

|   |                             |  |  |
|---|-----------------------------|--|--|
| <p>Thursday, January 8, 2026</p> <p>10:00 am.</p>   |                             |   |  |
| <p><b>SUBDIVISION AUTHORITY AGENDA</b></p> <p><b>MEETING NO. 01</b></p>   |                             |  |  |
| <b>1.</b>   | <b>ADOPTION OF AGENDA</b>   |  |  |
| <p>RECOMMENDATION</p> <p>That the Subdivision Authority Agenda for the January 8, 2026 meeting be adopted.</p>    |                             |  |  |
| <b>2.</b>   | <b>ADOPTION OF MINUTES</b>  |  |  |
| <p>RECOMMENDATION</p> <p>That the Subdivision Authority Minutes for the December 18, 2025 meeting be adopted.</p> |                             |  |  |
| <b>3.</b>   | <b>OLD BUSINESS</b>         |  |  |
| <b>4.</b>   | <b>NEW BUSINESS</b>         |  |  |
| 1.  | LDA25-0416<br>584694062-001 | Tentative plan of subdivision to create one (1) "Other" lot and one (1) remnant lot from Lot 1, Plan 1423 RS, located south of 41 Avenue SW and east of 91 Street SW; <b>EDMONTON SOUTH CENTRAL EAST</b> |  |
| 2.  | LDA25-0452<br>630475350-001 | Tentative plan of subdivision to create 77 residential lots from Plan 716 TR, Blocks 18 and 19, located north of Maskekosisihk Trail NW and east of 199 Street NW; <b>THE UPLANDS</b>                    |  |
| 3.  | LDA25-0383<br>629424981-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 9, Block 19, Plan 5978 KS, located west of 139 Street NW and east of 75 Avenue NW; <b>LAURIER HEIGHTS</b>           |  |
| 4.  | LDA25-0437<br>633012503-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 15, Plan 6469 NY, west of 143 Street NW and south of 59 Avenue NW; <b>BROOKSIDE</b>              |  |
| 5.  | LDA25-0469<br>636895104-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 6, Plan 6594 KS, located east of 162 Street NW and north of 88 Avenue NW; <b>MEADOWLARK PARK</b>  |  |
| 6.  | LDA25-0476<br>637386390-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 9, Block 8, Plan 170 HW, located east of 92 Street NW and south of 90 Avenue NW; <b>BONNIE DOON</b>                 |  |
| 7.  | LDA25-0482<br>637189636-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 7, Plan 642KS, located east of 159 Street and south of 110 Avenue NW; <b>MAYFIELD</b>                       |  |

|           |                             |   |
|-----------|-----------------------------|---|
| 8.        | LDA25-0483<br>637760280-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 5, Plan 5237 KS, located south of 79 Avenue NW and north of Buena Vista Road NW; <b>LAURIER HEIGHTS</b> |
| <b>5.</b> | <b>OTHER BUSINESS</b>       |   |



Subdivision Authority

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

January 8, 2026

File No. LDA25-0416

Greg MacKenzie & Associates Consulting Ltd.  
11125 - 66 Street NW  
Edmonton, AB T5B 1H1

ATTENTION: Greg MacKenzie

RE: Tentative plan of subdivision to create one (1) "Other" lot and one (1) remnant lot from Lot 1, Plan 1423 RS, located south of 41 Avenue SW and east of 91 Street SW; **EDMONTON SOUTH CENTRAL EAST**

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**The Subdivision by Plan is REFUSED on January 8, 2026, for the following reasons:**

1. The proposed subdivision contributes to premature fragmentation.
  - a. Edmonton's Municipal Development Plan (MDP), *The City Plan*, directs:
    - i. Policy 5.3.1.4: "Prevent premature fragmentation and conversion of agricultural lands for residential and non-residential uses."
    - ii. Map 9 *Development Pattern Areas* identifies the subject land within Edmonton's "future growth" development area, located south of 41 Avenue SW. Land north of 41 Avenue SW is characterized as a "developing area." The City Plan strategically sets out growth priorities, in a sequenced approach, across Edmonton's development pattern areas. The future growth area is targeted for development at a population threshold of 1.5 million.
    - iii. Policy 2.3.2.3 "Require substantial completion of the developing area including service provision, amenities and infrastructure prior to authorizing the preparation of statutory plans for contiguous development of the future growth area." The proposed subdivision is within a vicinity that requires City Council's authorization to prepare new, statutory plans. Substantial completion of developing areas is required prior to opening future growth areas. Further subdivision can proceed once future plans that support contiguous development are authorized, establishing land use patterns.
  - b. This site is located within the Ellerslie District and future development is dictated, in part, by the Ellerslie District Plan. The plan does not provide a comprehensive planning framework to support subdivision decision making. Within the plan, the land is designated as a "Future Non-residential area". This area requires additional planning prior to the approval of any subdivision applications.

- i. The requirement for additional planning to occur prior to subdivision is supported by District Policy 2.5.1.7. The intent of this policy is to “Subdivide land only where this supports the intended outcomes of a statutory plan.” As no statutory plan exists, subdivision is not supportable.
- ii. District Policy 4.1.1.2 encourages adherence to a Substantial Completion standard prior to development of future growth areas. It advocates for the City to “Implement the substantial completion standard for Districts containing Developing Area neighbourhoods and use the standard to recommend to City Council when the preparation of statutory plans of the Future Growth Area should begin.”

