



Thursday, January 29, 2026
10:00 am.

SUBDIVISION AUTHORITY AGENDA MEETING NO. 04

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the January 29, 2026 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 22, 2026 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA25-0402 626841625-001	Tentative plan of subdivision to create 157 residential lots from Lot F, Block 1, Plan 242 1218, located south of Maskekosikh Trail NW and east of Richard Rice Boulevard; RIVER'S EDGE
2.	LDA25-0446 629728980-001	Tentative plan of subdivision to create 26 residential lots from Lot A, Plan 1446 TR and Lot D, Plan 2890 RS, located south of 20 Avenue SW and east of 50 Street SW; MELTWATER
3.	LDA25-0473 628783443-001	Tentative plan of subdivision to create one (1) commercial lot and two (2) Public Utility lots, from Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
4.	LDA25-0490 637120576-001	Tentative plan to subdivide 0.839 hectares from Lot 16, Block 64, Plan 152 4628 and consolidate that portion with adjacent Lot 15, Block 64, Plan 062 7508, located east of 127 Street NW and south of 148 Avenue NW; BARANOW
5.	LDA25-0508 637682960-001	Tentative plan of subdivision to create sixty one (61) bare land condominium units from Lot 96, Block 19, Plan 2520462, located west of 156 Street SW and east of Chernowski Way SW; CHAPPELLE
6.	LDA25-0516 640526438-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 22, Plan 4851 HW, located east of 79 Street and north of 103 Avenue NW; FOREST HEIGHTS
7.	LDA25-0517 640583257-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 20, Plan 4011 RS, located east of 144 Street NW and north of 49 Avenue NW; BROOKSIDE

5.

OTHER BUSINESS



Subdivision Authority

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

January 29, 2026

File No. LDA25-0402

Qualico Communities
280 - 3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 157 residential lots from Lot F, Block 1, Plan 242 1218, located south of Maskekosihk Trail NW and east of Richard Rice Boulevard; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on January 29, 2026, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA24-0356 be registered prior to or concurrent with this application, for provision of necessary underground utilities and roadway extensions;
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 Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner 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;
8. that the owner construct the collector roadway, River's Edge Way NW, with Phase 2, to an approved Complete Streets design and cross-section, including a 3 m hard surface shared use path on the west side, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide pavement marking and signage for shared bike lanes, on the local roadway including wayfinding information, bike lane signage, as shown on the "Conditions of Approval" map, Enclosure I, to accommodate safe and convenient bikeway facility with Stage 14B, to the satisfaction of Subdivision and Development Coordination and to conform Complete Street Design and Construction Standards.
10. that the owner construct a 3 m shared use path with bollards and lighting within the walkway, with a connection to the adjacent shared use path and sidewalk with Stage 14A, as shown on Enclosure I;
11. that the engineering drawings including a grading design for adjacent Riverview Boulevard NW, to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct a temporary 6 m gravel surface roadway connection with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination). A Swept Path Analysis for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections;

13. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Riverview Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the road right 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.

Municipal Reserve (MR) for Lot F, Block 1, Plan 242 1218 was addressed by Deferred Reserve Caveat (DRC) with LDA23-0228. Subdivisions LDA24-0365 and LDA25-0356 were recently endorsed on October 24, 2025. The DRC was reduced for the arterial road and an overdedication amount of 0.0336 ha will be transferred to Lot G, Block 1, Plan 242 1219 through LDA25-0356.

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/aw/Posse #626841625-001

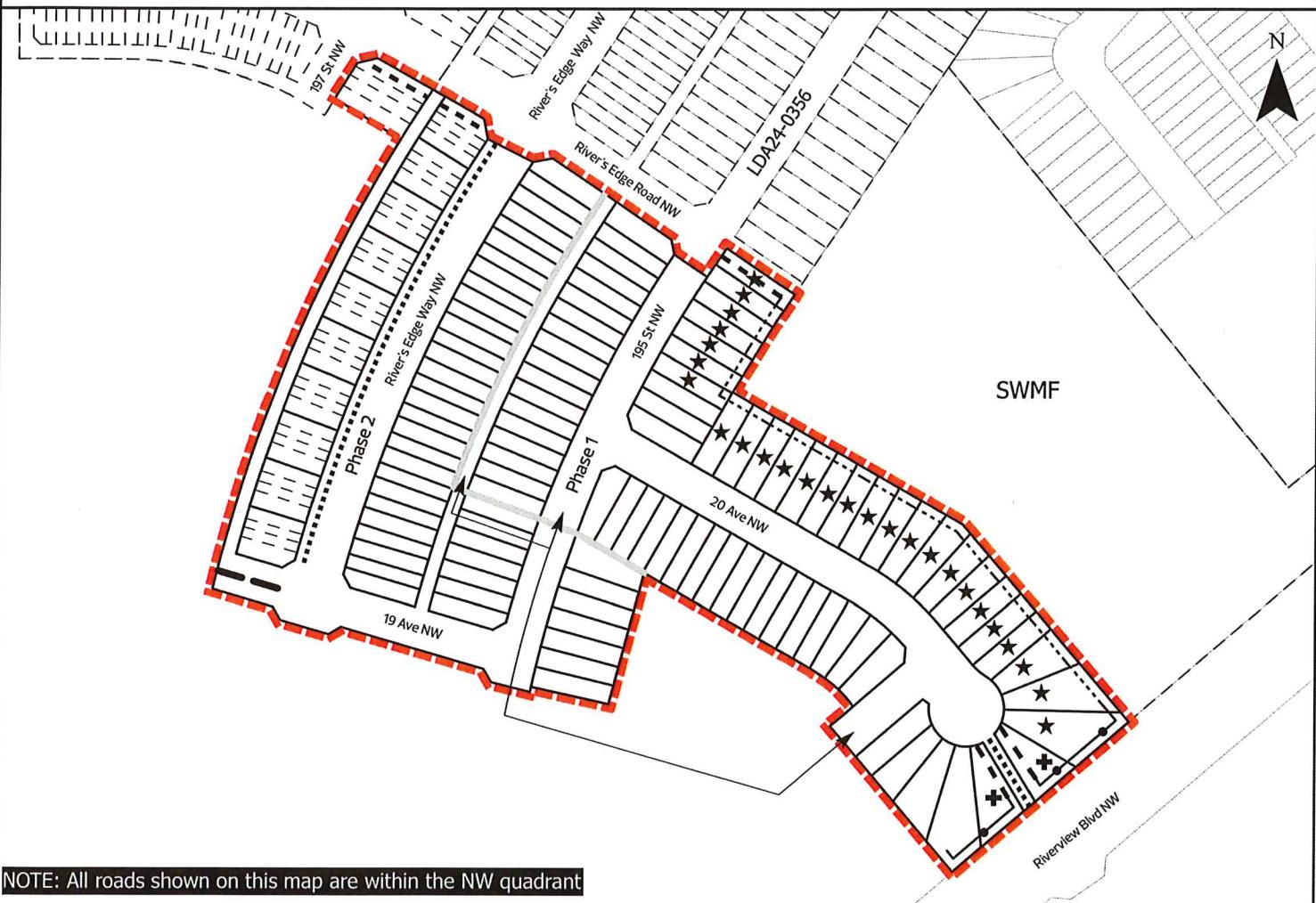
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

