

Thursday, November 06, 2025
10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 44

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 06, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 30, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA25-0369
627229019-001 | Tentative plan of subdivision to create 45 residential lots and one (1) Municipal Reserve lot, from Lot 2, Block 2, Plan 182 2406, located north of 176 Avenue NE and east of Meridian Street NE; MARQUIS |
| 2. | LDA20-0113
354972909-001 | REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots, one (1) non-credit Municipal Reserve lot, and four (4) Public Utility lots from the NW 33-53-23-W4M, located south of 167 Avenue NE and east of Meridian Street; RURAL NORTH EAST SOUTH STURGEON |
| 3. | LDA25-0284
602129791-001 | Tentative plan of subdivision to create one hundred and thirty one (131) bare land condominium units from Lot A, Plan 5396 NY, located north of 98 Avenue and east of 228 Street NW; SECORD |
| 4. | LDA25-0414
631956683-001 | Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 53, Block 14, Plan 242 0597 located south of Keswick Drive SW and west of Keswick Common SW; KESWICK |
| 5. | LDA25-0294
617032353-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lot 19, Block 3, Plan 452KS, located south of 95 Avenue NW and west of Mackenzie Drive NW; CRESTWOOD |
| 6. | LDA25-0410
631634977-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 26, Plan RN 76, located east of 85 Street NW and north of 121 Avenue NW; EASTWOOD |

7.	LDA25-0411 631670121-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 23, Block 11, Plan 5405 NY, located east of 160 Street NW and north of 78 Avenue NW; PATRICIA HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

November 6, 2025

File No. LDA25-0369

WSP

Suite 1200 - 10909 Jasper Ave
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 45 residential lots and one (1) Municipal Reserve lot, from Lot 2, Block 2, Plan 182 2406, located north of 176 Avenue NE and east of Meridian Street NE;
MARQUIS

I The Subdivision by Plan is APPROVED on November 6, 2025, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.54 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 approved subdivision LDA25-0008 be registered prior to or concurrent with this application for the logical extension of roadways and utilities;
5. that LDA24-0407 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plant of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner 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 6 metre wide gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the stormwater outfall to the North Saskatchewan River is completed and operational, to the satisfaction of Subdivision and Development Coordination;
10. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the storm outfall is constructed and operational, to the satisfaction of Subdivision and Development Coordination;
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 Reserve lot and 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.

MR for Lot 2, Block 2, Plan 182 2406 in the amount of 0.54 ha is being provided by dedication with this subdivision. Subsequent to MR dedication, the existing Deferred Reserve Caveat will be reduced accordingly, with the balance carrying forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #627229019-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

