

Thursday, May 7, 2026
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 7, 2026 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 30, 2026 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA25-0017
540871995-001 | REVISION of Tentative plan of subdivision to create 316 residential lots, two (2) multi-unit housing lots (MHL), two (2) Environmental Reserve lots, three (3) Municipal Reserve lots, three (3) Non-Credit Municipal Reserve lots, and one (1) Public Utility Lot, from Lot 1, Plan 892 3124, the NW 13-51-24-W4M, and the NE 13-51-24-W4M, located north of 41 Avenue SW and east of 50 Street SW;
MELTWATER |
| 2. | LDA26-0091
651380118-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 19, Plan 1270 HW, located south of 81 Avenue NW and west of 85 Street NW; KING EDWARD PARK |
| 3. | LDA26-0109
652452346-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 2A, Plan 642KS, located west of 157 Street NW and north of 109 Avenue NW; MAYFIELD |
| 4. | LDA26-0116
653514478-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 19, Block 19, Plan 2460HW, located south of 64 Avenue NW and east of 109 Street NW; ALLENDALE |
| 5. | LDA26-0117
653566087-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 11, Plan RN64, located south of 120 Avenue NW and east of 123 Street NW; PRINCE CHARLES |

5. OTHER BUSINESS



Subdivision Authority

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

May 7, 2026

File No. LDA25-0017

Invistec Consulting Ltd.
1700, 10130 - 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Stephen Yu

RE: REVISION of Tentative plan of subdivision to create 316 residential lots, two (2) multi-unit housing lots (MHL), two (2) Environmental Reserve lots, three (3) Municipal Reserve lots, three (3) Non-Credit Municipal Reserve lots, and one (1) Public Utility Lot, from Lot 1, Plan 892 3124, the NW 13-51-24-W4M, and the NE 13-51-24-W4M, located north of 41 Avenue SW and east of 50 Street SW; **MELTWATER**

The subdivision was initially approved on July 10, 2025. This Change Request reduces the number of residential lots to 307.

I The Subdivision by Plan is APPROVED on May 7, 2026, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 5.291 hectare (ha) and 0.215 ha lots, 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 0.449 ha, 0.792 ha, and 0.134 ha lots, 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 MR as 0.200 ha, 0.003 ha, and 0.069 ha lots, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner provide MR in the amount of 1.929 ha by a Deferred Reserve Caveat (DRC) registered against the NW 13-51-24-W4M, pursuant to Section 669 of the Municipal Government Act;
5. that the owner provide MR in the amount of 4.005 ha by a DRC registered against the NE 13-51-24-W4M, pursuant to Section 669 of the Municipal Government Act;
6. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
7. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;

8. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnants of the NW 13-51-24-W4M and the NE 13-51-24-W4M, a claim of interest by caveat of the Deferred Servicing Agreement, pursuant to Section 655 of the Municipal Government Act;
9. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
10. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of the NE 15-51-24-W4M, a claim of interest by caveat of the Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act;
11. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
12. that the owner dedicate additional road right of way or non-credit MR, to accommodate the granular trail connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portion of 50 Street SW adjacent to Lot A, Plan 3246 NY, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portion of 50 Street SW adjacent to Lot B, Plan 3246 NY, to construct the intersection at 22 Avenue SW and 50 Street SW, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portions of 50 Street SW within the subdivision boundary and adjacent to the NW 13-51-24-W4M and Lot 1, Plan 892 3124, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portion of 30 Avenue SW as shown on the "Conditions of Approval" map, Enclosure II;
17. that, subject to conditions I(13) through I(16), the owner clear and level 50 Street SW and 30 Avenue SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
18. 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;

19. that the owner register a restrictive covenant against the lots backing onto the Natural Area, in order to maintain the health and stability within said natural Area in accordance with the approved Natural Area Management Plan, to the satisfaction of Urban Growth & Open Space Strategy (contact ecologycircs@edmonton.ca), in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner register Disturbed Soil restrictive covenants 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;
22. that the remnant of Lot 1, Plan 892 3124 be consolidated with the adjacent remnant of the NW 13-51-24-W4M, prior to or concurrent with the registration of this subdivision; and
23. 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 (6) 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 submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way to the satisfaction of the City Departments and affected utility agencies;
8. that the engineering drawings include grading plans for 30 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

9. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the proposed Multi-unit Housing Lot (MHL) until such time that the Temporary Public Access Easement is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct temporary 12 metre (m) radius gravel surface turnarounds with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, with Phase 1, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct the first two (2) lanes of 50 Street SW to an arterial roadway standard including channelization, accesses, turning bays, intersections at 22 Avenue SW and 30 Avenue SW, 3 m shared use path on the east side, lighting, landscaping, access removal/reconstruction, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 50 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct the first two (2) lanes of 30 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path on the north side, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 30 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the walkway, collector road and SWMF, with adjacent connections, 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 granular trail with "Shared Use" signage and bollards within the ER lot, MR lot, non-credit MR lot, and road right of way or non-credit MR dedication, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct appropriate traffic calming measures at the collector-collector and collector-local intersections, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

18. that the engineering drawings include the temporary sanitary forcemain and temporary lift station (CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner provide accommodations for temporary major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct offsite permanent and temporary sanitary sewer and storm extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
21. that the owner submits a monitoring plan and constructs the interim storm pump system and interim storm outlet to the wetland located within Natural Area SE 5002, to the satisfaction of Subdivision and Development Coordination and Urban Growth and Open Space Strategy, as shown on the "Conditions of Approval" map, Enclosure I;
22. that a Final Completion Certificate (FCC) for sanitary and storm sewers will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
23. that once the ultimate sanitary servicing is built, the temporary temporary underground infrastructure and lift station are to be decommissioned and removed, as per the City of Edmonton/EPCOR design and construction standards;
24. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
25. that the owner construct a wildlife crossing on 50 Street SW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
26. that the owner provide restoration within the existing ER and MR lots that have been disturbed due to hazardous/abandoned material removal, in alignment with Strategy 3.1.A of the approved Site Specific Natural Area Management Plan (SSNAMP), to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca), as generally shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner provide naturalization landscaping within the ER, MR, and non-credit MR lots, to the satisfaction of City Departments and affected utility agencies, in alignment with the approved Site Specific Natural Area Management Plan;

28. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto and flanking 30 Avenue SW, 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 lots adjacent to the walkway;
29. that the owner construct all fences wholly on privately-owned land and the Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
30. that the owner is responsible for the landscape design and construction within the Public Utility Lot, Reserve lots, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (7) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, to the satisfaction of the City Departments and affected utility agencies;
2. that the owner construct a 3 m granular trail with "Shared Use" signage and bollards, within the ER and non-credit MR lots, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner is responsible for the landscape design and construction within the Reserve lots, to the satisfaction of City Departments and affected utility agencies.

IV That the Deferred Arterial Dedication Agreement required in Clause I (9) requires that upon further subdivision that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner dedicate, clear, and level 30 Avenue SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.
2. that the owner dedicate, clear, and level 34 Street SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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

Lot 1, Plan 892 3124 is being consolidated with the NW 13-51-24-W4M with this subdivision. MR for Lot 1 in the amount of 0.054 ha is accordingly being transferred to the NW 13-51-24-W4M. The MR amount has been adjusted for arterial roadway dedication and ER dedication, but shall be confirmed at the time of survey.

MR for the NW 13-51-24-W4M is being provided with this subdivision by dedication in the amount of 1.375 ha and by registration of a Deferred Reserve Caveat (DRC) in the amount of 1.929 ha. The DRC has been adjusted for arterial roadway dedication, ER dedication, and additional MR transferred from Lot 1, Plan 892 3124. The amount shall be confirmed at the time of survey. Non-credit MR in the amounts of 0.069 ha, 0.003 ha, and 0.080 ha is also being provided by dedication with this subdivision.

