

Thursday, July 16, 2026

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 28

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 16, 2026 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 9, 2026 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|------------------------------|---|
| 1. | LDA25-0405
5822283310-001 | Tentative plan of subdivision to create one (1) multi-unit housing lot, one (1) commercial lot, four (4) other lots, and three (3) Public Utility lots, from Lot A, Plan 7091KS and Lot B, Plan 7091KS located east of Heritage Valley Trail SW and north of 32 Avenue SW; HERITAGE VALLEY TOWN CENTRE |
| 2. | LDA25-0409
589420742-002 | Tentative plan of subdivision to create 121 residential lots and one (1) Municipal Reserve lot, from the SW-24-53-26-W4M located north of 118a Avenue NW and east of 231 Street NW; HAWKS RIDGE |
| 3. | LDA26-0107
649581641-001 | Tentative plan of subdivision to create 266 residential lots, one (1) other lot, and two (2) Public Utility lots, from Lot 1, Block 1, Plan 182 2466 located north of 167 Avenue NW and east of Fort Road NW; MARQUIS |
| 4. | LDA26-0181
650680707-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M and the NE-6-54-24-W4M, located south of Anthony Henday Drive NW and west of 112 Street NW; CANOSSA |

5. OTHER BUSINESS



Subdivision Authority

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

July 16, 2026

File No. LDA25-0405

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot, one (1) commercial lot, four (4) other lots, and three (3) Public Utility lots, from Lot A, Plan 7091KS and Lot B, Plan 7091KS located east of Heritage Valley Trail SW and north of 32 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on July 16, 2026, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$1,093,602.83 representing 1.405 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate, clear and level 28 Avenue SW from Lot A, Plan 7091KS as required for road right-of-way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate, clear and level 122 Street SW from Lot A, Plan 7091KS as required for road right-of-way and said dedication shall conform to an approved Complete Streets design and cross section, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner dedicate, clear and level a Public Utility Lot (PUL) to conform to an approved Concept Plan for the Capital Line South LRT, or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate additional road right-of-way and modify property lines of the proposed school site at the NE corner of 32 Avenue SW and 134 Street SW, to the satisfaction of Subdivision and Development Coordination, should they be deemed necessary through the review of the engineering drawings and submission of a detailed Swept Path Analysis/Turning Movement Analysis of school buses, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register utility easements in favour of EPCOR for a storm and sewer main and major drainage route as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register an easement for mutual access to the 134 Street SW / 30 Avenue SW roundabout, as shown on the "Condition of Approval" map, Enclosure I. The City shall be a party to the easement;
11. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to walkways with underground utilities as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner consolidate the proposed parcels A, B, C, and the remnant, concurrent with the registration of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct 28 Avenue SW to a four lane undivided arterial roadway standard, from Heritage Valley Trail SW to 122 Street SW, including channelization, accesses (including approved accesses to Lot 1, Plan 942 3159), intersections, 3 m shared pathways on both sides, lighting, landscaping, and any transitional improvements, as per the approved Concept and Preliminary Plans, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 122 Street SW to an approved Complete Street design and cross section standard, from north of 28 Avenue SW to the southern boundary of the parent parcel, including on-street bus bays and wide sidewalks/shared pathways on both sides of the roadway, in consultation with Transit Planning and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner reconstruct the boulevard and curb and gutter at the intersection of 32 Avenue SW and 134 Street SW, including modifications to 32 Avenue SW that may include but is not limited to sidewalks, shared pathway, landscaping, utility relocations, to accommodate a smooth maneuver of WB right turning and SB left turning movements for school buses, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for school buses must be included in the submission of engineering drawings, in accordance with the Complete Streets Design and Construction Standards, to ensure functionality;
11. that the owner pay for the installation of Stop signage on the north leg at the intersection of 32 Avenue SW and 134 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the 32 Avenue SW and 134 Street SW intersection, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct the non-transit collector roadway between 32 Avenue SW and 28 Avenue SW, including a 3 m shared pathway on one side and required lane geometry, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner pay for the installation of “no parking” and “no stopping” signage on the non-transit collector roadways to ensure two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner construct a 3 m hard surface shared pathway within the pipeline corridor, including “Shared Use” signage, bollards and landscaping, with connections to the existing 3 m shared pathway, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner constructs necessary watermain, sanitary and/or storm sewers along the offsite permanent roadways to be constructed with this subdivision, to the satisfaction of Subdivision and Development Coordination;
17. that the owner construct offsite, underground utilities including watermain, sanitary and storm sewer extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lots and road rights of way to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Arterial Dedication Agreement required in Clause I (3) requires that, the owner, or its successor in title, will be required to do the following before the end of June 30, 2028:

1. that the owner dedicate, clear and level road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for 28 Avenue SW and 122 Street SW from Lot 1, Plan 942 3159, 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 A, Plan 7091KS was previously addressed by registering a 1.46 ha Deferred Reserve Caveat (DRC) on title. The DRC will be adjusted by 0.550 ha to account for arterial road dedication for Heritage Valley Trail SW. Subsequent to money in place of MR, the DRC will be discharged in full.

MR for Lot B Plan 7091KS was previously addressed by DRC with LDA21-0353 in the amount of 4.127 ha. This DRC will be transferred to Lot 5, Block 16, Plan 252 0359 (Title # 252 039 332).

