

Thursday, April 2, 2026  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 13

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 2, 2026 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 26, 2026 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA25-0422 581038947-005	Tentative plan of subdivision to create one (1) other lot from Block A, Plan N23HW, located south of 111 Avenue NW and east of 74 Street NW; <b>VIRGINIA PARK</b>
2.	LDA25-0426 629406940-001	Tentative plan of subdivision to create 151 residential lots, one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from Lot 2, Block 1, Plan 182 2720, and Lot 2, Plan 782 3334, located south of Edgemont Boulevard and east of Winterburn Road NW; <b>EDGEMONT</b>
3.	LDA25-0466 615317248-001	Tentative plan of subdivision to create 146 residential lots, one (1) multi-unit housing lot (MHL), one (1) public utility lot (SWMF) and one (1) Municipal Reserve (MR) lot, and one (1) non-credit MR from a portion of roadway to be closed, and Legal Subdivision 13 & 14 within Section 16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and east of 184 Street SW; <b>KENDAL</b>
4.	LDA25-0485 566895013-001	Tentative plan of subdivision to create 202 residential lots, one (1) multi-unit housing lot (MHL), and one (1) non-credit Municipal Reserve (MR) lot, from Lot C, Plan 3186 TR located north of 41 Avenue SW and west of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
5.	LDA25-0501 590261713-001	Tentative plan of subdivision to create one (1) Public Utility Lot, from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; <b>BLATCHFORD</b>

6.	LDA17-0654 266089764-001	REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, two (2) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M and the NW & SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; <b>GRIESBACH</b>
7.	LDA26-0064 645201764-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 2, Block 13, Plan 262 0101 located north of Ellerslie Road SW and east of Alces Way SW; <b>ALCES</b>
8.	LDA26-0063 646547825-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 14, Block 14, Plan 5086 HW, located east of 40 Street NW and south of 122 Avenue NW; <b>BEACON HEIGHTS</b>
9.	LDA26-0069 649008113-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot A, Block S, Plan 833 HW, located west of 89 Street and north of 90 Avenue NW; <b>BONNIE DOON</b>
10.	LDA26-0075 649401789-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 85, Plan RN50A, located west of 86 Street NW and south of 114 Avenue NW; <b>PARKDALE</b>
5.	<b>OTHER BUSINESS</b>	



April 2, 2026

File No. LDA25-0422

MH Project Planning Ltd.  
631 Wotherspoon Close  
Edmonton AB T6M 2K2

ATTENTION: Marshall Hundert

RE: Tentative plan of subdivision to create one (1) other lot from Block A, Plan N23HW, located south of 111 Avenue NW and east of 74 Street NW; **VIRGINIA PARK**

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**I The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$37,060.14 representing 0.011 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide MR in the amount of 0.128 ha by a Deferred Reserve Caveat registered against the proposed Lot 9, Block 2, pursuant to Section 669 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 proposed Lot 10, Block 2 be consolidated with the adjacent lot to the east (Block F, Plan 992 6758) concurrent with the registration of this subdivision;
5. that the owner register a Public Access Easement on all affected parcels to facilitate public access through the overall site between 112 Avenue NW and Ada Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for Block A, Plan N23HW has not previously been addressed. This subdivision will require a Deferred Reserve Caveat (DRC) in the amount of 0.128 ha, and money-in-place of MR representing 0.011 ha.

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.

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



If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

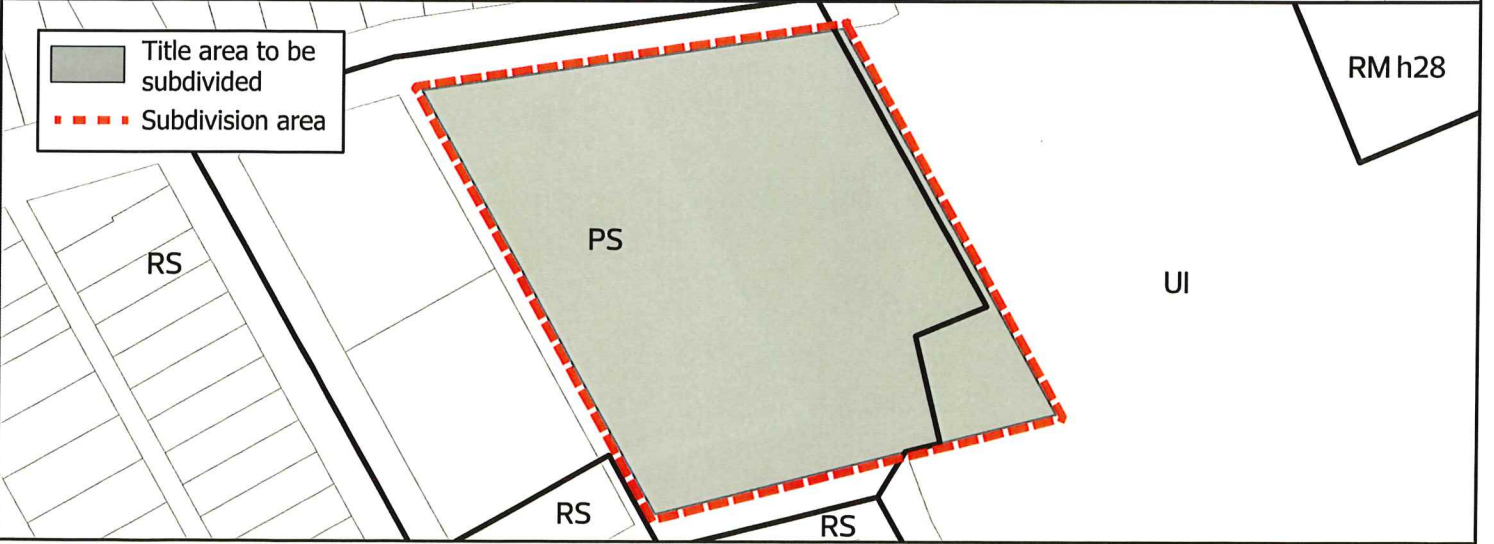
KR/aw/Posse #581038947-005

Enclosure

-  Limit of proposed subdivision
-  Register public access easement



-  Title area to be subdivided
-  Subdivision area





Subdivision Authority

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

April 2, 2026

File No. LDA25-0426

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

ATTENTION: Marco Beraldo

RE: Tentative plan of subdivision to create 151 residential lots, one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from Lot 2, Block 1, Plan 182 2720, and Lot 2, Plan 782 3334, located south of Edgemont Boulevard and east of Winterburn Road NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.165 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that prior to endorsement of the final plan of survey, the owner shall enter into an agreement with the City of Edmonton to purchase the 0.364 hectare future MR parcel for the amount of \$282,100.00. The amount was derived using the Arterial Roadway Assessment (ARA) rate for the subject area. The owner must contact Lynda Nelson of the Real Estate Branch (lynda.nelson@edmonton.ca) to finalize the agreement with the City;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a permanent public access easement on the proposed future MR lot to facilitate the construction of a 3 m hard surface shared use path with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton will be a party to this easement;
6. that the owner dedicate additional road right of way to conform to an approved cross-section or to the satisfaction of Subdivision and Development Coordination, for the construction of the east-west enhanced local roadway with Phase 3 from Lot 2, Plan 782 3334, as shown on the "Conditions of Approval" map, Enclosure I;

7. 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;
8. that the phasing boundary be amended to include the residential lot flanking Erlanger Wynd within Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Winterburn Road NW, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (3) 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 provide pavement marking and signage for shared bike lanes, on the E-W local roadway with Phase 3, including wayfinding information, bike lane signage to accommodate safe and convenient bikeway facility, to the satisfaction of Subdivision and Development Coordination and to conform Complete Street Design and Construction Standards;
9. that the owner construct a temporary 6 m gravel surface roadway connection with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination). A 'Swept Path Analysis' for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections;

10. that the owner construct a 3 m hard-surface shared use path including "Shared Use" signage, lighting, and bollards with Phase 3, within the MR and future MR lot, as shown on the "Conditions of Approval" map, Enclosure I with a connection to the adjacent shared use path and sidewalk;
11. that the owner construct a 1 m berm centered on property line and 1.83 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the Reserve and future Reserve lots, road right of way and walkways, 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 1, Plan 182 2720 was previously addressed by Deferred Reserve Caveat (DRC) with file LDA14-0492. File LDA18-0552 dedicated Environmental Reserve (ER) and additional MR, reducing the DRC to 0.165 ha. The DRC will be discharged to account for the dedication with this subdivision. The remaining 0.364 ha of future MR will be purchased by the City of Edmonton.

This subdivision also dedicates roadway from Lot 2, Plan 782 3334. File LDA23-0308 previously addressed MR from Lot 2, Plan 782 3334, by dedication of MR and the registration of a DRC.

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](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority