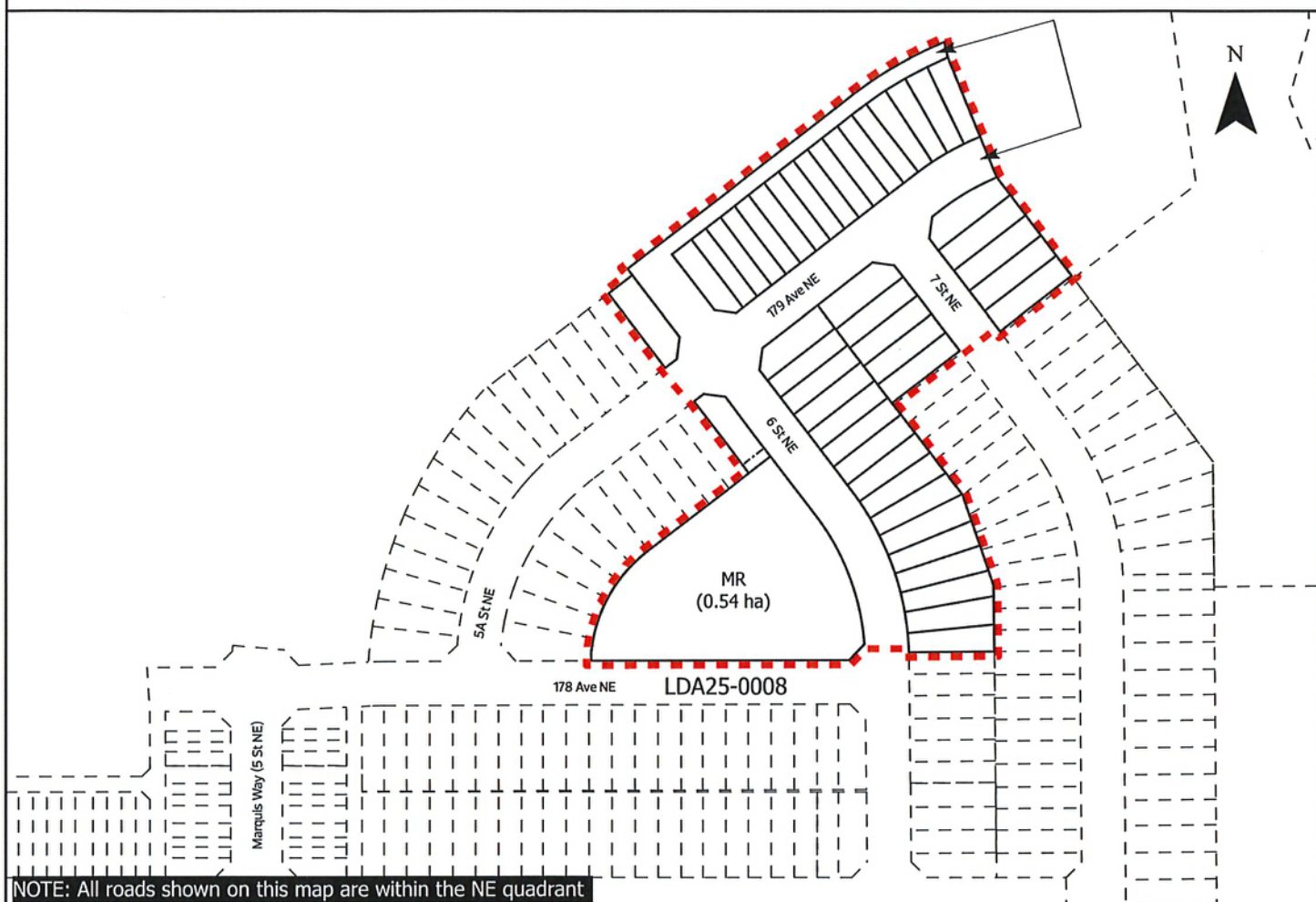
November 6, 2025

LDA25-0369

■ ■ ■ Limit of proposed subdivision

- - - - 1.2 m uniform fence

↔ Temporary 6 m roadway





Subdivision Authority

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

November 6, 2025

File No. LDA20-0113

WSP Canada
1200 - 10909 Jasper Ave
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots, one (1) non-credit Municipal Reserve lot, and four (4) Public Utility lots from the NW 33-53-23-W4M, located south of 167 Avenue NE and east of Meridian Street; **RURAL NORTH EAST SOUTH STURGEON**

This subdivision was initially approved on July 29, 2021. This Change Request relocates the temporary turnaround onto the adjacent landowner's property, allowing the three withheld lots to be registered.

I The Subdivision by Plan is APPROVED on November 6, 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 the owner register temporary public access easement for the temporary 12 m turnaround 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.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner 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; and
7. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination).

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

Municipal Reserve for the NW 33-53-23-W4M was addressed by money in place with registration of lots under the original LDA20-0113 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 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/jv/Posse #354972909-001

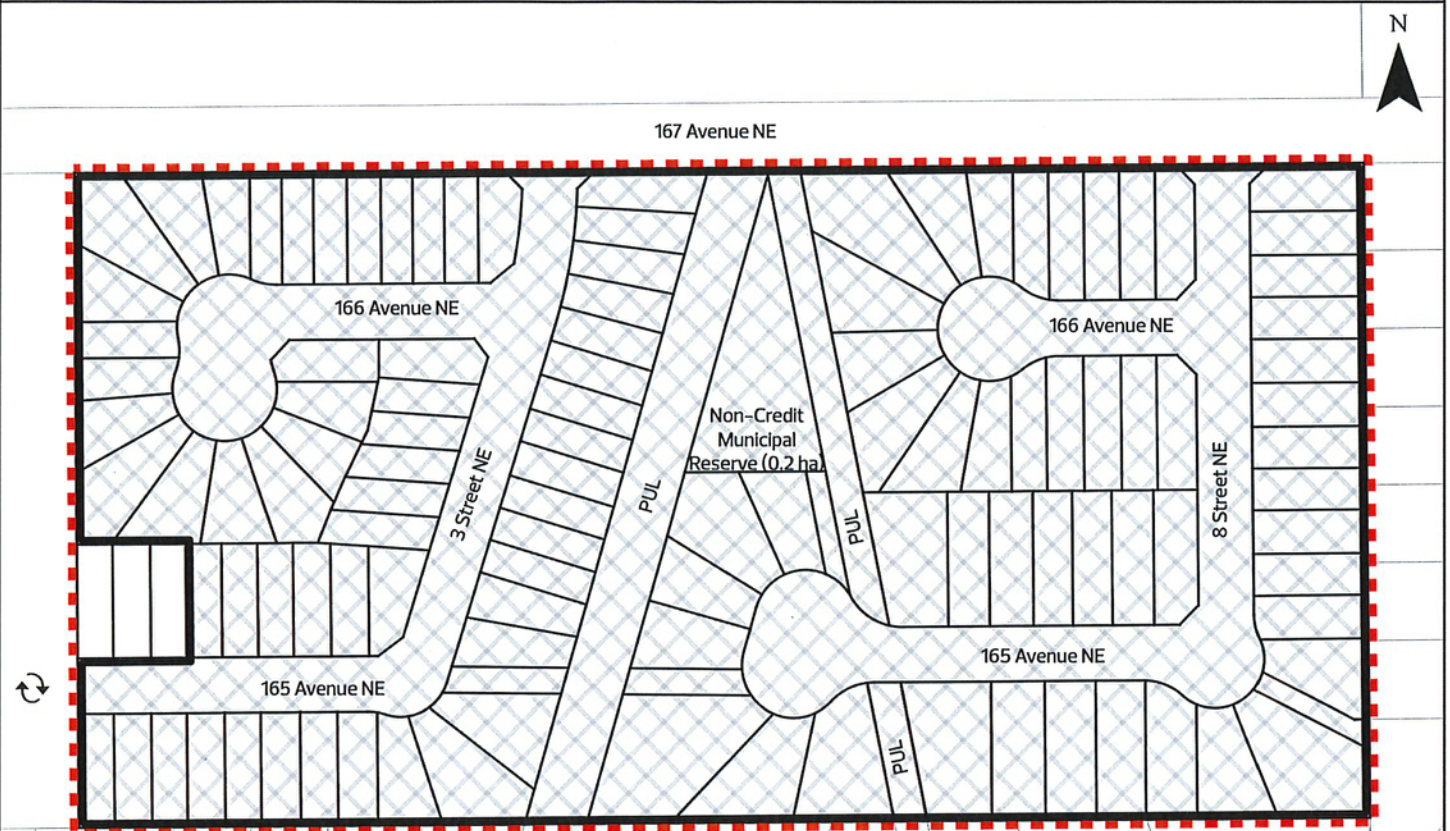
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 6, 2025