2. The proposed Subdivision does not comply with the Agricultural Edmonton South (AES) Zone.

- a. The subdivision site is zoned Agricultural Edmonton South (AES) Zone and is subject to its subdivision regulations, under Section 3.61 of the City of Edmonton Zoning Bylaw 20001.
  - i. The Zone’s purpose is “To allow for larger Agricultural Operations and limited higher intensity agricultural activities on smaller Lots, while at the same time providing for limited residential and other Uses having a secondary role to agriculture. New Residential Lots created after passage of this Bylaw shall only be created to subdivide a farmstead from a previously unsubdivided quarter section, and shall be no larger than 2.0 ha (4.9 ac)”. The parent parcel (NW 10-51-24-W4M) was previously subdivided, making this proposal the quarter section’s second subdivision.
    - 1. The NW 10-51-24-W4M was first subdivided to Lot 1, Plan 1423 RS (4105 - 91 Street SW), which was registered in 1969.
  - ii. Despite the restriction noted above, Section 3.61(6)(1) of the AES Zone allows for an additional subdivision to occur provided that it “is cut off from the rest of the parcel by a physical barrier to Agricultural Operations, and has legal, physical and safe access to a maintained public road.”
    - 1. The site has no natural drainage courses and/or man-made barriers that divide the land as depicted on the Tentative Plan of Subdivision. There are no physical barriers to trigger this exemption.
  - iii. Sections 3.61(5)(1) and 3.61(5)(2) of the AES Zone speak to the minimum and maximum lot sizes permitted in the Zone. The minimum Lot size for agricultural Lots is 32.4 ha, whereas the maximum Lot size for Residential Lots is 2.0 ha.
    - 1. The area of proposed Lot 1 is estimated to be 7.97 ha. Although its intended use is neither agricultural or residential, this exceeds the maximum allowable parcel size (2.0 ha) for residential uses, while simultaneously falling beneath the minimum allowable parcel size (32.4 ha) for agricultural uses.

2. The area of the Remnant Lot is estimated to be 7.14 ha. Although its intended use is neither agricultural or residential, this exceeds the maximum allowable parcel size (2.0 ha) for residential uses, while simultaneously falling beneath the minimum allowable parcel size (32.4 ha) for agricultural uses.
3. The proposed subdivision does not account for future networks (transportation, drainage, water, open space and ecological) and therefore appropriate dedication of land cannot be accounted for.
  - a. The ultimate alignment and amount of road dedication of future 91 Street SW adjacent to this site is uncertain. Dedication of road right of way will be required to facilitate the widening of 91 Street SW and dedication can only be required with subdivision. Concept planning for 91 Street SW cannot occur in absence of the necessary statutory planning framework. Due to the lack of transportation network planning, it is unclear if additional dedication will be required on the remnant lot. As a permit has been issued for the site, further subdivision is unlikely to occur in the foreseeable future. Therefore, when the area is ready for subdivision, acquisition of the additional land dedication for road right of way will be challenging outside of expropriation.
  - b. The creation of an unserviced remnant lot (through subdivision) contravenes Bylaw 18093 (Drainage Bylaw) and Bylaw 19626 (Epcor Water Services Bylaw) requirements. Extensive offsite upgrades would be required to meet Bylaw 18093 and Bylaw 19626 requirements.
    - i. There are no existing sanitary or stormwater mains adjacent to the subdivision site. Newly subdivided parcels are required to have separate and independent service connections off of sanitary and stormwater mains. As such, offsite drainage connections are required to service this proposed subdivision. There are no stormwater or sanitary servicing plans for Edmonton South Central East and a Neighbourhood Design Report (NDR) is not in place for this site or the surrounding area.
    - ii. EPCOR Water Services will require the review and acceptance of planning documents, such as Area Structure Plans and Neighbourhood Structure Plans, along with the required technical reports (Water Servicing Report). This ensures that adequate water servicing and fire protection are extended, in alignment with those plans, to support subsequent development south of 41 Ave SW.
  - c. The open space and ecological network of the subject property and surrounding area can only be established through comprehensive area planning. Therefore, the requirements of municipal reserve dedication are unknown for the subject site.
4. The cost-sharing and recovery model for assessments and parkland acquisition in the future growth area is currently undefined.

- a. Arterial Roadway Assessments (ARA), Drainage Cost Assessments, and the Fire Hall Levy are collected as a condition of subdivision. They establish how developers will share the costs of the arterial roadway and drainage infrastructure. In the absence of any statutory plans, Drainage cost assessments, Arterial Roadway Assessments, and Fire Hall levies have not yet been developed for this area.
- b. In the absence of a comprehensive planning framework, determination of Municipal Reserve requirements is not possible. MGA Sec. 666(1)(b) allows for Money in Place of Municipal Reserves based on current land values. That value will not reflect true costs of land acquisition at the time of acquisition.

Enclosure I is a map of this subdivision refusal.

Please be advised that 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.

