

Thursday, May 22, 2025  
10:00 am.



**SUBDIVISION AUTHORITY MINUTES  
MEETING NO. 20**

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell  That the Subdivision Authority Agenda for the May 22, 2025 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell  That the Subdivision Authority Minutes for the May 15, 2025 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA24-0159 472451331-001	Tentative plan of subdivision to create two (2) "Other" lots and one (1) remnant lot through the subdivision of a portion of Block F, Plan 952 0730 and subsequent consolidation with the adjacent road closure area, Lots 1-30, Block 15, Plan 5850R, and Block OT, Plan 5850R; located north of 113 Avenue NW and west of 79 Street NW; <b>EDMONTON NORTHLANDS</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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2.	LDA24-0161 473344703-001	Tentative plan of subdivision to create one (1) "Other" Lot by subdividing a portion of Block B, Plan 2024 KS and consolidating it with adjacent Lots 4-14, Block 25, Plan 5850R, Lots 1-9, Block 24, Plan 5850R, Lots 1-5, Block 25, Plan 6806AJ, and a road closure area; <b>VIRGINIA PARK</b>
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MOVED	Blair McDowell
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		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
3.	LDA25-0045 550726212-001	Tentative plan of subdivision to create 17 residential lots, two (2) Other lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from SE-20-51-25-4, located north of 28 Avenue SW and west of 184 Street SW; <b>KESWICK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
4.	LDA25-0117 572510924-001	Tentative plan of subdivision to create one (1) commercial lot and one (1) multi-unit housing lot from, Lot 1, Block 1, Plan 202 2634, located south of 23 Avenue NW and west of 12 Street NW; <b>ASTER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	LDA25-0123 548128516-001	Tentative plan of subdivision to create 1 Public Utility Lot and 1 remnant lot from Lots 1-10 and Lot 22-30, Block 15, Plan 5850R, located north of 113 Avenue NW and west of 79 Street NW; <b>EDMONTON NORTHLANDS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
6.	LDA25-0161 582757090-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 95, Plan 3875 P, located west of 137 Street NW and south of 104 Avenue NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
7.	LDA25-0164 584682587-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 21, Block 7, Plan 4719 HW, located east of 47 Street NW and north of 120 Avenue NW; <b>BEACON HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
8.	LDA25-0170 587102469-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 9, Block 30, Plan 450 MC, located south of 81 Avenue NW and west of Buena Vista Road NW; <b>LAURIER HEIGHTS</b>

MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b> The meeting adjourned at 10:30 a.m.	



Subdivision Authority

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

May 22, 2025

File No. LDA24-0159

City of Edmonton  
Land Development Section, Real Estate Branch  
10th flr 10111-104 Ave NW  
Edmonton AB T5J 4X1

ATTENTION: Jennifer van Popta

RE: Tentative plan of subdivision to create two (2) "Other" lots and one (1) remnant lot through the subdivision of a portion of Block F, Plan 952 0730 and subsequent consolidation with the adjacent road closure area, Lots 1-30, Block 15, Plan 5850R, and Block OT, Plan 5850R; located north of 113 Avenue NW and west of 79 Street NW; **EDMONTON NORTHLANDS**

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**I The Subdivision by Plan is APPROVED on May 22, 2025, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 0.44 ha by a Deferred Reserve Caveat registered against proposed Lot 1 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve (MR) in the amount of 6.283 ha by a Deferred Reserve Caveat registered against Block E, Plan 942 1272 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into two Deferred Servicing Agreements with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant parcel a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
7. that the owner register a temporary public access easement for a 3 m shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner complete the partial utility easement that is currently in place for the existing stormwater main, as shown on the "Conditions of Approval" map, Enclosure I;



9. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for 115 Avenue NW and 79 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
10. that proposed Lot 2 be consolidated with the adjacent Certificate of Title 002 086 815 +9 prior to or concurrent with the registration of this subdivision;
11. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I(3) shall contain, among other things, the following condition:**

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 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;
4. 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;
5. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the proposed remnant lot and Block E until such time as the lot is further subdivided and the road right-of-way for 115 Avenue NW is dedicated to an approved Complete Streets design and cross-section for the mixed-use collector roadways, to the satisfaction of Subdivision and Development Coordination;
6. that the owner construct offsite sanitary and storm sewer extensions for 79 Street NW and Borden Park Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct offsite storm sewer extensions for 113 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner provide temporary sewer services to Block E, Plan 942 1272, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner install additional fire hydrants on 79 Street NW, to the satisfaction of EPCOR Water Services Inc.;

**III That the Deferred Servicing Agreement required in Clause I(4) require that upon the further subdivision or upon the issuance of a development permit for Lot 1, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, 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 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;
4. 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;
5. 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;
6. that the owner construct 113 Avenue NW to an approved Complete Streets design and cross-section for the Street Oriented Local Residential roadway, between 79 Street NW and 82 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a 3 m asphalt shared use path within the east side of the LRT corridor area between 112 Avenue NW and the future greenway within Lot 1, including "Shared Use" signage, landscaping and modification of existing curb and sidewalks for access, as shown on the "Conditions of Approval" map ("Segment 2"), Enclosure I;
8. that the owner construct appropriate traffic calming and safety measures at the shared use path crossing/intersections at 112 Avenue NW and 113 Avenue NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner install additional fire hydrants on 113 Avenue NW, to the satisfaction of EPCOR Water Services Inc.; and



10. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

**IV That the Deferred Servicing Agreement required in Clause I(4) require that upon the further subdivision or upon the issuance of a development permit for the remnant Lot, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, among other things, the following:**

1. 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;
2. 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;
3. that the owner construct 79 Street NW to an approved Complete Streets design and cross-section for the Mixed-Use Collector roadway from the north property line of proposed Lot 1 to 115 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner construct 115 Avenue NW to an approved Complete Streets design and cross-section Mixed-Use Collector roadway from 79 Street NW to west of the LRT corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner construct a 3 m asphalt shared use path within the east side of the LRT corridor area between 115 Avenue NW and the future greenway, including "Shared Use" signage, landscaping and modification of existing curb and sidewalks for access, as shown on the "Conditions of Approval" map ("Segment 1"), Enclosure I;
6. that the owner design and construct an at-grade crossing of the LRT corridor at 115 Avenue NW on the west side of the road/LRT intersection, to the satisfaction of Subdivision and Development Coordination;
7. that the owner design and construct appropriate traffic calming and safety measures at the shared use path crossing/intersection at 115 Avenue NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 in the amount of 0.44 ha is being provided by DRC with this subdivision. This covers the following titled parcels: Block OT, Plan 5850R (in three parts); the road closure area under Bylaw 21047; and Lots 1-30, Block 15, Plan 5850R. The remaining Municipal Reserve (0.201 ha) will be transferred to Block E, Plan 942 1272.

Municipal Reserve for Block E, Plan 942 1272 in the amount of 6.283 ha is being provided by DRC with this subdivision, or with subdivision LDA24-0161, whichever is registered first. The future Borden Park expansion will be assembled through future Municipal Reserve dedication and 5.45 ha of existing Park holdings (to the west and east of Borden Park). These holding areas will be removed from the Block E, Plan 942 1272 and will be added to the DRC.