KR/mc/Posse #629406940-001

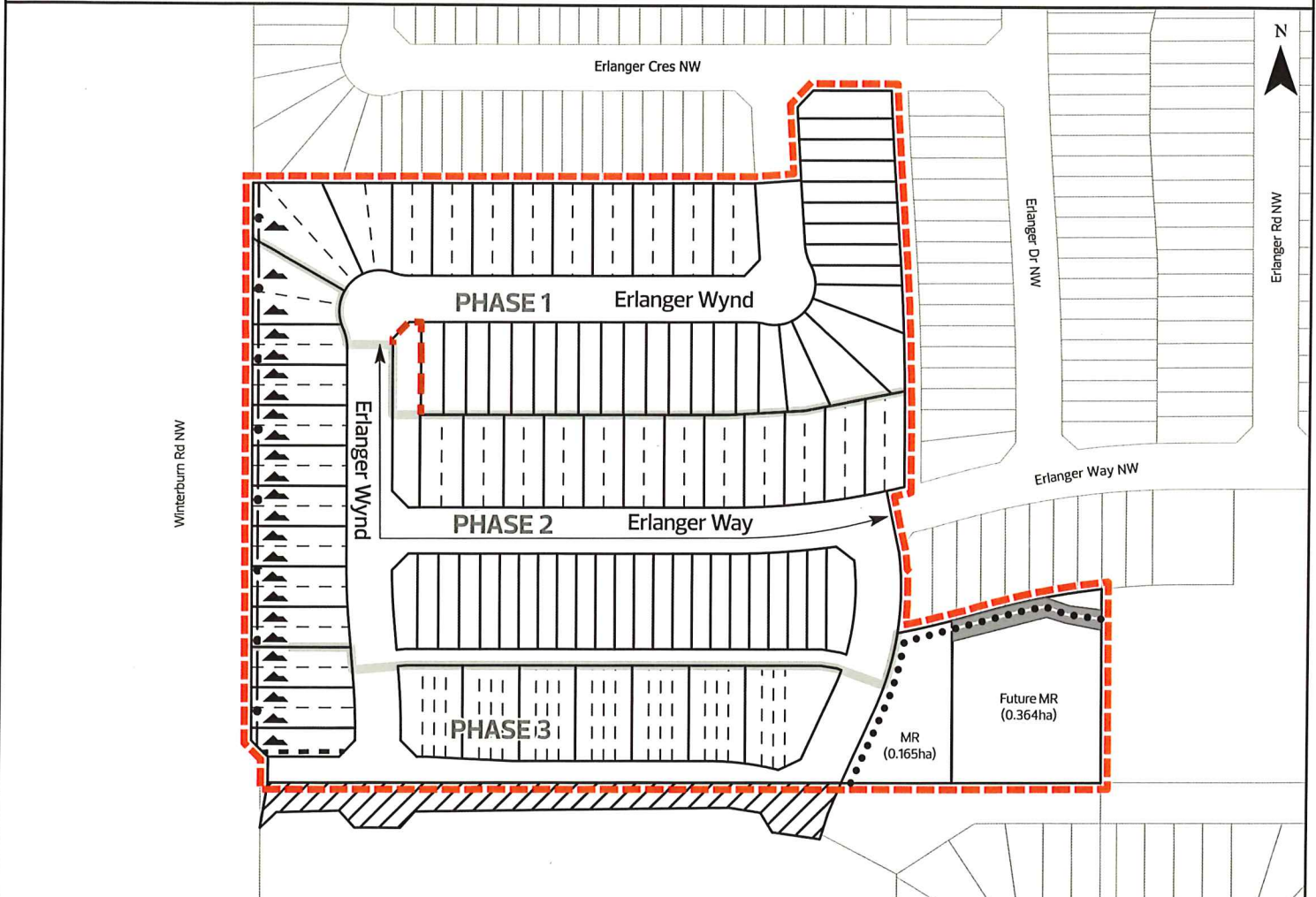
Enclosure

File No. LDA25-0426



**SUBDIVISION CONDITIONS OF APPROVAL MAP**

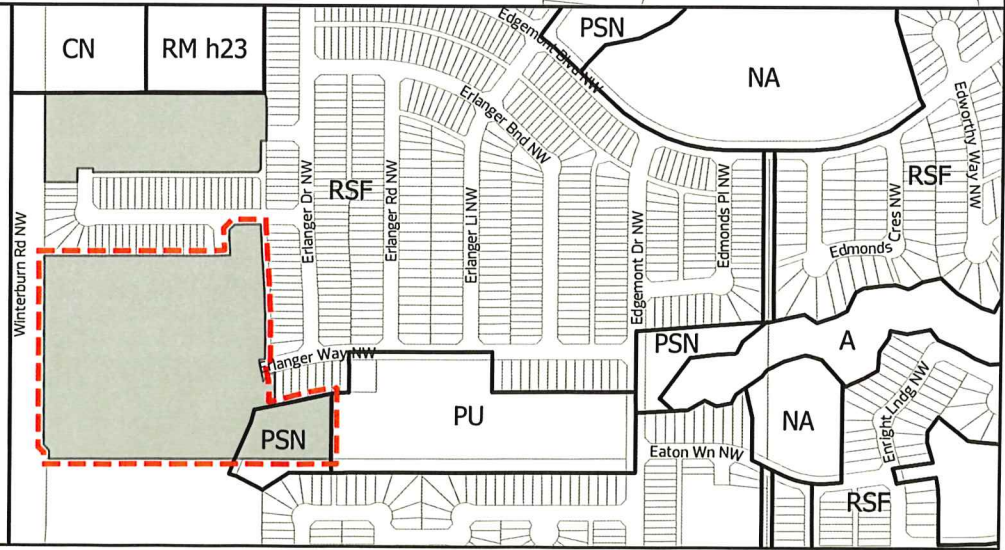
April 2, 2026 LDA25-0426

-  Limit of Proposed Subdivision
-  Uniform Fence as per Zoning Bylaw
-  Berm and Noise Attenuation Fence
-  3m Shared Use Path
-  Temporary 6m Gravel Roadway
-  Amend Phasing Boundary
-  Dedicate and Construct as Road Right-of-Way
-  Register Permanent Public Access Easement
-  Restrictive Covenant re: Berm and Fence



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

-  Title area to be subdivided
-  Subdivision area





Subdivision Authority

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

April 2, 2026

File No. LDA25-0466

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 146 residential lots, one (1) multi-unit housing lot (MHL), one (1) public utility lot (SWMF) and one (1) Municipal Reserve (MR) lot, and one (1) non-credit MR from a portion of roadway to be closed, and Legal Subdivision 13 & 14 within Section 16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and east of 184 Street SW; **KENDAL**

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**I The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 ha lot pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 3.071 ha by a Deferred Reserve Caveat registered against Legal Subdivision 13 & within Section 14-16-51-25-W4M, pursuant to Section 669 of the Municipal Government Act;
3. that the owner dedicate a non-credit Municipal Reserve (MR) as a 0.12 ha lot pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner enter into an Infrastructure Maintenance Agreement with the City of Edmonton with assignment rights for the maintenance of the private driveway access within the west half of the existing 184 Street government road allowance City right-of-way, until such time that SE-20-51-25-W4M is redeveloped and the private access is no longer required, to the satisfaction of Subdivision and Development Coordination. The agreement will be prepared and administered by the City of Edmonton;

7. that the owner register a Utility Easement in favour of EPCOR Drainage Services Inc. on the areas constructed for the ultimate Stormwater Management Facility (SWMF) to service the proposed subdivision, as identified in the "Conditions of Approval" map, Enclosure I;
8. that the owner register temporary public access easements for 6 m temporary roadways, as shown on the "Conditions of Approval" map, Enclosure I and II;
9. that the owner register a temporary public access easement for a pedestrian connection, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner clear, level and dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for the complete intersection of Rabbit Hill Road SW and Ellerslie Road SW from the parcels as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner clear, level and dedicate additional road right-of-way to conform to an updated and approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for 28 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner clear, level and dedicate additional road right-of-way and modify the property lines of the residential lots fronting the proposed roundabout at 182 Street SW, should it be deemed necessary through the review of engineering drawings and the updated and approved Concept Plan for 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicate additional road right-of-way and modify the property lines of the residential lot flanking the existing west half of the existing 184 Street SW government road allowance, should it be deemed necessary through the review of engineering drawings and a Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner dedicate additional road right-of-way and modify the property lines of the residential lots backing onto or flanking the alley, should it be deemed necessary through the review of engineering drawings and submitted Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that LDA25-0470 to close the existing north-south 184 Street SW, shall be approved prior to the endorsement of the plan of survey.
16. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the greenway with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (4) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner 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;
7. that the owner construct Ellerslie Road SW to four (4) urban lanes standard, from west of Ellerslie Road bridge, west of 141 Street SW intersection, to west of Rabbit Hill Road SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared use path(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct the intersection of Ellerslie Road SW and Rabbit Hill Road SW to its ultimate to an arterial roadway standard, including channelization, accesses, turning lanes, and all necessary transitional improvements back to the existing 2 lanes to the west (approximately 200 m) and to the south (approximately 200 m) of the intersection, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct the internal north-south collector roadway, 182 Street SW, to an approved Complete Streets design and cross-section, including a roundabout, 3 m hard surface shared pathway on the west side with connection to the existing 3 m shared pathway on the west side of 182 Street SW to the north, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct appropriate traffic calming measures at the intersection of 182 Street SW and the east-west enhanced local roadway, 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 curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

11. that the owner construct the east-west enhanced local roadway, to an approved Complete Streets design and cross-section, including a 3 m shared use pathway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 7 m hard-surface private driveway as an interim measure, including lighting and bollards, within the west half of the existing 184 Street SW government road allowance, and with a connection to the adjacent local roadway to the south and the existing private driveway access within the existing private parcel (SE-20-51-25-W4M), as shown on the "Conditions of Approval" map, Enclosure I. The private driveway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a 4 m hard-surface private driveway as a permanent measure, including lighting and bollards, within the west half of the existing 184 Street SW government road allowance, to provide / maintain a permanent private access to the existing private parcel (SE-20-51-25-W4M), as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings to ensure functionality. This private driveway with shared pathway is required prior to FAC for roads (or when required by Subdivision and Development Coordination);
14. that, further to condition II.13, the owner construct a 3 m hard-surface shared pathway within the west half of the 184 Street government road allowance and the north-south greenway, including "Shared Use" signage, lighting, bollards and landscaping, from the local road to tie into the proposed shared pathway within the Keswick neighbourhood, as shown on the "Conditions of Approval" map, Enclosures I and II. The proposed 3 m may require widening as it approaches the local roadway to enhance an uninterrupted and safe pedestrian circulation. The shared pathway will be required prior to FAC for roads (or when required by Subdivision and Development Coordination);
15. that, further to condition II.13, the owner pay for installation of temporary "no parking" signage and any other required wayfinding signage on the local roadway to ensure functionality of FRS vehicles and farm vehicles and equipments to provide access to the existing private parcel (SE-20-51-25-W4M), to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner remove the road structure of the existing 184 Street SW roadway and remediate the road closure area. All costs associated with the closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation / modification deemed necessary as a result of the closure, will be the responsibility of the owner;
17. that the owner construct a temporary 6 m wide roadway connection to connect the existing 184 Street SW road allowance and the southern terminus of the proposed north-south roadway, as shown on the "Conditions of Approval" map, Enclosure I. This temporary roadway will be required as a result of the proposed road closure. This roadway will also serve as a temporary emergency access roadway and is required to be gravel prior to CCC for roads and asphalt prior to FAC for roads (or when required by Subdivision and Development Coordination). A Swept Path Analysis for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections;

18. that the owner construct a temporary 6 m hard-surface roadway connection to provide a second access to the existing private parcel (SE-20-51-25-W4M), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This temporary roadway will also serve as a temporary emergency access roadway and is required to be gravel or asphalt prior to FAC for roads (to be confirmed / required by Subdivision and Development Coordination);
19. that the owner construct a temporary 6 m gravel surface roadway connection, with connections to the two dead end local roadways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The roadway will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination). A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections;
20. that the owner construct a 3 m hard-surface shared pathway including lighting and bollards, within the non-credit Municipal Reserve (MR) lot and greenway, with connections to the adjacent shared pathway and sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct a 3 m hard-surface shared pathway including lighting and bollards, within the ultimate Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a temporary pedestrian connection between the southwest corner of the proposed, ultimate SWMF and the south terminus of 182 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner design and construct the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets to the satisfaction of Subdivision and Development Coordination;
24. that the owner construct offsite storm sewers to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure II;
25. that the owner construct an offsite water mains, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
26. 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
27. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and greenways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for legal subdivision 13 & 14 within Section 16-51-25-W4M will be provided by dedicating a 0.20 ha MR parcel and registering a 3.071 ha Deferred Reserve Caveat (DRC) on title. A 0.12 ha portion of the road closure to be non-credit MR will be consolidated with the MR parcel. A 0.31 ha portion of the road closure area of 184 Street SW will be consolidated into the title parcel and will be included in the MR calculations. The amount due to road closure is subject to final survey.

