

Thursday, June 25, 2026

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 25

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 25, 2026 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 18, 2026 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA25-0540
629157380-001 | Tentative plan of subdivision to create 193 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, one (1) non-credit Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot C, Block 1, Plan 222 2597, and the SE-5-52-25-4 located south of Maskêkosihk Trail NW and east of 184 Street NW; RIVER'S EDGE |
| 2. | LDA12-0414
130695688-001 | REVISION of conditionally approved tentative plan of subdivision to create 180 single detached residential lots, 88 semi-detached residential lots, one (1) multi-family residential lot and two (2) Municipal Reserve lots from Lot 1, Block 1, Plan 112 3855, located south of Crystallina Nera Drive NW and east of 82 Street NW; CRYSTALLINA NERA WEST |
| 3. | LDA18-0150
277246817-001 | REVISION of conditionally approved tentative plan of subdivision to create five (5) multi-unit housing lots (MHL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004, located north of 23 Avenue NW and east of 111 Street NW; ERMINESKIN |
| 4. | LDA26-0162
657925756-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 6, Block 21, Plan 1924AM, located south of 104 Avenue NW and east of 163 Street NW; BRITANNIA YOUNGSTOWN |

5. OTHER BUSINESS



Subdivision Authority

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

June 25, 2026

File No. LDA25-0540

Qualico Communities
280 - 3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 193 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, one (1) non-credit Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot C, Block 1, Plan 222 2597, and the SE-5-52-25-4 located south of Maskêkosihk Trail NW and east of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on June 25, 2026, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.370 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.453 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner dedicate non-credit Municipal Reserve (MR) as a 0.057 ha lot, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner provide Municipal Reserve (MR) in the amount of 4.699 ha by a Deferred Reserve Caveat registered against the SE-5-52-25-4, pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivision LDA26-0001 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;

9. that LDA25-0388 to amend the Edmonton Zoning Bylaw and River's Edge Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the J.R. Paine & Associates Ltd. geotechnical report (File No. 3179-358), as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the property lines of the residential lots, flanking the emergency access walkway (Riverview Boulevard NW and Maskêkosihk Trail NW), 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;
14. that the remnant portion of Lot C, Block 1, Plan 222 2597 be consolidated with the SE-5-52-25-4 prior to or concurrent with the registration of Phase 3 of this subdivision; 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 (5) shall contain, among other things, the following conditions:

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

7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the first two (2) lanes of Riverview Boulevard NW to an arterial roadway standard, from Maskêkosihk Trail NW to the roundabout at 192 Street NW, including channelization, accesses, intersections, 3 m shared pathways on both sides, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct 21 Avenue NW to an urban collector standard, west of Riverview Boulevard NW to 190 Street NW, to include a 3 m hard surface shared pathway with necessary modifications to the existing sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct 21 Avenue NW to an urban collector standard, east of Riverview Boulevard NW, to include a 3 m hard surface shared pathway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared pathway, in the ultimate alignment of Maskêkosihk Trail NW, from Riverview Boulevard NW to 192 Street NW, to the approved Preliminary Plans, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct a minimum 3 m concrete sidewalk or hard surface shared pathway with lighting and T bollards within the emergency access walkway (Riverview Boulevard NW and Maskêkosihk Trail NW), to sufficiently accommodate the load bearing capacity of Edmonton Fire Rescue Services' Ladder Apparatus, as well as provide sufficient space for the execution of required turning maneuvers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis will be required with engineering drawings, and Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services Engineering Group shall be consulted through the engineering drawing review process to confirm emergency access requirements;
14. that the owner construct a 3 m hard surface shared pathway with lighting and bollards, within the walkways that lead to the MR and ER lots, with connections to the adjacent shared pathways/sidewalks, 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 with "Shared Use" signage, lighting, bollards, and landscaping, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m asphalt shared pathway within the Top of Bank setback area including "Shared Use" signage and landscaping. The trail location, design and construction shall be in accordance with the approved J.R. Paine & Associates Ltd. geotechnical memo (File No. 1166-429), with connections to the adjacent shared pathway, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct appropriate traffic calming measures, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility Traffic, at the collector and local roadway intersection, as 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.
18. that the owner pay for the installation of "no parking" signage on the local roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination;
20. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Riverview Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lot adjacent to the walkway;
21. that the owner construct a minimum 1 m berm centered on the property line and a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lot adjacent to the walkway;
22. 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
23. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SE-5-52-25-4 were previously addressed by a 2.820 ha Deferred Reserve Caveat (DRC) with LDA23-0297 and the DRC will carry forward on title.

MR for Lot C, Block 1, Plan 222 2597 were previously addressed by a 2.569 ha DRC with LDA23-0222. This subdivision is terminal for the titled parcel and the DRC will be transferred to the SE-5-52-25-4.

MR for the SE-5-52-25-4 in the amount of 5.389 ha will be adjusted to account for 2.370 ha Environmental Reserve (ER) and 0.453 ha MR parcel dedication. A new DRC in the amount of 4.699 ha will be carried forward on title.

The wellhead area and the immediate surrounding area will be provided as a 0.057 ha non-credit MR 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 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/aw/Posse #629157380-001