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/tv/Posse #472451331-001

Enclosure

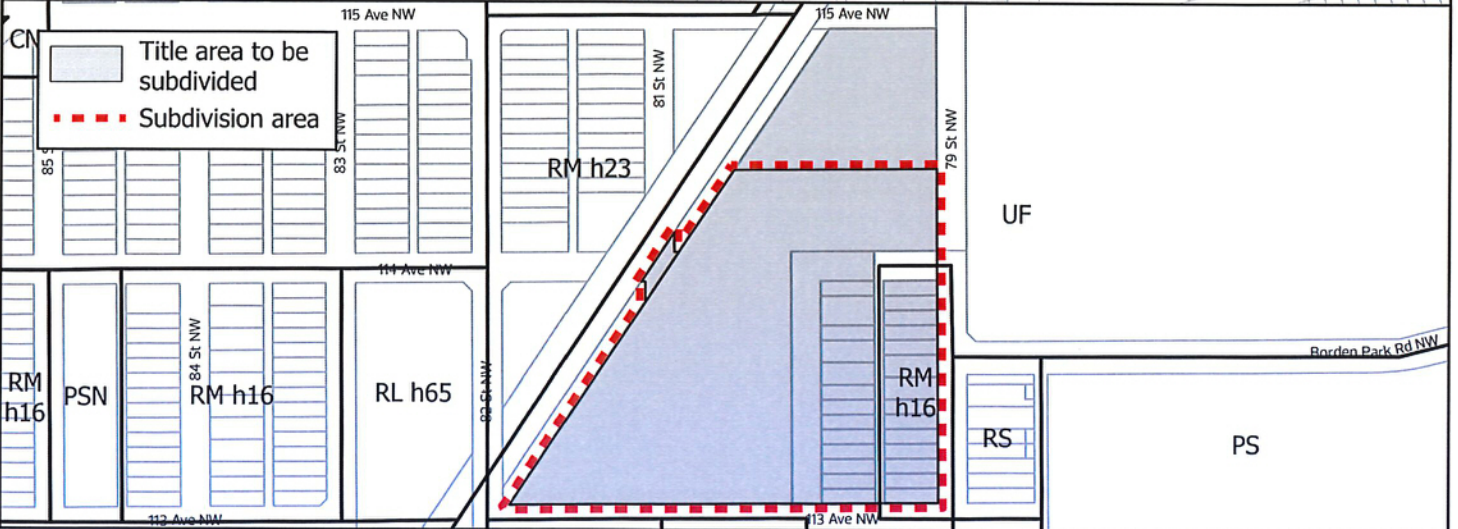
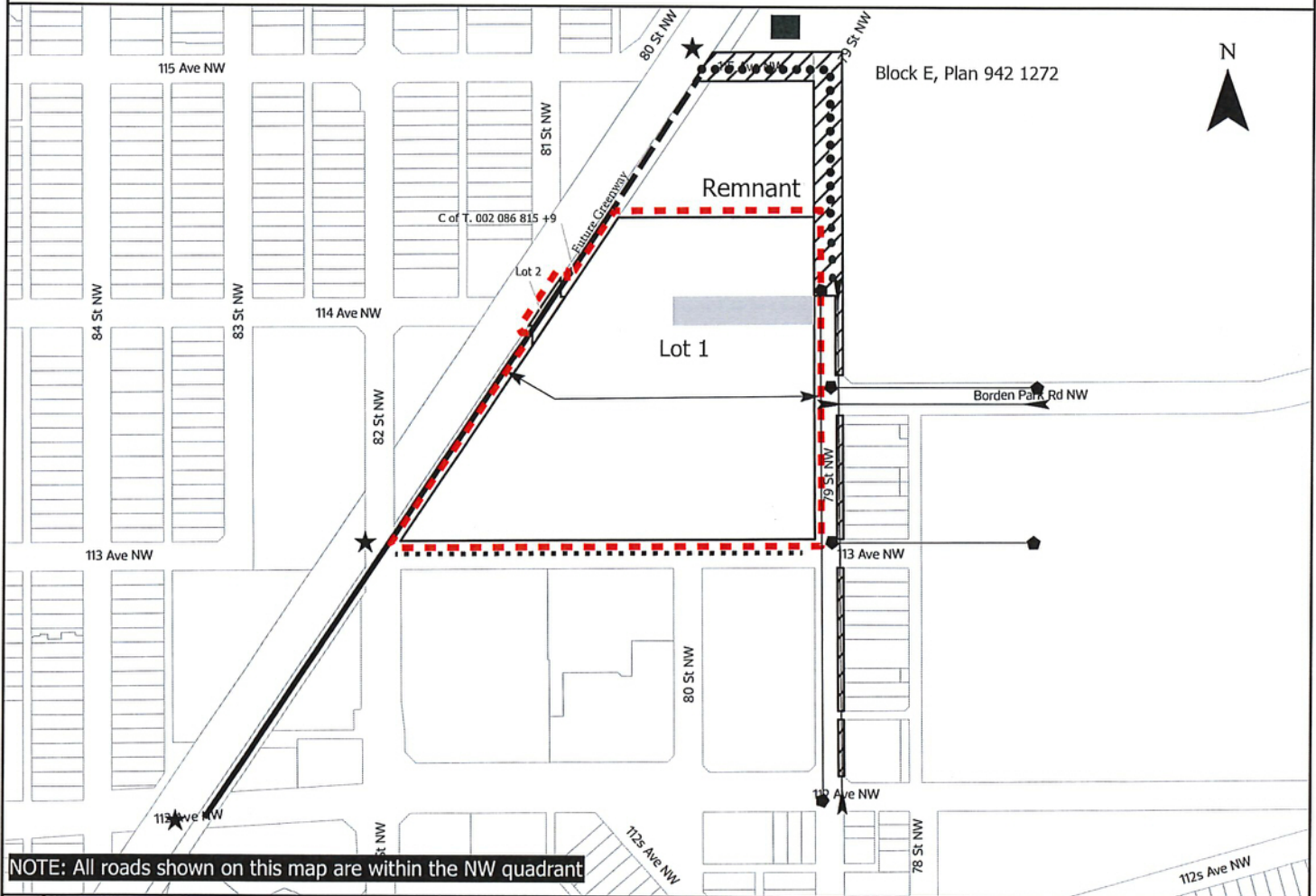


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 22, 2025

LDA24-0159

- Limit of proposed subdivision
- ..... Construct To A Mixed-Use Collector Standard
- Construct 3 M Shared Use Path (Segment 1)
- Construct 3 M Shared Use Path (Segment 2)
- ..... Construct To A Street Oriented Local Residential Standard
- Register Temporary Public Access Easement
- Sanitary sewer extension
- Storm sewer extension
- Dedicate As Road Right Of Way
- Register easement
- ★ Construct Traffic Calming Infrastructure
- Provide temporary servicing to Block E





Subdivision Authority

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

May 22, 2025

File No. LDA24-0161

City of Edmonton  
Land Development Section, Real Estate Branch  
10th flr 10111-104 Ave NW  
Edmonton AB T5J 4X1

ATTENTION: Jennifer van Popta

RE: Tentative plan of subdivision to create one (1) "Other" Lot by subdividing a portion of Block B, Plan 2024 KS and consolidating it with adjacent Lots 4-14, Block 25, Plan 5850R, Lots 1-9, Block 24, Plan 5850R, Lots 1-5, Block 25, Plan 6806AJ, and a road closure area; **VIRGINIA PARK**

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**I The Subdivision by Plan is APPROVED on May 22, 2025, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 0.07 ha by a Deferred Reserve Caveat registered against proposed Lot 1 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve (MR) in the amount of 6.283 ha by a Deferred Reserve Caveat registered against Block E, Plan 9421272 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. that the owner register a 20 m wide temporary public access easement for 113 Avenue (to retain access to Borden Park), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register temporary public access easements for a temporary 12 m turnaround and temporary roadway, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate additional road rights of way for 79 Street NW and 112 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;



9. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I(3) 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 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;
4. 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;
5. that the owner construct Borden Park Road NW to a Parkway roadway between 79 Street NW to the east boundary of proposed Lot 1, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct 79 Street NW to a Mixed-Use Collector roadway between 112 Avenue NW and north of 114 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct a temporary roadway and 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;
8. that the owner construct offsite sanitary and storm sewer extensions for 79 Street NW and Borden Park Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct offsite storm sewer extensions for 113 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner install additional fire hydrants on 79 Street NW, Borden Park Road NW, and 112 Avenue NW to the satisfaction of EPCOR Water Services Inc..

