

Thursday, March 5, 2026
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 09

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 5, 2026 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 26, 2026 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA25-0488 636851863-001	Tentative plan of subdivision to create 153 residential lots and one (1) Municipal Reserve (MR) lot, from Lots 4, 5 and 6, Plan 1659 TR located north of Ellerslie Road SW and east of 26 Street SW; ALCES
2.	LDA26-0001 629392552-001	Tentative plan of subdivision to create 93 residential lots from Lot G, Block 1, Plan 242 1219, and the SE-5-52-25-4 located south of Maskekosiik Trail NW and west of 184 Street NW; RIVER'S EDGE
3.	LDA26-0003 629388998-001	Tentative plan of subdivision to create 65 residential lots from Lot C, Block 1, Plan 222 2597, Lot G, Block 1, Plan 242 1219, and the SE 5-52-25-4, located south of Maskekosiik Trail NW and west of 184 Street NW; RIVER'S EDGE
4.	LDA24-0071 497643106-001	REVISION of conditionally approved tentative plan of subdivision to create 353 residential lots in eight (8) phases from Lot 1, Plan 802 1976, and the SE-21-51-25-W4M located west of 170 Street SW and north of 28 Avenue SW; KESWICK
5.	LDA25-0048 548813020-001	REVISION of conditionally approved tentative plan of subdivision to create 98 residential lots, five (5) multi-unit housing lots (MHL), and one (1) Mixed Use lot, from a portion of roadway to be closed, Lot 5, Block C, Plan 242 1152, and Lots 9 and 10, Block 1, Plan 2887 AQ located north of 167 Avenue NW and west of 66 Street NW; SCHONSEE
6.	LDA25-0457 635691476-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 12, Plan 915 KS, located north of 127 Avenue NW and east of 109 Street NW; LAUDERDALE

7.	LDA26-0033 645359570-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 86, Block 12, Plan 802 3036, located south of 13 Avenue NW and east of 104 Street NW; BEARSPAW
8.	LDA26-0035 645852297-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 25, Plan 3786 HW, located south of 122 Avenue NW and east of 50 Street NW; BEACON HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

March 5, 2026

File No. LDA25-0488

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 153 residential lots and one (1) Municipal Reserve (MR) lot, from Lots 4, 5 and 6, Plan 1659 TR located north of Ellerslie Road SW and east of 26 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on March 5, 2026, subject to the following conditions:

1. that the owner dedicate MR as a 4.02 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$523,260.00 representing 0.743 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 6A Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that LDA25-0085 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

8. that the approved subdivisions LDA24-0413 and LDA25-0072 be registered prior to or concurrent with this application for the logical extensions of underground utilities and roadway connections;
9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Ellerslie Road SW, 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 (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct a 3 m hard surface shared pathway with “Shared Use” signage, lighting, and bollards, within the MR lot 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;
10. that the owner construct the offsite portions of 6A Avenue SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide full site servicing for the MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
12. 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 Ellerslie Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for Lot 4, Plan 1659 TR were previously addressed with LDA23-0370 by DRC (252 095 936). The DRC will be reduced with LDA25-0401 and carry forward.

Municipal Reserves (MR) for Lot 5, Plan 1659 TR were previously addressed with LDA24-0055 by DRC (252 280 170). Since the DRC date (February 13, 2025) there have been arterial road adjustments directed towards this parcel from LDA24-0413, LDA25-0211, and LDA24-0257, the current calculated DRC is 4.667 ha. The DRC will be applied to the MR School / Park.

The remainder of Municipal Reserve (MR) owing for Lot 5, Plan 1659TR in the amount of \$523,260.00, representing 0.743 ha, is being provided by money in lieu with this subdivision. Money in lieu may change dependent upon the final plan of survey.

Municipal Reserves (MR) for Lot 6, Plan 1659 TR were previously addressed with Provincial Planning Board Order 343-S-72 by DRC (6690 TD). Following exclusions from arterial road dedication from PLAN 252 1967 (0.104), the final DRC balance remaining is 0.112 ha. This will be reduced for MR dedication of the 4.02 ha MR School / Park with this LDA.

