

Thursday, May 21, 2026  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 20

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 21, 2026 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 14, 2026 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA26-0085 640909946-001	Tentative plan of subdivision to create 67 residential lots, from Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M and the NE-6-54-24-W4M located south of Anthony Henday Drive NW and west of 112 Street NW; <b>CANOSSA</b>
2.	LDA26-0086 640907250-001	Tentative plan of subdivision to create 116 residential lots, from Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M, located south of Anthony Henday Drive NW and west of 112 Street NW; <b>CANOSSA</b>
3.	LDA26-0029 644563860-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot OT, Lots 9-15 and 26-32, Block 80, Plan I and Lot 26A, Block 80, Plan 288 RS located north of 83 Avenue NW and west of 104 Street NW; <b>STRATHCONA</b>
4.	LDA26-0121 653872706-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 52, Block 5, Plan 5237KS, located north of Buena Vista Road NW and west of 132 Street NW; <b>LAURIER HEIGHTS</b>
5.	LDA26-0124 653165104-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 5, Plan 4370MC, located east of 169 Street NW and north of 88 Avenue NW; <b>WEST MEADOWLARK PARK</b>
6.	LDA26-0125 653875941-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 30, Plan 743HW, located west of 109 Street and south of 74 Avenue NW; <b>MCKERNAN</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

May 21, 2026

File No. LDA26-0085

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create 67 residential lots, from Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M and the NE-6-54-24-W4M located south of Anthony Henday Drive NW and west of 112 Street NW; **CANOSSA**

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**I The Subdivision by Plan is APPROVED on May 21, 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 Utility Easement for the interim Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA25-0512 to amend the Edmonton Zoning Bylaw, Canossa Neighborhood Structure Plan, and, Castle Downs Extension Area Structure Plan, shall be approved prior to the endorsement of the plan of survey;
5. 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; and
6. 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 (3) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct 175 Avenue NW to an urban collector roadway standard, including a 2.5 m mono-walk with straight faced curb and gutter adjacent to the future school site, and 3m shared use path on the north side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct appropriate traffic calming measures at the intersection of 175 Avenue NW and 115 Street NW, as per Section 3.8.2 of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, access restrictions, intersection treatments and signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
9. that the owner design the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, including all necessary inlets and outlets, according to the requirements and recommendations of The Department of National Defence (DND) regarding bird hazard mitigation, as per the Edmonton Garrison Heliport Zoning Regulations, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
11. that a Construction Completion Certificate (CCC) for Storm Water Management facility (SWMF) will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
12. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination;

13. that the owner construct underground utilities including off site sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. 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 Reserves (MR) for Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M were previously addressed under LDA06-0143 by 8.388 ha Deferred Reserve Caveat (DRC). The DRC will be decreased to 8.013 to account for the adjusted titled area, TUC (Plan 882 1652) and arterial road dedications (Plans 952 0939, 982 3987, and 0112 1150), and will carry forward on title.

Municipal Reserves for the NE ¼ 6-54-24-4 were previously addressed with 76-SC-88 by a 1.6186 ha Deferred Reserve Caveat (DRC). The DRC will be adjusted to account for a 0.333 ha arterial road dedication, and the remaining balance of 1.5856 ha will carry forward on title.