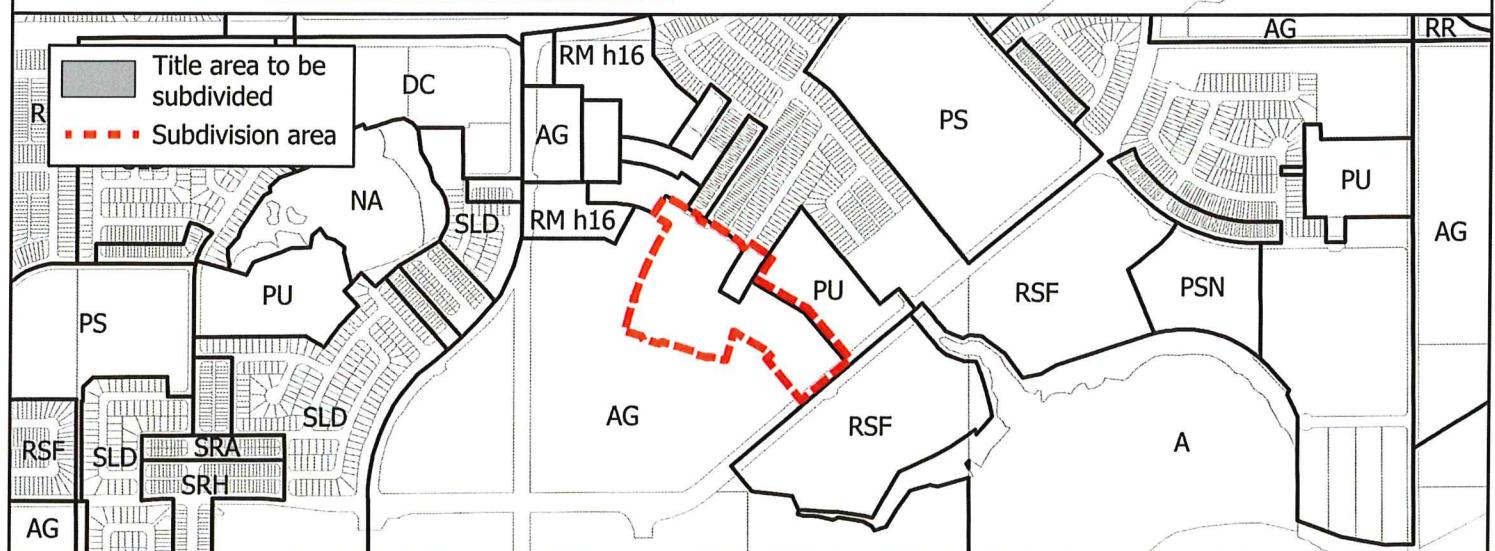
January 29, 2026

LDA25-0402

- Limit of proposed subdivision
- Phasing Line
- 1.2 m Uniform screen fence
- 1.8 m Uniform fence as per Zoning Bylaw
- Noise attenuation fence
- 3 m Hard surface shared use path
-  Temporary 6 m roadway
-  Restrictive Covenant re: Disturbed Soil
-  Restrictive Covenant re: Freeboard
-  Provide pavement markings & signage for shared bike lanes



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





Subdivision Authority

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

January 29, 2026

File No. LDA25-0446

Davis Consulting Group
197 Wisteria Ln
Fort Saskatchewan AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 26 residential lots from Lot A, Plan 1446 TR and Lot D, Plan 2890 RS, located south of 20 Avenue SW and east of 50 Street SW; **MELTWATER**

I The Subdivision by Plan is APPROVED on January 29, 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 subdivision boundary be amended to exclude a portion of a collector road as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA25-0382 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner 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;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct collector roadway, a portion of 20 Avenue SW, to include the complete construction of the intersections, and a 3 m shared use path on one side, to approved Complete Streets design and cross-sections, and tie into the existing 20 Avenue NW, to the satisfaction of Subdivision & Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road right 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 for Lot A, Plan 1446 TR was addressed through a 1.896 ha Deferred Reserve Caveat (252 206 885). The DRC will be reduced for the dedication of the future school/park site.