**III That the Deferred Servicing Agreement required in Clause I (4) require that upon the further subdivision or upon the issuance of a development permit for Lot 1, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, 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 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;
4. 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;
5. that the owner construct a 3 m asphalt shared use path along the north side of 112 Avenue NW between the existing terminus of the pathway and west of 79 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that a Tree Preservation Report be prepared and accepted for the trees along the west property line in Borden Park, to the satisfaction of Urban Forestry and Urban Growth and Open Space Strategy (contact [treepreservation@edmonton.ca](mailto:treepreservation@edmonton.ca) and [ecologyecircs@edmonton.ca](mailto:ecologyecircs@edmonton.ca) for more information); and
7. 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 in the amount of 0.07 ha is being provided by DRC to cover the following parcels: the Road Closure area under LDA23-0169; Lots 1-9, Block 24, Plan 5850R; Lots 4-14, Block 25, Plan 5850R; Lots 1-5, Block 25, Plan 6806AJ; and Block B, Plan 2024 KS. There are two existing Parks holdings within this subdivision (totalling 2.24 ha): Lot 4, Block 25, Plan 5850R; Lots 1-5, Block 25, Plan 6806AJ; and Block B, Plan 2024 KS. MR in the amount of 0.283 ha will be transferred to Block E, Plan 942 1272.

Municipal Reserve for Block E, Plan 942 1272 in the amount of 6.283 ha is being provided by DRC with this subdivision, or with subdivision LDA24-0159, whichever is registered first. The future Borden Park expansion will be assembled through future Municipal Reserve dedication and 5.45 ha of existing Park holdings (to the west and east of Borden Park). These holding areas will be removed from the Block E, Plan 942 1272 and will be added to the DRC.



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/tv/Posse #473344703-001



Enclosure

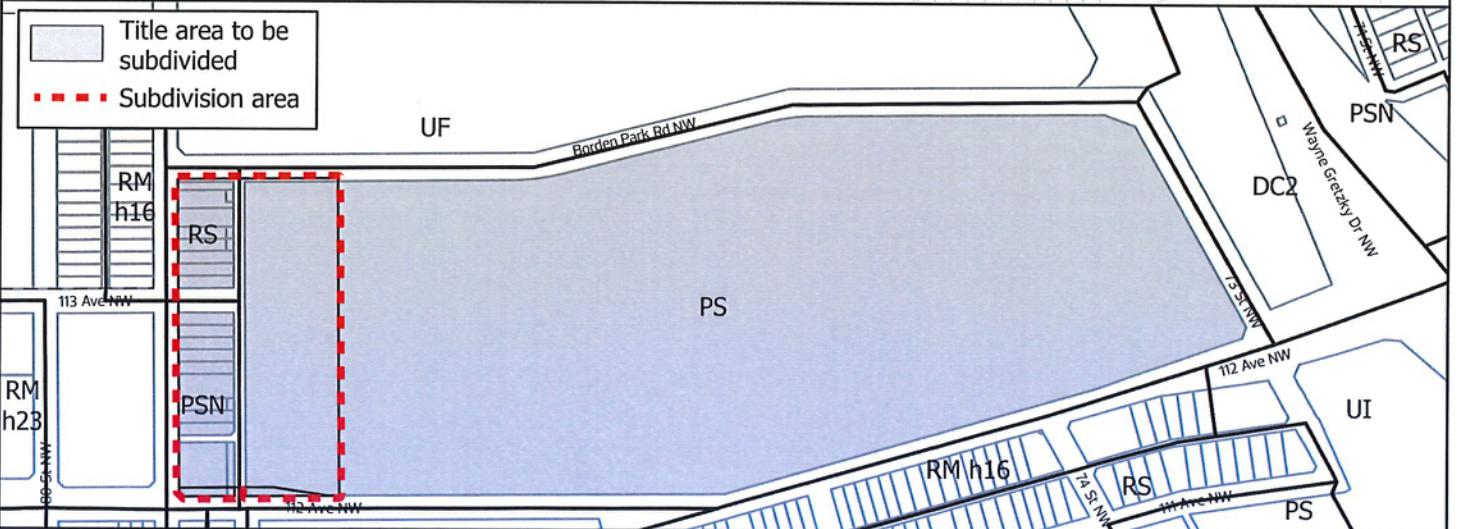
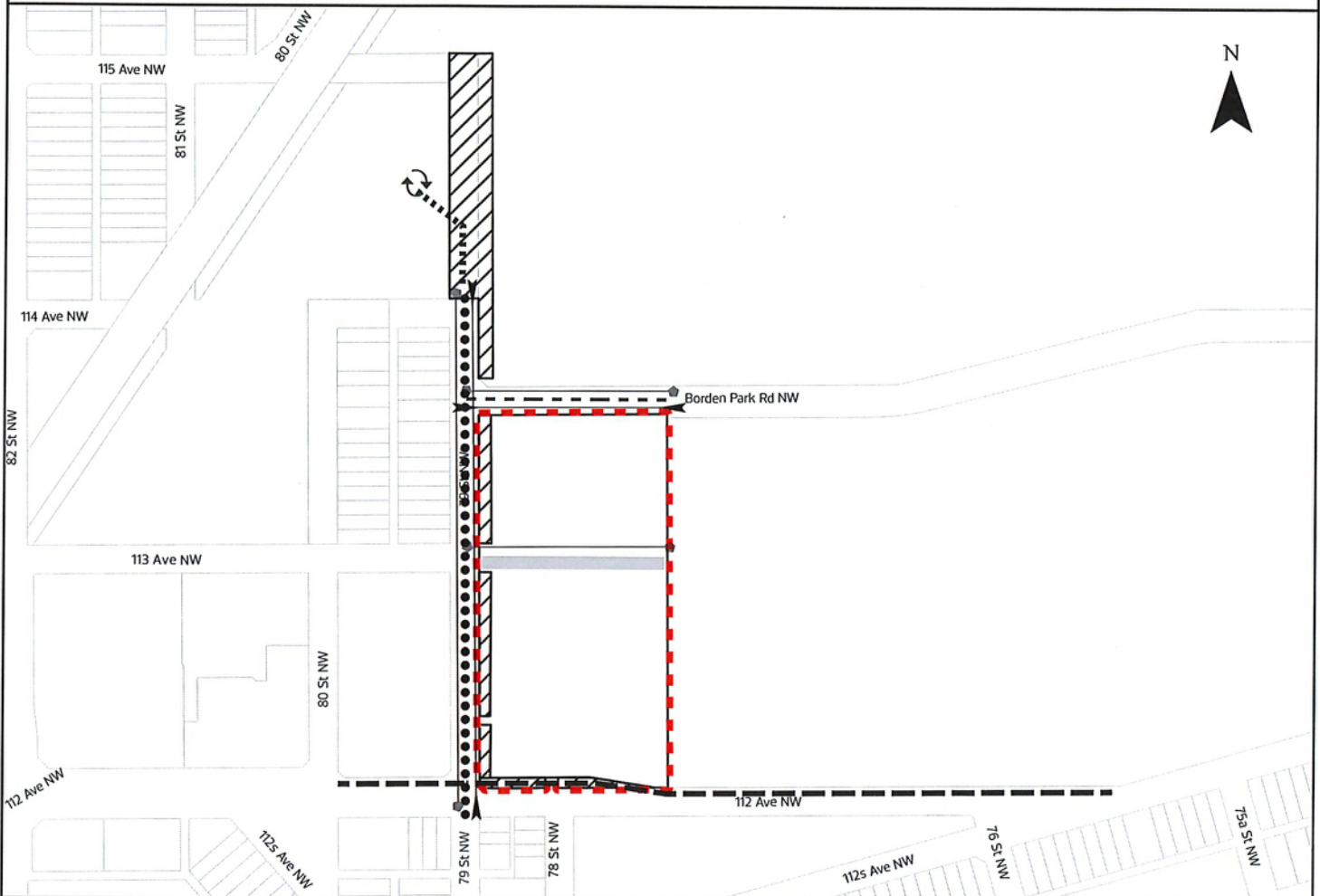
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 22, 2025

