

Thursday, June 4, 2026
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 22

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 4, 2026 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 28, 2026 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA26-0151
652071863-001 | Tentative plan of subdivision to create one (1) additional industrial lot from Lot 2, Block 2, Plan 082 1861, located north of 70 Avenue NW and west of 8 Street NW; MAPLE RIDGE |
| 2. | LDA26-0098
652071863-001 | Tentative plan of subdivision to create separate titles for 2 (two) semi-detached dwellings from Lot 25 and 26 Block 13, Plan 3963HW, located south of 95 Avenue NW and west of 153 Street NW; SHERWOOD |
| 3. | LDA26-0148
656914232-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 38, Block 29, Plan 772 2531, located west of 55 Street NW and north of 10 Avenue NW; SAKAW |
| 4. | LDA26-0160
657797020-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 14, Plan 1909 HW, located west of 160 Street NW and south of 98 Avenue NW; GLENWOOD |

5. OTHER BUSINESS



Subdivision Authority

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

June 4, 2026

File No. LDA26-0151

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 2, Block 2, Plan 082 1861, located north of 70 Avenue NW and west of 8 Street NW; **MAPLE RIDGE**

The Subdivision by Plan is APPROVED on June 4, 2026, subject to the following conditions:

1. that the owner dedicate additional road right-of-way for 70 Avenue NW to accommodate the existing turnaround within proposed Lot 2A, as shown on the "Conditions of Approval" map, Enclosure I. The dedication shall be to an approved cross section or to the satisfaction of Subdivision and Development Coordination;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the construction of a 1.2 m fence, as shown on the "Conditions of Approval" map, Enclosure I. The fence shall be contained wholly within private property and constructed to the satisfaction of Subdivision and Development Coordination; 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.

Municipal Reserve (MR) for Lot 2, Block 2, Plan 082 1861 was previously addressed with Plan 4192 RS by dedication of a 5.03 hectare reserve parcel.

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

Please be advised that 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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #652071863-001

Enclosure

TENTATIVE PLAN

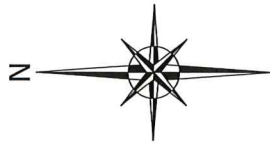
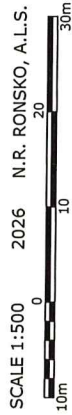
SHOWING SUBDIVISION OF

LOT 2, BLK.2, PLAN 082 1861

IN THE

N.E.1/4 SEC.20, TWP.52, RGE.23, W. 4M.

EDMONTON, ALBERTA



LOT 11
BLK. 1
PLAN 792 0262

LOT 2A
0.236 ha

BLK. 2
LOT 2
PLAN 082 1861

LOT 2B
0.269 ha

LOT 5
BLK. 2
PLAN 082 1861

WALKWAY
53.46

50.44

50.44

53.46

50.35

50.35

70th AVENUE

LEGEND



Dedicate as road right of way



1.2m Uniform Fence

LOT 1 PUL
BLK. 2
PLAN 082 1861

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:	---	DRAWN BY:	C.Z.
DATE:	MAY 11, 2026	REVISED:	--
DRAWING	260360T	FILE NO.	260360



Subdivision Authority

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

June 4, 2026

File No. LDA26-0098

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for 2 (two) semi-detached dwellings from Lot 25 and 26 Block 13, Plan 3963HW, located south of 95 Avenue NW and west of 153 Street NW; **SHERWOOD**

The Subdivision by Plan is APPROVED on June 4, 2026, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed lots 25B and 26B;
2. that the owner apply for permits to demolish the existing dwellings and garages on both Lot 25 and Lot 26, prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at 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 did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #652071863-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1 490.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There are two existing accesses to 95 Avenue NW. Upon redevelopment of proposed Lot 25B and 26B, they must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 1.61 m east of the west property line of existing Lot 26, off 95 Avenue NW and 1.09 m east of the west property line of existing Lot 25, off 95 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site

plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

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

KLAIR CUSTOM HOMES EDMONTON LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL DISTANCES ON STRAIGHT BOUNDARIES ARE STRAIGHT LINE DISTANCES.
- THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS..... AND CONTAINS: 0.13 ha