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

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

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

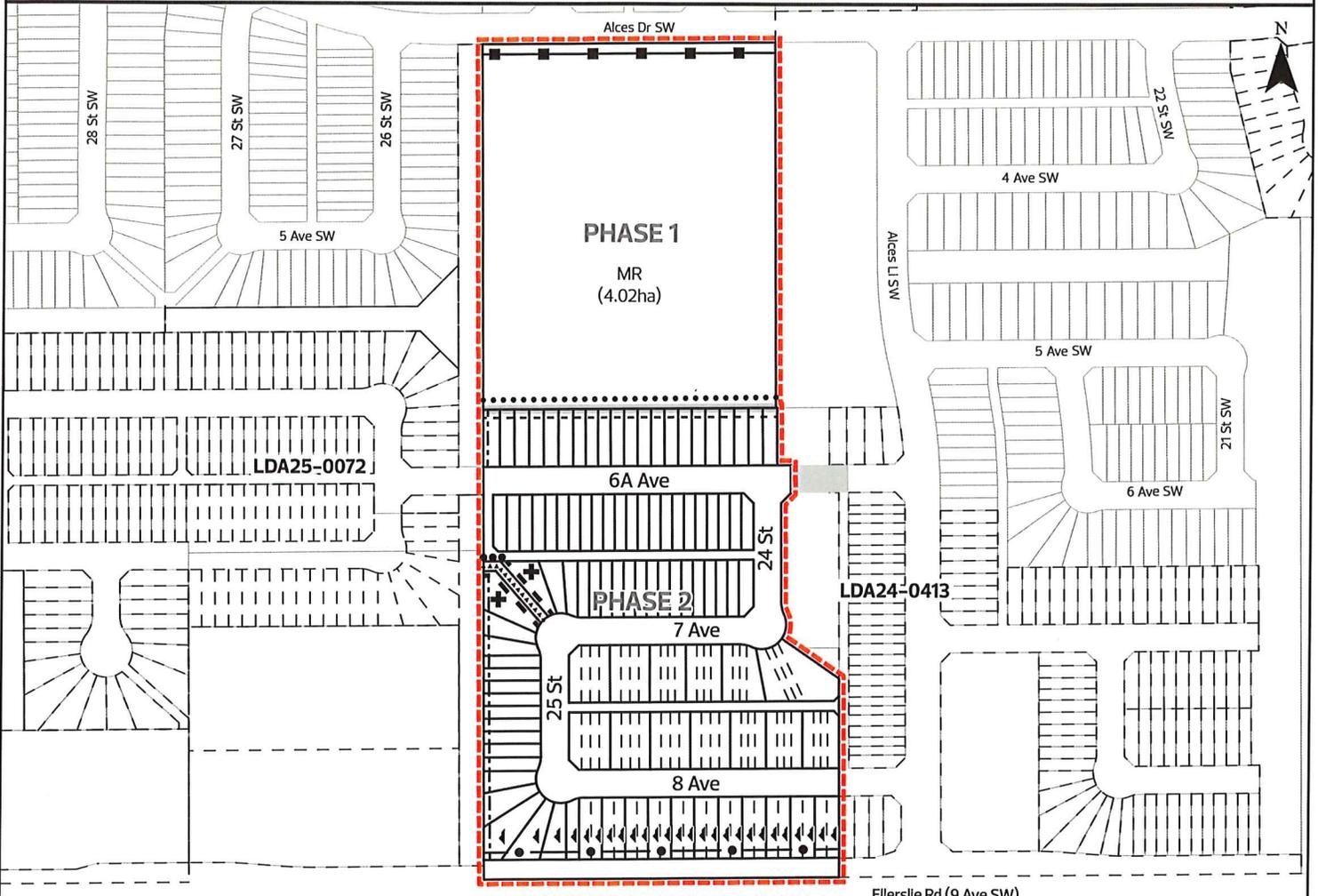
KR/mn/Posse #636851863-001

Enclosure

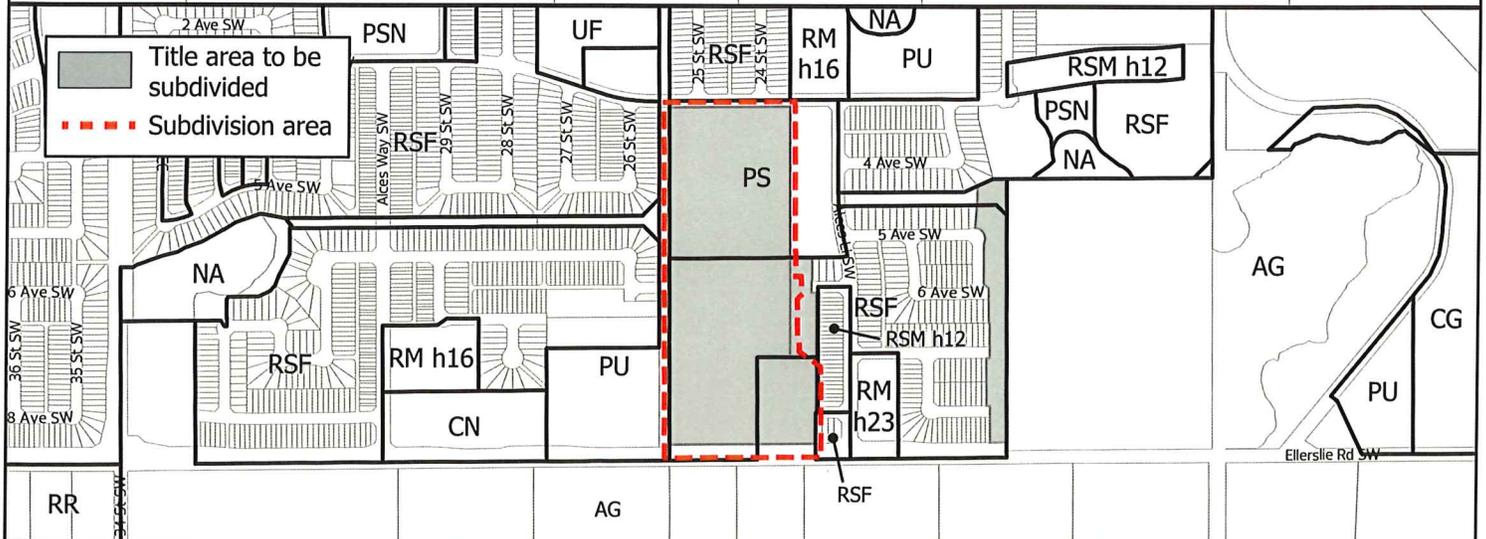
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 5, 2026 LDA25-0488

- | | | |
|---|---|---|
|  Limit of Proposed Subdivision |  Construct Post and Rail Fence |  Register Disturbed Soil RC |
|  Construct 1.8m Fence in Accordance with the Zoning Bylaw |  Construct 3m SUP |  Register Berm and Fence RC |
|  Construct Noise Attenuation Berm and Fence |  Construct 1.8m Fence |  Bollards |
| |  Construct 1.2 m Uniform Fence |  Register public access easement & construct roadway |
| |  Construct 1.8 m concrete sidewalk | |



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

March 5, 2026

File No. LDA26-0001

Qualico Communities
280 - 3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 93 residential lots from Lot G, Block 1, Plan 242 1219, and the SE-5-52-25-4 located south of Maskekosihk Trail NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on March 5, 2026, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA26-0003 be registered prior to or concurrent with this application to provide the logical extension of roadway, water, and drainage infrastructure;
4. that LDA25-0388 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. That LDA25-0399 to close a portion of 23 Avenue NW shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination; and
9. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SE-5-52-25-4 were previously addressed by a 2.820 ha Deferred Reserve Caveat (DRC) with LDA23-0297. The DRC was adjusted to account for 0.442 ha road closure for 23 Avenue NW, and 2.8642 ha carried forward on title.

LDA25-0540 transferred 2.569 ha DRC from Lot C, Block 1, Plan 222 2597 to the SE-5-52-25-4.

A DRC in the amount of 5.4332 ha will be registered against the SE-5-52-25-4 with LDA26-0003.

MR for Lot G, Block 1, Plan 242 1219 were previously addressed by a 4.991 ha DRC with LDA23-0228 and the DRC will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

