

Thursday, August 07, 2025

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 31

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell  That the Subdivision Authority Agenda for the August 07, 2025 meeting be adopted as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell  That the Subdivision Authority Minutes for the July 31, 2025 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA25-0145 561326607-001	Tentative plan of subdivision to create 30 residential lots and one (1) multi-unit housing lot (MHL), from the NW 29-53-24-W4M and NE 29-53-24-W4M located north of Griesbach Road NW and east of Sir Arthur Currie Way; <b>GRIESBACH</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA25-0270 608228061-001	Tentative plan of subdivision to create one (1) other lot from Lot 1, Plan 832 0698, located south of 35 Avenue SW and east of 170 Street SW; <b>GLENRIDGING RAVINE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA25-0257 605362602-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 19, Plan 8168 ET, located north of 123 Avenue NW and east of 91 Street NW; <b>DELTON</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA25-0265 610572750-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 15, Plan 2259 HW, located west of 44 Street NW and south of 120 Avenue NW; <b>BEACON HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA25-0279 608874510-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 48, Plan 4542 KS, located east of 94 Street and south of 128 Avenue NW; <b>KILLARNEY</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA25-0285 613230763-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 16, Plan 2313KS, located south of 65 Avenue NW and west of 106 Street NW; <b>ALLENDAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA25-0287 615323575-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 26, Block 4, Plan 1518KS, located north of 86 Avenue NW and west of 145 Street NW; <b>LAURIER HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
8.	LDA25-0288 613472140-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 22, Block 7, Plan 6054 HW, located east of 146 Street NW and south of 92A Avenue NW; <b>PARKVIEW</b>	
MOVED		Blair McDowell	

		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<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

August 7, 2025

File No. LDA25-0145

WSP Canada  
Suite 1200 - 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 30 residential lots and one (1) multi-unit housing lot (MHL), from the NW 29-53-24-W4M and NE 29-53-24-W4M located north of Griesbach Road NW and east of Sir Arthur Currie Way NW; **GRIESBACH**

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**I The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan, the City of Edmonton shall register against the NW-29-53-24-W4 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the subdivision boundary be amended and the property line be modified to accommodate the corner cut at the north leg of the roundabout, if deemed necessary through the review of the engineering drawings and approved cross section, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right-of-way and modify property lines for the proposed lots adjacent to Griesbach Road NW, to conform to an approved cross-section or to the satisfaction of Subdivision and Development Coordination for the construction of the future 3m shared use path along the north side of Griesbach Road NW, within the subdivision boundary, should they be deemed necessary through the review of the engineering drawings, 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 proportionate share of the Arterial Roadway Assessments applicable to this subdivision for the construction of arterial roadways in the catchment area;
5. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner submit a 'Swept Path Analysis' for waste management vehicles with the submission of engineering drawings, for all turning movements, to ensure functionality of the alley/alley intersection and to confirm infrastructure and road right-of-way requirements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. further to condition II.6, the detailed engineering drawings must illustrate a future 3 m shared use path along the north side of Griesbach Road NW east of the roundabout, and along the east side of the local road north of the roundabout in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.
9. that the owner construct the alley, abutting the MHL lot, to a residential standard with a 6 m paved surface in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct appropriate traffic calming measures / continuous crossing at the shared use path crossing immediately north of the roundabout and at the intersection north of the roundabout as per Section 3.8.2. of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic Calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

11. that the owner construct the local road north of the roundabout to an approved Complete Streets design and cross-section, with 1.8m separate sidewalk on both sides from Griesbach Road NW to the east west local road, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner is responsible for the removal of the abandoned asbestos cement water mains in all Road Right of Ways, if they are not able to incorporate this infrastructure to the satisfaction of EPCOR Water Services, Inc.; and
13. 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.

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

1. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination;
2. further to conditions II.8 and III.1., that the owner remove the structure of the existing separate sidewalk and construct a 3 m shared use path along the north side of the Griesbach Road NW collector roadway, east of the roundabout, and along the local road north of the roundabout as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with removal of the existing sidewalk, including the removal of the sidewalk structure, re-grading of the land, landscaping and any utility relocation / modification deemed necessary, will be the responsibility of the owner; and
3. that the owner construct appropriate traffic calming measures / continuous crossing at the shared use path crossing at the midblock crossing on Griesbach Road NW, east of Dallas Schmidt Drive NW, and the intersection of Greisbach Road NW and Dallas Schmidt Drive NW, as per Section 3.8.2. of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure II. Traffic Calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings.