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mc/Posse #5822283310-001

Enclosure

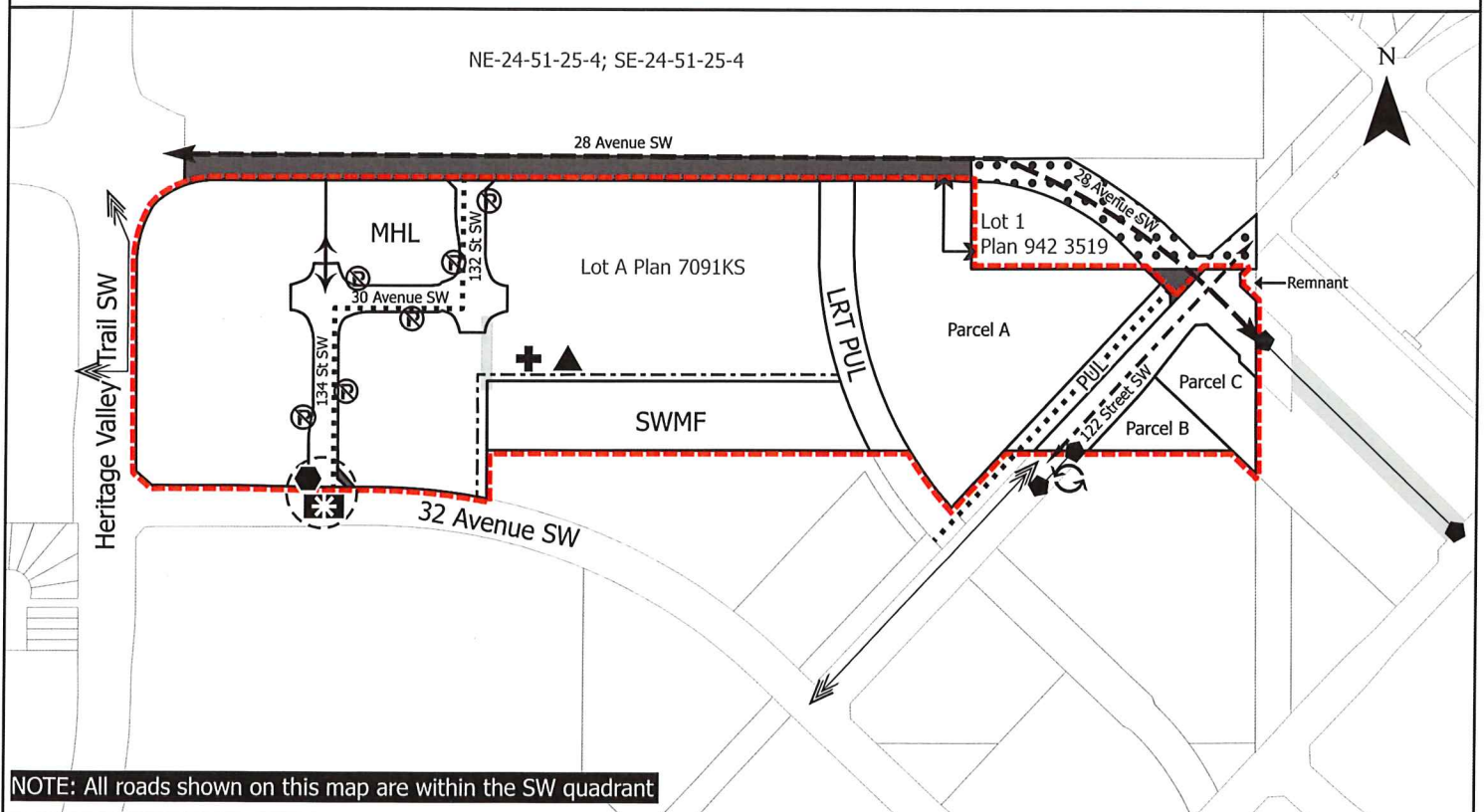
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 16, 2026