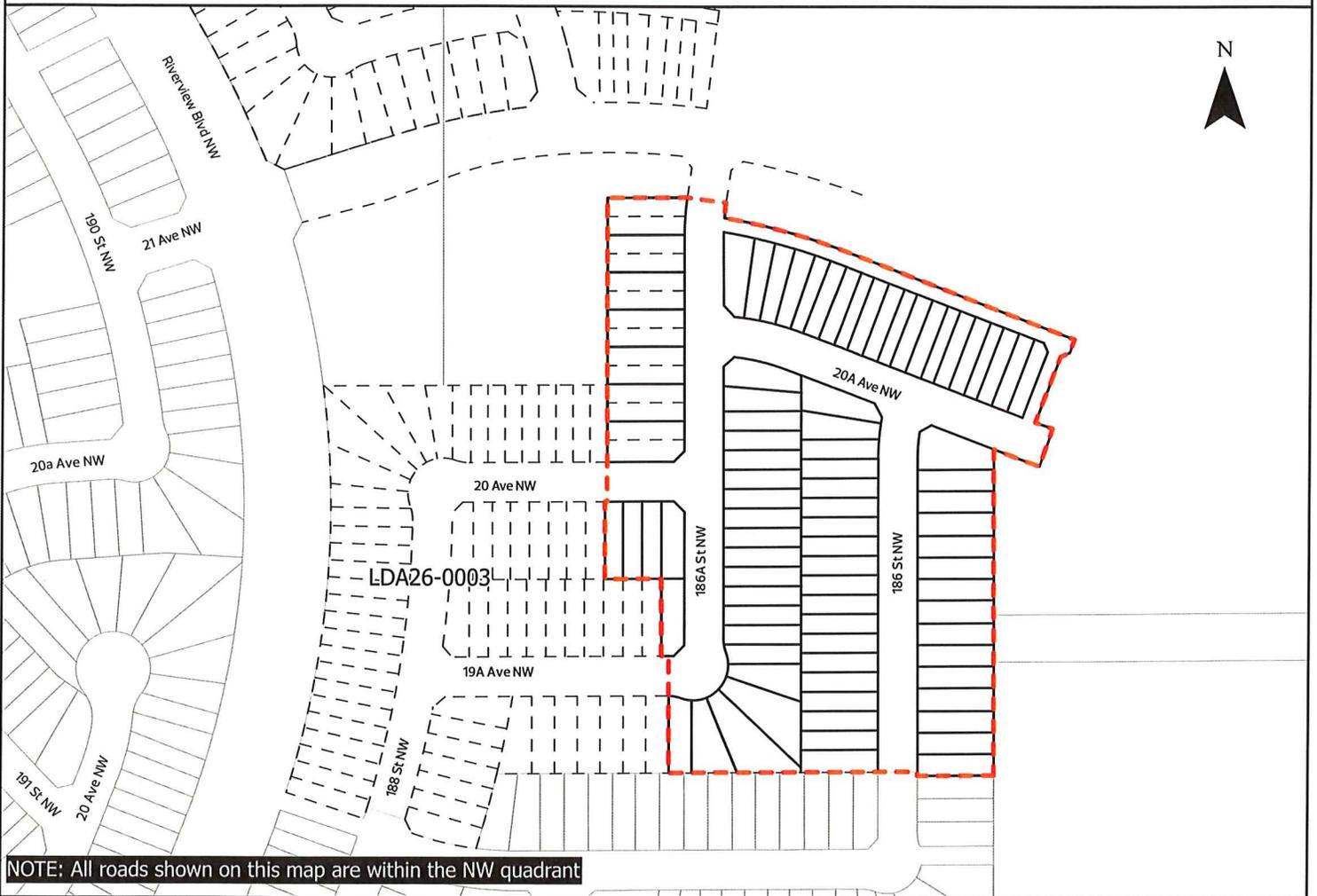
Regards,

Kristen Rutherford
Acting Subdivision Authority

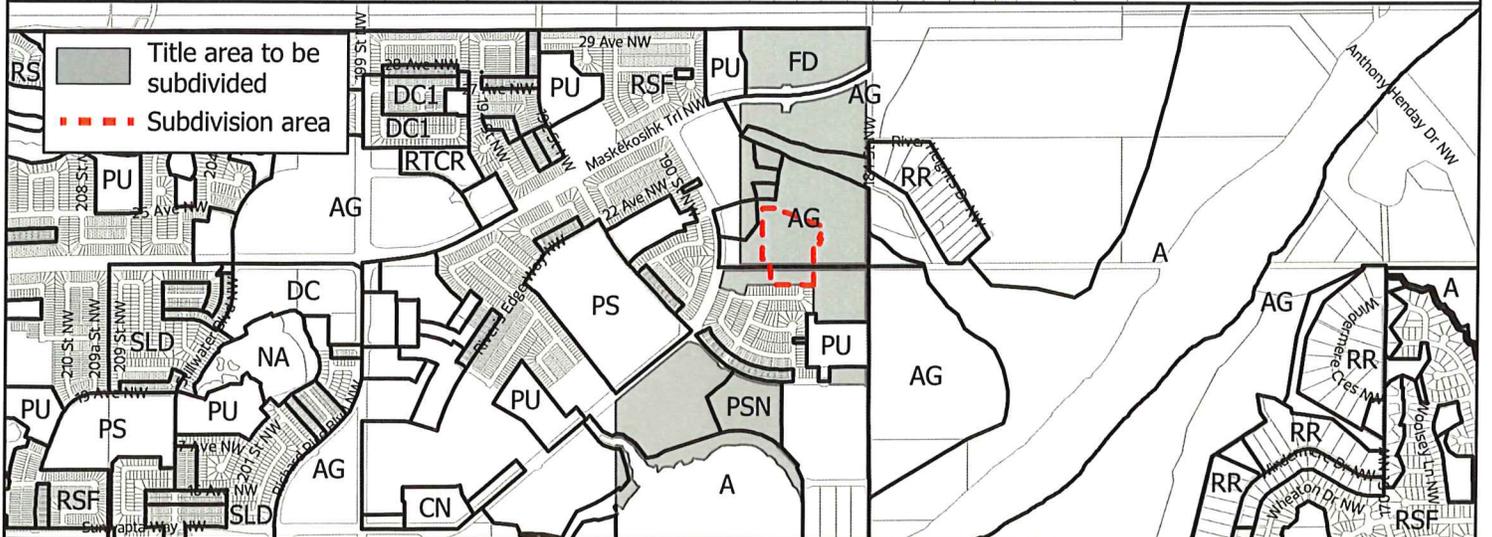
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Enclosure

 Limit of Proposed Subdivision



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

March 5, 2026

File No. LDA26-0003

Qualico Communities
280 - 3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create 65 residential lots from Lot C, Block 1, Plan 222 2597, Lot G, Block 1, Plan 242 1219, and the SE 5-52-25-4, located south of Maskekosihek Trail NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on March 5, 2026, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 5.4332 ha by a Deferred Reserve Caveat registered against the SE-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 LDA25-0388 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that LDA25-0399 to close a portion of 23 Avenue NW shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, 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 (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 the Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner provide accommodations for temporary major drainage, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Riverview Boulevard NW, to the satisfaction of Subdivision and Development Coordination. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lot adjacent to the walkway as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot C, Block 1, Plan 222 2597 were previously addressed by a 2.569 ha Deferred Reserve Caveat (DRC) with LDA23-0222. The DRC will be transferred to the SE-5-52-25-4 with LDA25-0540.

MR for the SE-5-52-25-4 were previously addressed by a 2.820 ha DRC with LDA23-0297, and the DRC will be adjusted to account for 0.442 ha road closure for 23 Avenue NW. 2.8642 ha will be carried forward on title.

LDA25-0540 transferred a 2.569 ha DRC from Lot C, Block 1, Plan 222 2597 to the SE-5-52-25-4.

A DRC in the amount of 5.4332 ha will be registered against the SE-5-52-25-4.

