

Wednesday, April 15, 2026  
02:30 pm



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

**PRESENT**                      **Kristen Rutherford, Acting Chief Subdivision Officer**

**1.                      ADOPTION OF AGENDA**

MOVED	Kristen Rutherford  That the Subdivision Authority Agenda for the April 15, 2026 meeting be adopted.
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FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>
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**2.                      ADOPTION OF MINUTES**

MOVED	Kristen Rutherford  That the Subdivision Authority Minutes for the April 9, 2026 meeting be adopted.
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FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>
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**3.                      OLD BUSINESS**

**4.                      NEW BUSINESS**

1.	LDA25-0417 618467574-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), one (1) other lot, one (1) Municipal Reserve (MR) lot, one (1) future MR lot, and two (2) Environmental Reserve lots, from Lot 1, Plan 812 1577 located south of 39 Avenue NW and east of 8 Street SW; <b>MAPLE</b>
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MOVED	Kristen Rutherford  That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>
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2.	LDA25-0475 610554638-001	Tentative plan of subdivision to create 150 residential lots, one (1) Public Utility lot, and one (1) "Other" lot from the NE-5-52-25-4, located north of Maskêkosihk Trail NW and west of 184 Street NW; <b>THE UPLANDS</b>
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MOVED	Kristen Rutherford  That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Kristen Rutherford	<b>CARRIED</b>
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3.	LDA25-0535 634724773-001	Tentative plan of subdivision to create 87 residential lots and one (1) Public Utility lot within the south half of the 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>
MOVED		Kristen Rutherford  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
4.	LDA25-0401 623479297-001	REVISION of conditionally approved tentative plan of subdivision to create 247 residential lots, two (2) Municipal Reserve lots, and one (1) Environmental Reserve lot from Lots 1 and 2, Plan 1659 TR, Lot 3, Block 4, Plan 252 1616, Lot 2, Block 4, Plan 232 0487 and a portion of the SW-29-51-23-W4M, located south of Anthony Henday Drive and west of 17 Street SW; <b>ALCES</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
5.	LDA26-0071 648626349-001	Tentative plan of subdivision to create three (3) bare land condominium units from Lot 91, Block 7, Plan 252 0507, located north of Uplands Boulevard NW and east of 199 Street NW; <b>THE UPLANDS</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
6.	LDA26-0017 643439941-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 18, Block 1, Plan 6054 HW, located west of 142 Street NW and south of 92A Avenue NW; <b>PARKVIEW</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
7.	LDA26-0067 648787281-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 9, Plan 3432KS, located south of 132 Avenue NW and west of 101 Street NW; <b>LAUDERDALE</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 02:45 p.m.	



Subdivision Authority

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

April 15, 2026

File No. LDA25-0417

Invistec Consulting Ltd.  
1700, 10130 - 103 St NW  
Edmonton AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), one (1) other lot, one (1) Municipal Reserve (MR) lot, one (1) future MR lot, and two (2) Environmental Reserve lots, from Lot 1, Plan 812 1577 located south of 39 Avenue NW and east of 8 Street SW; **MAPLE**

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**I The Subdivision by Plan is APPROVED on April 15, 2026, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 3.844 ha and 2.179 ha lots pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.645 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. 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 0.516 hectare Future MR parcel for the amount of \$350,880.00. 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;
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 register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (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 pay its proportionate share of the Boundary Assessment for Maple Road NW and Maple Way NW improvements, constructed under Servicing Agreement SA50223;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a 3 m asphalt shared pathway within the Top of Bank setback area including "Shared Use" signage and landscaping, as conceptually shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Subdivision and Development Coordination. The trail location, design and construction shall be further reviewed through the detailed design stage in collaboration with the Open Space and Geotechnical teams;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto the Meridian Street NW/Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the Reserve lots, road right of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Plan 812 1577 was previously addressed with the subdivision of the SE 8-52-R-23 W4M (File No. 1-81-10253) by registering a 1.35 ha Deferred Reserve Caveat (DRC) on title.

The DRC will be adjusted accordingly to account for the 1.037 ha arterial road dedication, 3.844 ha and 2.179 ha ER dedications, and 0.645 ha MR dedication. This will exhaust the DRC. The remaining 0.516 ha of future MR will be purchased by the City of Edmonton.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Kristen Rutherford  
Acting Subdivision Authority






KR/mn/Posse #618467574-001

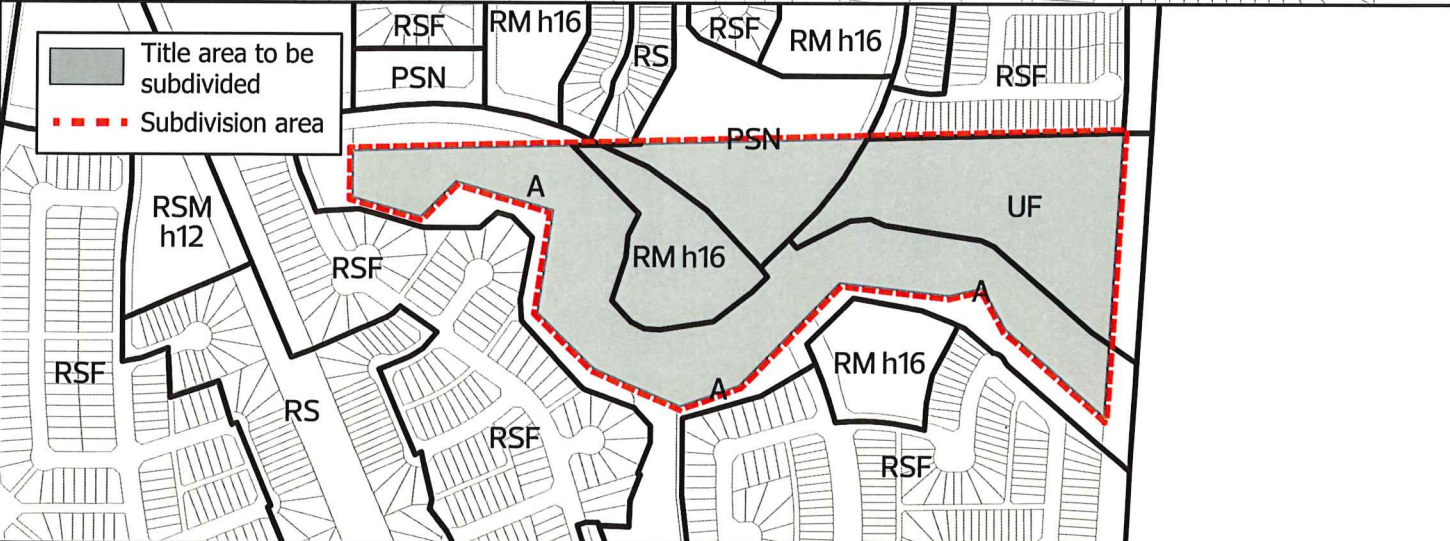
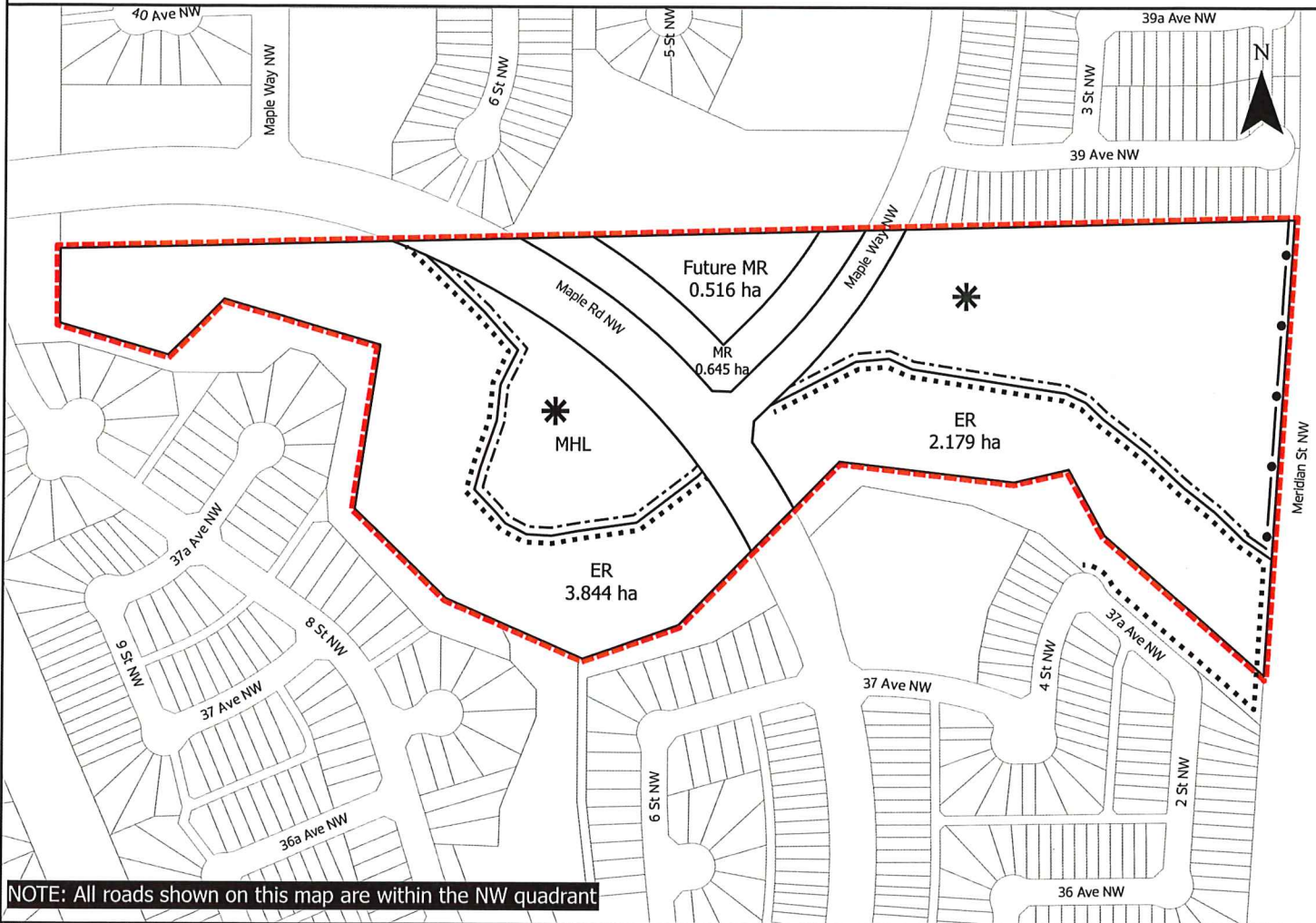
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 15, 2026

