

Thursday, January 22, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 03

PRESENT		Blair McDowell, Chief Subdivision Officer	
1. ADOPTION OF AGENDA			
MOVED		Blair McDowell That the Subdivision Authority Agenda for the January 22, 2026 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2. ADOPTION OF MINUTES			
MOVED		Blair McDowell That the Subdivision Authority Minutes for the January 15, 2026 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3. OLD BUSINESS			
4. NEW BUSINESS			
1.	LDA23-0031 454085838-001	Tentative plan of subdivision to create 62 residential lots and one (1) Municipal Reserve (MR) lot from Plan 4791 TR, Block OT; Plan 832 0698, Lot 1; Plan 4769 KS, Block A; and Plan 4769 KS, Block B; located south of Rabbit Hill Road SW and east of 170 Street SW; GLENRIDDING RAVINE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA25-0392 585048300-001	Tentative plan of subdivision to create 27 residential lots and one (1) multi-unit housing lot (MHL), from the NW 25-52-26-W4M located south of 92 Avenue NW and east of 231 Street NW; ROSENTHAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED

3.	LDA25-0474 628784075-001	Tentative plan of subdivision to dedicate road Right-of-Way from a portion of Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION	Blair McDowell	CARRIED
4.	LDA25-0489 638950251-001	Tentative plan of subdivision to create 167 residential bare land condominium units from Lot 5, Block 1, Plan 242 2546, located south of Ellerslie Road SW and west of 103A Street SW; CASHMAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION	Blair McDowell	CARRIED
5.	LDA25-0499 639802697-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 2, Block 1, Plan 4142HW, located west of 119 Street NW and south of University Avenue NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION	Blair McDowell	CARRIED
6.	LDA25-0525 641039866-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17A, Block 24, Plan 242 1903, located south of 68 Avenue NW and west of 97 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

January 22, 2026

File No. LDA23-0031

Scheffer Andrew Ltd.
310 - 4803 87 St NW
Edmonton AB T6E 0V3

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 62 residential lots and one (1) Municipal Reserve (MR) lot from Plan 4791 TR, Block OT; Plan 832 0698, Lot 1; Plan 4769 KS, Block A; and Plan 4769 KS, Block B; located south of Rabbit Hill Road SW and east of 170 Street SW; **GLENRIDDING RAVINE**

I The Subdivision by Plan is APPROVED on January 22, 2026, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.27 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 provide money in place of Municipal Reserve (MR) in the amount of \$138,502.40 representing 0.19 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide Municipal Reserve (MR) in the amount of 1.578 ha by a Deferred Reserve Caveat registered against Block A, Plan 4769KS, pursuant to Section 669 of the Municipal Government Act;
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 dedicate additional road right-of-way for the roundabout of Glenridding Ravine Wynd SW / 168 Street SW and the intersection of Glenridding Ravine Wynd SW / 166 Street SW, if deemed necessary through the review of engineering drawings, based on an approved Detailed Plan, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate, clear and level 170 Street SW as required for road right-of-way to conform to an approved Preliminary Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA25-0270 be registered prior or concurrent with this application, to provide the logical roadway extension of Glenridding Ravine Wynd SW;
9. 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 SW, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for 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;
7. that the owner construct the first two (2) lanes of 170 Street SW to an urban arterial road standard, from Glenridding Ravine Wynd SW to Rabbit Hill Road SW, including channelization, accesses, intersections, turning bays, 3 m shared use path on the east side, lighting, landscaping and any transitional improvements including transitions to the rural cross-section to the south and urban cross-section to the north, as shown on "Conditions of Approval" map, Enclosure II;
8. that the owner construct the Glenridding Ravine Wynd SW transit collector roadway, from 170 Street SW to the north/south enhanced local road, including the roundabout at 168 Street SW intersection 3 m shared use path, sidewalk, lighting, landscaping and any transitional improvements as shown on "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for ETS buses and Fire Rescue vehicles must be included in the submission of engineering drawings to ensure functionality of the roundabout and the enhanced local roadway and to confirm right-of-way requirements;
9. that further to Condition II.8, the cross section and lane geometry for Glenridding Ravine Wynd SW, at 170 Street SW, be updated to align with recommendations of the January 2025 Kendal

NSP TIA to accommodate future development of one eastbound left turn lane and a shared left/through lane on the west approach;