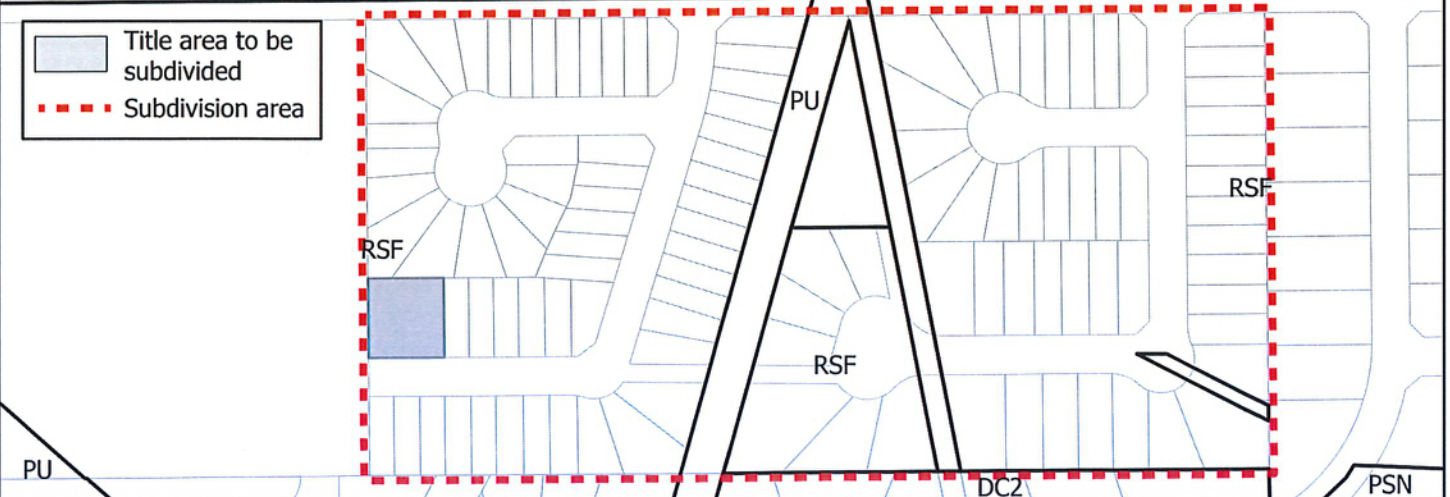
LDA20-0113

- - - Limit of proposed subdivision

 Registered Temporary 12 m radius turnaround, register easement

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

AG





Subdivision Authority

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

November 6, 2025

File No. LDA25-0284

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one hundred and thirty one (131) bare land condominium units from Lot A, Plan 5396 NY, located north of 98 Avenue and east of 228 Street NW; **SECOND**

The Subdivision by Bare Land Condominium is APPROVED on November 6, 2025, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$544,299.53 representing 0.267 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments and proportionate share of the Arterial Roadway Assessments applicable to this subdivision, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca); 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.

Municipal Reserve (MR) is being addressed by money in place 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.

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/mm/Posse #602129791-001

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 (\$95,630.00 - 2025 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.

SCALE 1:500 2023 N.R. RONSKO, A.L.S.

