

Thursday, May 28, 2026
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 21

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 28, 2026 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 21, 2026 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA26-0011 636444947-001	Tentative plan of subdivision to create 248 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve Lot, and one (1) Public Utility Lot from a portion of roadway to be closed and the NE 17-51-25-W4M and NW 17-51-25-W4M located west of 184 Street SW and south of Keswick Drive SW; RIVER VALLEY KENDAL
2.	LDA26-0034 628011644-002	Tentative plan of subdivision to create one (1) multi-unit housing lot from, Lot 14, Block 1, Plan 6215V, located north of 153 Avenue NW and east of 97 Street NW; EAUX CLAIRES
3.	LDA26-0070 649382829-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 29, Block 4, Plan 5508 MC, located north of Marlboro Road NW and west of Aspen Drive NW; WESTBROOK ESTATES
5.	OTHER BUSINESS	



Subdivision Authority

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

May 28, 2026

File No. LDA26-0011

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

ATTENTION: Blaydon Dibben

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

I The Subdivision by Plan is APPROVED on May 28, 2026, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.97 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the “Conditions of Approval” map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.46 ha lot pursuant to Section 666 of the Municipal Government Act, as shown on the “Conditions of Approval” map, Enclosure I;
3. that the owner provide Municipal Reserve (MR) in the amount of 4.458 ha by a Deferred Reserve Caveat registered against the NE & NW 17-51-25-W4M pursuant to section 669 of the Municipal Government;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner clear, level and dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for the complete intersection of Rabbit Hill Road SW and Ellerslie Road SW from parcels as shown on the “Conditions of Approval” map, Enclosure II;
7. that the owner dedicate additional road rights-of-way and that the property lines of the residential lots flanking and/or backing onto the acute alley/local roadway intersections be modified, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for Waste Management vehicles, to the satisfaction

of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
9. that approved subdivisions LDA25-0466 and LDA25-0479 be registered prior to or concurrent with this application to provide logical water infrastructure and roadway extensions;
10. that LDA25-0513 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that LDA25-0372 and LDA25-0470 to close portions of 184 Street SW shall be approved prior to the endorsement of the plan of survey;
12. that the owner enter into an Infrastructure Maintenance Agreement with the City of Edmonton with assignment rights for the maintenance of the west private driveway access within Phase 2 as shown on the "Conditions of Approval" map, Enclosure I, until such time that the driveway access to SE-20-51-25-W4M is no longer required, to the satisfaction of Subdivision and Development Coordination. The agreement will be prepared and administered by the City of Edmonton.
13. that the owner register a Top-of-Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the top-of-bank, as per the applicable development restrictions as shown by the Hoggan Engineering and Testing (1980) Ltd. geotechnical report (File No. 6448-88), as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services against the lots backing onto the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services Inc., against lots adjacent to the walkway with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 (4) 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 submit a sightline analysis to support entry features at the intersections of 30 Avenue SW and 187 Street SW, and 30 Avenue SW and 188 Street SW, and dedicate additional road right-of-way as deemed necessary, to improve sightlines and visibility, and the features be constructed to the satisfaction of Subdivision and Development Coordination;
8. that the owner pay a one-time fee for maintenance of any entry feature, located on road right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct Ellerslie Road SW to four (4) urban arterial lanes standard, from west of the Ellerslie Road bridge, west of 141 Street SW intersection, to west of Rabbit Hill Road SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared pathway(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as conceptually shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct the intersection of Ellerslie Road SW and Rabbit Hill Road SW to its ultimate to an arterial roadway standard, including channelization, accesses, turning lanes, and all necessary transitional improvements, back to the existing 2 lanes to west (approximately 200 m) and south (approximately 200 m) of the intersection, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct 30 Avenue SW and 33 Avenue SW to an enhanced local roadway standard with two travel lanes, parking ban on one side, and a 3 m hard-surface shared pathway within the rights-of-way to align with the Kendal NSP and the approved cross-sections, with connections to the permanent roadways to the east, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of "no parking" signage on the enhanced local roadways and the north-south local roadway (187 Street SW) to support the cross sections and operation of the internal roadways, including the operations of the existing private parcel, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct temporary 4 m gravel surface emergency accesses with T-bollards, with Phase 1 and Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct a temporary 6 m wide gravel surface roadway connection with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway for the private parcel and is required prior to CCC for roads (or when required by Subdivision and Development Coordination). A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings to ensure functionality;
16. that, further to Condition II.15, the owner construct a temporary 6 m wide hard surface roadway connection with Phase 2, to provide a long term secondary access to the existing private parcel, SE 20-51-25-W4M, to be in place until the parcel redevelops, as conceptually shown on "Conditions of Approval" map, Enclosure I. This roadway is also required to serve as an emergency access roadway for the private parcel and is required to be asphalt prior to CCC for roads (or at the discretion and direction of Subdivision and Development Coordination). A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings to ensure functionality;
17. that the engineering drawings include grading plans with Phase 1 to accommodate a 3 m hard surface shared pathway within the Stormwater Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
18. that, further to Condition II.17, the owner construct a 3 m hard surface shared pathway within the Storm Water Management Facility (SWMF) with Phase 3 including lighting, bollards, and additional pedestrian signage to inform users that the path dead-ends at the north end of the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct 30 Avenue SW and 188 Street SW to an approved Complete Street design and cross-section, with Phase 3, including a 3 m hard surface shared pathway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval Map, Enclosure I;
20. that the owner construct the Top-of-Bank roadway according to an approved Complete Streets design and cross-section, in accordance with the Complete Streets Design and Construction Standards, the Top-of-Bank Policy C542A and the approved geotechnical report, to the satisfaction of Subdivision and Development Coordination, Open Space and Ecology, and Geotechnical Engineering;
21. that the owner construct a 3 m asphalt shared pathway within the Top-of-Bank setback area including "Shared Use" signage and landscaping. The trail location, design and construction shall be in accordance with the approved Hoggan Engineering and Testing (1980) Ltd. geotechnical report (File No. 6448-88), with connections to the adjacent shared pathway, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner constructs offsite sanitary and storm sewers within Phase 3 prior to the registration of Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