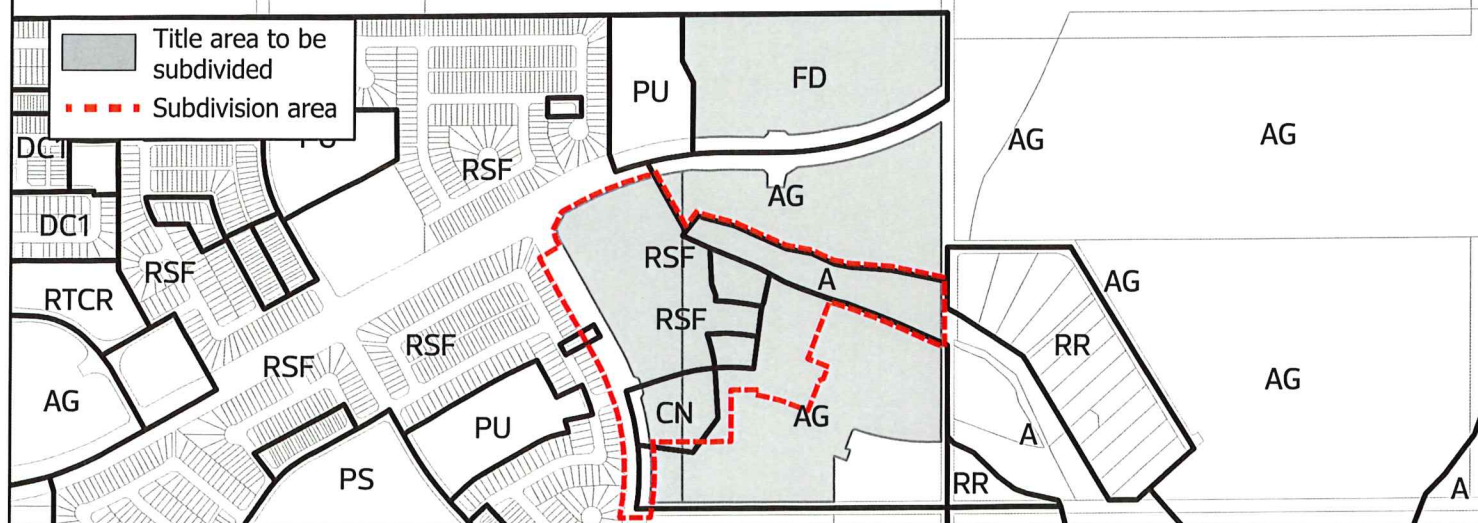
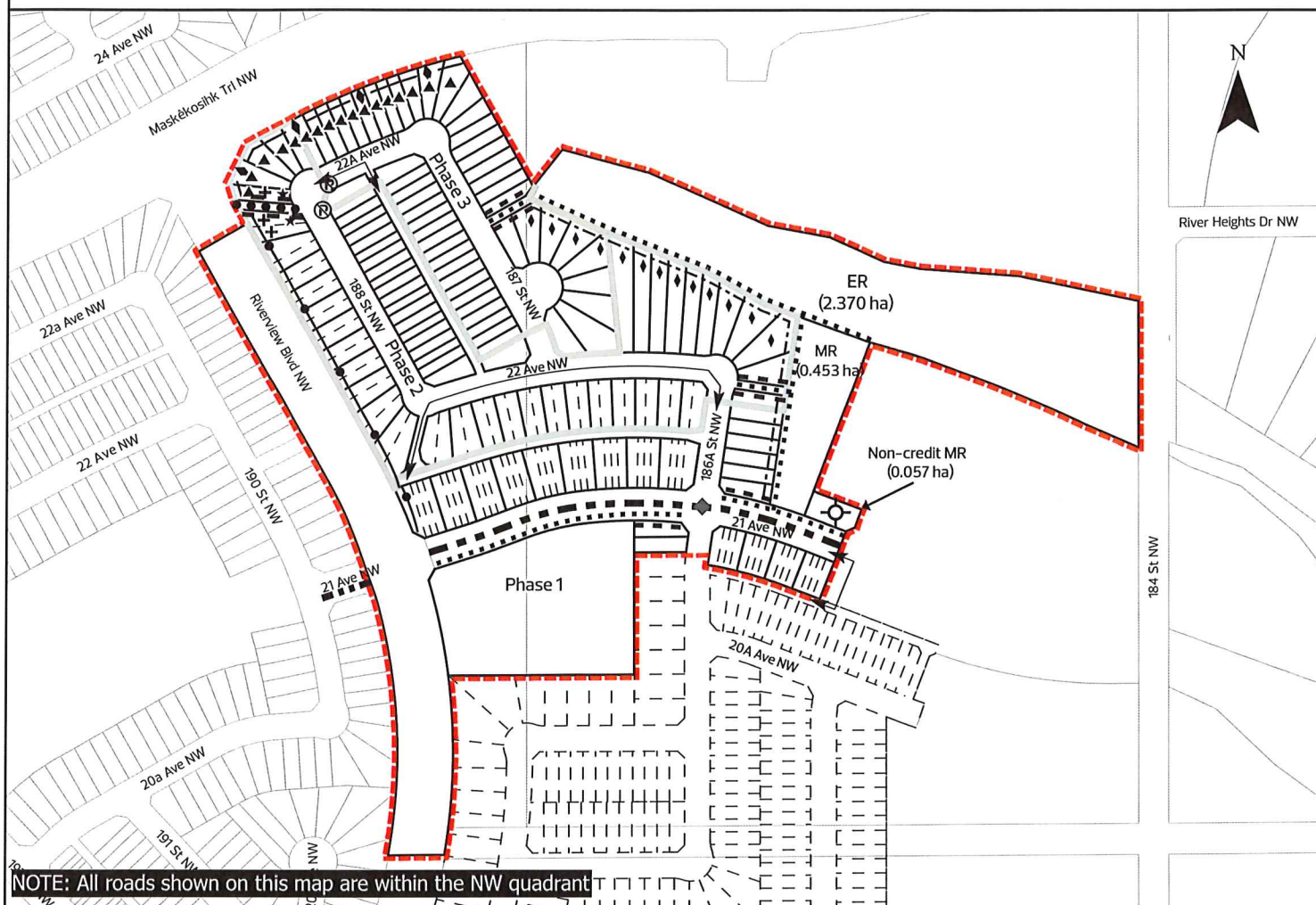
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2026

LDA25-0540

- | | | |
|---|--|----------------------------------|
| Limit of Proposed Subdivision | Restrictive Covenant re: Disturbed Soil | Berm and noise attenuation fence |
| Phasing Line | Modify property lines, if necessary | Emergency access walkway |
| Abandoned well site | 1.2 m Uniform fence | 3 m Hard surface shared pathway |
| "No Parking" Signage | 1.8 m Uniform screen fence as per Zoning Bylaw | Construct collector roadway |
| Restrictive Covenant re: Top of Bank | Noise attenuation fence | Temporary 6 m roadway |
| Restrictive Covenant re: Berm and Fence | | Traffic calming measure |