PAYMENT OF ARA'S
ARE OWING WITH
THIS SUBDIVISION

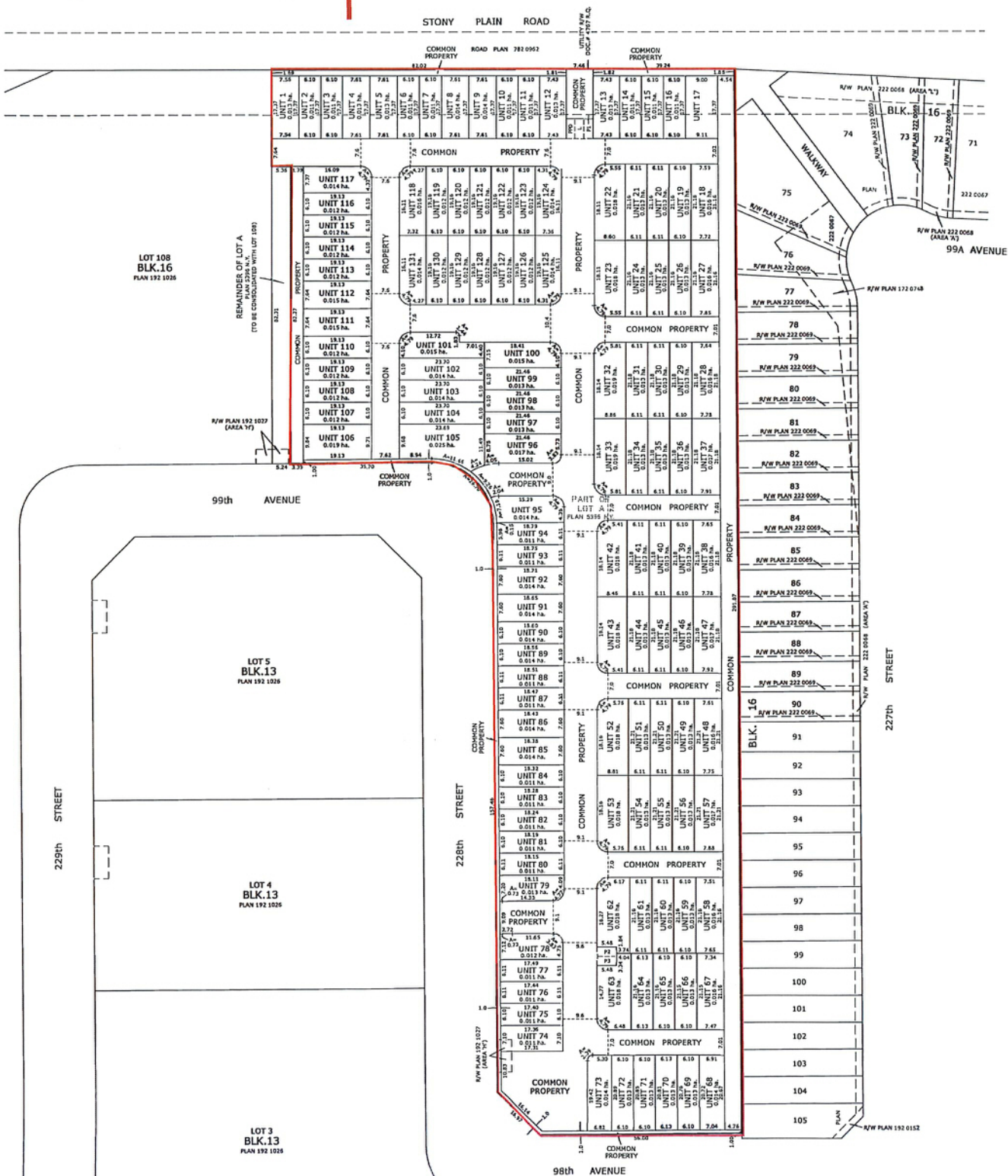
NOTES:



© 2005 American Psychological Association 0893-3200/05/\$12.00 DOI: 10.1037/0893-3200.19.4.565



EXPIRATION DATE:	3.31.25	3.31.25
DATE:	JULY 16, 2025	NOV 12, 2024





Subdivision Authority

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

November 6, 2025

File No. LDA25-0414

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 53, Block 14, Plan 242 0597 located south of Keswick Drive SW and west of Keswick Common SW; **KESWICK**

The Subdivision by Phased Condominium is APPROVED on November 6, 2025, subject to the following conditions:

1. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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.

MR was addressed with LDA23-0084 by Deferred Reserve Caveat (DRC). The DRC will carry forward to the remnant.

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 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 #631956683-001

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 (\$2,560- 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased 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

- It is our understanding that subsequent phases of the proposed development will undergo a condo conversion whereby only the buildings will be titled and everything outside of the buildings (land, roads, servicing) will become common property. Once all common property is established, the condition of cross lot access will be considered met.
- 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.

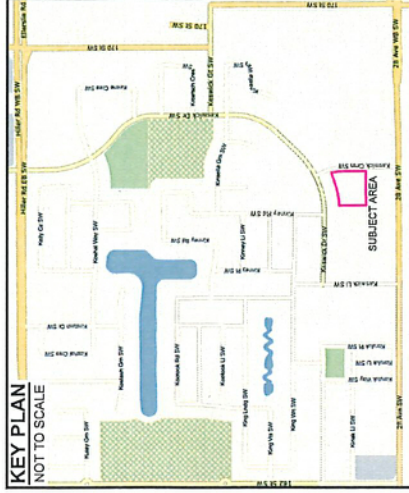
AKASH HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON THIS PLAN ARE BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- 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 RM N16.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 1.03 ha

KEY PLAN

NOT TO SCALE



REV. NO.	DATE	ITEM	BY
0	OCT. 2025	ORIGINAL PLAN COMPLETED	ME

REVISIONS

KESWICK HEIGHTS

TENTATIVE PLAN SHOWING

PHASED CONDOMINIUM DEVELOPMENT

OF

LOT 53, BLOCK 14, PLAN 242 0597

WITHIN THE

S.E. 1/4 SEC. 21 - TWP. 51 - RGE. 25 - W. 4TH MER.