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

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







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

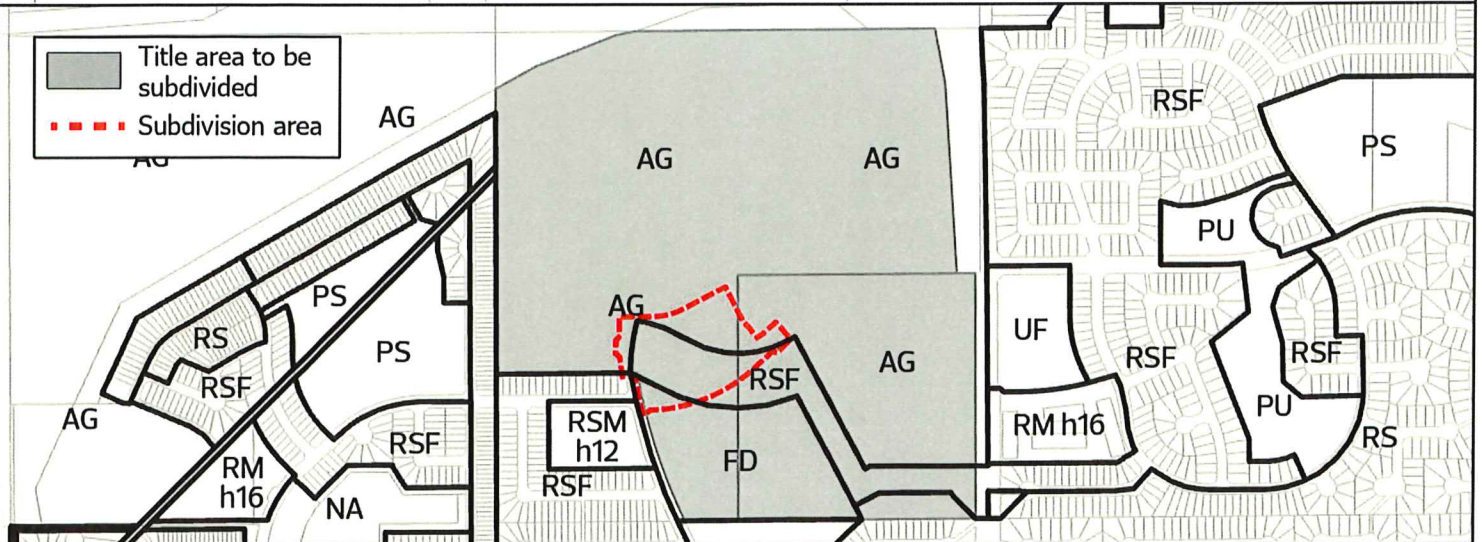
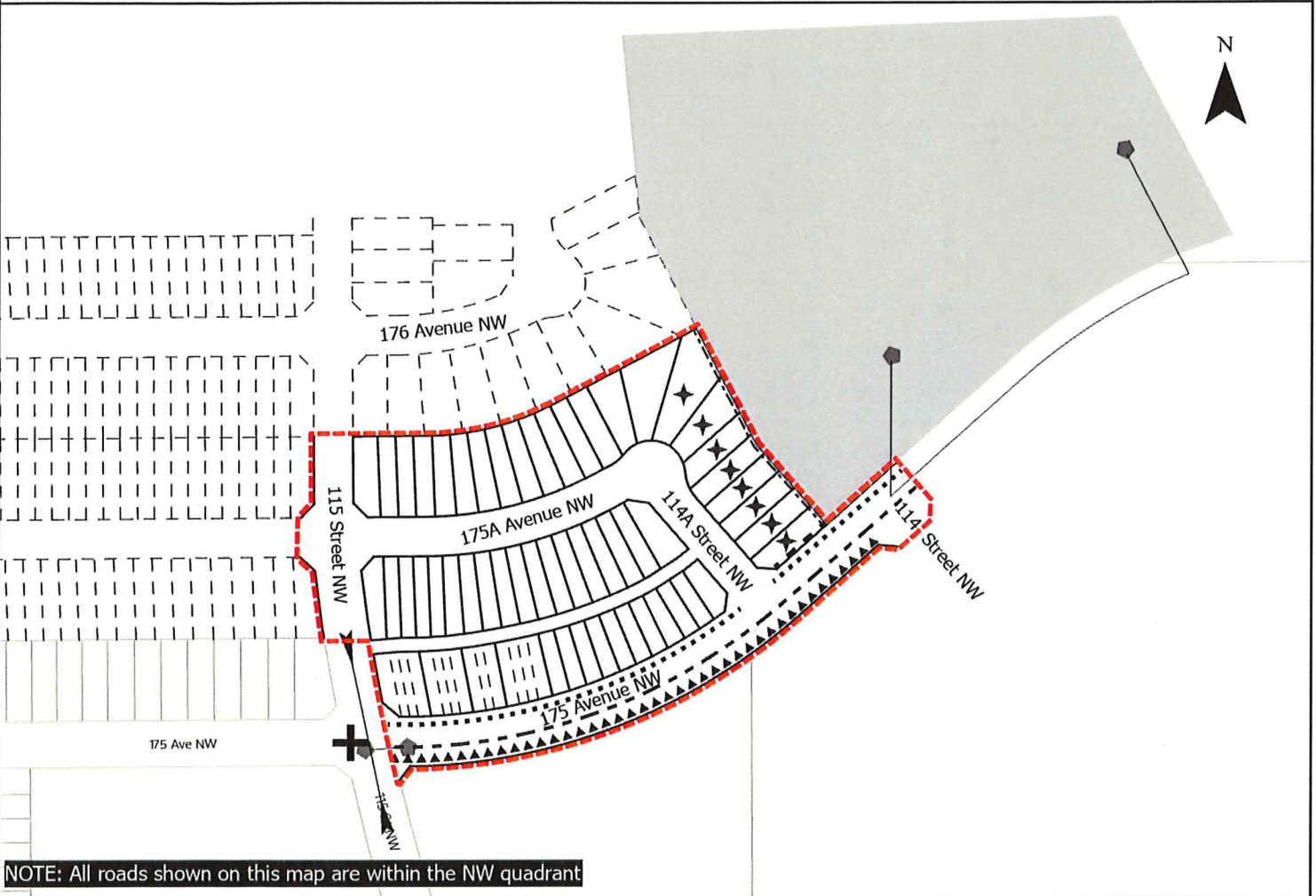
Regards,