10. that the owner construct the north/south local road, 166 Street NW, to an enhanced local road to accommodate conventional bus operation and to maintain two driving lanes at all times, as shown on the “Conditions of Approval” map, Enclosure I. The road right-of-way may need to be adjusted to ensure safe turning requirements of transit vehicles;
11. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, lighting and bollards, on the east side of 166 Street NW, to connect with the proposed shared use path on Glenridding Ravine Wynd SW to the existing shared use path in the north connecting to the SWMF, to the satisfaction of Subdivision and Development Coordination in consultation with Open Space, to complete active modes connectivity as shown on the “Conditions of Approval” map, Enclosure I. Details of this requirement will be further reviewed with the submission of engineering drawings;
12. that the owner provide necessary improvements to the existing portion of 34 Avenue SW local roadway that will function as an interim transit route, as shown on the “Conditions of Approval” map, Enclosure I. Details relative to this requirement will be reviewed at the engineering drawing review stage;
13. that the owner pay for installation of “no parking” signage on the roadways for conventional bus operation to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as conceptually shown on “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 1 m berm centered on property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing no. 5205), for all lots backing onto or flanking 170 Street SW, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner is responsible for the removal of any existing fencing within the proposed MR parcel and constructs a post and rail fence on the east property line of the proposed MR parcel, as shown on the “Conditions of Approval” map, Enclosure I. If the existing fencing is contained within the private parcel, this condition may be waived, as the private fence would provide appropriate delineation between public and private land;
16. that the owner is responsible for the landscape design or other tools to address the irregular fence line across the MR lot, to the satisfaction of City Departments;
17. that the owner is responsible for the landscape design and construction within the MR lot and road rights of way, to the satisfaction of City Departments and affected utility agencies; and
18. 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.

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

MR for part of Block OT, Plan 4791TR were previously addressed by registering a 0.46 ha DRC on title. The DRC will be discharged to dedicate a 0.27 ha park parcel, and 0.19 ha will be provided as money-in-lieu.

The MR for the remnant of Lot 1, Plan 832 0698 will be addressed with future subdivision.

The consolidated area of Block A, Plan 4769KS and part of Lot 1, Plan 832 0698 (road dedication), approximately 17.3 ha, will be reduced by 1.52 ha for arterial road dedication and a 1.578 ha Deferred Reserve Caveat (DRC) will be registered on title.

Block B, Plan 4769KS with an area of 7.99 ha will be reduced by 0.01 ha to account for arterial road dedication. MR requirements will be addressed with a future subdivision application.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #454085838-001