LDA25-0417

-  Limit of Proposed Subdivision
-  1.2 m Uniform Screen Fence
-  Berm and Noise Attenuation Fence
-  3m Hard Surface Shared Use Path
-  Restrictive Covenant re: Top of Bank





Subdivision Authority

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

April 15, 2026

File No. LDA25-0475

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 150 residential lots, one (1) Public Utility lot, and one (1) "Other" lot from the NE-5-52-25-4, located north of Maskêkosihk Trail NW and west of 184 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on April 15, 2026, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 2.654 ha by a Deferred Reserve Caveat registered against the NE-5-52-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate road right of way to the satisfaction of Subdivision and Development Coordination for the Uplands Drive NW collector roadway, from the abutting parcel to the north, NE-5-52-25-4, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner dedicate road right of way to conform to an approved Complete Streets cross-section or to the satisfaction of Subdivision and Development Coordination for Uplands Way NW, from Lot 52, Block RW, Plan 1225 KS, Block OT, Plan 8221585, and SE-5-52-25-4, to complete the collector network to Maskêkosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner dedicate additional road right of way and modify the property line as necessary for the lot east of the walkway, to conform to an approved Complete Streets cross-section or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner dedicate road rights of way for 5 m x 5 m corner cuts for the alley/alley intersections, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that additional road right of way be dedicated, should it be necessary, to support any entry features, to the satisfaction of Subdivision and Development Coordination;
9. 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;
10. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking the walkway, 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 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 pay a one-time fee for maintenance of any entry feature, located on road right of way, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct temporary 6 m gravel surface roadway connections, which will also serve as emergency accesses, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner upgrade the intersection of Uplands Way NW / Maskêkosihk Trail NW to an arterial roadway standard, including all turn bays to complete the four legged intersection, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Maskêkosihk Trail prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct the first two (2) lanes of Winterburn Road NW (215 Street NW) to an arterial roadway standard, from Maskêkosihk Trail to Wedgewood Creek, including the creek crossing, channelization, accesses, intersections, minimum 3 m shared pathway, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III. Preliminary plans are required to be approved for Winterburn Road NW (215 Street NW) prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination.
12. that the owner construct Uplands Drive NW to an urban collector roadway standard, from Uplands Way NW to the east boundary of the Other lot in Phase 2, to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct Uplands Way NW to an urban collector roadway standard, from Uplands Drive NW to to Maskêkosihk Trail NW, to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner construct a 3 m hard surface shared pathway within Uplands Way NW and the east/west local roadway, east of the walkway, in accordance with the Uplands NSP, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

15. that the owner construct a 3 m hard surface shared pathway within the Altalink Corridor / greenway, west of Uplands Way NW, including "Shared Use" signage, lighting, bollards and landscaping, with a connection to the adjacent shared pathway / sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner construct a minimum 3 m hard surface shared pathway with lighting, adjacent to the Storm Water Management Facility (SWMF), designed to a structural standard capable of supporting the load bearing capacity of the oil rig service vehicles, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. A Swept Path Analysis for oil rig service vehicles must be included in the submission of engineering drawings to ensure functionality; additional paved width may be required. The engineering drawings must demonstrate that a minimum 1 m unobstructed clear space is provided and maintained on both sides of the shared pathway to accommodate the width and movement of service vehicles accessing the oil well site, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct appropriate traffic calming measures at the at the mid-block shared pathway crossing on Uplands Way NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure II. 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;
18. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct underground utilities including watermain, sanitary, and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
20. that the owner provide enhanced naturalization landscaping and the retention of existing mature trees within the SWMF parcel, to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologyecircs@edmonton.ca](mailto:ecologyecircs@edmonton.ca) for more information) and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
21. 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
22. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

Enclosures I, II, and III are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) for the NE 5-52-25-4 are due and will be provided by registering a 2.645 ha Deferred Reserve Caveat 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,