The Subdivision Authority did not receive comments from adjacent landowners and community members. The application does not comply with the regulations set out in the Edmonton Zoning Bylaw, the land is not serviceable, and the proposal does not advance 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 not suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #584694062-001

Enclosure

SUBDIVISION REFUSAL MAP

January 8, 2026

LDA25-0416

— Limit of Proposed Subdivision

41 Avenue SW

91 Street SW

Lot 1  
7.97ha  
(19.69ac)

Road 0.68ha (1.68ac)

494.27

111.19

12.79

259.70

277.10

377.15

AltaLINK R/W

292.92

Remnant  
7.14ha  
(17.64ac)

403.50



N



Subdivision Authority

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

January 8, 2026

File No. LDA25-0452

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create 77 residential lots from Plan 716 TR, Blocks 18 and 19, located north of Maskekosihk Trail NW and east of 199 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on January 8, 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 Charter Bylaw 21402 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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);
9. that the owner construct underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within 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 (MR) for Plan 716 TR, Block 18, and Plan 716 TR, Block 19 was previously addressed by dedication with County of Parkland subdivision file 70-E-SR3.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #630475350-001

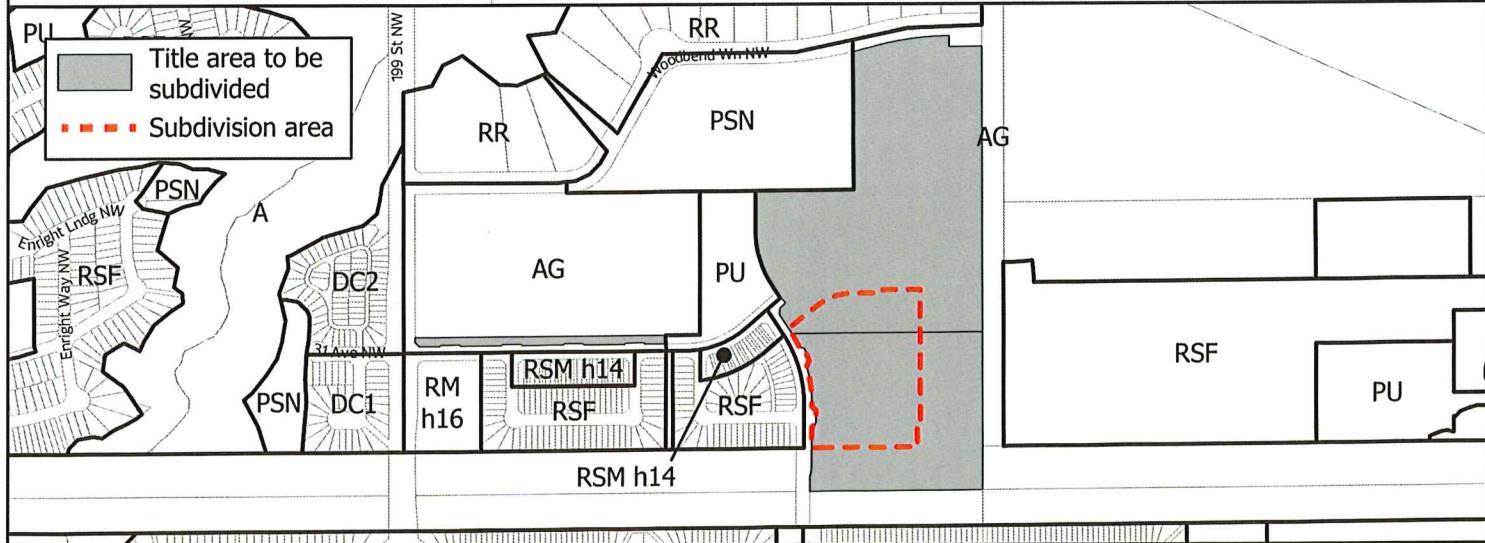
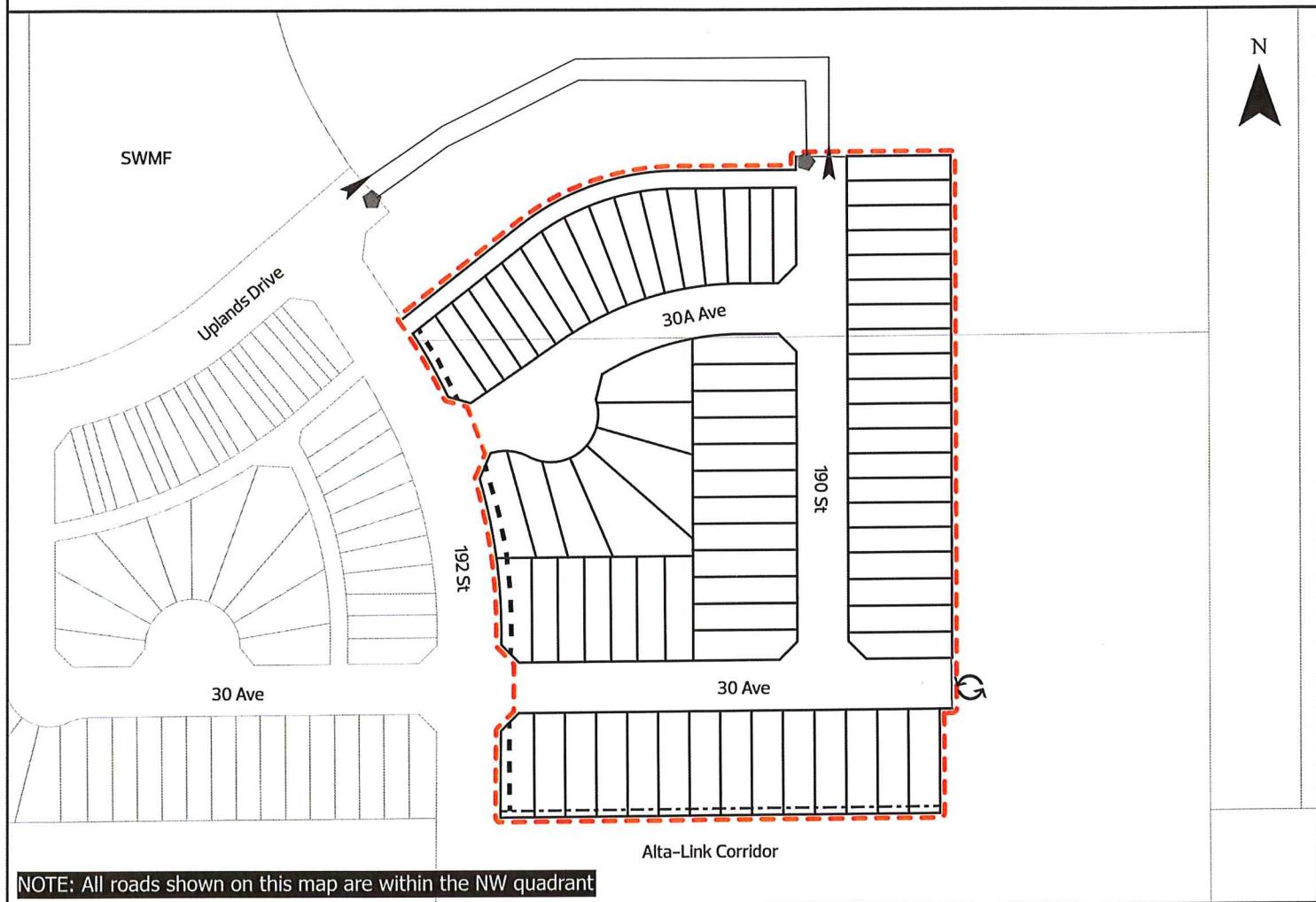
Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 8, 2026