Enclosures

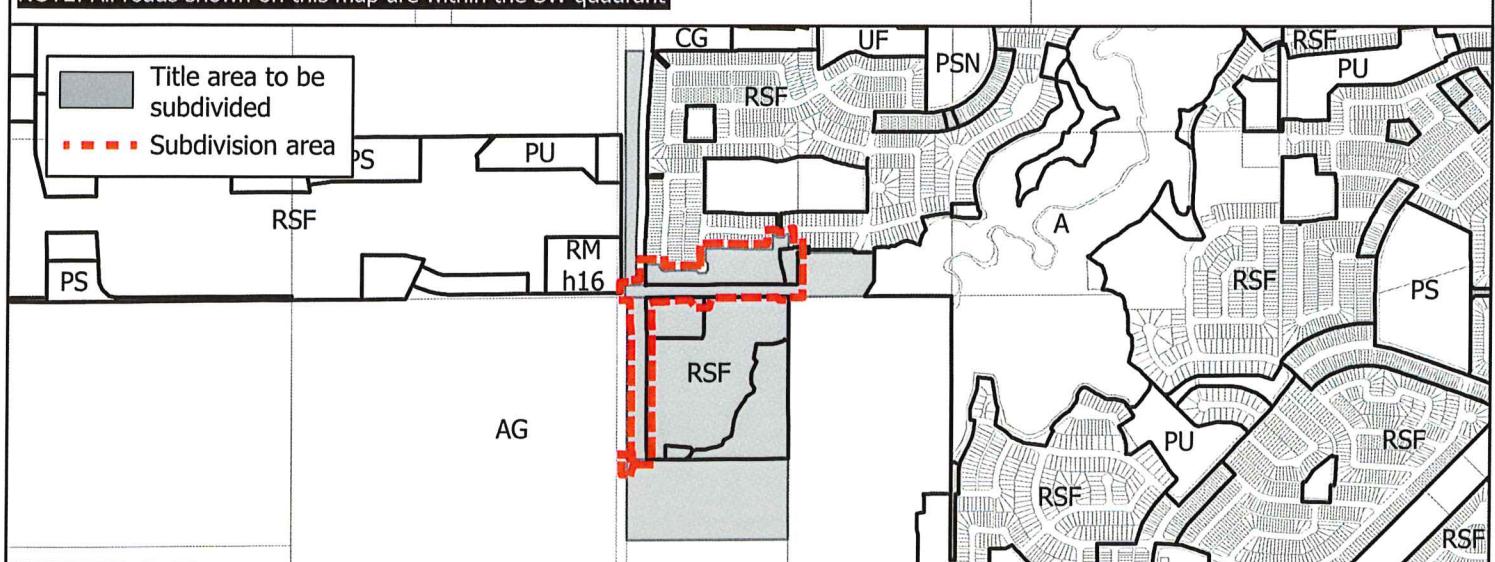
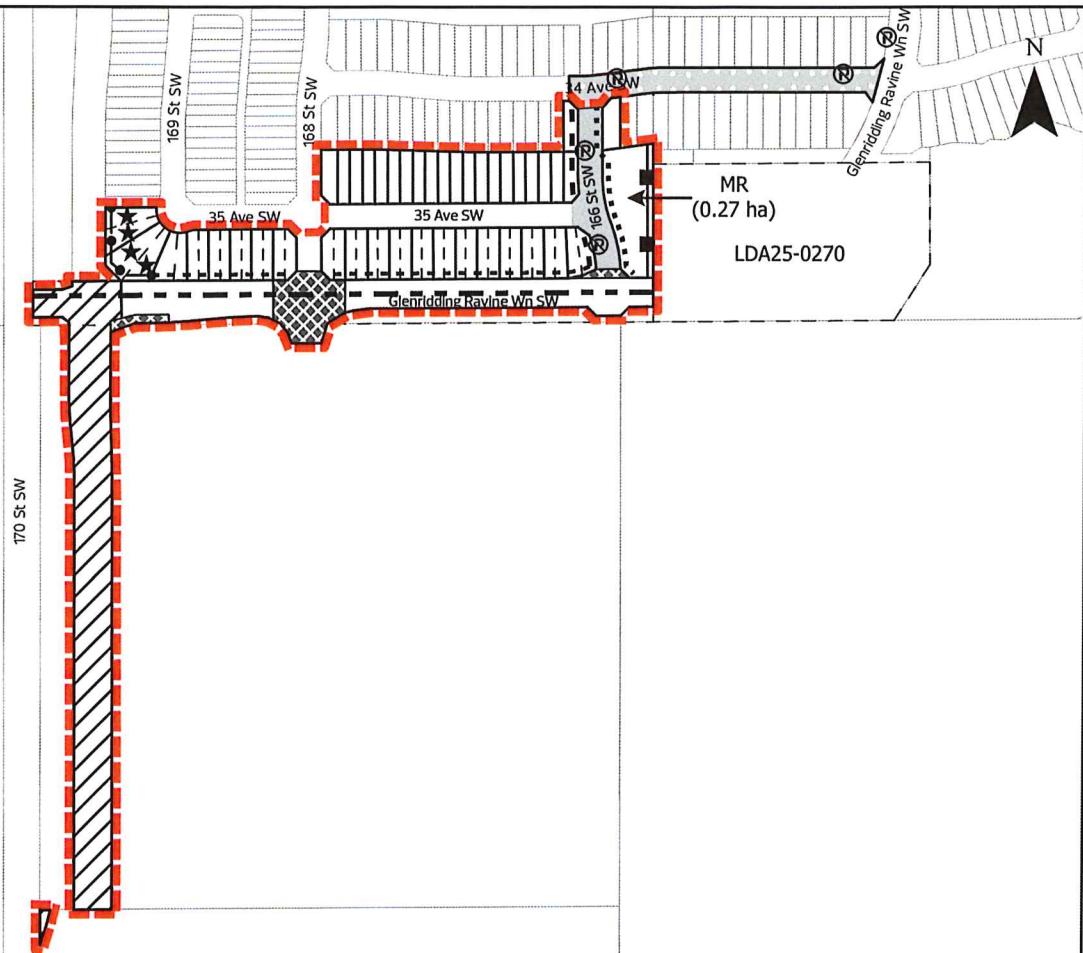
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2026