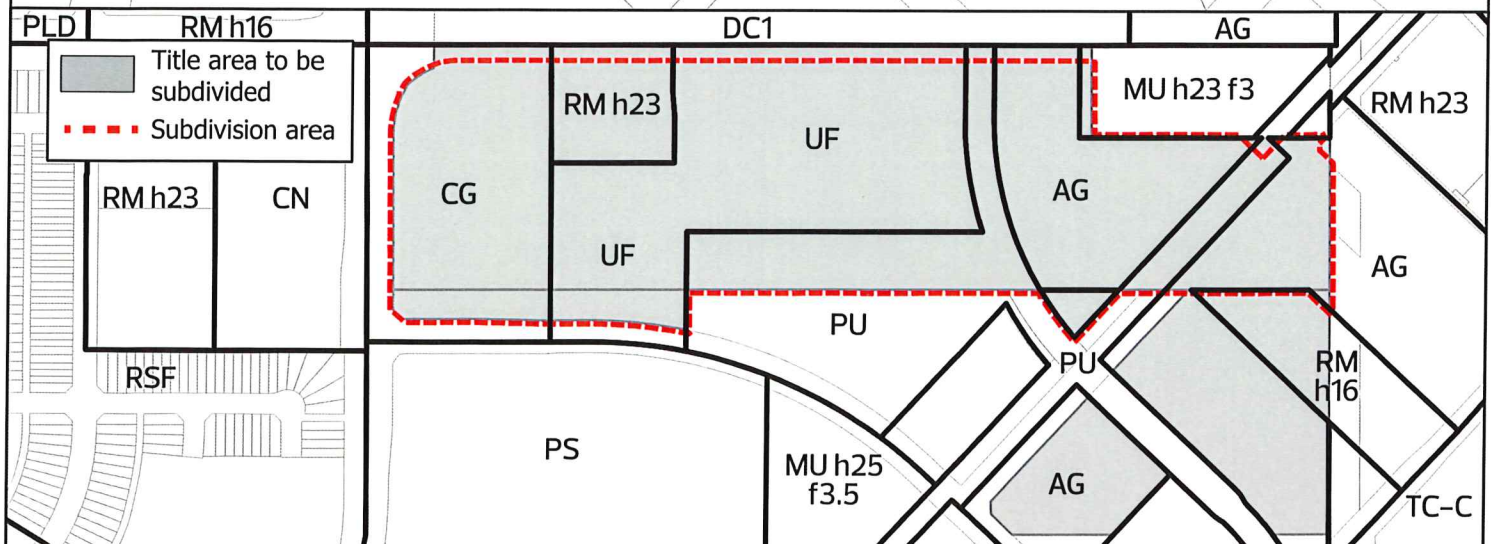
LDA25-0405

- Limit of Proposed Subdivision**
- Rapid flashing beacon
 - Temporary 12 m radius turnaround
 - Stop sign
 - "No parking and no stopping" Signage
 - Restrictive Covenant re: Freeboard
 - Restrictive Covenant re: Disturbed Soil
 - 1.2 m Uniform screen fence
 - 3m Hard surface shared pathway
 - Construct 122 Street SW
 - Construct to a 4-lane undivided arterial roadway
 - Reconstruct intersection
 - Mutual access easement
 - Register cross lot access easement; construct access
 - Storm sewer extension
 - Watermain extension
 - Dedicate as road right of way; deferred dedication agreement
 - Dedicate as road right of way
 - Register utility easement

NE-24-51-25-4; SE-24-51-25-4



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





Subdivision Authority

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

July 16, 2026

File No. LDA25-0409

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 121 residential lots and one (1) Municipal Reserve lot, from the SW-24-53-26-W4M located north of 118a Avenue NW and east of 231 Street NW;
HAWKS RIDGE

I The Subdivision by Plan is APPROVED on July 16, 2026, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.479 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 4.991 ha by a Deferred Reserve Caveat registered against the SW-24-53-26-W4M, 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 the SW-24-53-26-W4M a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. 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;
7. that the owner register temporary emergency access easement for the 4 m emergency access roadway as shown on the "Conditions of Approval" map, Enclosure II;

8. that the owner dedicate additional road right of way for the local road, should it be deemed necessary through the review of engineering drawings, to confirm to an approved cross-section or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate additional road rights of way for the collector-collector/local intersection to incorporate traffic calming measures, should it be deemed necessary through the review of engineering drawings and submission of detailed Swept path Analysis for Fire Rescue Services and ETS vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 temporary 4 m gravel surface emergency accesses with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct 231 Street to a hybrid collector standard, from the proposed east-west collector roadway to the southern boundary of the parent parcel, including the construction of 1.8 m sidewalk on the east side, lighting, transit accommodation, and drainage requirements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct all internal collector roadways, including a 3 m hard surface shared use path on one side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for Fire Rescue Services and ETS vehicles should be included in the submission of engineering drawings to ensure functionality of the proposed collector-collector/local intersection;
12. that the owner construct appropriate traffic calming measures at the local-collector and collector-collector/local intersections, as per Section 3.8.2 of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, access restrictions, intersection treatments and obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
13. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the engineering drawings include grading plans to accommodate the future 3 m shared pathway within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
15. that the owner construct off-site underground storm sewer main extensions within 231 Street NW, to convey the storm drainage into the Hawks Ridge Neighborhood, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner construct off-site underground watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
17. that the engineering drawings include identification of the abandoned well site, demonstrating that a 6.5 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;

18. 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;
19. That the owner construct the MR lot in accordance with the Park Minimum Requirements, and in alignment with an approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination; and
20. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit on the remnant lot, 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 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;
2. that the owner construct 231 Street to a collector standard, from the proposed east-west collector roadway to the northern boundary of the parent parcel, including the construction of 1.8 m sidewalk with a connection to the future active mode network within the future ER, lighting, landscaping, utility servicing and/or modifications, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
3. that the owner construct 231 Street to a collector standard, from the southern boundary of the parent parcel to the southern boundary of the parcel legally described as Lot 1, Block 1, Plan 8821424, including the construction of 1.8 m sidewalk on the east side, lighting, transit accommodation, and drainage requirements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

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

Municipal Reserves (MR) for the SW-24-53-26-W4M in the amount of 1.479 ha are being provided by dedication with this subdivision and a 4.991 ha by Deferred Reserve Caveat.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/nz/Posse #589420742-002