LDA25-0452

-  Limit of Proposed Subdivision
-  1.2 m Uniform Screen Fence
-  1.8m Uniform Fence - Zoning bylaw
-  Storm Sewer Extension
-  Sanitary Sewer Extension
-  Temporary 12 m Radius Turnaround





Subdivision Authority

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

January 8, 2026

File No. LDA25-0383

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 9, Block 19, Plan 5978 KS, located west of 139 Street NW and east of 75 Avenue NW; **LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on January 8, 2026, subject to the following conditions:**

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

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #629424981-001

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 is an existing boulevard tree adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 139 Street NW. Upon redevelopment of proposed Lot 9B, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

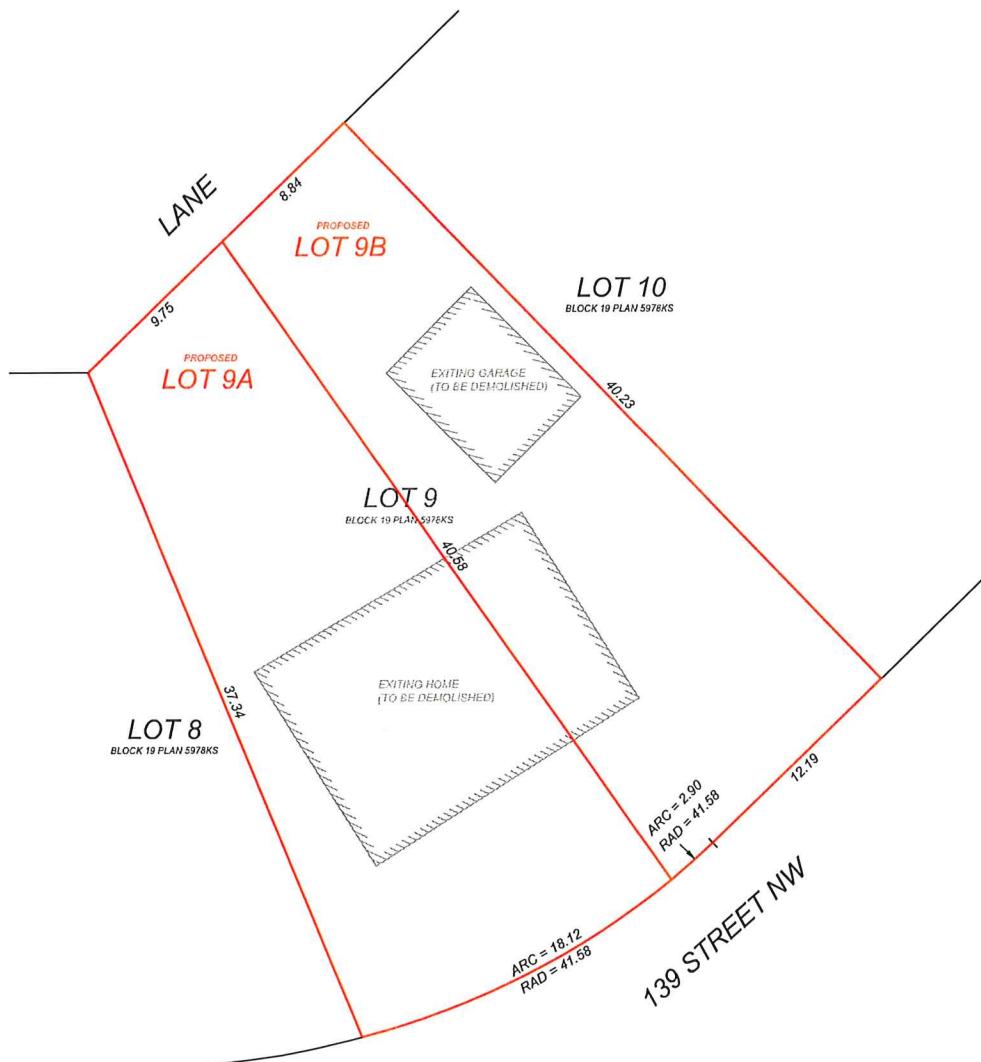
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.22 m east of the west property line of existing Lot 9, off the lane. The existing foundation service enters the proposed subdivision approximately 16.8 m west of the east property line of existing Lot 9, off 139 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is deficient water network capacity adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Please note that lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (December 2024). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- 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



#### 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 dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas, dimensions and/or existing improvements are subject to confirmation by a legal property survey.
5. Existing structures shown are not based on field survey; locations are approximate and derived from aerial imagery.