MR for Lot G, Block 1, Plan 242 1219 were previously addressed by a 4.991 ha DRC with LDA23-0228 and the DRC will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

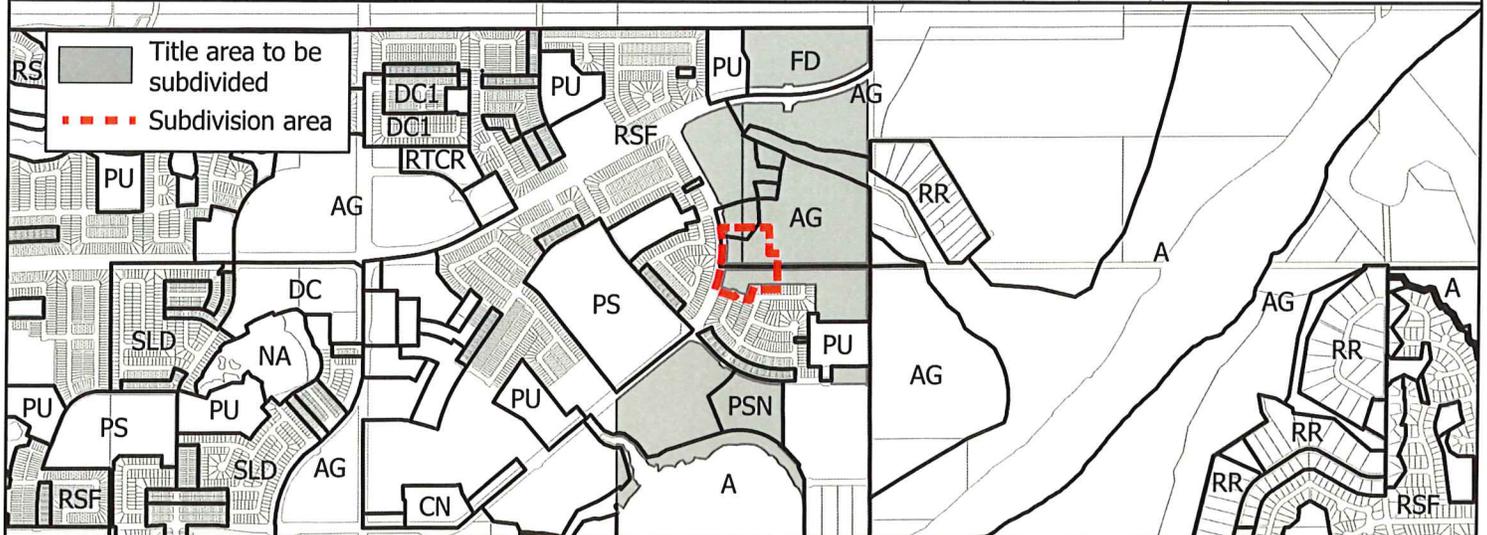
KR/aw/Posse #629388998-001

Enclosure

-  Limit of Proposed Subdivision
-  Restrictive Covenant re: Disturbed Soil
-  1.8 m Uniform fence as per Zoning Bylaw
-  1.8 m Noise attenuation fence
-  Construct temporary 6 m gravel roadway



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





March 5, 2026

File No. LDA24-0071

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

ATTENTION: Holly Mikkelsen

RE: REVISION of conditionally approved tentative plan of subdivision to create 353 residential lots in eight (8) phases from Lot 1, Plan 802 1976, and the SE-21-51-25-W4M located west of 170 Street SW and north of 28 Avenue SW; **KESWICK**

The subdivision was initially approved on May 16, 2024. This Change Request adjusts the order of the phases, swapping Phase 5 and Phase 6.

I The Subdivision by Plan is APPROVED on March 5, 2026, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$203,239.75 representing 0.329 ha for Lot 1, Plan 802 1976, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton 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 alignment of the walkway right-of-way in Phase 5 be shifted south to connect to 170 Street SW at the northeast corner of the future commercial parcel, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I. Phases 7 and 8 may be registered prior to the previous six phases;

6. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 170 Street SW, 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 (2) shall contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay a Boundary Assessment for the benefits derived from previously constructed municipal improvements constructed within the Keswick Link SW road right-of-way, with Phase 8 (Keswick Stage 29, Servicing Agreement SA50938);
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through engineering drawing review and approval process, and as a result, may require adjustments to road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner make necessary modifications to the existing two east side lanes of 170 Street SW, from Rabbit Hill Road SW to Keswick Gate SW, to keep the lanes open and safely allow northbound traffic only on the lanes, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct the local roadways with an elbow geometry to meet turning movement requirements and underground utility spacing offsets, as per the City of Edmonton Design & Construction Standards (Roadways, Drainage and Water), to the satisfaction of Subdivision and Development Coordination, Fire Rescue Services, and EPCOR, as shown on the Conditions of Approval map, Enclosure I. A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines. The details for the road design will be determined through the engineering drawing review process, and as a result, may require adjustments to the road right-of-way;

10. that the owner construct a 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 the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards with Phases 3 and 5, as shown on the "Conditions of Approval" map, Enclosure I. that the owner construct a temporary 6 m wide public access road with Phase 5, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard-surface shared use path, within the walkways, including "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.38 m berm centered on the property line and a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 170 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
14. 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
15. that the owner is responsible for the landscape design and construction within the 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.

Municipal Reserve (MR) for the SE ¼ 21-51-25-4 was previously addressed by providing money in lieu with LDA24-0071.

Municipal Reserve (MR) for Lot 1, Plan 802 1976 was previously addressed by a 0.369 ha Deferred Reserve Caveat with LDA21-0279. The DRC will be reduced by 0.04 ha to account for arterial road dedication (with LDA21-0279). Subsequent to DRC adjustment and money in place of MR, the existing DRC for Lot 1, Plan 802 1976 will be discharged in full.