LDA24-0161

- Limit of proposed subdivision
- Construct To A Mixed-Use Collector Standard
- Construct 3 M Shared Use Path
- Construct collector roadway
- Sanitary sewer extension
- Storm sewer extension
- ↻ Construct 12 M Temporary Turnaround; Register Easement

-  Dedicate As Road Right Of Way
-  Register Temporary Public Easement
- ..... Construct temporary roadway





Subdivision Authority

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

May 22, 2025

File No. LDA25-0045

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

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 17 residential lots, two (2) Other lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from SE-20-51-25-4, located north of 28 Avenue SW and west of 184 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on May 22, 2025, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 2.93 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.50 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 Municipal Reserve (MR) in the amount of \$1,249,920.00 representing 1.583 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 proposed Lot 61 be consolidated with the adjacent lot to the west (SW-20-51-25-4) concurrent with registration of this subdivision;
7. that the owner dedicate a 7 m wide strip of road right of way between proposed Lots 49 and 61, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
8. that the landowner fully discharge Instrument No. 072 171 126 (Blanket Easement) providing access across SE-20-51-25-4 for the benefit of SW-20-51-25-4;



9. that the owner register an easement for cross lot access across the restricted Lot 49 to provide access to the adjacent lot to the west (SW-20-51-25-4), as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
10. that the approved subdivisions LDA24-0353 and LDA24-0436 be registered prior to or concurrent with this application to provide logical roadway and utility connections;
11. 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 geotechnical report (File No. 02-3225.03), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (4) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the restricted lot (Lot 49) until such time that the private driveway access for the western parcel (SW-20-51-25-4) is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;



8. that the owner construct a 4 m wide hard surface private driveway access from Kipnes Wynd SW to the north boundary of proposed Lot 61, suitable for emergency access purposes, to tie into the existing private driveway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, and the trail location, design and construction shall be in accordance with the approved CT & Associates Engineering geotechnical report (File No. 02-3225.03), as shown on the Condition of Approval map, Enclosure I. Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
10. that further to conditions II (8) and II (9), the owner provide safety measures within the private property (Lot 49 and 61), for the private vehicle crossing of the top of bank shared use path, to the satisfaction of Subdivision and Development Coordination and Safe Mobility, in consultation with Open Space, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct a 3 m hard-surface shared use path including lighting and bollards within the MR parcel in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the Reserve lots and road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Pt. SE ¼ 20-51-25-4 was previously addressed with LDA22-0200 and LDA23-0374 through the registration of a 4.959 ha Deferred Reserve Caveat (DRC).

Subsequent to Municipal Reserve (MR) and Environmental Reserve (ER) dedication, the DRC will be reduced. The remaining DRC should reflect 10% of the total driveway area and be carried forward on the driveway for future ER dedication. MR for Pt. SE ¼ 20-51-25-4 in the amount of \$1,193,987.20 representing 1.51 ha, is being provided by money in place with this subdivision, or with subdivision LDA24-0436, whichever is registered first. Money in place may change dependent upon the final plan of survey.

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/tv/Posse #550726212-001

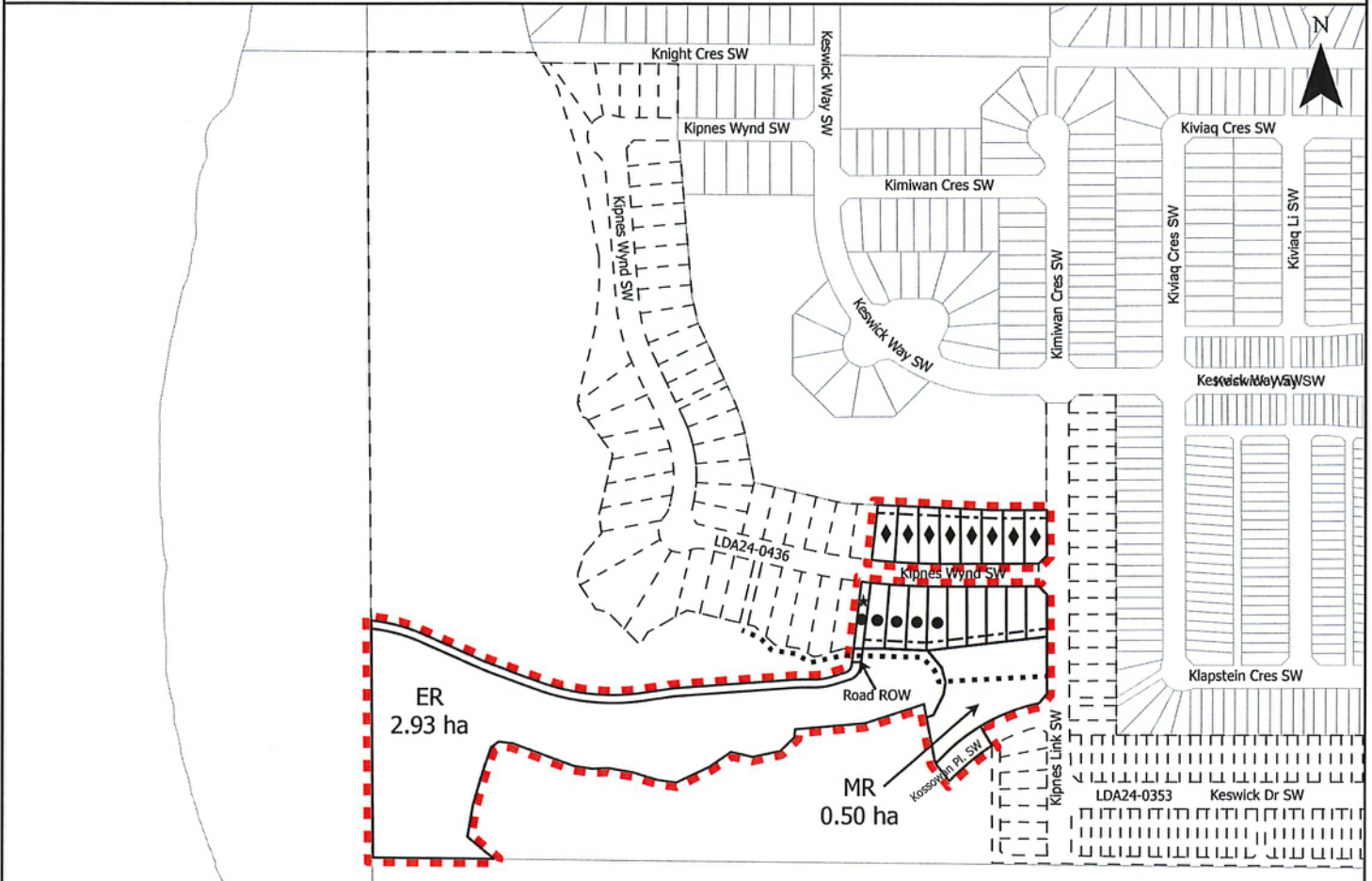
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

