

Thursday, April 23, 2026

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

**PRESENT**      **Blair McDowell, Chief Subdivision Officer**

**1.      ADOPTION OF AGENDA**

MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 23, 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 April 15, 2026 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

**3.      OLD BUSINESS**

**4.      NEW BUSINESS**

1.	LDA25-0471 610921981-001	Tentative plan of subdivision to create 77 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 3, Block 4, Plan 252 1616, Lot 2, Block 4, Plan 232 0487, and the SW-29-51-23-4 located north of Ellerslie Road SW and east of 17 Street SW; <b>ALCES</b>
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MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

2.	LDA25-0176 581799090-001	REVISION of conditionally approved tentative plan of subdivision to create 148 residential lots and one (1) Public Utility lot, from Lot 2, Plan 972 0280 and Lot 3, Block A, Plan 242 1203 located south of Sunwapta Way NW and west of Richard Rice Boulevard NW; <b>STILLWATER</b>
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MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA26-0089 651073911-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 2, Plan 5665 HW, located east of 116 Street NW and north of 78 Avenue NW; <b>BELGRAVIA</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA26-0095 651692480-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 29, Block 6, Plan 642KS, located west of 157 Street NW and north of 109 Avenue NW; <b>MAYFIELD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA26-0097 651885773-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 47, Plan 6067 HW, located east of 81 Street NW and south of 83 Avenue NW; <b>IDYLWYLDE</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 10:10 a.m.		



Subdivision Authority

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

April 23, 2026

File No. LDA25-0471

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create 77 residential lots, one (1) commercial lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 3, Block 4, Plan 252 1616, Lot 2, Block 4, Plan 232 0487, and the SW-29-51-23-4 located north of Ellerslie Road SW and east of 17 Street SW; **ALCES**

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**I The Subdivision by Plan is APPROVED on April 23, 2026, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.05 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 a 0.12 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 temporary public access easement for a temporary roadway connection as shown on the "Conditions of Approval" map, Enclosure I;
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, 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 approved subdivision LDA25-0401 be registered prior to or concurrent with this application to provide the logical water infrastructure extensions;
9. that LDA25-0085 to close portions of the existing 17 Street SW shall be approved prior to the endorsement of the plan of survey;
10. that LDA25-0262 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
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 or flanking Alces Drive SW and 17 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the ER lots 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 (1) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

9. that the owner construct the local roadway south of the Alces Drive/Jughandle intersection, with a 3 m shared pathway and a transition from a wider road right of way to a 17 m wide road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. 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, 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;
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, 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, 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 3 m hard surface shared pathway with "Shared Use" signage and bollards, within the Environmental Reserve, Municipal Reserve, and off site within Lot 2ER, Plan 812 1084 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological considerations will be reviewed through the submission of Engineering Drawings to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologyecircs@edmonton.ca](mailto:ecologyecircs@edmonton.ca) for more information);
14. 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;
15. that the owner implements an interim storm drainage plan for proposed 17 Street SW right of way, consisting of onsite and offsite temporary ditches and culverts tying into existing ditches draining northward into TUC, until the permanent 17 Street SW is constructed with an underground permanent storm system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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;

17. that the owner provide naturalization landscaping within the ER and MR parcels, to the satisfaction of City Departments and affected utility agencies;
18. 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 or flanking 17 Street SW and Alces Drive SW, to the satisfaction of Subdivision and Development Coordination, 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; and
20. that the owner is responsible for the landscape design and construction within the Reserve lots and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

The existing DRC on Lot 3, Block 4, Plan 252 161 will be reduced for the dedication of MR, ER, and arterial roadway with this subdivision. It will be increased to account for the road closure area being added through LDA25-0085. The remaining DRC of approximately 0.439 ha is to be transferred to the south portion of SW-29-51-23-W4M (511 - 17 Street SW; title no. 252 126 143).

Road dedication is conditioned within Lot 2, Block 4, Plan 232 0487. MR will be addressed with future subdivisions.

Road dedication is conditioned within the north portion of SW-29-51-23-W4M (245 - 17 Street SW; title no. 252 261 781). MR will be addressed with future subdivisions.