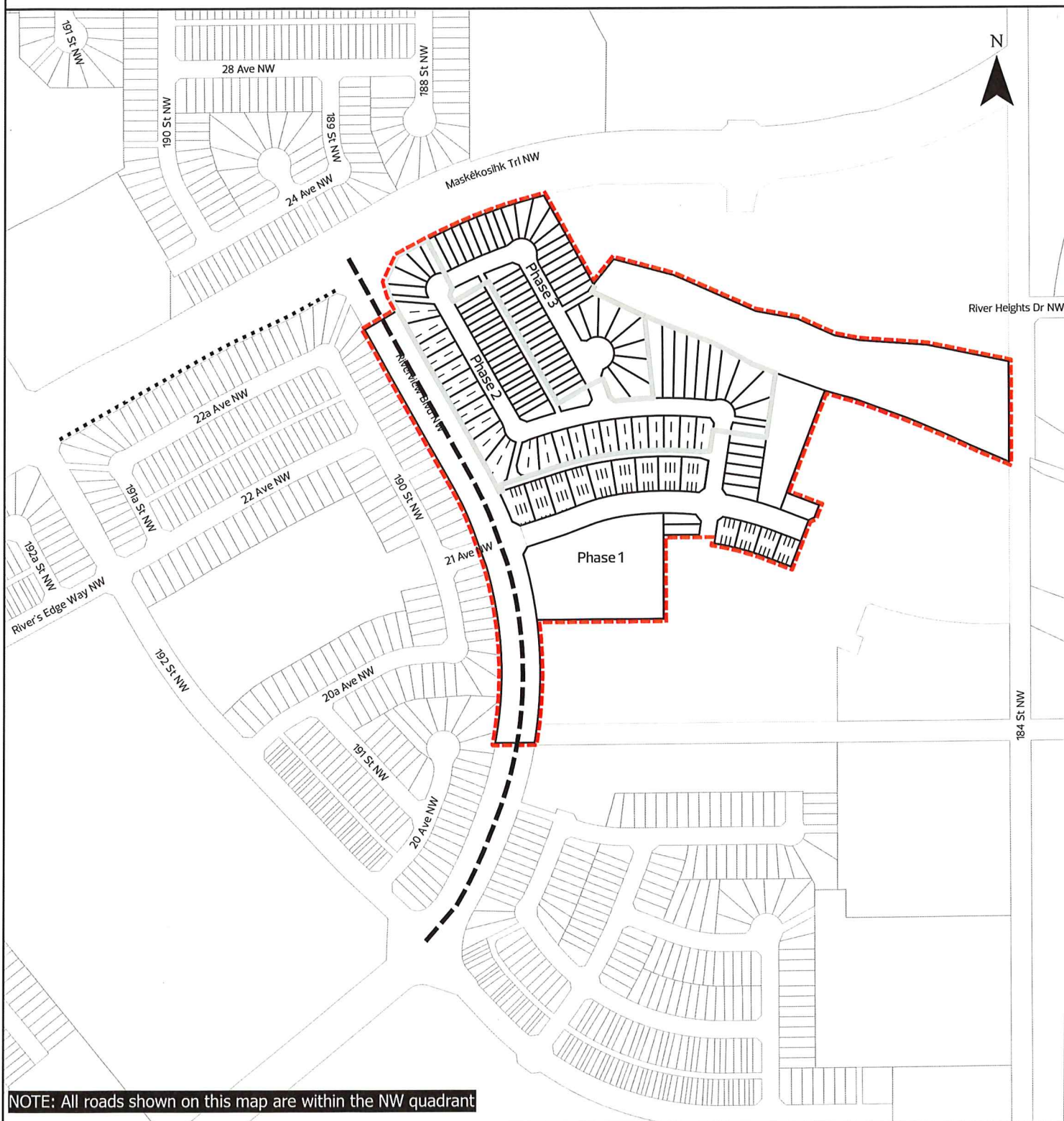


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2026

LDA25-0540

-  Limit of Proposed Subdivision
-  Phasing Line
-  3 m Hard surface shared pathway
-  Construct first two lanes to an arterial roadway standard





Subdivision Authority

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

June 25, 2026

File No. LDA12-0414

Select Engineering Consultants Ltd.
100 - 17413 107 Ave NW
Edmonton AB T5S 1E5

ATTENTION: Rylan Palmer-Dixon

RE: REVISION of conditionally approved tentative plan of subdivision to create 180 single detached residential lots, 88 semi-detached residential lots, one (1) multi-family residential lot and two (2) Municipal Reserve lots from Lot 1, Block 1, Plan 112 3855, located south of Crystallina Nera Drive NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

LDA12-0414 was originally approved on August 29, 2013. There have been several changes to the phasing of this subdivision. Phases 1 through 5 have been registered. Only Phase 6 remains. The previous change request, approved September 2, 2021, increased the number of lots within Phase 6 from 25 to 27. This change request increases the number of lots within Phase 6 from 27 to 29.

I The Subdivision by Plan is APPROVED on June 25, 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 register a temporary public access easement for the temporary 4 m emergency access roadway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a utility easement for temporary drainage, storm sewer, and sanitary sewer mains, as shown on the "Conditions of Approval" map, Enclosure I. EPCOR Drainage Services Inc. shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs 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. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs underground utilities including sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the 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 Reserve (MR) for Lot 1, Block 1, Plan 112 3855 was previously addressed with SUB/04-0022, LDA11-0321 and LDA12-0414. The original Deferred Reserve Caveat (DRC) of 9.125 ha has been reduced over time through dedication and adjustments/corrections. The final DRC balance of 5.91 ha will be carried forward on title. This new DRC will be discharged in full as part of the dedication of the 8.80 ha school park site with LDA13-0553.

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.