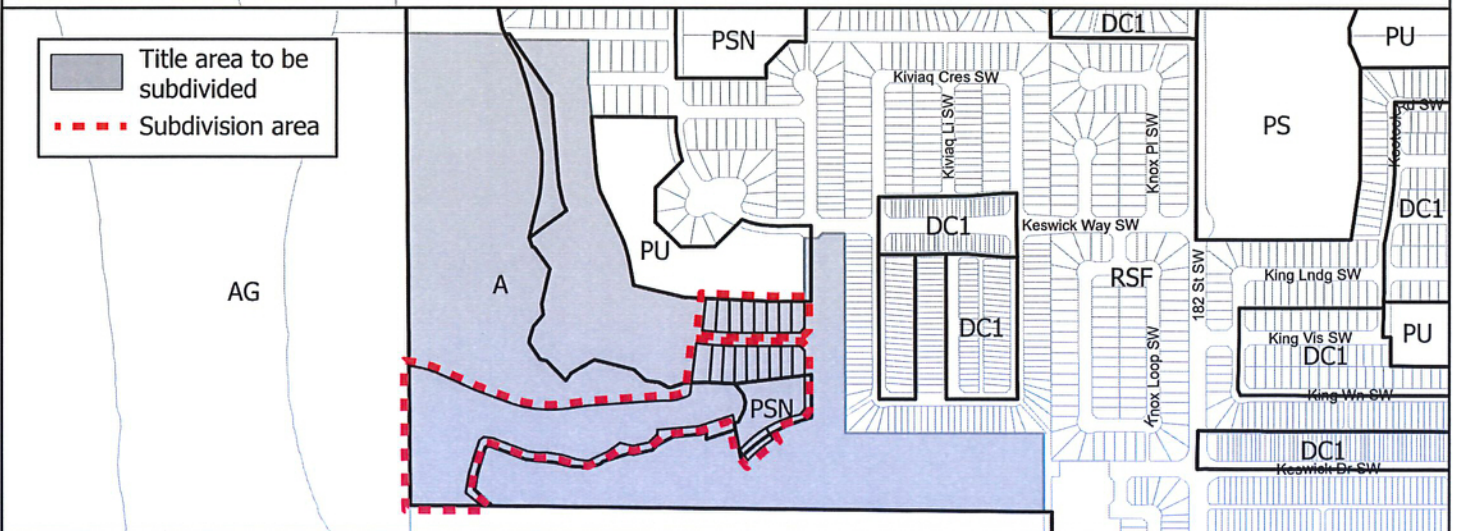
May 22, 2025

LDA25-0045

- ■ ■ Limit of proposed subdivision line
- 1.2 m Uniform fence
- ..... Construct 3 m shared use path
- ◆ Restrictive Covenant re: Freeboard
- Restrictive Covenant re: Top of Bank
- ★ Restricted lot



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

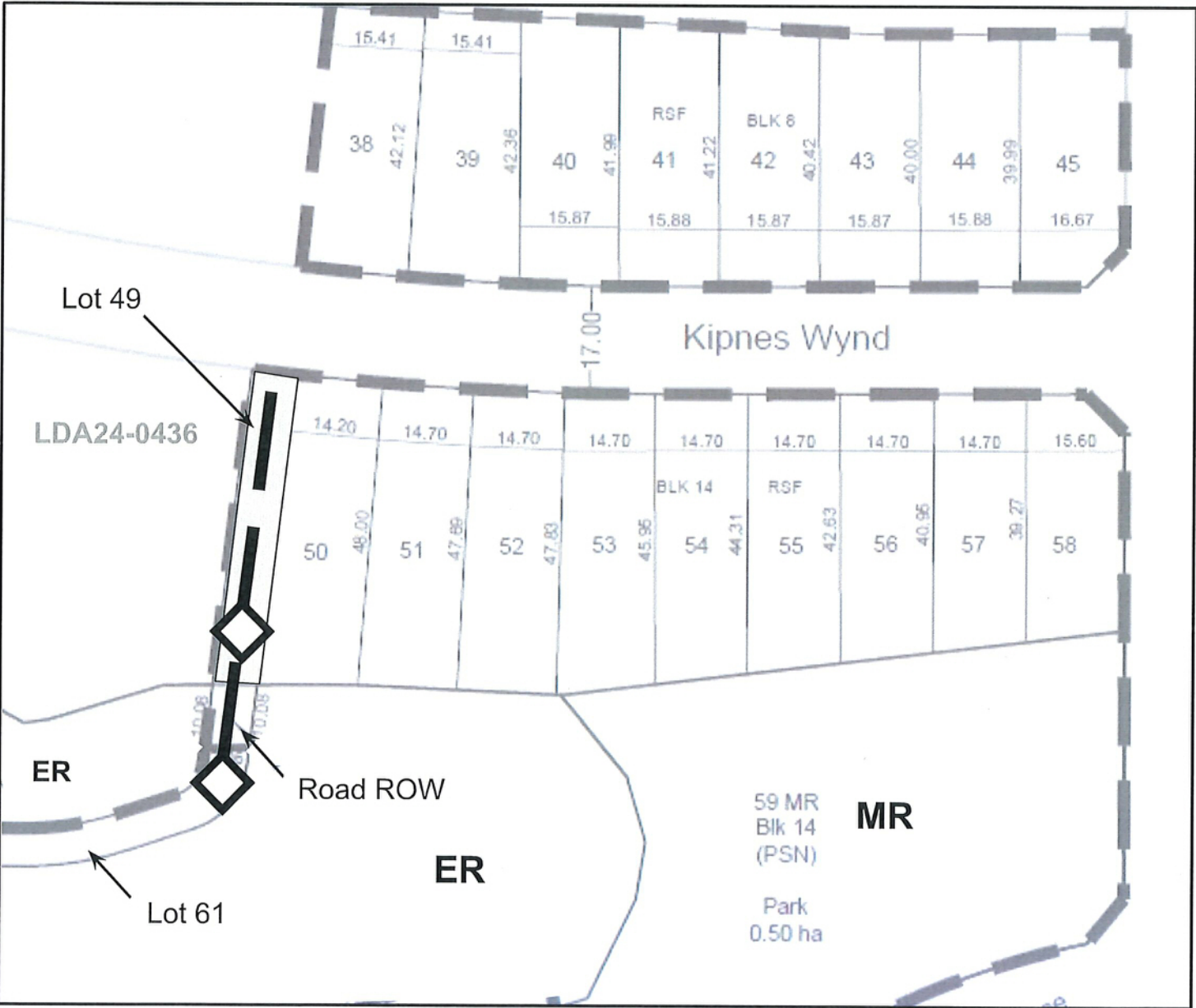




— — Construct 4m hard surface private driveway access

◊ Construct safety features

◻ Register easement







Subdivision Authority

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

May 22, 2025

File No. LDA25-0117

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) commercial lot and one (1) multi-unit housing lot from, Lot 1, Block 1, Plan 202 2634, located south of 23 Avenue NW and west of 12 Street NW;  
**ASTER**

---

**I The Subdivision by Plan is APPROVED on May 22, 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 enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan, the City of Edmonton shall register against the proposed commercial lot a claim of interest by caveat of the Deferred Servicing Agreement;
4. that the owner register a Public Access Easement on the proposed commercial lot to facilitate construction of a 1.8 m concrete sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
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 registers a 11m utility access easement in favour of EPCOR Drainage Services Inc., to allow for a sanitary and storm sewer main to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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;
4. 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; and
5. that the owner pay for the installation of traffic signals that may include additional infrastructure modifications to support the installation at the intersection of 23 Avenue NW and the access to the mixed use site off 23 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I.

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

1. that the owner pay 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 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; and
3. that the owner construct a minimum 1.8 m concrete sidewalk, including signage, lighting, bollards and landscaping, through the commercial lot, as shown on the "Conditions of Approval" map, Enclosure I.