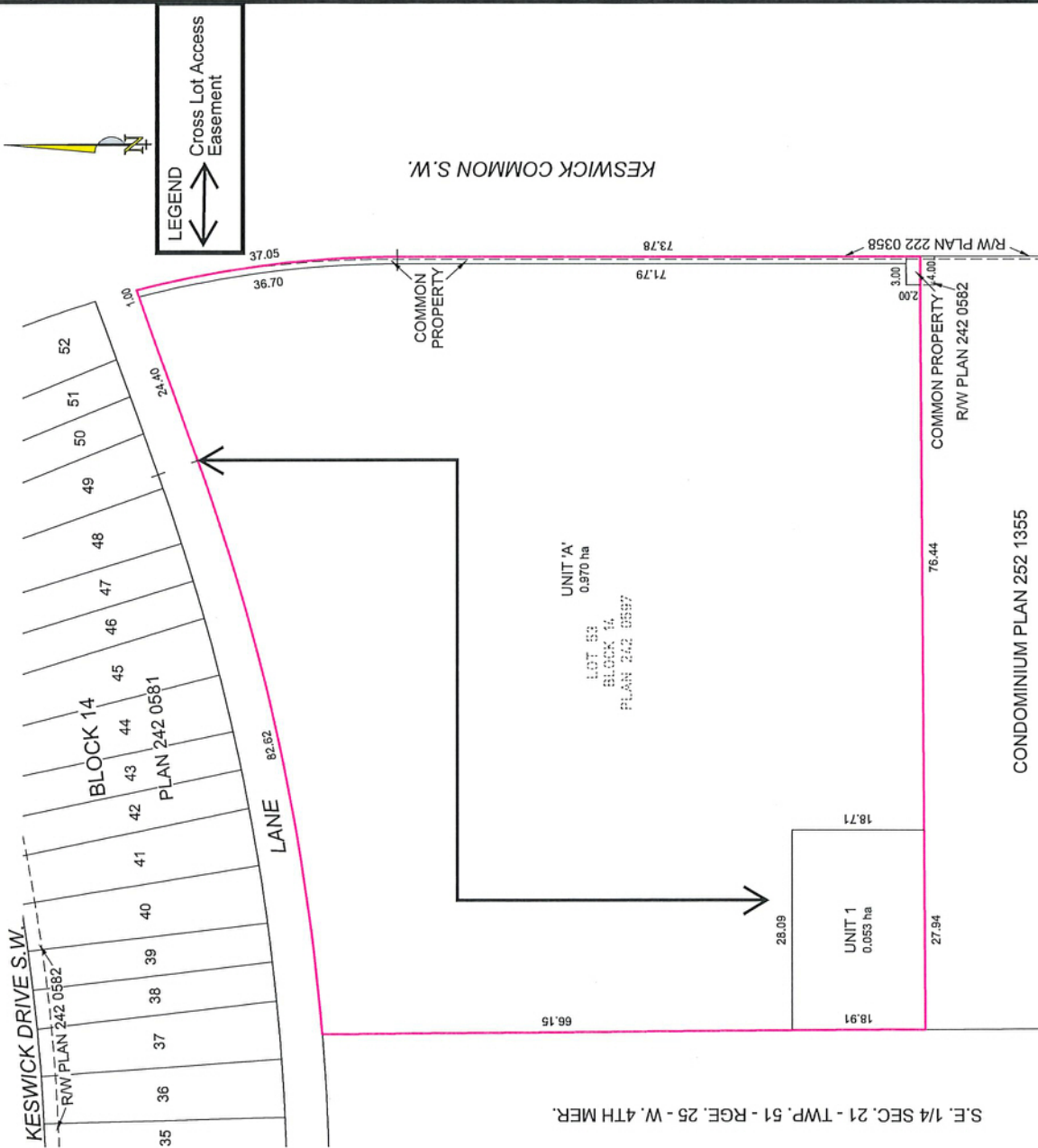
EDMONTON - ALBERTA

SCALE: 1:600



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

FILE NO. 1240TR0007 DRAFTED BY: ME CHECKED BY: MK





Subdivision Authority

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

November 6, 2025

File No. LDA25-0294

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 19, Block 3, Plan 452KS, located south of 95 Avenue NW and west of Mackenzie Drive NW; **CRESTWOOD**

I The Subdivision by Plan is APPROVED on November 6, 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; and
2. 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 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; and
2. that the owner construct/extend the existing north/south 4 m gravel surface alley to the southwest corner of proposed Lot 19B, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #617032353-001

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

- 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.
- An assessment of the existing gravel surface alley may be considered, through the engineering drawing review process, to determine the extent of the upgrades required.

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 27.32 m north of the south lot line of existing Lot 19 off the lane. The existing storm service enters the proposed subdivision approximately 10.06 m south of the north lot line of existing Lot 19 off Mackenzie Drive. 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 19, BLK.3, PLAN 452 K.S.

IN THE

S.E.1/4 SEC.35, TWP.52, RGE.25, W. 4M.

