

Thursday, June 05, 2025

10:00 am.



## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 22

#### 1. ADOPTION OF AGENDA

##### RECOMMENDATION

That the Subdivision Authority Agenda for the June 05, 2025 meeting be adopted.

#### 2. ADOPTION OF MINUTES

##### RECOMMENDATION

That the Subdivision Authority Minutes for the May 29, 2025 meeting be adopted.

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA25-0070<br>527629677-001 | Tentative plan of subdivision to create 92 residential lots from Lot 3, Block 15, Plan 252 0351 located south of 18 Avenue SW and west of Glenridding Boulevard SW; <b>GLENRIDGING HEIGHTS</b>   |
| 2. | LDA18-0128<br>276139660-001 | REVISION of conditionally approved tentative plan of subdivision to create eight (8) residential lots, three (3) multi-unit housing lots (MHL), and one (1) Municipal Reserve lot, from Lot 7, Block 6, Plan 852 2173, located north of 114 Avenue and west of 127 Street NW; <b>INGLEWOOD</b> |
| 3. | LDA25-0155<br>582728155-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 33 and the east half of Lot 34, Block 2, Plan 5955U, located north of 78 Avenue NW and east of 97 Street NW; <b>RITCHIE</b>   |
| 4. | LDA25-0181<br>587952831-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 48, Block 13, Plan 2601 KS, located west of 145 Street NW and south of 78 Avenue NW; <b>LAURIER HEIGHTS</b>  |

#### 5. OTHER BUSINESS



Subdivision Authority

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

June 5, 2025

File No. LDA25-0070

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

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 92 residential lots from Lot 3, Block 15, Plan 252 0351 located south of 18 Avenue SW and west of Glenridding Boulevard SW; **GLENRIDGING HEIGHTS**

---

**I The Subdivision by Plan is APPROVED on June 5, 2025, 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 approved subdivision LDA24-0035 (phase 2) be registered prior to or concurrent with this application, to dedicate arterial road right-of-way for 170 Street SW;
4. that the remnant of Lot 3, Block 15, Plan 252 035 be consolidated with adjacent Lot 4, Block 15, Plan 252 0353 prior or concurrent with the registration of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 170 Street, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 pay a boundary assessment for municipal improvements constructed by others within the Glenridding Boulevard SW road right-of-way from which this development benefits (Glenridding Heights, Stage 28; Servicing Agreement SA52086);
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details 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 owner construct the first two (2) lanes of 170 Street SW to an arterial roadway standard, from 21 Avenue SW to Hiller Road SW, to an approved Preliminary Plan, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping, paint line making modifications and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. further to condition II.8., that the owner remove the existing roadway within the titled parcel, legally described as Plan 832 2213, Lot 1, on the west side of new 170 Street SW, with construction of the second two lanes of 170 Street SW and restore the area to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. further to conditions II.8. and II.9., that the owner construct a temporary 7 m wide paved surface roadway connection in accordance with the Complete Streets Design and Construction Standards (Drawing No.2060), to provide access to Glenridding Boulevard SW from the private parcel, legally described as Plan 252 0353, Block 15, Lot 4, as shown on the "Conditions of Approval" map, Enclosure II;



11. that the existing easement providing access across Plan 832 2113, Lot 1 (City owned parcel) for the benefit of Plan 252 0353, Block 15, Lot 4 (privately owned), be discharged prior to issuing a CCC for 170 Street SW and following construction of the primary access to Lot 4, as shown on the "Conditions of Approval" map, Enclosure II. Any costs associated with the discharge of the easement will be borne by the Developer of Lot 3, Block 15, Plan 252 0351;
12. that the owner construct 21 Avenue SW to a collector roadway standard, including a 1.8 m concrete sidewalk and 3 m shared use path, grading and drainage work that tie into this proposed subdivision and the District Park site development to the south, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct appropriate traffic calming measures at the shared use path crossing on 21 Avenue SW, 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, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
14. that the owner pay for the installation of "no parking" signage on 20 Avenue SW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a minimum 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 170 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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,
18. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 3, Block 15, Plan 252 0351 were previously addressed by Deferred Reserve Caveat (DRC) with LDA17-0205 and LDA24-0035.