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

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

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

Please be advised that 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,



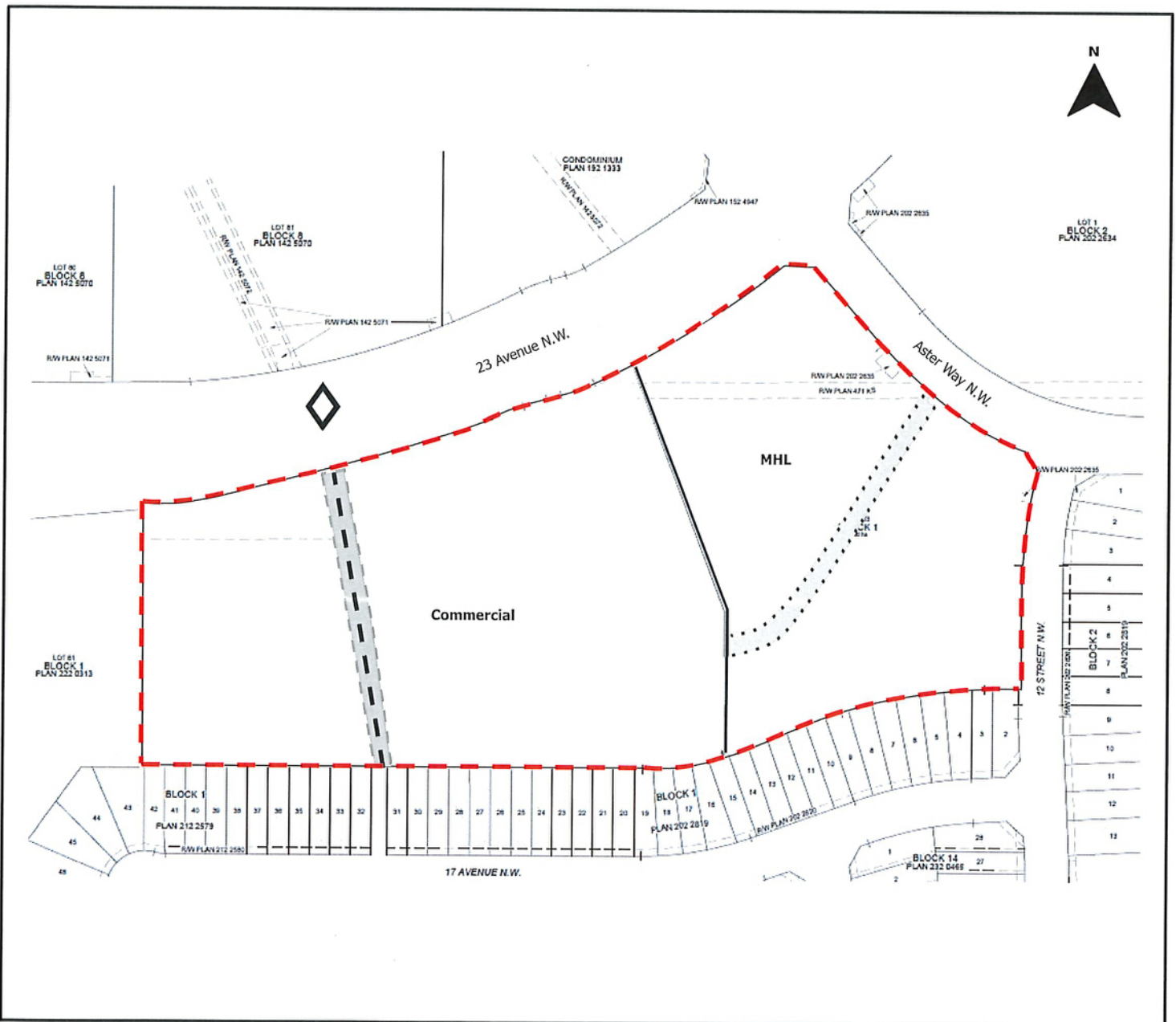
Blair McDowell  
Subdivision Authority

BM/bj/Posse #572510924-001

Enclosure



- Construct 1.8m concrete sidewalk
- Register public access easement
- Pay for the installation of traffic signal
- Register utility access easement
- Limit of proposed subdivision





Subdivision Authority

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

May 22, 2025

File No. LDA25-0123

City of Edmonton  
Land Development Section, Real Estate Branch  
10th flr 10111-104 Ave NW  
Edmonton AB T5J 4X1

ATTENTION: Jennifer van Popta

RE: Tentative plan of subdivision to create 1 Public Utility Lot and 1 remnant lot from Lots 1-10 and Lot 22-30, Block 15, Plan 5850R, located north of 113 Avenue NW and west of 79 Street NW;  
**EDMONTON NORTHLANDS**

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**I The Subdivision by Plan is APPROVED on May 22, 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 approved subdivision LDA24-0159 be registered prior to or concurrent with this application;
4. that LDA25-0014 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner 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;
4. that the owner submits 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 to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
5. that the owner construct a 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF) Dry Pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct an offsite storm water extension, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the Public Utility lot 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 Block F, Plan 9520730; Blk OT (in 3 parts), Plan 5850R; Road Closure area LDA23-0142 (Bylaw 21047), and Lots 1-30, Block 15, Plan 5850R was addressed by Deferred Reserve Caveat (DRC) with LDA24-0159. The DRC will carry forward on the remainder of the title to dedicate the future greenway.

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

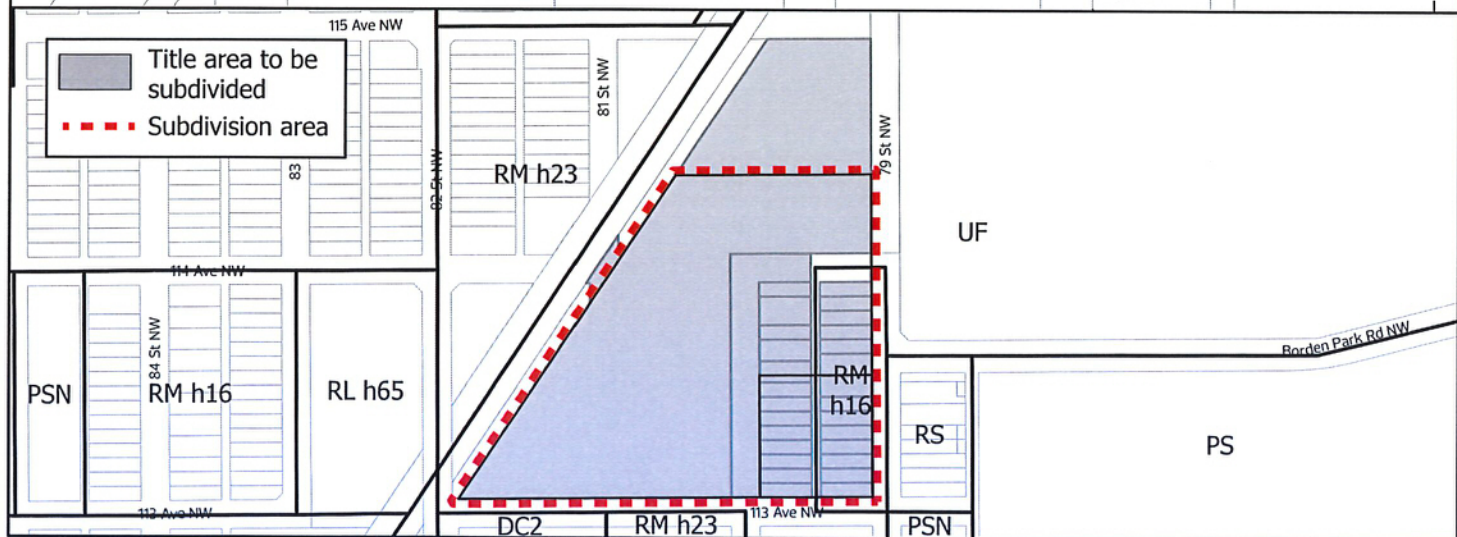
BM/tv/Posse #548128516-001

Enclosure

- Limit of proposed subdivision
- ..... Construct 3 m Shared Use Path within SWMF
- Storm sewer extension
- Design and construct ultimate SWMF (dry pond)
- 1.2 m uniform fencing



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





Subdivision Authority

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

May 22, 2025

File No. LDA25-0161

Gentry Home Builders Ltd.  
202, 6715 - 76 Ave NW  
Edmonton AB T6B 0A9

ATTENTION: Ryan Reid

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 95, Plan 3875 P, located west of 137 Street NW and south of 104 Avenue NW; **GLENORA**

