

Thursday, June 11, 2026

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 23

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
		That the Subdivision Authority Agenda for the June 11, 2026 meeting be adopted.
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
		That the Subdivision Authority Minutes for the June 4, 2026 meeting be adopted.
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA25-0421 596092500-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL), and one (1) Public Utility Lot from Lot B, Plan 1548 MC located north of Ellerslie Road SW and east of 119 Street SW; <b>MACEWAN</b>
2.	LDA26-0076 640912456-001	Tentative plan of subdivision to create 70 residential lots and one (1) multi-unit housing lot (MHL) from Lot 1, Block 1, Plan 262 0251 located south of 167 Avenue NE and east of Meridian Street NW; <b>QUARRY RIDGE</b>
3.	LDA26-0168 658143301-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1A, Block 18, Plan 4747 KS, located north of 124 Avenue NW and west of 81 Street NW; <b>ELMWOOD PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

June 11, 2026

File No. LDA25-0421

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL), and one (1) Public Utility Lot from Lot B, Plan 1548 MC located north of Ellerslie Road SW and east of 119 Street SW; **MACEWAN**

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**I The Subdivision by Plan is APPROVED on June 11, 2026, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$741,553.52 representing 0.812 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 Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed Lot 1 and Lot 2 a claim of interest by caveat of the Deferred Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner register a blanket utility easement in favour of EPCOR Drainage Services to allow for a sanitary and storm sewer main and major drainage route to service the proposed subdivision, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a public access easement for the internal private roadways and active mode infrastructures to provide connections to Ellerslie Road SW and McMullen Green SW, as conceptually shown on the "Conditions of Approval" map, Enclosure I. The easement can be refined and its final alignment can be confirmed with further subdivision and/or development permit. The City shall be a party to the easement;

8. that the owner dedicate road right of way for a westbound right turn bay and taper for the intersection of Ellerslie Road SW and the proposed access, from the parent parcel, in accordance with the Complete Streets Design & Construction Standards, or to the satisfaction of Subdivision and Development Coordination for Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate road right of way for a westbound right turn bay and taper for the intersection of Ellerslie Road SW and the proposed access, from Lot 114PUL, Block 6, Plan 022 7247, in accordance with the Complete Streets Design & Construction Standards, or to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of detailed engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
10. that subject to Condition I.8 and I.9, the owner remove all landscaping and existing structures and level as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
11. that the owner dedicate additional road right of way for the existing north/south roadway, on the east boundary of proposed Lot 2 to facilitate the construction of a 1.8 m concrete sidewalk from McMullen Place to McMullen Green, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots 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 (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 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;
4. that the owner construct the westbound right turn bay for the intersection of Ellerslie Road SW and the proposed access with the standard taper and bay to an arterial roadway standard, including lighting, landscaping, paint line marking modifications, access removal, any transitional improvements and any relocation/ modifications to existing utility infrastructure, landscaping and/or shared pathway construction, as shown on the "Conditions of Approval" map, Enclosure I;

5. that the owner pay for the installation/upgrade of traffic signals that may include additional infrastructure modifications to support the installation at the intersection of Ellerslie Road SW and the proposed access, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the road right of way, with connection to the adjacent sidewalks on McMullen Green and McMullen Place, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within the Public Utility lot and road right of way, to the satisfaction of City Departments and affected utility agencies.

**III That the Deferred Agreement required in Clause I (3) requires that upon further subdivision or upon 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 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 of Lot 1 construct a north/south internal private roadway to an enhanced local roadway standard with two travel lanes, parking ban on one side and a 3 m shared pathway in consideration of the Complete Street Design and Construction Standards, and as per the recommendations in the accepted Traffic Impact Assessment, from Ellerslie Road to the northern limit of proposed Lot 1, to provide connectivity for all modes through the site, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner pay for the installation of "no parking" signage on the enhanced local roadways to support the cross section(s) and operation of the internal roadways, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner of Lot 2 construct an internal private roadway to a local roadway standard with two travel lanes and a 3 m shared pathway in consideration of the Complete Streets Design and Construction Standards, and as per the recommendations in the accepted Traffic Impact Assessment, from the northern limit of proposed Lot 1 to McMullen Green, to provide

connectivity for all modes through the site, as conceptually shown on the “Conditions of Approval” map, Enclosure I; and

8. that the owner of Lot 2 construct appropriate traffic calming measures as per the recommendations of the Traffic Impact Assessment, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility Traffic, at the locations conceptually shown on the “Conditions of Approval” map, Enclosure I. Traffic calming measures may include but are not limited to, vertical deflection horizontal deflection, obstruction, access restrictions, intersection treatments, and other support infrastructure that may include signage. Details relative to this requirement will be reviewed and finalized with the submission of detailed engineering drawings.