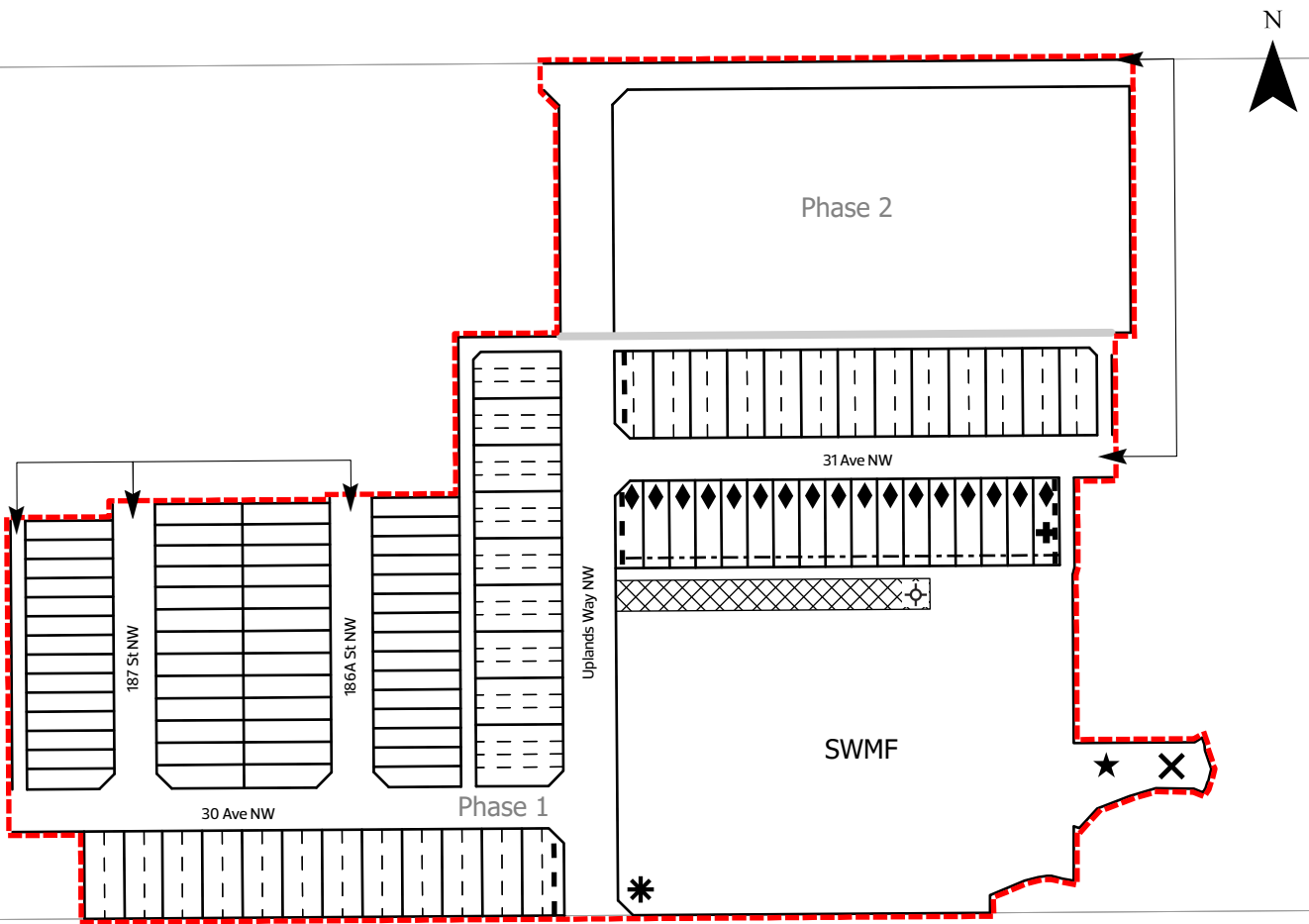


Kristen Rutherford  
Acting Subdivision Authority



KR/aw/Posse #610554638-001

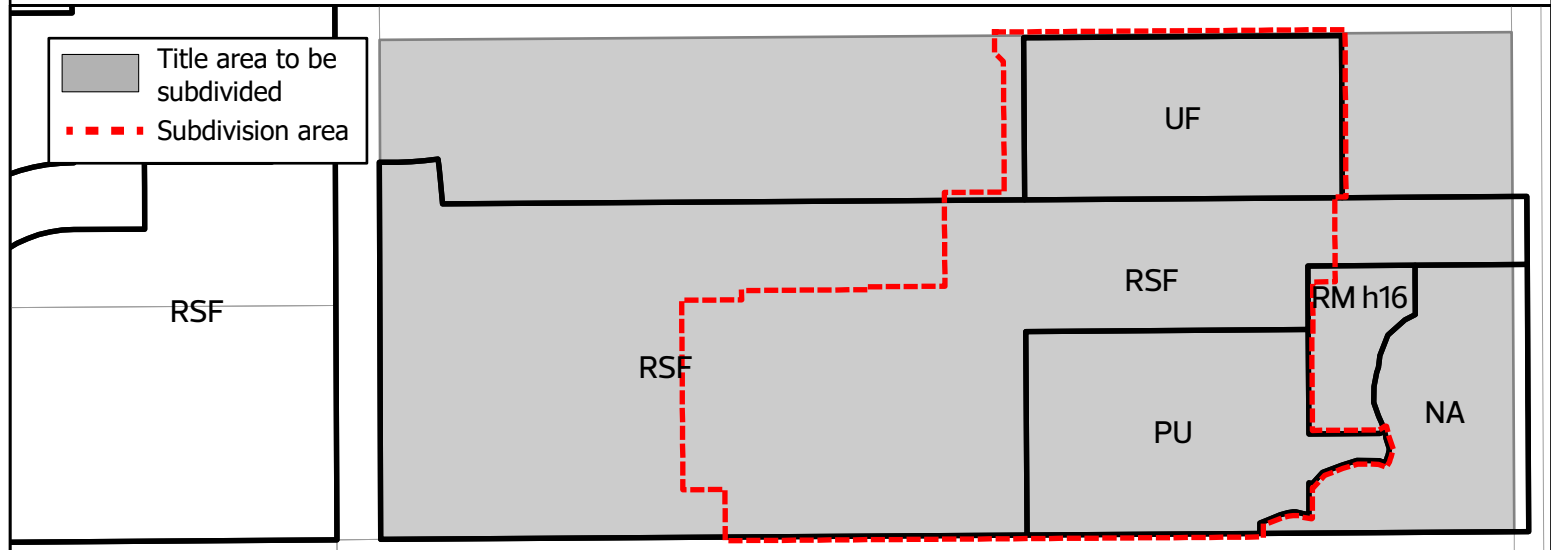
Enclosures

-  Limit of Proposed Subdivision
-  Phasing Line
-  Retain existing trees
-  Enhanced naturalized landscaping
-  Restrictive Covenant re: Freeboard
-  Restrictive Covenant re: Disturbed Soil
-  Entry feature
-  1.2 m Uniform Screen Fence
-  1.8 m Uniform fence as per Zoning Bylaw
-  Temporary 6 m roadway
-  Min 1 m clear space on both sides of shared pathway
-  Abandoned well site



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












-  Title area to be subdivided
-  Subdivision area

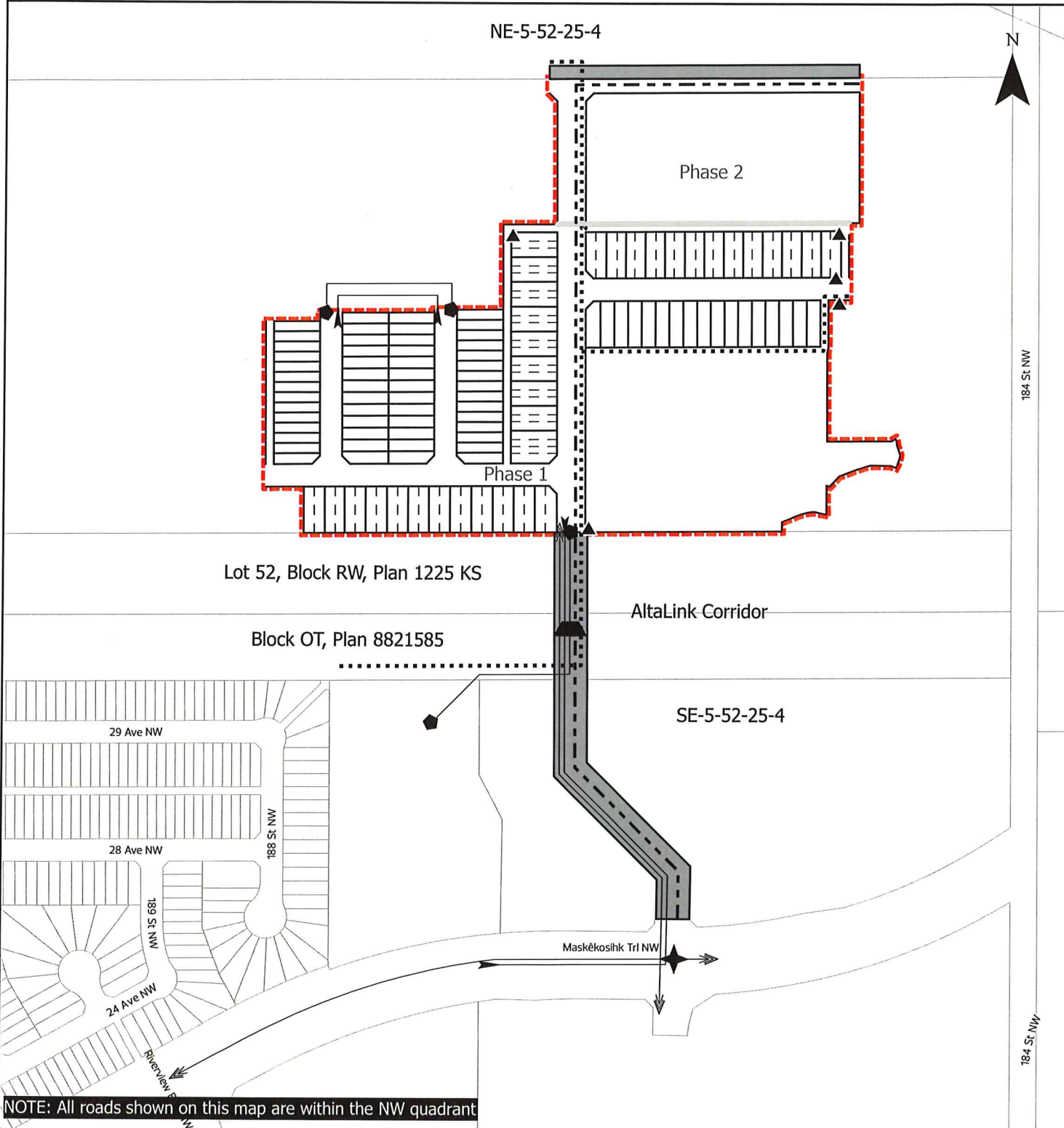


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 15, 2026

LDA25-0475

-  Limit of Proposed Subdivision
-  Phasing Line
-  Traffic calming
-  Construct upgraded intersection
-  3m Hard surface shared pathway
-  Construct collector roadway
-  Watermain extension
-  Sanitary sewer extension
-  Storm sewer extension
-  Dedicate as road right of way
-  Dedicate as road right of way