Blair McDowell  
Subdivision Authority

BM/nz/Posse #640909946-001

Enclosure

-  Limit of Proposed Subdivision
-  Construct collector roadway
-  3 m hard surface shared use path
-  2.5 m mono-walk
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Traffic calming measure
-  Restrictive covenant re: Freeboard
-  Sanitary sewer extension
-  Storm sewer extension
-  Interim SWMF; Register easement





Subdivision Authority

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

May 21, 2026

File No. LDA26-0086

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create 116 residential lots, from Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M, located south of Anthony Henday Drive NW and west of 112 Street NW; **CANOSSA**

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**I The Subdivision by Plan is APPROVED on May 21, 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 approved subdivision LDA26-0085 be registered prior to or concurrent with this application;
4. that LDA25-0512 to amend the Edmonton Zoning Bylaw, Canossa Neighborhood Structure Plan, and, Castle Downs Extension Area Structure Plan shall be approved prior to the endorsement of the plan of survey;
5. 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; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a temporary 6 m gravel surface roadway connection, 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 the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct underground utilities including off site storm sewer main extensions, 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 land, to the satisfaction of Subdivision and Development Coordination, 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, and the walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for Legal Subdivisions 10, 15 and 16 within Section 6-54-24-W4M, were previously addressed under LDA06-0143 by 8.388 ha Deferred Reserve Caveat (DRC). The DRC will be decreased to 8.013 to account for the adjusted titled area, TUC (Plan 882 1652) and arterial road dedications (Plans 952 0939, 982 3987, and 012 1150), and will carry forward on title.