LDA23-0031

— Limit of proposed subdivision
★ Restrictive Covenant re: Berm and Fence
◎ "No Parking" Signage
- - - 1.8 m Uniform fence as per Zoning Bylaw
- - - 1.8 m Uniform fence
- - - Remove existing fencing and construct post and rail fence
- - - Berm and noise attenuation fence

..... 3 m Hard surface shared use path
- - - Construct collector roadway
/ \ Dedicate as road right-of-way
\ / Dedicate additional road right-of-way, as required
■ Construct enhanced local road
■■■ Provide necessary improvements to accommodate interim transit



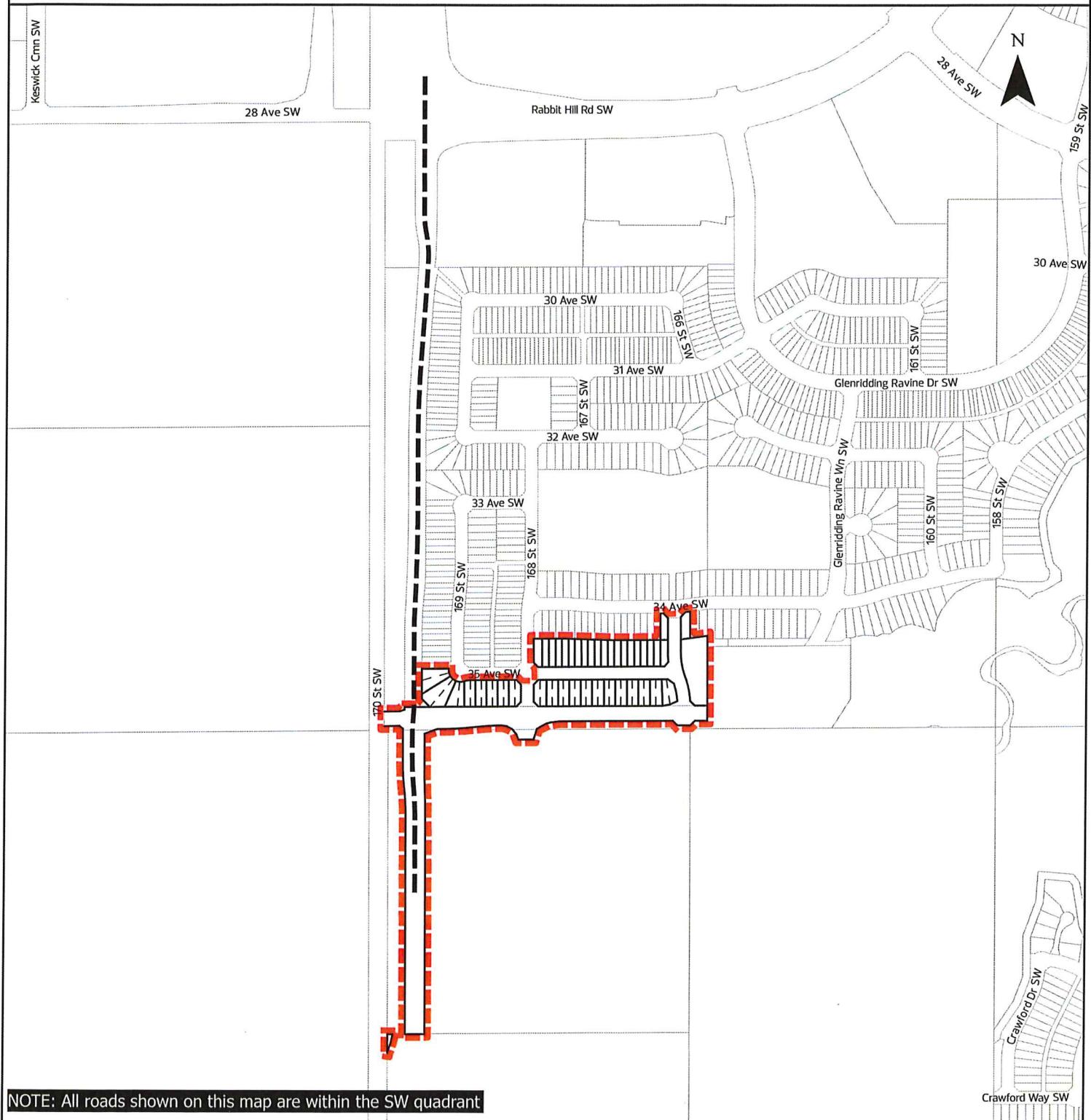
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2026