EDMONTON, ALBERTA

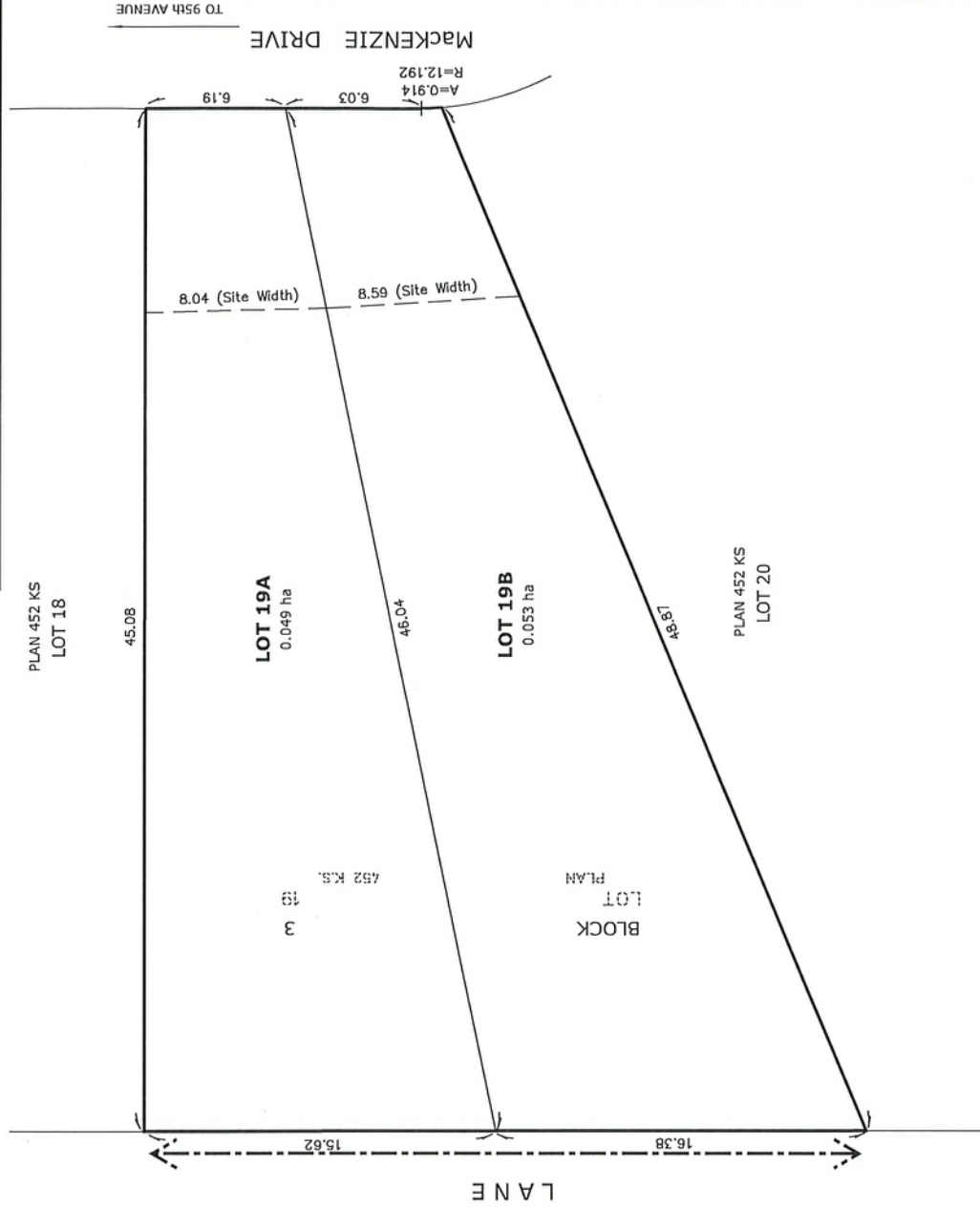
SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.



LEGEND



Construct/ Extend 4m gravel alley



NOTES:

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



HAGEN SURVEYS

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

SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	JUNE 27, 2025	REVISED:	JULY 7, 2025
DRAWING	250682T	FILE NO.	250682



Subdivision Authority

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

November 6, 2025

File No. LDA25-0410

Arc Surveys Ltd.
337 40 Ave NE
Calgary AB T2E 2N4

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 26, Plan RN 76, located east of 85 Street NW and north of 121 Avenue NW; **EASTWOOD**

The Subdivision by Plan is APPROVED on November 6, 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; 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 #631634977-001

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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 56.08 m north of the north property line of 121 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.
- EPCOR Water Services does not have records for the homeowner/private portion of this site's existing water service line. However, it is suspected to be lead (Pb) which does not meet current plumbing standards and cannot be used for redevelopment. EPCOR recommends that the water service be investigated and, if necessary, replaced. For further information, please contact the EPCOR Lead Management Program (leadmanagement@epcor.com or 780-412-6858).
- 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

LEGAL DESCRIPTION: Lot 4, Block 26, Plan RN76

MUNICIPAL ADDRESS: 12117 85 Street NW, Edmonton, Alberta

SURVEY DATE: August 20th, 2025

NEIGHBOURHOOD: Eastwood

ZONING: RS

LEGEND

Property lines are shown thus: ————

Proposed Subdivision lines shown thus: ————

NOTE:

Distances are in metres and decimals thereof.