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

Municipal Reserve (MR) for Lot B, Plan 1548 MC in the amount of \$741,553.52, representing 0.812 ha, is being provided by money in place with this subdivision. Money in place may change depending 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mc/Posse #596092500-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2026

LDA25-0421


 Limit of Proposed Subdivision

 Traffic calming measures


 "No Parking" Signage

 Restrictive Covenant re: Disturbed soil

 Traffic Signal


 Construct private local roadway; conceptual alignment; register easement

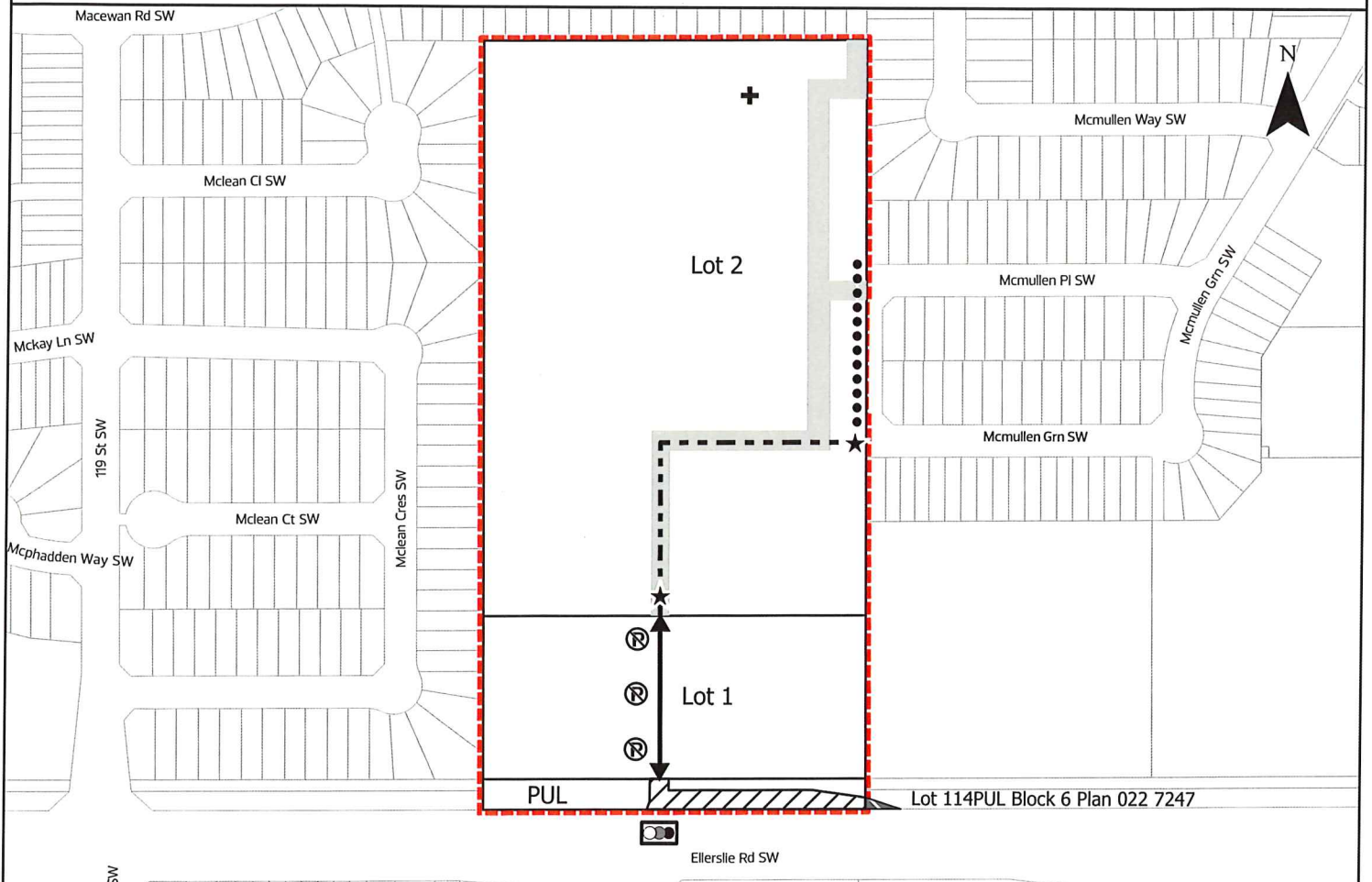
 Construct private enhanced local roadway; conceptual alignment; register easement