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,



Blair McDowell  
Subdivision Authority

BM/mn/Posse #610921981-001



Enclosures

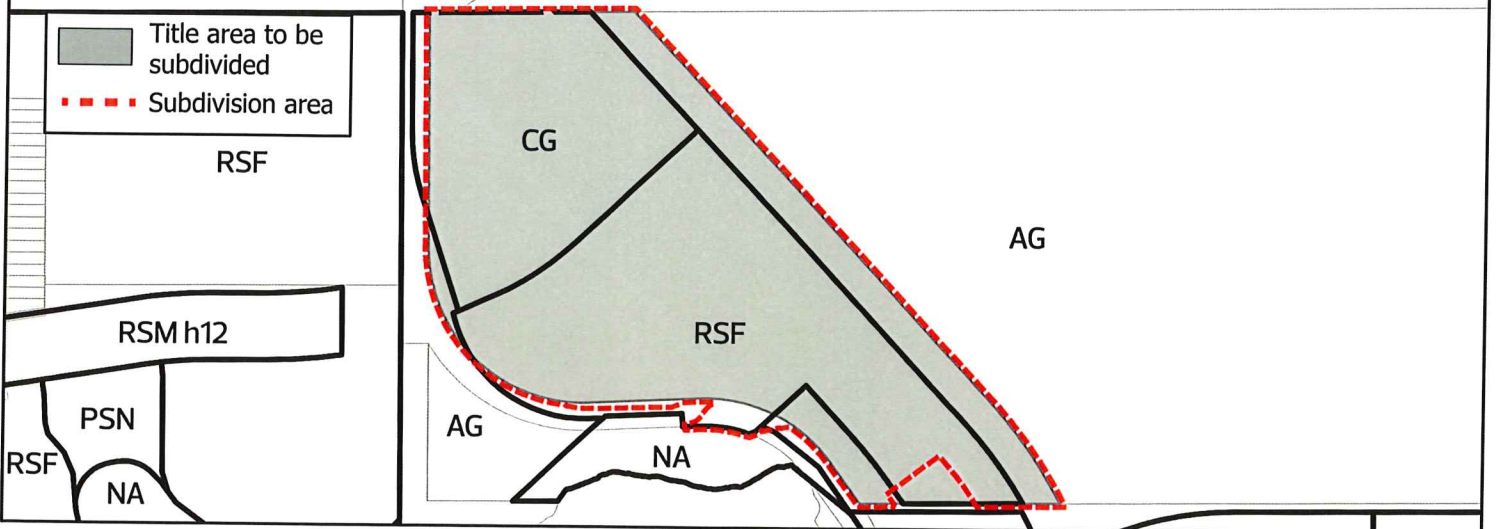
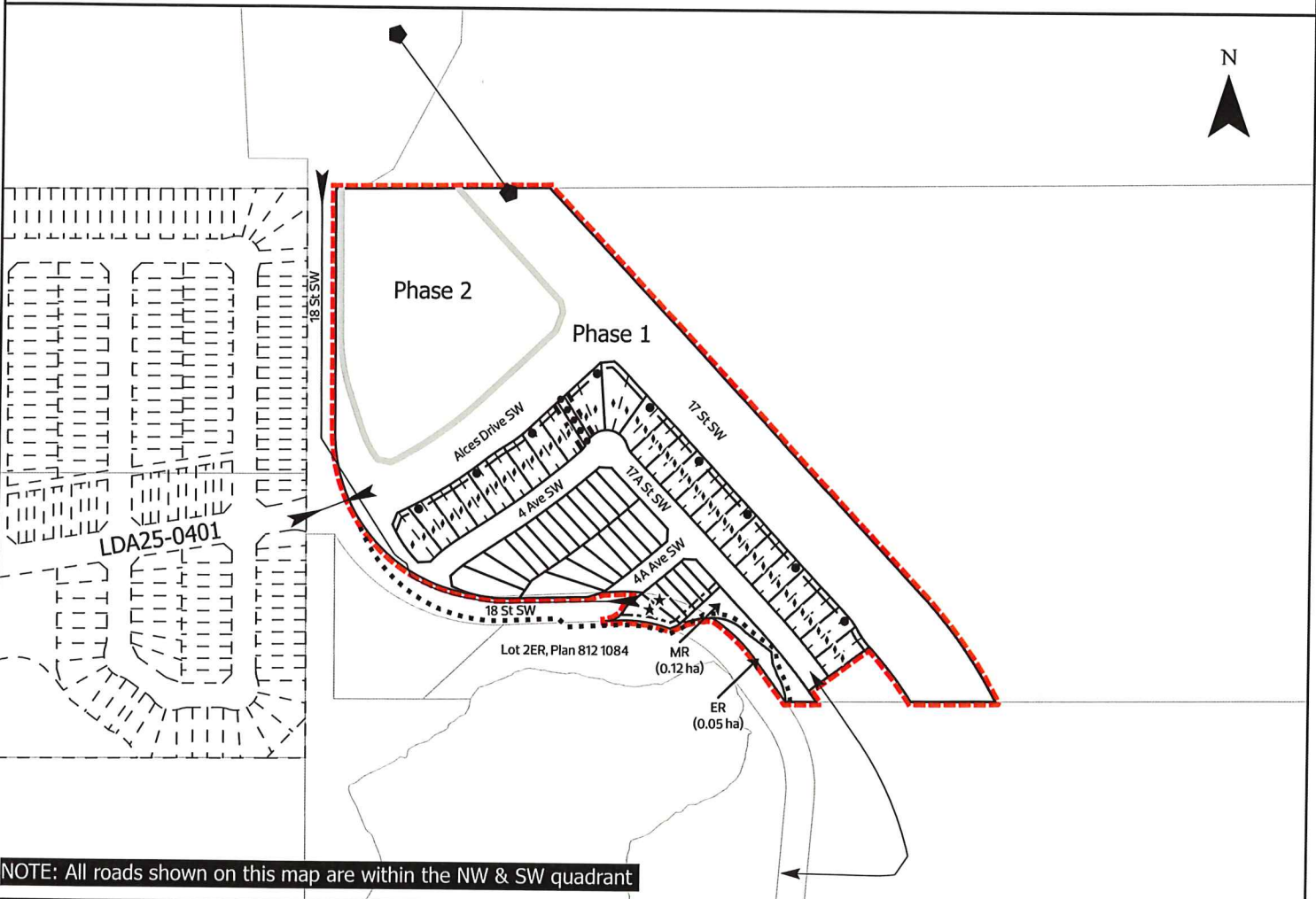
File No. LDA25-0471