Regards,

Blair McDowell
Subdivision Authority

BM/mn/Posse #130695688-001

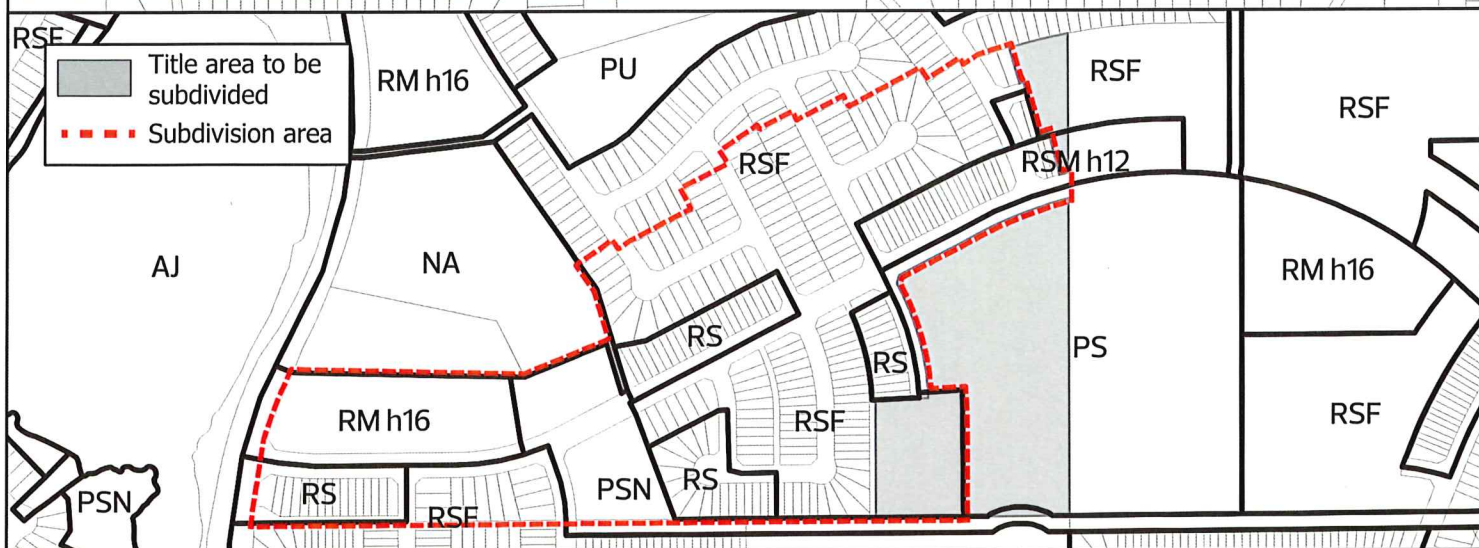
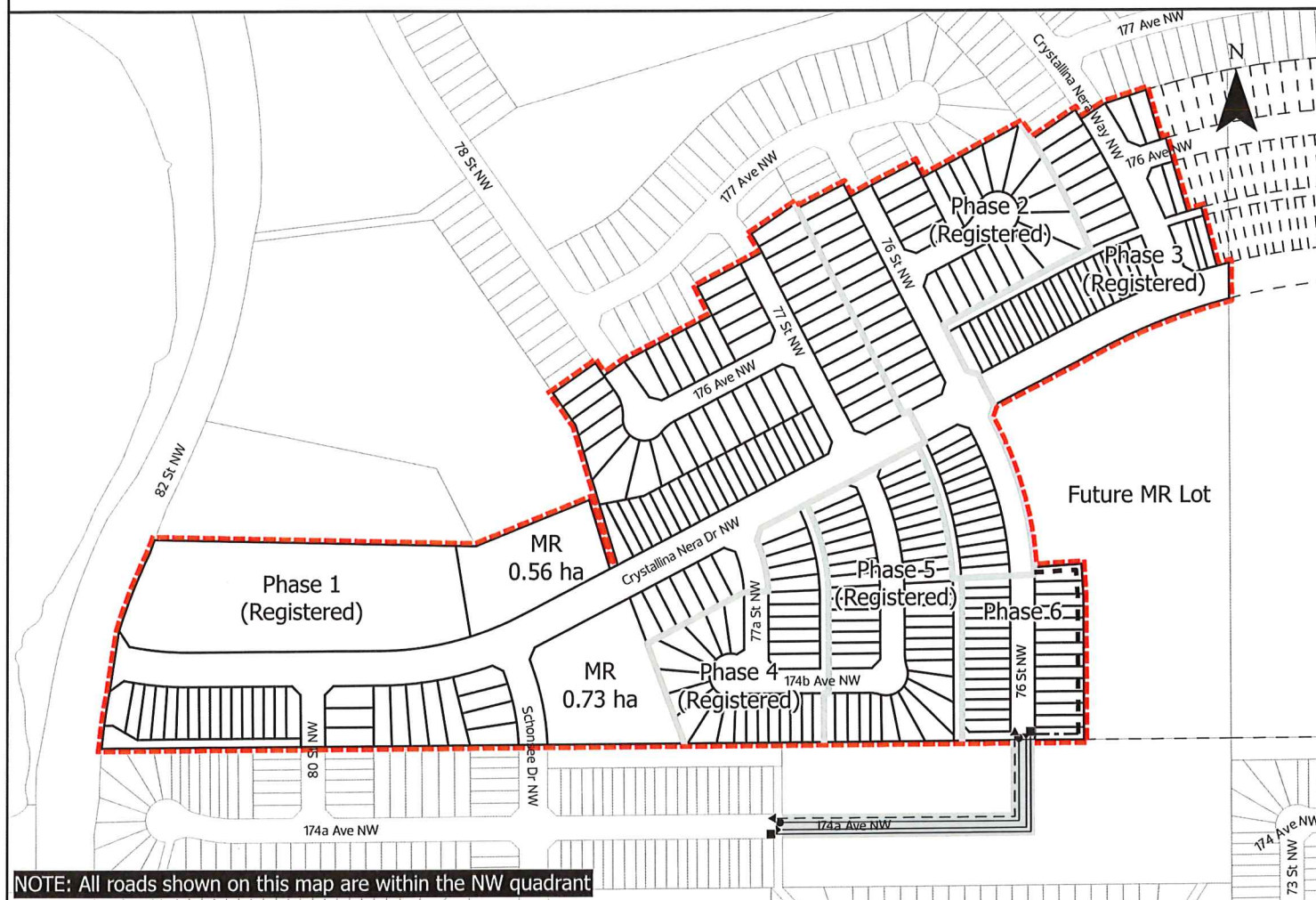
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25 2026

LDA12-0414

- | | | | |
|--|-------------------------------|---|--------------------------------|
|  | Limit of Proposed Subdivision |  | Temporary 4 m emergency access |
|  | Phasing Line |  | Sanitary sewer extension |
|  | Register Easement |  | Storm sewer extension |
|  | 1.2 m Uniform fence |  | Temporary major drainage |
|  | 1.8 m Uniform fence | | |





Subdivision Authority

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

June 25, 2026

File No. LDA18-0150

B&A Studios
1270 - 10055 106 St NW
Edmonton AB T5J 2Y2

ATTENTION: Anna Moir

RE: REVISION of conditionally approved tentative plan of subdivision to create five (5) multi-unit housing lots (MHL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004, located north of 23 Avenue NW and east of 111 Street NW; **ERMINESKIN**

The subdivision was originally approved on June 21, 2018. The first change request, approved June 17, 2021, revised phasing and added one lot. A second change request, approved September 9, 2021, also revised phasing. Phase 1 of the subdivision was subsequently registered in 2022. This third change request reconfigures and reduces the number of lots within Phase 2 and removes Phase 3 from the subdivision.