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

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







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

Regards,

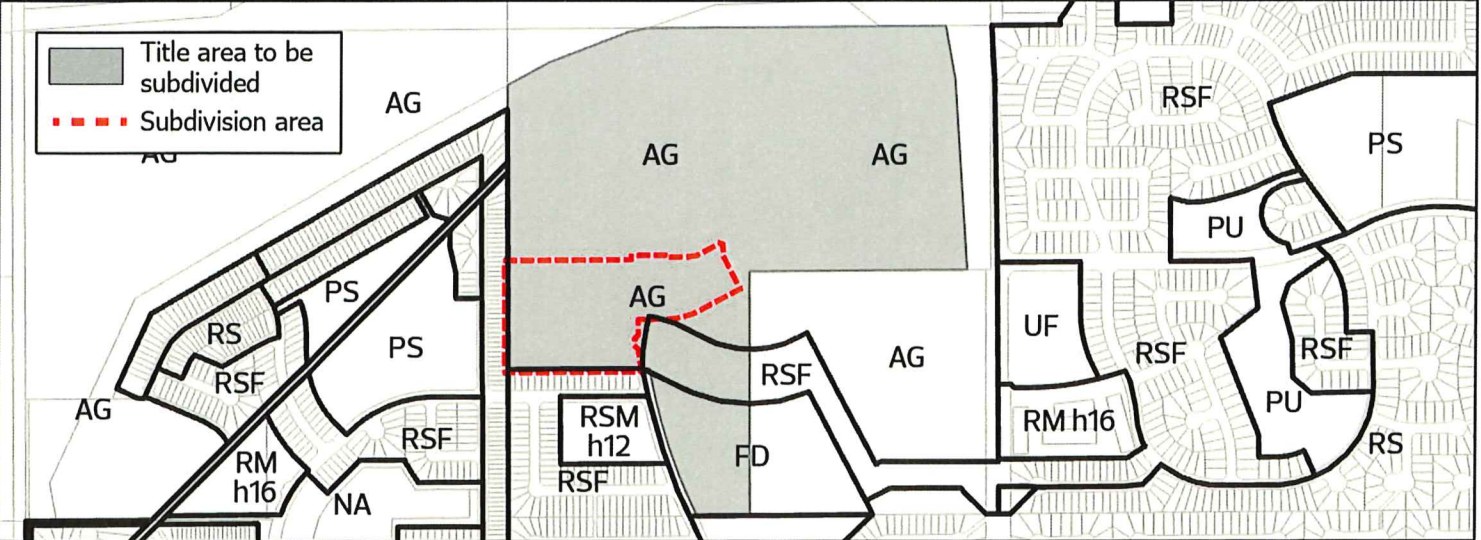
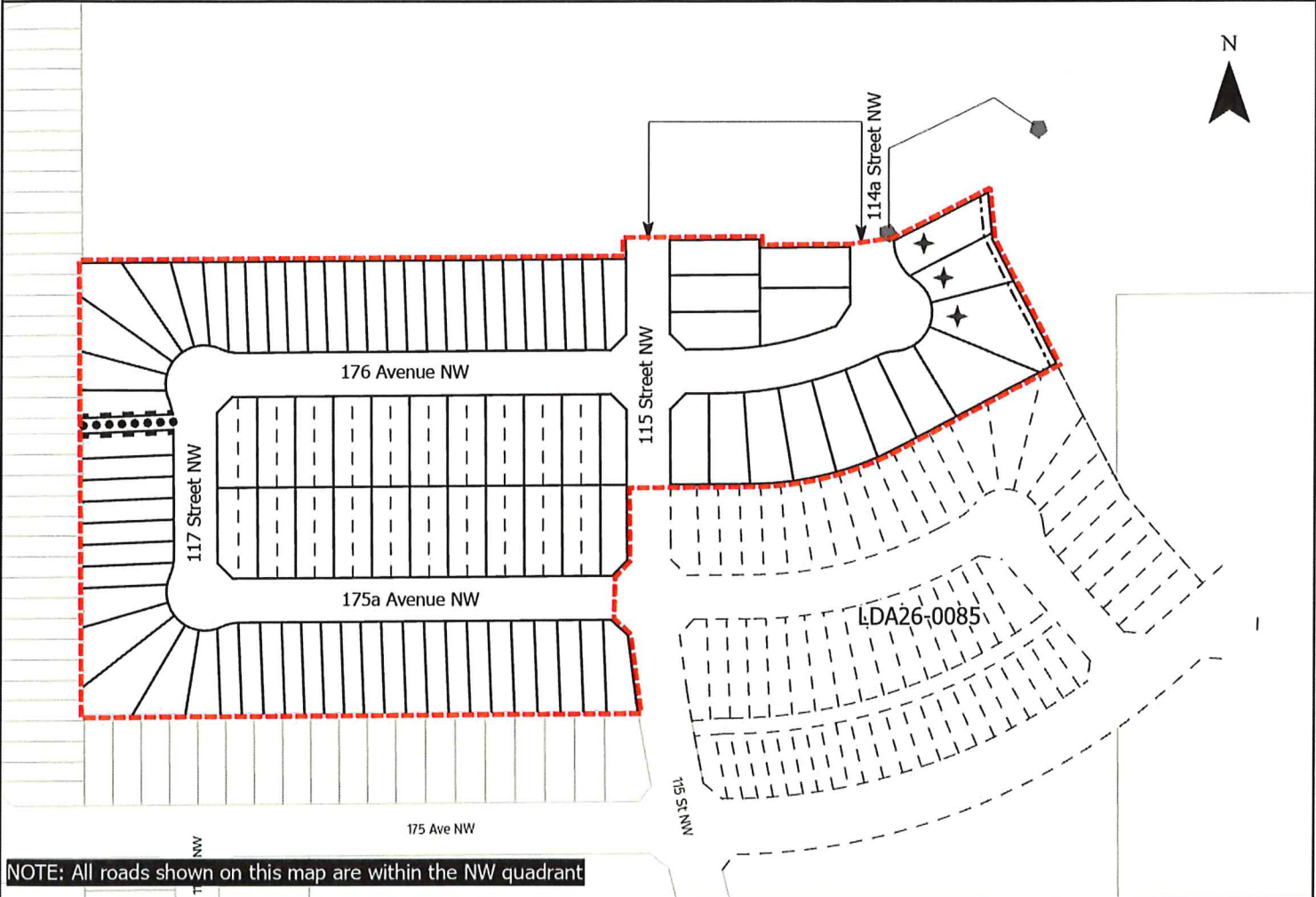
Blair McDowell  
Subdivision Authority

BM/nz/Posse #640907250-001

Enclosure

-  Limit of Proposed Subdivision
-  1.8m uniform screen fence as per Zoning Bylaw
-  1.8m concrete sidewalk
-  1.2 m uniform screen fence
-  Temporary 6m roadway
-  Storm sewer extension

◆ Restrictive covenant re: Freeboard





Subdivision Authority

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

May 21, 2026

File No. LDA26-0029

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

ATTENTION: Ryan Simpson

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot OT, Lots 9-15 and 26-32, Block 80, Plan I and Lot 26A, Block 80, Plan 288 RS located north of 83 Avenue NW and west of 104 Street NW; **STRATHCONA**

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**I The Subdivision by Plan is APPROVED on May 21, 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 (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure II; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner submits detailed engineering drawings and technical studies and/or assessments in accordance with The City of Edmonton Servicing Standards, to the satisfaction of Subdivision and Development Coordination;
2. 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; and
3. that the owner constructs offsite storm sewers to service the proposed subdivision, as identified in the accepted Drainage Servicing Report dated May 14, 2026, to the satisfaction of Subdivision and Development Coordination.