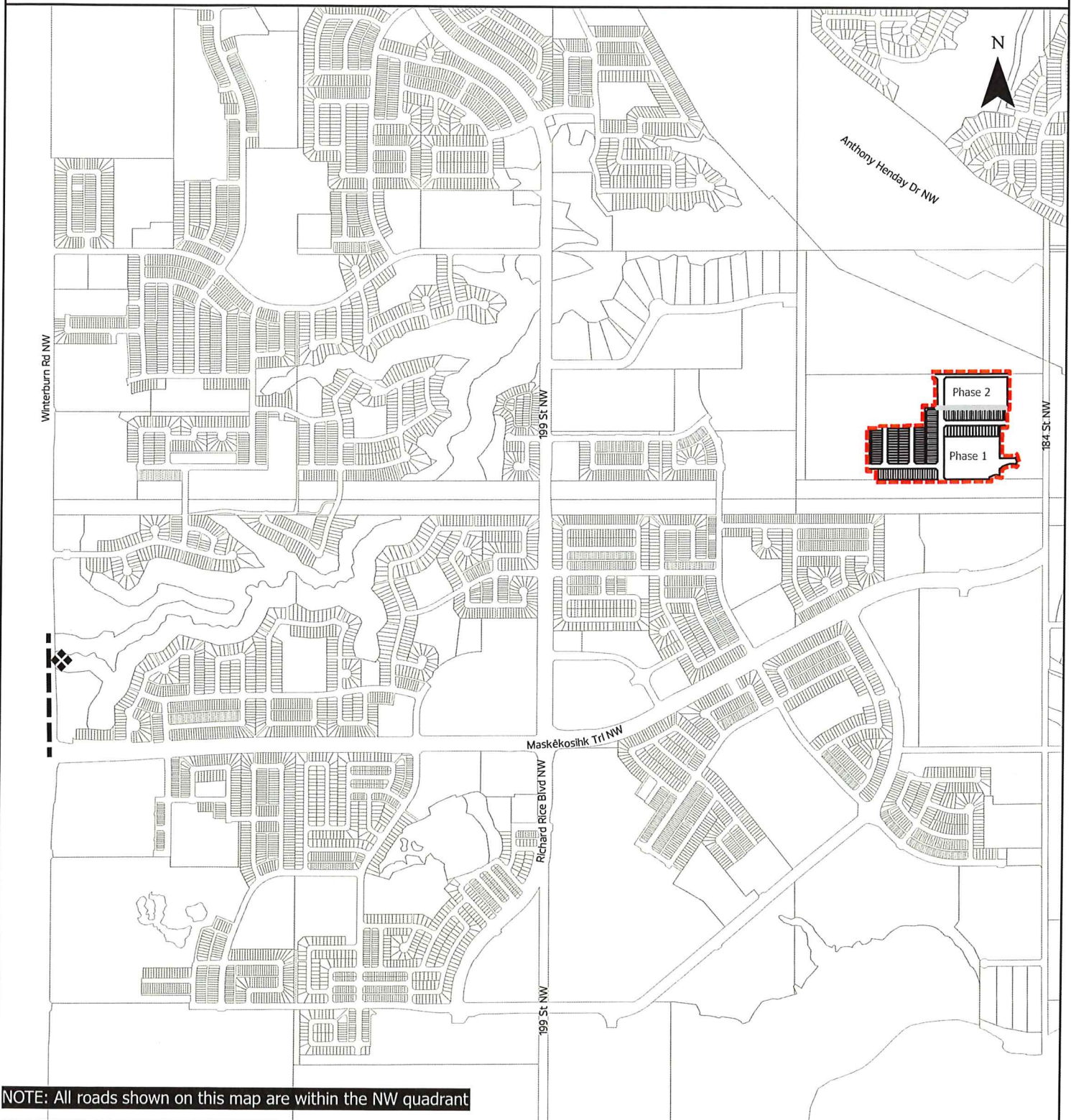
NOTE: All roads shown on this map are within the NW quadrant

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 15, 2026

LDA25-0475

-  Limit of Proposed Subdivision
-  Phasing Line
-  Creek crossing
-  Construct first two lanes to an arterial roadway standard, including the creek crossing



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 15, 2026

File No. LDA25-0535

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 87 residential lots and one (1) Public Utility lot within the south half of the 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; **KENDAL**

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**I The Subdivision by Plan is APPROVED on April 15, 2026, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 3.12 ha by Deferred Reserve Caveat (DRC) registered against the south half of the NE-16-51-25-W4M, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate a portion of the proposed Public Utility Lot (PUL) as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level 170 Street SW arterial roadway 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;
6. 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 Eilerslie Road SW from the parcels as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner dedicate additional road right-of-way and modify the property lines of residential lots fronting 175 Street SW, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the lotting for residential lots fronting 175 Street SW be adjusted and the property lines be modified, as deemed necessary, to eliminate direct access to 175 Street SW and ensure future access to proposed Lot 1 and Lot 8 to the eyebrow;
9. that the remedial work is completed and a final remediation report is submitted on the well site (License #0007894; Well ID 100/10-16-051-25W4/0), to the satisfaction of Subdivision and Development Coordination and in consultation with the Alberta Energy Regulator, prior to the endorsement of the plan of survey;
10. that the approved subdivision LDA25-0403 be registered prior to or concurrent with this application to provide logical roadway and water infrastructure extensions;
11. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto or flanking the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking the walkway with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner 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 arterial 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 175 Street SW collector roadway to an approved Complete Streets design and cross-section, 3 m shared use path, lighting, landscaping and any transitional improvements, as per the recommendations of the accepted Kendal TIA, as shown on the "Conditions of Approval" map, Enclosure I;
10. that, further to condition II.9, the owner construct an eyebrow design for the residential lots that front onto 175 Street SW to include a median to eliminate direct access from the residential lots to the collector roadway, as per the recommendations of the accepted Kendal TIA;
11. that the owner pay for the installation of "no parking" signage on the eyebrow roadway to support the cross sections and operation of the roadway for waste management vehicle access, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct temporary 4 m gravel surface emergency accesses with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificates (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
14. that the owner construct a 3 m hard surface shared pathway including lighting and bollards, within the walkway and within the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct the ultimate Stormwater Management Facility by completing the south half of the pond and all necessary inlets, to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
17. 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

18. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway, and to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NE-16-51-25-W4M in the amount of 3.12 ha is being provided by a Deferred Reserve Caveat (DRC) with this subdivision.

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

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
















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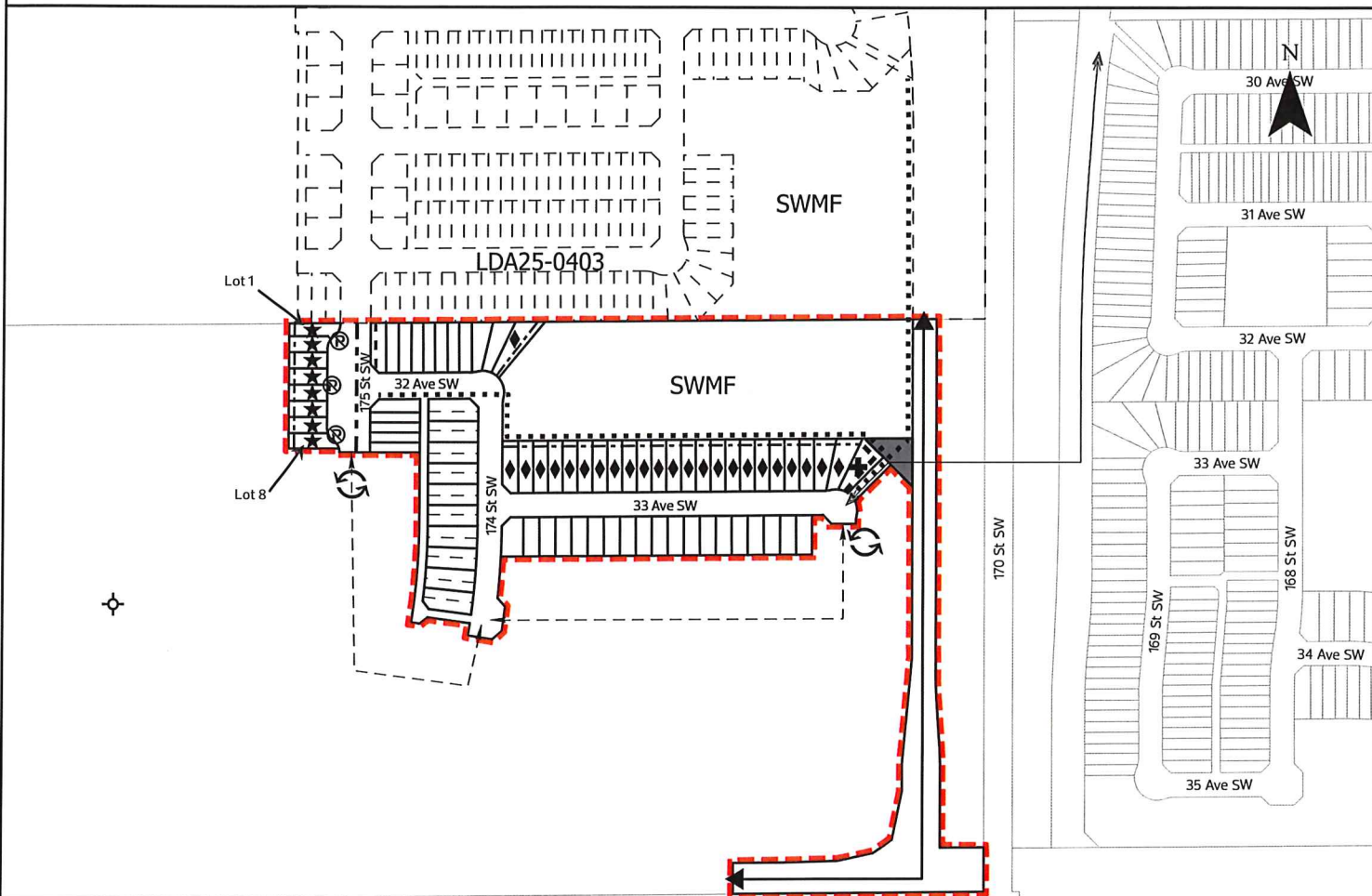
Enclosures

