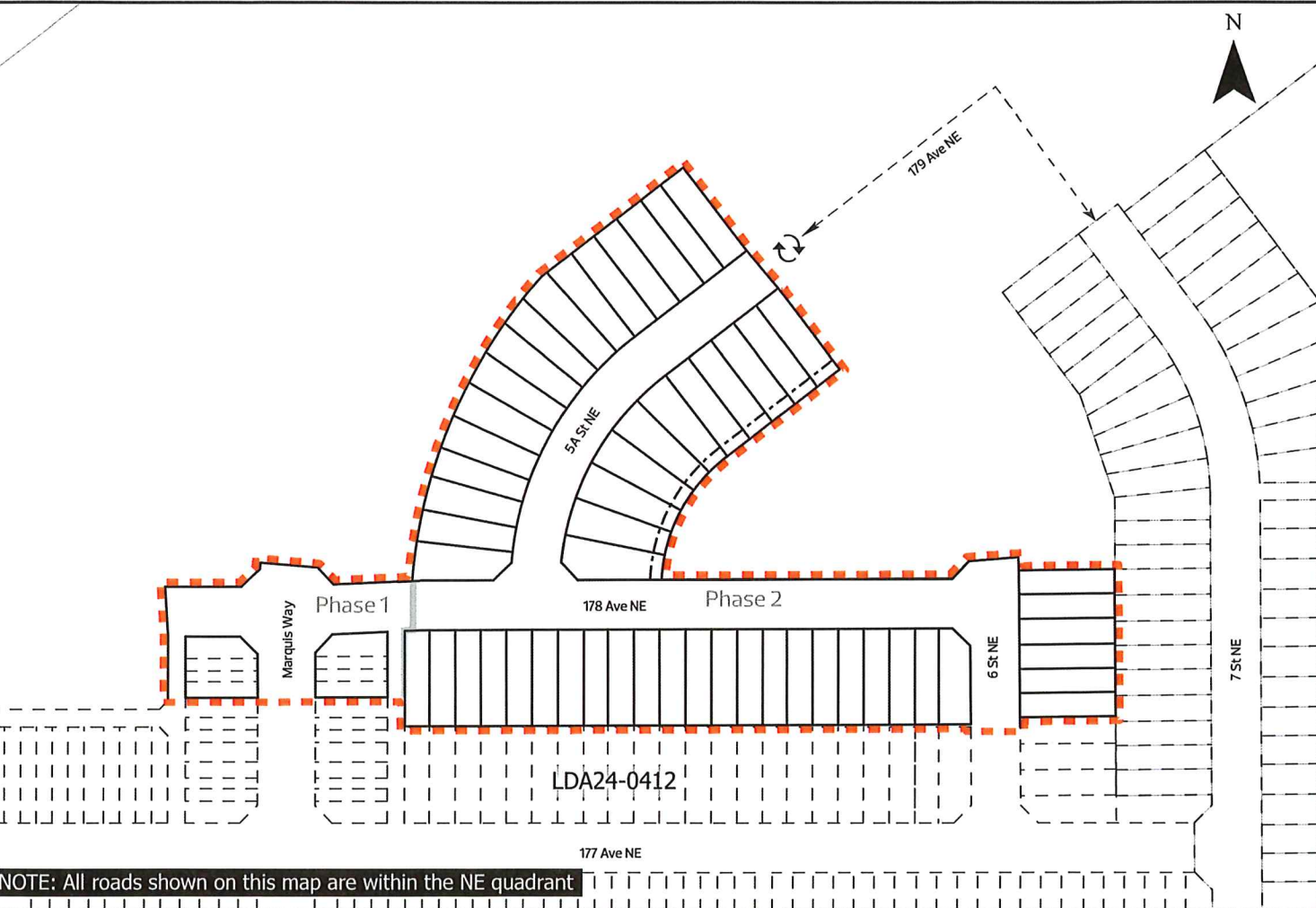
Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #548018098-001

Enclosure

- Limit of proposed subdivision
- 1.2 m Uniform fence
- Construct 4 m temporary emergency access roadway
- Construct 12 m temporary turnaround
- Phasing line



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





Subdivision Authority

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

December 18, 2025

File No. LDA25-0439

Urban Systems
200, 10345 105 St NW
Edmonton AB T5J 1E8

ATTENTION: Meaghan Jolicouer

RE: Tentative plan of subdivision to create one (1) additional business employment lot from Lot 6, Block 4, Plan 162 1452, located southwest of Windermere Boulevard SW, northwest of Rabbit Hill Road SW, and east of Allan Drive SW; **AMBLESIDE**

The Subdivision by Plan is APPROVED on December 18, 2025, subject to the following conditions:

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 6, Block 4, Plan 162 1452 was addressed by money in place with LDA13-0181.