Road dedication is conditioned offsite within Lot F, Block 1, Plan 142 2586 (Glenridding Ravine) and Lot 4, Block 2, Plan 142 3545 (Ambleside). Municipal Reserve (MR) for these lots will be addressed with future subdivisions at these locations.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority

















KR/mc/Posse #615317248-001

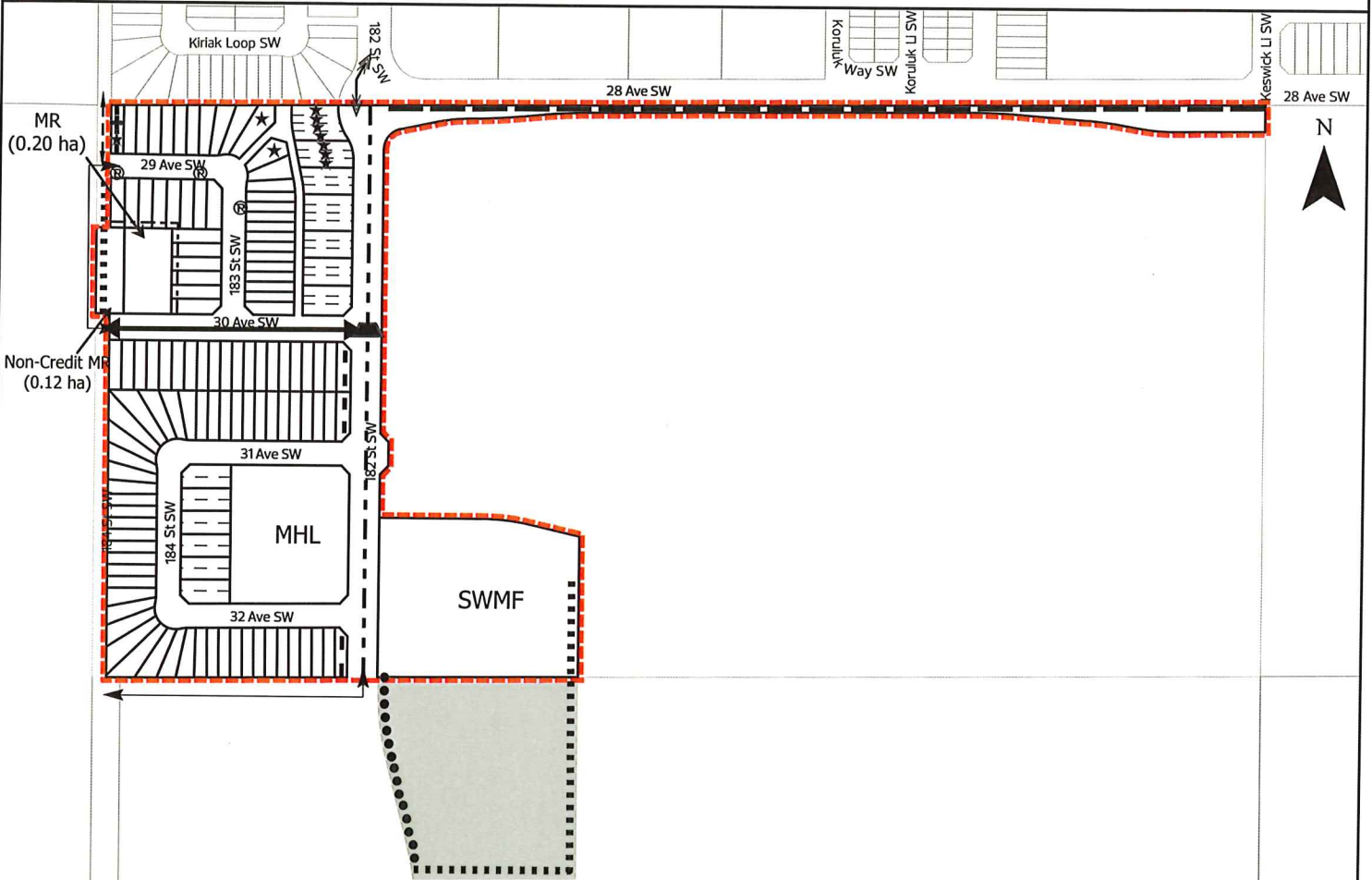
Enclosures

**SUBDIVISION CONDITIONS OF APPROVAL MAP**



April 2, 2026

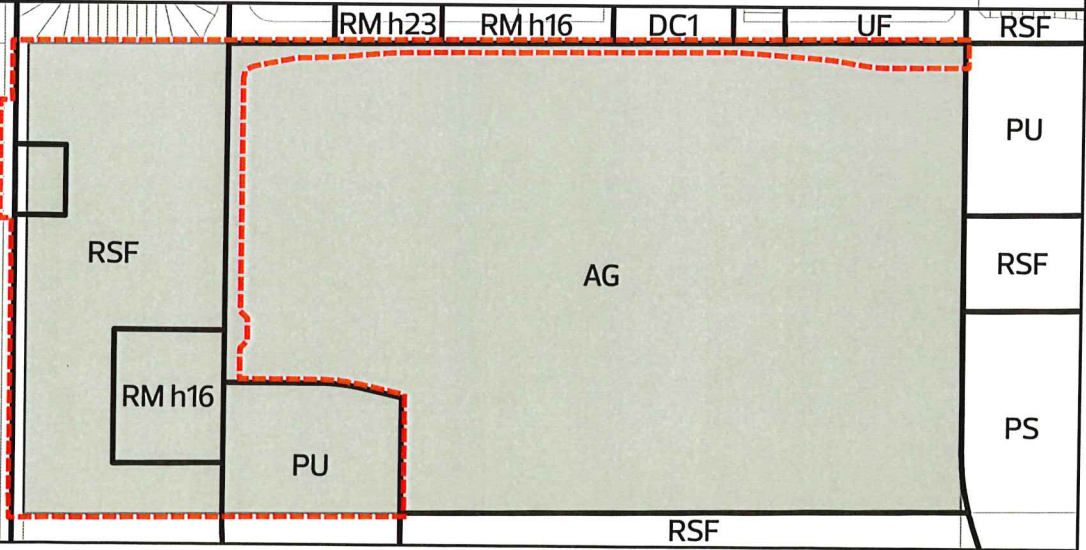
LDA25-0466







-  Limit of Proposed Subdivision
-  "No Parking" Signage
-  Modify property lines, as required
-  Restrictive Covenant re: Disturbed soil
-  Traffic calming measures
-  1.2 m Uniform Screen Fence
-  Uniform Fence as per Zoning Bylaw
-  3 m Hard surface shared pathway
-  Temporary shared pathway
-  Temporary 6m roadway
-  Construct 7 m private driveway (interim measure)/Construct 4 m private driveway and 3 m shared pathway (permanent measure)
-  Construct collector roadway
-  Dedicate arterial road ROW
-  Enhanced Local Roadway
-  Watermain extension
-  Register Easement