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

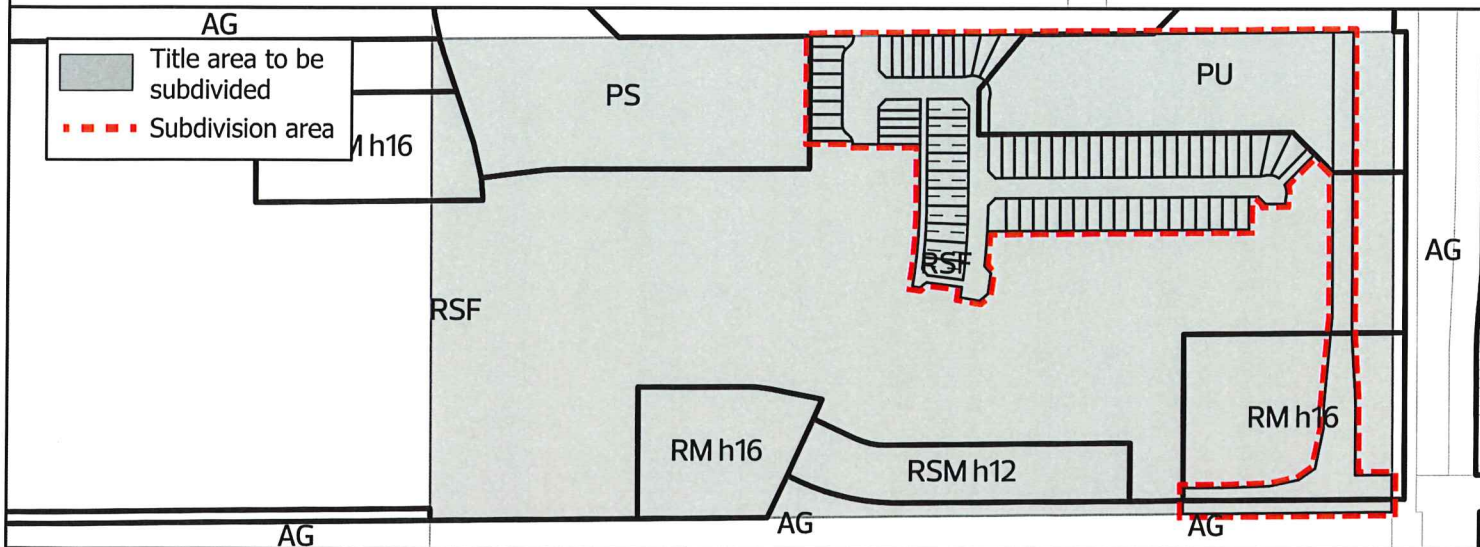
April 15, 2026




LDA25-0535

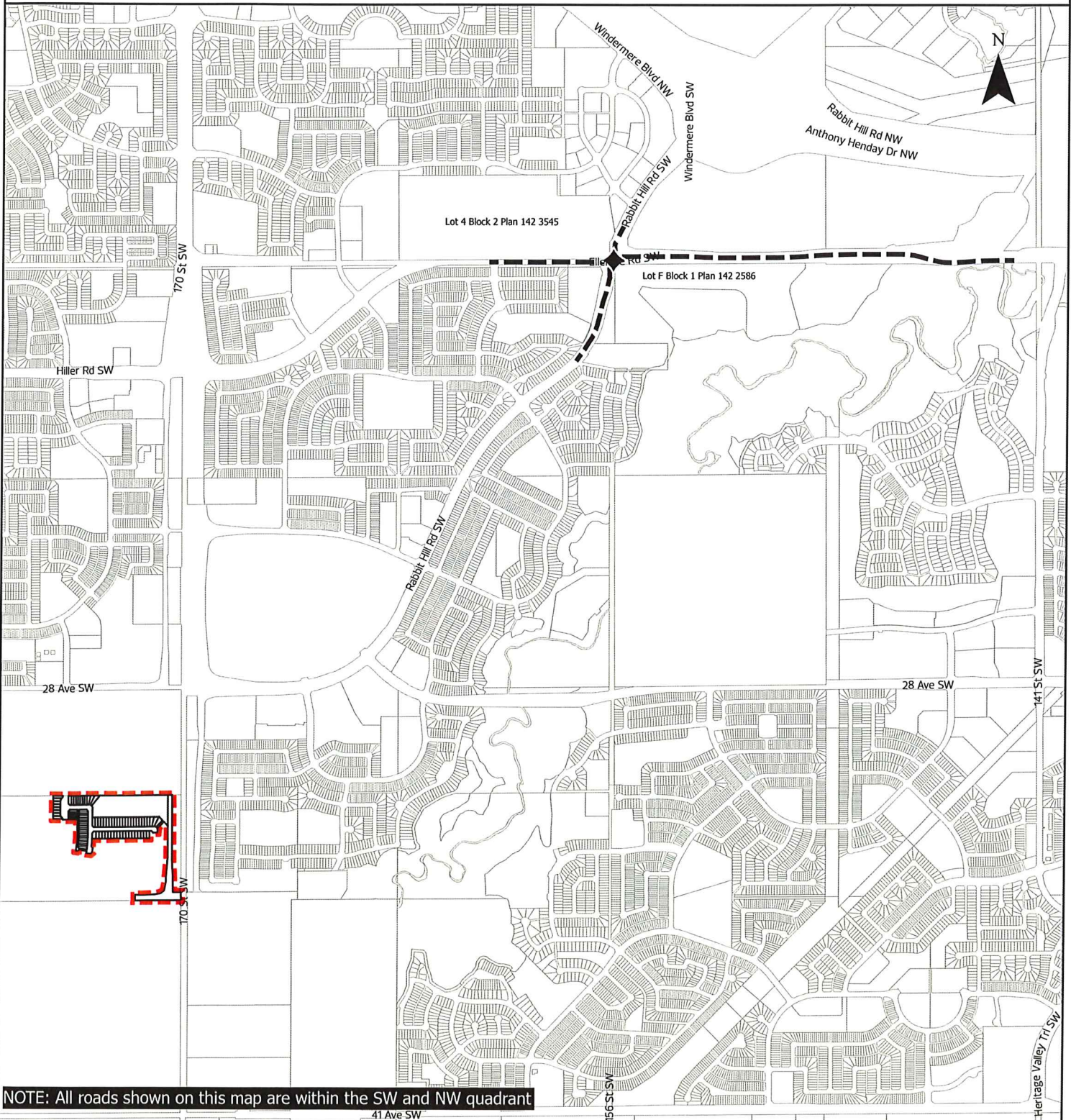
- |   |  |   |
|---|--|---|
|  Limit of Proposed Subdivision            |  Uniform screen fence as per Zoning Bylaw |  Abandoned well site |
|  Modify property lines, as required      |  3 m Hard surface shared pathway          |   |
|  No Parking Signage                      |  Construct collector roadway              |   |
|  Restrictive Covenant re: Freeboard      |  Temporary 4m Emergency Access            |   |
|  Restrictive Covenant re: Disturbed Soil |  Dedicate 170 Street SW road ROW          |   |
|  Temporary 12 m radius turnaround        |  Watermain extension                      |   |
|  1.2 m Uniform screen fence               |  Dedicate as road right of way            |   |



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



-  Limit of Proposed Subdivision
-  Dedicate and construct Ellerslie Road NW/Rabbit Hill Road SW Intersection
-  Construct Ellerslie Road SW to four lane urban arterial roadway standard





Subdivision Authority

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

April 15, 2026

File No. LDA25-0401

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

ATTENTION: Kyle Miller

RE: REVISION of conditionally approved tentative plan of subdivision to create 247 residential lots, two (2) Municipal Reserve lots, and one (1) Environmental Reserve lot from Lots 1 and 2, Plan 1659 TR, Lot 3, Block 4, Plan 252 1616, Lot 2, Block 4, Plan 232 0487 and a portion of the SW-29-51-23-W4M, located south of Anthony Henday Drive and west of 17 Street SW; **ALCES**

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The subdivision was initially approved on February 19, 2026. This Change Request splits Phase 1 into Phases 1A and 1B.