24. that the owner provide temporary accommodations for major drainage from Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
25. 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
26. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and 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.

Environmental Reserve (ER) for NE 17-51-25-W4M & NW 17-51-25-W4M in the amount of 2.97 ha is being dedicated with this subdivision.

Municipal (MR) for NE 17-51-25-W4M & NW 17-51-25-W4M in the amount of 0.46 ha is being provided by dedication with this subdivision. MR in the amount of 4.458 is being provided by a Deferred Reserve Caveat (DRC) with this subdivision.

Road dedication is conditioned offsite within Lot F, Block 1, Plan 142 2586 (Glenridding Ravine) and Lot 4, Block 2, Plan 142 3545 (Ambleside). Municipal Reserve (MR) for these lots will be addressed with future subdivisions at these locations.

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,

Kristen Rutherford
Acting Subdivision Authority

KR/mc/Posse #636444947-001

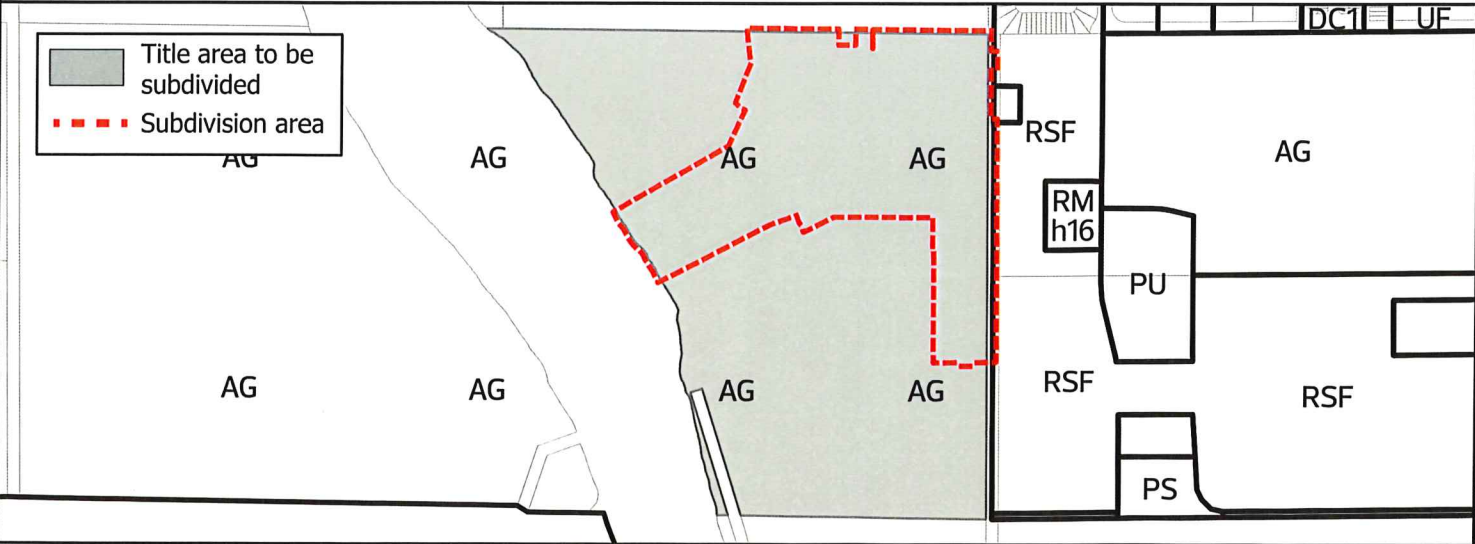
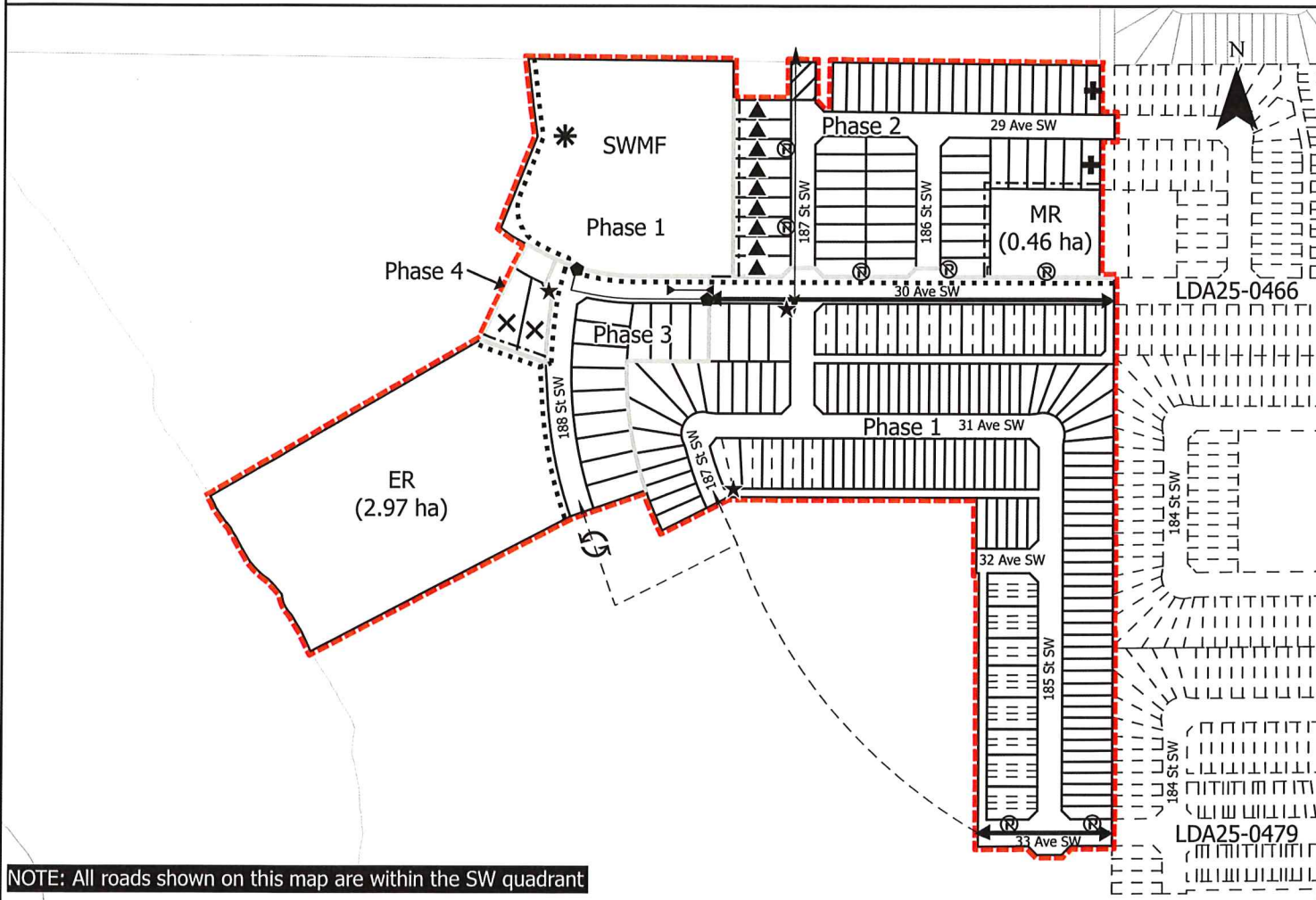
Enclosures