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

Municipal Reserves (MR) for NE ¼ 29-53-24-4 and NW ¼ 29-53-24-4 were previously addressed with LDA17-0654 and LDA15-0056 by registering a combined 1.355 ha Deferred Reserve Caveat (DRC 212 067 393). The DRC will be carried forward on title.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mn/Posse #561326607-001

Enclosures

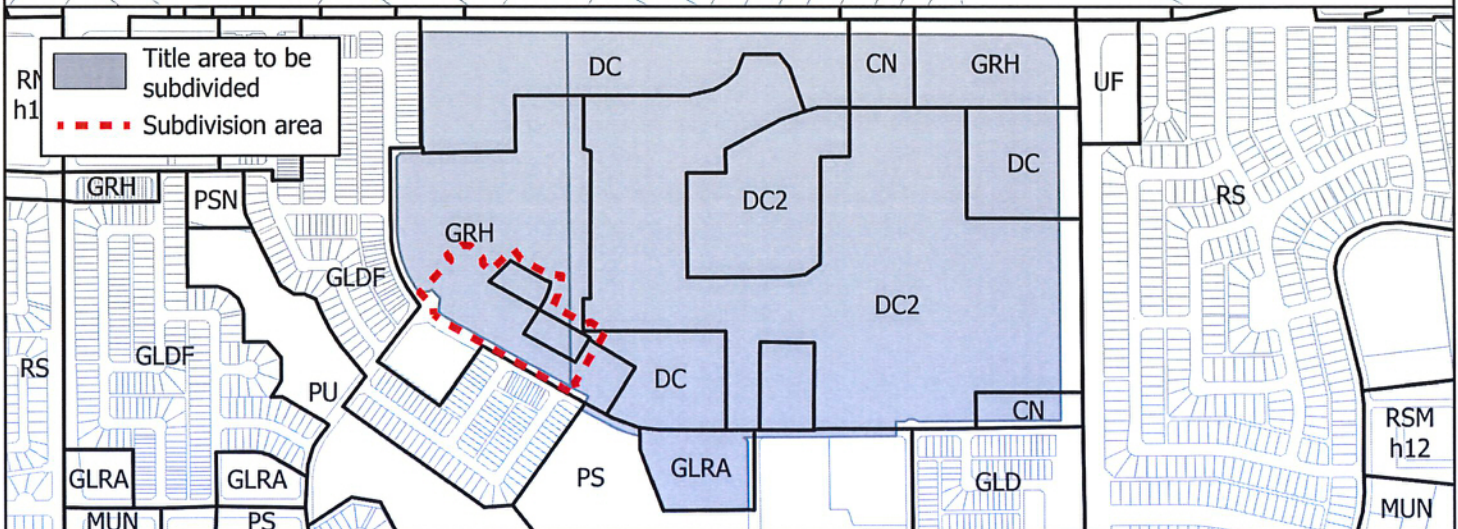
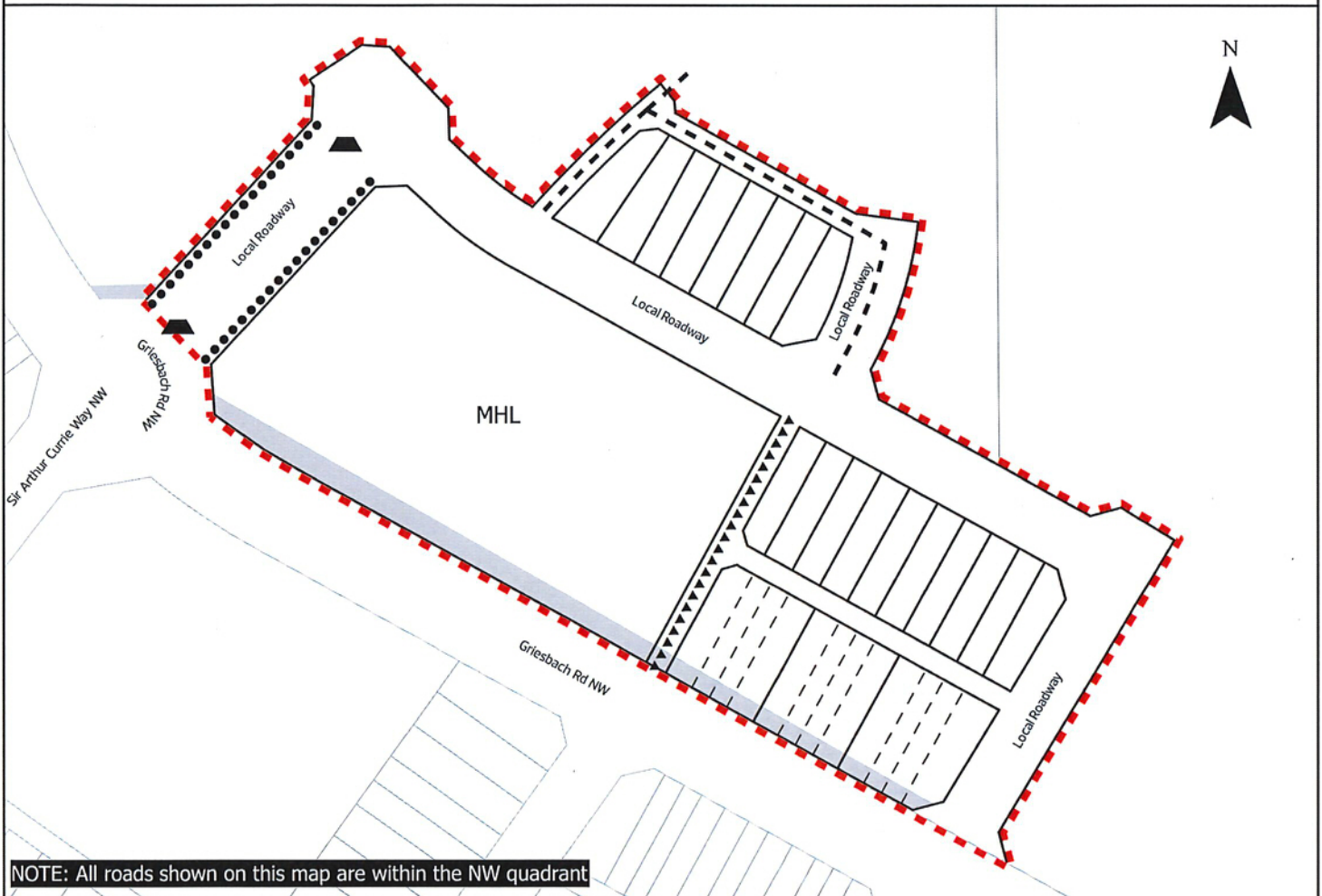


## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 7, 2025

LDA25-0145

- Limit of proposed subdivision
- 1.8 m Concrete sidewalk
- ▲▲▲▲ 6 m Wide paved alley
- - - Submit swept path analysis. Additional road right-of-way may be required
- ▲ Traffic calming measures
- Amend subdivision boundary and modify property lines if required



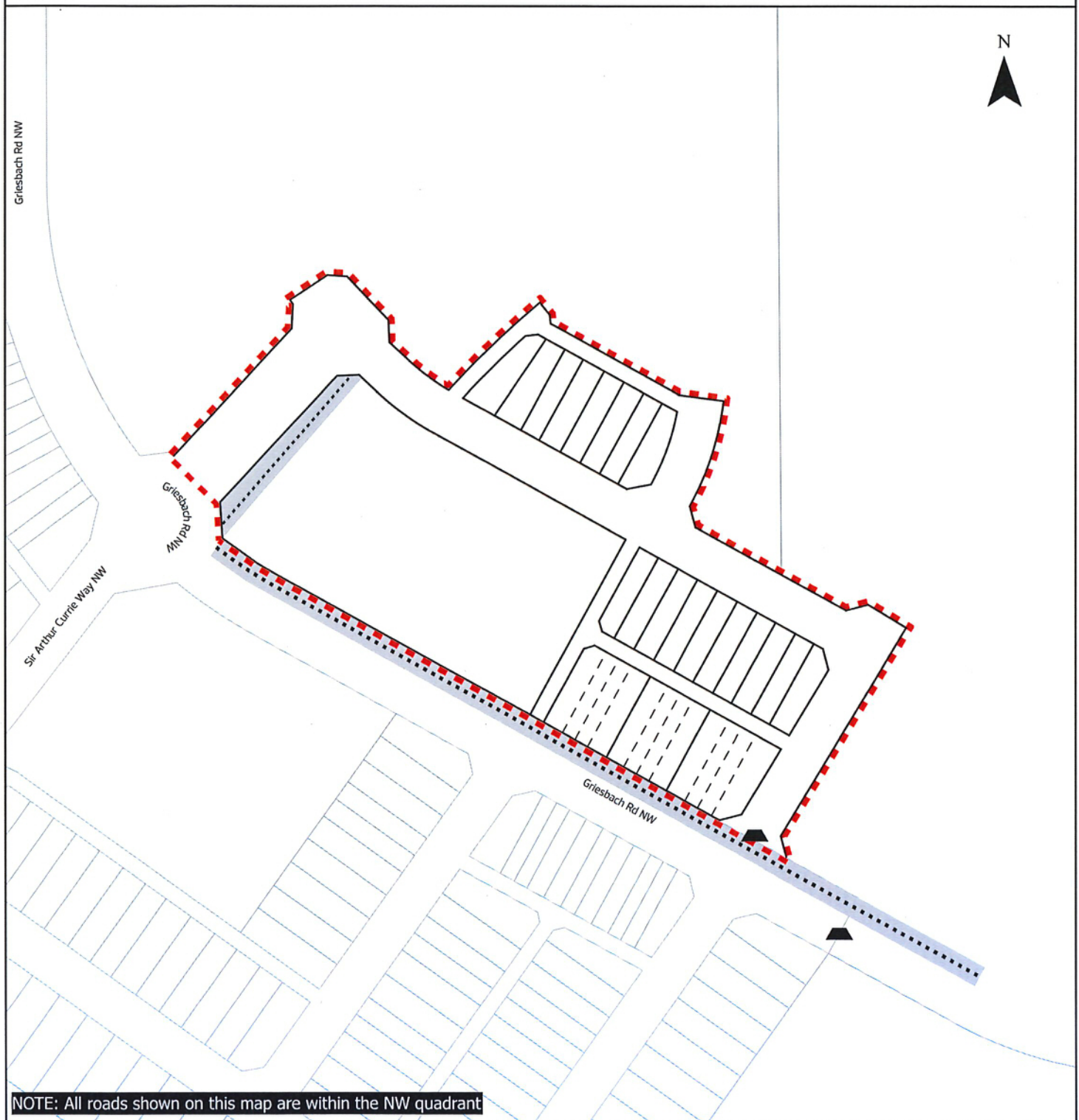


## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 7, 2025

LDA25-0145

- ■ ■ Limit of proposed subdivision
- ..... Remove current sidewalk
- ▲ Traffic calming measures with deferred SA
- Construct 3 m SUP with deferred SA





Subdivision Authority

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

August 7, 2025

File No. LDA25-0270

Scheffer Andrew Ltd.  
310, 4803 - 97 St NW  
Edmonton AB T6E 0V3

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create one (1) other lot from Lot 1, Plan 832 0698, located south of 35 Avenue SW and east of 170 Street SW; **GLENRIDDING RAVINE**