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

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

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

KR/mc/Posse #497643106-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

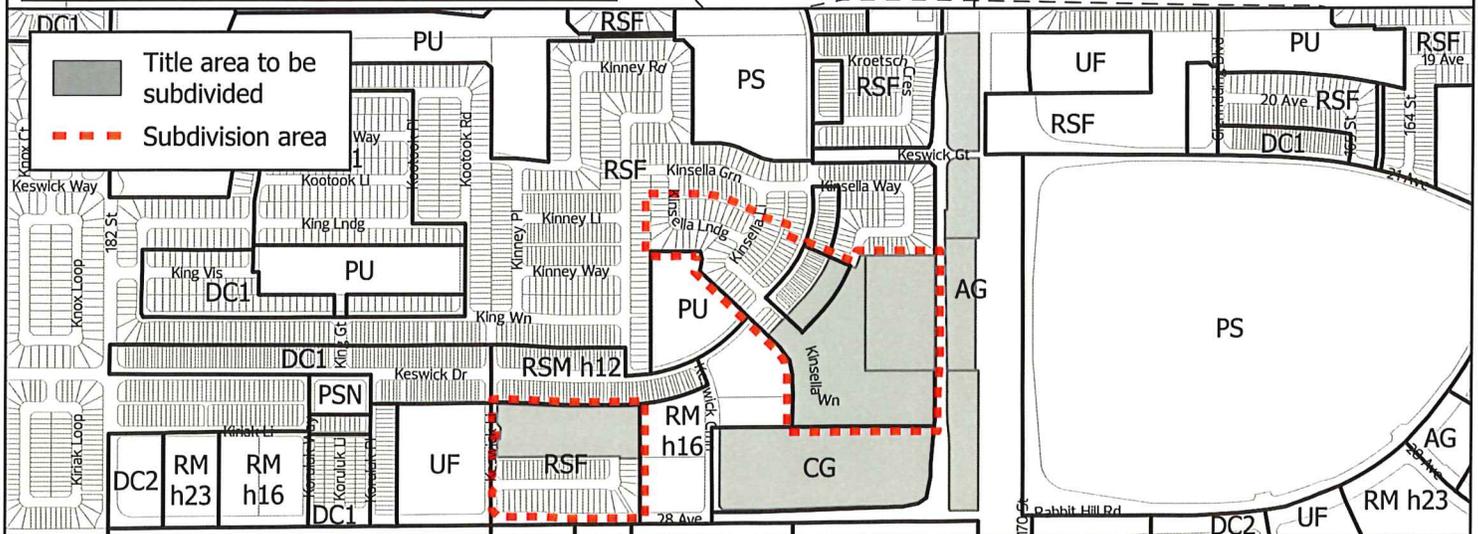
March 5, 2026

LDA24-0071

- Limit of Proposed Subdivision
- Phasing Line
- - - Construct 3m Shared Use Path
- - - 1.8m Fence as per Zoning Bylaw
- Construct 1.38m Berm + 1.8m Noise Attenuation Fence
- ▲ Restrictive Covenant re: Berm and Fence
- ☆ Modify Property Lines to Accommodate Revised Location of Walkway
- ⤵ Construct 12m Temporary Gravel Turnaround
- Construct 6m Temporary Public Access Connection
- Construct 4m Temporary Emergency Access Connection
- ⊠ Registered



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

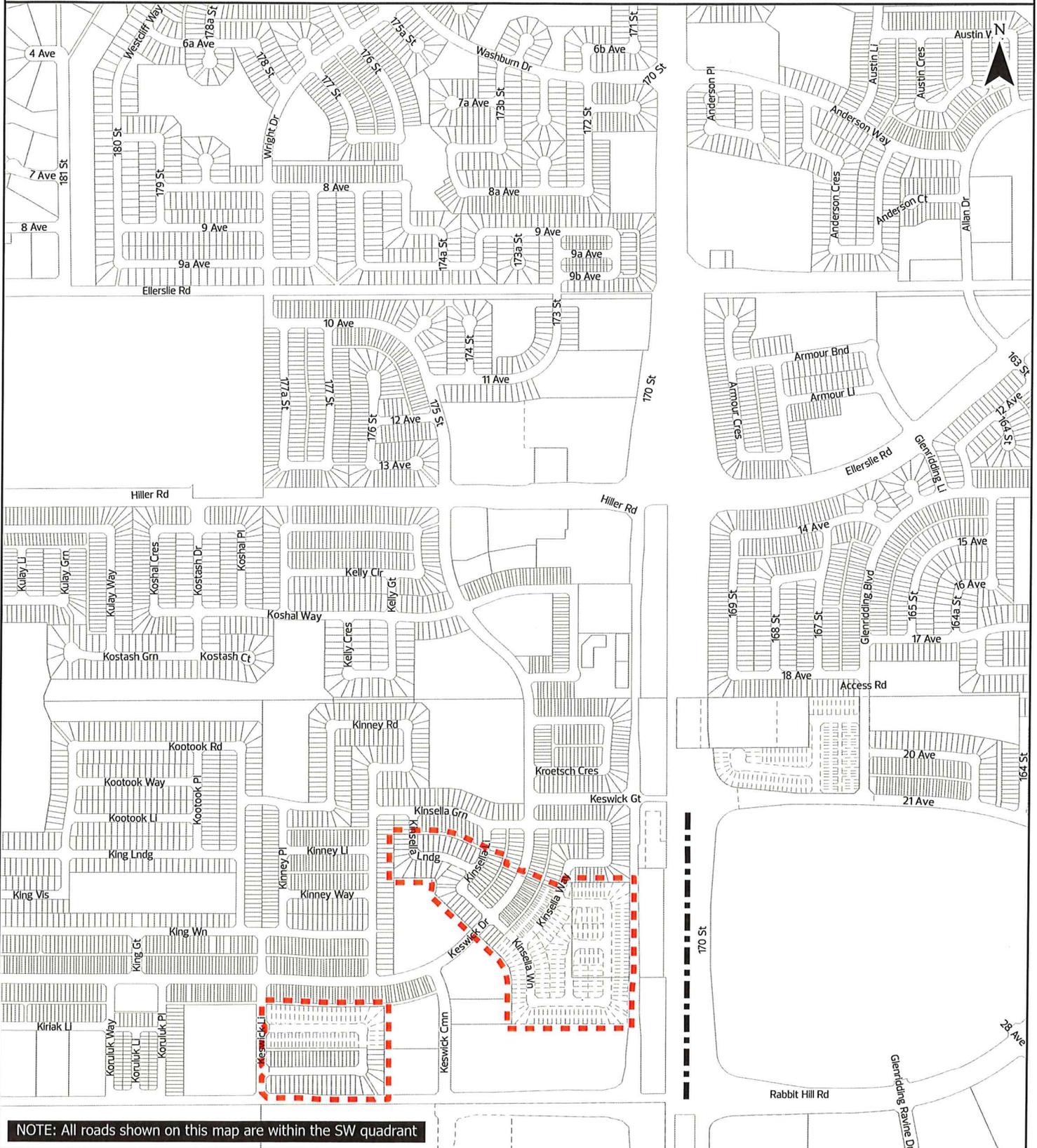


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 5, 2026

LDA24-0071

- Limit of Proposed Subdivision
- Arterial Modifications



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



March 5, 2026

File No. LDA25-0048

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

ATTENTION: Aime Stewart

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

The subdivision was initially approved on April 24, 2025. The first Change Request retained the original approved layout but adjusted the order of the phases, This Change Request retains the original approved layout and phasing boundaries, but further adjusts the order of the phases.