I The Subdivision by Plan is APPROVED on June 25, 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 enter into an Agreement with the City of Edmonton for on-site improvements for private roadways, in accordance with Section 3.190 Century Park Special Area of Zoning Bylaw 20001;
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 Public Access Easements and Emergency Access Easements on the remnants of Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004 for the new and future private roadways to be maintained in perpetuity, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;

5. that the owner register permanent Public Access Easements on the proposed lots to facilitate standard offsets between the pedestrian/active modes infrastructure and the building footprint and to accommodate sight lines at the intersections, by respecting standard corner cuts and limiting obstructions within the easement areas, should it be deemed necessary through the review of the engineering drawings and the submitted cross sections, as shown on the "Conditions of Approval" map, Enclosure I. The easement will be a maximum of 0.3 m in width anywhere that the walk or shared use path abuts the property line or is less than 0.3 m from the property line;
6. that the owner registers a Utility Easement in favour of EPCOR Drainage Services Inc., to facilitate the offsite storm and sanitary sewer main and a major drainage route, as shown on the "Conditions of Approval" map, Enclosure I;
7. that property lines be modified to protect for corner cuts at the intersections of the private roadways, as shown on the "Conditions of Approval" map, Enclosure I, should it be deemed necessary through the review of the engineering drawings and submission of a detailed Sight Line Analysis and Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination;
8. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner shall submit redline revisions or resubmit engineering drawings, for Century Park Phase 4A-4C, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;

6. that the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the intersection of 26 Avenue NW and 109 Street NW, as per the recommendations of the Transportation Memo in accordance with the Transportation Association of Canada's Pedestrian Crossing Control Guide, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations;
7. that the owner construct any necessary modifications to the arterial intersections of 111 Street NW and 28 Avenue NW and 111 Street NW and the east/west 6 m private alley, including but not limited to the modification/relocation/reconstruction of the existing curb ramps, sidewalks, surface and underground utilities, lighting, landscaping, paint line marking modifications and any transitional improvements, in accordance with the Complete Streets Design and Construction Standards, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. The submission of Swept Path Analysis is required for the alley intersection to verify the required turning movements and confirm details for the road design; and
8. that the owner construct offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II.

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

1. that the owner submit detailed engineering drawings in accordance with Section 3.190 Century Park Special Area of Zoning Bylaw 20001, to the satisfaction of Subdivision and Development Coordination;
2. that the private street network must be provided in accordance with Section 5.2.1 within Section 3.190 of the Century Park Special Area of Zoning Bylaw 20001 and with consideration of the submitted cross sections;
3. further to condition III.2, that the private street network should consider aligning with the recommendations of the Complete Streets Design and Construction Standards and must be constructed to sufficiently accommodate the load bearing capacity of Edmonton Fire Rescue Services' Ladder Apparatus, and to provide sufficient space for the execution of required turning maneuvers. A Swept Path Analysis will be required with engineering drawings to verify the required turning movements, in accordance with Complete Streets Standards and Fire Rescue Services Guidelines;
4. that the owner construct the north/south private alley and the east/west private alley to a paved width of 6 m, as per Section 5.2.5 within 3.190 of the Century Park Special Area of Zoning Bylaw 20001, as shown on the "Conditions of Approval" map, Enclosure III. A Swept Path Analysis for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the alley/alley intersection and to confirm property lines, to the satisfaction of Subdivision and Development Coordination;

5. further to condition III(4), that the owner construct the commercial alleys to sufficiently accommodate the load bearing capacity of Edmonton Fire Rescue Services' Ladder Apparatus, as well as provide sufficient space and paved surface for the execution of required turning maneuvers, as the proposed alley will serve as a permanent emergency access route for the proposed lots. A Swept Path Analysis will be required with engineering drawings to verify the required turning movements and additional road width may be required to accommodate the turning maneuvers;
6. that the owner construct sidewalks to a minimum width of 1.8 m along the internal private roadways, as per Section 5.2.6 within Section 3.190 of the Century Park Special Area of Zoning Bylaw 20001, as shown on the "Conditions of Approval" map, Enclosure III;
7. that the owner construct a hard surface shared pathway, to a minimum width of 3 m, along the north side of 28 Avenue NW, from 109A Street NW to 111 Street NW, as per Section 5.2.7 within Section 3.190 of the Century Park Special Area of Zoning Bylaw 20001, as shown on the "Conditions of Approval" map, Enclosure III;
8. that the owner construct a hard surface shared pathway, to a minimum width of 3 m, along the west side of 110 Street NW to tie into 109 Street NW, as per Section 5.2.7 within Section 3.190 of the Century Park Special Area of Zoning Bylaw 20001, as shown on the "Conditions of Approval" map, Enclosure III;
9. that the owner construct the intersection of 28 Avenue NW and 110A Street NW to include the requirements to accommodate current construction and the future minimum 3 m hard surface universally accessible shared pathway along the west side of 110A Street NW, as per Section 5.2.7 within Section 3.190 of the Century Park Special Area of Zoning Bylaw 20001, as shown on the "Conditions of Approval" map, Enclosure III;
10. further to conditions III(7), III(8) and III(9), that the owner construct safe pedestrian crossings at the shared pathway crossing(s) and intersections, which may include but are not limited to pavement markings, signage, raised crosswalks and curb extensions, within the internal street network, as per Section 5.2.7 within Section 3.190 of the Century Park Special Area of Zoning Bylaw 20001, to the satisfaction of Subdivision and Development Coordination, in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure III. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings; and
11. that the minimum boulevard width, excluding sidewalks and/or shared pathways, be 1.7 m wide, as per Section 5.2.8 within Section 3.190 of the Century Park Special Area of Zoning Bylaw 20001.

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

Municipal Reserves (MR) for Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004 have been addressed. MR for the SW 5-52-24-W4M was provided through land dedication with subdivision file 78-X-052-S.