Municipal Reserve for Lot D, Plan 2890 RS was addressed through a 1.569 ha Deferred Reserve Caveat (252 206 886). The DRC will be reduced for the dedication of the future school/park site.

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,

Blair McDowell
Subdivision Authority

BM/mn/Posse #629728980-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2026

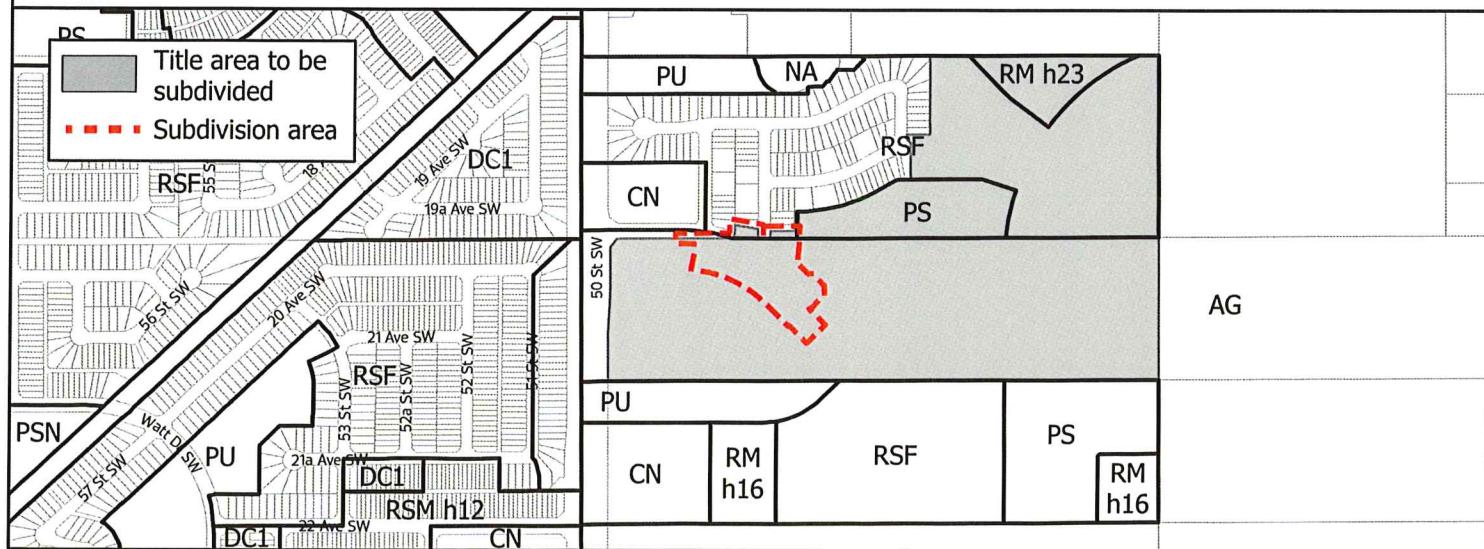
LDA25-0446

□ Limit of Proposed Subdivision
←→ Construct 4m Gravel Surface Emergency Access
— — Construct 20 Ave SW to a Collector Standard
→ Provide Accommodations for Temporary Major Drainage

■ Amend Subdivision Boundary to Exclude Portion of Collector Roadway
···· Construct 1.2m Fence
···· Construct 1.8m Fence
····· Construct 1.8m Fence - Zoning bylaw
● Register Restrictive Covenant re: Freeboard



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 29, 2026

File No. LDA25-0473

Scheffer Andrew Ltd.
#308, 4803 - 87 St NW
Edmonton AB T6E 0V3

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create one (1) commercial lot and two (2) Public Utility lots, from Lot 1, Block 1, Plan 252 1164 located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on January 29, 2026, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate additional road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that a portion of the proposed commercial lot and the proposed road right of way located west of it, be dedicated to create one (1) contiguous Public Utility Lot, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA25-0062 be registered prior to or concurrent with this application for the logical extensions of roadways and water infrastructure; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner 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;
8. that the owner construct the 91 Street SW as a transit collector roadway, from 41 Avenue SW to Orchards Wynd SW, including the roundabout and a 3 m shared use path on one side, to an approved Complete Streets design and cross section, as shown on the "Conditions of Approval" map, Enclosure I;
9. That the owner construct Orchards Wynd Sw, including a 3m shared use path on the north side, to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 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 II;
11. further to Condition I.3., that the owner submit a geometric sightlines analysis for the intersection of 41 Avenue SW and 91 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The analysis will confirm if additional dedication is required to improve sightlines and visibility at the north-east corner of the proposed subdivision and ensure there is an adequate pedestrian refuge area. The analysis will be further reviewed and finalized through the engineering drawing review and approval process;
12. that the owner pay a one-time fee for maintenance of the entry feature, located on road right-of-way, to the satisfaction of Subdivision and Development Coordination; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, utility right of way, and 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 1, Block 1, Plan 2521164 were previously addressed with LDA24-0286 by registering a 12.115ha 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,