SUBDIVISION CONDITIONS OF APPROVAL MAP

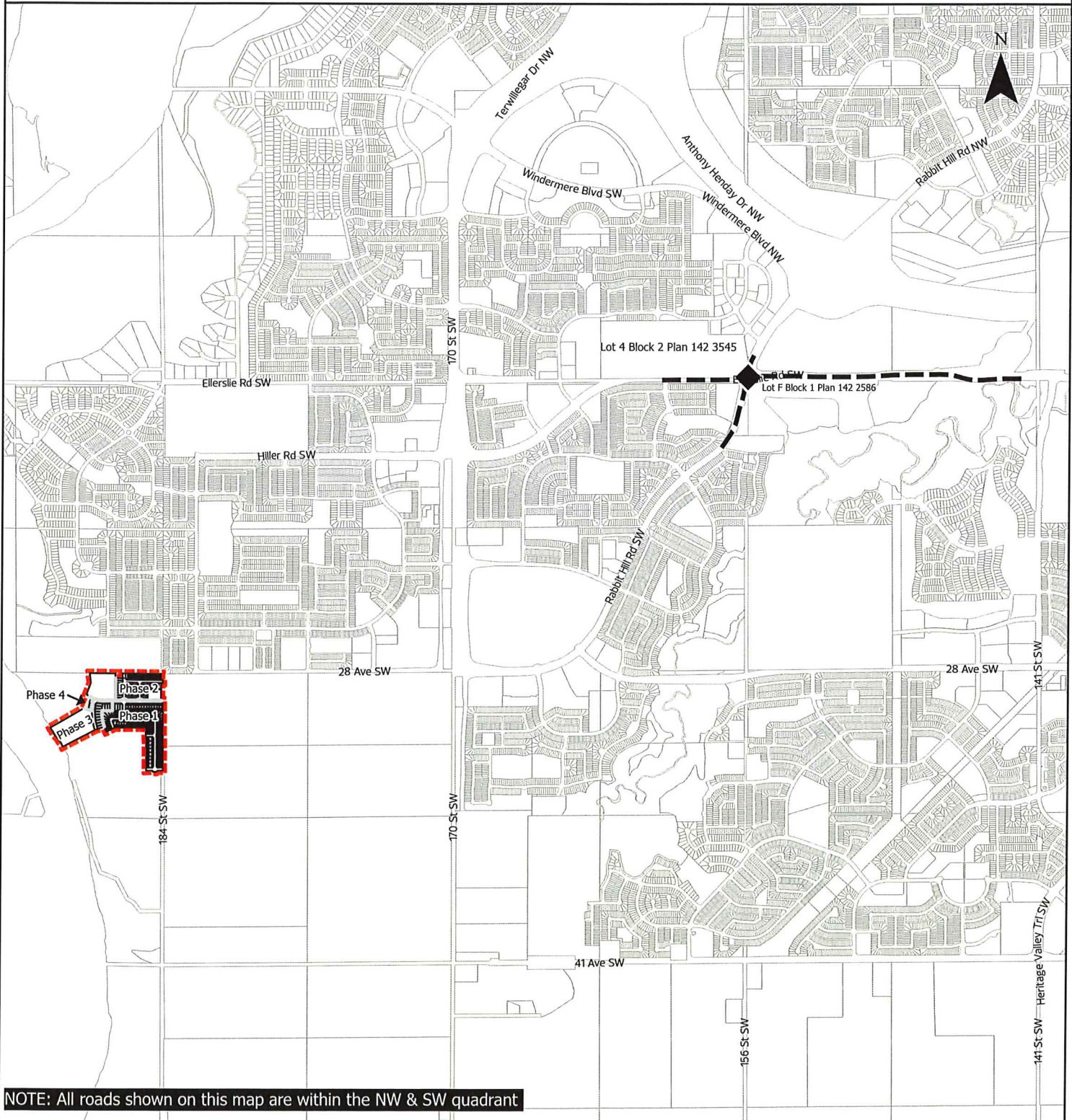
May 28, 2026

LDA26-0011

- | | | |
|--|---|---|
| Limit of Proposed Subdivision | Restrictive Covenant re: Freeboard | Temporary major drainage |
| Phasing Line | Restrictive Covenant re: Disturbed Soil | Storm sewer extension |
| Dedicate additional road right-of-way, as required | 1.2 m Uniform fence | Temporary 6 m hard surface roadway with Phase 2 |
| "No Parking" Signage | 3m Hard surface shared pathway | |
| Additional signage | Construct enhanced local roadway | |
| Temporary 12 m radius turnaround | Temporary 6m roadway with Phase 1 | |
| Restrictive Covenant re: Top of Bank | Temporary 4m emergency access | |



-  Limit of Proposed Subdivision
-  Phasing Line
-  Dedicate and construct Ellerslie Road SW/Rabbit Hill SW intersection
-  Construct Ellerslie Road SW to four lane urban arterial roadway standard



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



Subdivision Authority

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

May 28, 2026

File No. LDA26-0034

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

ATTENTION: Hafiz Damani

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

I The Subdivision by Plan is APPROVED on May 28, 2026, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$110,776.17 representing 0.157 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of Drainage Assessments;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of Lot 14, Block 1, Plan 6215V a claim of interest by caveat of the Deferred Servicing Agreement, pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner register a public access easement for a turnaround, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register temporary public access easements for a 3 m shared path and a temporary 3 m hard surface shared path (pedestrian connection), as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner registers a Utility Easement in favour of EPCOR Water Services Inc. and EPCOR Drainage Services Inc., to allow for a water main, sanitary and storm sewer main, and major drainage route to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner registers a Utility Easement in favour of EPCOR Drainage Services Inc., for the areas dedicated for the ultimate Stormwater Management Facility (SWMF) to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner dedicate, clear and level 153 Avenue NW as required for road right of way, from the entire parent parcel including the corner cut at 95 Street NW, to accommodate a 3 m shared pathway on the north side, and said dedication shall conform to an approved Cross Section or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the subdivision boundary be amended to include the 94 Street NW closure area and the parcel legally described as Lot B, Block 6, Plan 6158 AN, and to dedicate this area as a Public Utility Lot (PUL), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that Lot B, Block 6, Plan 6158 AN be consolidated with the 94 Street NW closure area prior to or concurrent with the registration of this subdivision;
13. that LDA25-0493 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
14. that LDA26-0126 to close 94 Street NW shall be approved prior to the endorsement of the plan of survey;
15. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot backing onto or flanking the SWMF as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 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 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;