 1.8 m Concrete sidewalk; dedicate road right of way

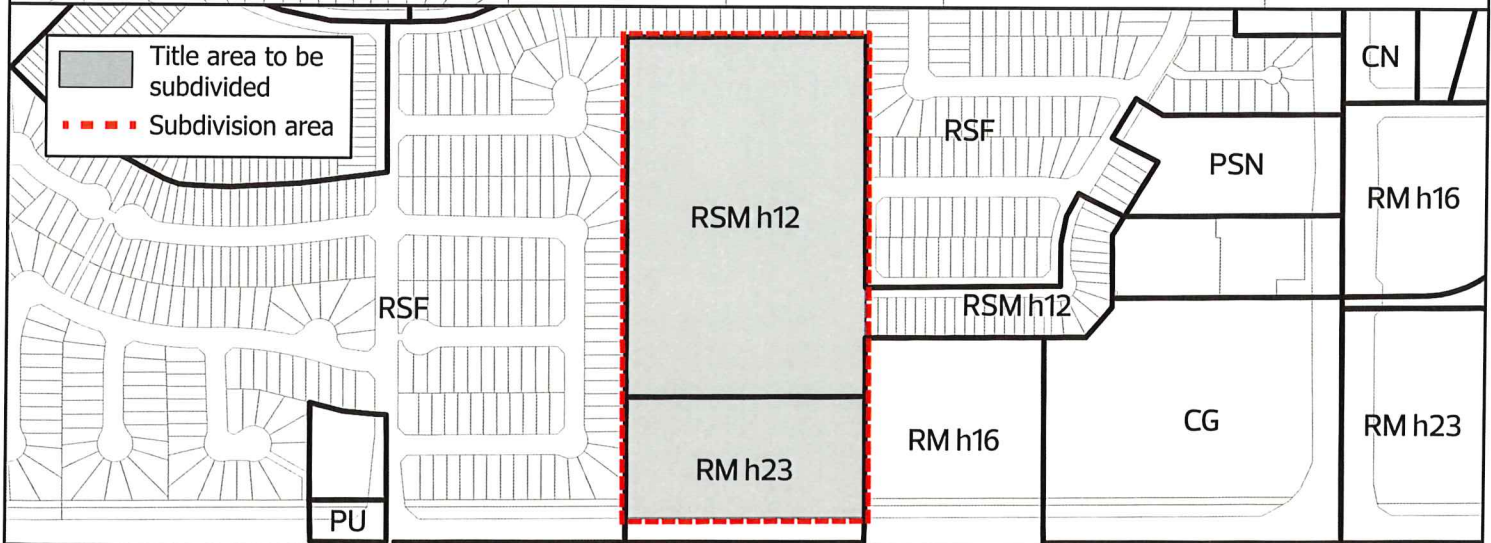
 Conceptual utility alignment; register blanket easement

 Construct right turn bay, dedicate as road right of way

 Dedicate as road right of way, as required



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

June 11, 2026

File No. LDA26-0076

WSP  
1200, 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya Schroeder

RE: Tentative plan of subdivision to create 70 residential lots and one (1) multi-unit housing lot (MHL) from Lot 1, Block 1, Plan 262 0251 located south of 167 Avenue NE and east of Meridian Street NW; **QUARRY RIDGE**

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**I The Subdivision by Plan is APPROVED on June 11, 2026, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$355,824.00 representing 0.480 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 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 Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a 3 m asphalt surface shared pathway with "Shared Use" signage, lighting, landscaping, and bollards, within the PUL, with connections to adjacent sidewalks (the pathway must connect to the existing crossing at 163 Avenue, and the existing curb ramp must be reconstructed to support the 3 m pathway), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m shared pathway with bollards and lighting within the walkway; with a connection to the adjacent shared pathway within the PUL, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road right of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Block 1, Plan 262 0251 in the amount of \$355,824.00, representing 0.480 ha, is being provided by money in place with this subdivision. 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.