Blair McDowell
Subdivision Authority

BM/mn/Posse #628783443-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2026

LDA25-0473

 Limit of proposed subdivision

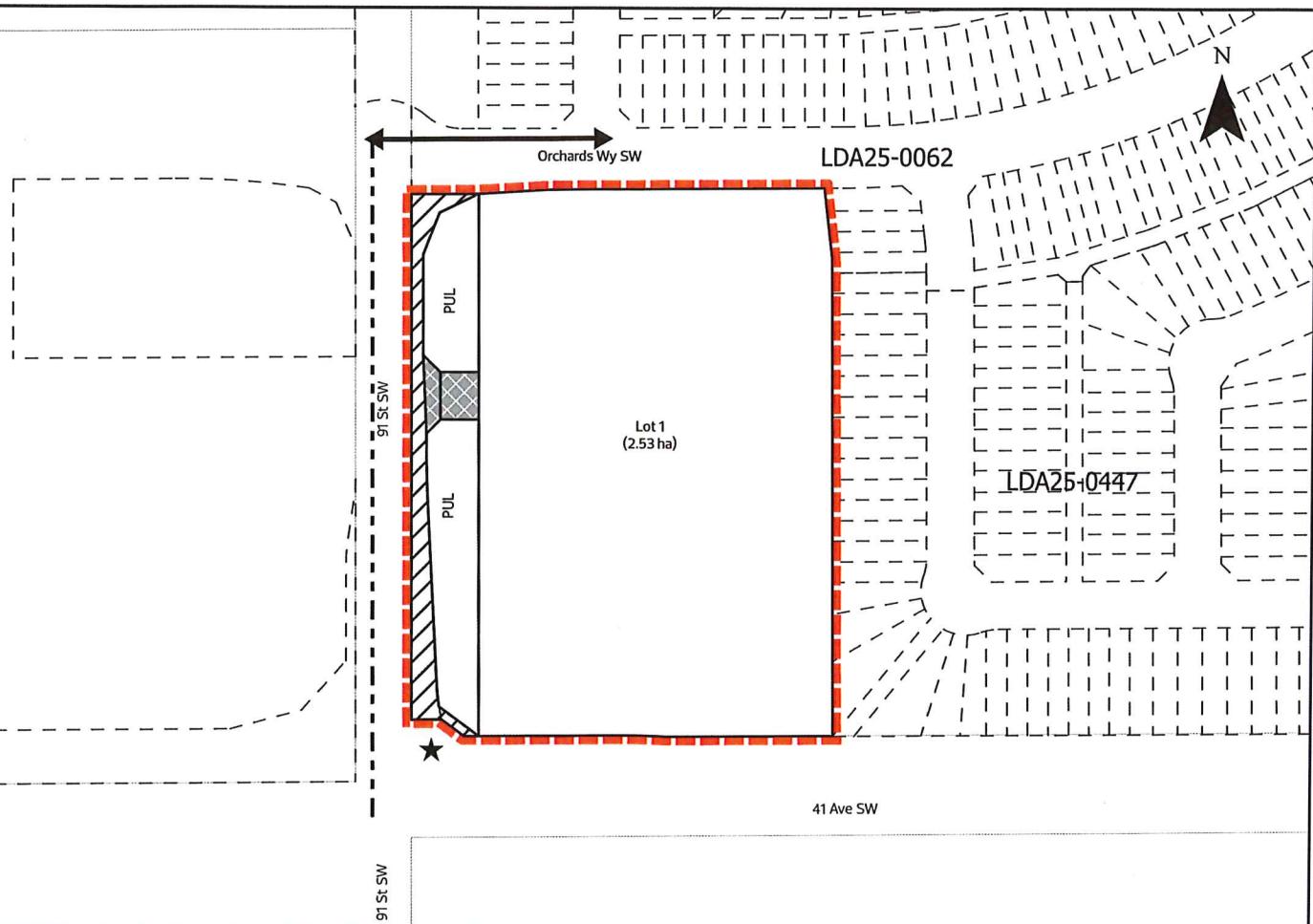
★ Submit geometric sightlines analysis and dedicate additional road right of way for entrance feature, if necessary