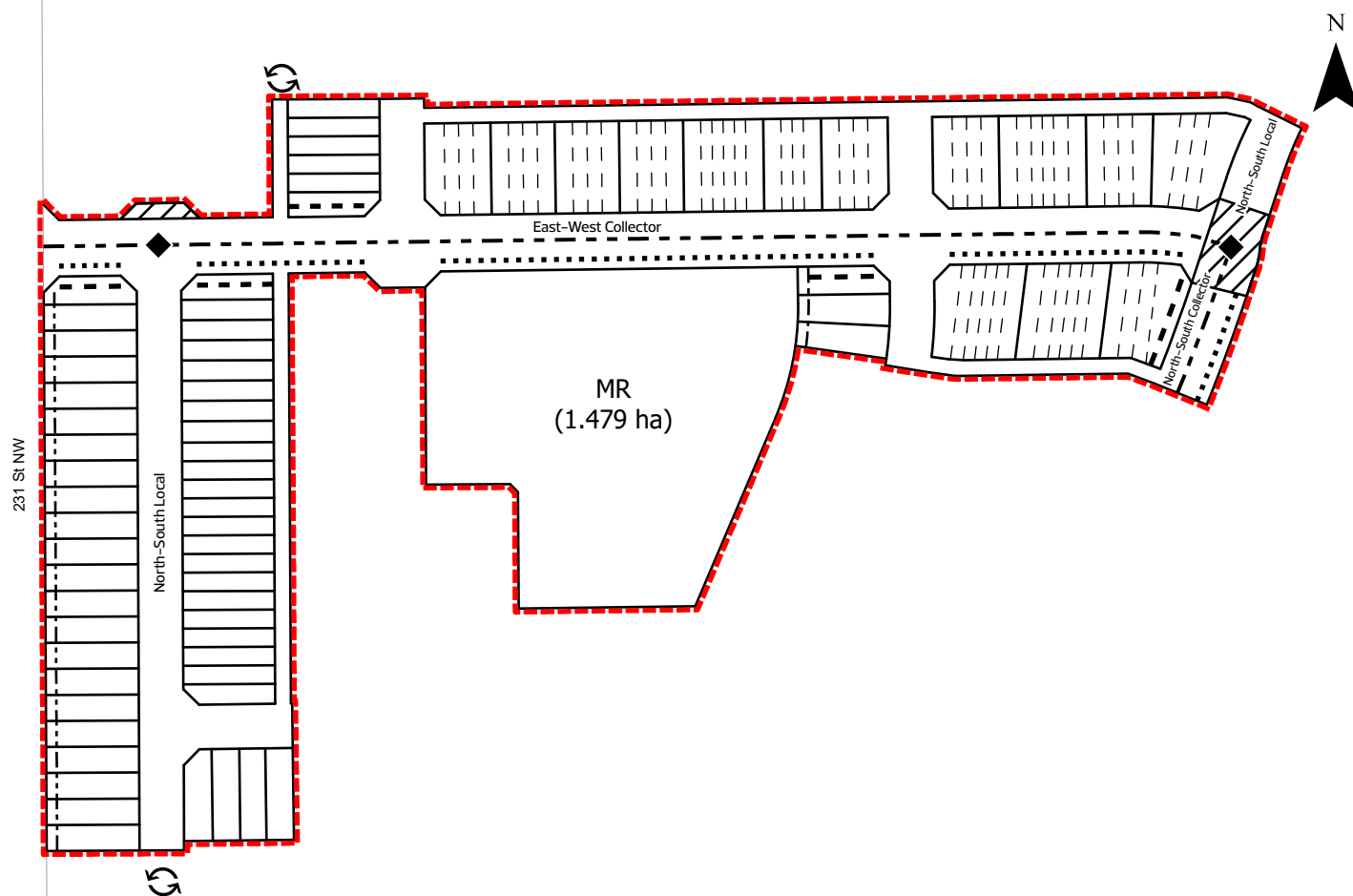
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 16, 2026

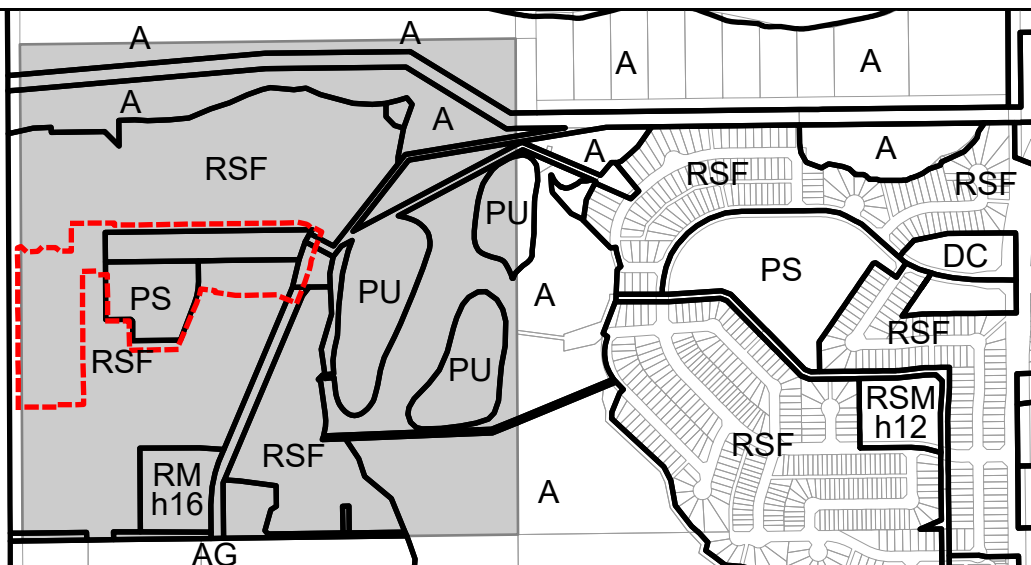
LDA25-0409

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|--|---|
|  Limit of Proposed Subdivision |  1.8 m Uniform screen fence |
|  Traffic calming measures |  3m Hard surface shared use path |
|  Temporary 12 m radius turnaround |  Construct collector roadway |
|  1.2 m Uniform fence |  Dedicate additional road right of way (if deemed necessary) |
|  1.8 m Uniform fence as per Zoning Bylaw | |



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

- | | |
|--|-----------------------------|
|  | Title area to be subdivided |
|  | Subdivision area |