MR for the NE 13-51-24-W4M is being provided by registration of a DRC in the amount of 1.375 ha with this subdivision. The DRC has been adjusted for arterial roadway dedication and Environmental Reserve dedication, but shall be confirmed at the time of survey. The DRC must be further adjusted for future 34 Street SW arterial roadway dedication. Non-credit MR in the amount of 0.121 ha is also being provided by dedication with this subdivision.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #540871995-001

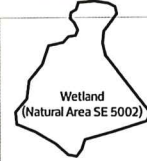
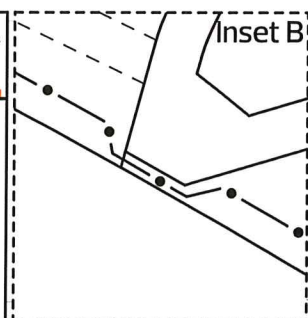
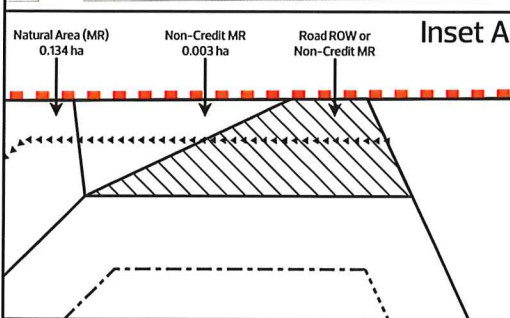
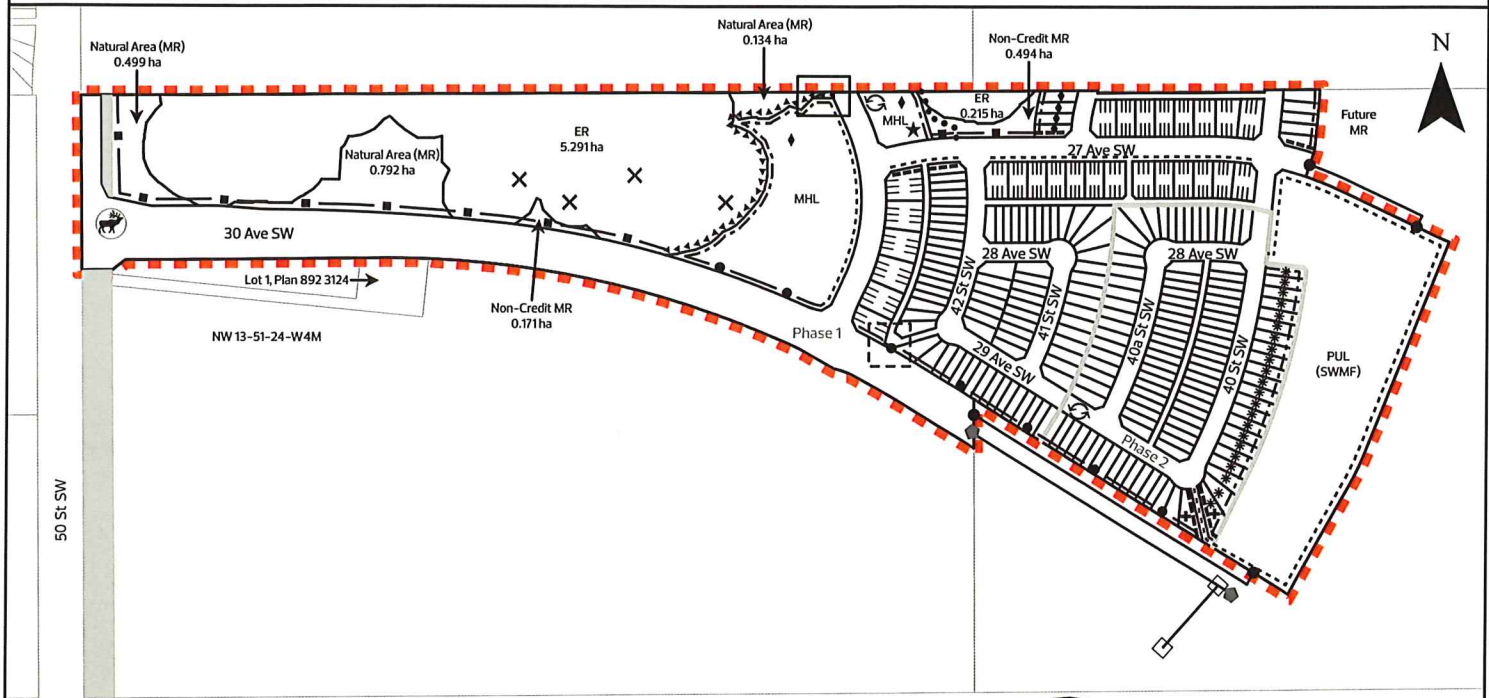
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