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.

The combined title area is less than 0.8 ha. Pursuant to Section 663 of the Municipal Government Act, Municipal Reserve (MR) is not owing.

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #644563860-001

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

- The owner will be required to reconstruct the alley to a commercial alley standard, including provision of a 1.0 m hard-surfaced setback along the site's alley frontage. The condition will be further reviewed at the endorsement stage.
- Access to the site is existing. Any changes to the existing access requires the review and approval of Subdivision and Development Coordination.
- Upon redevelopment of the proposed lots, the owner may be required to upgrade the north/south alley to a commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line. The requirement of this alley upgrade will be reviewed with future Development Permit applications.

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 51.8m west of west property line of 104 Street NW, off 83 Avenue. The existing storm service enters the proposed subdivision approximately 12.5m east of west property line of existing Lot 28, off 83 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Where new connections to the existing sewer system are proposed to be completed by a private contractor, a condition assessment of the existing infrastructure abutting the connection will be required. The assessment shall determine the suitability of the existing infrastructure for the proposed connection with respect to the facility's material, condition, and depth and shall be provided prior to the first submission of detailed engineering drawings.
- 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).





Subdivision Authority

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

May 21, 2026

File No. LDA26-0121

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 52, Block 5, Plan 5237KS, located north of Buena Vista Road NW and west of 132 Street NW; **LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 21, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #653872706-001

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 Buena Vista Road NW. Upon redevelopment of either proposed Lot 52A or 52B, 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](http://www.edmonton.ca/permits).
- Upon redevelopment of the proposed lots, the owner may be required to upgrade the existing east-west gravel alley to a paved residential standard alley in accordance with the Complete Streets Design and Construction Standards. The requirement of this alley upgrade will be reviewed with future Development Permit applications.

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 9.5m east of the east property line of lane west of existing Lot 52, off the lane. The existing storm service enters the proposed subdivision approximately 11.3 m west of the east property line of existing Lot 52, off Buena Vista Road 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 water main located within a laneway adjacent to the west property line of existing Lot 52. The water main is approximately 4.3 m from the subject lot. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# MILL STREET HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL MEASUREMENTS SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE SURVEYOR.
- THE BOUNDARY SHOWN EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R.S.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.091 ha



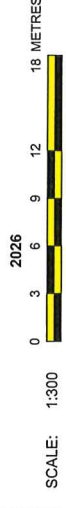
REV. NO.	DATE	ITEM	BY
2	ARP 4/26	LOT SPLIT	CN
1	FEB 10/26	ORIGINAL PLAN COMPLETED	CN