LDA23-0031

Limit of proposed subdivision polygon

— Construct first two lanes to an arterial roadway standard



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



January 22, 2026

File No. LDA25-0392

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 27 residential lots and one (1) multi-unit housing lot (MHL), from the NW 25-52-26-W4M located south of 92 Avenue NW and east of 231 Street NW;
ROSENTHAL

I The Subdivision by Plan is APPROVED on January 22, 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 subdivisions LDA24-0463 be registered prior to or concurrent with this application, for necessary watermain connections;
4. that LDA25-0335 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following 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 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;
7. that the owner pay for the installation of "no parking" signage on the east-west local roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the Complete Streets Design and Construction Standards, for all lots backing onto 92 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. 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 the map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for NW-25-52-26-4 were previously addressed with file 85-X-084-S.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/nz/Posse #585048300-001

Enclosures

File No. LDA25-0392

2 of 2

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2026 LDA25-0392

 Limit of proposed subdivision

---- 1.2 m Uniform fence

- - - 1.8 m Uniform Screen Fence

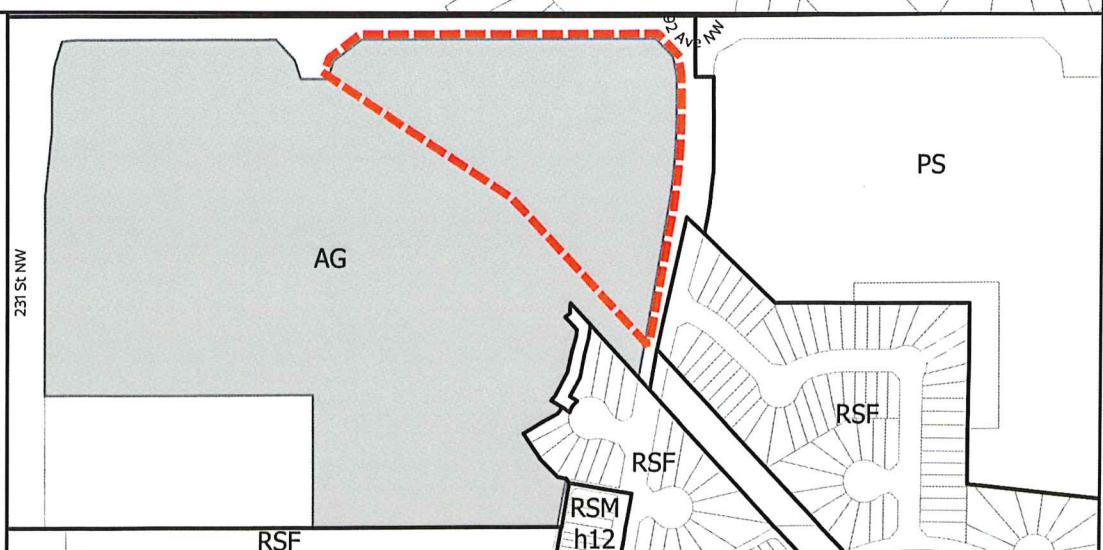
- - - 1.8 m Uniform screen fence as per Zoning Bylaw

- - - Noise Attenuation Fence

 No Parking signage



 Title area to be subdivided
- - - Subdivision area





Subdivision Authority

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

January 22, 2026

File No. LDA25-0474

Scheffer Andrew Ltd.
#310 - 4803 87 St NW
Edmonton AB T6E 0V3

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to dedicate road Right-of-Way from a portion of Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

The Subdivision by Plan is APPROVED on January 22, 2026, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the proportionate share of applicable assessments and the Fire Hall Offsite Levy, pursuant to Section 655 of the Municipal Government Act;
2. that the owner may be required to dedicate additional road right of way to conform to an approved cross section for 91 Street SW and to an approved roundabout design at 91 Street SW and Orchards Wynd SW as shown on the "Conditions of Approval" map, Enclosure I;
3. that pursuant to Condition 2., the subdivision boundary may be amended to exclude the proposed dedication of road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 252 1164 were previously addressed with LDA24-0286 by registering a 12.115 ha Deferred Reserve Caveat (DRC) on title. The DRC will be carried 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 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell
Subdivision Authority