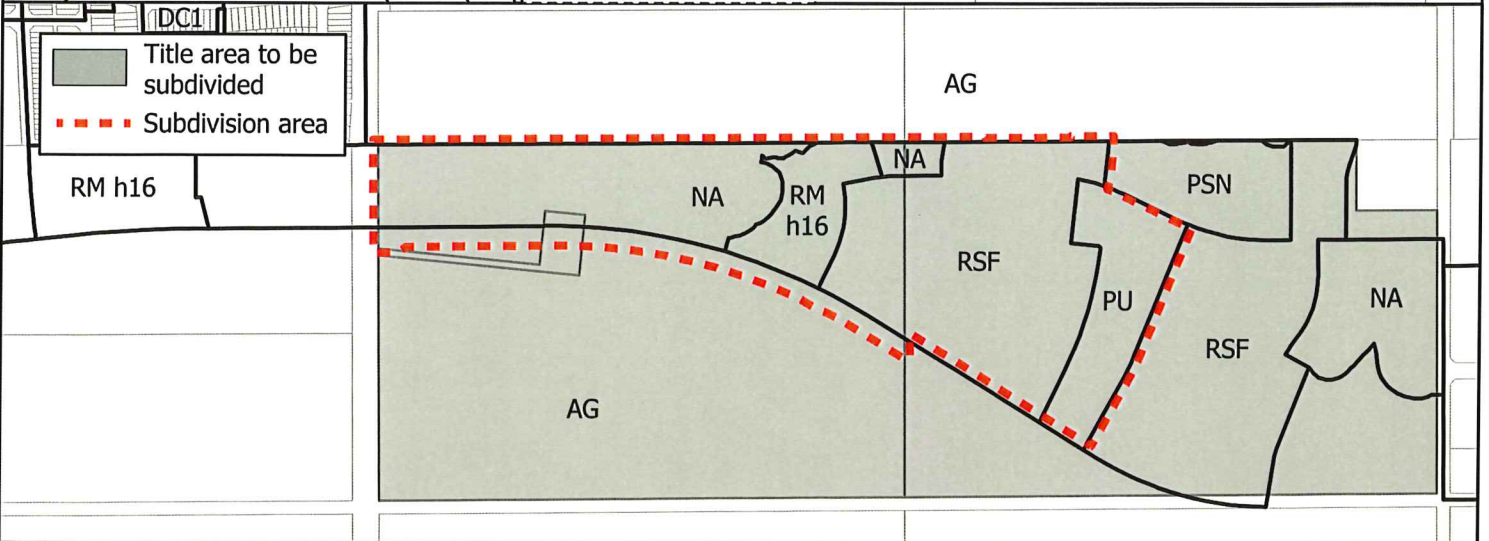
May 7, 2026

LDA25-0017

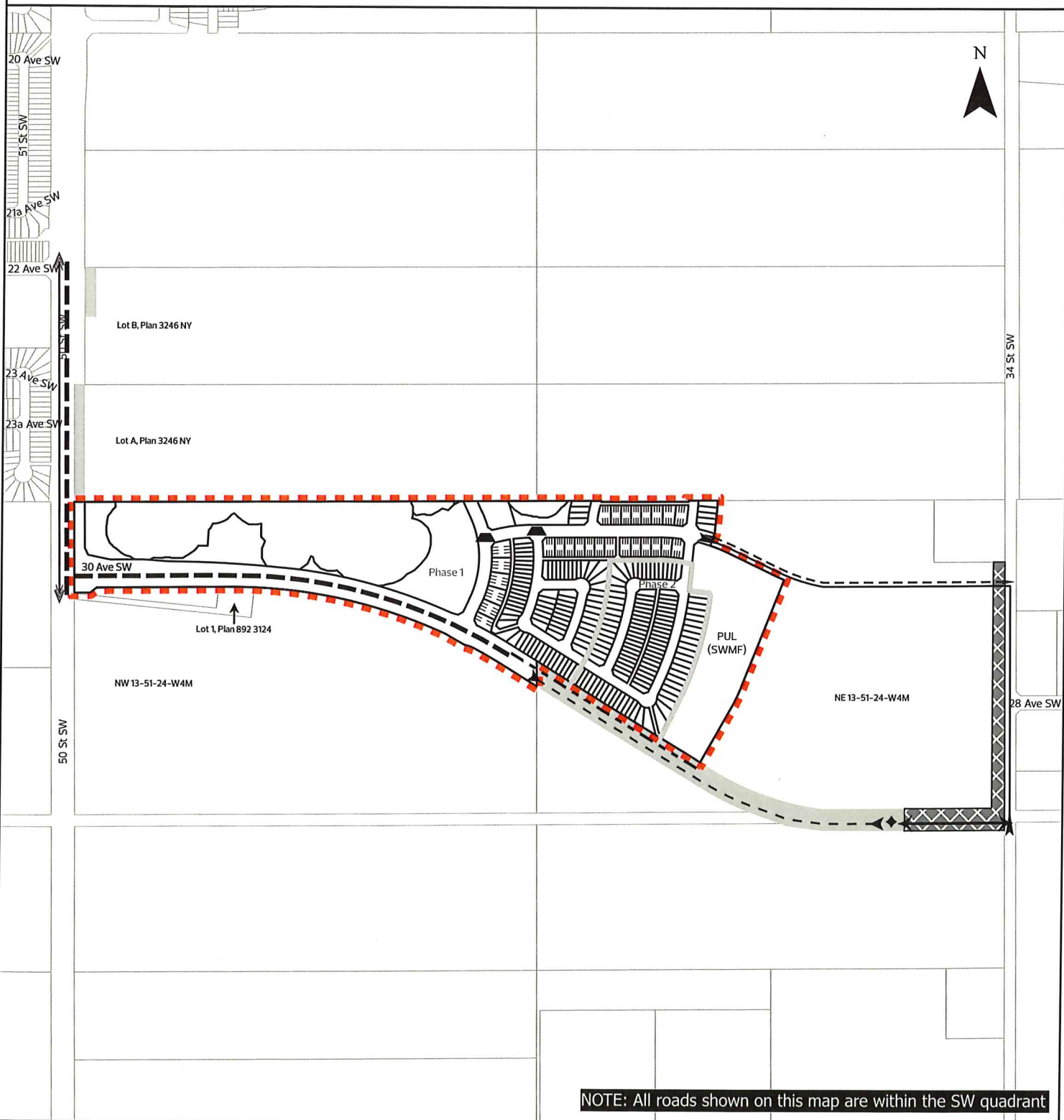
- Limit of proposed subdivision
- Phasing Line
- ▨ Dedicate as road right of way or non-credit MR
- ▨ Dedicate as road right of way
- ◆ Restrictive Covenant
- ⊕ Restrictive Covenant re: Disturbed Soil
- ✱ Restrictive Covenant re: Freeboard
- ★ Restrict lo; until Temporary Public Access Easement no longer required
- ⊙ Temporary 12 m radius turnaround
- 3 m Shared use path
- ▶▶▶▶ 3 m Granular trail
- Temporary major drainage
- Storm sewer extension
- ☐ Interim storm pump system and storm outlet
- 🐾 Wildlife crossing
- ✕ Restoration required
- Noise attenuation fence
- 1.8m Uniform Fence as per Zoning Bylaw
- 1.2 m Uniform fence
- ▬ Post and rail fence
- Deferred 3 m granular trail