--- Construct collector roadway

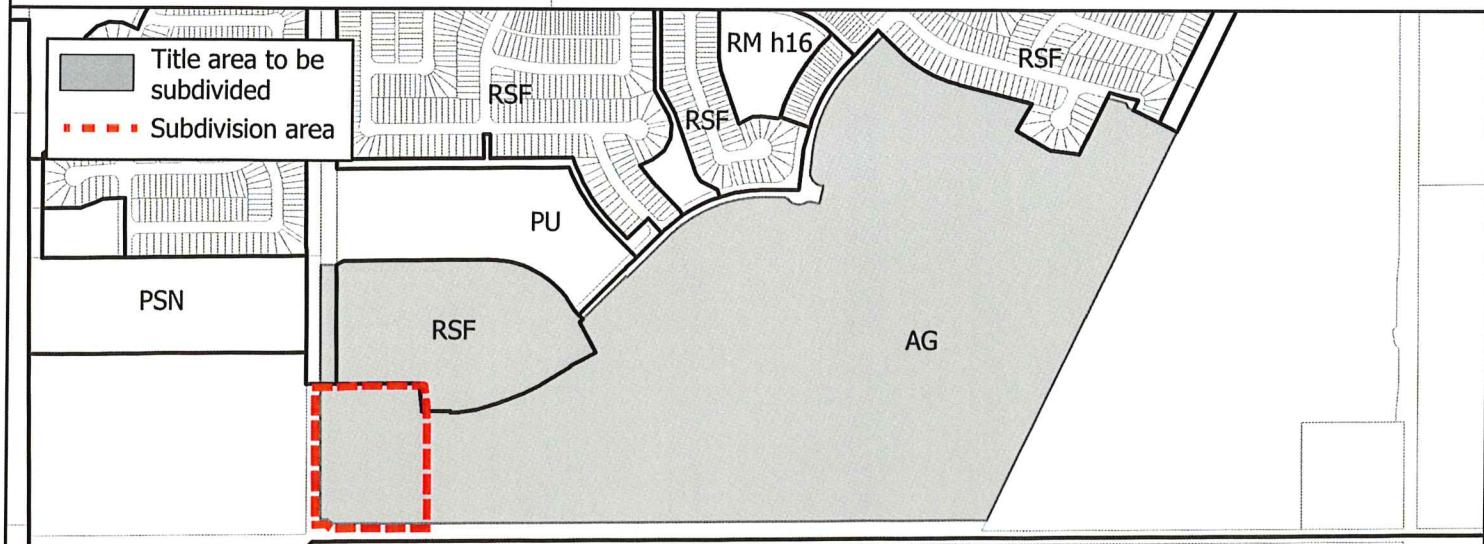
↔ Construct Orchards Wynd

/\ Dedicate road ROW to conform to an approved cross-section

■ Amend proposed property lines to dedicate as PUL



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



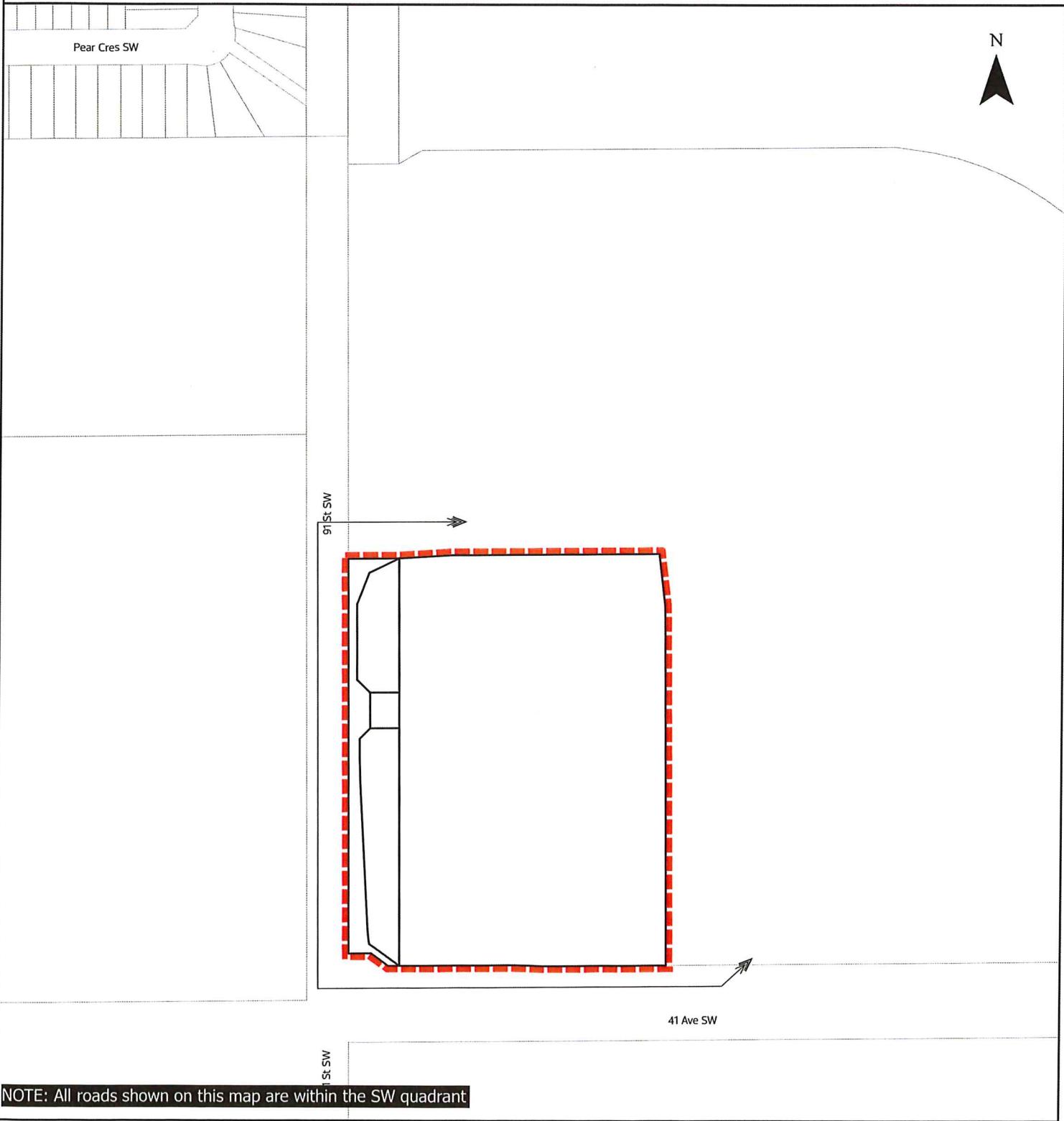
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 29, 2026

