

Thursday, November 27, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 47

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 27, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the November 20, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA13-0553
146703964-001 | REVISION of conditionally approved tentative plan of subdivision to create 163 residential lots, one (1) multi-unit housing lot (MHL), and two (2) Municipal Reserve lots, from Lot 4, Block 1, Plan 212 2367, and Lot 1, Block 1, Plan 112 3855 located south of 177 Avenue NW and west of 66 Street NW;
CRYSTALLINA NERA |
| 2. | LDA25-0344
623163351-001 | Tentative plan of subdivision to create one other lot (in two parts) from the SW 5-52-23-W4M, located north of 23 Avenue NW and east of 11 Street NW; ASTER |
| 3. | LDA25-0345
624905135-001 | Tentative plan of subdivision to create 2 residential lots from the SW 5-52-23-W4M, located north of 30 Avenue NW and west of Tamarack Boulevard NW; TAMARACK |
| 4. | LDA25-0427
632862558-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 8, Plan 1854 HW, located west of 58 Street NW and south of 119 Avenue NW; MONTROSE |
| 5. | LDA25-0442
634292642-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6-7, Block 5, Plan 4843HW, located south of Yellowhead Trail NW and east of 128 Street NW; SHERBROOKE |
| 6. | LDA25-0451
635020912-001 | Tentative plan of subdivision to create one (1) additional residential lot, from Lots 1-2, Block 12, Plan 915KS, located north of 127 Avenue NW and east of 109 Street NW; LAUDERDALE |

7.	LDA25-0453 635530218-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 4, Block 40, Plan 5071 HW, located west of 49 Street NW and north of 122 Avenue NW; BERGMAN
5.	OTHER BUSINESS	



Subdivision Authority

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

November 27, 2025

File No. LDA13-0553

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

ATTENTION: Kyla Oatway

RE: REVISION of conditionally approved tentative plan of subdivision to create 163 residential lots, one (1) multi-unit housing lot (MHL), and two (2) Municipal Reserve lots, from Lot 4, Block 1, Plan 212 2367, and Lot 1, Block 1, Plan 112 3855 located south of 177 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA**

The subdivision was initially approved on May 1, 2014. The first Change Request to adjust the boundary between Phases 1 and 2 was approved April 15, 2021. This second Change Request breaks the subdivision into 5 phases, revises the shape and size of a Municipal Reserve Lot, changes the local road pattern in Phase 5, and reduces the number of residential lots.

I The Subdivision by Plan is APPROVED on November 27, 2025, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 8.80 ha and 0.18 ha lots, 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 subdivision Phase 1 boundary be amended to include the dedication of the full intersection of Crystallina Nera Drive NW and 72 St NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the approved subdivision LDA13-0272 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities; 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 (2) shall contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay their proportional share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Over-sizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary servicing facilities;
5. that the owner pay the Arterial Roadway Assessments 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 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;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct Crystallina Nera Drive NW to a transit collector roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the school/park site and the 0.18 ha MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct appropriate traffic calming measures at the mid-block shared use path crossing location on Crystallina Nera Drive NW within the subdivision boundary, as per Section 3.8.2. of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic Calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
14. that the owner pay for the installation of Rectangular Rapid Flashing Beacon, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the traffic control device as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic control device installation will be at the direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
15. that the owner provide full site servicing for the 8.80 ha MR lot including, two 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
16. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner provide naturalization landscaping within the MR parcel, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the Municipal Reserve lots, walkway, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 1123855 were previously addressed with SUB/04-0022 by registering a 9.125 ha Deferred Reserve Caveat (DRC). The DRC was reduced by 0.505 ha as per LDA11-0321 to 8.62 ha. No information is available on why the DRC was reduced but all internal files and notes reference the lower value of 8.62 ha.

The 8.62 ha DRC was further reduced by 1.32 ha with LDA11-0321 to dedicate a park parcel. LDA12-0414 further reduced the DRC by dedicating a 0.56 ha and 0.73 ha park parcels and balance of 5.91 ha carried forward on title. The DRC will be discharged in full with LDA13-0553 to dedicate 5.91 ha which is part of the 8.80 ha school park site.