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 23, 2026

LDA25-0471







-  Limit of Proposed Subdivision
-  Phasing Line
-  Restrictive Covenant re: Freeboard
-  Restrictive Covenant re: Berm and Fence
-  1.2 m Uniform fence
-  1.8 m Uniform fence as per Zoning Bylaw
-  Berm and noise attenuation fence
-  1.8 m Concrete sidewalk
-  3m Hard surface shared use path
-  Register public access Easement & Construct 6 m gravel roadway
-  Underground utilities
-  Interim storm drainage

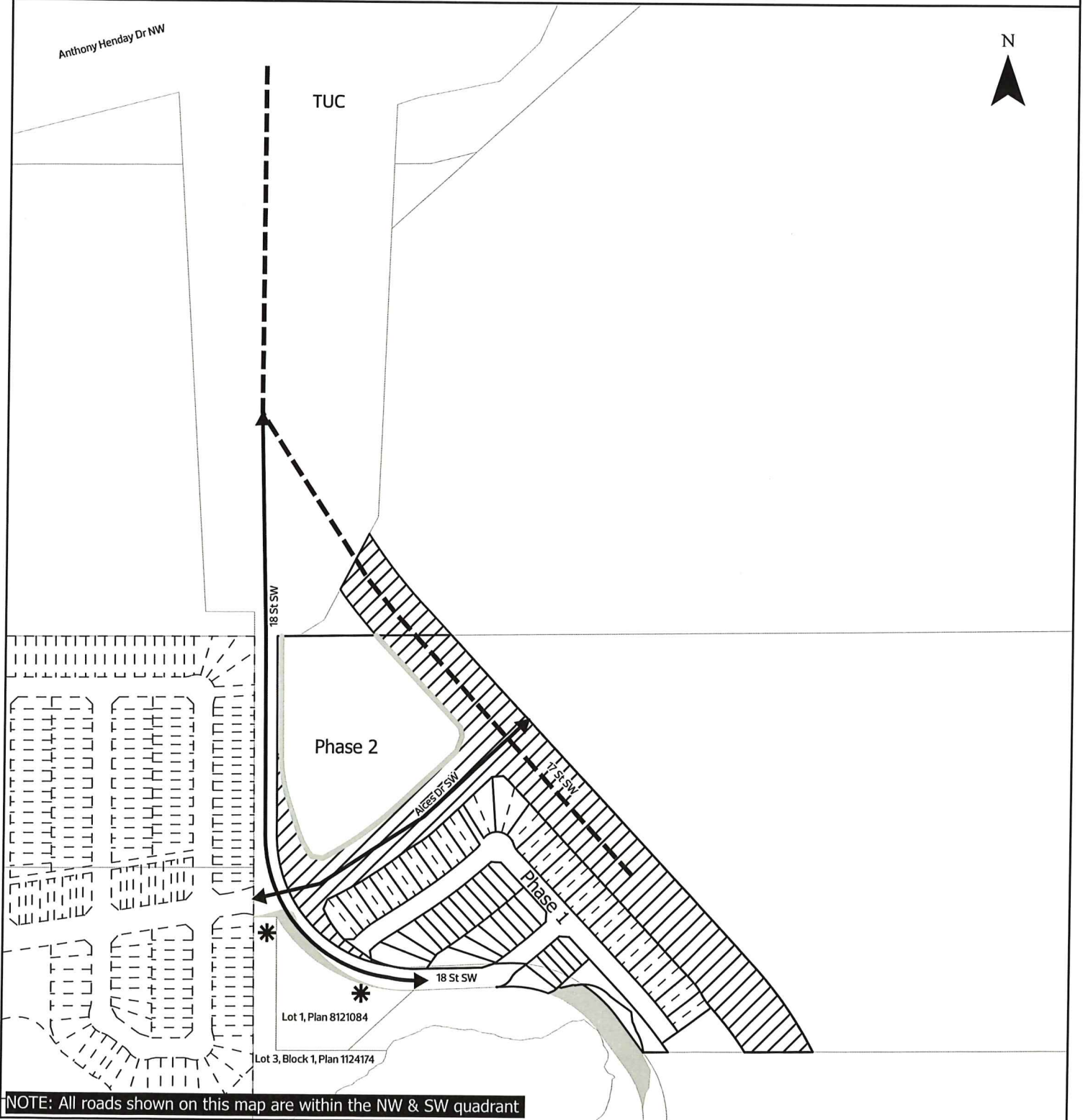


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 23, 2026

LDA25-0471

-  Phasing Line
-  Reconstruct Private Site Access
-  Construct Jug Handle (18 Street & Alces Drive)
-  Construct First Two Lanes to an Arterial Roadway Standard
-  Dedicate, Clear, and level
-  Remove Existing Road Structure and Construct Landscaping





Subdivision Authority

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

April 23, 2026

File No. LDA25-0176

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 148 residential lots and one (1) Public Utility lot, from Lot 2, Plan 972 0280 and Lot 3, Block A, Plan 242 1203 located south of Sunwapta Way NW and west of Richard Rice Boulevard NW; **STILLWATER**

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The subdivision was initially approved on July 3, 2025. This Change Request revises the lot lines within Phase 1.