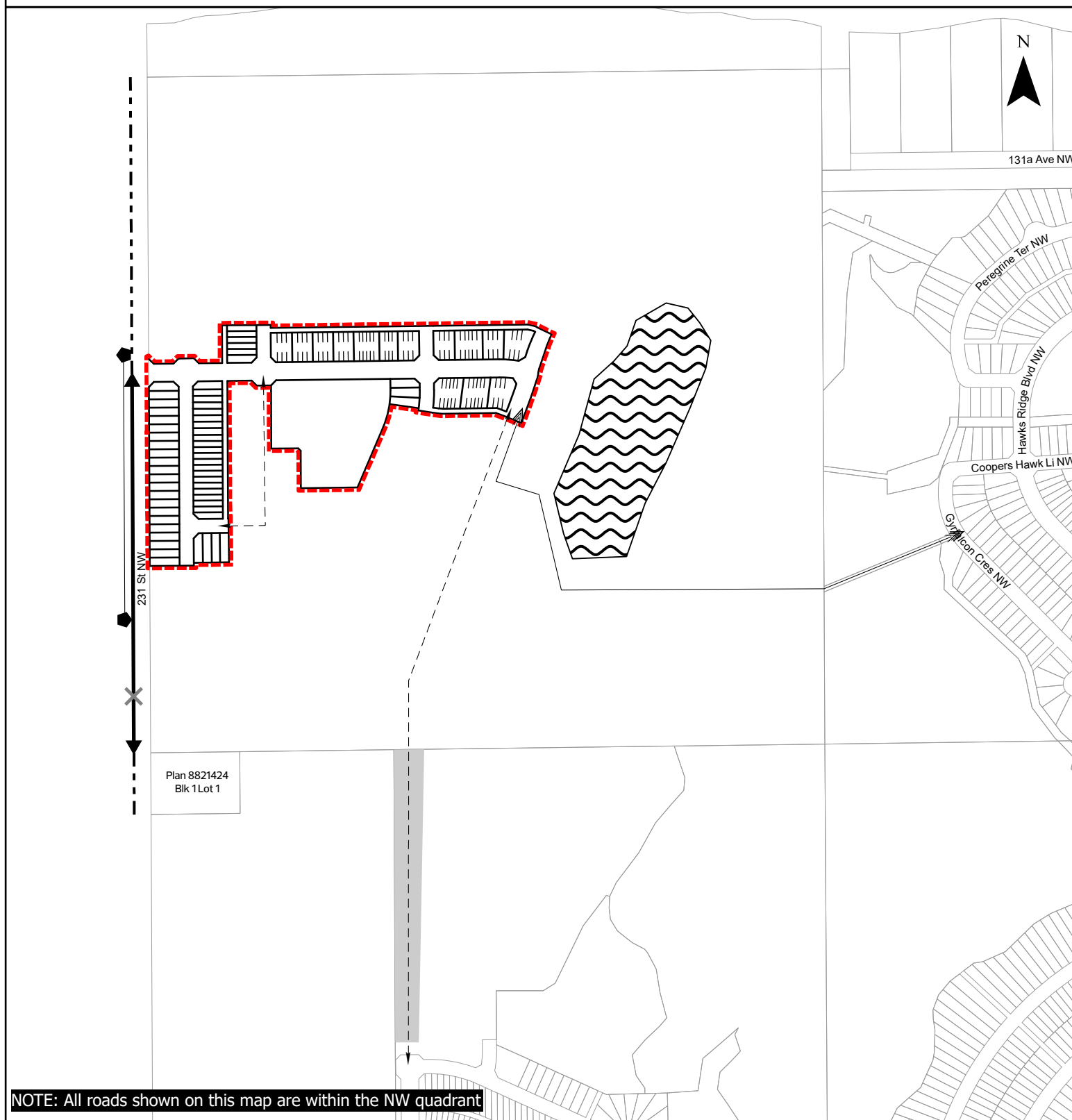


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 16, 2026

LDA25-0409

- | | |
|---|---|
|  Limit of Proposed Subdivision |  Watermain extension |
|  Abandoned well site |  Storm sewer extension |
|  Temporary 4 m emergency access |  Design and construct ultimate storm water management facility |
|  Construct collector roadway |  Register Easement |
|  Construct hybrid collector roadway | |





Subdivision Authority

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

July 16, 2026

File No. LDA26-0107

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create 266 residential lots, one (1) other lot, and two (2) Public Utility lots, from Lot 1, Block 1, Plan 182 2466 located north of 167 Avenue NW and east of Fort Road NW; **MARQUIS**

I The Subdivision by Plan is APPROVED on July 16, 2026, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate, clear, and level Horse Hill Drive NW to conform to an updated and approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for Horse Hill Drive NW, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner dedicate, clear, and level Meridian Street NE to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner register a Public Access Easement or dedicate road right of way on the adjacent Provincially owned parcel (legally described as SW-8-54-23-4; SE 8-54-23-4) to facilitate construction of the first two lanes of Meridian Street NE and Horse Hill Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner register utility easements on private property, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner dedicate additional road right-of-way and that the property lines of the residential lots, backing onto the skewed alley/alley intersection be modified, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate additional road right-of-way and that the property lines of the residential lots, adjacent to the collector road, 3 Street NW, be modified should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination;
9. that Phases 2 and 3 may be registered in non-sequential order at the discretion of the Subdivision Authority and Subdivision and Development Coordination. Phase 1 must be registered prior to Phases 2 and 3;
10. that LDA26-0059 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots containing utility easements, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. That the owner construct the first two lanes of Meridian Street to an arterial roadway standard, from Marquis Boulevard NE to the north of Horse Hill Drive NW, including channelization, accesses, wildlife crossing, intersections, 3 m shared pathway, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval Map" Enclosure II. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct the first two lanes of Horse Hill Drive NW to an arterial roadway standard, from Meridian Street NE to the first collector intersection of 3 Street NW, including channelization, accesses, intersections, 3 m shared pathway, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval Map" Enclosure II. Preliminary plans are required to be approved for Horse Hill Drive NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the engineering drawings include grading plans for Horse Hill Drive NW, as shown on the "Conditions of Approval Map" Enclosure II;
11. that the engineering drawings include grading plans to accommodate a 3 m shared pathway within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval Map" Enclosure II;
12. that the owner construct 3 Street NW with a 3 m shared pathway to an approved design and cross-section in accordance with the Complete Street Design and Construction Standards, as shown on the "Conditions of Approval Map" Enclosure I. The Complete Streets design and cross-section details for 3 Street NW will be determined through the engineering drawing review and approval process;
13. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standard. A Swept Path Analysis for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the acute alley/alley intersection and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct temporary 4 m gravel surface emergency accesses with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner design the proposed CN railway crossing to consider Grade Crossings Standards (GCS) for minimum sightline requirements, crossing warning system warrants, and required traffic control devices (e.g., signs, signals, pavement markings, pedestrian crossing safety, and barriers) for at-grade railway crossings, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner designs and constructs the ultimate Stormwater Management Facility (SWMF) according to the requirements and recommendations of The Department of National Defence (DND) regarding bird hazard mitigation, as per the Edmonton Garrison Heliport Zoning Regulations;
19. that the owner constructs off site sanitary and storm sewers and watermain extensions to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the engineering drawings include an at grade wildlife crossing on Meridian Street, in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure II. Wildlife crossing requirements 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);
21. that the owner construct a 1.8 m noise attenuation fence, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), within residential property lines for all lots backing onto Horse Hill Drive NW and/or the Public Utility Lot (PUL) abutting Meridian Street, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a 2.5 berm, above the top of the rail line and centred on the property line, in accordance with the Marquis NSP and the Guidelines for New Development in Proximity to Railway Operations, and a 1.8 m noise attenuation fence, to the City of Edmonton's Complete Streets Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto the CN Railway, as shown on the "Conditions of Approval" map, Enclosure I;