LDA25-0473

 Limit of proposed subdivision

↔ Construct water mains





Subdivision Authority

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

January 29, 2026

File No. LDA25-0490

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

ATTENTION: Sam McDougall

RE: Tentative plan to subdivide 0.839 hectares from Lot 16, Block 64, Plan 152 4628 and consolidate that portion with adjacent Lot 15, Block 64, Plan 062 7508, located east of 127 Street NW and south of 148 Avenue NW; **BARANOW**

I The Subdivision by Plan is APPROVED on January 29, 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 Drainage Assessments, pursuant to Section 655 of the Municipal Government Act;
2. that LDA25-0252 to amend the Edmonton Zoning Bylaw and the Northwest District Plan shall be approved prior to the endorsement of the plan of survey; and
3. 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) was previously addressed through a replotting scheme under subdivision 78-X-027-R (LUB/84-77). A 4.05 ha park (treestand) was provided north of 142 Avenue, with the remaining balance of 0.65 ha being provided as money-in-place with funds being directed to the Parkland Purchase Reserve Account (PPRA).

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,

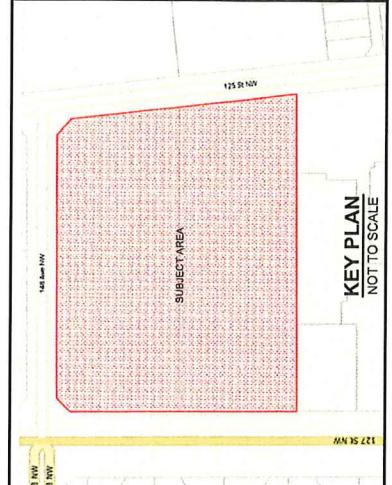
Blair McDowell
Subdivision Authority

BM/nz/Posse #637120576-001

Enclosure

B & A STUDIOS

148 AVENUE



BAPANW

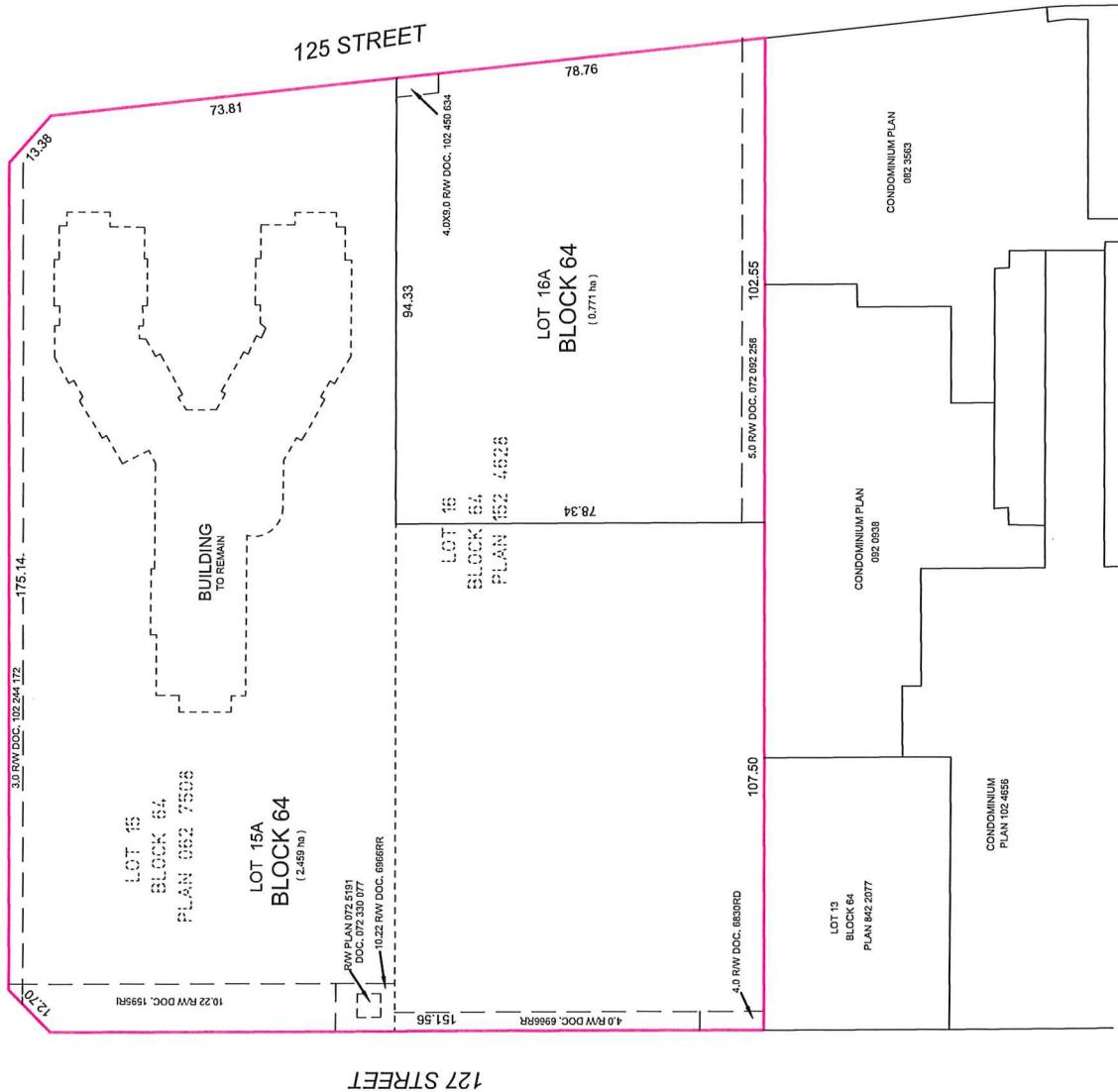
BAKANOW TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 16, BLOCK 64, PLAN 152 4628
AND
LOT 15, BLOCK 64, PLAN 062 7508
WITHIN THE
N.W. 1/4 SEC. 30 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