All distances on curved boundaries are Arc distances

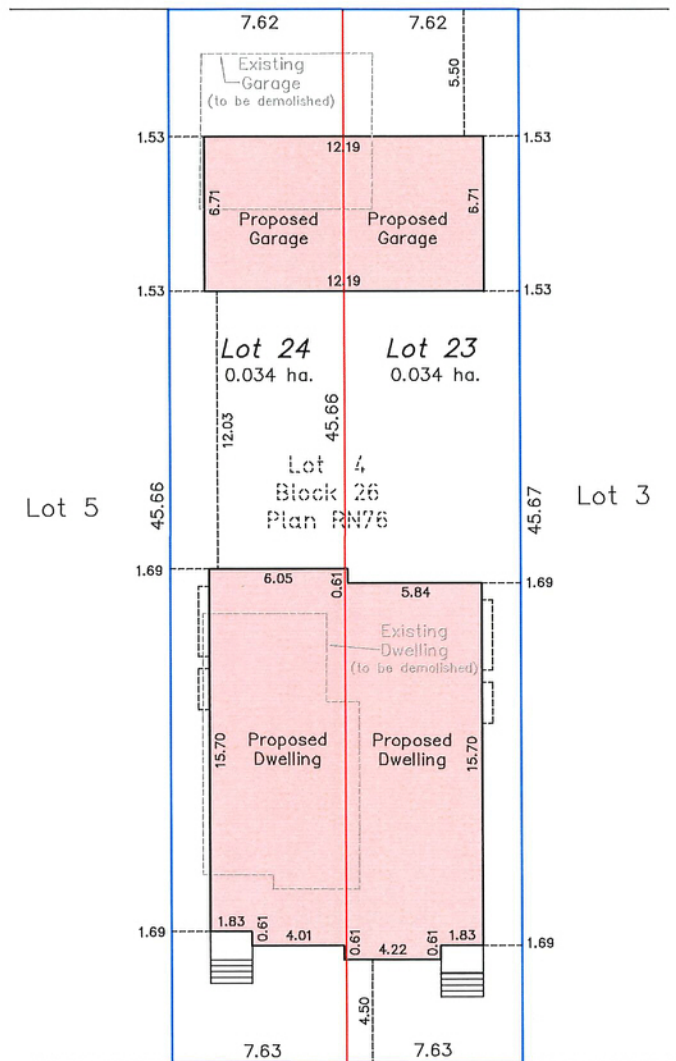
CERTIFICATE OF TITLE AREA: 0.068 ha.

AREA IN PARCEL(S) BEING CREATED: 0.068 ha.

NUMBER OF PARCELS CREATED: 2



Asphalt Lane



85 Street NW



Scale: 1: 250 0m 2.5 5 10

© Copyright Arc Surveys Ltd. 2025

No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-09-29	Original drafting date	DS

Arc Surveys Ltd.

6908 Roper Road NW, Edmonton, Alberta

Ph.: 780-800-1260 office@arcsurveys.ca

www.edmonton.arcsurveys.ca

Surveyed: AA Checked by: JG File No.: E26869-S



Subdivision Authority

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

November 6, 2025

File No. LDA25-0411

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 23, Block 11, Plan 5405 NY, located east of 160 Street NW and north of 78 Avenue NW; **PATRICIA HEIGHTS**

The Subdivision by Plan is APPROVED on November 6, 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;
2. that the owner register a Restrictive Covenant in favour of the City of Edmonton against proposed Lot 23B, prohibiting vehicular access to the adjacent roadway, as shown on the "Conditions of Approval" map, Enclosure II; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #631670121-001

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.
- There is an existing access to 160 Street NW. Upon redevelopment of proposed Lot 23A, the owner/applicant will be required to ensure that the existing residential access meets current City of Edmonton standards. Access upgrading may be required should the access be retained.
- **According to Access Width for Residential Sites in the City's Access Management Guidelines, the minimum target width for a driveway to a single family lot is 3 metres. Due to the presence of an existing boulevard tree and catch basin within the 160 Street NW road right-of-way, access to proposed Lot 23B is limited and may not be supported. The conditioned Restrictive Covenant may be discharged with a future Development Permit of Lot 23B, should access to 160 Street NW be reviewed and approved by Development Services, in consultation with Subdivision Planning's transportation team, Urban Forestry, and EPCOR Drainage.**