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



- ■ ■ Limit of proposed subdivision
- Dedicate as road right of way
- - - Grading plans
- - - Temporary 4 m emergency access
- - - Construct first two lanes to an arterial roadway standard
- ▲ Traffic calming measure
- ↔ Temporary sanitary forcemain
- ◆ Temporary sanitary lift station
- Permanent sanitary sewer
- ↔ Temporary sanitary sewer
- ↔ Watermain extension
- ▣ Deferred road right of way dedication



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

May 7, 2026

File No. LDA26-0091

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 19, Plan 1270 HW, located south of 81 Avenue NW and west of 85 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on May 7, 2026, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. 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 west lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #651380118-001

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.

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 5.79 m west of the east property line of existing Lot 19, off the lane. 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 (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 SUBDIVISION OF

LOT 19, BLK.19, PLAN 1270 H.W.

IN THE

S.W.1/4 SEC.27, TWP.52, RGE.24, W. 4M.

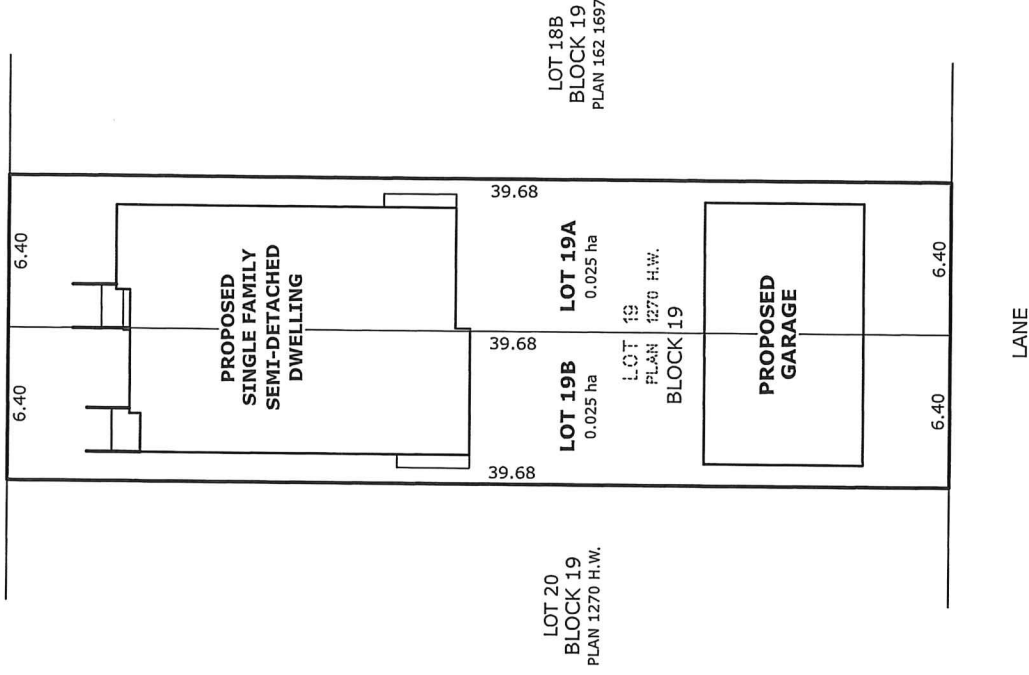
EDMONTON, ALBERTA

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



TO 85th STREET

81st AVENUE



NOTES:

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



HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T.780.464.5505 | F.780.464.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	ETH	DRAWN BY:	SK
DATE:	MARCH 20, 2026	REVISED:	--
DRAWING	260231T	FILE NO.	260231



Subdivision Authority

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

May 7, 2026

File No. LDA26-0109

Ivo Nedev Surveying Ltd.
18811 96 Ave NW
Edmonton AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 2A, Plan 642KS, located west of 157 Street NW and north of 109 Avenue NW; **MAYFIELD**

The Subdivision by Plan is APPROVED on May 7, 2026, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #652452346-001

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.