#### REVISION HISTORY

|                        |                   |
|------------------------|-------------------|
| 1. Issued for Approval | September 8, 2025 |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |
|                        |                   |

LEGAL DESCRIPTION: Lot 9 Block 19 Plan 5978KS

MUNICIPAL ADDRESS: 7508 - 139 Street NW, Edmonton, AB

NEIGHBORHOOD: Laurier Heights

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

REV. 1 PROJECT: 2025568

  
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

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Subdivision Authority

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

January 8, 2026

File No. LDA25-0437

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

ATTENTION: Ryan Simpson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 15, Plan 6469 NY, west of 143 Street NW and south of 59 Avenue NW; **BROOKSIDE**

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**The Subdivision by Plan is APPROVED on January 8, 2026, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #633012503-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 143A Street NW. Upon redevelopment of proposed Lot 28B, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 16.15 m north of the south property line of existing Lot 28, off the lane. The existing foundation service enters the proposed subdivision approximately 7.16 m south of the north property line of existing Lot 28, off 143A 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.
- Please note lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (December 2024). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- 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 28, BLK.15, PLAN 6469 NY

IN THE

SEC.14, TWP.52, RGE.25, W. 4M.  
EDMONTON. ALBERTA

SCALE 1:250      2025      R.W. SIMPSON, A.L.S.      15m  


N.E.1/4 SEC.14, TWP.52, RGE.25, W. 4M.

## EDMONTON-ALBERTA

## NOTES:

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



2107 - 87 Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | [hagensurveys.ca](http://hagensurveys.ca)  
Your comprehensive surveying partner



|   |  |  |  |
|---|--|--|--|
|  <p><b>HAGEN SURVEYS</b></p> <p>12107 - 87th Avenue N.W.   Edmonton AB, T8P 1L5   T 780.464.5305   F 780.464.4450   <a href="http://hagensurveys.ca">hagensurveys.ca</a></p> <p>Your comprehensive surveying partner.</p>  |  |  |  |
| <p><b>SURVEYOR'S STAMP</b></p> <p><b>ALBERTA LAND SURVEYORS' ASSOCIATION</b><br/> <b>(1982) LTD.</b></p> <p><b>HAGEN SURVEYS</b><br/> <b>PO52</b></p> <p><small>MEMBER NUMBER</small></p> <p><small>DATE: October 14, 2025</small></p> <p><small>CALCULATED BY: SK</small></p> <p><small>DRAWN BY: SK</small></p> <p><small>REVISED: --</small></p> <p><small>DRAWING NO. 251092T</small></p> <p><small>FILE NO. 251092</small></p> |  |  |  |



Subdivision Authority

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

January 8, 2026

File No. LDA25-0469

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 6, Plan 6594 KS, located east of 162 Street NW and north of 88 Avenue NW;  
**MEADOWLARK PARK**

---

**The Subdivision by Plan is APPROVED on January 8, 2026, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed east lot; 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/mm/Posse #636895104-001

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.99 m west of the east property line of existing Lot 1, off 161 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

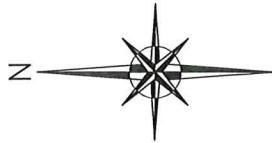
SHOWING SUBDIVISION OF

### LOT 1, BLK.6, PLAN 6594 KS

IN THE

EDMONTON - ALBERTA

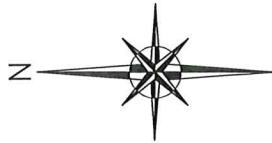
SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.  
5m 10m



N.E.1/4 SEC.27, TWP.52, RGE.25, W. 4M.

EDMONTON - ALBERTA

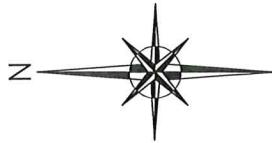
SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.  
5m 10m



N.E.1/4 SEC.27, TWP.52, RGE.25, W. 4M.

EDMONTON - ALBERTA

SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.  
5m 10m



#### NOTES:

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



**HAGEN**  
**SURVEYS**

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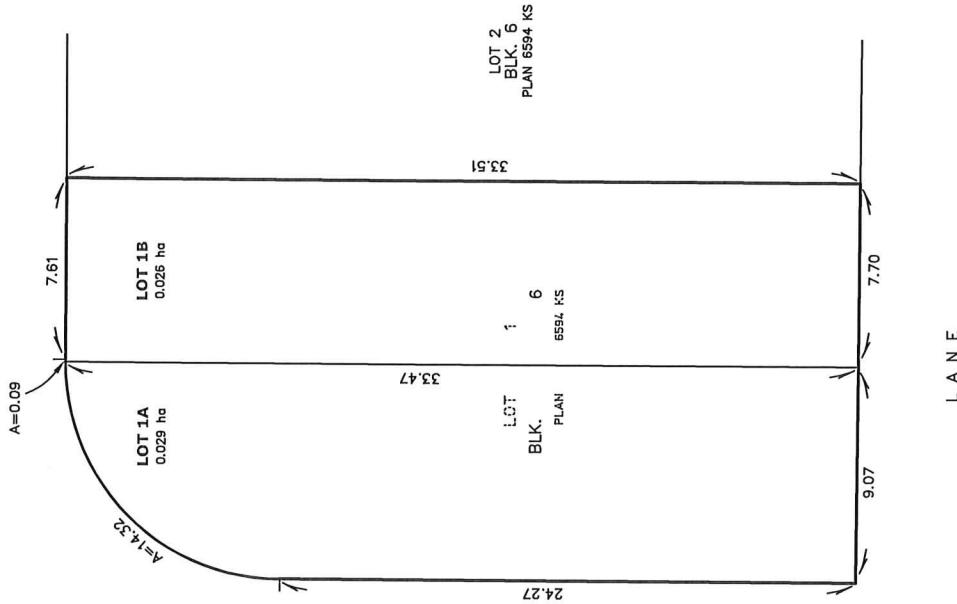
SURVEYOR'S STAMP