**I The Subdivision by Plan is APPROVED on April 23, 2026, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for the offsite storm sewer extension and for the offsite sanitary sewer extension, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for Richard Rice Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (4), the owner clear and level Richard Rice Boulevard as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
6. that the owner dedicate additional road right-of-way and the property lines of the residential lots, backing onto the alley, be modified 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 Enclosure I;
7. that the owner dedicate the greenway as road right of way 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 owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. 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; and
11. 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 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 submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. 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;
10. 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;

11. that grading plans for Richard Rice Boulevard NW must be included in the submission of engineering drawings;
12. that the owner remove the road structure of the existing south leg of 202 Street NW and Sunwapta Way NW intersection with phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path (temporary emergency access) with lighting, and bollards, within the walkway. A Swept Path Analysis for fire trucks, to support the proposed temporary emergency route through walkway, must be included in the submission of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the restricted lots on either side of the North-South walkway, should it be deemed necessary through the review of engineering drawings and submitted Swept Path Analysis, until such time that the Temporary Emergency Access is no longer required, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that engineering drawings include the design of appropriate traffic calming measures at the shared use path crossing on the collector roadway, 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 and are to be constructed at a later stage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
16. that the owner pay for the installation of "no parking" signage on the collector and local roadways where necessary for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Waste Management Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs offsite sanitary and storm sewers to connect the proposed subdivision to the existing system, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;
18. that the owner designs and constructs offsite interconnecting storm pipes along Richard Rice Boulevard and Riverview Boulevard tying into the existing system, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;
19. that the owner provides a temporary pumping and monitoring plan, to be implemented to the satisfaction of the City of Edmonton and EPCOR Drainage;

20. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the interconnecting storm pipe to the storm outfall is constructed and operational, to the satisfaction of the Subdivision and Development Coordination;
21. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Richard Rice Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. 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
23. that the owner is responsible for the landscape design and construction within the road right of way, walkway, public utility lot, and greenway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 3, Block A, Plan 242 1203 was addressed by 1.313 ha Deferred Reserve Caveat (DRC) with LDA22-0101. The DRC will be reduced for the dedication of the Natural Area to the west through LDA24-0443 and the DRC will be adjusted for the arterial roadway dedication with this subdivision and carry forward.

MR for Lot 2, Plan 972 0280 was addressed by 1.61 ha Deferred Reserve Caveat (DRC) in 1996 by the Subdivision and Development Appeal Board. The DRC will be adjusted for the arterial roadway dedication with this subdivision and carry forward.

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,



Blair McDowell  
Subdivision Authority

BM/aw/Posse #581799090-001

Enclosures

File No. LDA25-0176

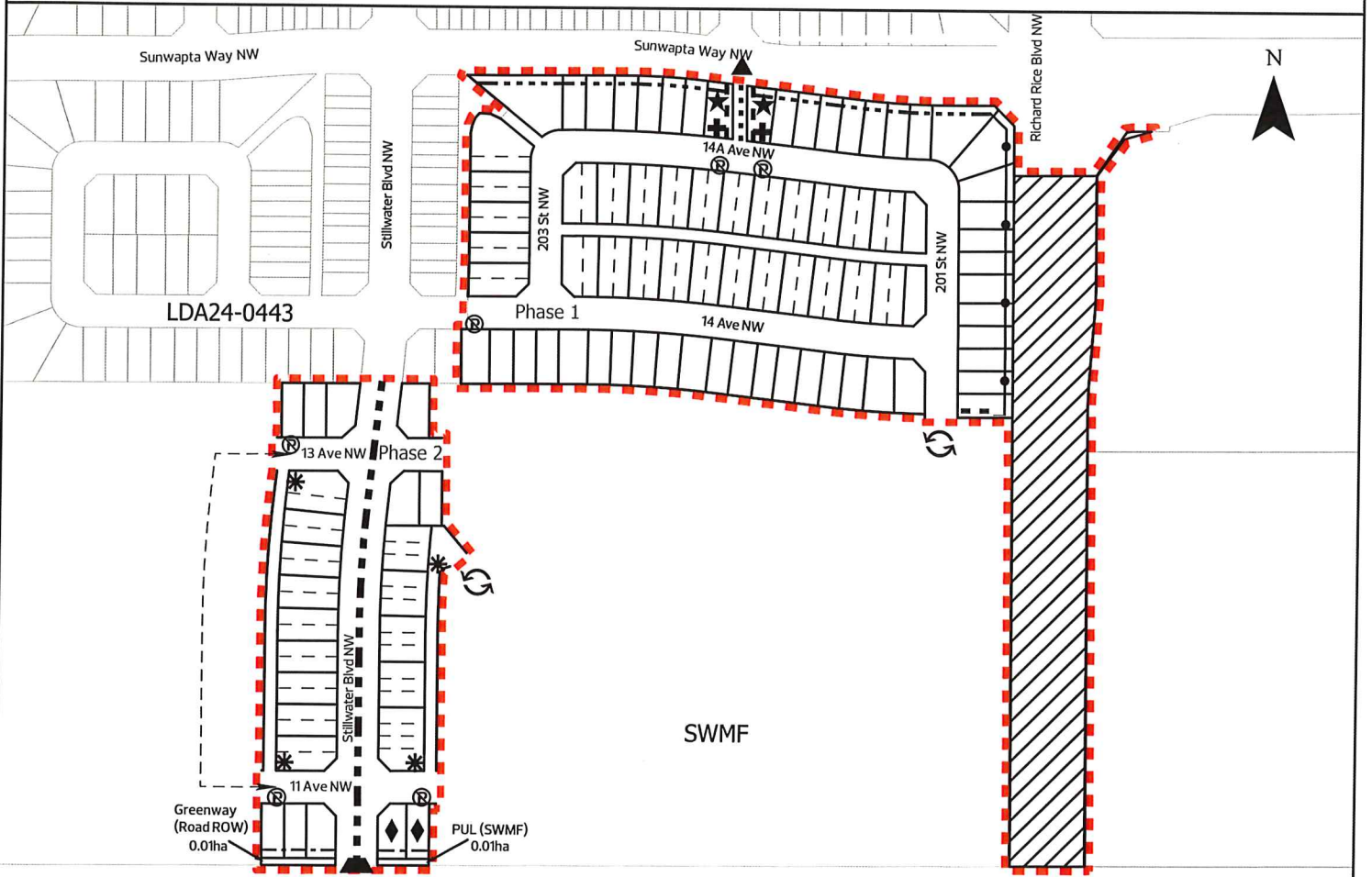
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**SUBDIVISION CONDITIONS OF APPROVAL MAP**