95 AVENUE



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	MAR. 2026	ORIGINAL PLAN COMPLETED	CN

REVISIONS

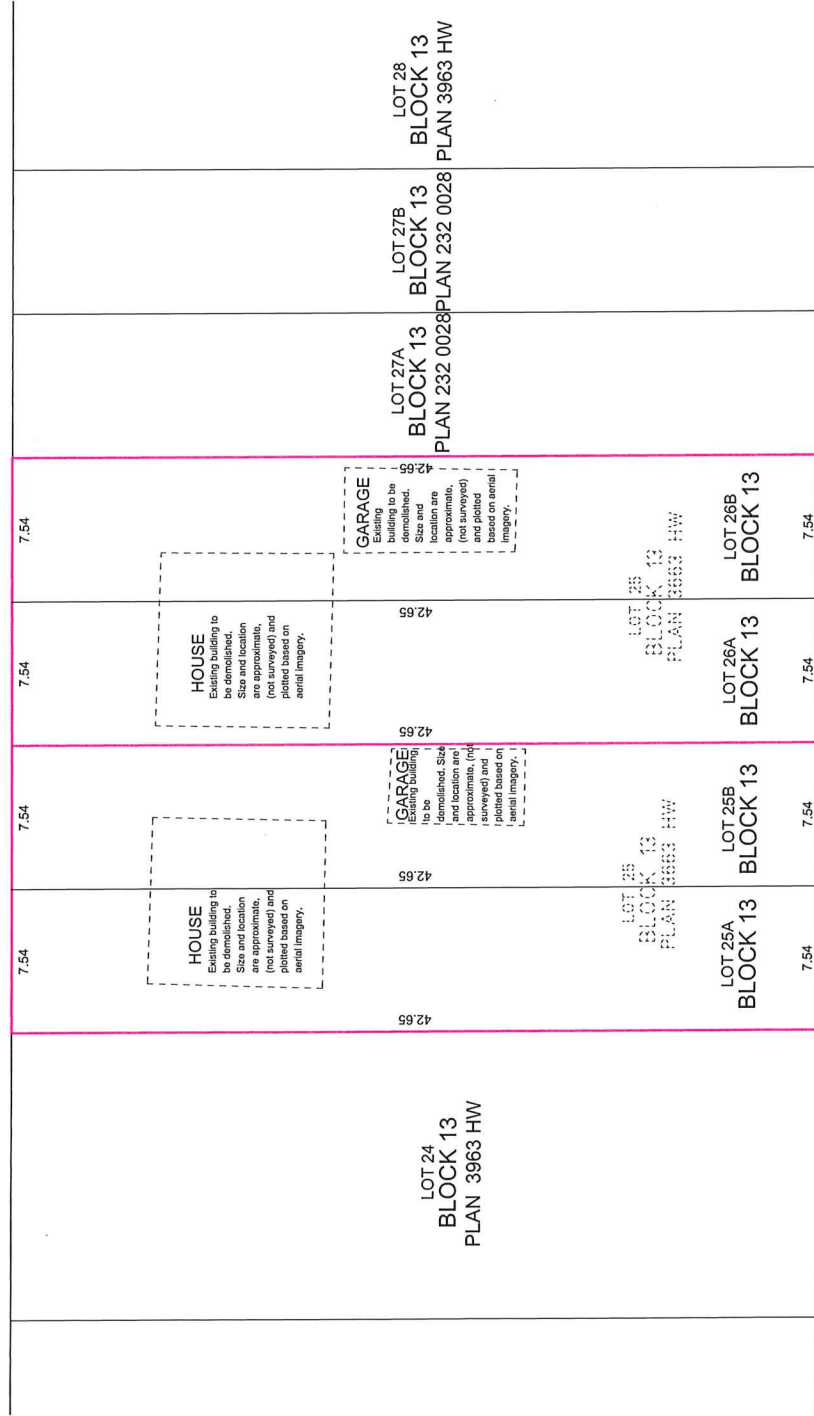
SHERWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOTS 25 & 26, BLOCK 13, PLAN 3963HW
WITHIN THE
S.W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES
2026

Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
1070-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 689046007 DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

June 4, 2026

File No. LDA26-0148

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 38, Block 29, Plan 772 2531, located west of 55 Street NW and north of 10 Avenue NW; **SAKAW**

The Subdivision by Plan is APPROVED on June 4, 2026, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #656914232-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 56 Street NW. Upon redevelopment of proposed Lot 38A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 0.91 m north of the south property line of existing Lot 38, off 56 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

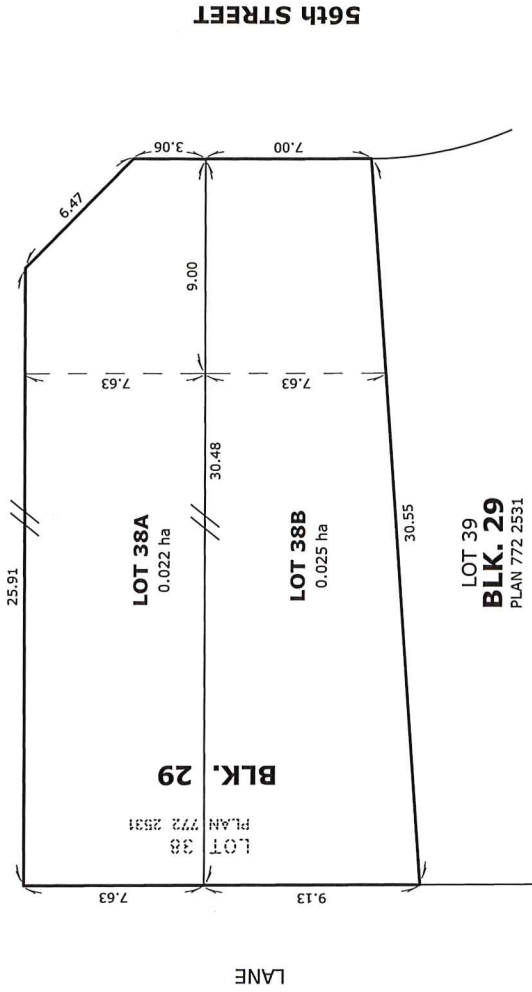
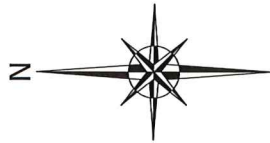
LOT 38, BLK.29, PLAN 772 2531

IN THE

N.E.1/4 SEC.26, TWP.51, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2026 N.R. RONSKO, A.L.S.



NOTES:

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

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CALCULATED BY:	DRAWN BY:	C.Z.
DATE:	MAY 04, 2026	REVISED:
DRAWING	260385T	FILE NO.
		260385

SURVEYOR'S STAMP



Subdivision Authority

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

June 4, 2026

File No. LDA26-0160

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 14, Plan 1909 HW, located west of 160 Street NW and south of 98 Avenue NW; **GLENWOOD**

The Subdivision by Plan is APPROVED on June 4, 2026, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #657797020-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.38 m south of the north property line of existing Lot 6, off 160 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is 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