MR for Lot 4, Block 1, Plan 2122367 were previously addressed with LDA16-0553 by registering a 6.55 ha DRC. The DRC was reduced by 1.92 ha and 0.26 ha with LDA16-0553 to dedicate two park parcels and a balance of 4.37 ha carried forward on the title. The DRC will be partially discharged to dedicate 2.89 ha which is part of the 8.80 ha school park site and 0.18 ha park greenway parcel. 1 The balance of 1.3 ha will be carried forward on title for future assembly of 0.66 ha park parcel and money in lieu.

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/mn/Posse #146703964-001

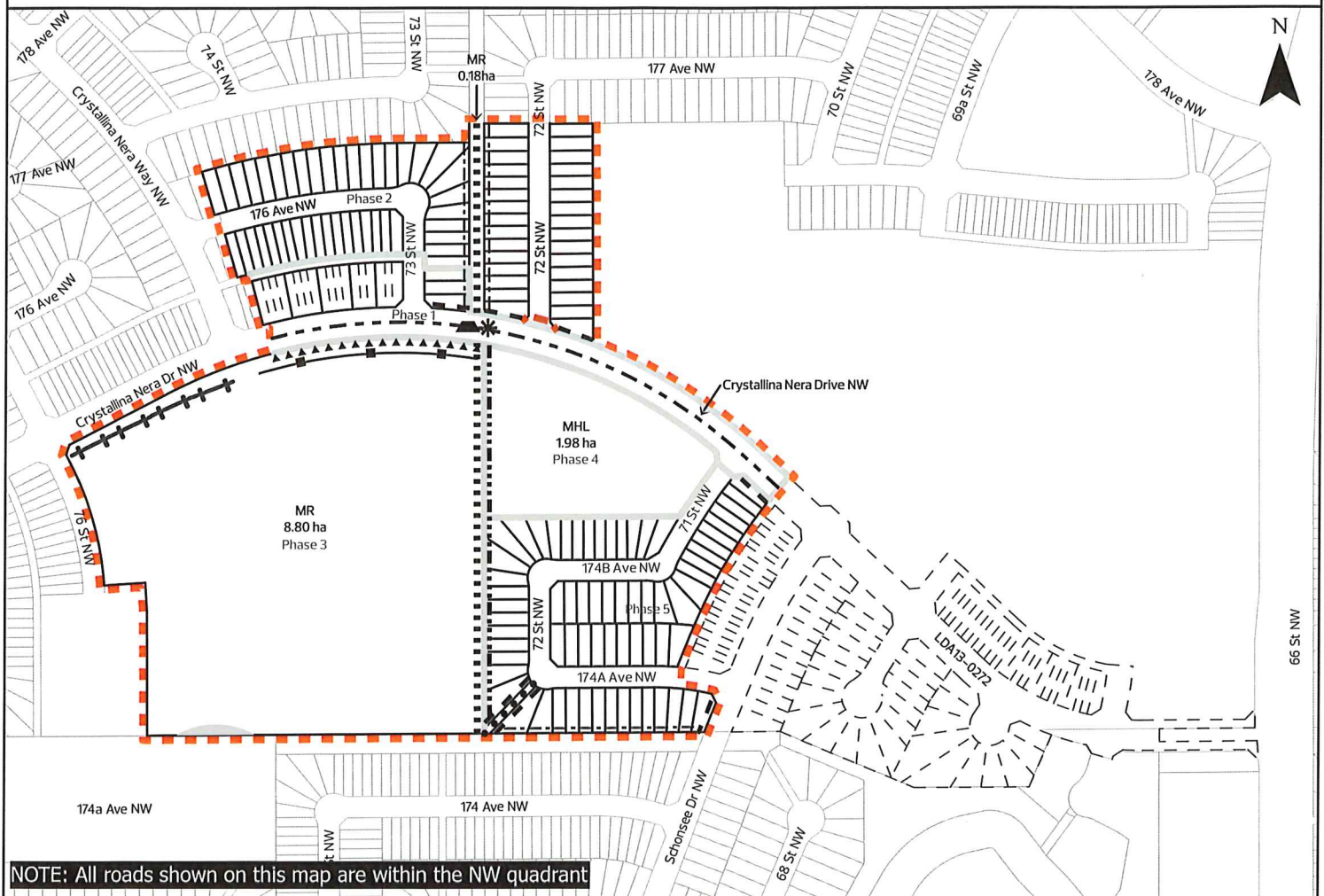
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