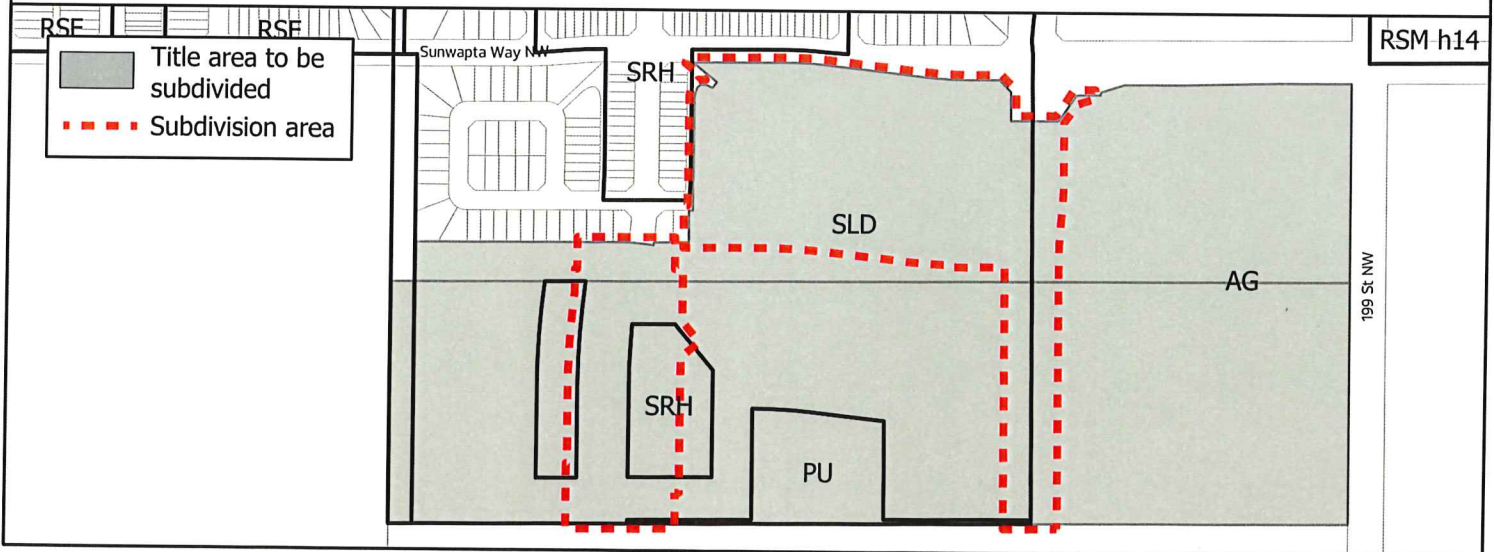
April 23, 2026

LDA25-0176

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|---|---|---|
| <ul style="list-style-type: none"> <li>■ ■ ■ ■ Limit of proposed subdivision</li> <li>- - - 1.2 m Uniform fence</li> <li>- - - 1.8 m Uniform fence as per Zoning Bylaw</li> <li>- · · · · 1.8 m Uniform screen fence</li> <li>—●— Noise Attenuation Fence</li> <li>· · · · · 3 m Shared use path</li> </ul> | <ul style="list-style-type: none"> <li>■ ■ ■ ■ Construct collector roadway</li> <li>← - - - → Temporary 4 m emergency access</li> <li>⤵ Temporary 12 m radius turnaround</li> <li>⊕ Restrictive Covenant re: Disturbed Soil</li> <li>◆ Restrictive Covenant re: Freeboard</li> <li>* Modify property lines and ROW, if necessary</li> </ul> | <ul style="list-style-type: none"> <li>★ Withhold lot until emergency access is no longer required</li> <li>Ⓡ "No Parking" signage</li> <li>▲ Traffic calming measure</li> <li>▲ Remove existing road structure</li> <li>▨ Dedicate as road right of way</li> </ul> |
|---|---|---|