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**I The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

1. that the owner register an easement for cross lot access for the purpose of maintaining existing access from the remnant lot of Lot 1, Plan 832 0698 to 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
2. that proposed Block 2 shall be consolidated with adjacent Block A, Plan 4769 KS concurrent with the registration of this subdivision; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) owing for Lot 1, Plan 832 0698 shall be provided with subsequent subdivisions of the remnant and consolidated parcels.

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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

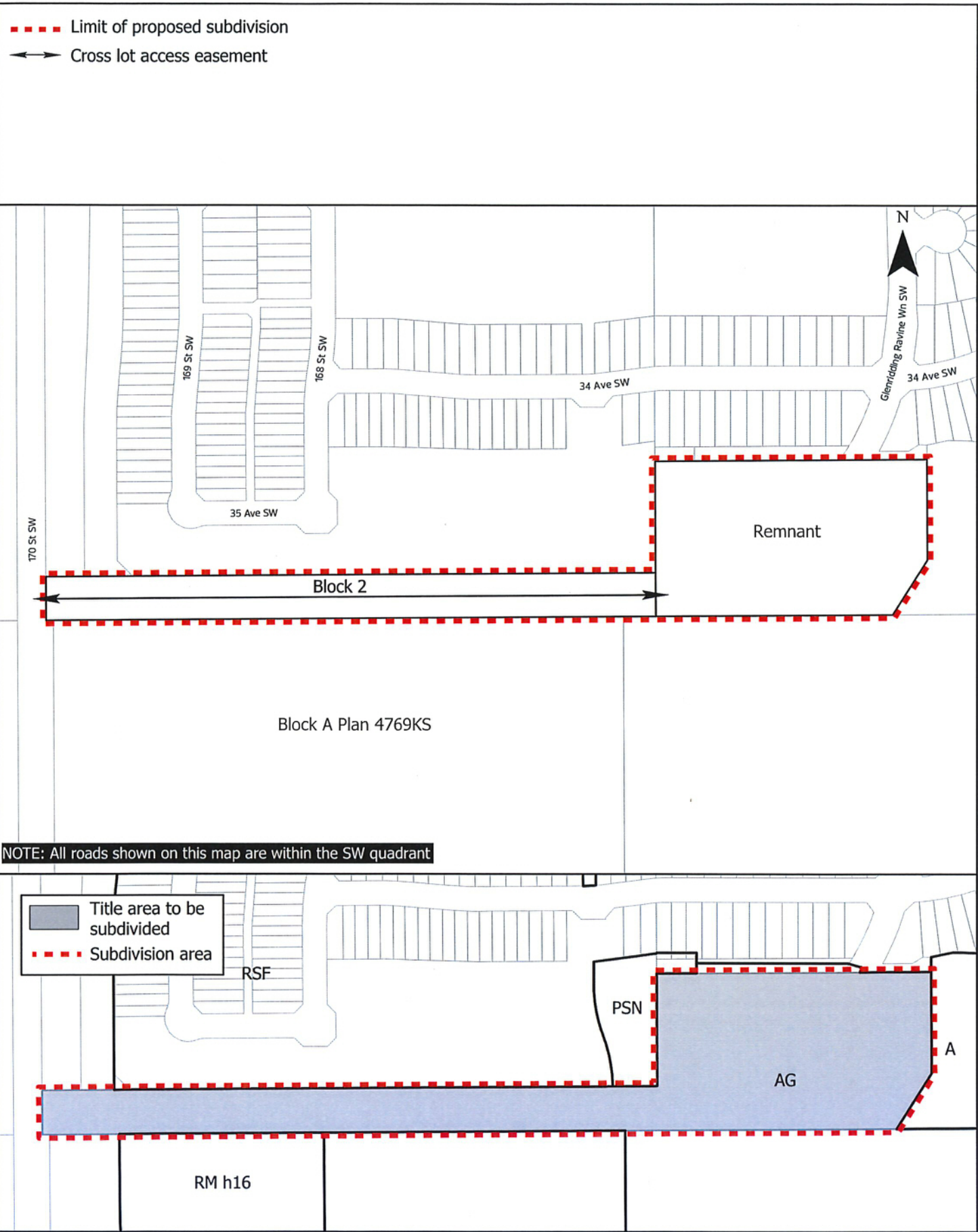
BM/mc/Posse #608228061-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 7, 2025