|                         |         |           |        |
|-------------------------|---------|-----------|--------|
| CALCULATED BY:          | —       | DRAWN BY: | C.Z.   |
| DATE: November 14, 2025 |         | REVISED:  | —      |
| DRAWING                 | 251293T | FILE NO.  | 251293 |

161st STREET

162nd STREET





Subdivision Authority

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

January 8, 2026

File No. LDA25-0476

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 9, Block 8, Plan 170 HW, located east of 92 Street NW and south of 90 Avenue NW; **BONNIE DOON**

---

**The Subdivision by Plan is APPROVED on January 8, 2026, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #637386390-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

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 8.87m south of the north property line of existing Lot 9, 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 9, BLK.8, PLAN 170 H.W.**

IN

**RIVER LOT 21, EDMONTON SETTLEMENT**

IN THE

**THEORETICAL TWP.52, RGE.24, W.4 M.**

**EDMONTON ALBERTA**

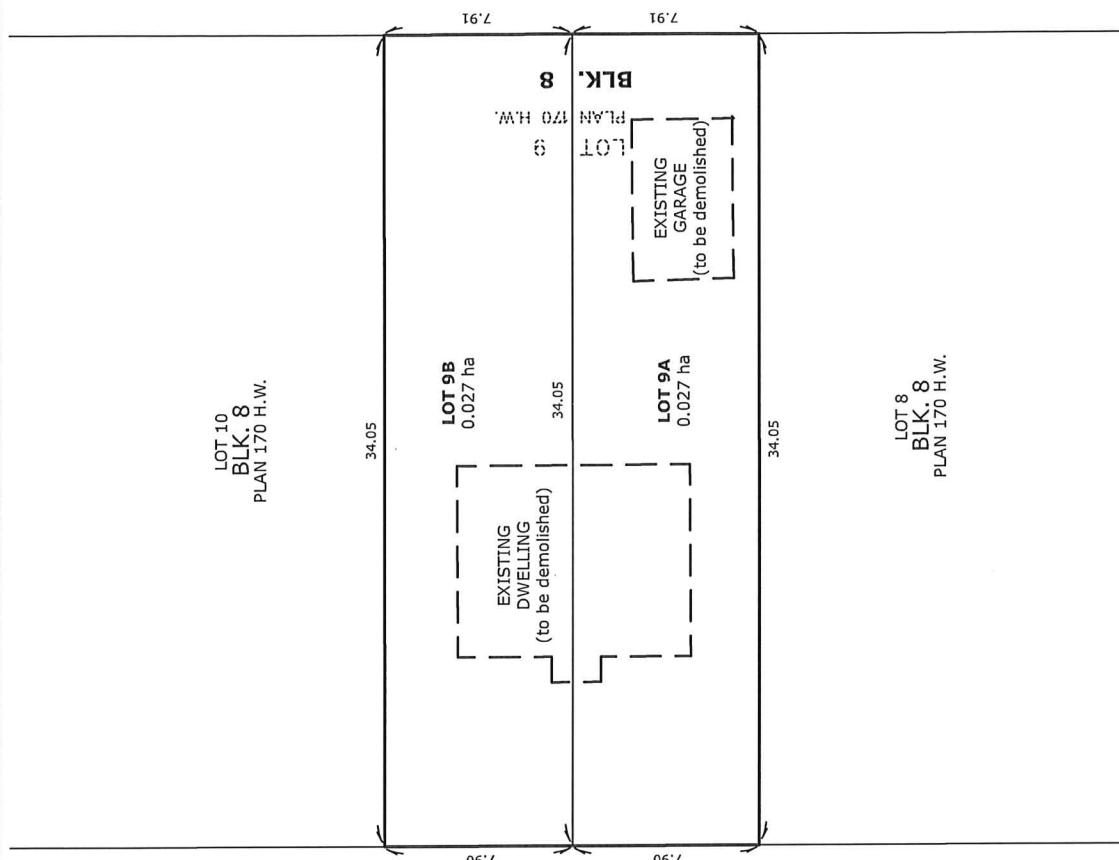
SCALE 1:200 0 5m 10m



LOT 10  
BLK. 8  
PLAN 170 H.W.