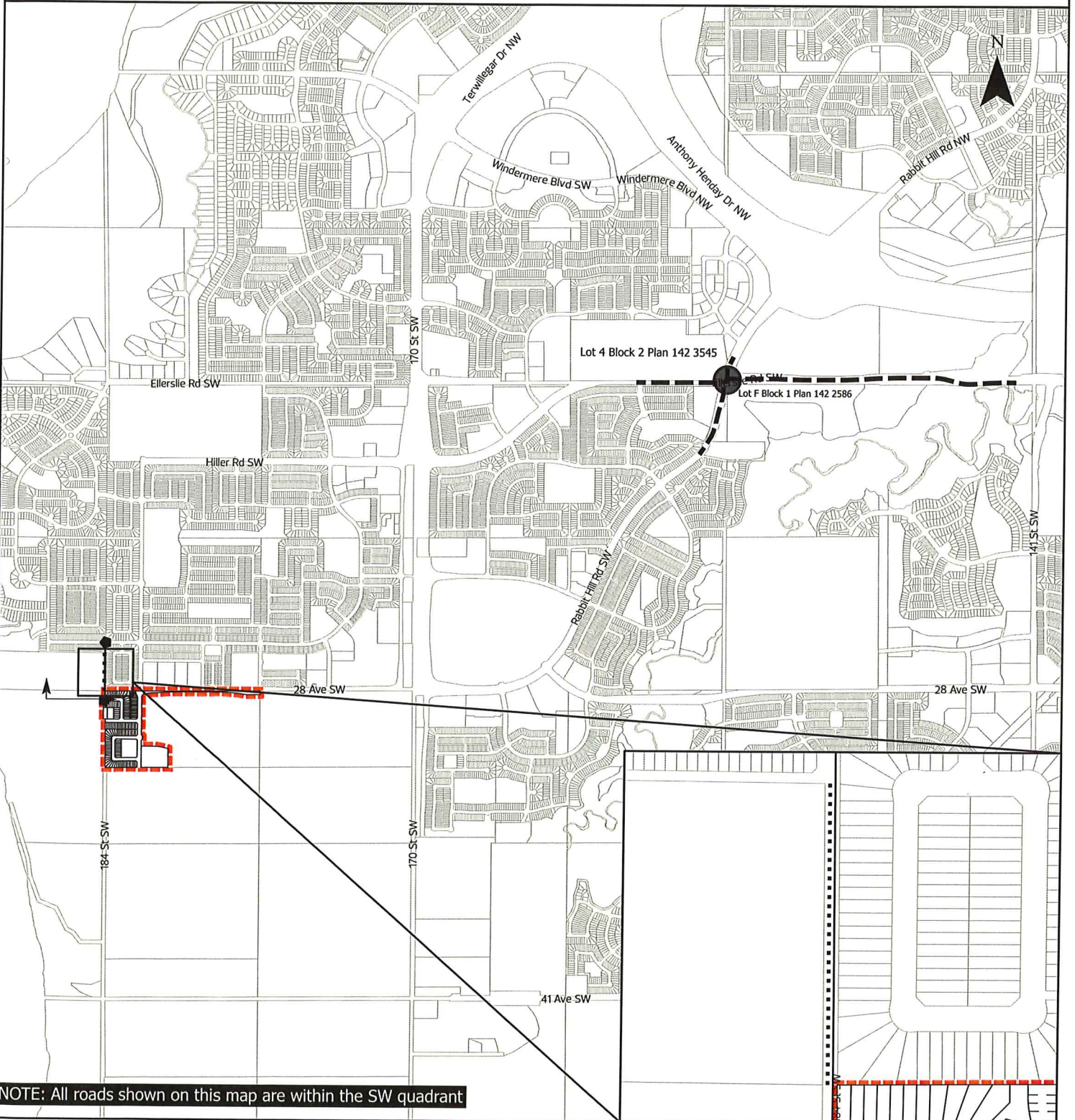


**NOTE: All roads shown on this map are within the SW quadrant**

-  Title area to be subdivided
-  Subdivision area



-  Limit of Proposed Subdivision
-  3 m Hard surface shared use path
-  Temporary 6 m roadway
-  Construct Ellerslie Road SW to four lane urban arterial roadway standard
-  Storm sewer extension
-  Dedicate and construct Ellerslie Road SW/Rabbit Hill Road SW Intersection



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



Subdivision Authority

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

April 2, 2026

File No. LDA25-0485

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

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create 202 residential lots, one (1) multi-unit housing lot (MHL), and one (1) non-credit Municipal Reserve (MR) lot, from Lot C, Plan 3186 TR located north of 41 Avenue SW and west of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

---

**I The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

1. that the owner dedicate non-credit MR as a 0.50 ha lot, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed MHL a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner register a public access easement for a future 1.8 m concrete sidewalk, within the MHL, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner dedicate, clear and level 41 Avenue SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. 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;
9. That the approved subdivisions LDA25-0280, LDA25-0473, and LDA25-0447 be registered prior to or concurrent with this application to provide the logical extension of roads and underground infrastructure;
10. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 pathway 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 alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner provide 50% cash in lieu for the construction of Orchards Green SW within Lot R1, Plan 3186 TR, as shown on Enclosure I. The developer must provide a cost estimate when submitting the engineering drawings. The cost estimate must include the construction of Orchards Green SW to an approved Complete Streets Design and cross section, including a shared pathway, sidewalk connection and landscaping. Payment shall be received no later than 24 months following the owner's execution of the development servicing agreement for Phase 1. The owner's 50% payment is conditional on the City receiving approved capital funding for the remaining 50% required for the construction of Orchards Green SW. If City Council does not

approve capital funding for Orchards Green SW within 24 months of the owner executing the development servicing agreement for Phase 1, or if any portion of Lot R1, Plan 3186 TR is sold, leased, or otherwise disposed of, this condition will be waived;

9. that the owner construct Orchards Wynd SW to a transit collector roadway standard, including the roundabouts at 91 Street SW and Orchards Green SW and a 3 m shared pathway, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct Orchards Green SW to a transit collector roadway standard, including a 3 m shared pathway, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary 4 m paved surface emergency access with T-bollards, with Phase 1, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a residential reverse housing alley within the proposed 8 m north/south alley right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m concrete sidewalk east of the reverse housing development, with a connection to the adjacent path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m concrete sidewalk within the walkways, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m hard surface shared pathway with lighting, and bollards, within the greenway (non-credit MR parcel) with connections to the adjacent shared pathways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner install bollards along the 6m alley adjacent to the Urban Village Park, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the Complete Streets Design and Construction Standards, for all lots backing onto 41 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. 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
21. that the owner is responsible for the landscape design and construction within the non-credit Reserve lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

**III. That the Deferred Servicing Agreement required in Clause I (3) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**

1. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, to the satisfaction of the City Departments and affected utility agencies; and
2. that the owner construct a 1.8 m concrete sidewalk with lighting within in the MHL, with connections to adjacent sidewalks, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Lot C, Plan 3186 TR were previously addressed through land dedication under Plan 3186 TR.

An arterial road plan of approximately 0.86 ha was created from Lot C, Plan 3186 TR under LDA25-0364 to dedicate part of 41 Avenue SW. The associated MR credit of 0.086 ha was not addressed at that time; therefore, the Deferred Reserve Caveat registered against Lot 1, Block 2, Plan 252 1164 should be reduced by 0.086 ha.

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. 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](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority




















KR/mn/Posse #566895013-001

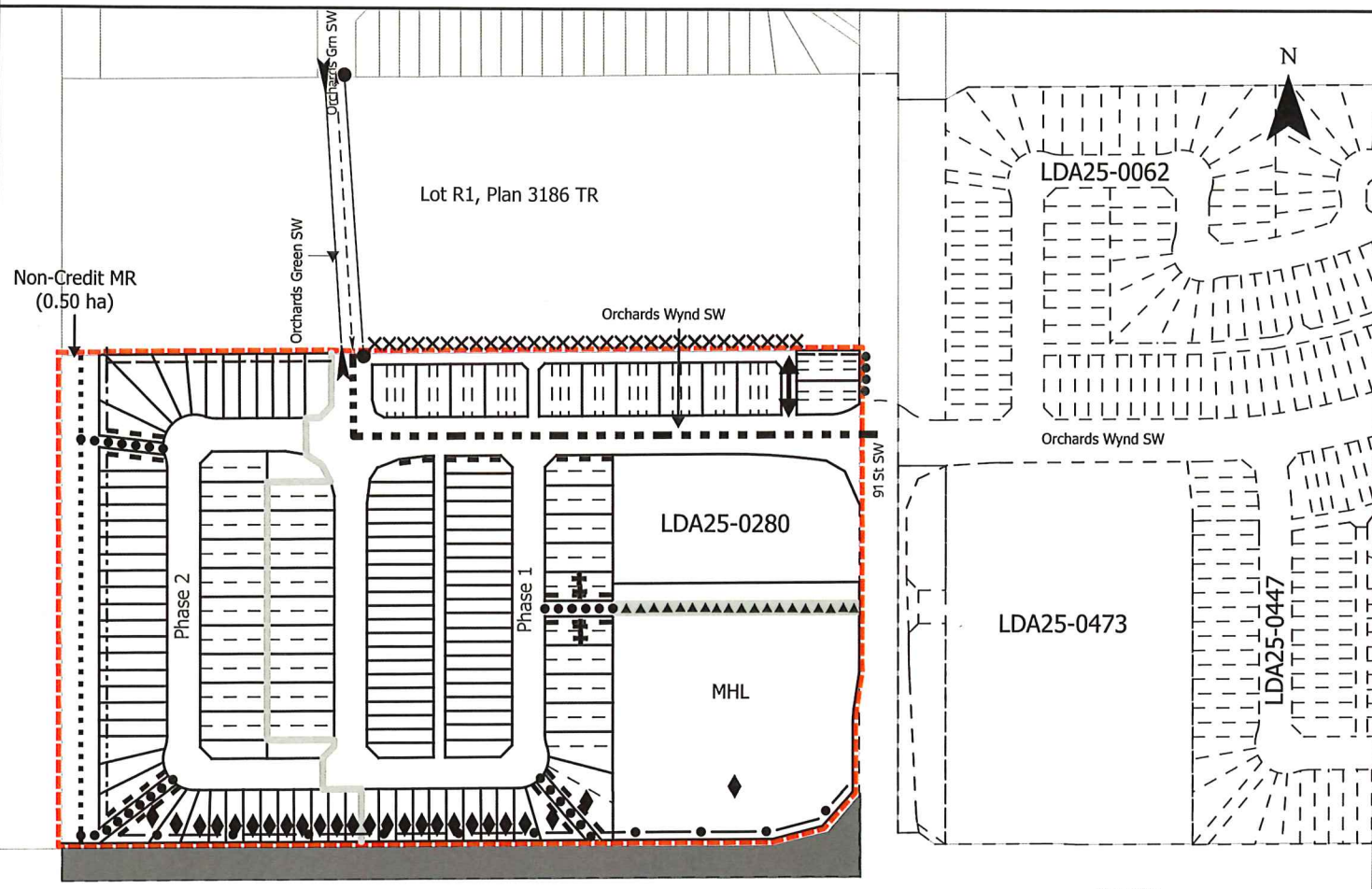
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