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/kr/Posse #277246817-001

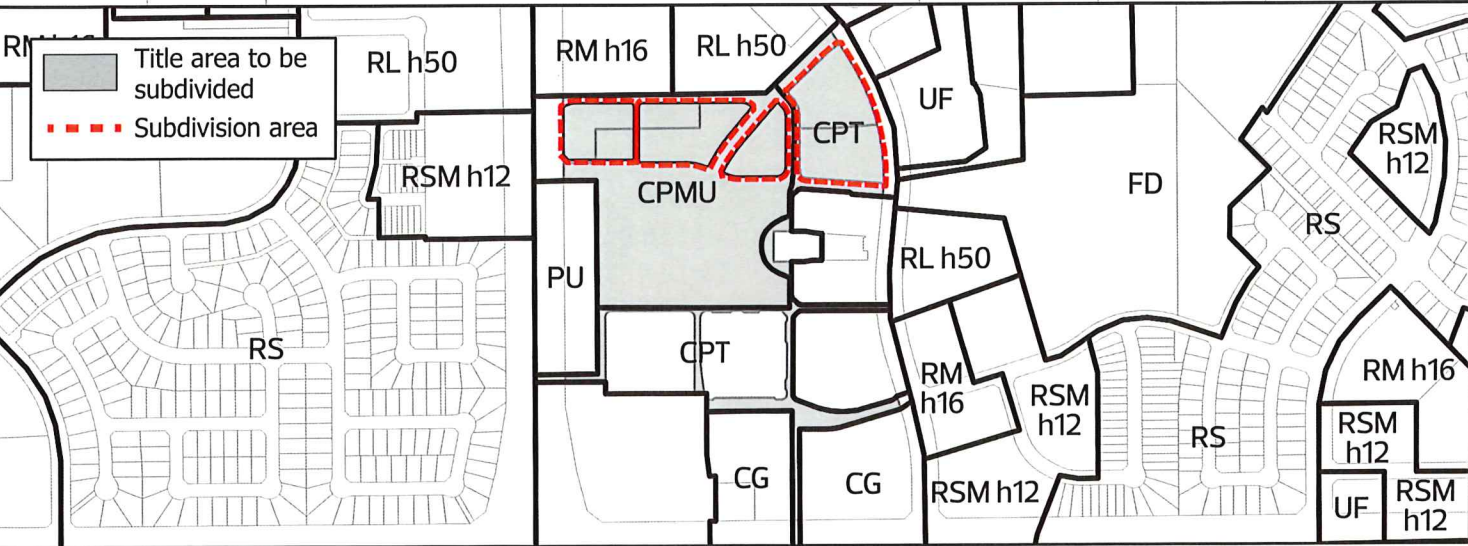
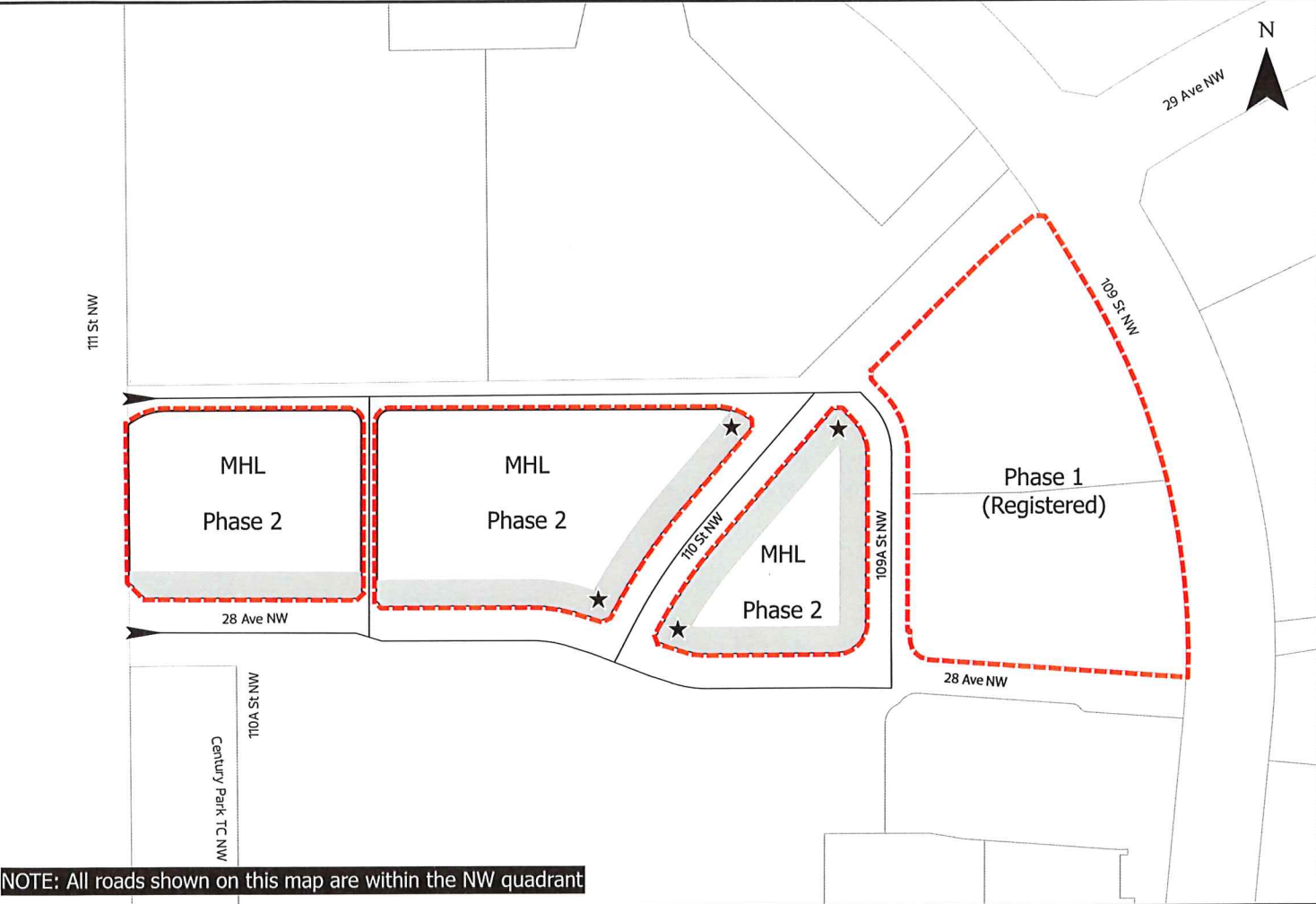
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2026

LDA18-0150

-  Limit of Proposed Subdivision
-  Modify property lines, if necessary
-  Register public and emergency access easements; Register utility easement
-  Public access easement, if necessary