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

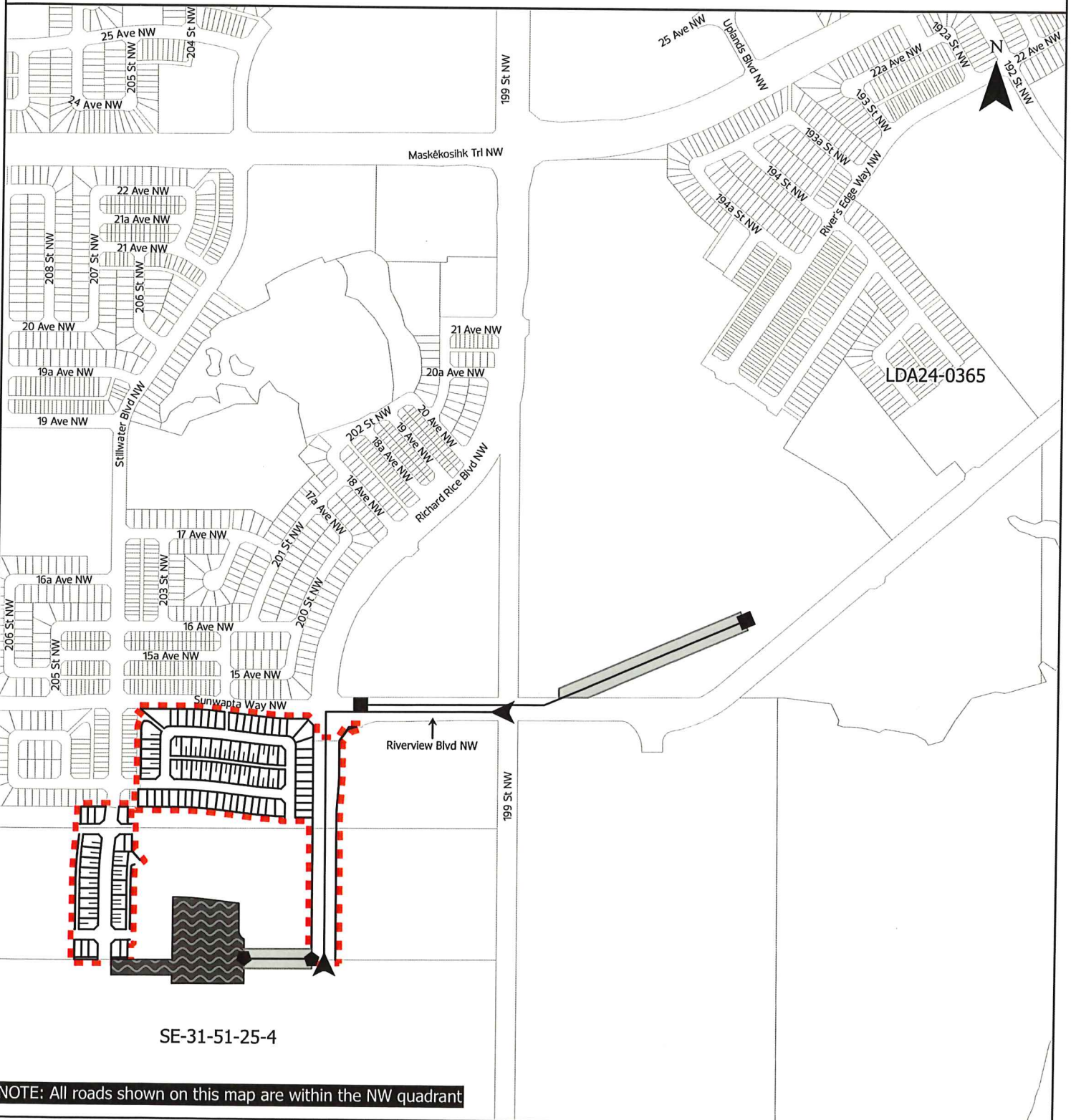


**SUBDIVISION CONDITIONS OF APPROVAL MAP**

April 23, 2026

LDA25-0176

- ■ ■ Limit of proposed subdivision
- ◆ ◆ Storm sewer extension
- ≡ Interconnecting storm sewer extension
- ■ Sanitary sewer extension
- Register easement
- ▨ SWMF conditioned with LDA24-0443



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 23, 2026

File No. LDA26-0089

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 15, Block 2, Plan 5665 HW, located east of 116 Street NW and north of 78 Avenue NW; **BELGRAVIA**

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**The Subdivision by Plan is APPROVED on April 23, 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,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #651073911-001

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 are existing brick steps that encroach into the 116 Street NW road right of way. They must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information.