I The Subdivision by Plan is APPROVED on March 5, 2026, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$62,233.52 representing 0.069 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton 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 remove the existing Telecommunications Facility (as per City Policy C471C Policy for Siting Telecommunications Facilities) prior to the endorsement of phase 8, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for cross lot access from Plan 122 0171, Block 16, Lot 12 through the remainder of Plan 242 1152, Block C, Lot 5 onto the Crystallina Nera Drive NW road right of way, as conceptually shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;

6. that the owner register an easement for mutual access on all affected parcels to protect for a shared access for Lot 2 and Lot 3, Block 4 (Phase 6 & 7), as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register an easement for emergency access on all affected parcels to protect for a shared emergency access for Lot 2 and Lot 3, Block 4 (Phase 6 & 7) to Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
8. that the owner dedicate, clear and level 167 Avenue NW, with Phase 1, 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 and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
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 LDA24-0496 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that LDA24-0437 to close Brown Street NW shall be approved prior to the endorsement of Phase 5 , as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW and 167 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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)/Natural Wetland as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, 170 Avenue NW and the existing Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles for all roadways and alleys. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct the second two (2) lanes of 167 Avenue NW, with Phase 1, to an arterial roadway standard to an approved concept plan, including shared use path, concrete sidewalk, lighting, paint line marking modifications, any transitional improvements and intersection improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct 170 Avenue NW to an approved cross section, in accordance with the Complete Streets Design and Construction standards, including a 3 m hard-surface shared use path on the north side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the existing PUL and walkways to 66 Street NW, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and confirm additional sidewalk widening requirements if necessary;
12. that the owner pay for the installation of "no parking" signage on 168 Avenue NW and 67a Street NW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct the offsite watermain extensions along 167 Avenue NW and 170 Avenue with Phase 1, the watermain extension within 66 Street NW with Phase 3 and the connection to Crystallina Nera East LDA13-0272 with Phase 4, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;

14. that the owner construct all fences wholly on privately-owned land and the park site (Lot 8, Block C, Plan 132 0859), 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 m berm centered on property line in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000) and a 1.83 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), or a combination thereof for all lots backing onto 66 Street NW and 167 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway openings, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway; and
16. that the owner is responsible for the landscape design and construction within the road right of way, walkways and Public Utility lot, 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 Lots 9 and 10, Block 1, Plan 2887 AQ in the amount of \$62,233.52, representing 0.069 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey. The 0.069 ha includes the 0.012 ha from the associated Brown Street Road Closure (LDA24-0437) and a 0.01 ha deduction due to arterial road dedication of 167 Avenue.

MR for Lot 5, Block C, Plan 242 1152 was addressed by dedication with LDA08-0136 and LDA22-0339 and is satisfied.

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

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

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

KR/mn/Posse #548813020-001

Enclosures

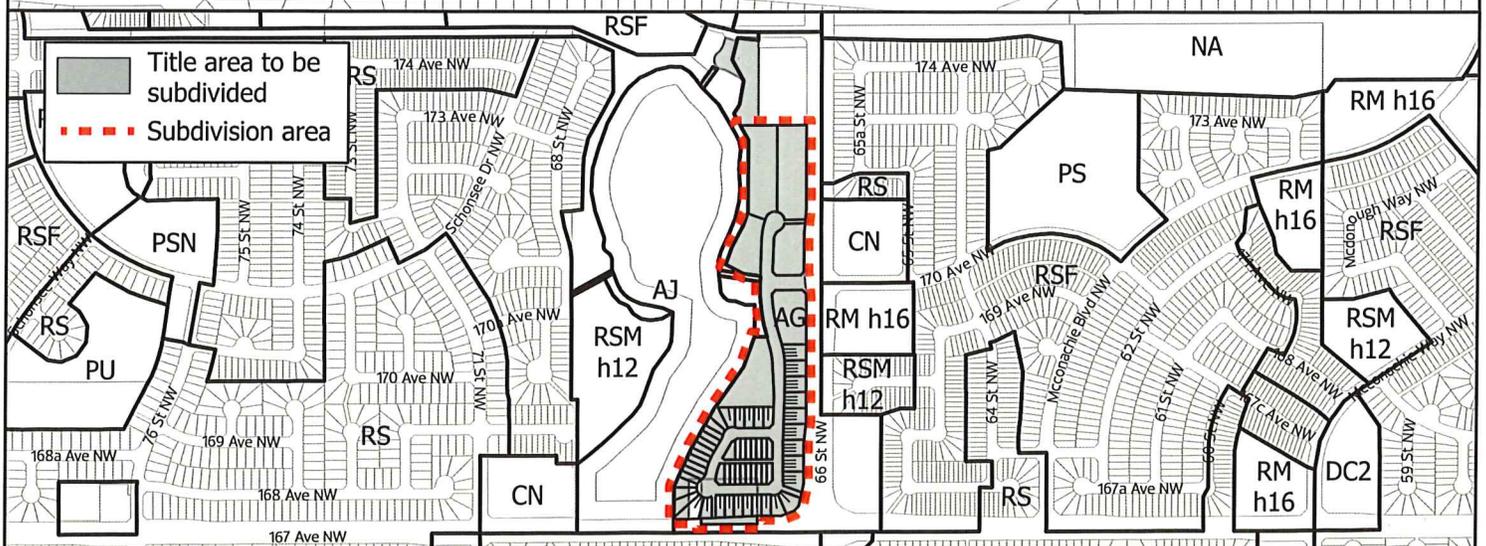
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 5, 2026 LDA25-0048

- Limit of proposed subdivision
- Phasing Line
- 1.2 m Uniform fence
- 1.8 m Uniform fence as per Zoning Bylaw
- Berm and noise attenuation fence
- ... 3m Hard surface shared use path
- ... 3 m Concrete emergency access sidewalk
- Mutual access easement
- ★ Restrictive Covenant re: Freeboard
- ▲ Restrictive Covenant re: Berm and Fence
- ⊕ Restrictive Covenant re: Disturbed soil
- ◆ Remove Telecommunications Facility
- Ⓟ "No Parking" signage
- Post and rail fence



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 5, 2026 LDA25-0048

- ■ ■ Limit of proposed subdivision
- — — Construct arterial road to an approved Concept Plan
- ▶ ◀ Emergency access easement
- □ Cross lot access easement
- ↔ ↔ Watermain extension selection





Subdivision Authority

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

March 5, 2026

File No. LDA25-0457

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

ATTENTION: Ismael Hop

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 12, Plan 915 KS, located north of 127 Avenue NW and east of 109 Street NW; **LAUDERDALE**

The subdivision was initially approved on December 18, 2025. This Change Request moves the proposed property line north, increasing the area of Lot 30B.