23. 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
24. that the owner is responsible for the landscape design and construction within the Public Utility lots, 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 Lot 1, Block 1, Plan 182 2466 was previously addressed through subdivision application LDA16-0606 by registering a Deferred Reserve Caveat (DRC) on title. With this subdivision, the DRC will be adjusted to account for the 0.77 ha Public Utility Lot (PUL) dedication and 0.54 ha of arterial road dedication within the stage boundary. An additional 1.19 ha of arterial road dedication for Horse Hill Drive will also be provided. The remaining balance of 3.730 ha of MR will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #649581641-001

Enclosures

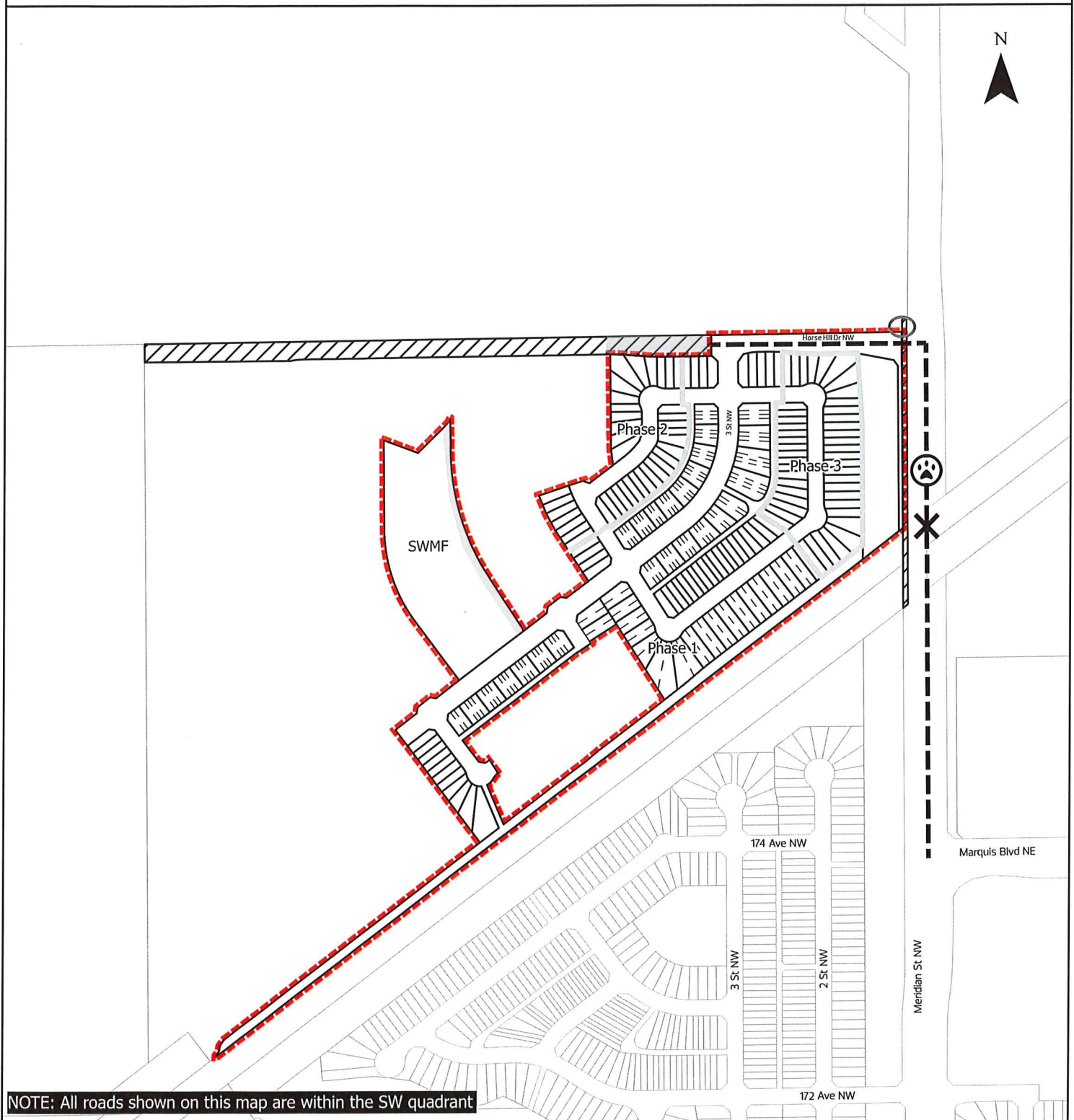
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SUBDIVISION CONDITIONS OF APPROVAL MAP