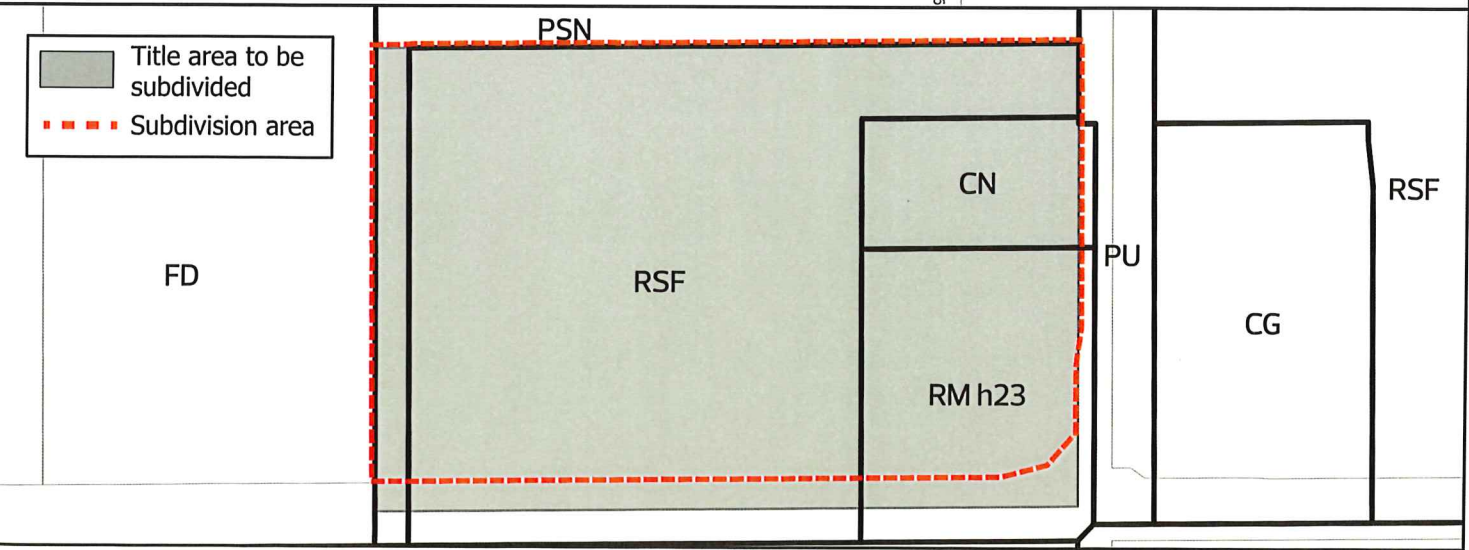
April 2, 2026

LDA25-0485

- |                                                                                                                          |                                                                                                                    |                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
|  Limit of Proposed Subdivision           |  1.8 m Concrete sidewalk          |  Bollards                                |
|  Phasing Line                            |  3 m Hard surface shared use path |  Temporary major drainage                |
|  1.2 m Uniform fence                     |  1.8 m Concrete sidewalk with DSA |  Underground Utilities                   |
|  1.8 m Uniform Fence as per Zoning Bylaw |  Temporary 4m Emergency Access    |  Restrictive Covenant re: Berm and Fence |
|  1.8 m Uniform screen fence              |  Construct collector roadway      |  Restrictive Covenant re: Disturbed Soil |
|  Berm and Noise Attenuation Fence        |  Reverse housing alley            |  Register public access easement         |
|                                                                                                                          |                                                                                                                    |  Dedicate, clear and level               |



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





Subdivision Authority

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

April 2, 2026

File No. LDA25-0501

WSP  
1200, 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) Public Utility Lot, from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; **BLATCHFORD**

---

**I The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA25-0276 be registered prior to or concurrent with this application, for the logical extension of roadways and utilities;
4. that LDA25-0374 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:**

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

4. 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;
5. 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;
6. further to condition II(5), that the owner construct all roadways to an approved design and cross section in accordance with the Complete Streets Design and Construction Standards, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles, waste management vehicles and typical commercial truck traffic for all roadways and alleys;
7. that the owner construct 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;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct Delta Boulevard NW as an "Active Street" to an approved design and cross section in accordance with the Complete Streets Design and Construction Standards, including the construction of a 2.1 m concrete sidewalk and a 3 m shared pathway, to the satisfaction of Subdivision and Development Coordination and Transit Planning, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct appropriate traffic calming measures at the shared use path crossing and intersection on Delta Boulevard NW, 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;
11. that the owner provide full site servicing along Delta Boulevard NW for the future MR lot including 3-phase power, water, sanitary, and storm services, to the satisfaction of all affected Departments and agencies; and
12. that the owner is responsible for the landscape design and construction within the Public Utility 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.

Municipal Reserve (MR) for Lot 2, Block 6A, Plan 922 0135 was previously addressed by registration of a Deferred Reserve Caveat (DRC) with LDA21-0382. The DRC will carry forward on title.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

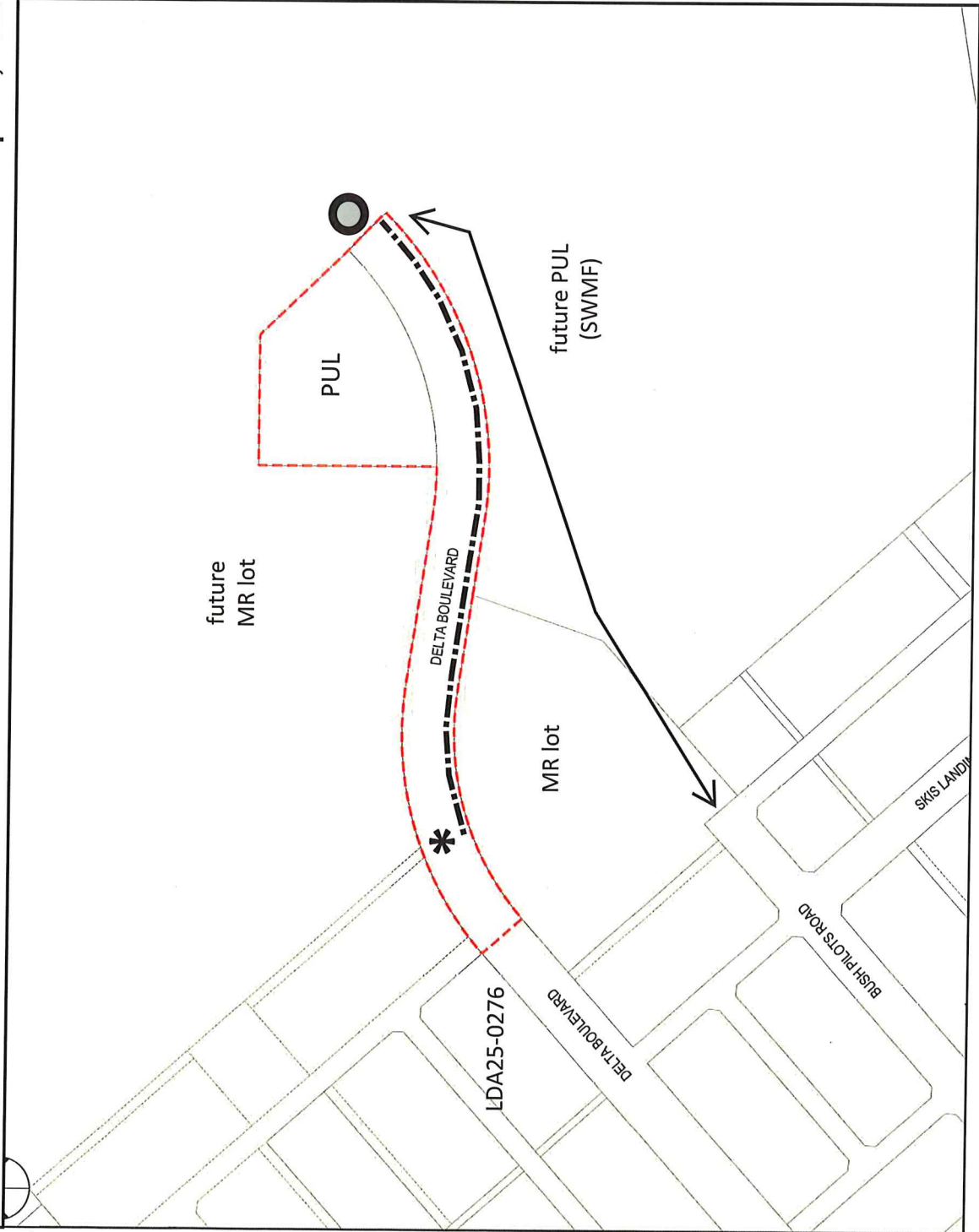
Regards,

Kristen Rutherford  
Acting Subdivision Authority

KR/Posse #590261713-001

Enclosure

- Limit of proposed subdivision
- Temporary 12 m radius turnaround
- Temporary 4 m emergency access
- 3 m shared use path
- Traffic calming





Subdivision Authority

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

April 2, 2026

File No. LDA17-0654

WSP  
1200, 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya Schroeder

RE: REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, two (2) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M and the NW & SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW;  
**GRIESBACH**

---

This application was originally approved on June 7, 2018. A Change Request that reconfigured and re-lotted the subdivision was approved on October 21, 2021. Phase 1 was registered under Plan 212 0592. A second Change Request that revised phasing and re-lotted the subdivision was approved on March 24, 2022. Phase 2 was registered under Plan 222 2552. A third Change Request adjusted the boundary between Phases 3 and 5. Phase 3 was registered under Plan 242 1586, and Phase 4 was registered under Plan 232 2199. This fourth change request combines the two multi-unit housing lots in Phase 5 into one.

**I The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed remnant parcel (NE-29-53-24-4) a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. 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;

5. that the owner register a public access easement as shown on the "Conditions of Approval" map, Enclosure I. The easement will include that the City will be responsible for operation and maintenance of the roadway surface; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following:**

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 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;
5. 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 alleys and roadways be determined through the engineering drawing review and approval process and, as a result, may require adjustments to the road right of way, to the satisfaction of the City Departments and affected utility agencies;
6. that the owner reconstruct portions of existing Griesbach Road NW to a transit collector standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct 3 m hard surface shared pathways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an interim concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct appropriate traffic calming measures at the midblock shared pathway crossing and at the intersection of Griesbach Road and Sir Arthur Currie Way / 104 Street NW, 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;

10. that the owner provide a condition assessment report of the existing Griesbach Road NW from Sir Arthur Currie Way NW to Griesbach School Road NW, with the submission of engineering drawings, for review and approval by Subdivision and Development Coordination;
11. that the owner construct all interim improvements to the existing Griesbach Road from Sir Arthur Currie Way NW to Griesbach School Road NW, including construction of roadway surface improvements based on the condition assessment report and Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct underground utilities including offsite sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

**III That the Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**

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 alleys and roadways be determined through the engineering drawing review and approval process and, as a result, may require adjustments to the road right of way, to the satisfaction of the City Departments and affected utility agencies; and
2. that the owner reconstruct portions of existing Griesbach Road NW, from Sir Arthur Currie Way NW to Griesbach School Road NW, to a transit collector standard, including 2.5 m monowalk on the south side if required, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for the NW & SW 29-53-24-W4M were previously addressed with LDA15-0056 by partially discharging existing Deferred Reserve Caveat (DRC 142 182 350) in the amount of 6.505 hectares (ha) through dedication of a 5.96 ha parcel and transferring the balance of 0.545 ha to the NE 29-53-24-W4M.