LDA25-0270







Subdivision Authority

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

August 7, 2025

File No. LDA25-0257

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 19, Plan 8168 ET, located north of 123 Avenue NW and east of 91 Street NW; **DELTON**

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**The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/mm/Posse #605362602-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 21.64 m north of the north property line of 123 Avenue off the lane east of 91 Street. 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 2, BLK.19, PLAN 8168 E.T.

IN THE

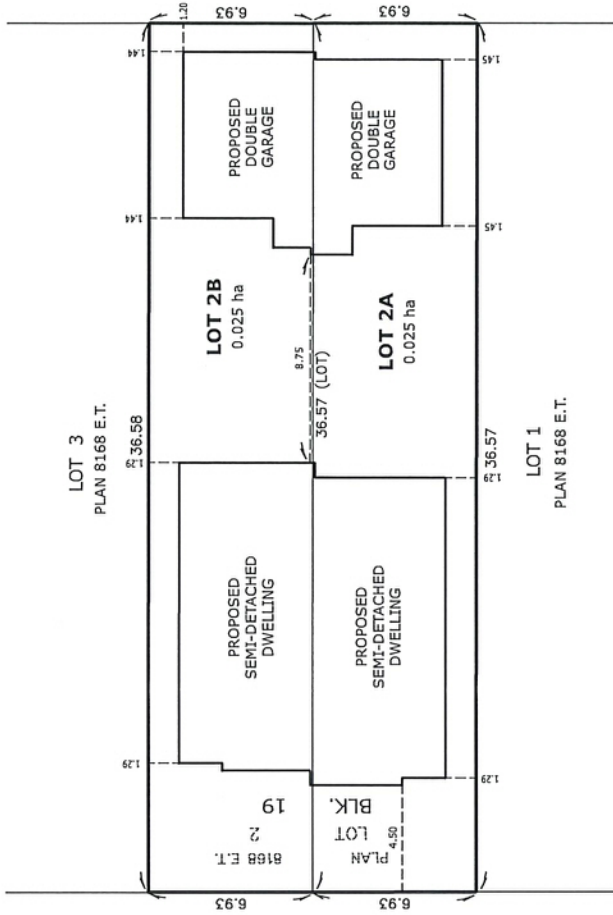
N.W.1/4 SEC.16, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

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



91st STREET  
TO 123rd AVENUE



## 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](http://hagensurveys.ca)  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	MAY 26, 2025	REVISED:	--
DRAWING	240570T	FILE NO.	240970





Subdivision Authority

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

August 7, 2025

File No. LDA25-0265

Alberta Geomatics Inc.  
6908 Roper Rd NW  
Edmonton AB T6B 3H9

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 15, Plan 2259 HW, located west of 44 Street NW and south of 120 Avenue NW; **BEACON HEIGHTS**

---

**The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed lots; 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.

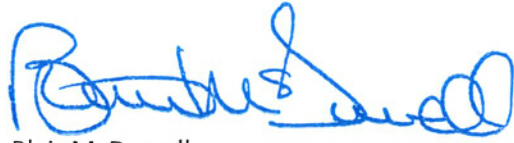
Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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,

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Blair McDowell  
Subdivision Authority

BM/mm/Posse #610572750-001

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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](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.

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 (Water and Sewer Servicing 780-496-5444).
- EPCOR Water Services does not have records for the homeowner/private portion of this site's existing water service line to proposed Lot 19. 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](mailto: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).