5. 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;
6. that the owner construct a 12 m radius paved surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be asphalt prior to the Construction Completion Certificate (CCC), to the satisfaction of Subdivision and Development Coordination;
7. that the owner agree and acknowledge that they shall not apply for a Development Permit that interferes, obstructs, or diminishes the access easement area, for the remnant lot until such time that the permanent roadways outside of the parent parcel are constructed and the turnaround is no longer required, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 95 Street NW to an urban collector roadway standard, including a 3 m shared path on the east side, to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner make any necessary modifications to the arterial-collector intersection of 153 Avenue NW and 95 Street NW, including but not limited to the modification/relocation/reconstruction of the existing median, surface and underground utilities, lighting, landscaping, paint line marking modifications and any transitional improvements, in accordance with the Complete Streets Design and Construction Standards, informed by the analysis of the Rezoning Traffic Memo, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared path in the ultimate alignment on the north side of 153 Avenue NW, in accordance with the Complete Streets Design and Construction Standards, including the removal of the existing 1.5 m sidewalk and replacement to a 3 m shared pathway east to the intersection of 94A Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. further to condition II.10, that the owner upgrade/reconstruct the existing bus stop on 153 Avenue NW and 94A Street to a 9 m x 4 m pad with connector walk to the 3 m shared pathway, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. further to condition II.10, that the owner pay for all costs associated with removal of any boulevard trees required through the review of the engineering drawings, in accordance with the Corporate Tree Management Policy (C456C);
13. that the owner construct a 3 m hard surface shared path with lighting and bollards, adjacent to the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 3 m shared path (pedestrian connection), from the terminus of the SWMF's adjacent 3 m hard surface shared path to the collector roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of traffic signals, that may include additional infrastructure modifications to support the installation, at the intersection of 153 Avenue NW and 95 Street NW, based on the analysis of the approved Eaux Claires Neighbourhood Structure Plan Amendment, Rezoning Traffic Memo and the City's review, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
16. that the owner is responsible for the removal and remediation of the road structure of the 94 Street NW closure area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner.
17. that the owner design the ultimate SWMF and construct the interim facility, 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 owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination;
19. that the owner construct offsite underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
20. 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.