**REVISIONS**

## LAURIER HEIGHTS

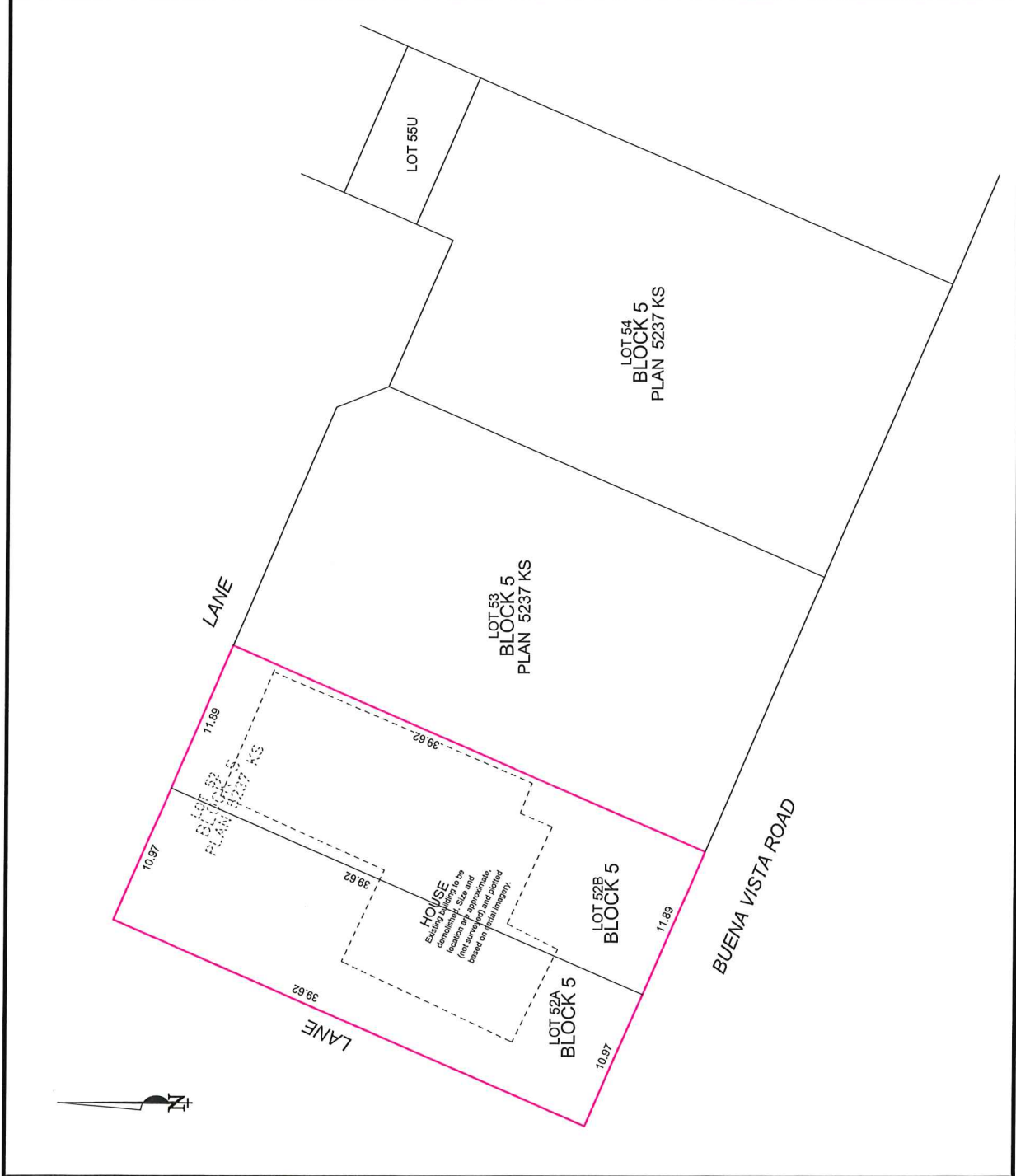
### TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
 LOT 52, BLOCK 5, PLAN 5237 KS  
 WITHIN THE  
 S.E. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 82604490T DRAFTED BY: CN CHECKED BY: BS





Subdivision Authority

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

May 21, 2026

File No. LDA26-0124

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 4, Block 5, Plan 4370MC, located east of 169 Street NW and north of 88 Avenue NW; **WEST MEADOWLARK PARK**

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**The Subdivision by Plan is APPROVED on May 21, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after

considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #653165104-001

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 7.62 m south of the north property line of existing Lot 4, off 169 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](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

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

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOT 4, BLK.5, PLAN 4370 M.C.**