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/tv/Posse #527629677-001

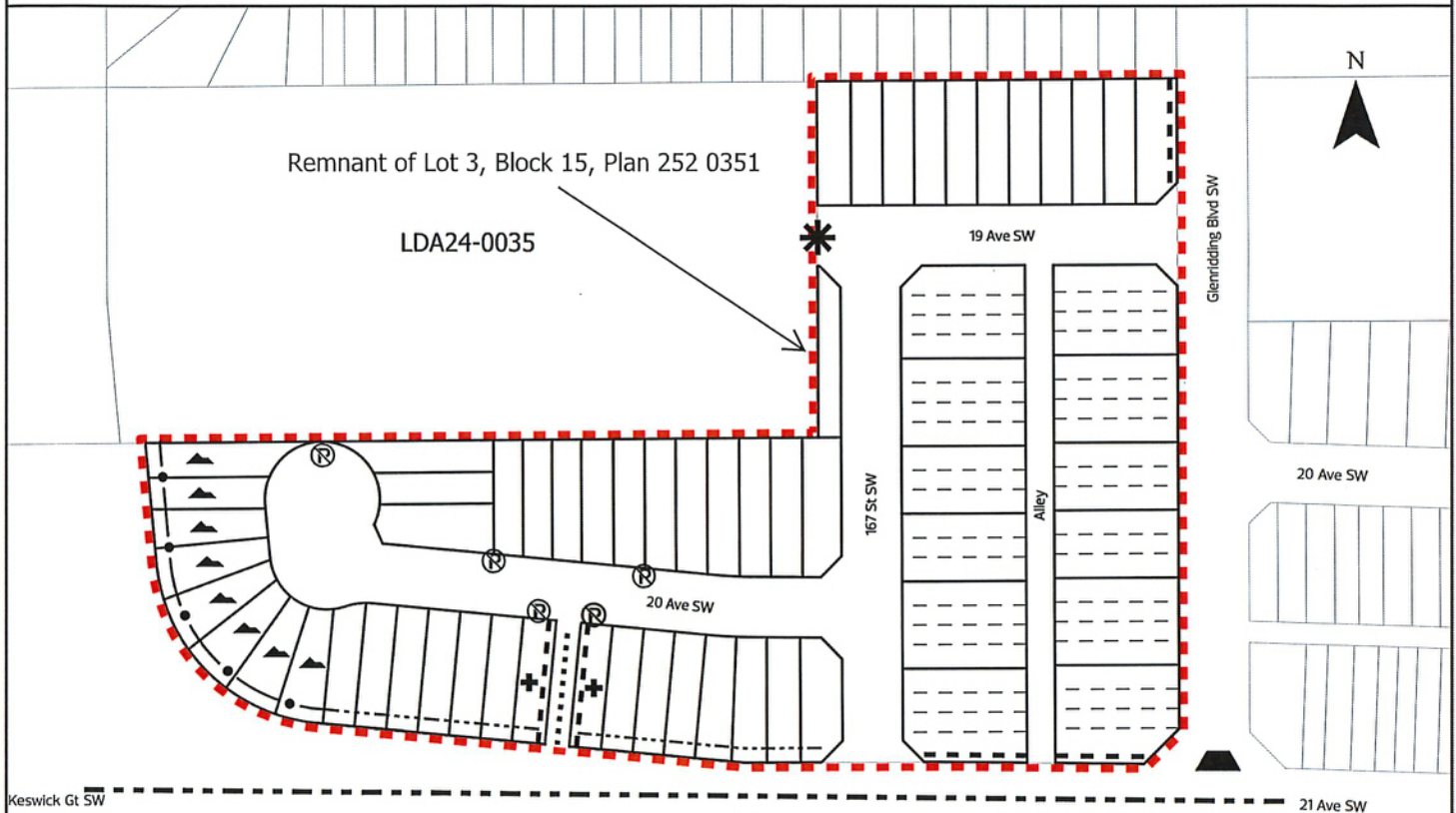
Enclosures

## SUBDIVISION CONDITIONS OF APPROVAL MAP

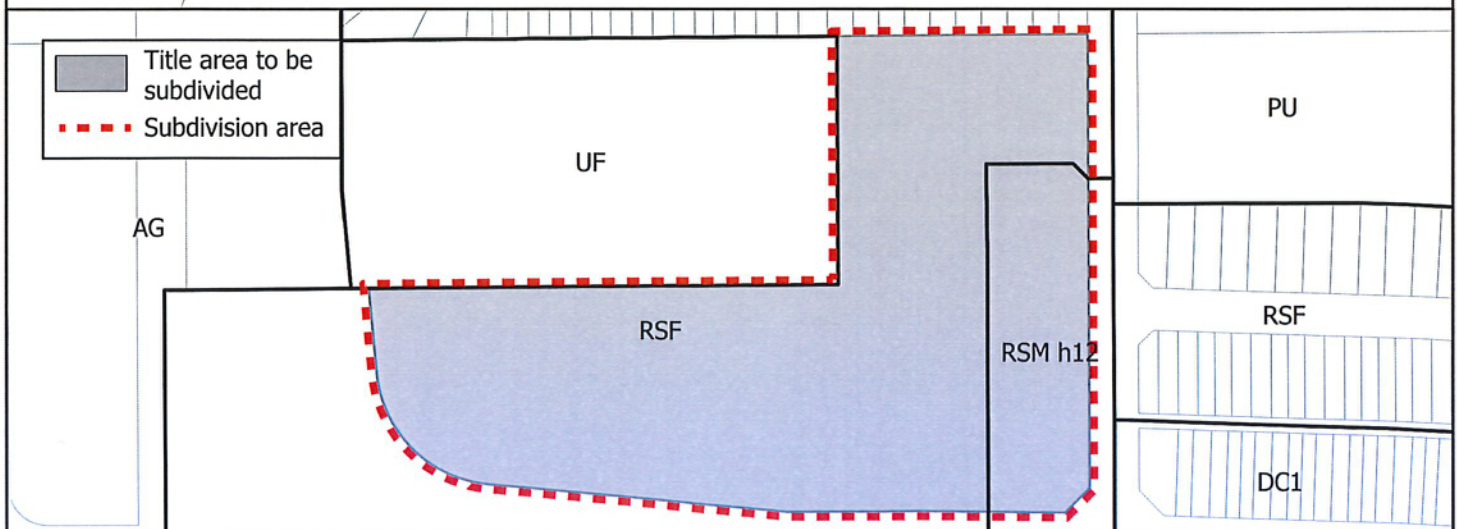
May 22, 2025

LDA25-0070

- Limit of propsed subdivision
- - - 1.8 m Uniform fence as per Zoning Bylaw
- - - - 1.8 m Uniform screen fence
- Berm and noise attenuation fence
- - - - Construct 21 Avenue SW with 3 m SUP and 1.8 m sidewalk
- ..... Emergency access
- ▲ Restrictive Covenant re: Berm and fence
- + Restrictive Covenant re: Disturbed soil
- Ⓡ "No Parking" Signage
- \* Construct private access
- ▲ Construct traffic calming measures