MR for Lot 14, Block 1, Plan 6215V in the amount of \$110,776.17, representing 0.157 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

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

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

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

KR/Posse #628011644-002

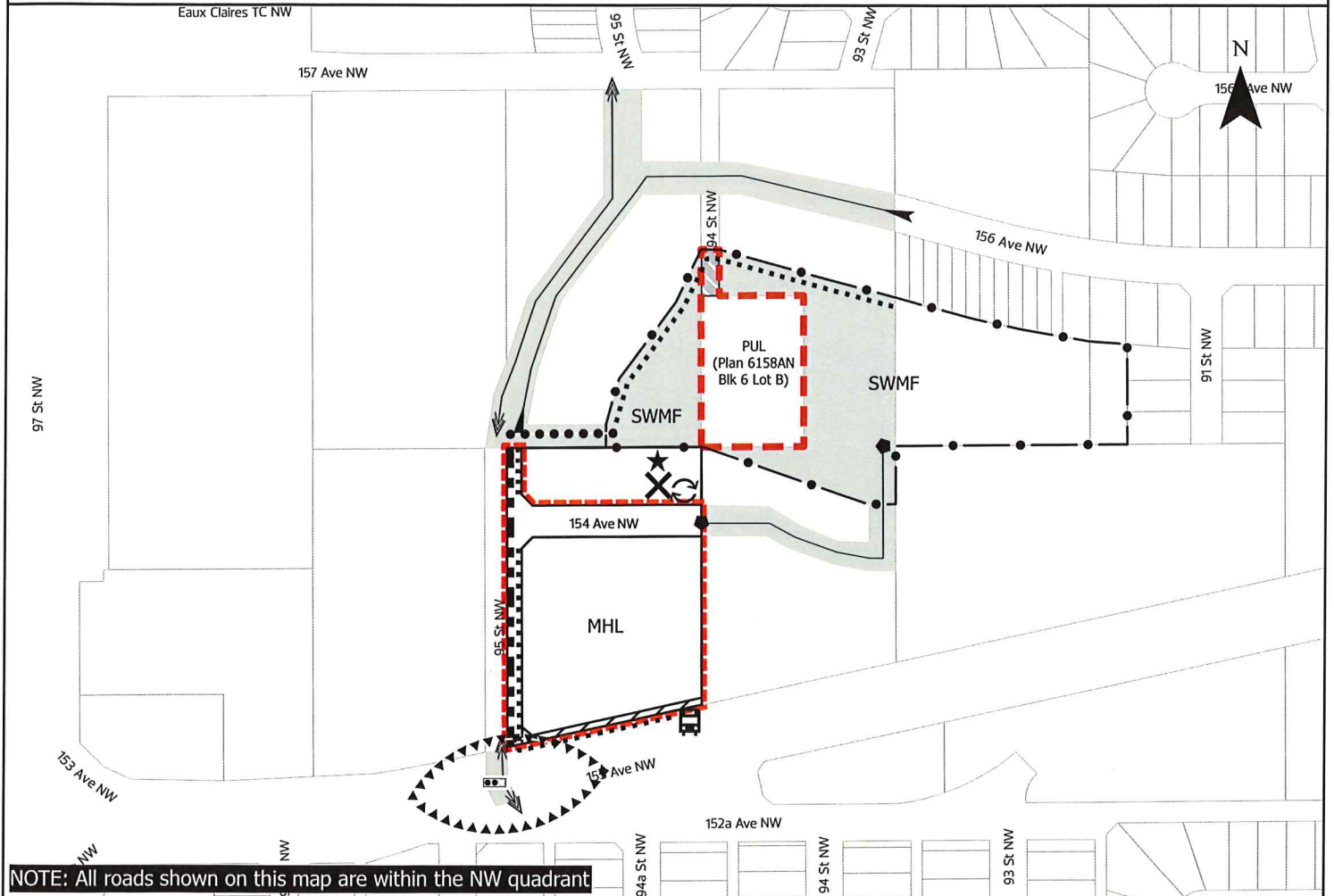
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