IN THE

**N.W.1/4 SEC.27, TWP.52, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

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



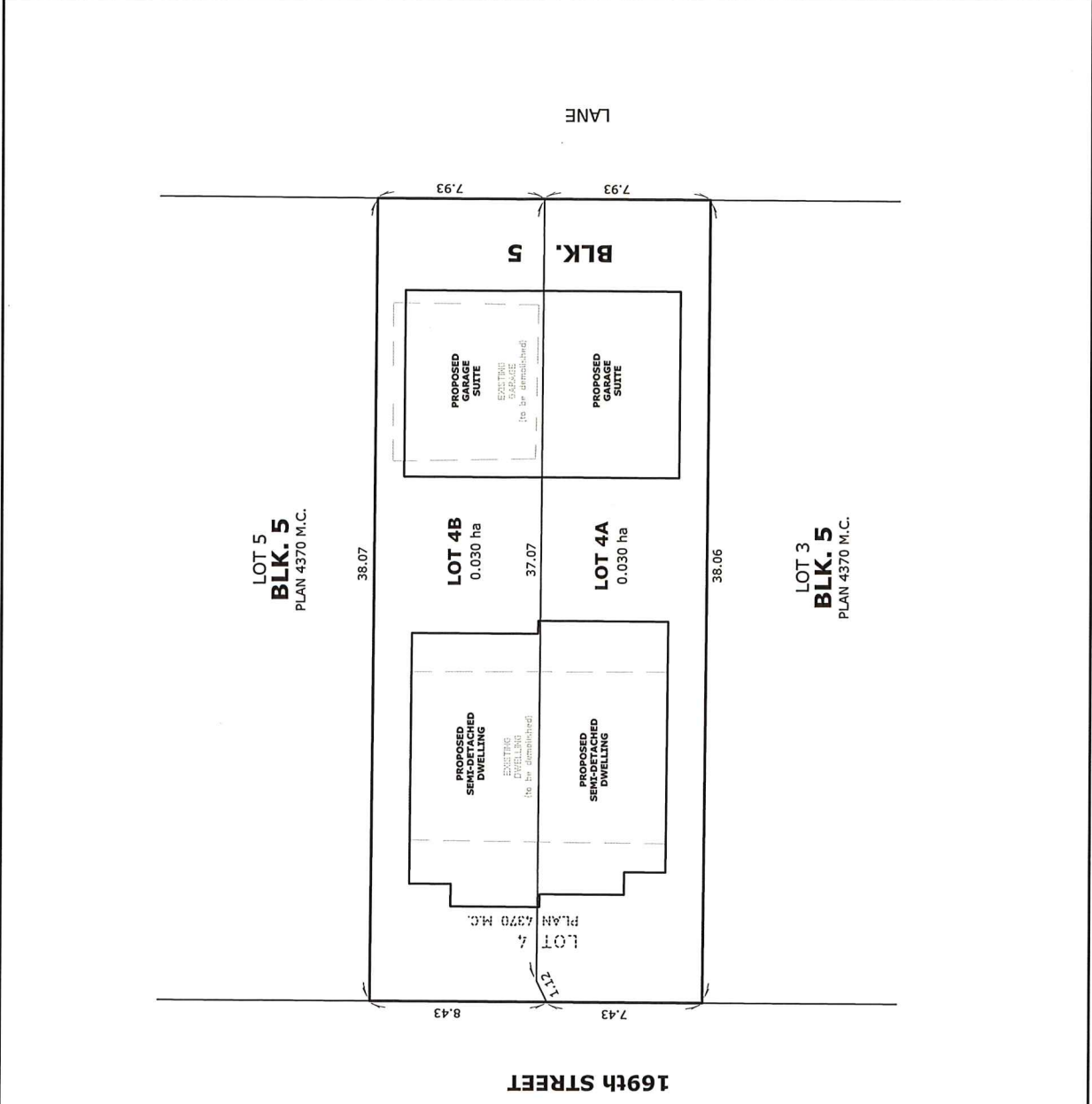
**NOTES:**

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

**HAGEN SURVEYS**  
2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca  
Your comprehensive surveying partner.

**SURVEYOR'S STAMP**

CALCULATED BY:	—	DRAWN BY:	C.Z.
DATE:	APRIL 02, 2026	REVISED:	—
DRAWING	260278T	FILE NO.	<b>260278</b>





Subdivision Authority

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

May 21, 2026

File No. LDA26-0125

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 30, Plan 743HW, located west of 109 Street and south of 74 Avenue NW; **MCKERNAN**

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**The Subdivision by Plan is APPROVED on May 21, 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 east lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #653875941-001

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.

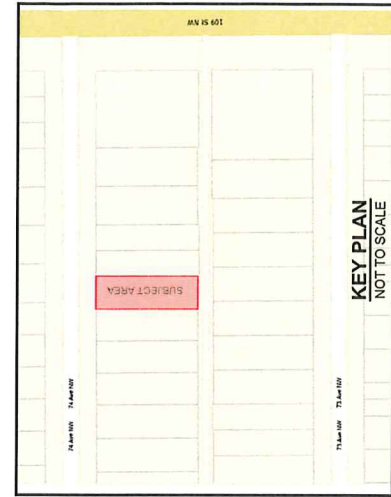
Servicing

- 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 5.72 m east of the west property line of proposed Lot 15A, off 74 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

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- UNLESS OTHERWISE NOTED, THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLACE OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . .
- AND CONTAINS: 0.057 ha