July 16, 2026

LDA26-0107

-  Limit of Proposed Subdivision
-  Submit grading plans
-  Phasing Line
-  Wildlife crossing
-  Public access easement or register road right of way
-  Construct first two lanes to an arterial roadway standard
-  Dedicate as road right of way
-  Railway crossing





Subdivision Authority

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

July 16, 2026

File No. LDA26-0181

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, from Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M and the NE-6-54-24-W4M, located south of Anthony Henday Drive NW and west of 112 Street NW; **CANOSSA**

I The Subdivision by Plan is APPROVED on July 16, 2026, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 5.58 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a Utility Easement for the interim Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA26-0085, be registered prior to or concurrent with this application;
6. that LDA25-0512 to amend the Edmonton Zoning Bylaw, Canossa Neighborhood Structure Plan, and, Castle Downs Extension Area Structure Plan, shall be approved prior to the endorsement of the plan of survey; 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 (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
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;
9. that the owner construct 175 Avenue NW to an urban collector roadway standard, including a 2.5 m mono-walk with straight faced curb and gutter adjacent to the future school site, and 3m shared use path on the north side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared pathway with "Shared Use" signage, lighting, and bollards, within the MR lot and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct appropriate traffic calming measures at the intersection of 175 Avenue NW and 115 Street NW, as per Section 3.8.2 of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, access restrictions, intersection treatments and signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

12. that the owner design the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, including all necessary inlets and outlets, according to the requirements and recommendations of The Department of National Defence (DND) regarding bird hazard mitigation, as per the Edmonton Garrison Heliport Zoning Regulations, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that a Construction Completion Certificate (CCC) for Storm Water Management facility (SWMF) will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
14. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination;
15. that the owner construct off-site underground storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner provide full site servicing for the MR lot -the school and community league buildings- including, two 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
17. that the owner construct post and rail fence on the Municipal Reserve (MR) lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscape design and construction within the Reserve lot, and road rights 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 Reserves (MR) for Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M were previously addressed under LDA06-0143 by 8.388 ha Deferred Reserve Caveat (DRC). The DRC will be decreased to 4.0187 to account for the adjusted titled area, TUC (Plan 882 1652), arterial road dedications (Plans 952 0939, 982 3987, and 0112 1150), and dedication for school/park site, and will carry forward on title.

Municipal Reserves for the NE ¼ 6-54-24-4 were previously addressed with 76-SC-88 by a 1.6186 ha Deferred Reserve Caveat (DRC). The DRC will be discharged in full accounting for a 0.333 ha arterial road dedication and 1.5857 ha dedication for school/park site.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/nz/Posse #650680707-001

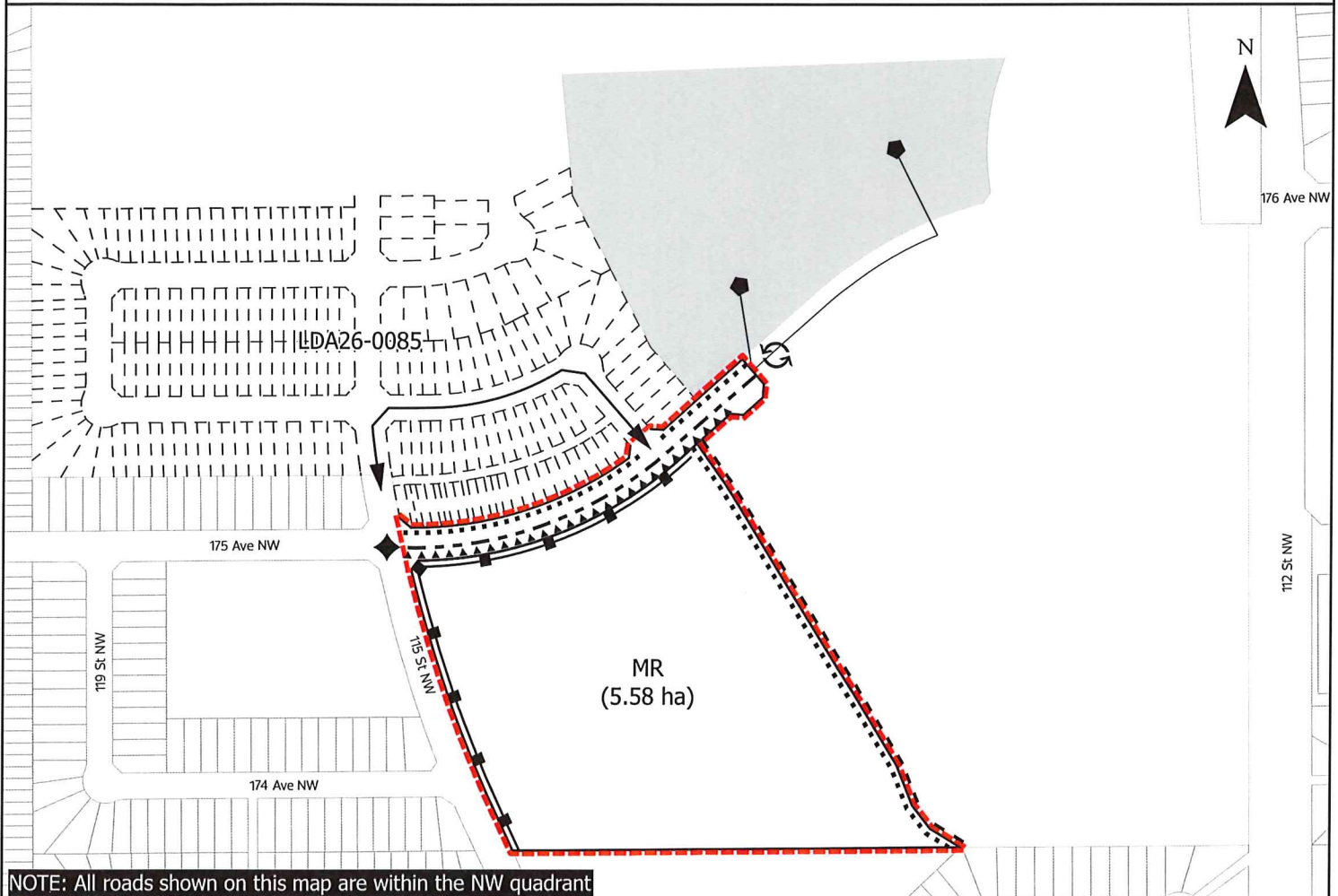
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