- 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

**LEGAL DESCRIPTION:** South 50 Feet (15.25m) of Lot 13 Block 15 Plan 2259HW

**MUNICIPAL ADDRESS:** 11929 44 Street NW Edmonton, Alberta  
**CLIENT:** Lakhvir Gill

**NEIGHBOURHOOD:** Beacon Heights

**ZONE:** Small Scale Residential (RS)

## LEGEND

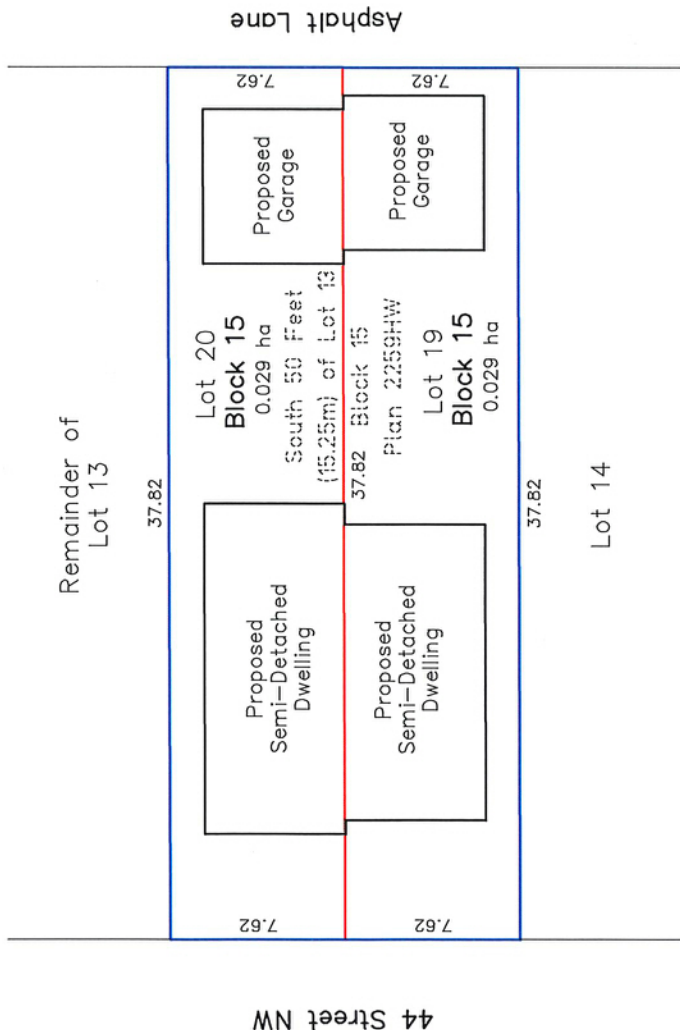
Property lines are shown thus: \_\_\_\_\_

Proposed Subdivision lines shown thus: \_\_\_\_\_

## NOTE:

Distances are in metres and decimals thereof.  
All distances on curved boundaries are Arc distances

CERTIFICATE OF TITLE AREA: 0.058 ha.  
AREA IN PARCEL(S) BEING CREATED: 0.058 ha.  
NUMBER OF PARCELS CREATED: 2



© Copyright Arc Survey Ltd. 2025

No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-06-10	Original drafting date	DGS

**Alberta Geomatics Inc.**

Edmonton, Alberta  
Ph.: 780-437-8033 info@albertageo.com

Checked By: JG Scale: 1:250 0m 2.5 5 10 File No: E26421-S



Subdivision Authority

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

August 7, 2025

File No. LDA25-0279

Navigation Surveys Ltd.  
14 Austin Dr  
Red Deer AB T4R 2T9

ATTENTION: Marty Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 48, Plan 4542 KS, located east of 94 Street and south of 128 Avenue NW; **KILLARNEY**

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**The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/mm/Posse #608874510-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](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 concrete steps that encroach into the 128 Avenue NW and 94 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.