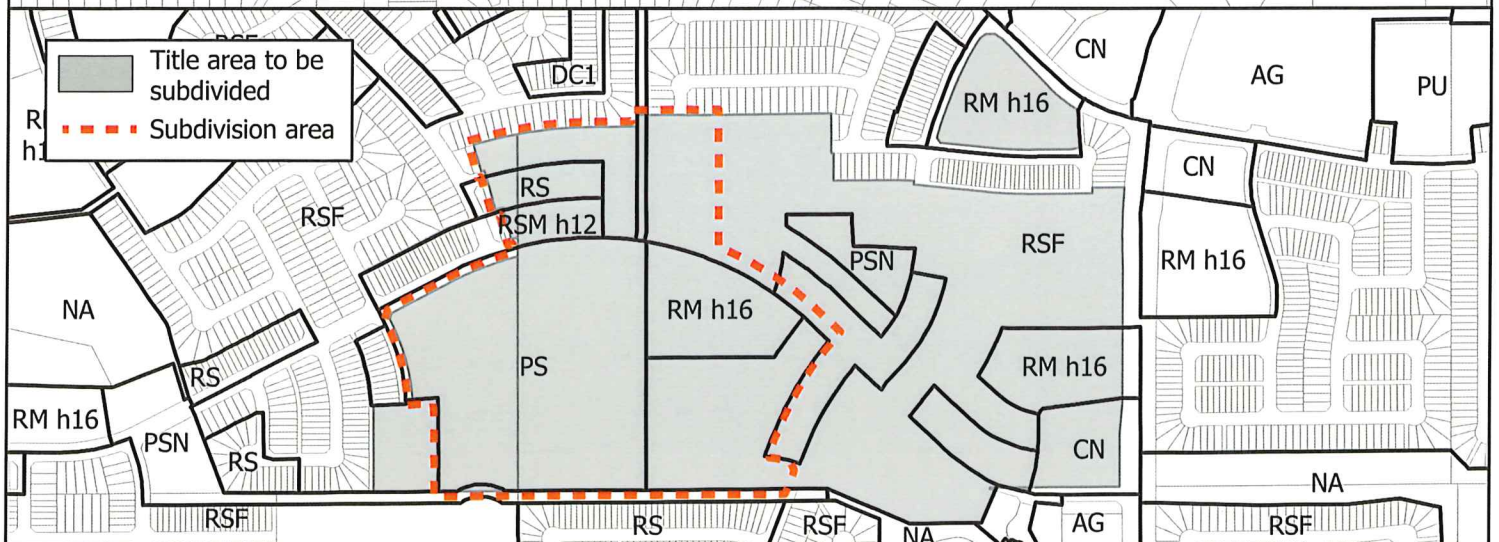
November 27, 2025

LDA13-0553

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision --- Phasing boundary --- Amend phasing boundary --- 1.2 m Uniform fence --- 1.8m Uniform fence --- 1.8 m Uniform fence as per Zoning Bylaw | <ul style="list-style-type: none"> --- Post and rail fence to be constructed --- 1.8 m Concrete sidewalk --- 2.5 m mono-walk --- 3 m Hard surface shared use path --- Construct collector roadway | <ul style="list-style-type: none"> --- Existing Post and Rail Fence --- Traffic calming measures --- Rectangular rapid flashing beacon --- Naturalization landscaping |
|---|--|---|



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

November 27, 2025

File No. LDA25-0344

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

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create one other lot (in two parts) from the SW 5-52-23-W4M, located north of 23 Avenue NW and east of 11 Street NW; **ASTER**

I The Subdivision by Plan is APPROVED on November 27, 2025, 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 a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for the SW 5-52-23-W4M was addressed by land dedication and by money in place with LDA12-0341.

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 #623163351-001



Subdivision Authority

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

November 27, 2025

File No. LDA25-0344

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

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create one other lot (in two parts) from the SW 5-52-23-W4M, located north of 23 Avenue NW and east of 11 Street NW; **ASTER**

I The Subdivision by Plan is APPROVED on November 27, 2025, 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 a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for the SW 5-52-23-W4M was addressed by land dedication and by money in place with LDA12-0341.