MR for the NE 29-53-24-W4M were previously addressed with LDA15-0056 by combining existing DRC 132 161 772 with MR transferred from the NW & SW 29-53-24-W4M, and registering new DRC 212 067 393 in the amount of 1.355 ha. The DRC will carry forward on title.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority












KR/aw/Posse #266089764-001

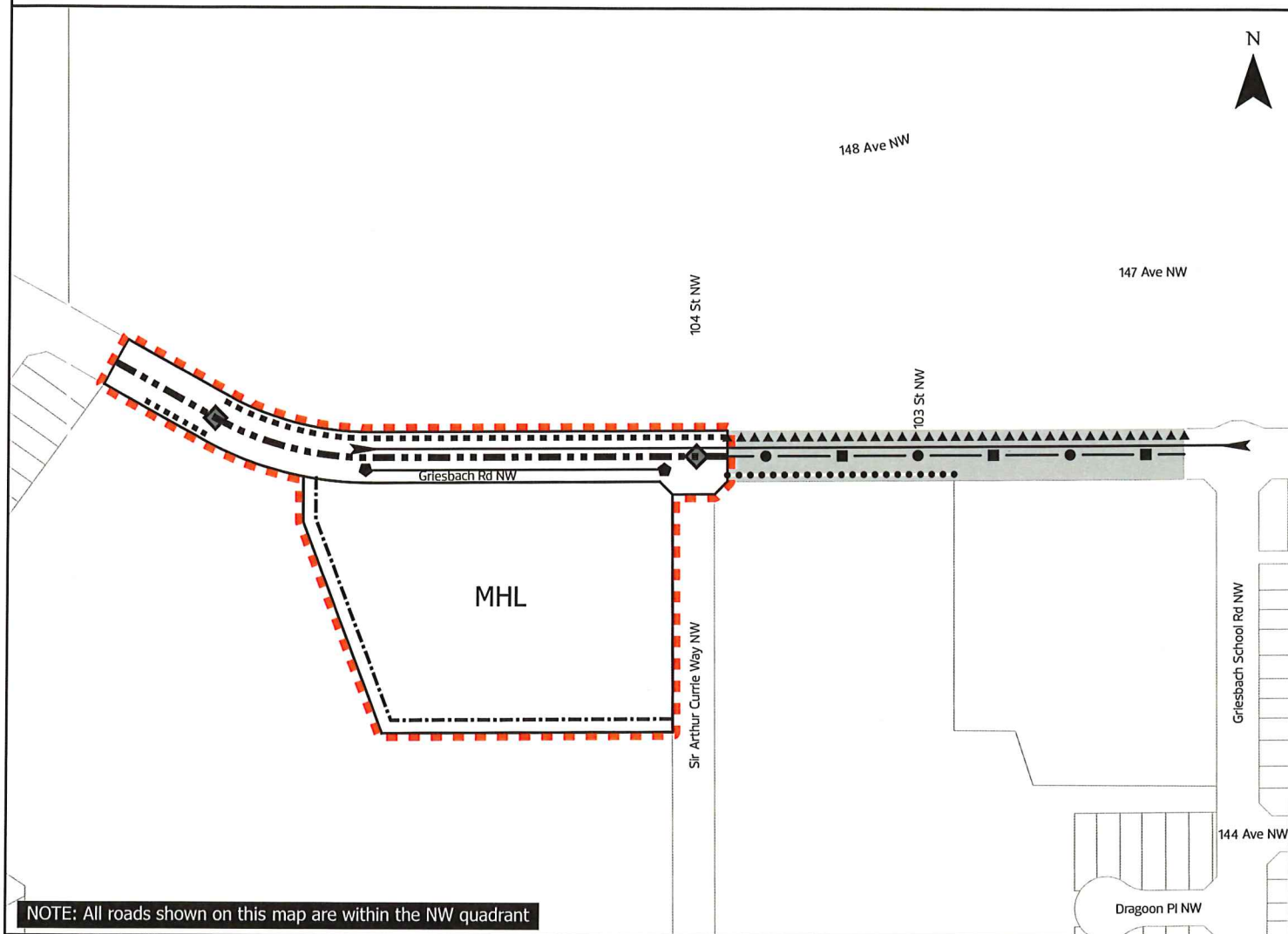
Enclosure

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

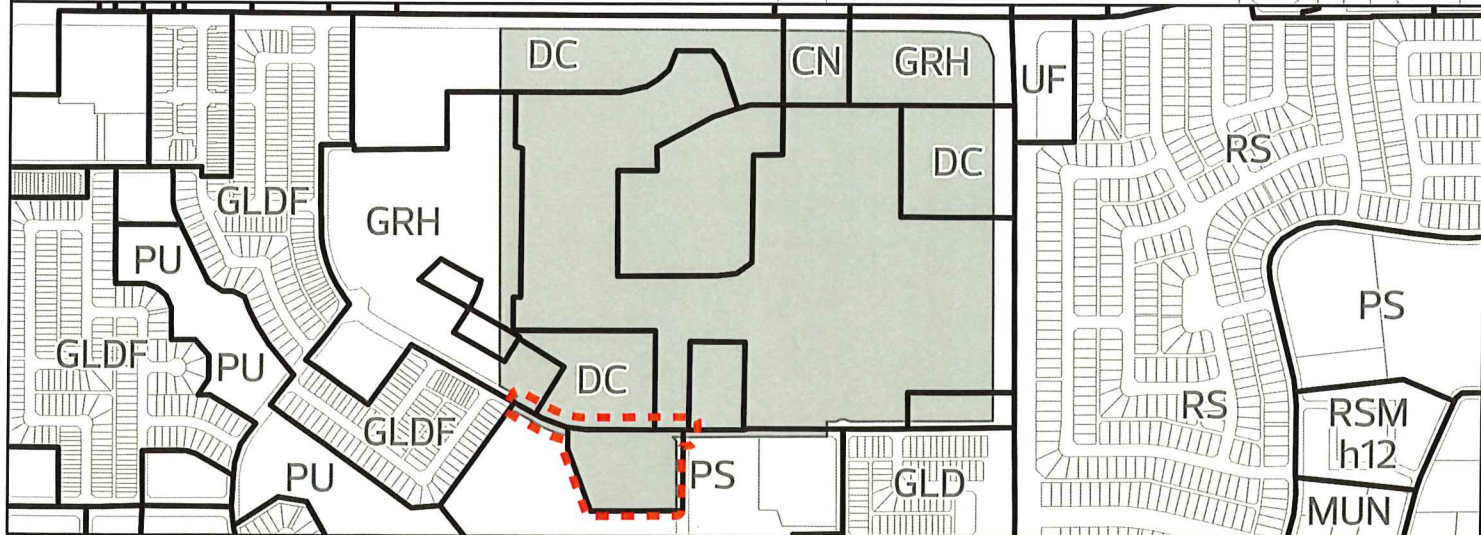
April 2, 2026

LDA17-0654

- |                                                                                                                                       |                                                                                                                            |                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Limit of Proposed Subdivision                        |  3 m shared pathway                       |  Sanitary sewer extension |
|  1.2 m Uniform fence                                  |  3 m shared pathway (deferred)            |  Storm sewer extension    |
|  Interim concrete sidewalk                            |  Reconstruct collector roadway            |  Traffic calming measure  |
|  Register easement and construct interim improvements |  Reconstruct collector roadway (deferred) |                                                                                                              |



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

April 2, 2026

File No. LDA26-0064

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

ATTENTION: Wes Goertz

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 2, Block 13, Plan 262 0101 located north of Ellerslie Road SW and east of Alces Way SW;  
**ALCES**

---

**The Subdivision by Phased Condominium is APPROVED on April 2, 2026, subject to the following condition:**

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 2, Block 13, Plan 262 0101 has been addressed. Lot 2, Block 13, Plan 262 0101 was created under file LDA24-0257 through subdivision of portions of Lot 4, Plan 707 RS and Lot 5, Block 1, Plan 102 6141. The remaining balance of MR owing for Lot 4, Plan 707 RS and Lot 5, Block 1, Plan 102 6141 was carried forward by Deferred Reserve Caveat (DRC) to Lot 4, Plan 707 RS.

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](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #645201764-001

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 (\$2,475 - 2026 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

- 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.

NOTE:  
 FOR ANY ENCUMBRANCE, REGISTRATION, MAP/DIAPHRAM, OR SHEDDING OF THE PLAN, PLEASE IN CONTACT WITH THE CONDOMINIUM PROPERTY REGULATOR.

UNIT NUMBER	TOTAL AREA INSQ. (APPROX.)	UNIT FACTOR
1	0	1.48
2	0	1.24
3	0	1.46
4	0	1.46
A	11,241	9.472
TOTAL		10,000

UNIT FACTORS ARE DETERMINED ON THE BASIS OF INDIVIDUAL UNIT AREA AND LOCATION

EDMONTON, ALBERTA  
 ALICES

**TENTATIVE PLAN**

SHOWING PHASED DEVELOPMENT  
 OF  
 LOT 2, BLOCK 13, PLAN 262 010  
 WITHIN THE  
 S.W. 1/4 SEC. 30, TWP. 51, RGE. 23, W.4 MER.

DECEMBER 2025



**LEGEND**

- The Co-encumbered Point is a Stationary Iron Survey Post shown that .....
- Stationary Iron Survey Post shown with the number 2022 stamped thereon shown that .....
- The position where Stationary Iron Survey Posts are to be placed pursuant to Section 47 of the Survey Act shown on Plans 252 250, 252 263, 252 010, and 262 ... are shown that .....
- Area to be registered shown bounded that ... containing 1.28 ha.