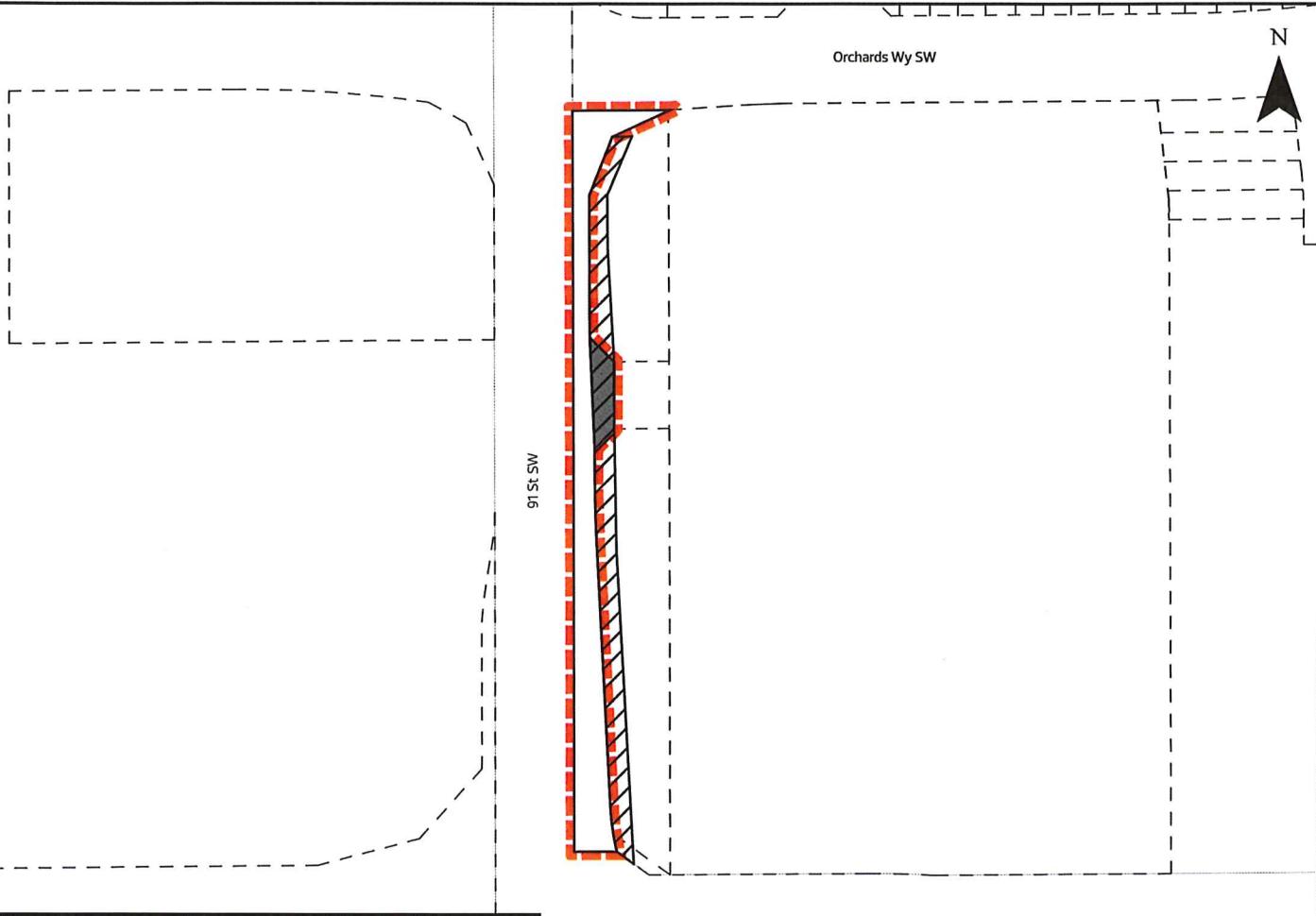
BM/mn/Posse #628784075-001

Enclosure

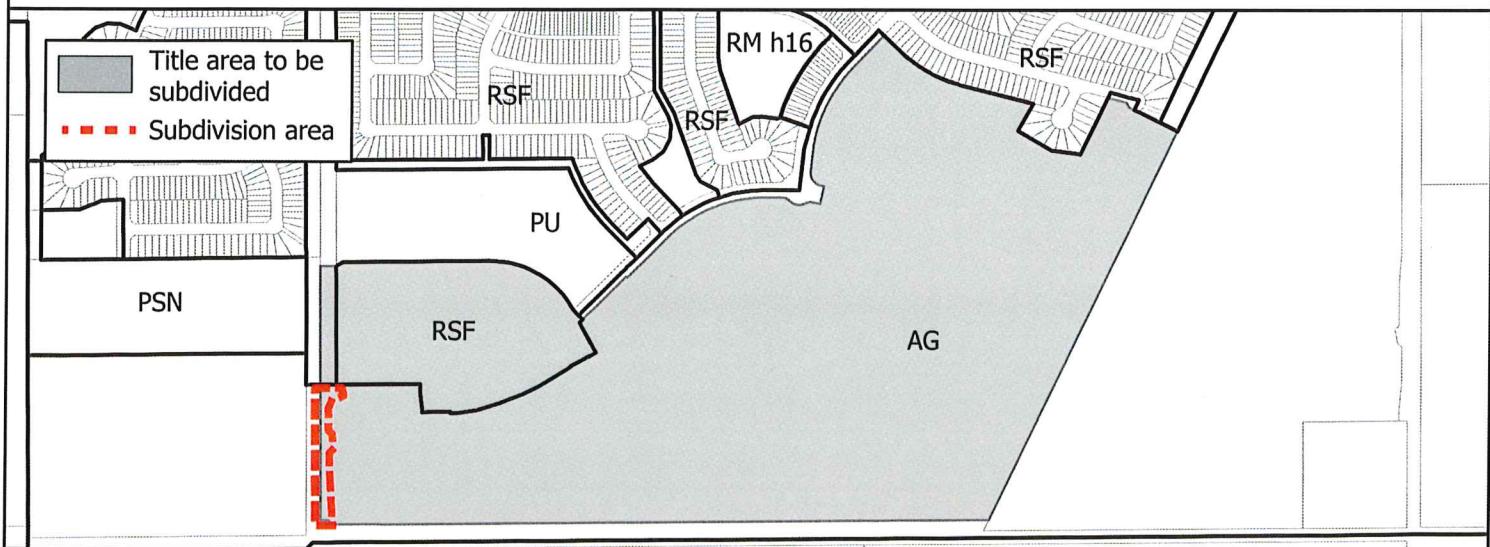
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 22, 2026

LDA25-0474

 Limit of proposed subdivision Dedicate additional road ROW to an approved cross-section Amend subdivision boundary to exclude the proposed road ROW

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





Subdivision Authority

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

January 22, 2026

File No. LDA25-0489

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create 167 residential bare land condominium units from Lot 5, Block 1, Plan 242 2546, located south of Ellerslie Road SW and west of 103A Street SW;
CASHMAN

The Subdivision by Bare Land Condominium is APPROVED on January 22, 2026, subject to the following condition:

1. 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.

Municipal Reserve (MR) for the NE 20-51-24-W4M was addressed by money in place with LDA23-0072.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #638950251-001

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 (\$124 415.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



Subdivision Authority

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

January 22, 2026

File No. LDA25-0499

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 2, Block 1, Plan 4142HW, located west of 119 Street NW and south of University Avenue NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on January 22, 2026, subject to the following conditions:

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

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #639802697-001

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 119 Street NW. Upon redevelopment of proposed Lot 2A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.2 m north of the south property line of existing Lot 2, off the lane. The existing foundation service enters the proposed subdivision approximately 10.05 m south of the north property line of existing Lot 2, off 119 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.
- 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).