**I The Subdivision by Plan is APPROVED on April 15, 2026, 2026, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.59 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.50 ha and 0.04 ha lots, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of MR in the amount of \$551,095.00 representing 0.811 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner dedicate, clear and level 17 Street SW, Alces Drive SW, and 18 Street SW, as required for road right of way with Phase 3, 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 II;

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 owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, 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 17 Street SW, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared 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 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 agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the two restricted lots until such time that the Temporary Public Access Easements are no longer required and have been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct the first two lanes of 17 Street SW to an arterial roadway standard, from the TUC (Anthony Henday Drive) to the intersection of 1 Avenue SW and 17 Street SW, and the Jughandle (18 Street SW/1 Avenue SW) including channelization, accesses, intersections, turning bays, 3 m shared pathway, lighting, landscaping and any transitional improvements, and a turnaround, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 17 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct Alces Drive SW to a collector roadway standard, including a 3 m shared pathway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner remove the road structure of the existing private access for Lot 3, Block 1, Plan 112 4174 to the arterial road 17 Street SW and reconstruct private access from the collector roadway Alces Drive SW, and reconstruct the existing private access for Lot 1, Plan 812 1084 to the future 18 Street SW local roadway, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with reconstruction of the private accesses, 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 reconstruction, will be the responsibility of the owner;
12. that the owner remove the road structure of the existing rural road 17 Street SW south of the intersection of Alces Drive/Jughandle and reconstruct landscaping for the boulevard, with Phase 3 as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with the removal of the existing road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the upgrade, will be the responsibility of the owner;
13. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, with Phase 7, 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);
14. that the owner construct a 3 m hard surface shared pathway with lighting and bollards, within the walkway, with connection to the adjacent shared pathway/sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m hard surface shared pathway with "Shared Use" signage, lighting, and bollards, within the proposed Lot 1MR and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;

17. that the owner construct a 3 m hard surface shared pathway with "Shared Use" signage and landscaping, within the Natural Area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologyecircs@edmonton.ca](mailto:ecologyecircs@edmonton.ca) for more information);
18. that the owner construct a 3 m wide temporary shared pathway from the terminus of the 3 m hard-surfaced shared pathway within the proposed Lot 1NA to the sidewalks within Phase 5, as shown on the "Conditions of Approval" map, Enclosure I;
19. 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;
20. that the owner construct a 1 m berm centred on the property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), or a combination thereof, to conform to the submitted Noise Study for all lots backing onto or flanking the TUC (Anthony Henday Drive) and 17 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide naturalization landscaping within the ER parcel, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the landscape design and construction within the MR lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Lot 2, and Lot 4, Plan 1659 TR were previously addressed with the subdivision of the SE 30-51-23-4 (File No. 72-E-245). A Deferred Reserve Caveat (DRC) of 1.24 ha was registered on each title (3.72 ha total). The DRCs were adjusted with LDA23-0370, with a remaining total of 1.617 ha.

MR for Lot 3, Block 4, Plan 252 1616 was addressed by DRC with LDA24-0387. Proportionate DRCs were registered against Lot 3 and the remnant of the title (SW 19-51-23-W4M).

With the exception of the dedication of arterial road with this subdivision (17 Street SW), there has been no subdivision activity for Lot 2, Block 4, Plan 232 0487. MR will be addressed with future subdivisions.

This subdivision will adjust the DRCs for Lots 1, 2, and 4, Plan 1659 TR to account for the dedication of 0.54 ha of MR and 0.59 ha of ER. MR for Lot 1 and Lot 2, Plan 1659 TR will be provided as money-in-place representing 0.811 ha. The remaining MR balance will carry forward on the remainder of Lot 4, Plan 1659 TR for future MR dedication.

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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,










Kristen Rutherford  
Acting Subdivision Authority

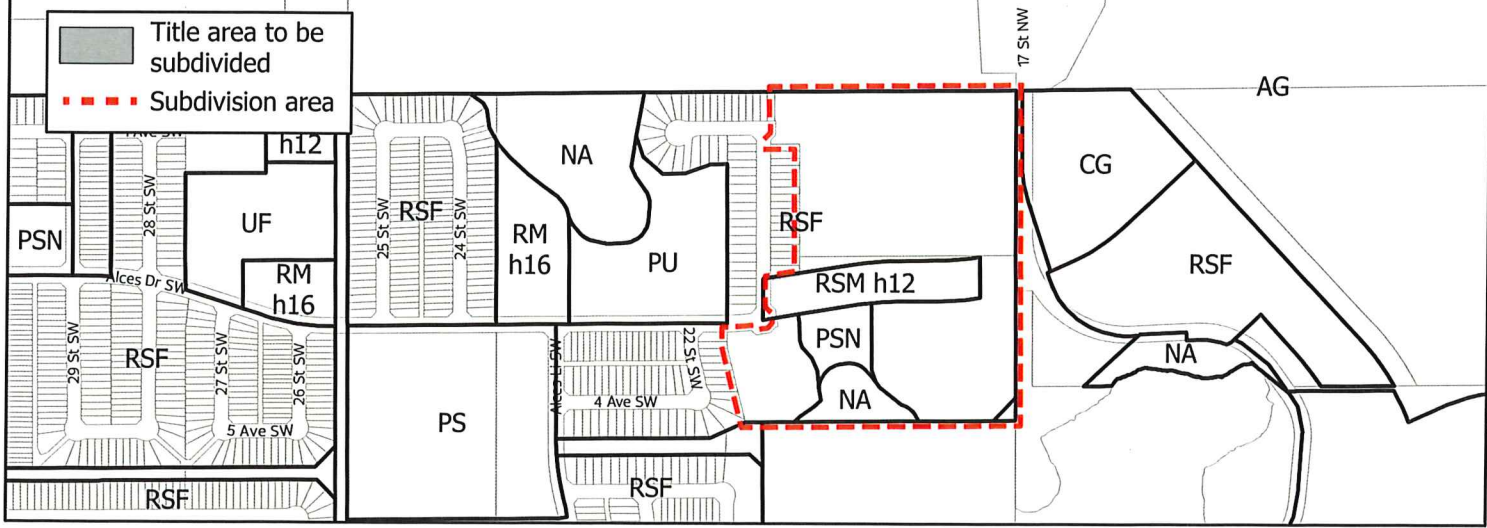
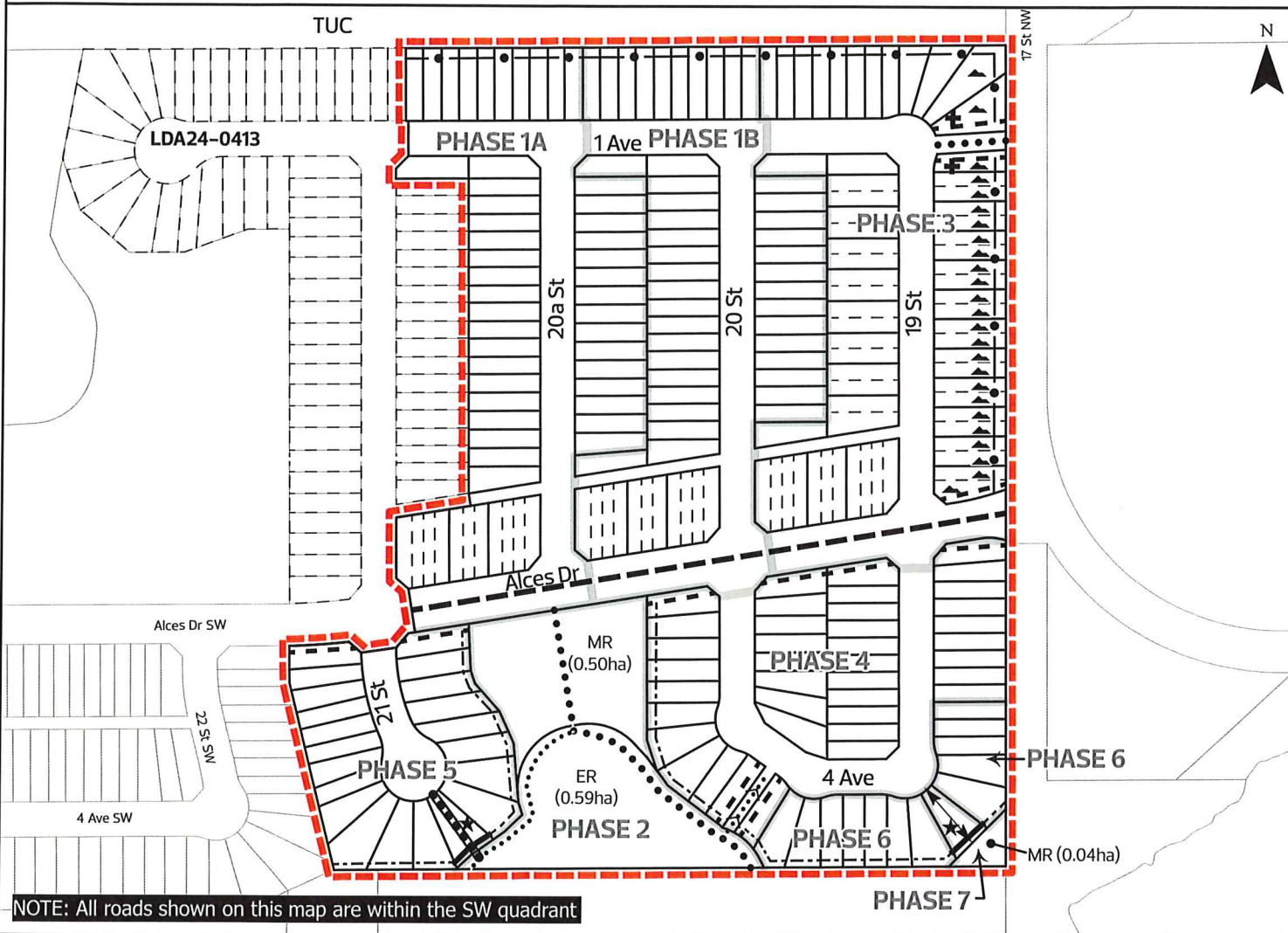
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Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 15, 2026 LDA25-0401