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.

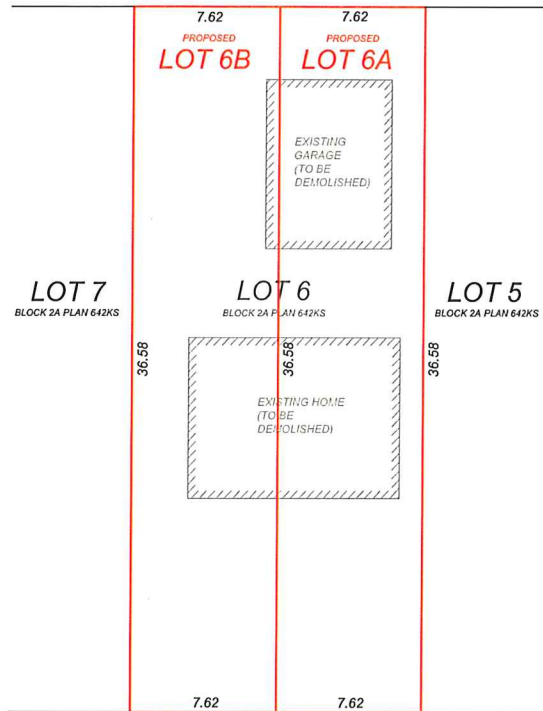
Servicing

- 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 4.51 m north of the south property line of existing Lot 6, off 157 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).



SCALE: 1 : 300

LANE



157 STREET NW

GENERAL NOTES

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All areas, dimensions and/or existing improvements are subject to confirmation by a legal property survey.
4. Existing structures shown are not based on a field survey; locations are approximate and derived from aerial imagery.

REVISION HISTORY

1. Issued for Approval	March 30, 2026

LEGAL DESCRIPTION: Lot 6 Block 2A Plan 642KS
 MUNICIPAL ADDRESS: 10925 - 157 Street NW, Edmonton, AB
 NEIGHBORHOOD: Mayfield

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

REV: 1 PROJECT: 2026525



18811 - 96 Avenue NW, Edmonton, AB. T5T 5L2
 www.ivosurveys.ca
 Ph: (780) 666-2511
 Fax: (780) 666-2359

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Subdivision Authority

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

May 7, 2026

File No. LDA26-0116

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 19, Block 19, Plan 2460HW, located south of 64 Avenue NW and east of 109 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on May 7, 2026, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #653514478-001

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 3.7 m east of the west property line of existing Lot 19, off 64 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.
- 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 19, BLK.19, PLAN 2460 HW

IN THE

S.W.1/4 SEC.20, TWP.52, RGE.24, W. 4M.