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

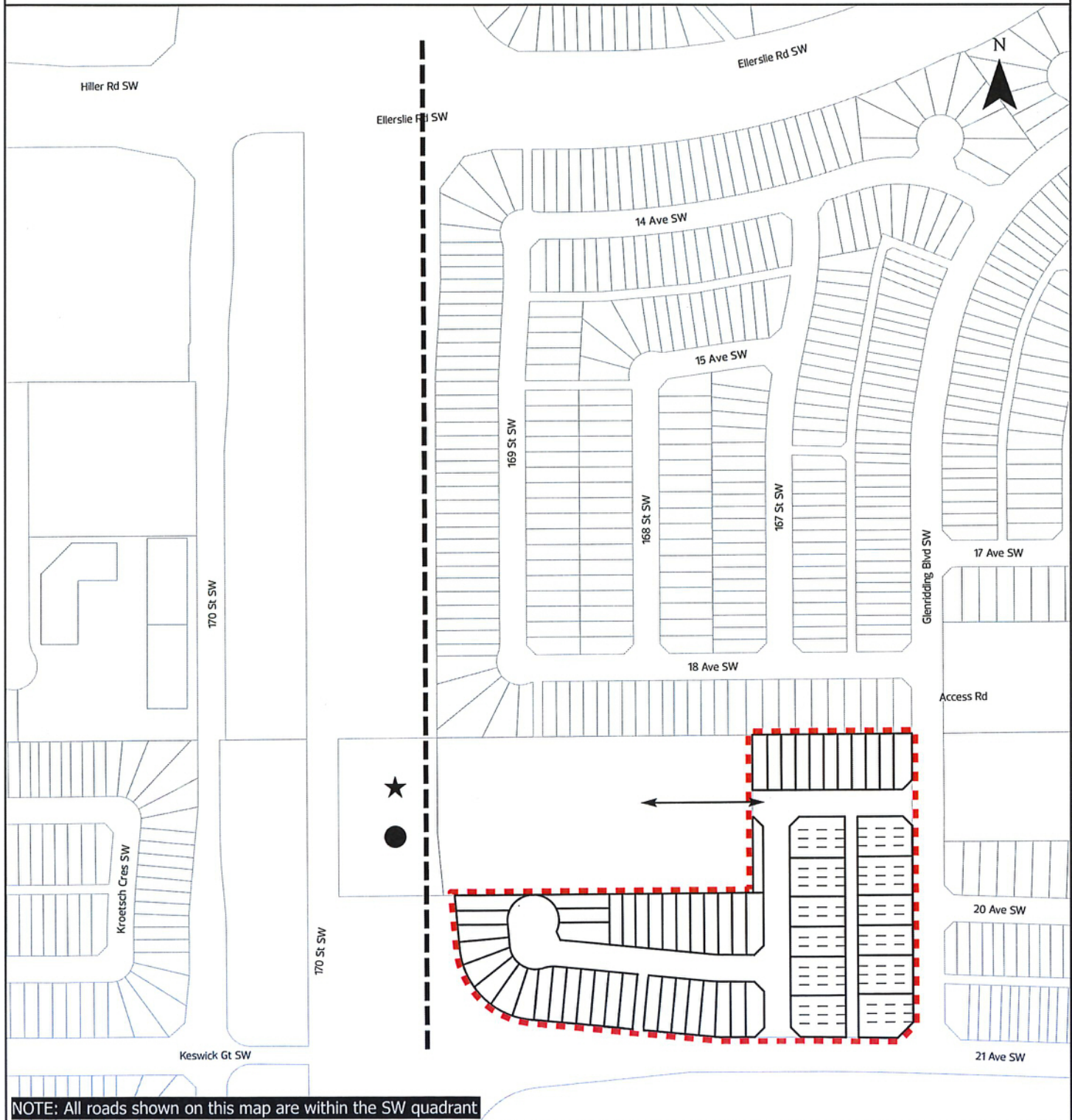


## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 22, 2025

LDA25-0070

- Limit of proposed subdivision
- Construct second two lanes to an arterial roadway standard
- ↔ Construct temporary 7 m paved roadway
- Discharge existing access easement
- ★ Remove existing access







Subdivision Authority

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

June 5, 2025

File No. LDA18-0128

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

ATTENTION: Ben De Jong

RE: REVISION of conditionally approved tentative plan of subdivision to create eight (8) residential lots, three (3) multi-unit housing lots (MHL), and one (1) Municipal Reserve lot, from Lot 7, Block 6, Plan 852 2173, located north of 114 Avenue and west of 127 Street NW; **INGLEWOOD**

---

LDA18-0128 was conditionally approved on May 28, 2020. A change request to add phasing was approved on January 21, 2021. A second change request to update servicing conditions was approved on January 6, 2022. Phase 1 was endorsed on May 20, 2021. This third change request adds one additional phase (for a total of three phases).