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**The Subdivision by Plan is APPROVED on May 22, 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](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/mm/Posse #582757090-001

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.
- There is an existing power pole in the alley, as shown on the Enclosure. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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 (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.7 m south of the north property line of Lot 4 off the lane west of 137 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services

(CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

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

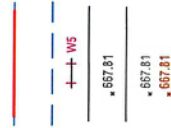


# ALBERTA LAND SURVEYORS TENTATIVE PLAN OF SUBDIVISION AND SITE PLAN

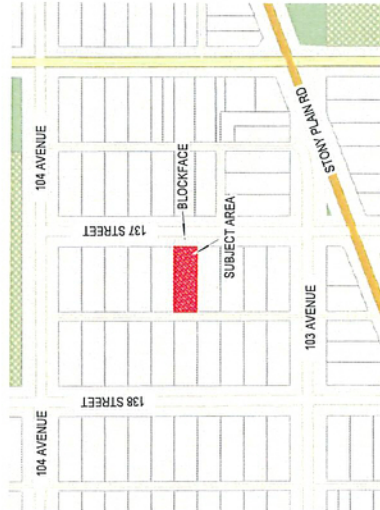
LOT 4 BLOCK 95 PLAN 3875P PREPARED FOR: GENTRY HOME BUILDERS  
MUNICIPAL ADDRESS: 1034 - 137 STREET NW, EDMONTON SCALE AS SHOWN: 1 TO 200  
NEIGHBOURHOOD: GLENORA TITLE NO. 222, 199 863 DATED: MAY 11, 2023  
ZONING: R1 WITH MATURE NEIGHBOURHOOD OVERLAY  
PROJECT: 23071 DRAWING NO. 23071-TENT-051723 SHEET: 1 OF 1

## LEGEND:

DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
AREA AFFECTED BY THIS PLAN IS SHOWN THIS  
AND CONTAINS 0.065 ha  
PRINCIPAL HOUSE SET BACK LINES SHOWN THIS  
NEIGHBOUR'S WINDOW SHOWN THIS  
EDGE OF ASPHALT LINEWORK SHOWN THIS  
EDGE OF ASPHALT ELEVATION SHOWN THIS  
EDGE OF SIDEWALK LINEWORK SHOWN THIS  
EDGE OF SIDEWALK ELEVATION SHOWN THIS  
GROUND ELEVATION SHOWN THIS

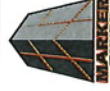


## KEY PLAN

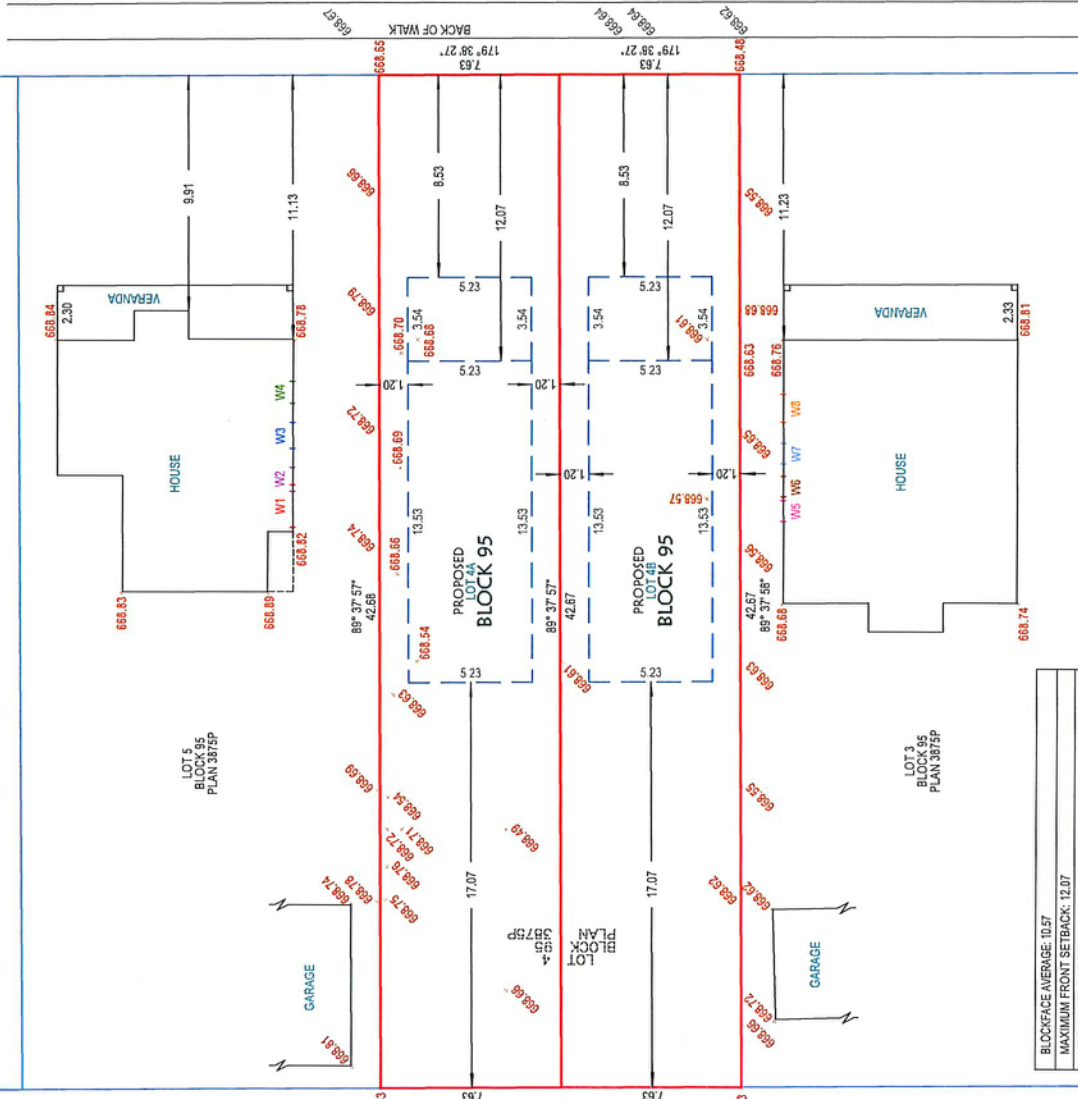


## MARKER GEOMATICS INC.

101-18134 105th Ave | Edmonton | Alberta | T5S 2T4  
Office: 780-455-5121 | Fax: 780-455-5131  
MarkerGeomaticsInc.com



137 STREET



## WINDOW(S): W x L (TYP.)

- Window 1 (W1) ELEV. 6770.22
- Window 2 (W2) 0.94 x 0.55 ELEV. 668.92
- Window 3 (W3) 1.08 x 1.45 ELEV. 673.11
- Window 4 (W4) ELEV. 668.91
- Window 5 (W5) 0.86 x 0.50 ELEV. 671.35
- Window 6 (W6) 0.85 x 0.37 ELEV. 668.75
- Window 7 (W7) 0.86 x 0.59 ELEV. 671.38
- Window 8 (W8) 1.17 x 1.17 ELEV. 672.60

BLOCKFACE AVERAGE: 10.57  
MAXIMUM FRONT SETBACK: 12.07  
MINIMUM FRONT SETBACK, CALCULATED BY 20% OF LOT DEPTH: 8.53



Subdivision Authority

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

May 22, 2025

File No. LDA25-0164

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 21, Block 7, Plan 4719 HW, located east of 47 Street NW and north of 120 Avenue NW; **BEACON HEIGHTS**

---

**The Subdivision by Plan is APPROVED on May 22, 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](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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #584682587-001

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.
- There is an existing access to 47 Street NW. Upon redevelopment of proposed Lot 7A, 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).
- The proposed Lot 7A shares its driveway with adjacent Lot 6 to the north. The owner of the proposed lot shall ensure that any change in the existing driveway/concrete access within their property does not cause any damage to the structure of the adjacent property during demolition. The owner is advised that removal of the existing mutual concrete access may require an agreement with the owner of the adjacent lot prior to obtaining a Development Permit.