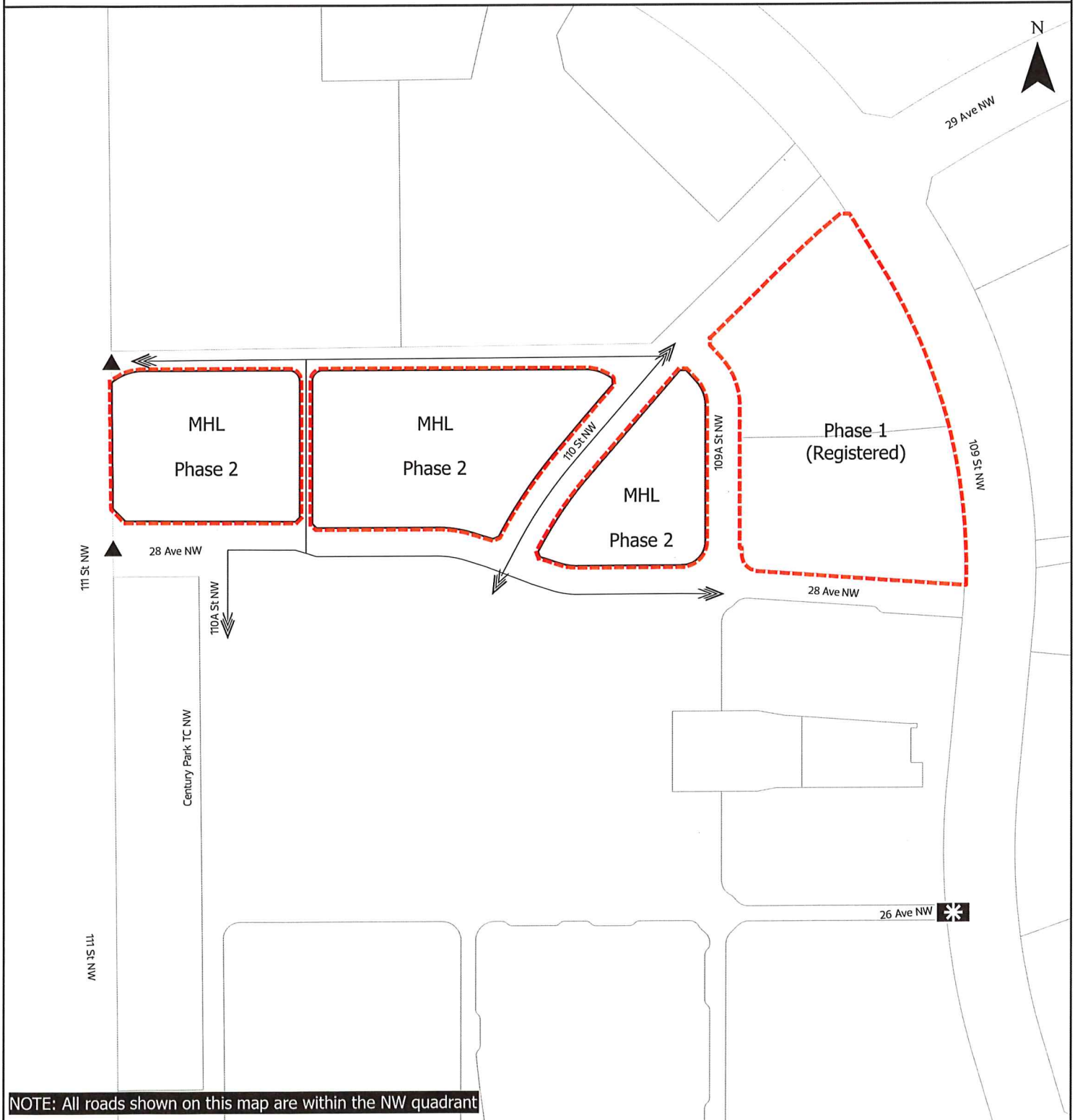


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2026

LDA18-0150

-  Limit of Proposed Subdivision
-  Intersection modifications
-  Rectangular rapid flashing beacon
-  Watermain extension