- |  |  |   |
|--|--|---|
|  Limit of Proposed Subdivision         |  3m Temporary Hard Surface SUP                  |  1.8m Uniform Screen Fence as per Zoning Bylaw |
|  Phasing Line                          |  Temporary 6m Roadway                           |  Berm and Noise Attenuation Fence              |
|  1.8m Concrete Sidewalk                |  Construct Collector Roadway                    |  Berm and Fence RC                             |
|  3m Hard Surface Shared Use Path (SUP) |  1.2m Uniform Fence                             |  Restricted Lot                                |
|  3m Hard Surface SUP with Phase 5      |  1.2m Uniform Fence with Development of the Lot |  Disturbed Soil RC                             |






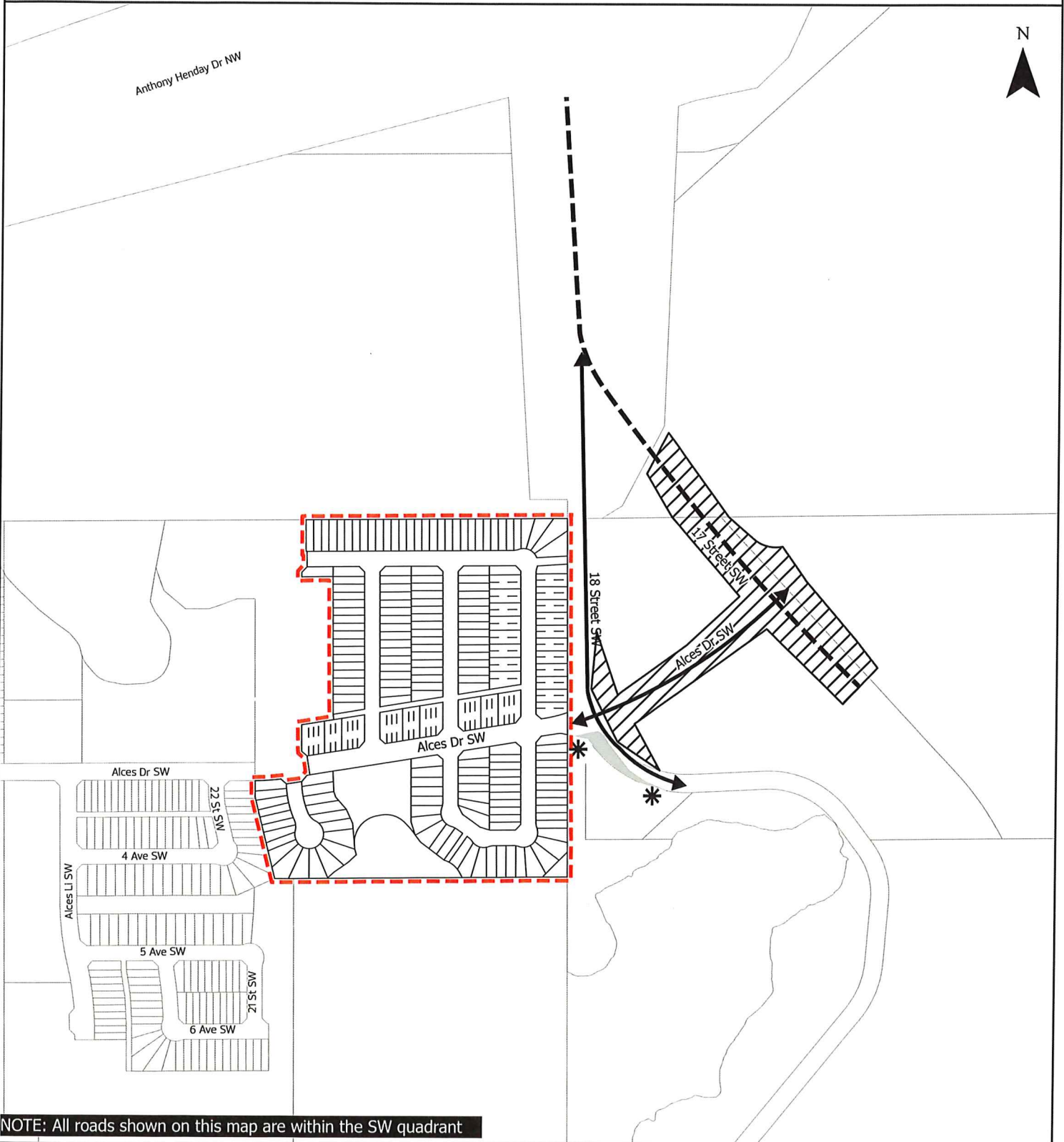
**SUBDIVISION CONDITIONS OF APPROVAL MAP**

April 15, 2026

LDA25-0401

-  Limit of Proposed Subdivision
-  Construct First Two Lanes to an Arterial Roadway Standard
-  Construct Jug Handle (18 Street & Alces Drive)

-  Remove Existing Road Structure and Construct Landscaping
-  Dedicate, Clear and Level 17 Street SW
-  Reconstruct Private Site Access



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 15, 2026

File No. LDA26-0071

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create three (3) bare land condominium units from Lot 91, Block 7, Plan 252 0507, located north of Uplands Boulevard NW and east of 199 Street NW; **THE UPLANDS**

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**The Subdivision by Bare Land Condominium is APPROVED on April 15, 2026, subject to the following conditions:**

1. that, due to the close proximity of the storm service stub off 25 Avenue NW to the common property boundary, the owner's surveyor will be required to provide a drawing of the existing service based on a utility locate of the storm service at the property line. Subsequent to that measurement, the property line shall either be deflected or the storm service shall be relocated; 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.

Municipal Reserves (MR) for Lot 91, Block 7, Plan 252 0507 were previously addressed with LDA14-0567 and LDA24-0214.

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

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

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

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #648626349-001

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 (\$2,235.00 - 2026 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

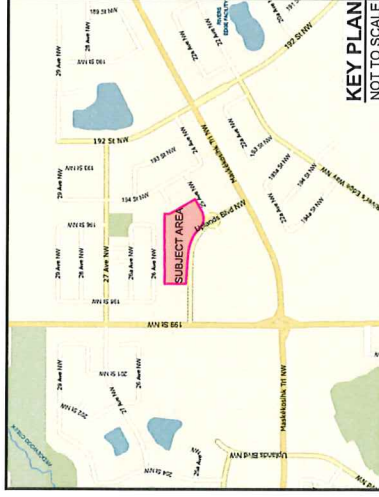
Servicing

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

# STREETSIDE DEVELOPMENTS

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R10C.
- THE SUBMITTED RED SHOWN OUTLINED THUS, AND CONTAINS 2,17.76



REV. NO.	DATE	ITEM	BY
0	MAR. 3/26	ADJUST UNIT LINE	ME
1	FEB. 24/26	ORIGINAL PLAN COMPLETED	ME

## UPLANDS BOULEVARD TENTATIVE PLAN SHOWING BARE LAND CONDOMINIUM DEVELOPMENT

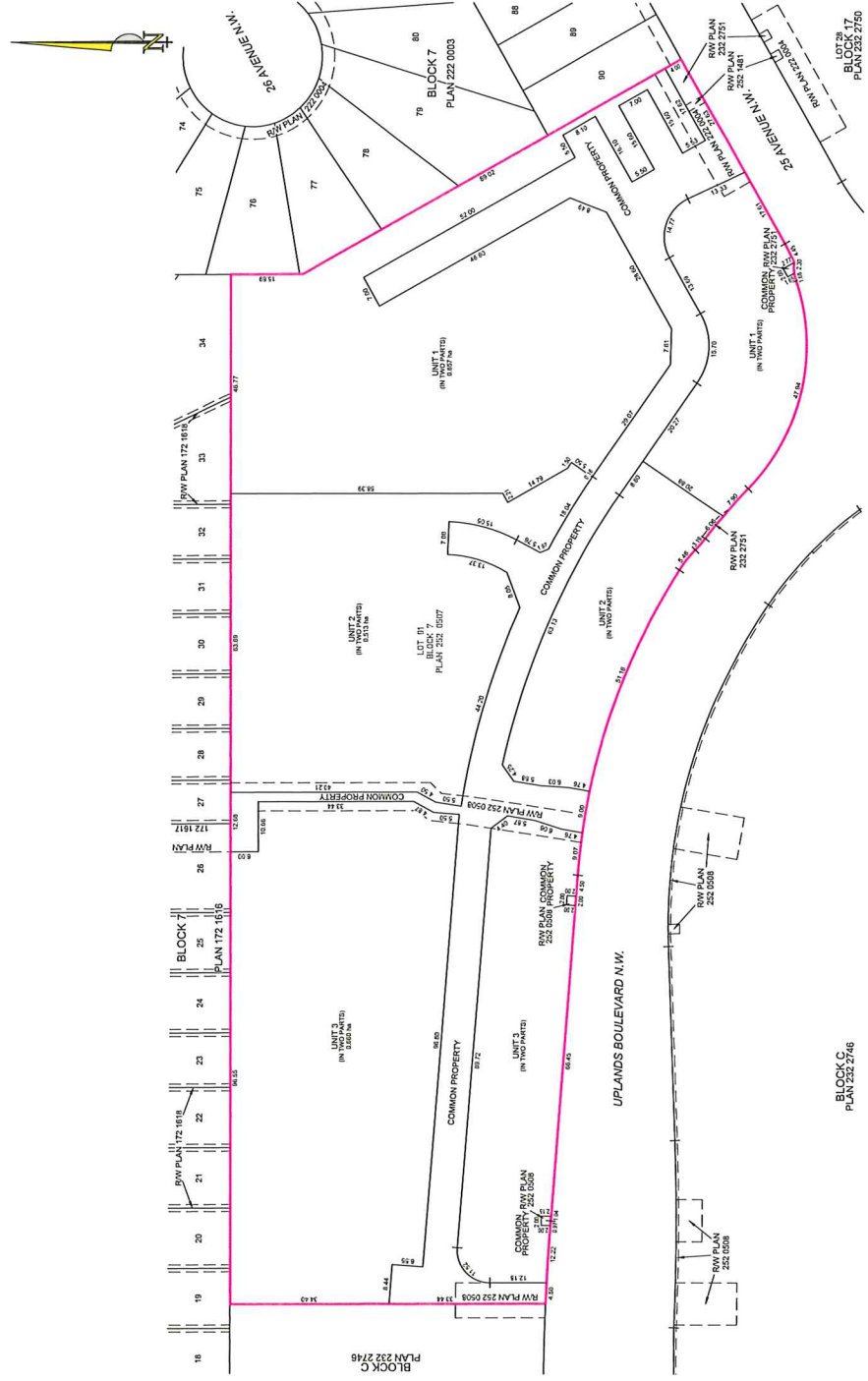
OF  
LOT 91, BLOCK 7, PLAN 252 0570  
WITHIN THE