**NOTES**

- Reference is made to the Assessor's 1:147 Foot Lengths based on NAD 83 (Original datum) and derived from the georeferenced point 30M, the reference station is 1147 West 5910224.N, based on NAD 83 (Original datum), the coordinate values of the georeferenced point are 48813.08 E.
- The combined factor used is 1.99997.
- All measurements are in metres unless otherwise stated.
- The boundary of any unit with common property is the undivided interior surface of the unit floor, wall, or ceiling as described in Section 9(1) of the Condominium Property Act. Shown bounded that .....
- Dimensions of units are measured by the measurements indicated pursuant to the Survey Act.
- Boundaries of units related to this plan are in all respects as shown herein.
- The floor, wall and ceiling thicknesses are approximate and do not include surface finish.
- All distances are expressed in metres and decimals thereof.
- Distances shown on curved boundaries are arc distances.
- List of abbreviations used on the plan:

- BLK denotes Block
- BLK ID denotes Block Identification
- CON denotes Common Property
- FLOOR denotes Floor
- ME denotes Measurement
- PLAN denotes Plan
- REG denotes Registered
- SEC denotes Section
- SW denotes South West
- TWP denotes Township
- UTM denotes Universal Transverse Mercator
- W denotes West
- W4 denotes West 4th
- W5 denotes West 5th
- W6 denotes West 6th
- W7 denotes West 7th
- W8 denotes West 8th
- W9 denotes West 9th
- W10 denotes West 10th
- W11 denotes West 11th
- W12 denotes West 12th
- W13 denotes West 13th
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- W92 denotes West 92nd
- W93 denotes West 93rd
- W94 denotes West 94th
- W95 denotes West 95th
- W96 denotes West 96th
- W97 denotes West 97th
- W98 denotes West 98th
- W99 denotes West 99th
- W100 denotes West 100th

THIS PLAN IS ACCOMPANIED BY A CERTIFICATE REGARDING FOOT THICKNESS CALLS AND WAS SIGNED BY:

BY: P. FABRIC  
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT, 2024  
 FILE: 71136GN1

**SURVEYOR**

RYE SAHIB, A.L.S.  
 Surveyed between the dates of  
 \*\*\*\*\* to \*\*\*\*\*, 2024

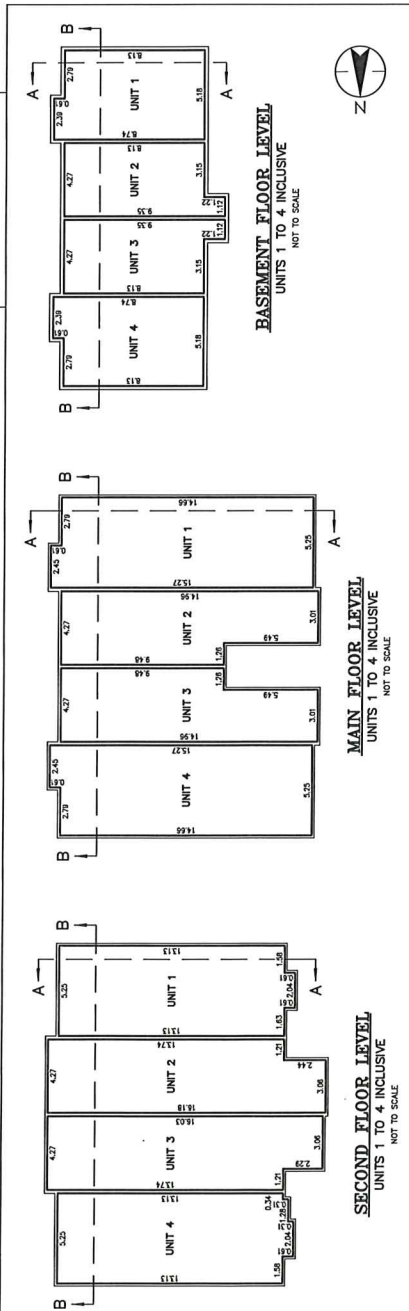
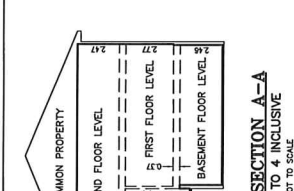
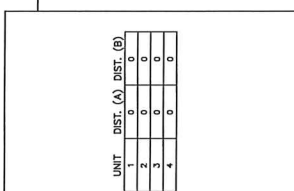
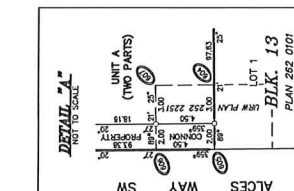
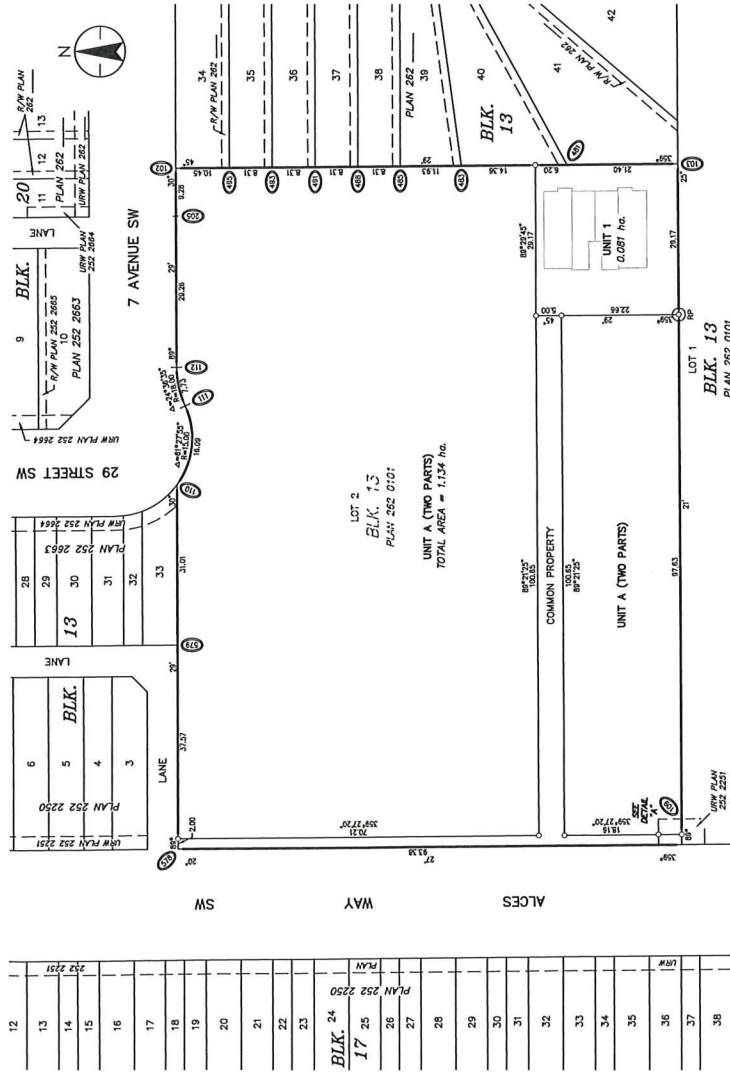
**REGISTERED OWNER**

\*\*\*\*\*

CORPORATION ADDRESS  
 EDMONTON, ALBERTA, T1J 1L4

REG. AMT. PWD: 1542 7136 6004 N481  
 ENC. CALC: 2025\_038\_C03

Stantec  
 10000 103 Avenue NW  
 Edmonton, Alberta T5J 0E4  
 Canada  
 www.stantec.com





Subdivision Authority

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

April 2, 2026

File No. LDA26-0063

Reva Homes Ltd  
193-52313 Range Rd 232  
Sherwood Park AB T8B 1B7

ATTENTION: Michelle Baisinger

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 14, Block 14, Plan 5086 HW, located east of 40 Street NW and south of 122 Avenue NW; **BEACON HEIGHTS**

---

**The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://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](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #646547825-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 40 Street NW. Upon redevelopment of the proposed north Lot, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- The Beacon Heights neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2027-2030. Subdivision Planning recommends that the owner/applicant email [buildinggreatneighbourhoods@edmonton.ca](mailto:buildinggreatneighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

Building / Site

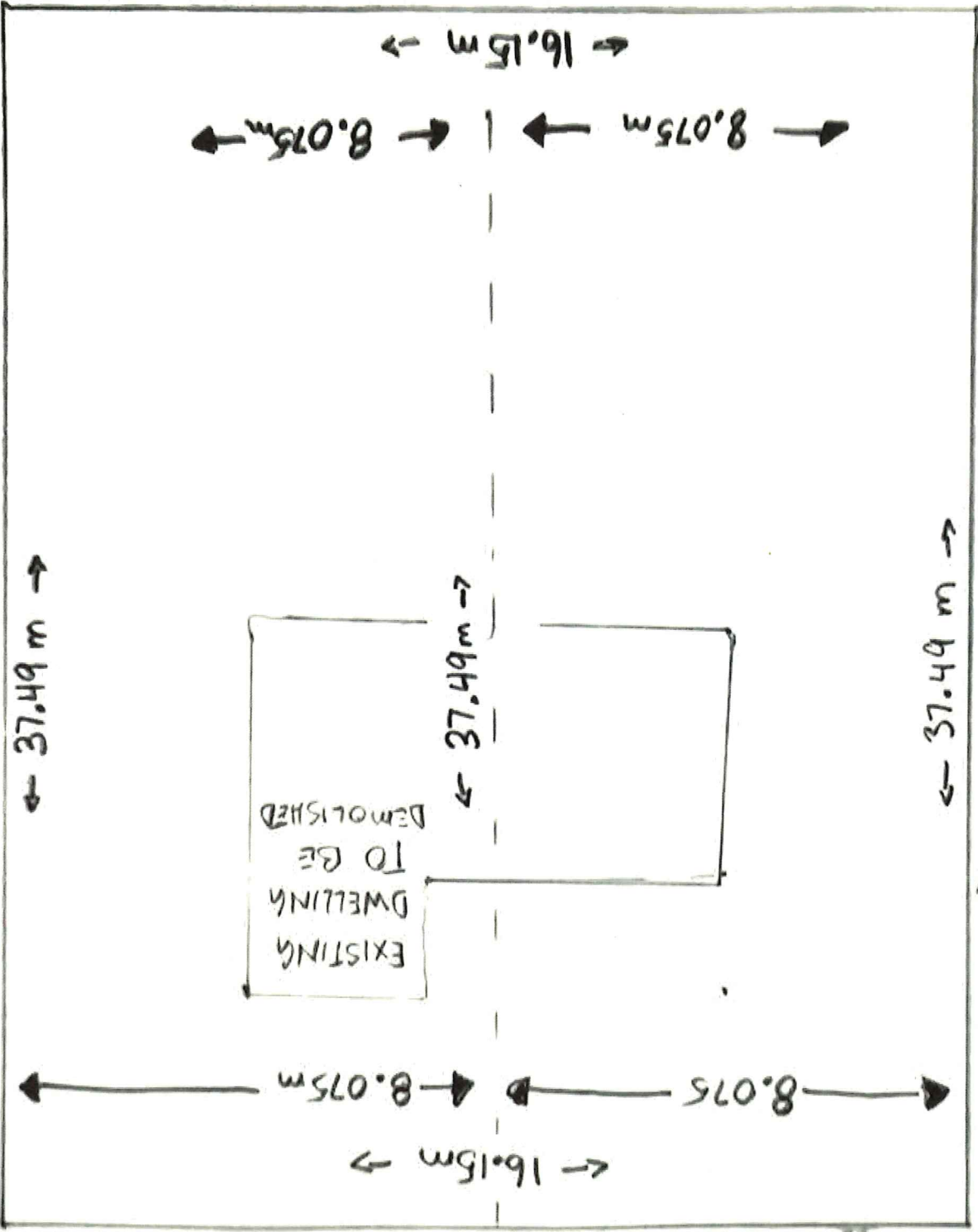
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 6.98 m south of the north property line of existing Lot 14, off 40 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.
- 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).
- 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).