The Subdivision by Plan is APPROVED on March 5, 2026, subject to the following conditions:

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

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

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

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

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

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #635691476-001

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 14.11 m south of the north property line of existing Lot 30, off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 30, BLK.12, PLAN 915 KS

IN THE

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

EDMONTON - ALBERTA



2026 R.W. SIMPSON, A.L.S.



NOTES:

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



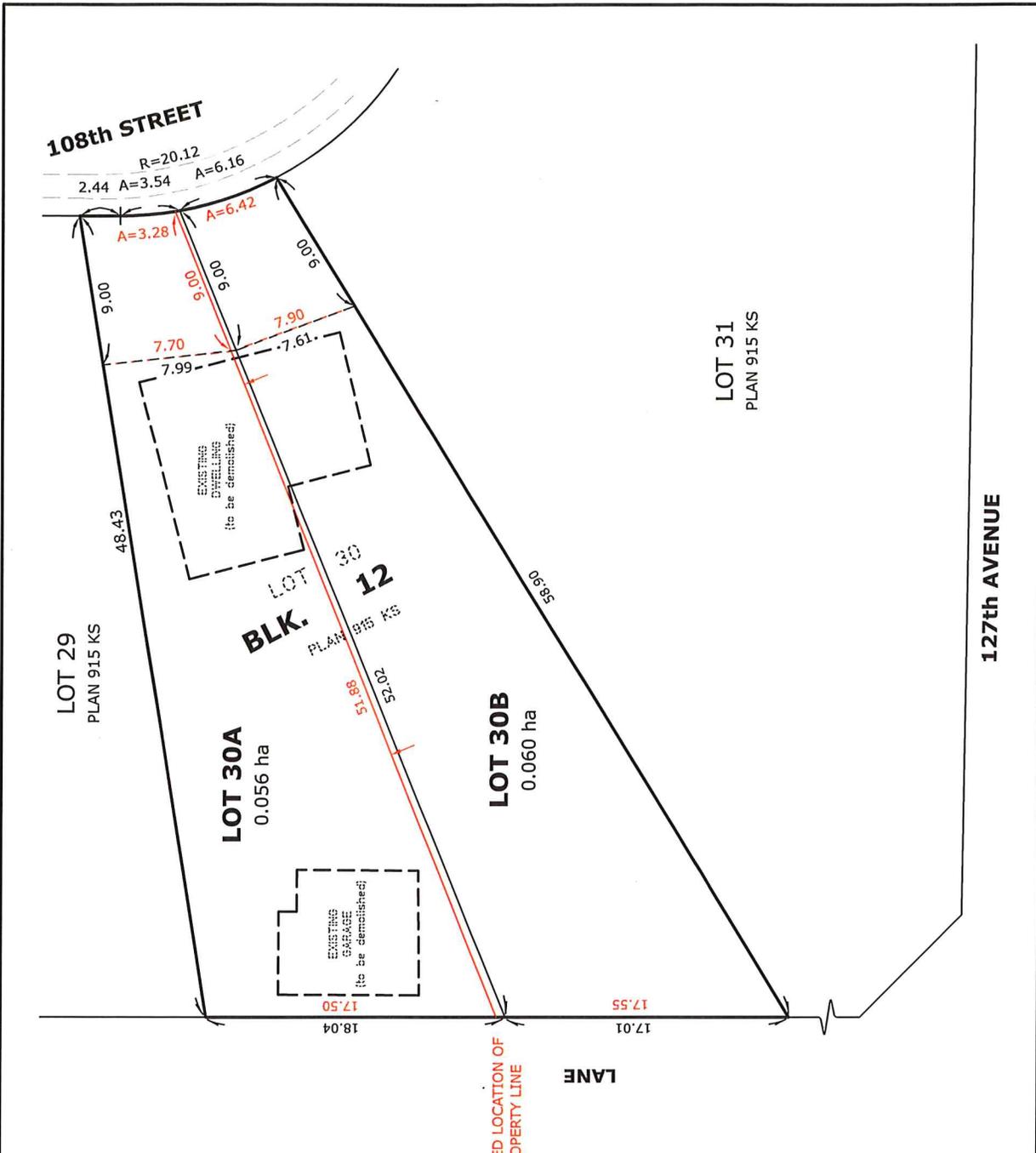
HAGEN SURVEYS

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

SURVEYOR'S STAMP



CALCULATED BY:	-	DRAWN BY:	CZ
DATE:	February 11, 2026	REVISED:	-
DRAWING	251133T	FILE NO.	251133





Subdivision Authority

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

March 5, 2026

File No. LDA26-0035

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 25, Plan 3786 HW, located south of 122 Avenue NW and east of 50 Street NW; **BEACON HEIGHTS**

The Subdivision by Plan is APPROVED on March 5, 2026, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot and water to both lots;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #645852297-001

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

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 50 Street NW. Upon redevelopment of proposed Lot 13B, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

Building / Site

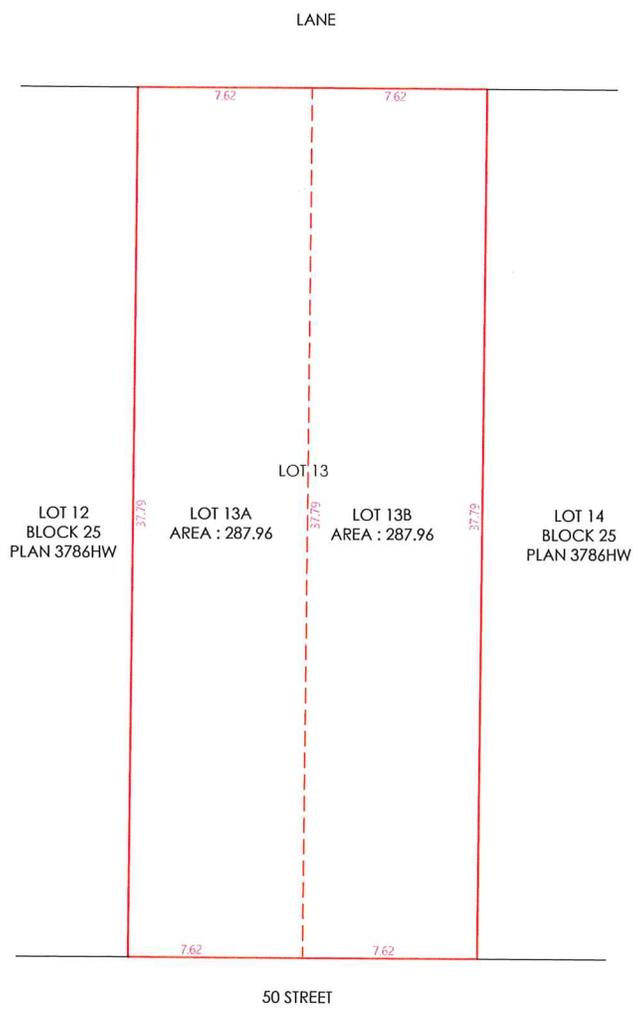
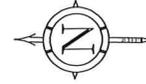
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 3.96 m south of the north property line of existing Lot 13, off 50 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. Please note that this existing service is a Lead (Pb) service and cannot be utilized for the proposed development.
- EPCOR Water Services does not have records for the homeowner/private portion of this site's existing water service line. However, it is suspected to be lead (Pb) which does not meet current plumbing standards and cannot be used for redevelopment. EPCOR recommends that the water service be investigated and, if necessary, replaced. For further information, please contact the EPCOR Lead Management Program (leadmanagement@epcor.com or 780-412-6858).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site

plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

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



Legal Description: LOT: 13 BLOCK: 25 PLAN: 3786HW
BEACON HEIGHTS

Municipal Address: 12129 50 STREET NW, EDMONTON, AB (TO BE DETERMINED)

Owner (s) / Builder: A+ LUXURY HOMES LTD.