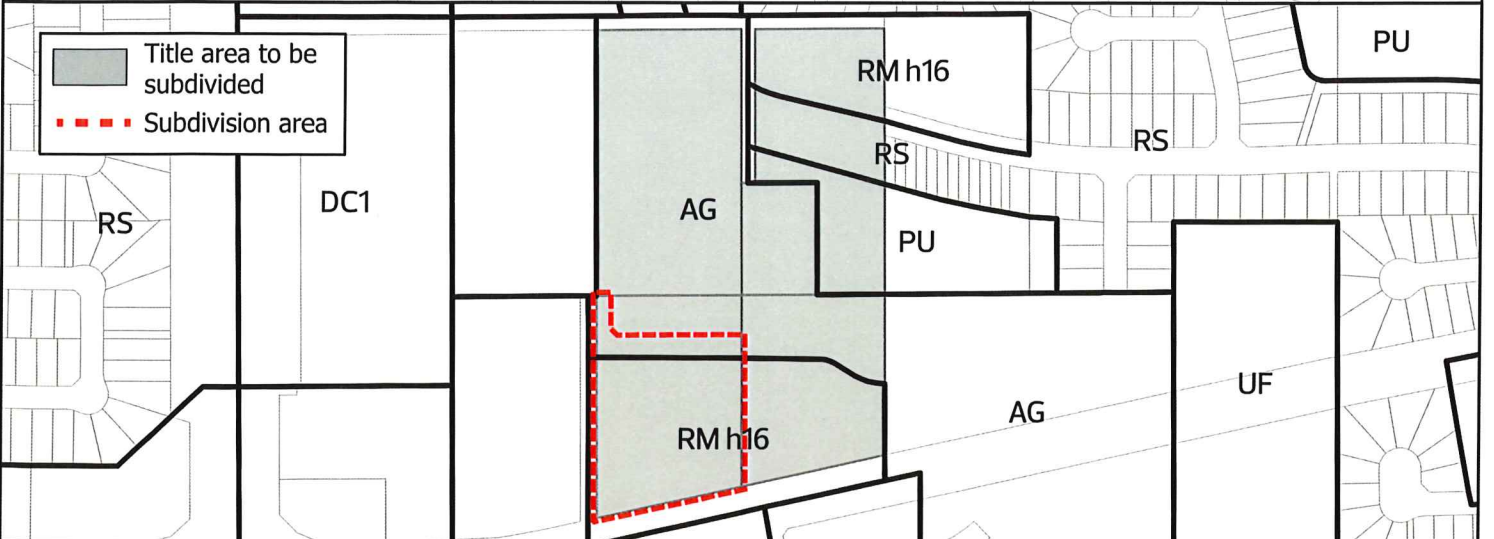
May 28, 2026

LDA26-0034

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|---|---|--|
| Amend Subdivision Boundary | Restrictive Covenant re: Freeboard | Watermain extension |
| Limit of Proposed Subdivision | 3m Hard surface shared use path | Sanitary sewer extension |
| Traffic Signal | Temporary 3 m shared use path (pedestrian connection) | Storm sewer extension |
| Upgrade bus stop | Intersection Improvement | 94 Street NW road removal and site remediation |
| Restricted lot | Construct collector roadway | Register Easement |
| Temporary 12 m radius turnaround; register easement | Construct Storm Water Magement Facility | Dedicate as road right of way |



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



Title area to be subdivided
 Subdivision area



Subdivision Authority

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

May 28, 2026

File No. LDA26-0070

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 29, Block 4, Plan 5508 MC, located north of Marlboro Road NW and west of Aspen Drive NW; **WESTBROOK ESTATES**

The Subdivision by Plan is APPROVED on May 28, 2026, subject to the following conditions:

1. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the LWL Engineering Geotechnical Consulting Ltd. geotechnical report (File No. A-0518), as shown on the "Conditions of Approval" map, Enclosure I; 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,

Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #649382829-001

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 is an existing access to Marlboro Road NW. Upon redevelopment of proposed Lot 29B, the owner/applicant will be required to ensure that the existing residential access meets current City of Edmonton standards. Access upgrading may be required should the access be retained.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 14.33 m east of the west property line of existing Lot 29, off Marlboro 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.
- Please note lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (December 2024). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- 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