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 #623163351-001

Enclosure



Subdivision Authority

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

November 27, 2025

File No. LDA25-0345

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

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 2 residential lots from the SW 5-52-23-W4M, located north of 30 Avenue NW and west of Tamarack Boulevard NW; **TAMARACK**

I The Subdivision by Plan is APPROVED on November 27, 2025, subject to the following conditions:

1. that the owner amend the Servicing Agreement for Tamarack Stage 7 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; and
3. 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 submit redline revision 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;

4. that the owner remove the road structure of the existing temporary transit turnaround and construct permanent infrastructure which may include but are not limited to curb and gutter, curb ramp, and 1.8 m concrete sidewalk and signage and barriers on the west side of Tamarack Boulevard NW, as shown on Enclosure I. All costs associated with the removal of the road structure, re-grading of the land, landscaping and any utility relocation / modification deemed necessary as a result of the removal will be the responsibility of the owner. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
5. 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
6. 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 the SW 5-52-23-W4M was addressed by land dedication and by Deferred Reserve Caveat with LDA11-0015.

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/mn/Posse #624905135-001

Enclosure



Subdivision Authority

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

November 27, 2025

File No. LDA25-0427

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 8, Plan 1854 HW, located west of 58 Street NW and south of 119 Avenue NW; **MONTROSE**

The Subdivision by Plan is APPROVED on November 27, 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 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 #632862558-001

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.
- There is an existing access to 58 Street NW. Upon redevelopment of proposed Lot 19A, 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.
- There are existing concrete steps that encroach into the 58 Street NW road right of way. They 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 off the lane west of 58 Street, at 23.77 m north of the north property line of the lane south of 119 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that may interfere with access to proposed Lot 19B. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).
- 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 SUBDIVISION OF

LOT 19, BLK.8, PLAN 1854 H.W.

IN THE

S.W.1/4 SEC.14, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

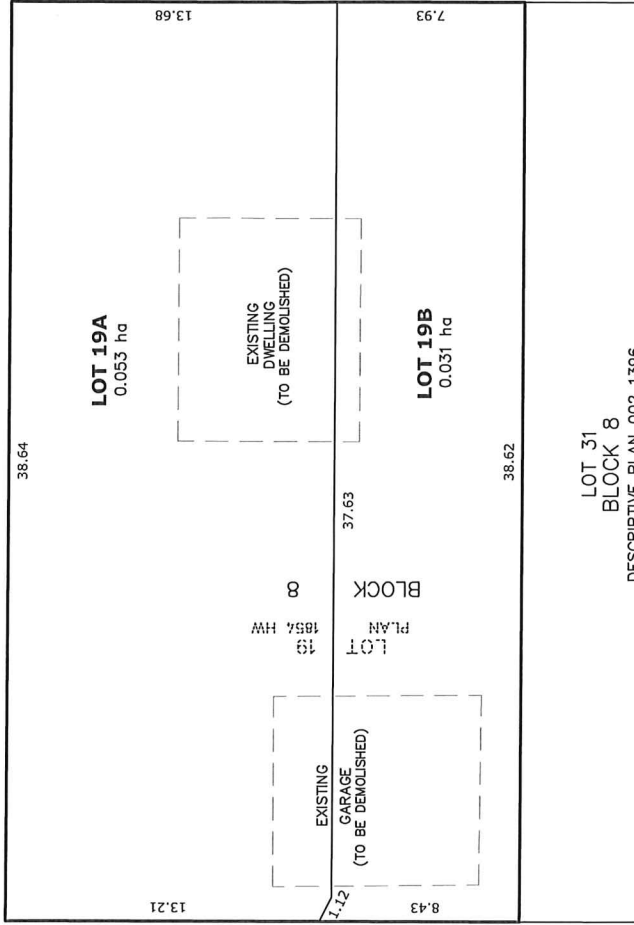
SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.



119th AVENUE

LANE

58th STREET



NOTES:

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



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:	SK	DRAWN BY:	SK/CZ
DATE:	October 02, 2025	REVISED:	November 21, 2025
DRAWING	251074T	FILE NO.	251074



Subdivision Authority

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

November 27, 2025

File No. LDA25-0442

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6-7, Block 5, Plan 4843HW, located south of Yellowhead Trail NW and east of 128 Street NW;
SHERBROOKE

The Subdivision by Plan is APPROVED on November 27, 2025, subject to the following conditions:

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 north 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/jm/Posse #634292642-001

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.