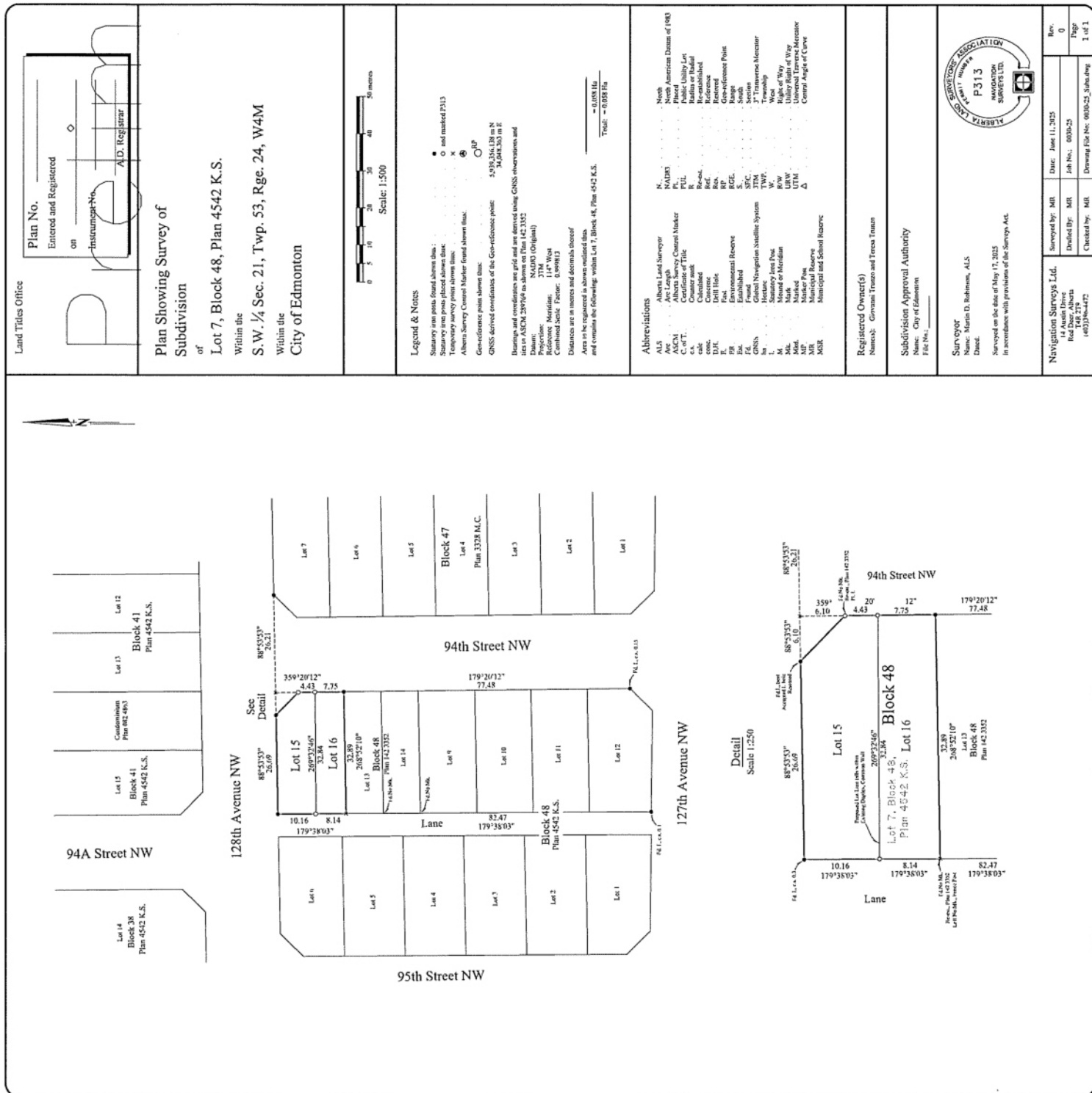
Building / Site

- 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 (Water and Sewer Servicing 780-496-5444).
- The existing service (water and sewer) enters the proposed subdivision approximately 10.36 m south of the north property line of Lot 7 off the lane west of 94 Street NW and a second water service approximately 9.75 m south of the north lot line of Lot 7 off the lane west of 94 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

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





Subdivision Authority

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

August 7, 2025

File No. LDA25-0285

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 16, Plan 2313KS, located south of 65 Avenue NW and west of 106 Street NW; **ALLENDALE**

---

**The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed west lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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



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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/jm/Posse #613230763-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- The Allendale neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal in 2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.91 m west of the east property line of Lot 29 off 65 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.
- 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 29, BLK.16, PLAN 2313 K.S.**

IN THE

**S.W.1/4 SEC.20, TWP.52, RGE.24, W. 4M.**

**EDMONTON, ALBERTA**

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



**NOTES:**

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



**HAGEN SURVEYS**

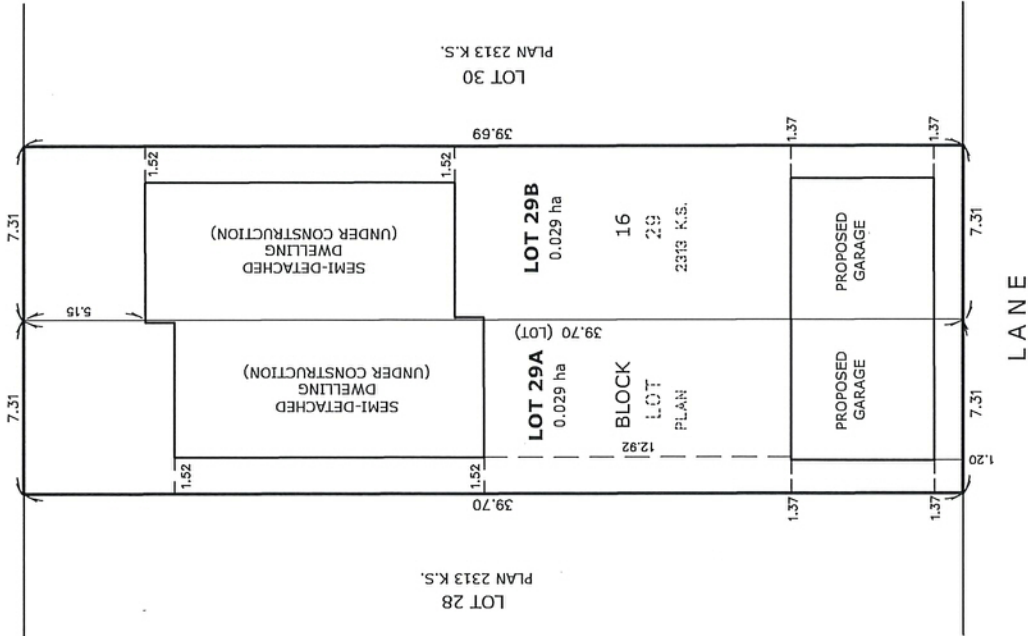
2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | [hagensurveys.ca](http://hagensurveys.ca)  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	JUNE 23, 2025	REVISED:	--
DRAWING	250599T	FILE NO.	250599