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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mc/Posse #627062555-001

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 (\$1,560 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- A future site plan for this subdivision should include sidewalks immediately adjacent and in front of buildings and main entrances at a minimum of 2 m in width and a minimum 1.8 m pathway with boulevard landscaping on one side of the internal roadways connecting internal pedestrian corridors throughout the site. As such, the alignment and width of these pedestrian facilities will be reviewed with the Development Permit of the site and the details will be reviewed and finalized through the Engineering Drawing Review of the approval process.
- A future rapid mass bus route is anticipated to operate near the subdivision on Allan Drive and Andrews Gate.

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) enter the proposed remainder Lot 6 approximately 19.3 m north of the south property line off Allan Drive SW. The existing services (sanitary) enter the proposed remainder Lot 6 approximately 22.56 m north of the south property line off Allan Drive SW. The existing storm service enters the proposed subdivision approximately 25.8 m north of the south property line of proposed remainder Lot 6 off Allan Drive SW and 59.28 m east of the west property line off Andrews Loop SW. 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).



Subdivision Authority

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

December 18, 2025

File No. LDA25-0457

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 30, Block 12, Plan 915 KS, located north of 127 Avenue NW and east of 109 Street NW; **LAUDERDALE**

The Subdivision by Plan is APPROVED on December 18, 2025, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #635691476-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 14.11 m south of the north property line of existing Lot 30, off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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

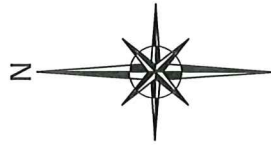
LOT 30, BLK.12, PLAN 915 KS

IN THE

S.W.1/4 SEC.20, TWP.53, RGE.24, W. 4M.

EDMONTON - ALBERTA

SCALE 1:300 2025 R.W. SIMPSON, A.L.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 780.454.5506 | F 780.454.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	-	DRAWN BY:	CZ
DATE: November 4, 2025	REVISED:		
DRAWING	251133T	FILE NO.	251133

108th STREET

LOT 29
PLAN 915 KS

LOT 30A
0.058 ha

BLK. 12
PLAN 915 KS

LOT 30B
0.058 ha

LOT 31
PLAN 915 KS

127th AVENUE

LANE

Thursday, December 11, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 49

PRESENT

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 11, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the December 04, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA24-0402
494350605-001

Tentative plan of subdivision to create 211 residential lots, one (1) multi-unit housing lot, three (3) Municipal Reserve lots, and two (2) Public Utility lots, from Lot 2, Block 1, Plan 212 1635, and the NW 13-53-26-W4M, located north of 118a Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA24-0440
534865219-001

Tentative plan of subdivision to create one (1) other lot and a remnant lot from Lot 1, Block 1, Plan 252 0918, located north of Yellowhead Trail NW and west of Anthony Henday Drive NW; **TRUMPETER AREA**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0364 626623085-001	Tentative plan of subdivision to create arterial road right of way, from Lot C, Plan 3186 TR located north of 41 Avenue SW and west of 91 Street SW; THE ORCHARDS AT ELLERSLIE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0386 624709077-001	Tentative plan of subdivision to create one (1) industrial lot from Lot 1A, Block B, Plan 852 1477 located south of 82 Avenue NW and east of 67 Street NW; GAINER INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA25-0443 634127970-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 31, Plan 932 1947, located 80 Street NW and south of 104 Avenue NW.; FOREST HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA25-0449 634637005-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 15, Block 4, Plan 6675 KS, located west of 159 Street NW and south of 83 Avenue NW; ELMWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA25-0458 635739733-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 4, Plan 3307 MC, located east of 109a Street NW and south of 57 Avenue NW; PLEASANTVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA25-0462 635567650-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 6, Plan 8661T, located west of 121 Street NW and north of 131 Avenue NW; CALDER	
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.		