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 4.27m north of the south property line of the existing Lot 7, off the lane. 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).
- There is an existing power pole and guy wire that will interfere with access to proposed Lot 7B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).

- The owner is required to prepare the necessary plans and documentation to grant new or carry forward existing easements / utility right of ways (URW) , rights of ways, and/or restrictive covenants in favour of The City of Edmonton and/or EPCOR.
- 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 SUBDIVISION OF **LOT 6 & LOT 7, BLOCK 5, PLAN 4843 HW** IN THE **NE 1/4 SEC.13, TWP.53, RGE.25, W.4 M.** **EDMONTON - ALBERTA**



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



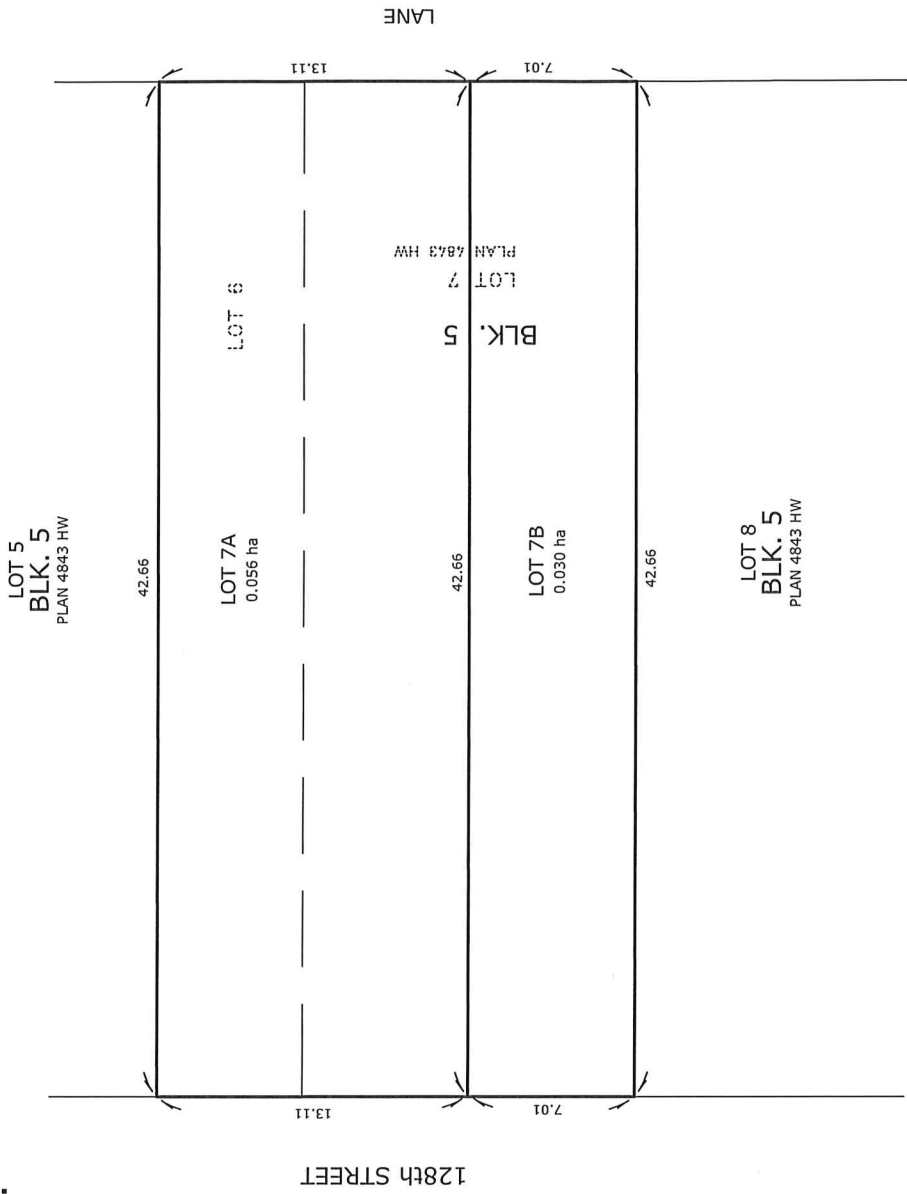
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CALCULATED BY:	-	DRAWN BY:	C.Z.
DATE:	November 3, 2025	REVISED:	-
DRAWING	251186T	FILE NO.	251186