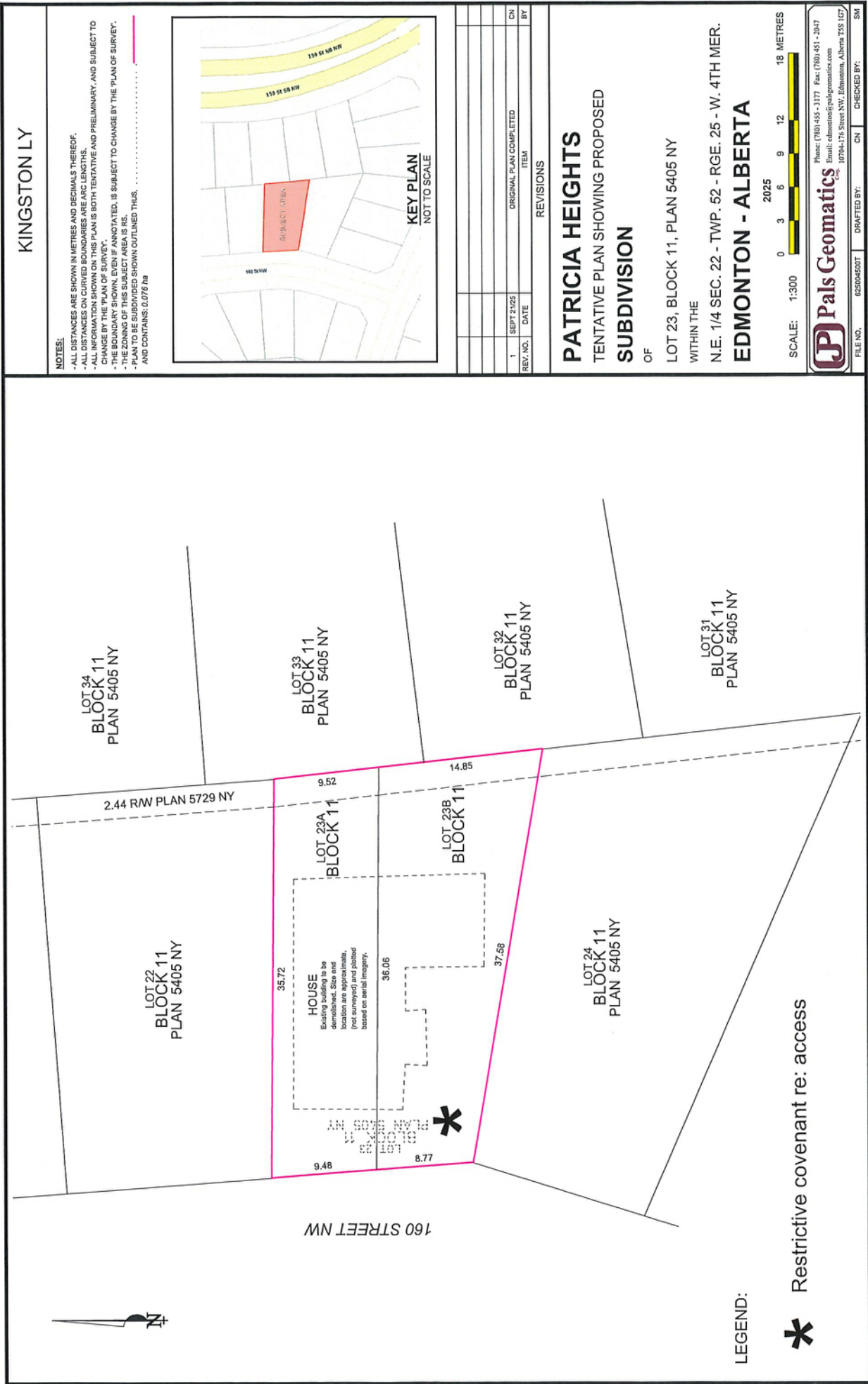
Building / Site

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

Servicing

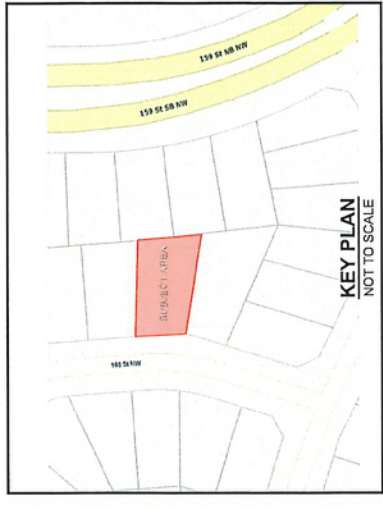
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 9.45 m north of the south property line of proposed Lot 23A, off 160 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).



KINGSTON LY

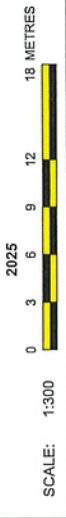
- NOTES:
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE ZONING OF THIS SUBJECT AREA IS RS.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS 0.079 ha



REV. NO.	DATE	ITEM	BY
1	SEPT 21/25	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

PATRICIA HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 23, BLOCK 11, PLAN 5405 NY
WITHIN THE
N.E. 1/4 SEC. 22 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



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

LEGEND:

* Restrictive covenant re: access

Thursday, October 30, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 43

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 30, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 23, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0296
594658478-001

Tentative plan of subdivision to create one (1) Public Utility lot from Lot 2, Block 6A, Plan 922 0135, located north of Princess Elizabeth Avenue NW and west of 106 Street NW; **BLATCHFORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0394
629045530-001

Tentative plan of subdivision to create two (2) other lots to facilitate a land swap between Lot G, Block 1, Plan 242 1219, and the SE 5-52-25-W4M located south of 21 Avenue NW and east of Riverview Boulevard; **RIVER'S EDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0406 631194504-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 20, Plan 4823 RS, located east of 104 Street and west of 103B Street NW; DUGGAN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0412 631630988-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 10-11, Block 40, Plan 8148AC, located south of 124 Avenue NW and east of 85 Street NW; EASTWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA25-0413 631779379-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 14, Block 13, Plan 4116HW, located south of 87 Avenue NW and west of 118 Street NW; WINDSOR PARK	
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.		