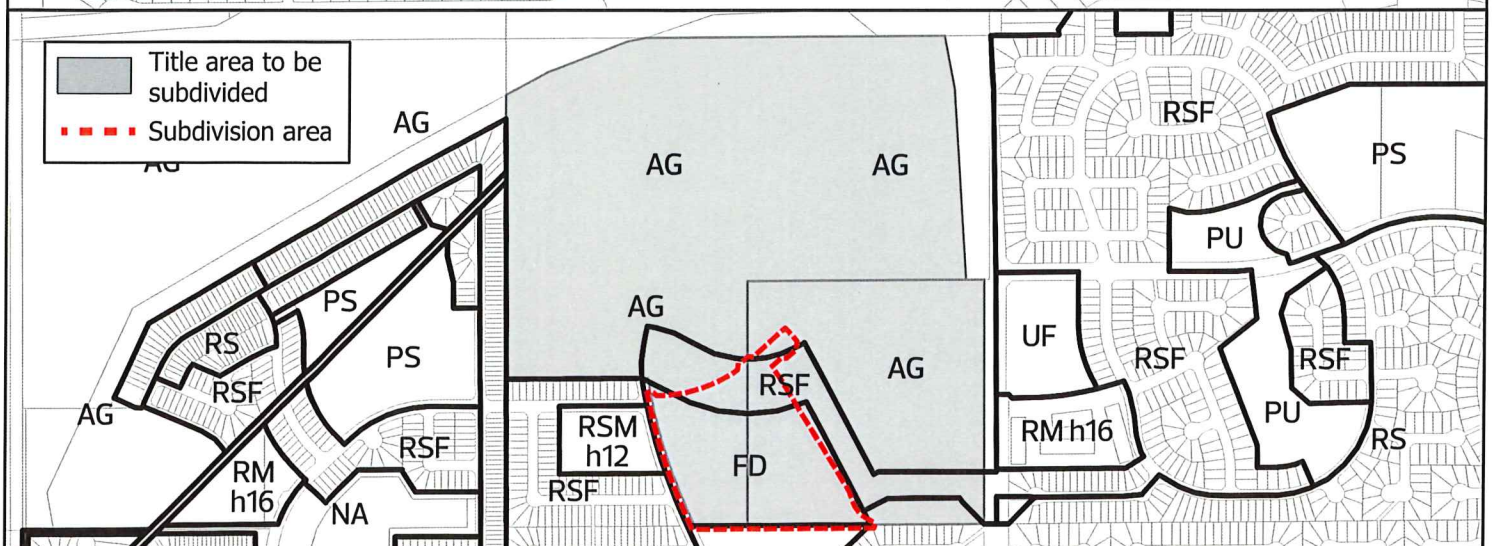
July 16, 2026

LDA26-0181

- | | |
|--|--|
|  Limit of Proposed Subdivision |  3 m Hard surface shared use path |
|  Temporary 12 m radius turnaround |  Construct collector roadway |
|  Traffic Calming Measures |  Temporary 4 m emergency access |
|  1.8 m Uniform fence |  Storm sewer extension |
|  Post and rail fence |  Interim storm water management facility; Register Easement |
|  2 m Mono-walk | |



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



Thursday, July 9, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 9, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 2, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA26-0120
650814657-001

Tentative plan of subdivision to create 201 residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots, from Lot 3, Block A, Plan 242 1203, and Lot 2, Plan 972 0280, located south of Sunwapta Way NW and west of 199 Street SW; **STILLWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA26-0123
648452111-001

Tentative plan of subdivision to create 44 residential lots from Lot H, Block 1, Plan 252 0975, located north of 17 Avenue NW and west of 184 Street NW; **RIVER'S EDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA26-0183 659547712-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 14, Plan 4116 HW, located east of 118 Street NW and north of 84 Avenue NW; WINDSOR PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA26-0187 660273349-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 6A, Block 35, Plan 962RS, located south of 54 Avenue NW and west of 109 Street NW; PLEASANTVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA26-0193 660647294-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot Q, Block P, Plan 833 HW, located north of 88 Avenue NW and west of 89 Street NW; BONNIE DOON	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA26-0197 661209519-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 9, Plan 4925 KS, located west of 107 Street NW and north of 58 Avenue NW; PLEASANTVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA26-0201 661827811-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 18, Block 7A, Plan 1839 KS, located south of 90 Avenue NW and east of 151 Street NW; JASPER PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA26-0203 661851815-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 57, Plan 4649 HW, located east of 84 Street NW and south of 102 Avenue NW; FOREST HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:10 a.m.