Subdivision Authority

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

November 27, 2025

File No. LDA25-0451

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

ATTENTION: Ryan Simpson

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lots 1-2, Block 12, Plan 915KS, located north of 127 Avenue NW and east of 109 Street NW; **LAUDERDALE**

The Subdivision by Plan is APPROVED on November 27, 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 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 #635020912-001

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 2.56m south of the north property line of the existing Lot 1, off the lane. 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).
- 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

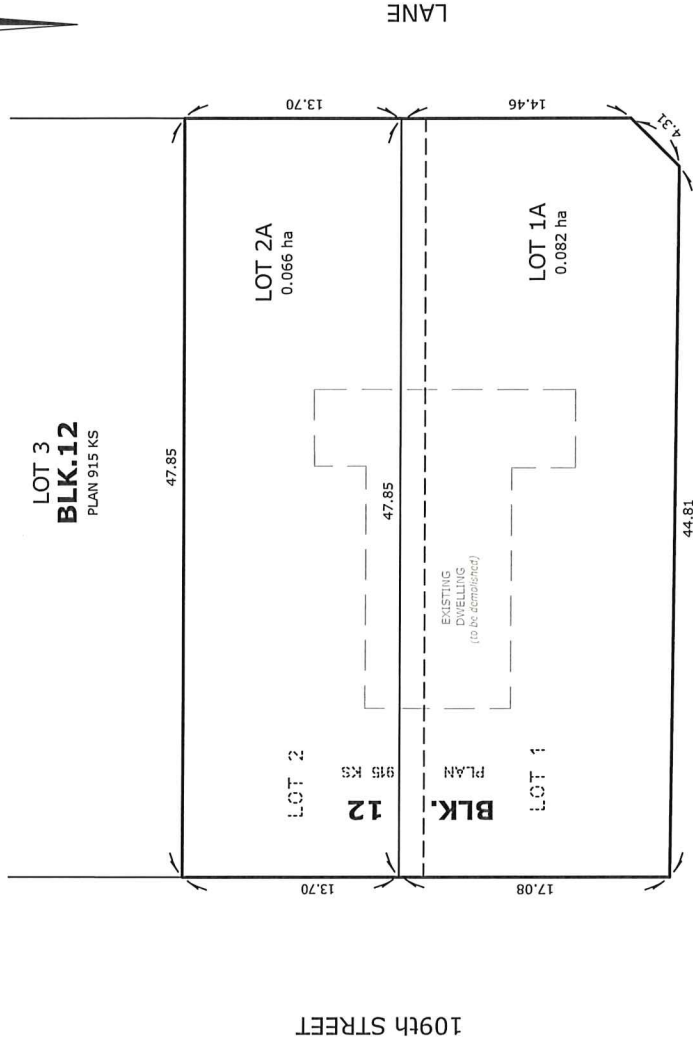
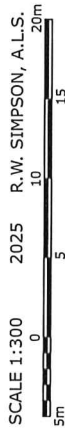
SHOWING SUBDIVISION OF

LOT 1 & LOT 2, BLOCK 12, PLAN 915 KS

IN THE

SW 1/4 SEC.20, TWP.53, RGE.24, W.4 M.

EDMONTON - ALBERTA



NOTES:

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



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CALCULATED BY:	-	DRAWN BY:	C.Z.
DATE:	October 30, 2025	REVISED:	--
DRAWING	251136T	FILE NO.	251136



Subdivision Authority

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

November 27, 2025

File No. LDA25-0453

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

ATTENTION: Ismael Hop

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 4, Block 40, Plan 5071 HW, located west of 49 Street NW and north of 122 Avenue NW; **BERGMAN**

The Subdivision by Plan is APPROVED on November 27, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
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/mm/Posse #635530218-001

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 6.49 m south of the north property line of existing Lot 4, off 49 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 SUBDIVISION OF **LOT 4, BLOCK 40, PLAN 5071 H.W.** IN THE **S.W. 1/4 SEC.13, TWP.53, RGE.24, W.4 M.** **EDMONTON - ALBERTA**