S.W. 1/4 SEC. 5 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics**  
 Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
 Email: edmonton@palsgeomatics.com  
 1 0704-176 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 124042800T DRAFTED BY: ME CHECKED BY: JB





Subdivision Authority

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

April 15, 2026

File No. LDA26-0017

Satt Engineering Ltd.  
206-3132 Parsons Rd NW  
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 18, Block 1, Plan 6054 HW, located west of 142 Street NW and south of 92A Avenue NW; **PARKVIEW**

---

**The Subdivision by Plan is APPROVED on April 15, 2026, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan; 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/jm/Posse #643439941-001

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 is an existing concrete stairs that encroaches into the 142 Street NW road right of way. It must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information.

Building / Site

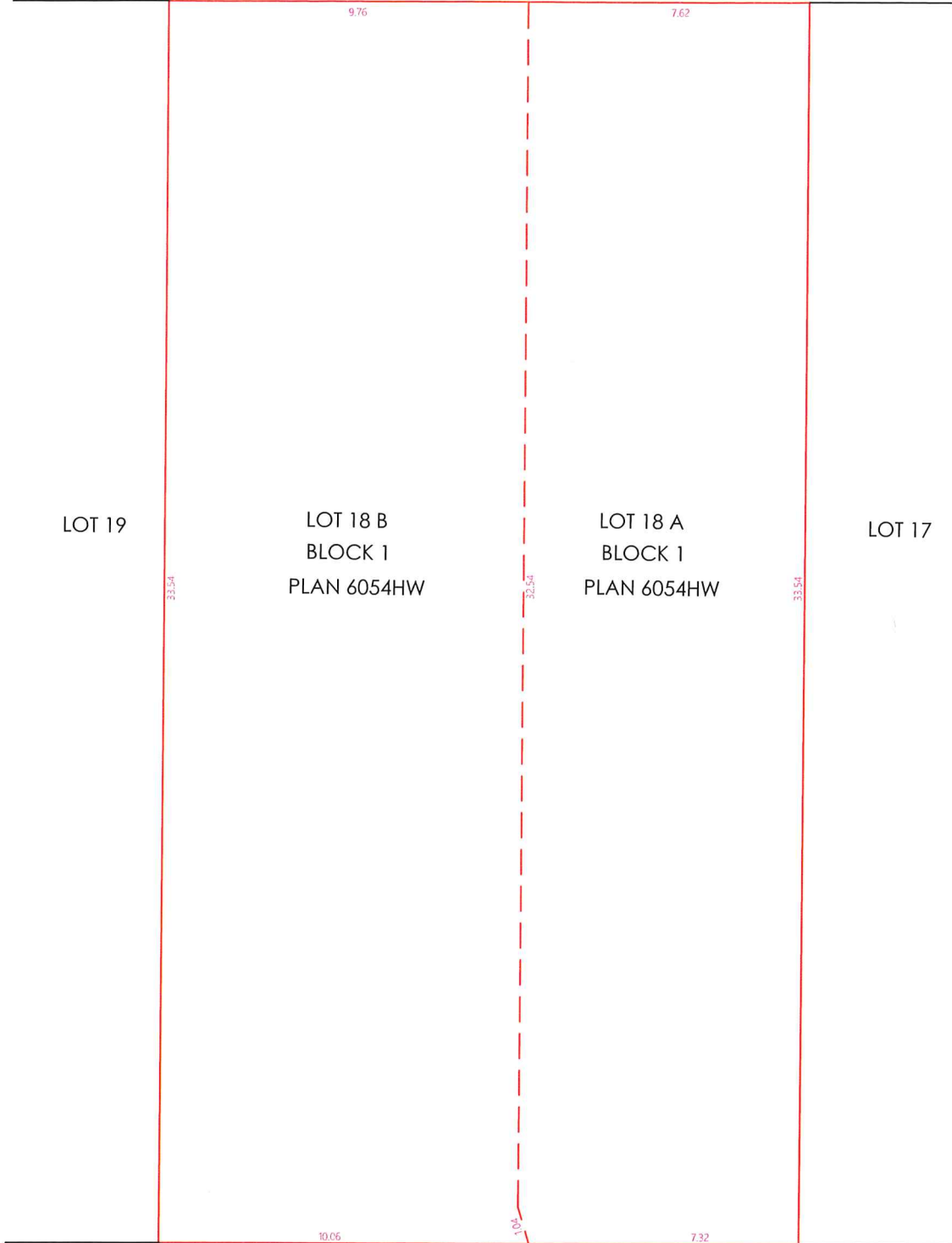
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.69 m north of the south property line of existing Lot 18, off the lane. The existing storm service enters the proposed subdivision approximately 7.92 m south of the north property line of existing Lot 18, off 142 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



142 STREET NW

REV: 1

**Legal Description:** LOT: 18 BLOCK: 1 PLAN: 6054HW

**Municipal Address:** 9132 142 STREET NW, EDMONTON, AB (TO BE DETERMINED)

**Owner (s) / Builder:** CENTURY CUSTOM HOMES LTD.

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SUB-26-647-1



**Satt Associates Inc.**  
*Always Striving For Excellence*

#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315-6887 | landsurvey@satteng.com | www.satteng.com



Subdivision Authority

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

April 15, 2026

File No. LDA26-0067

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 9, Plan 3432KS, located south of 132 Avenue NW and west of 101 Street NW; **LAUDERDALE**

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**The Subdivision by Plan is APPROVED on April 15, 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 sanitary) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Enclosure II);
2. that subject to Condition #1 , the owner make arrangements to ensure that the private sewer services, storm water services, and water services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
3. that subject to Condition #2 , the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot a Restrictive Covenant allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped;
4. that, due to the central location of the water and sanitary services, the owner's surveyor will be required to provide a drawing of the existing services based on a utility locate of the water and sanitary services at the property line. Subsequent to that measurement, the property line shall either be deflected or the water and sanitary services shall be relocated such that one existing service falls within each proposed lot; and
5. 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 outlines the conditions that must be met in order to retain the existing services. Enclosure III 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/jm/Posse #648787281-001

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.

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 water services enter the proposed subdivision approximately 6.42 m and 7.08 m south of the north property line of existing Lot 15, off 101 Street NW. The existing sanitary service enters the proposed subdivision approximately 7.08 m south of the north property line of existing Lot 15, off 101 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.
- Multiple services are providing water service to Proposed Lot 15B. As per the City of Edmonton Design and Construction Standards Volume 4 (December 2024) Section 1.9.1.6.2, a Caveat of Restrictive Covenant for Check Valve Installation must be registered on title where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) to initiate the restrictive covenant process.

- 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).

**Optional Servicing Conditions for Sewer and Water**

- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the EPCOR Drainage Services and Wastewater Treatment Bylaw 19627:**
- a. The building must have been constructed prior to 1992;
  - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported;
  - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing;
  - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
  - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties;
  - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services; and
  - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

- II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the EPCOR Water Services Bylaw 19626, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:**
- a. The subdivision application must be supported by EPCOR Drainage Services;
  - b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported;
  - c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants/owners are accepting the existing water system(s) "as-is". The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners;
  - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
  - e. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system; and
  - f. The Chief Plumbing Inspector must also support the subdivision.

**Should the applicants/owners fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for subdivision endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.**