92nd STREET

LANE



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



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SURVEYOR'S STAMP



|                |                   |           |        |
|----------------|-------------------|-----------|--------|
| CALCULATED BY: | C.Z.              | DRAWN BY: | C.Z.   |
| DATE:          | November 19, 2025 | REVISED:  | -      |
| DRAWING        | 251263T           | FILE NO.  | 251263 |



Subdivision Authority

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

January 8, 2026

File No. LDA25-0482

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 9, Block 7, Plan 642KS, located east of 159 Street and south of 110 Avenue NW; **MAYFIELD**

---

**The Subdivision by Plan is APPROVED on January 8, 2026, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #637189636-001

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m south of the north property line of existing Lot 9, off 159 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services ([CES@epcor.com](mailto:CES@epcor.com) or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more

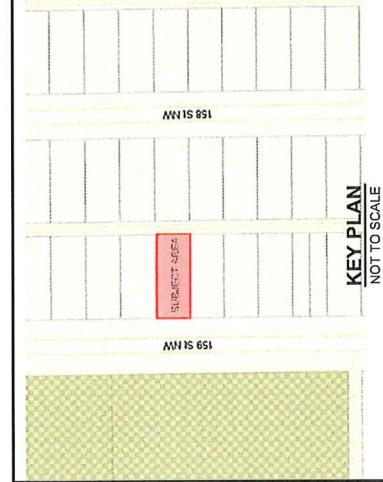
information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

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

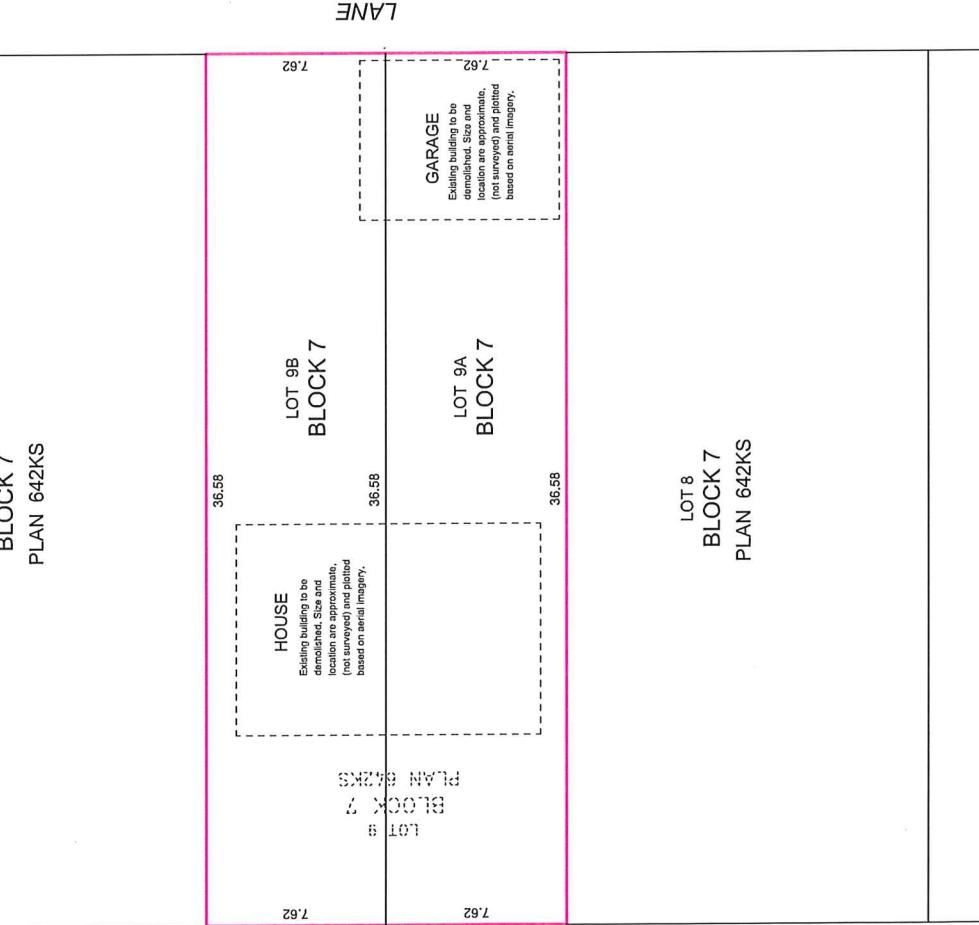
## OSWALD HOMES

### NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY 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, .....
- PLAN CONTAINS 0.056 ha



LOT 10  
BLOCK 7  
PLAN 642KS



## MAYFIELD TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 9, BLOCK 7, PLAN 642 KS  
WITHIN THE  
N.E. 1/4 SEC. 3 - TWP. 53 - RGE. 25 - W. 4TH MER.

## EDMONTON - ALBERTA

2025  
0 10 20 30 40 60 METRES  
SCALE: 1:1000



FILE NO.

625029807

CN

CHECKED BY: SN



Subdivision Authority

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

January 8, 2026

File No. LDA25-0483

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 30, Block 5, Plan 5237 KS, located south of 79 Avenue NW and north of Buena Vista Road NW; **LAURIER HEIGHTS**

---

**The Subdivision by Plan is APPROVED on January 8, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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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,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #637760280-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 79 Avenue NW. Upon redevelopment of proposed Lot 30 (east lot), it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