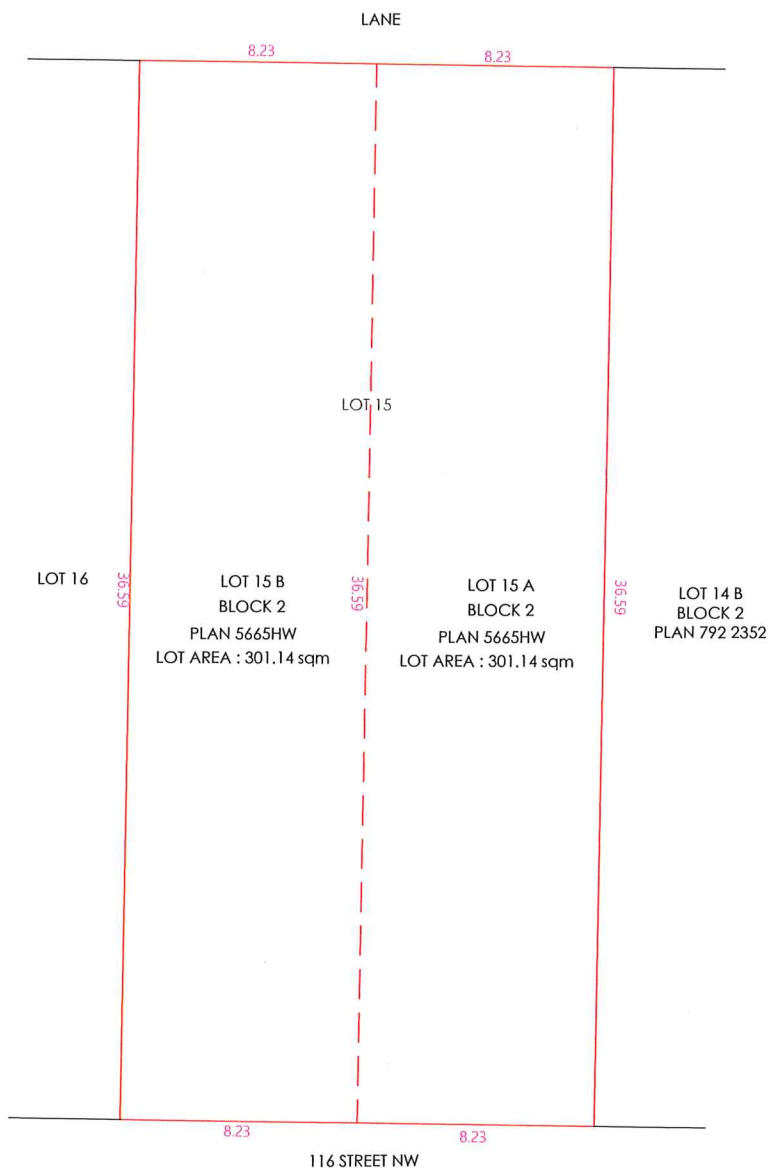
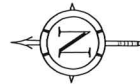
Building / Site

- 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 2.38 m north of the south property line of existing Lot 15, off the lane east of 116 Street NW. The existing storm service enters the proposed subdivision approximately 5.21 m north of the south property line of existing Lot 15, off 116 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.
- 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).



**Legal Description:** LOT: 15 BLOCK: 2 PLAN: 5665HW

**Municipal Address:** 7809 116 STREET NW, EDMONTON, AB (TO BE DETERMINED)

**Owner (s) / Builder:** 2364497 AB LTD

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SUB-26-440-1



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



Subdivision Authority

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

April 23, 2026

File No. LDA26-0095

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 29, Block 6, Plan 642KS, located west of 157 Street NW and north of 109 Avenue NW; **MAYFIELD**

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**The Subdivision by Plan is APPROVED on April 23, 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,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #651692480-001

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 7.44 m south of the north property line of existing Lot 29, off 157 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.
- 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

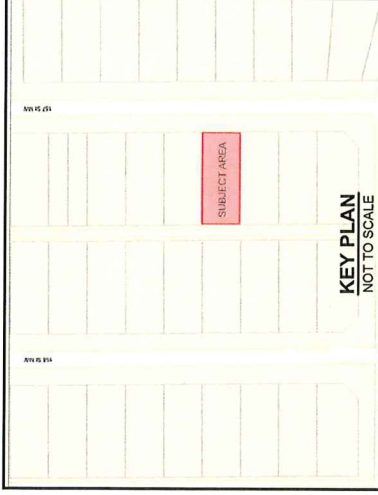
information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").

- 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).