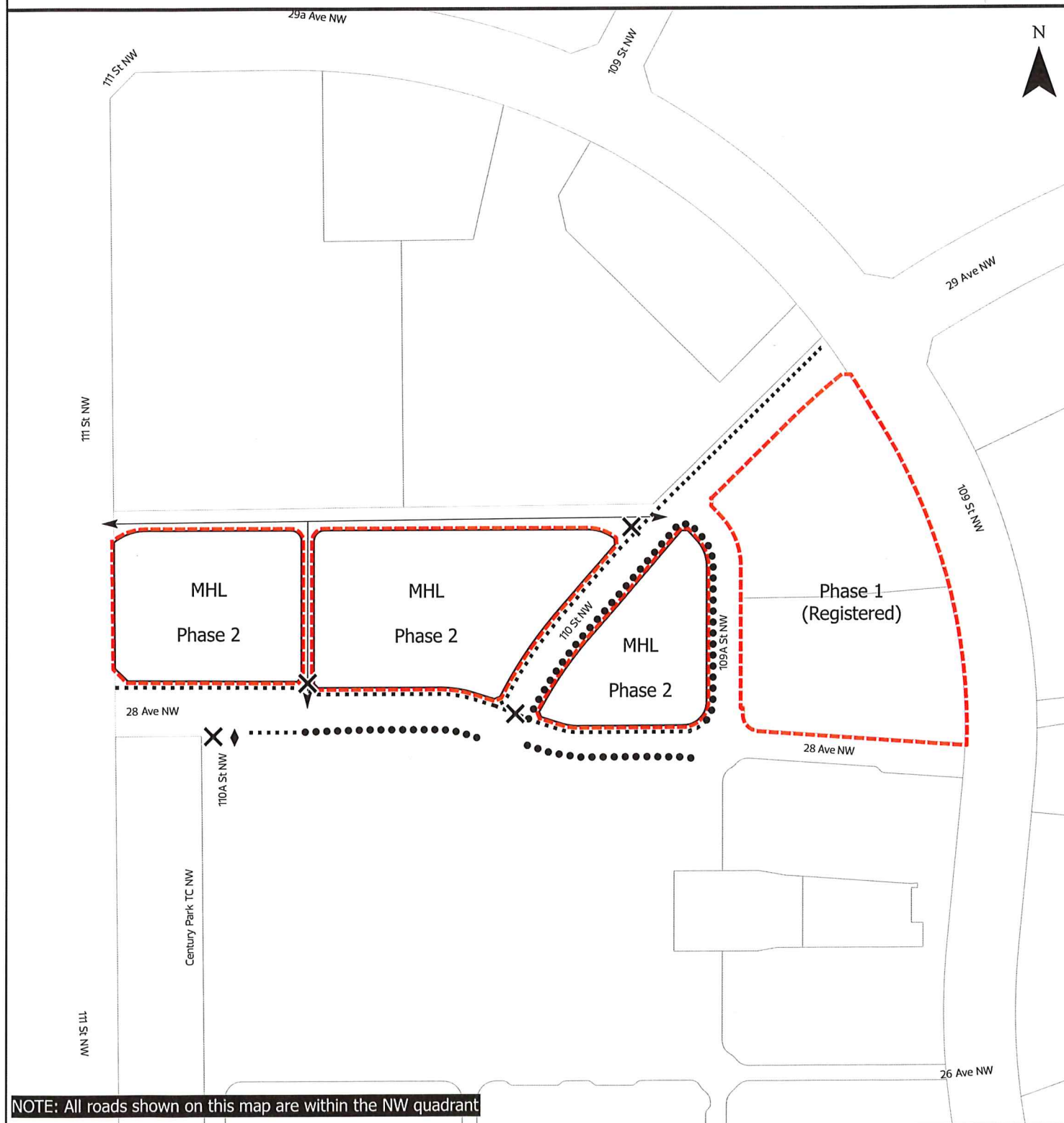


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 25, 2026

LDA18-0150

- Limit of Proposed Subdivision
- Accommodate future minimum 3 m hard surface shared pathway
- X Safe pedestrian crossings
- Minimum 1.8 m sidewalk
- Minimum 3 m hard surface shared pathway
- 6 m paved width alley





Subdivision Authority

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

June 25, 2026

File No. LDA26-0162

Quantum Geomatics Ltd.
20612 - 98 Ave NW
Edmonton AB T5T 4V9

ATTENTION: Richard David

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 6, Block 21, Plan 1924AM, located south of 104 Avenue NW and east of 163 Street NW; **BRITANNIA YOUNGSTOWN**

The Subdivision by Plan is APPROVED on June 25, 2026, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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 #657925756-001

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 162 Street NW. Upon redevelopment of proposed Lot 21, 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

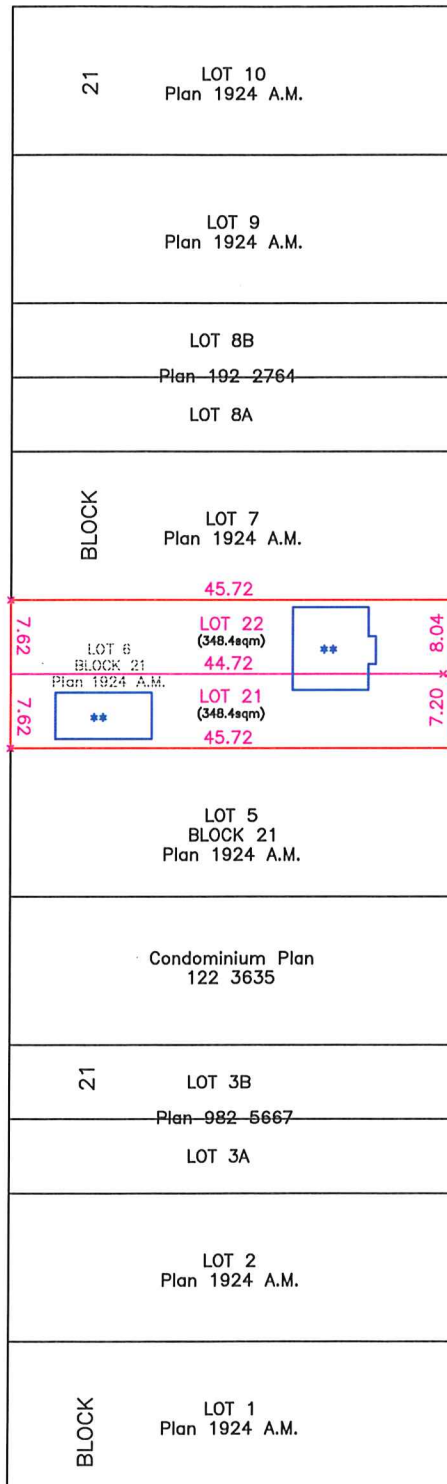
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 and sanitary) enter the proposed subdivision approximately 7.54 m south of the north property line of existing Lot 6, off 162 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com 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).

1 0 4 T H A V E N U E N W



1 0 3 R D A V E N U E N W

TENTATIVE PLAN
of
SUBDIVISION
affecting all of

LOT 6, BLOCK 21, PLAN 1924 A.M.
EDMONTON, AB
2026

ADDRESS: 10326 - 162 STREET NW,
EDMONTON, AB T5P 3M2

NEIGHBORHOOD: BRITANNIA YOUNGSTOWN

CURRENT ZONE: SMALL SCALE
RESIDENTIAL (RS)

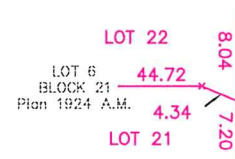
REGISTERED OWNER: LUXVERA CONSTRUCTION LTD.

DATE PREPARED: June 17, 2026
FILE No.: 26A-006_TENTr2



* Proposed corners (calculated)

** Existing house and garage
to be demolished



DETAIL

QUANTUM GEOMATICS LTD.
20612 - 98th Avenue NW
Edmonton, AB T5T 4V9

(780) 242-2012
www.QGeo.ca
info@QGeo.ca



Thursday, June 18, 2026
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 24

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 18, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 11, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA25-0487
63220054-001

Tentative plan of subdivision to create 109 residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 1, Block 1, Plan 2521164, located south of Muckleplum Way SW and east of Orchards Road SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA25-0536
589799721-001

Tentative plan of subdivision to create 184 residential lots and one (1) Municipal Reserve lot, from the SW 14-51-24-W4M and the NW-14-51-24-W4M, located south of 32 Avenue SW and east of 66 Street SW; **MATTSON**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA26-0112 652972319-001	Tentative plan of subdivision to create ten (10) bare land condominium units from Lot 2, Block 6, Plan 2522449, located north of 154 Avenue NW and west of 18 Street NW; GORMAN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA26-0145 655751323-001	Tentative plan of subdivision to create three (3) bare land condominium units from Lot 1A, Block 1, Plan 032 4647, located north of 123 Avenue NW and west of 149 Street NW; GAGNON ESTATE INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA26-0154 656616700-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 63, Block 45, Plan 252 1877 located south of Orchards Boulevard SW and east of Hawthorne Close; THE ORCHARDS AT ELLERSLIE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA26-0169 655601034-001	Tentative plan of subdivision to create one (1) additional mixed use lot from Lots 9 and 11, Block 10, Plan 618KS, located south of 132 Avenue NW and west of 97 Street NW; LAUDERDALE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA26-0161 657930349-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 16, Block 12, Plan 8661T, located south of 129 Avenue NW and east of 123 Street NW; CALDER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA26-0172 659112114-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 31, Plan 4312 HW, located west of 132 Street NW and south of 109A Avenue NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED

5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.
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