TENTATIVE PLAN

Zone: RS	Scale 1:250	Job # SUB-26-299-1
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 **Satt Associates Inc.**
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#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

March 5, 2026

File No. LDA26-0033

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 86, Block 12, Plan 802 3036, located south of 13 Avenue NW and east of 104 Street NW; **BEARSPAW**

The Subdivision by Plan is APPROVED on March 5, 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; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #645359570-001

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

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing berm and fence within the proposed lots, for the purposes of providing noise attenuation for all residential lots that back onto the Calgary Trail arterial roadway. A restrictive covenant should be registered on the lots to protect the integrity of the berm.

Building / Site

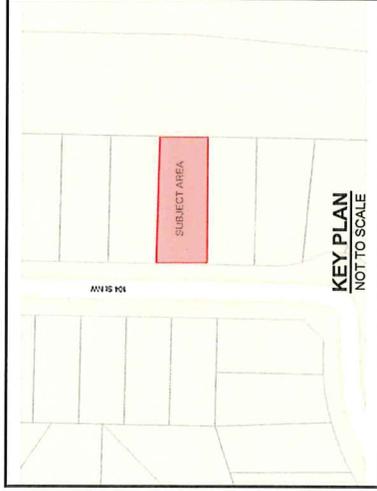
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

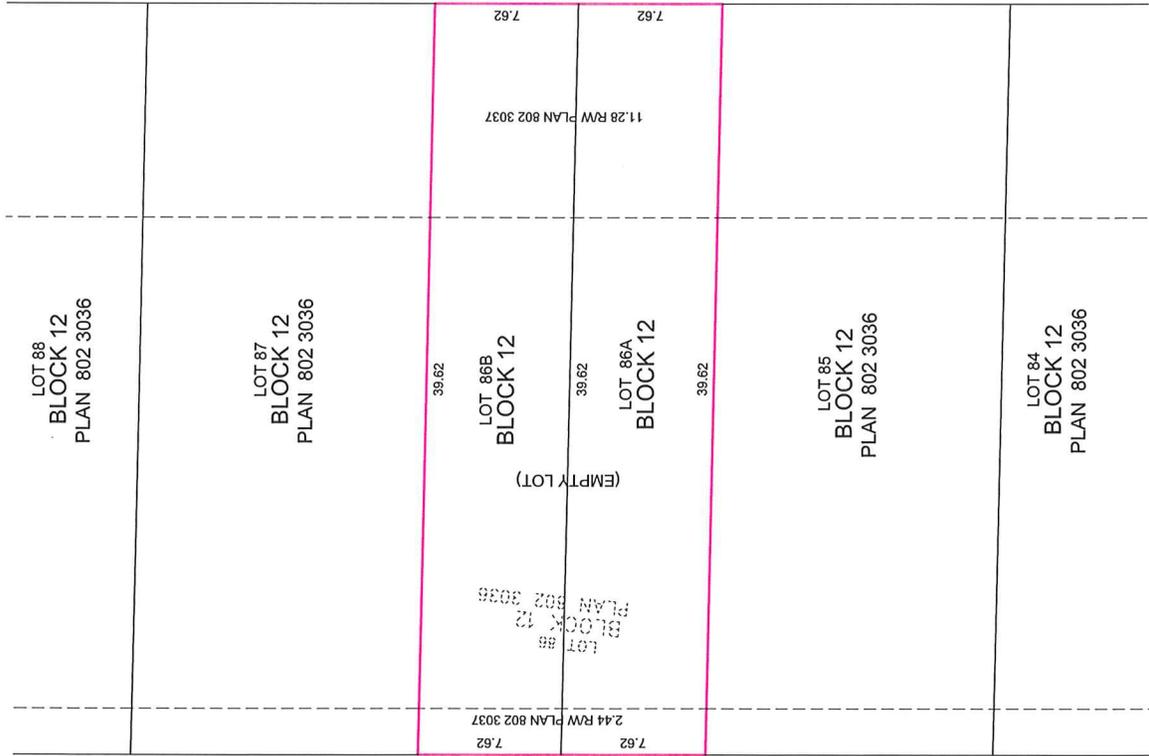
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 0.24 m north of the south property line of existing Lot 86, off 104 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).

CAFEARCH HOMES LTD.

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE ZONING OF THIS SUBJECT AREA IS R1S.
 - THE ZONING OF THIS SUBJECT AREA IS R1S.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS AND CONTAINS: 0.050 ha.



104 STREET



REV. NO.	DATE	DESCRIPTION	BY
1	JAN 27/26	ORIGINAL PLAN COMPLETED	CN

REVISIONS

BEARSPAW
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF

LOT 86, BLOCK 12, PLAN 802 3036
WITHIN THE

S.E. 1/4 SEC. 32 - TWP. 51 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO. 65601900T DRAFTED BY: CN CHECKED BY: SM

Thursday, February 26, 2026
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 26, 2026 meeting be adopted.
FOR THE MOTION	Blair McDowell CARRIED

2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 19, 2026 meeting be adopted.
FOR THE MOTION	Blair McDowell CARRIED

3. OLD BUSINESS

1.	LDA25-0530 630732099-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot B, Block A, Plan 252 0844, located east of Winterburn Road NW and south of Maskêkosihk Trail NW; STILLWATER
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

4. NEW BUSINESS

1.	LDA25-0527 630729430-001	Tentative plan of subdivision to create 64 residential lots and two (2) multi-unit housing lots (MHL) from Lot B, Block A, Plan 252 0844, and Lot 200, Block A, Plan 232 2155, located east of Winterburn Road NW and south of Maskekosihk Trail NW; STILLWATER
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA25-0528 630730091-001	Tentative plan of subdivision to create 144 residential lots, one (1) multi-unit housing lot (MHL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, Lot 200, Block A, Plan 232 2155 and SW-31-51-25-4 located south of Maskekosihk Trail NW and east of Winterburn Road NW; STILLWATER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA26-0023 642497412-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot and one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located east of 121 Street NW and north of Kingsway NW; BLATCHFORD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA25-0519 638203806-001	Tentative plan of subdivision to create a title for the portion of Lot 3, Block 6, Plan 002 2000 that has been separated by the registration of a road plan for the transit centre, located south of 28 Avenue NW and west of Hewes Way; MILL WOODS TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA26-0022 640276610-001	Tentative plan of subdivision to create two multi unit housing lots from Lots 163-172, Block 6, Plan B2, located south of 104 Avenue NW and west of 106 Street NW; DOWNTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	