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



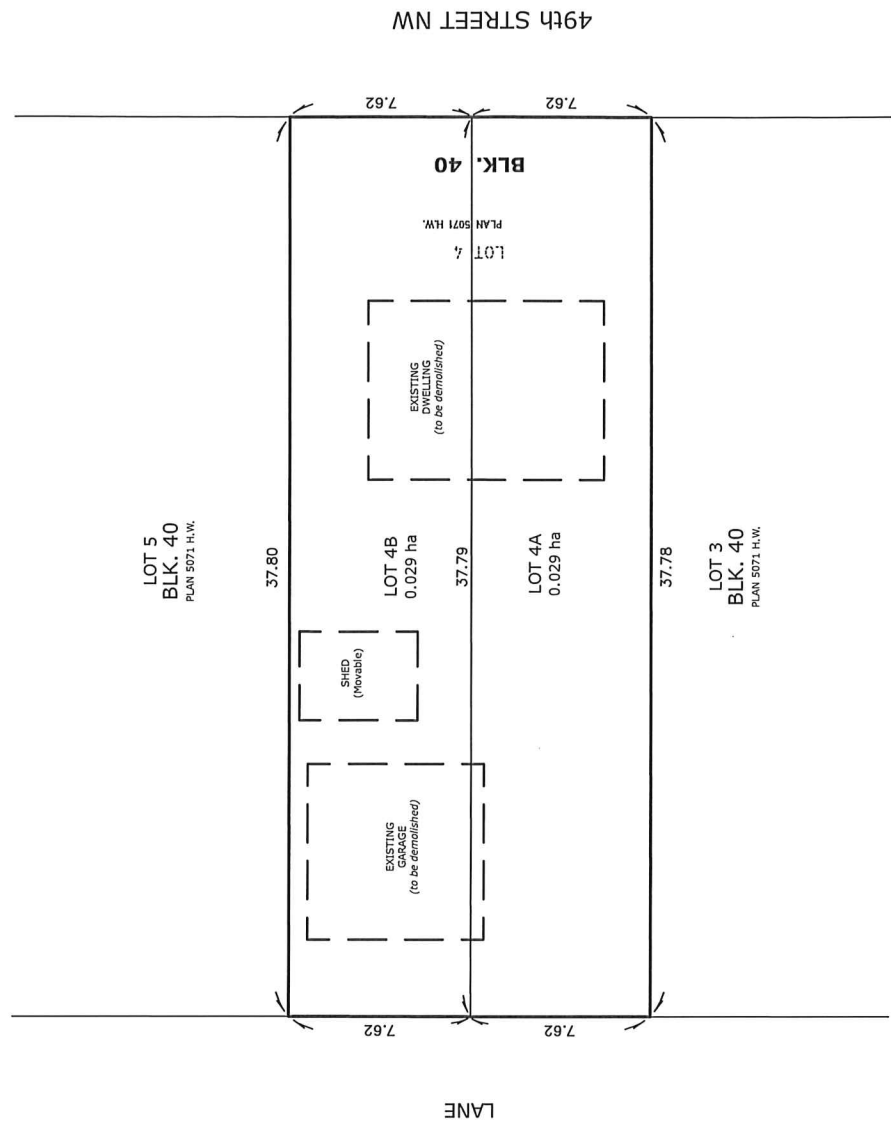
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CALCULATED BY:	-	DRAWN BY:	C.Z.
DATE:	November 4, 2025	REVISED:	--
DRAWING	251252T	FILE NO.	251252



Thursday, November 20, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 46

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 20, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 13, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0048
548813020-001

REVISION of conditionally approved tentative plan of subdivision to create 98 residential lots, five (5) multi-unit housing lots (MHL), and one (1) Mixed Use lot, from a portion of roadway to be closed, Lot 5, Block C, Plan 242 1152, and Lots 9 and 10, Block 1, Plan 2887 AQ located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0057
558593527-001

Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 11, Plan 600 MC, located west of 124 Street NW and south of 63 Avenue NW; **GRANDVIEW HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0428 632702066-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 7, Block 50, Plan 3769 HW, located west of 151 Street NW and north of 92 Avenue NW; SHERWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		