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

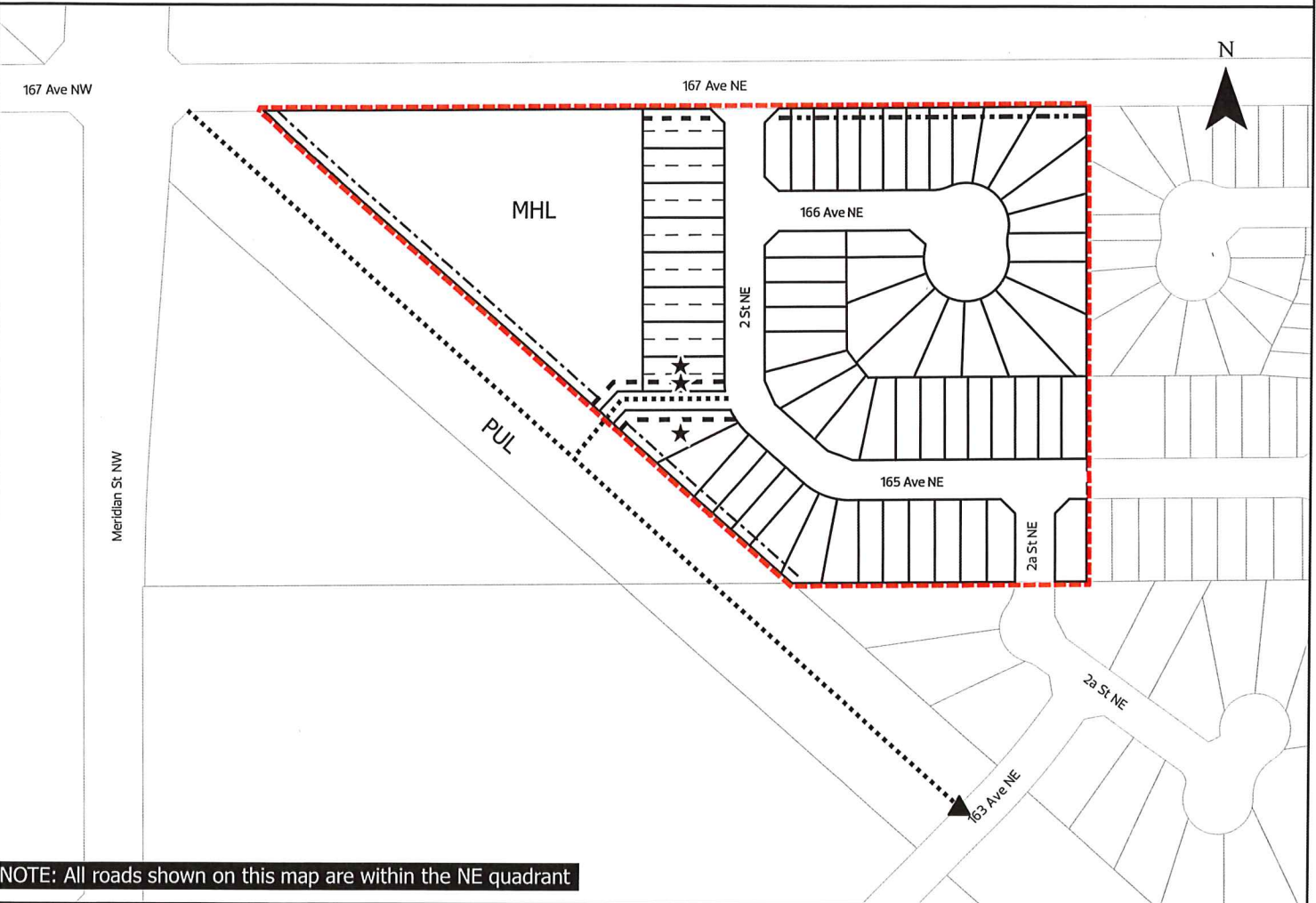
Regards,

Blair McDowell  
Subdivision Authority

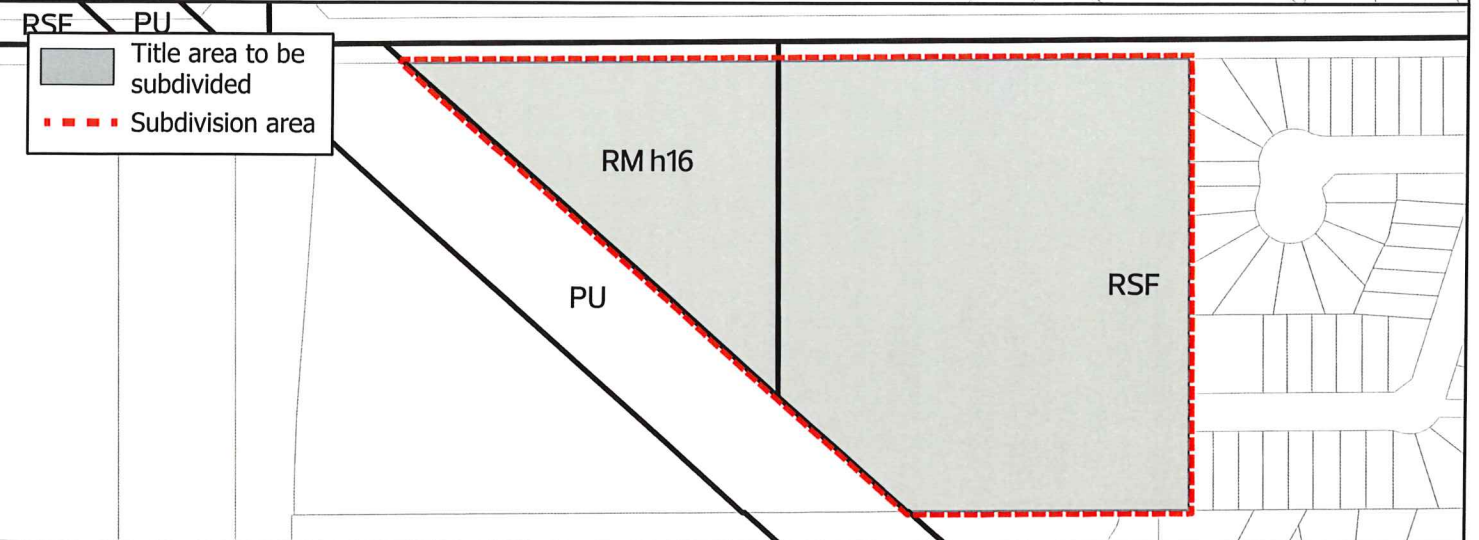
BM/jv/Posse #640912456-001

Enclosure

-  Limit of Proposed Subdivision
-  3m Hard surface shared use path
-  Restrictive Covenant re: Disturbed Soil
-  Reconstruct curb ramp
-  1.8 m Uniform Fence as per Zoning Bylaw
-  1.8 m Uniform screen fence
-  1.2 m Uniform fence



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





Subdivision Authority

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

June 11, 2026

File No. LDA26-0168

Geodetic Surveys and Engineering Ltd.  
6111 101 Ave NW  
Edmonton AB T6A 0G9

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 1A, Block 18, Plan 4747 KS, located north of 124 Avenue NW and west of 81 Street NW; **ELMWOOD PARK**

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**The Subdivision by Plan is APPROVED on June 11, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing 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 #658143301-001

Enclosures

Please be advised of the following:

#### Next Steps for Subdivision Approval

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

#### Transportation

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

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 22.71m north of the north lot line of 124 Avenue of proposed Lot 1B, off the lane west of 81 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)..
- 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