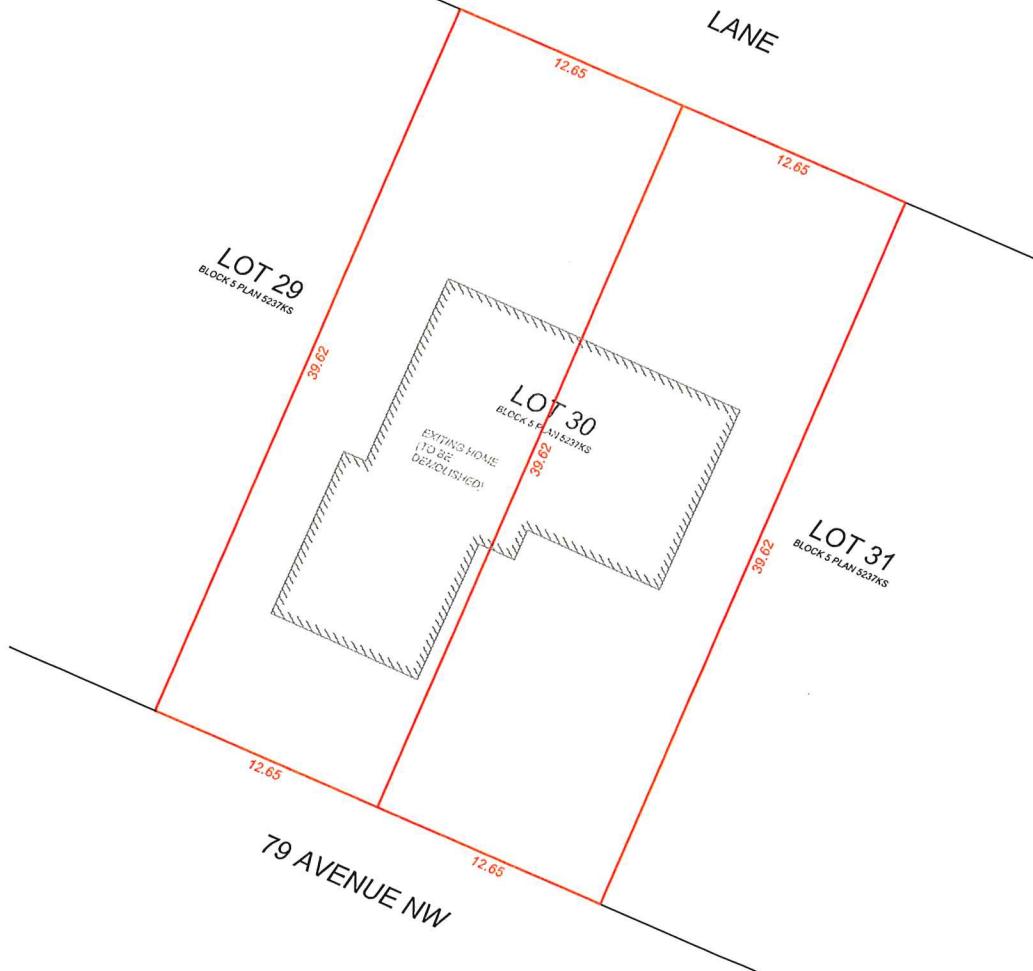
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.66m west of the east lot line of existing Lot 30, off the lane south of 79 Avenue NW. The existing storm service enters the proposed subdivision approximately 12.05 m west of the east property line of existing Lot 30, off 79 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.
- 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).



SCALE: 1 : 300



#### 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 dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas, dimensions and/or existing improvements are subject to confirmation by a legal property survey.
5. Existing structures shown are not based on field survey; locations are approximate and derived from aerial imagery.

#### REVISION HISTORY

1. Issued for Approval

November 21, 2025

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LEGAL DESCRIPTION: Lot 30 Block 5 Plan 5237KS  
MUNICIPAL ADDRESS: 13407 - 79 Avenue NW, Edmonton, AB  
NEIGHBORHOOD: Laurier Heights  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REV: 1 PROJECT: 2025505

  
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Fax: (780) 666-2359

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|  |   |  |
|--|---|--|
| Thursday, December 18, 2025<br>10:00 am. |  |  |
|--|---|--|

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 50

|                               |                             |   |
|-------------------------------|-----------------------------|---|
| <b>PRESENT</b>                |                             | Blair McDowell, Chief Subdivision Officer   |
| 1. <b>ADOPTION OF AGENDA</b>  |                             |   |
| MOVED                         |                             | Blair McDowell<br><br>That the Subdivision Authority Agenda for the December 18, 2025 meeting be adopted.   |
| FOR THE MOTION                |                             | Blair McDowell <span style="float: right;"><b>CARRIED</b></span>  |
| 2. <b>ADOPTION OF MINUTES</b> |                             |   |
| MOVED                         |                             | Blair McDowell<br><br>That the Subdivision Authority Minutes for the December 11, 2025 meeting be adopted.  |
| FOR THE MOTION                |                             | Blair McDowell <span style="float: right;"><b>CARRIED</b></span>  |
| 3. <b>OLD BUSINESS</b>        |                             |   |
| 4. <b>NEW BUSINESS</b>        |                             |   |
| 1.                            | LDA25-0431<br>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; <b>CHAPPELLE</b> |
| MOVED                         |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION                |                             | Blair McDowell <span style="float: right;"><b>CARRIED</b></span>  |
| 2.                            | LDA25-0432<br>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; <b>CHAPPELLE</b> |
| MOVED                         |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION                |                             | Blair McDowell <span style="float: right;"><b>CARRIED</b></span>  |

|                |   |   |
|----------------|---|---|
| 3.             | LDA22-0529<br>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;<br><b>CHAPPELLE</b> |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION | Blair McDowell  | <b>CARRIED</b>  |
| 4.             | LDA25-0008<br>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; <b>MARQUIS</b>   |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION | Blair McDowell  | <b>CARRIED</b>  |
| 5.             | LDA25-0439<br>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; <b>AMBLESIDE</b>   |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION | Blair McDowell  | <b>CARRIED</b>  |
| 6.             | LDA25-0457<br>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; <b>LAUDERDALE</b>  |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION | Blair McDowell  | <b>CARRIED</b>  |
| 5.             | <b>ADJOURNMENT</b><br><br>The meeting adjourned at 10:15 a.m. |   |