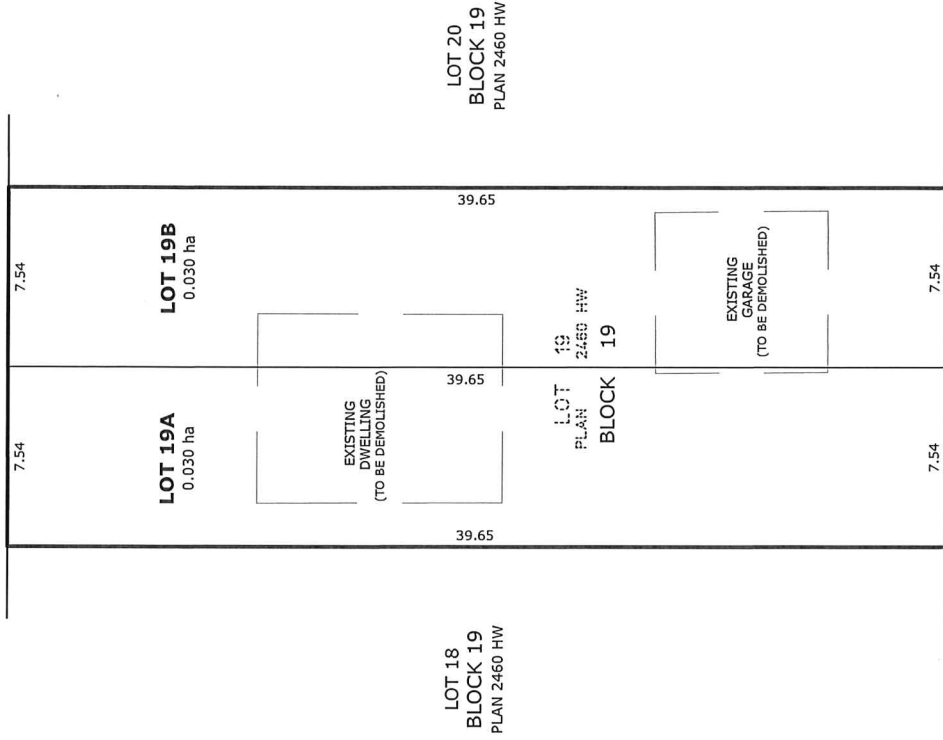
EDMONTON, ALBERTA

SCALE 1:200 0 5 10m R.W. SIMPSON, A.L.S.




64th AVENUE

to 109th STREET




NOTES:

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



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SURVEYOR'S STAMP	
	
CALCULATED BY: SK	DRAWN BY: SK
DATE: APRIL 7, 2026	REVISED: --
DRAWING: 260289T	FILE NO.: 260289



Subdivision Authority

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

May 7, 2026

File No. LDA26-0117

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 11, Plan RN64, located south of 120 Avenue NW and east of 123 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is APPROVED on May 7, 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 south lot;
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 #653566087-001

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.

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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.

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- The existing services (water and sanitary) enter the proposed subdivision approximately 3.49 m south of the north property line of existing Lot 15, off the lane. 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 15, BLK.11, PLAN RN64

IN THE

S.W.1/4 SEC.18, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 0 2026 R.W. SIMPSON, A.L.S.



LOT 14
BLOCK 11
PLAN RN64

42.96

LOT 15A
0.033 ha

EXISTING
DWELLING
(TO BE DEMOLISHED)

42.96

LOT 15B
0.033 ha

LOT
PLAN
BLOCK 11
RN64

7.62

7.62

EXISTING
GARAGE
(TO BE DEMOLISHED)

LANE

7.63

7.63

LOT 16A
BLOCK 11
PLAN 252 0023

42.96

123rd STREET

to 119th AVENUE



NOTES:

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

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SURVEYOR'S STAMP	CALCULATED BY: SK		DRAWN BY: SK
	DATE: APRIL 7, 2026		REVISED: --
DRAWING 260277T			FILE NO. 260277



Thursday, April 30, 2026
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 30, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 23, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA25-0488
636851863-001

Tentative plan of subdivision to create 153 residential lots and one (1) Municipal Reserve (MR) lot, from Lots 4, 5 and 6, Plan 1659 TR located north of Ellerslie Road SW and east of 26 Street SW; **ALCES**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA25-0051
548806723-001

Tentative plan of subdivision to create four (4) multi-unit housing lots (MHL) and one (1) other lot from Lot A, Block 1, Plan 212 2223 and Lot F, Block 1, Plan 242 1218 located south of Maskêkosihk Trail NW and east of 199 Street NW; **RIVER'S EDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA26-0114 653201051-001	Tentative plan of subdivision to create two (2) Municipal Reserve lots from Block B, Plan 2024 KS located north of 112 Avenue NW and east of 79 Street NW; VIRGINIA PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA26-0096 651694443-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 69, Plan 2927 HW, located west of 149 Street NW and north of 109 Avenue NW; HIGH PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		