**I The Subdivision by Plan is APPROVED on June 5, 2025, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.374 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc., 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 That the Servicing Agreement required in Clause I (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner constructs an offsite sanitary sewer extension along 127 Street with Phase 3, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct offsite watermain extensions along 127 Street NW and 115 Avenue NW with Phase 3, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner install fire hydrants along 127 Street NW with Phase 3, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner is responsible for the removal of the abandoned fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the removal of the abandoned services, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner is responsible for the removal of the abandoned asbestos cement water mains, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, 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 road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 7, Block 6, Plan 852 2173 in the amount of 0.374 ha is 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 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/tv/Posse #276139660-001

Enclosure

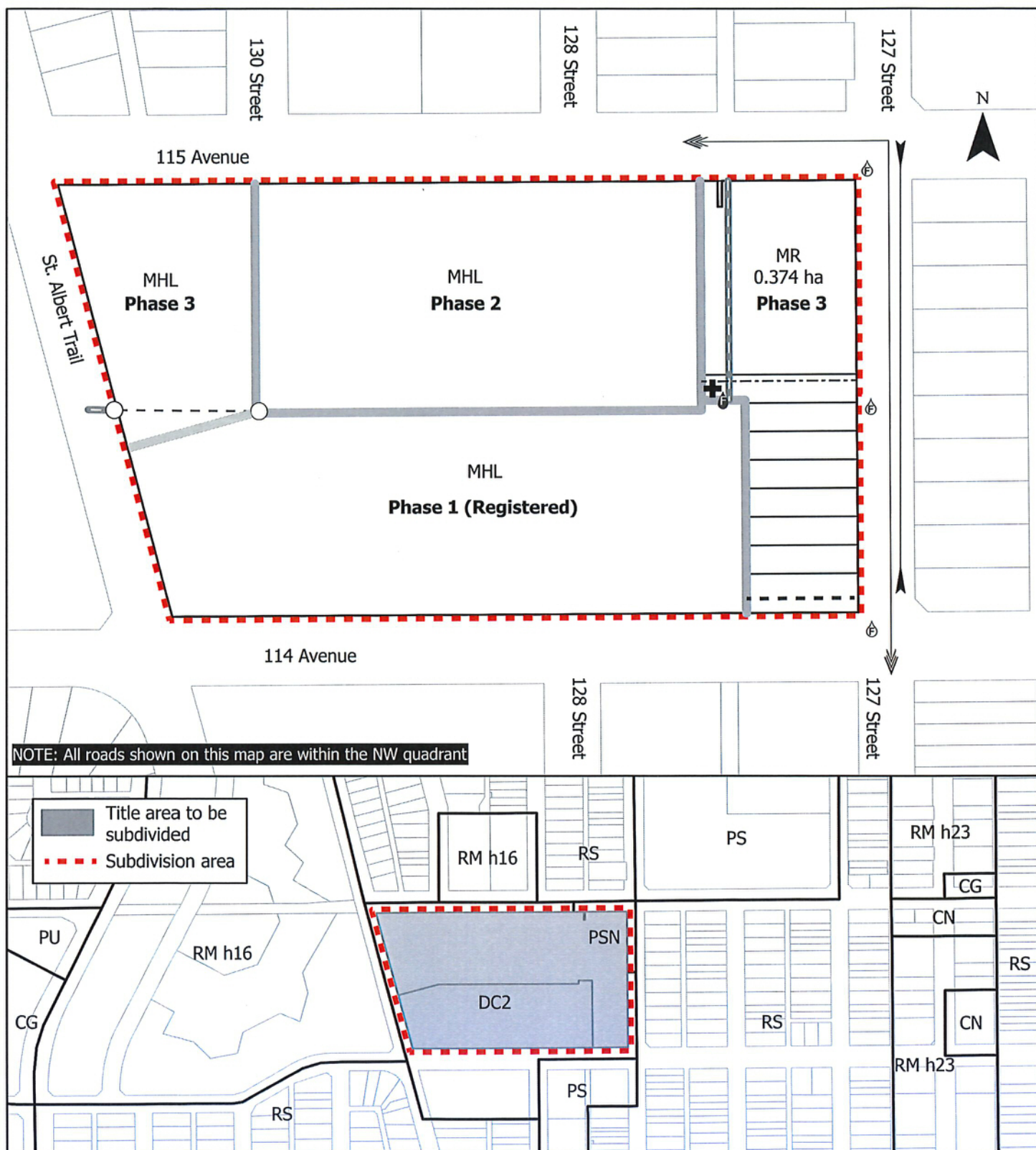


## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 5, 2025

LDA18-0128

- |                                   |   |                            |
|-----------------------------------|---|----------------------------|
| --- Limit of proposed subdivision | + Restrictive Covenant re: Disturbed Soil | ⦿ Fire hydrant             |
| — Phasing Line                    | - - - 1.2m Uniform Fence                  | ⦿ Abandon fire hydrant     |
| ↔ Watermain extension             | - - - 1.8m Uniform Fence - Zoning bylaw   | — Abandon existing service |
| — Sanitary sewer extension        | ○ - ○ Abandon asbestos cement watermain   |                            |