Category	Number of 60-metre trees
2025	0
2030	10
2040	20
2050	30
2060	40

60 METRE TREES





Subdivision Authority

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

January 29, 2026

File No. LDA25-0508

Stantec Geomatics Ltd
400, 10220 - 103 Ave NW
Edmonton AB T5J 0K4

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create sixty one (61) bare land condominium units from Lot 96, Block 19, Plan 2520462, located west of 156 Street SW and east of Chernowski Way SW; **CHAPPELLE**

The Subdivision by Bare Land Condominium is APPROVED on January 29, 2026, subject to the following conditions:

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 Lot 96, Block 19, Plan 252 0462 was addressed by both money in place and dedication with LDA23-0164

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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #637682960-001

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 (\$45,445.00 - 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.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

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 29, 2026

File No. LDA25-0516

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 22, Plan 4851 HW, located east of 79 Street and north of 103 Avenue NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on January 29, 2026, subject to the following condition:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #640526438-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

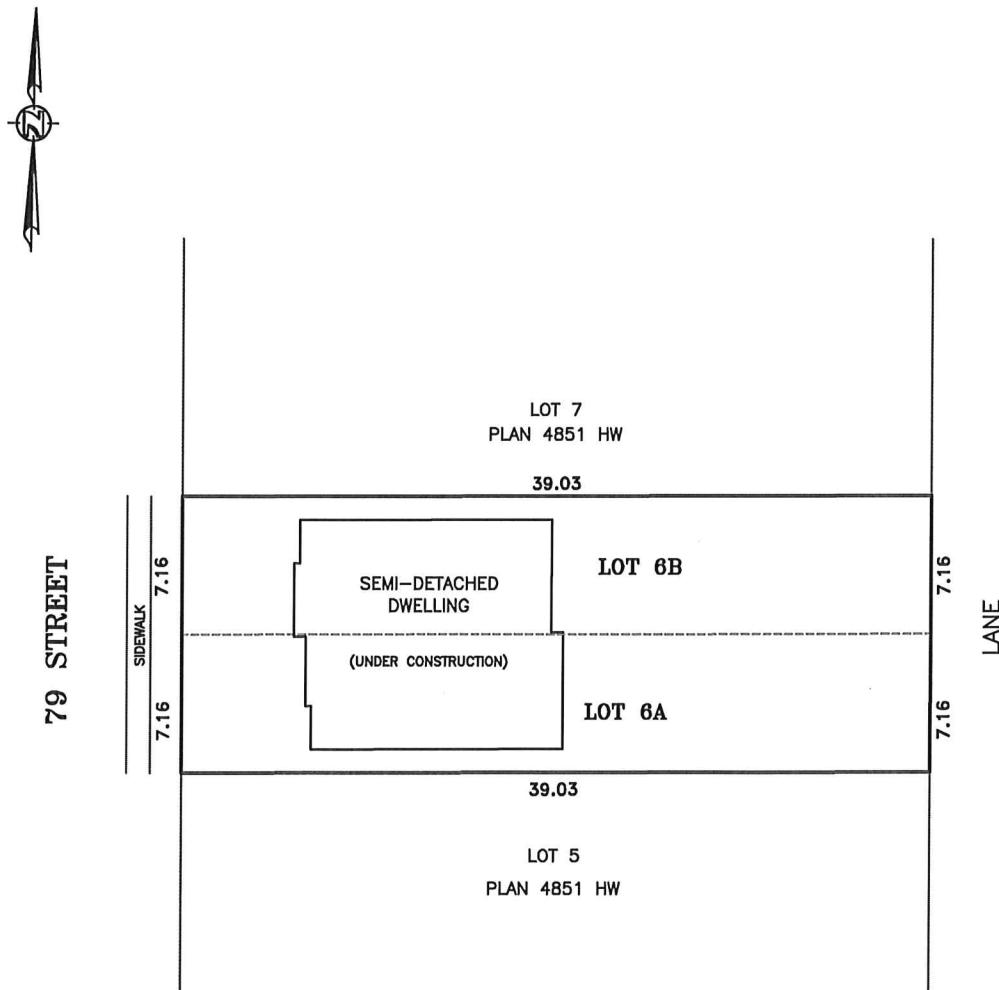
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.07 m south of the north property line of proposed Lot 6B, off the lane east of 79 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.
- 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
PROPOSED SUBDIVISION
OF
LOT 6, BLOCK 22, PLAN 4851 HW
RIVER LOT 29, EDMONTON SETTLEMENT
(THEO. SE1/4, SEC.3, TWP.53, RGE.24, W.4M.)
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS 
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS 
AND CONTAINS 0.056 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9
Ph. (780) 465-3389 Fax. (780) 465-5400 email: hello@geodeticsurveys.com

DRAWN BY: P.S.

DATE : DEC. 12, 2025.