REAR LANE



12129 - 40 STREET NW  
 40 ST NW  
 12121  
 LOT #  
 ADJACENT

12121 - 40 STREET NW  
 40 ST NW  
 12129  
 LOT #  
 ADJACENT

12125-40T NW  
 ELMINGTON RD  
 TSW-214  
 LEGAL DESCRIPTION  
 LOT - 14, BLOCK - 14, PLAN - 5086HW  
 FRONT - 40ST  
 TO 122AVE NW



2134

12134

12130

12130

12126

12126

2122 12122

12118

12118

12114

40 St NW

12133

12133

12129

12129

12125

12125

12121

12121

12117

12117

12113

12113

12136

12136

12134

12134 - 39 STREET NW

12130

12130

12126

12126

12122

12122

12118

12118

12114



Subdivision Authority

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

April 2, 2026

File No. LDA26-0069

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot A, Block S, Plan 833 HW, located west of 89 Street and north of 90 Avenue NW; **BONNIE DOON**

---

**The Subdivision by Plan is APPROVED on April 2, 2026, 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 south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #649008113-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

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 2.85 m south of the north property line of existing Lot A, off 89 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).
- 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](http://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).

LOOK BUILD INC.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- THE BOUNDARY OF 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: 0.053 ha



REV. NO.	DATE	ITEM	BY
2	FEB. 27/26	PROPOSED HOUSE & GARAGE	CN
1	OCT. 31/25	ORIGINAL PLAN COMPLETED	CN

**REVISIONS**

**BONNIE DOON**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT A, BLOCK S, PLAN 833 HW  
WITHIN THE  
RIVER LOT 23, EDMONTON SETTLEMENT  
N.W. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**

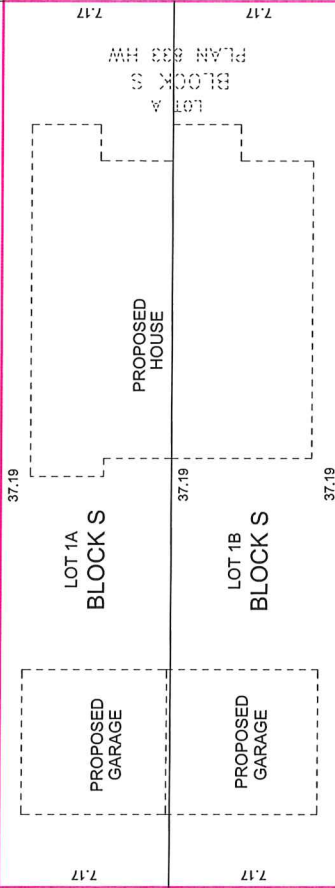


**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 6250391001 DRAFTED BY: CN CHECKED BY: BS

89 STREET NW

LOT 36  
BLOCK S  
PLAN 8072 AM



LOT B  
BLOCK S  
PLAN 833 HW

LANE





Subdivision Authority

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

April 2, 2026

File No. LDA26-0075

Quantum Geomatics Ltd.  
20612 98 Ave NW  
Edmonton AB T5T 4V9

ATTENTION: Richard David

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 85, Plan RN50A, located west of 86 Street NW and south of 114 Avenue NW; **PARKDALE**

---

**The Subdivision by Plan is APPROVED on April 2, 2026, subject to the following conditions:**

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

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

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

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #649401789-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 86 Street NW. Upon redevelopment of proposed Lot 21, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

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- The existing services (water and sanitary) enter the proposed subdivision approximately 7.47 m north of the south property line of existing Lot 13, off the lane west of 86 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).

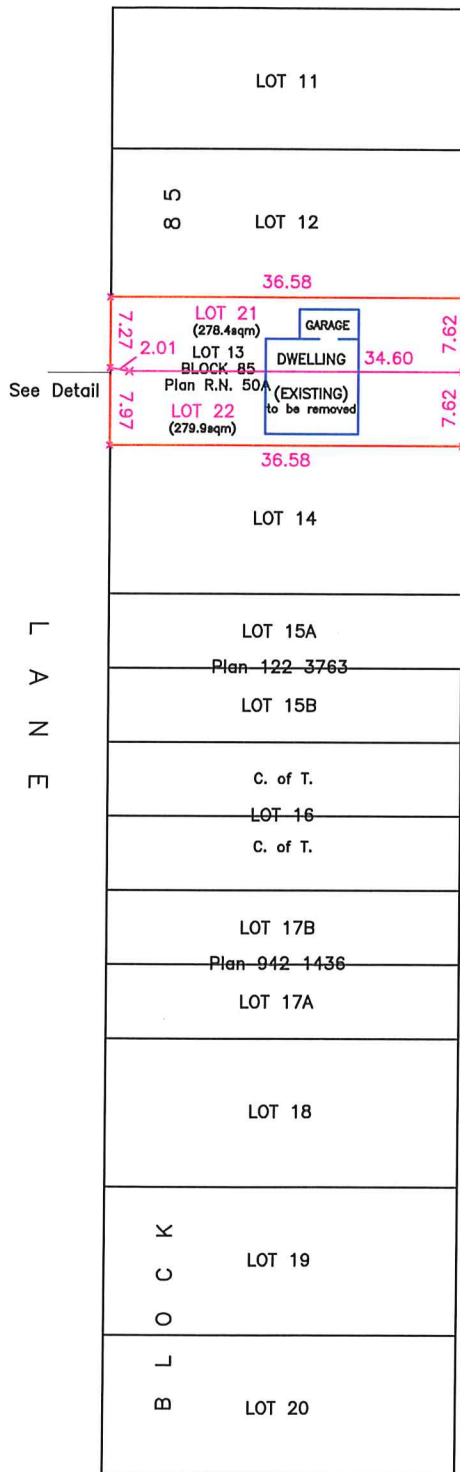
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- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan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

TENTATIVE PLAN

of  
SUBDIVISION  
affecting all of

LOT 13, BLOCK 85, PLAN R.N. 50A (LA)  
EDMONTON, AB  
2026

1 1 4 T H    A V E N U E



8 6 T H  
S T R E E T  
N W

L  
A  
N  
E

1 1 3 T H    A V E N U E



ADDRESS: 11338 - 86 STREET NW  
EDMONTON, AB T5B 3J1

NEIGHBORHOOD: PARKDALE

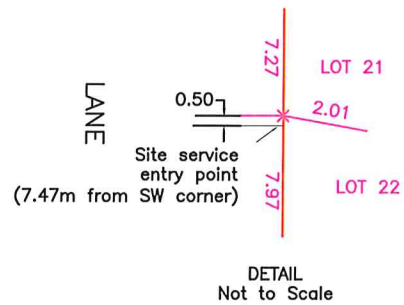
CURRENT ZONE: SMALL SCALE  
RESIDENTIAL (RS)

REGISTERED OWNER: BRENT DESOUZA

DATE PREPARED: MARCH 26, 2026  
FILE No.: 26A-002\_TENT\_r1



\* Proposed corners (calculated)



QUANTUM GEOMATICS LTD.  
20612 - 98th Avenue NW  
Edmonton, AB T5T 4V9

(780) 242-2012  
www.QGeo.ca  
info@QGeo.ca



Thursday, March 26, 2026  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell  That the Subdivision Authority Agenda for the March 26, 2026 meeting be adopted.
-------	--------------------------------------------------------------------------------------------------------

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell  That the Subdivision Authority Minutes for the March 19, 2026 meeting be adopted.
-------	---------------------------------------------------------------------------------------------------------

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
----------------	----------------	----------------

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA25-0373 618821557-001	Tentative plan of subdivision to create 105 residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot from Block B, Plan 1934 RS, Block C, Plan 1934 RS, and Lot 1, Block 1, Plan 202 1173, located north of 153 Avenue NW and east of 2 Street NW; <b>QUARRY RIDGE</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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2.	LDA25-0403 625428796-001	Tentative plan of subdivision to create 242 residential lots, 1 multi-unit housing lot (MHL), 1 commercial lot, and 1 public utility lot (PUL) from NE-16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and west of 170 Street SW; <b>KENDAL</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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3.	LDA25-0479 628275883-001	Tentative plan of subdivision to create 90 residential lots and one (1) Public Utility Lot, from a portion of closed roadway; Legal Subdivisions 11 & 12 within Section 16-51-25-W4M; Lot F, Block 1, Plan 142 2586; and Lot 4, Block 2, Plan 142 3545; located south of 28 Avenue SW and east of 184 Street SW; <b>KENDAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA22-0508 445797318-001	REVISION of conditionally approved tentative plan of subdivision to create 197 residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve Lots, and two (2) Public Utility lots, from the SW-19-53-25-W4M located north of Yellowhead Trail NW and east of Winterburn Road NW; <b>TRUMPETER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA26-0060 647781267-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 12A, Block 2, Plan 922 0724, located north of Ravine Drive NW and west of 136 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA26-0065 648442899-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 20, Plan 2609 HW, located south of 65 Avenue NW and east of 109A Street NW; <b>PARKALLEN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:20 a.m.	