Subdivision Authority

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

June 5, 2025

File No. LDA25-0155

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 33 and the east half of Lot 34, Block 2, Plan 5955U, located north of 78 Avenue NW and east of 97 Street NW;  
**RITCHIE**

---

**The Subdivision by Plan is APPROVED on June 5, 2025, 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](mailto:development.coordination@edmonton.ca));
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](http://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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #582728155-001

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 (\$730.00 - 2025 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 (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.71 m west of the east property line of Lot 33 off 78 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.
- 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

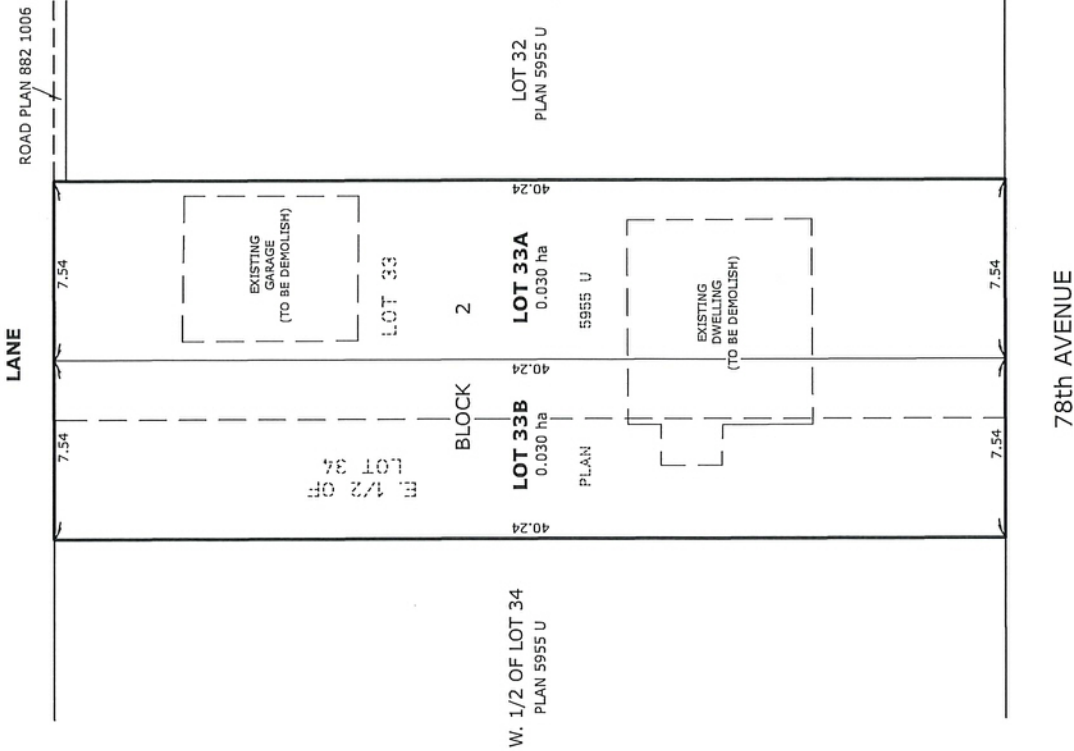
LOT 33 & E. 1/2 OF 34, BLK.2, PLAN 5955 U

IN THE

S.E.1/4 SEC.28, TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2025 R.W. SIMPSON, A.L.S.



TO 97th STREET

## 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](http://hagensurveys.ca)  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



|                |                |           |        |
|----------------|----------------|-----------|--------|
| CALCULATED BY: | ETH            | DRAWN BY: | ETH    |
| DATE:          | MARCH 20, 2025 | REVISED:  | --     |
| DRAWING        | 250199T        | FILE NO.  | 250199 |



Subdivision Authority

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

June 5, 2025

File No. LDA25-0181

Gillmore Surveys (Artic) Ltd.  
7322 101 Ave NW  
Edmonton AB T6A 0J2

ATTENTION: Duncan Gillmore Sr.