SCALE 1 : 300

JOB No. 125446



Subdivision Authority

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

January 29, 2026

File No. LDA25-0517

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 3, Block 20, Plan 4011 RS, located east of 144 Street NW and north of 49 Avenue NW; **BROOKSIDE**

The Subdivision by Plan is APPROVED on January 29, 2026, subject to the following conditions:

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #640583257-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There are existing concrete steps that encroach into the 49 Avenue NW road right of way. It must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.32 m west of the east property line of existing Lot 3, off the lane north of 49 Avenue NW. The existing storm service enters the proposed subdivision approximately 7.92 m west of the east property line of existing Lot 3, off 49 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).

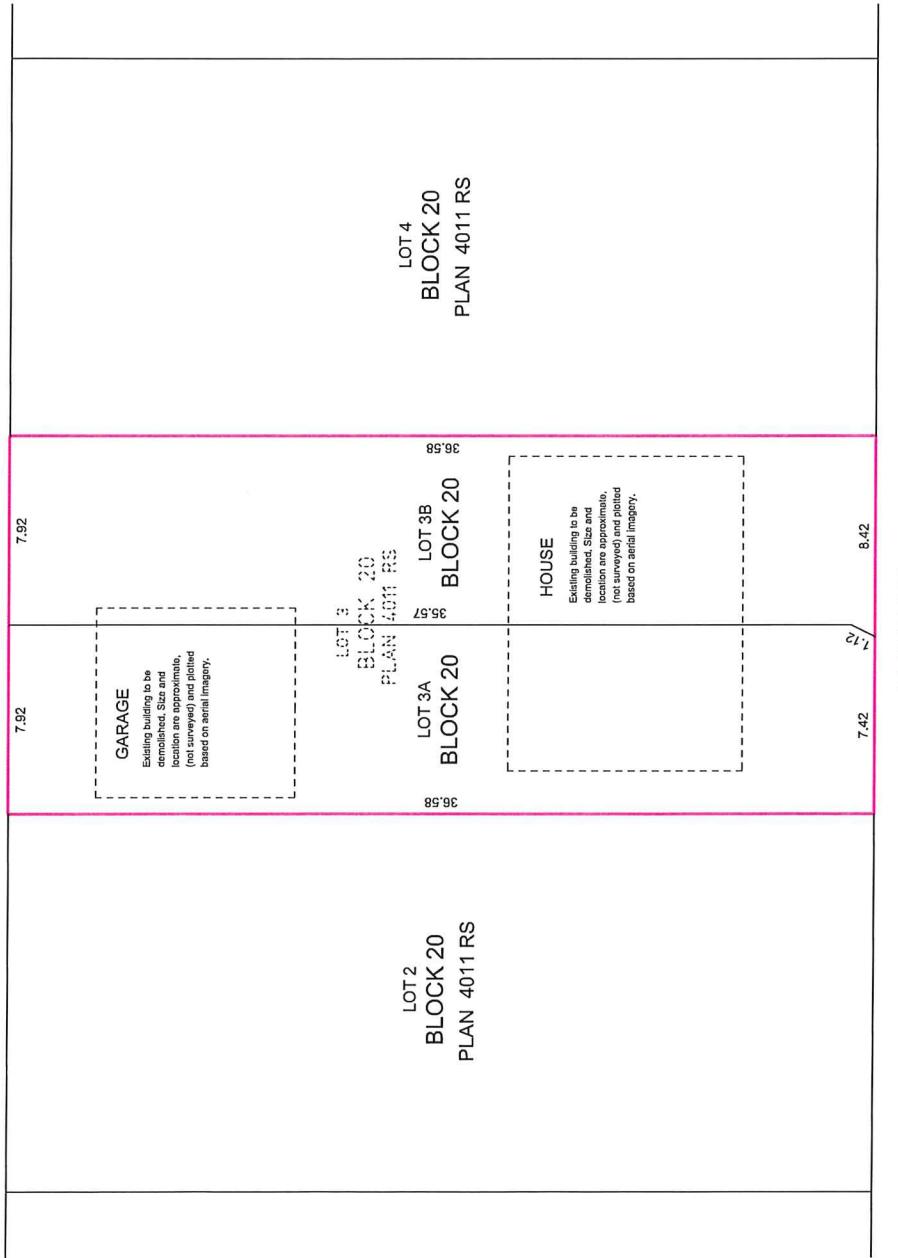
HAVENSTONE HOMES INC.

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: 0.058 ha



LANE



BROOKSIDE TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 3, BLOCK 20, PLAN 4011RS
WITHIN THE

S.E. 1/4 SEC. 14 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2026

SCALE: 1:200 0 2 4 6 8 12 METRES

FILE NO. 6250437007 DRAFTED BY: CN

PHONE: (780) 455-3177 FAX: (780) 451-2417

EMAIL: edmonton@palsgeomatics.com

10704 176 Street NW, Edmonton, Alberta T5S 1G7

DS CHECKED BY: CN

Pals Geomatics

Thursday, January 22, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 03

PRESENT	Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Blair McDowell
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That the Subdivision Authority Agenda for the January 22, 2026 meeting be adopted.

FOR THE MOTION	Blair McDowell
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CARRIED

2.	ADOPTION OF MINUTES
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MOVED	Blair McDowell
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That the Subdivision Authority Minutes for the January 15, 2026 meeting be adopted.

FOR THE MOTION	Blair McDowell
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CARRIED

3.	OLD BUSINESS
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4.	NEW BUSINESS
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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
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MOVED	Blair McDowell
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That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell
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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
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MOVED	Blair McDowell
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That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell
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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.	