# DIVISION 8 HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- THE BOUNDARY SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: .....
- AND CONTAINS: 0.056 ha



157 STREET

LOT 28  
BLOCK 6  
PLAN 642 KS

LOT 29A  
BLOCK 6

LOT 29B  
BLOCK 6

LOT 30  
BLOCK 6  
PLAN 642 KS

LANE



REV. NO.	DATE	ITEM	BY
1	MAR. 09/26	ORIGINAL PLAN COMPLETED	CN
2	APR. 22/26	LOT DEFLECTION	CN

**REVISIONS**

## MAYFIELD

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 29, BLOCK 6, PLAN 642 KS

WITHIN THE

N.E. 1/4 SEC. 3 - TWP. 53 - RGE. 25 - W. 4TH MER.

## EDMONTON - ALBERTA

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

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

FILE NO. 626074001 DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

April 23, 2026

File No. LDA26-0097

Halina Palka  
7931 - 83 Ave NW  
Edmonton AB T6C 1A5

ATTENTION: Halina Tamfor

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 47, Plan 6067 HW, located east of 81 Street NW and south of 83 Avenue NW; **IDYLWYLDE**

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**The Subdivision by Plan is APPROVED on April 23, 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.

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

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #651885773-001

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 5.94 m west of the east property line of existing Lot 22, off the lane south of 83 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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

LEGAL DESCRIPTION  
LOT 22, BLOCK 47, PLAN 6067HW

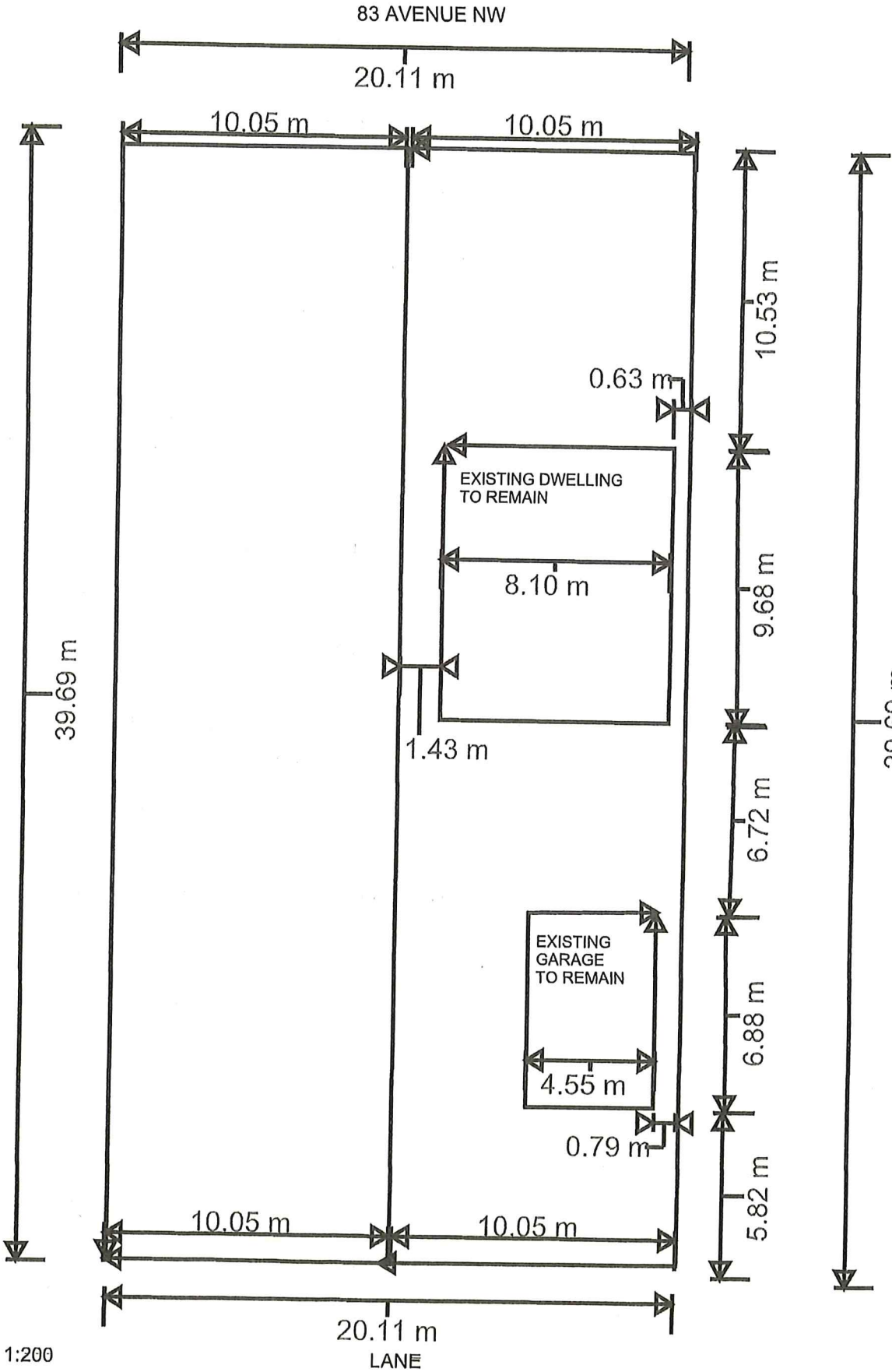
*March 15/25*

TO 79 STREET NW  
→



Lot 30

Lot 21



Scale 1:200