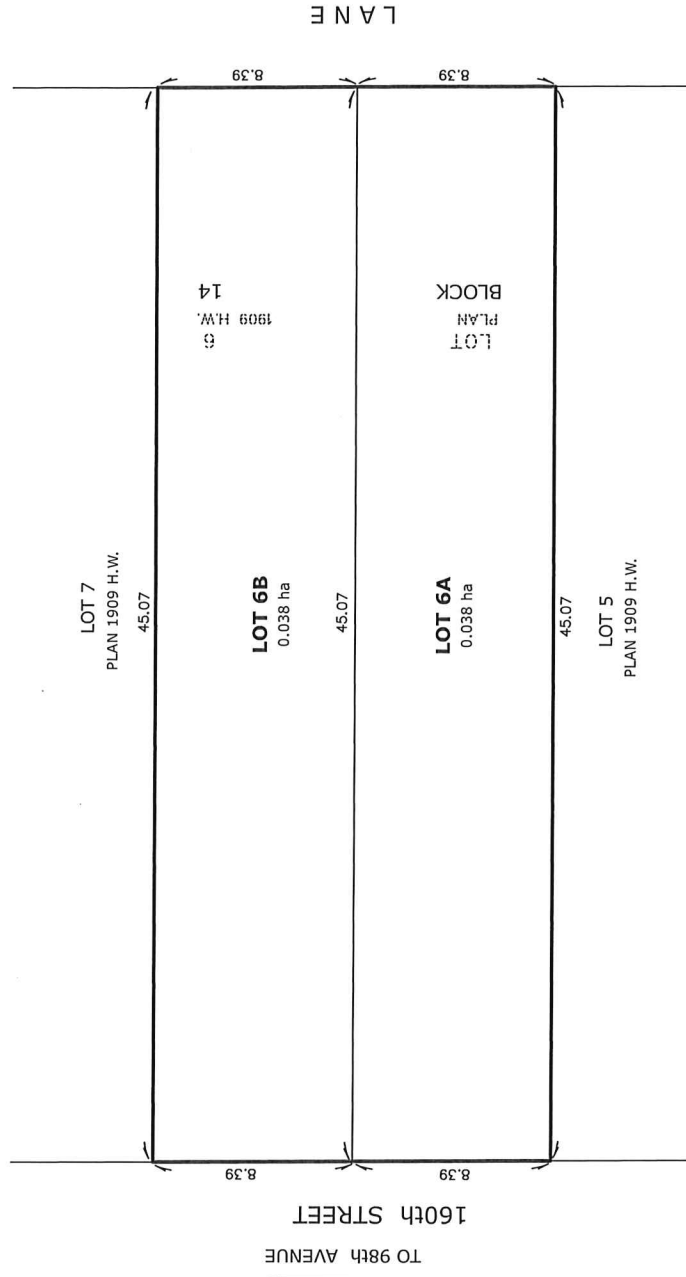
LOT 6, BLK. 14, PLAN 1909 H.W.

IN THE

N.E.1/4 SEC.34, TWP.52, RGE.25, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2026 R.W. SIMPSON, A.L.S.



NOTES:

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



HAGEN SURVEYS

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CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	MAY 06, 2026	REVISED:	--
DRAWING	260393T	FILE NO.	260393

SURVEYOR'S STAMP



Thursday, May 28, 2026
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 21

PRESENT Kristen Rutherford, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Kristen Rutherford
That the Subdivision Authority Agenda for the May 28, 2026 meeting be adopted.

FOR THE MOTION Kristen Rutherford **CARRIED**

2. ADOPTION OF MINUTES

MOVED Kristen Rutherford
That the Subdivision Authority Minutes for the May 21, 2026 meeting be adopted.

FOR THE MOTION Kristen Rutherford **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA26-0011
636444947-001 Tentative plan of subdivision to create 248 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve Lot, and one (1) Public Utility Lot from a portion of roadway to be closed and the NE 17-51-25-W4M and NW 17-51-25-W4M located west of 184 Street SW and south of Keswick Drive SW; **RIVER VALLEY KENDAL**

MOVED Kristen Rutherford
That the application for subdivision be Approved as Amended.

FOR THE MOTION Kristen Rutherford **CARRIED**

2. LDA26-0034
628011644-002 Tentative plan of subdivision to create one (1) multi-unit housing lot from, Lot 14, Block 1, Plan 6215V, located north of 153 Avenue NW and east of 97 Street NW; **EAUX CLAIRES**

MOVED Kristen Rutherford
That the application for subdivision be Approved as Amended..

FOR THE MOTION Kristen Rutherford **CARRIED**

3.	LDA26-0070 649382829-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 29, Block 4, Plan 5508 MC, located north of Marlboro Road NW and west of Aspen Drive NW; WESTBROOK ESTATES	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		