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 (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.24 m south of the north property line of Lot 7 off 47 Street. As per the EPCOR Drainage Services Bylaw

and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- EPCOR Water Services does not have records for the homeowner/private portion of this site's existing water service line. However, it is suspected to be lead (Pb) which does not meet current plumbing standards and cannot be used for redevelopment. EPCOR recommends that the water service be investigated and, if necessary, replaced. For further information, please contact the EPCOR Lead Management Program (leadmanagement@epcor.com or 780-412-6858).
- 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 7, BLK.21, PLAN 4719 H.W.**

IN THE

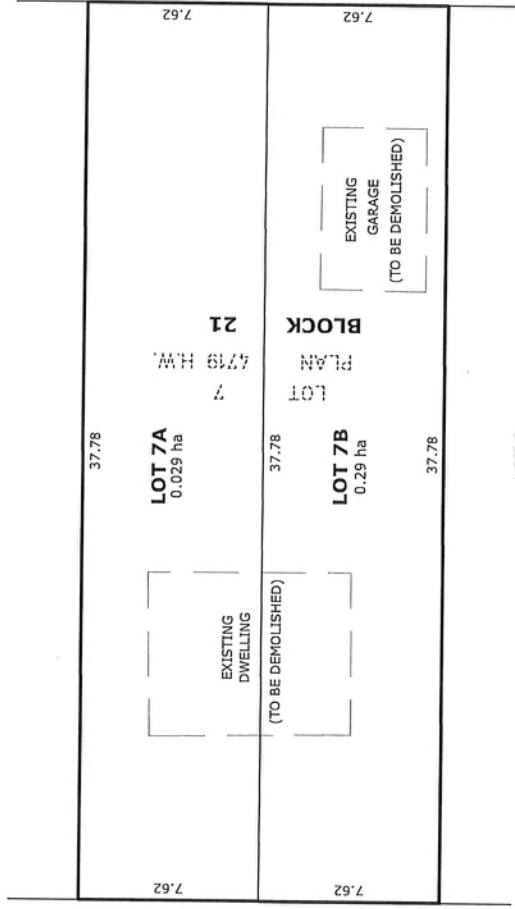
**S.W.1/4 SEC.13, TWP.53, RGE.24, W. 4M.**

**EDMONTON, ALBERTA**

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



LOT 6  
BLK.21  
PLAN 4719 H.W.



47th STREET  
to 120th AVENUE

## NOTES:

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



**HAGEN SURVEYS**

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca  
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SURVEYOR'S STAMP			
CALCULATED BY:	SK	DRAWN BY:	SK
DATE:	MARCH 21, 2025	REVISED:	--
DRAWING	250253T	FILE NO.	250253





Subdivision Authority

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

May 22, 2025

File No. LDA25-0170

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 9, Block 30, Plan 450 MC, located south of 81 Avenue NW and west of Buena Vista Road NW; **LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 22, 2025, subject to the following conditions:**

1. that, due to the central location of the water service, the owner's surveyor will be required to provide a drawing of the existing service based on a utility locate of the water service at the property line. Subsequent to that measurement, the property line shall either be deflected or the water service shall be relocated;
2. 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion,

after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #587102469-001

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 is an existing access to Buena Vista Road NW. Upon redevelopment of the proposed lots, it must be removed. At that time, the owner 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).
- 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.
- It is recommended that the owner contact a Development Officer ([developmentpermits@edmonton.ca](mailto:developmentpermits@edmonton.ca)) prior to the Development Permit stage, to discuss options for working with the grade difference between the back of the proposed lots (the west property line) and the adjacent alley.
- The existing retaining wall and concrete stairs that encroach into the Buena Vista Road right of way and the abutting alley must be removed, or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information.

Geotechnical

- Since this site currently includes a retaining structure, geotechnical engineering input will be required at the future Development Permit stage. Site-specific geotechnical investigation and inspections by qualified geotechnical personnel will mitigate risk for onsite development and surrounding properties.

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 (Water and Sewer Servicing 780-496-5444).
- The existing water service enters the proposed subdivision approximately 84.73 m south of the south property line of 81 Avenue NW. The existing sanitary and foundation drainage services



enter the proposed subdivision approximately 11.58 m south of the north property line of Lot 9, off Buena Vista Road NW. The existing storm service enters the proposed subdivision approximately 10.4 m north of the south property line of Lot 9, off Buena Vista. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- Note that lots in this area will experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4. Servicing and buildings must be designed in accordance with this service pressure.
- There is deficient water network capacity adjacent to the property with no existing hydrants on Buena Vista Road. The 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.30, PLAN 450 M.C.**

IN THE

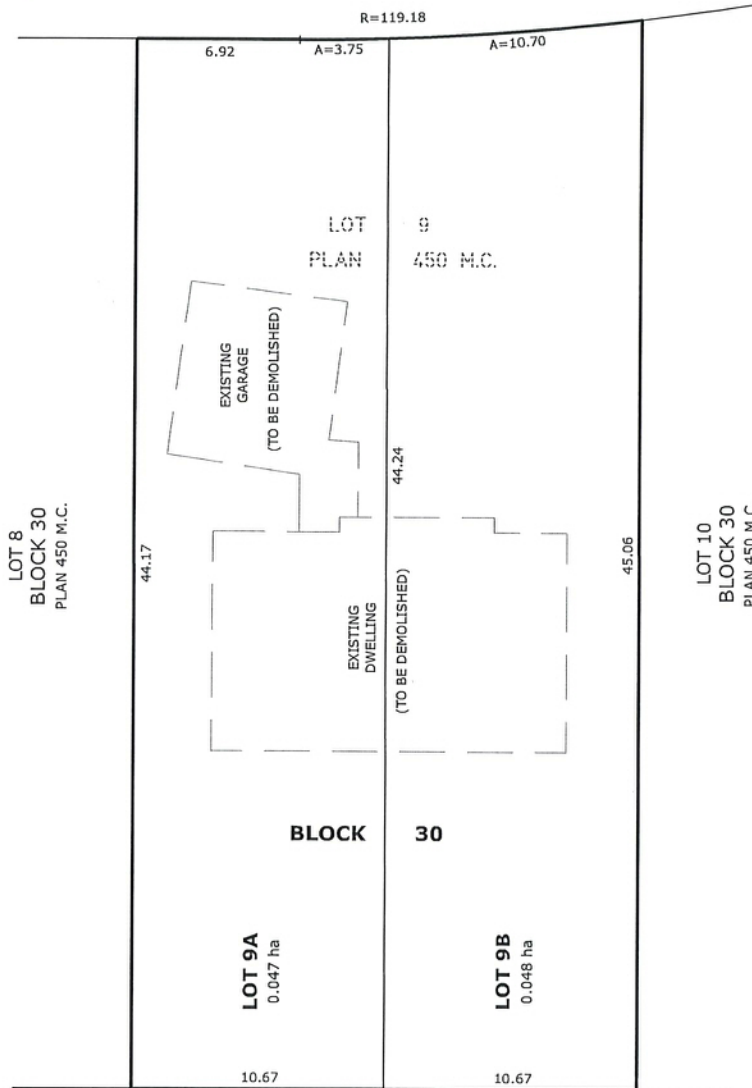
**N.W.1/4 SEC.24, TWP.52, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

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



TO 81st AVENUE  
BUENA VISTA ROAD



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:	SK	DRAWN BY:	SK
DATE:	March 26, 2025	REVISED:	--
DRAWING	250283T	FILE NO.	250283