REV. NO.	DATE	ITEM	BY
1	APR. /26	ORIGINAL PLAN COMPLETED	CN

**REVISIONS**

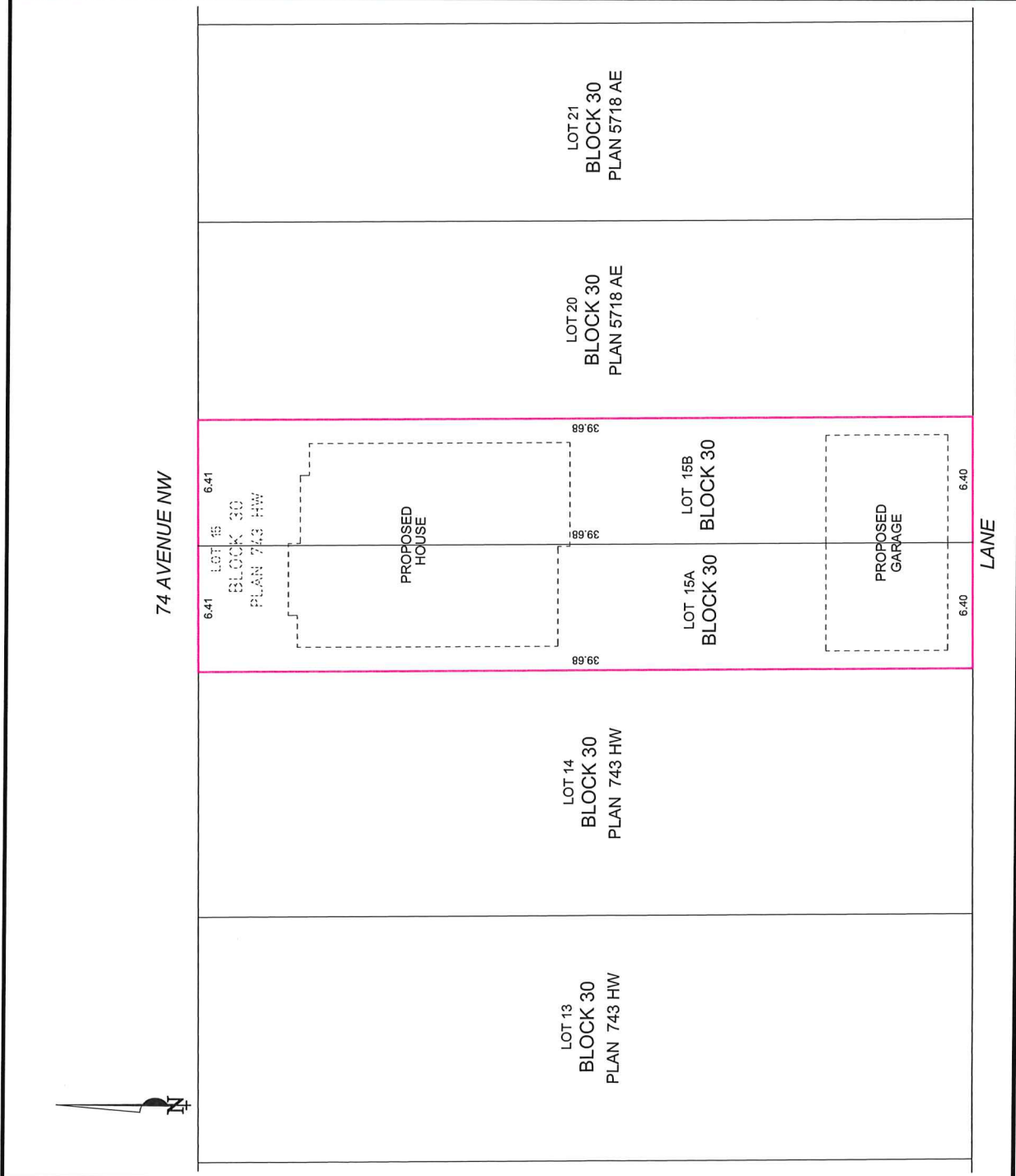
## MCKERNAN TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
 LOT 15, BLOCK 30, PLAN 743 HW  
 WITHIN THE  
 N.E. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics**  
 Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 85504-13007 DRAFTED BY: CN CHECKED BY: BS



Thursday, May 14, 2026  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

**PRESENT**      Blair McDowell, Chief Subdivision Officer

**1.      ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 14, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2.      ADOPTION OF MINUTES**

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

**CARRIED**

**3.      OLD BUSINESS**

**4.      NEW BUSINESS**

1.    LDA26-0119  
653200143-001

Tentative plan to subdivide the west 105 metres from Lot 7, Block 3, Plan 4990 HW and consolidate that portion with Lots 9 and 10, Block 3, Plan 3628 TR located south of 114 Avenue NW and east of 149 Street NW; **HUFF BREMNER ESTATE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.    LDA25-0531  
640868486-001

Tentative plan of subdivision to create one (1) additional residential lot from Lot 22-23-24, Block 2, Plan 7737T, located north of 124 Avenue NW and west of 126 Street NW; **PRINCE CHARLES**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA26-0066 648574018-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 29, Block 5, Plan 5237 KS, located east of Buena Vista NW and south of 79 Avenue NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA26-0111 653202663-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 5, Block 36, Plan 1252 AH, located south of Saskatchewan Drive NW and west of 116 Street NW; <b>WINDSOR PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA26-0122 653176879-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 6-7, Block 53, Plan 6800 AK, located east of 84 Street NW and north of 105 Avenue NW; <b>FOREST HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA26-0137 653174409-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 10, 11 & 12, Block 28, Plan 3620 AH, located east of 82 Street NW and south of 101 Avenue NW; <b>FOREST HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		