DAVACH PROPERTIES INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN 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 THIS, AND CONTAINS: 0.104 ha



BELGRAVIA

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 2, BLOCK 1, PLAN 4142 HW
WITHIN THE

S.W. 1/4 SEC. 30 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2025
SCALE: 1:300
0 3 6 9 12 18 METRES

JP Pals Geomatics
Email: edmonton@palsgeomatics.com
10704-76 Street NW, Edmonton, Alberta T5S 1G7
Phone: (780) 555-3177 Fax: (780) 451-2917

FILE NO: E20250112017 DRAFTED BY: CN CHECKED BY: SM



Subdivision Authority

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

January 22, 2026

File No. LDA25-0525

Action Surveys Inc.
200 - 9413 45 Ave NW
Edmonton AB T6E 6B9

ATTENTION: Lianqiu Gao

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17A, Block 24, Plan 242 1903, located south of 68 Avenue NW and west of 97 Street NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on January 22, 2026, subject to the following condition:

1. 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell
Subdivision Authority

BM/jm/Posse #641039866-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$745.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.81 m east of the west property line of existing Lot 17A, off the lane. The existing foundation service enters the proposed subdivision approximately 7.62 m east of the west property line of existing Lot 17A, off 68 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.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

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

TENTATIVE PLAN
Showing Proposed
SUBDIVISION
of

LOT 17A, BLOCK 24, PLAN 242 1903

Within the

S.W. 1/4 SEC.21 - TWP.52 - RGE.24 - W.4M.
Edmonton - Alberta
Hazeldean
2025

10 metre

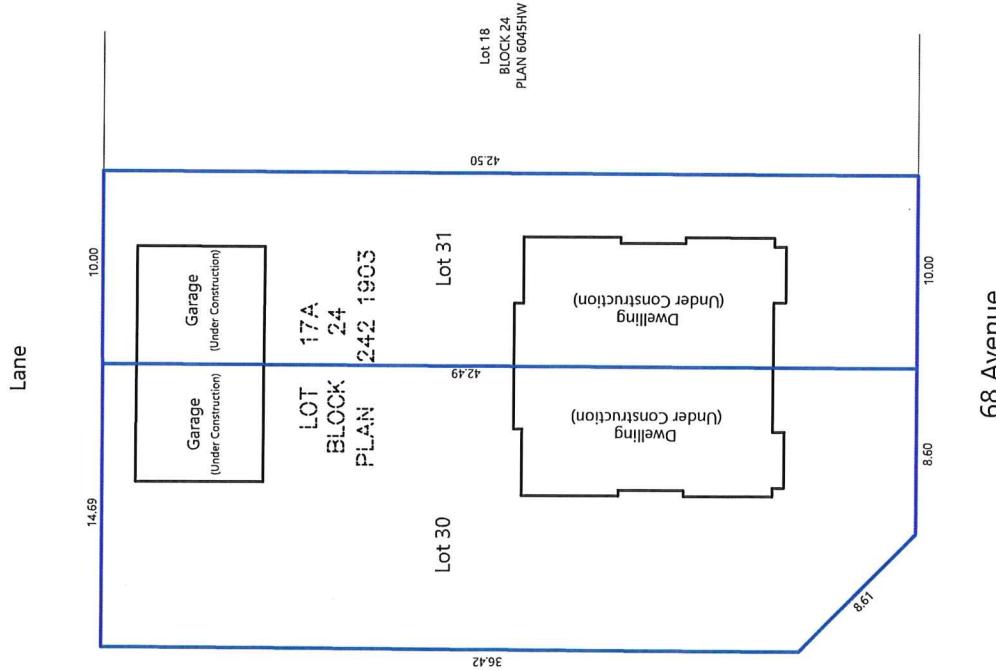
Scale 1:300

Notes:

CURRENT ZONE: RS

- Area dealt with by the registration of this plan bounded thus :
- Area to be registered contains 0.103 hectares.
- All distances and elevations shown are in metres and decimals thereof.
- All dimensions are to be verified by the plan of survey.

Property Municipal Address: 9703/9705 68 Avenue NW
Edmonton, AB



97 Street

Lot 31

42.49

42.50

Lot 18
BLOCK 24
PLAN 6045HW

Lane

14.69

10.00

Garage
(Under Construction)

LOT
BLOCK
PLAN
17A,
24
242 1903

Dwelling
(Under Construction)

Dwelling
(Under Construction)

68 Avenue



Tel: 780-851-2289
Fax: 787-401-5867
Info@actionsurveys.ca
#200, 9413 - 45 Avenue NW
Edmonton, AB, T6E 6B9

Client File: _____
File: 251476/Tentative
of
LOT 17A, BLOCK 24, PLAN 242 1903
S.W. 1/4 SEC.21 - TWP.52 - RGE.24 - W.4M.
Edmonton - Alberta
Hazeldean
2025
Scale 1:300

△2