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 48, Block 13, Plan 2601 KS, located west of 145 Street NW and south of 78 Avenue NW; **LAURIER HEIGHTS**

---

**The Subdivision by Plan is APPROVED on June 5, 2025, 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);
2. that the final plan of survey shall conform to the attached revised tentative plan; 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #587952831-001

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 (\$730.00 - 2025 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](mailto: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.
- There is an existing access to 78 Avenue NW. Upon redevelopment of proposed Lot 48B, 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).

Building / Site

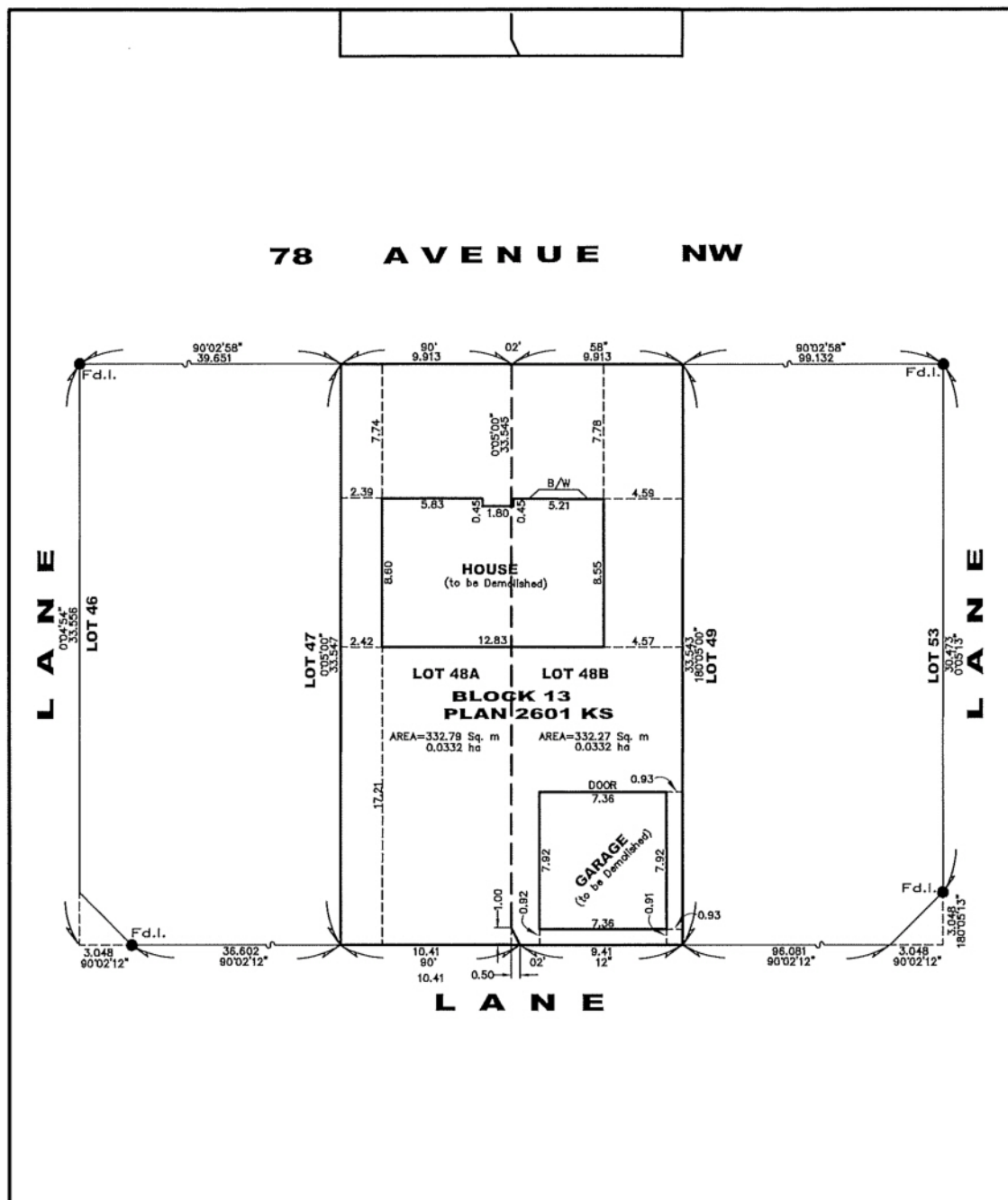
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.55 m east of the west property line of Lot 48 off the lane south of 78 Avenue. The existing storm service enters the proposed subdivision approximately 9.9 m east of the west property line of Lot 48 off 78 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).