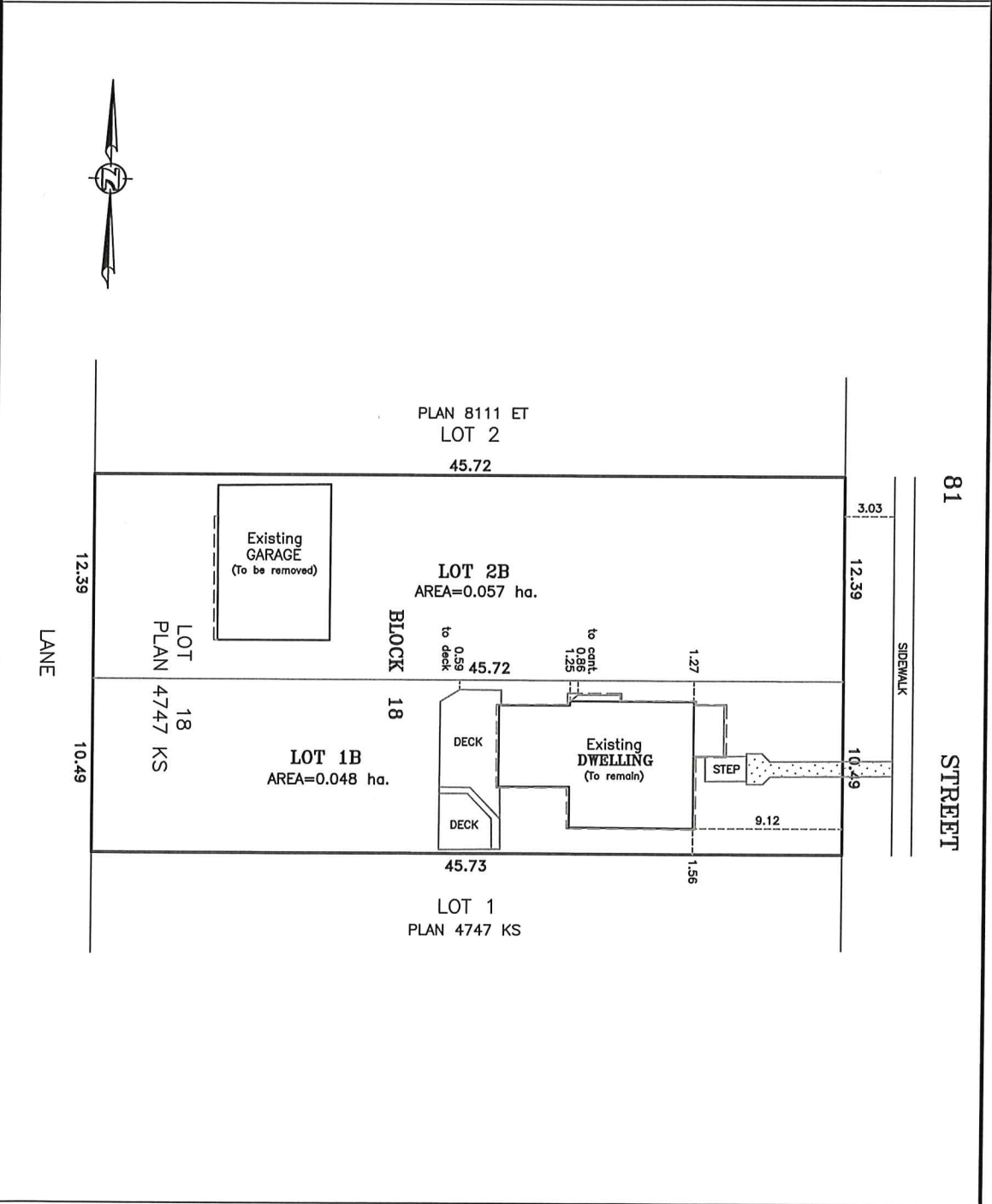
(CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power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

**TENTATIVE PLAN  
SHOWING  
PROPOSED SUBDIVISION**

OF  
LOT 1A, BLOCK 18, PLAN 4747 KS  
N.W.1/4, SEC. 15, TWP. 53, RGE. 24, W.4M.  
**EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... — x — x — x —
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————  
AND CONTAINS 0.105 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9

Ph. (780) 465-3389

Fax. (780) 465-5400

email: [hello@geodeticsurveys.com](mailto:hello@geodeticsurveys.com)

DRAWN BY: J.K.

DATE : MAY 1st, 2026

SCALE 1 : 300

JOB No. 126116

Thursday, June 4, 2026

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

**CARRIED**

**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**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

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**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

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**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
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; <b>GLENWOOD</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 10:05 a.m.		