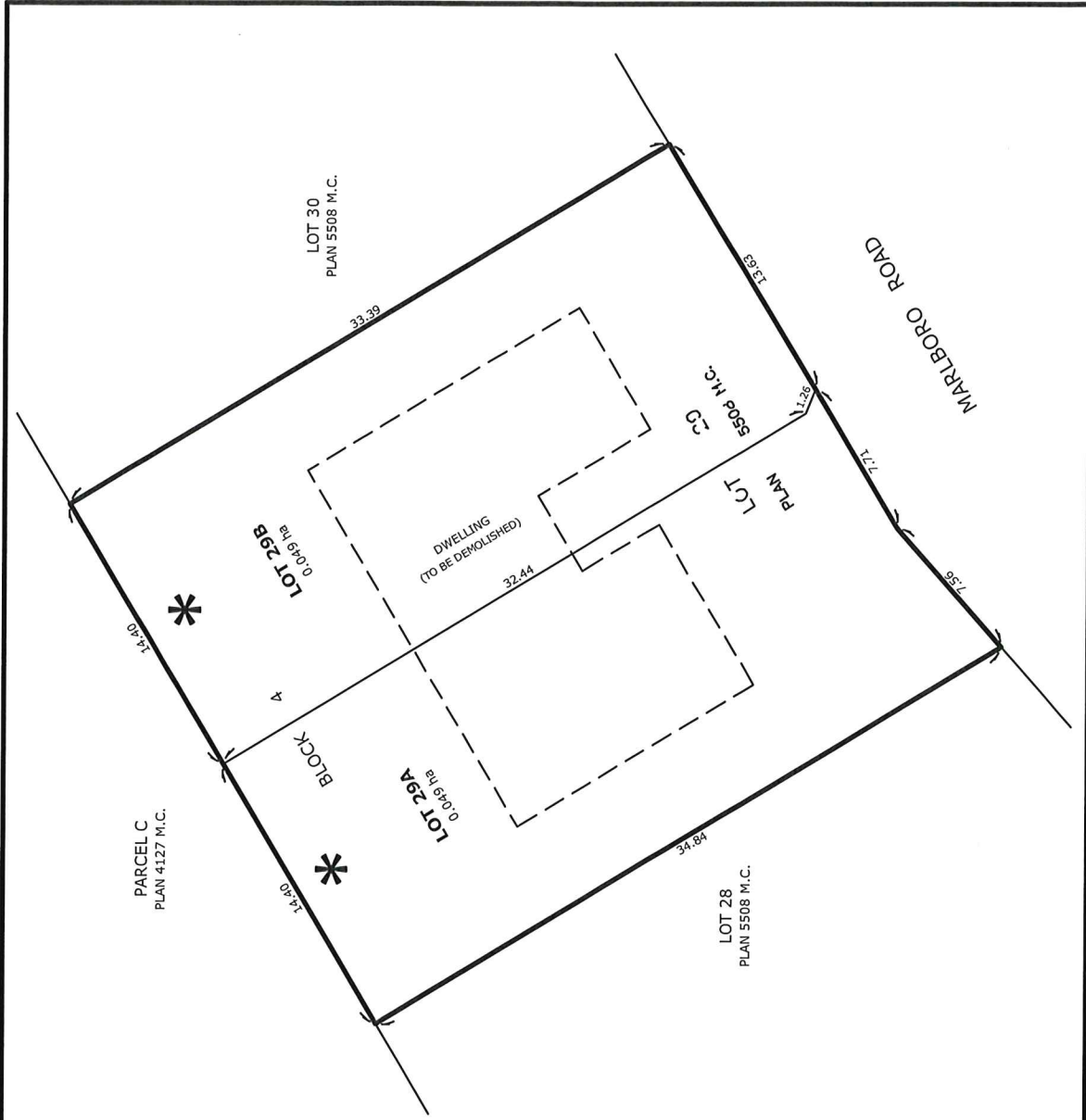
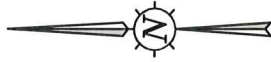
LOT 29, BLOCK 4, PLAN 5508 M.C.

IN THE

S.W.1/4 SEC.12 TWP.52 RGE.25 W. 4M.

EDMONTON, ALBERTA

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



NOTES:

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



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SURVEYOR'S STAMP	
	
CALCULATED BY: J.V.	DRAWN BY: J.V.
DATE: MARCH 3, 2026	REVISED:
DRAWING: 250619T	FILE NO. 250619

*** Restrictive covenant re: Top of Bank**

Thursday, May 21, 2026
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 21, 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 14, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

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; **CANOSSA**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

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; **CANOSSA**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

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; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; WEST MEADOWLARK PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; MCKERNAN
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.	