1. DISTANCES ARE IN METRES AND DECIMALS OF A METER.

## TENTATIVE PLAN OF SUBDIVISION

### LEGAL DESCRIPTION

**LOT 48**  
**BLOCK 13**  
**PLAN 2601 KS**

C. OF T. NO: 132 248 454  
DATE : APRIL 04th, 2025

### GILLMORE SURVEYS (ARCTIC) LTD.

7322 - 101 AVENUE  
EDMONTON - ALBERTA  
T6A 0J2

PH. (780) 465-0096 Fax (780) 468-7072

### CIVIC ADDRESS: (PAGE 1 OF 1)

14615 - 78 AVENUE NW  
EDMONTON, ALBERTA

### BUILDER OR OWNER:

PREMIER BUILT GARAGES  
3407 CALGARY TRAIL NW  
EDMONTON, ALBERTA

DATE: APRIL 09th, 2025

SCALE: 1 : 300

GSAL: 2124-61

WS: 25-0042



DWG: **25-0042PLT**

Thursday, May 29, 2025  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 21

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 29, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 22, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA25-0024  
531003282-001

Tentative plan of subdivision to create 77 residential lots and two (2) Municipal Reserve lots from a portion of SW-3-54-24-4 located north of 174 Avenue NW and east of Schonsee Drive NW; **CRYSTALLINA NERA WEST**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA24-0419  
536149004-001

Tentative plan of subdivision to create 64 bare land condominium units from Lot 6, Block 13, Plan 252 0936, located south of 99 Avenue NW and east of 229 Street; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

|                |                             |   |                |
|----------------|-----------------------------|---|----------------|
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 3.             | LDA25-0024<br>535442922-001 | Tentative plan of subdivision to create one (1) Non-Credit Municipal Reserve lot and one (1) Public Utility Lot from Lot E, Block 1, Plan 112 3066, located south of Ellerslie Road SW and east of 50 Street SW; <b>MELTWATER</b> |                |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 4.             | LDA25-0178<br>587094062-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 48, Block 5, Plan 6258 HW, located east of 79 Street NW and north of 97 Avenue; <b>HOLYROOD</b>   |                |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 5.             | LDA25-0179<br>587163955-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 15, Plan 747 AF, located west of 123 Street NW and south of 114 Avenue NW; <b>INGLEWOOD</b>  |                |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 6.             | LDA25-0180<br>587566022-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 9, Plan 8661T, located east of 122 Street NW and north of 128 Avenue NW; <b>CALDER</b>  |                |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 7.             | LDA25-0191<br>592007352-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 8, Plan 822 1347, located north of 123 Avenue NW and west of 80 Street NW; <b>ELMWOOD PARK</b>                                     |                |
| MOVED          |                             | Blair McDowell<br><br>That the application for subdivision be Approved.   |                |
| FOR THE MOTION |                             | Blair McDowell  | <b>CARRIED</b> |
| 8.             | LDA25-0193<br>592027020-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 39, Block 12, Plan 6773 MC, located south of 121 Street NW and west of 42 Avenue NW; <b>ASPEN GARDENS</b>                                     |                |
| MOVED          |                             | Blair McDowell  |                |



|                |   |   |                |
|----------------|---|---|----------------|
|                |   | That the application for subdivision be Approved. |                |
| FOR THE MOTION |   | Blair McDowell                                    | <b>CARRIED</b> |
| 5.             | <b>ADJOURNMENT</b><br><br>The meeting adjourned at 10:10 a.m. |   |                |