TO 107th STREET  
65th AVENUE



LANE



Subdivision Authority

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

August 7, 2025

File No. LDA25-0287

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 26, Block 4, Plan 1518KS, located north of 86 Avenue NW and west of 145 Street NW; **LAURIER HEIGHTS**

---

**The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

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

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/jm/Posse #615323575-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- 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 (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.69 m east of the west property line of Lot 26 off the lane. The existing storm service enters the proposed subdivision approximately 2.19 m east of the west property line of Lot 26 off 86 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.
- Please note lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- 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).

# NEIL ROY HOMES

## NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES SHOWN ON THIS PLAN ARE APPROXIMATE.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.055 ha.



REV. NO.	DATE	ITEM
1	June 2025	ORIGINAL PLAN COMPLETED
CN		BY

## REVISIONS

## LAURIER HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION

OF  
LOT 26, BLOCK 4, PLAN 1518 KS  
WITHIN THE

S.E. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:250 0 2.5 5 7.5 10 15 METRES

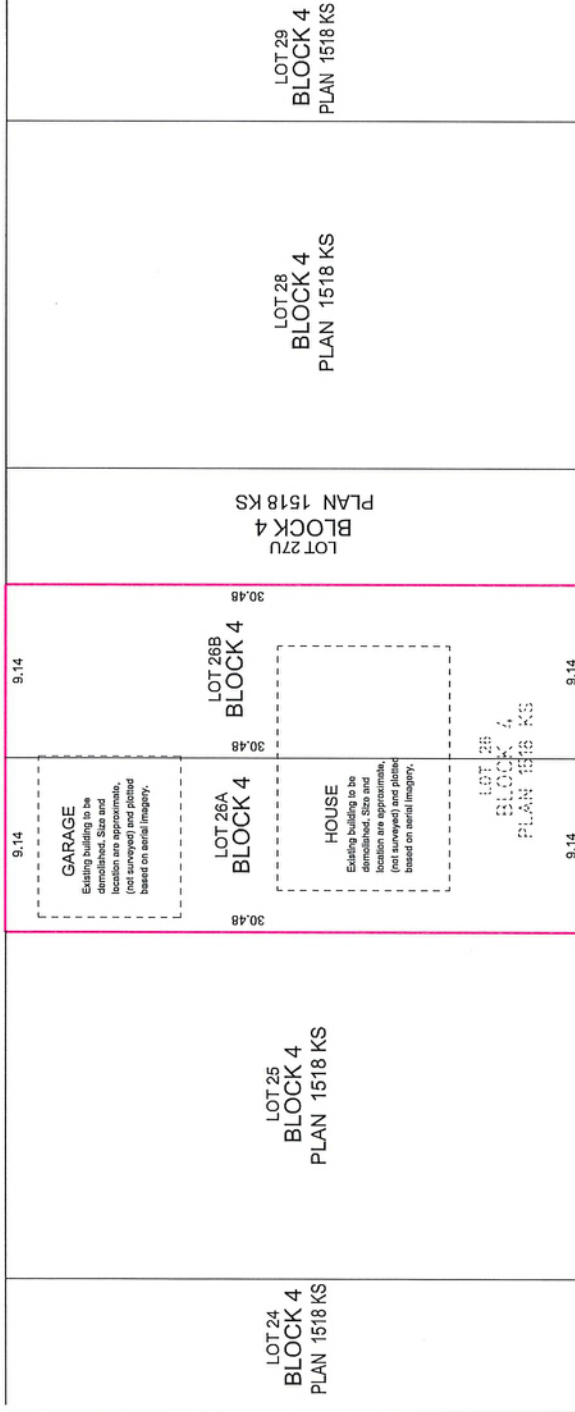


2025

FILE NO. 625022300T DRAFTED BY: CN CHECKED BY: DS

**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-178 Street NW, Edmonton, Alberta T5S 1G7

LANE



86 AVENUE



Subdivision Authority

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

August 7, 2025

File No. LDA25-0288

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 22, Block 7, Plan 6054 HW, located east of 146 Street NW and south of 92A Avenue NW; **PARKVIEW**

---

**The Subdivision by Plan is APPROVED on August 7, 2025, subject to the following conditions:**

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #613472140-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](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.

Building / Site

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Servicing

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- The existing services (water and sanitary) enter the proposed subdivision approximately 7.0 m west of the east property line of Lot 22 off the lane south of 92A Avenue. The existing storm service enters the proposed subdivision approximately 78.9m east of EPCOR manhole #240284 off 92A Avenue. 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](mailto: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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

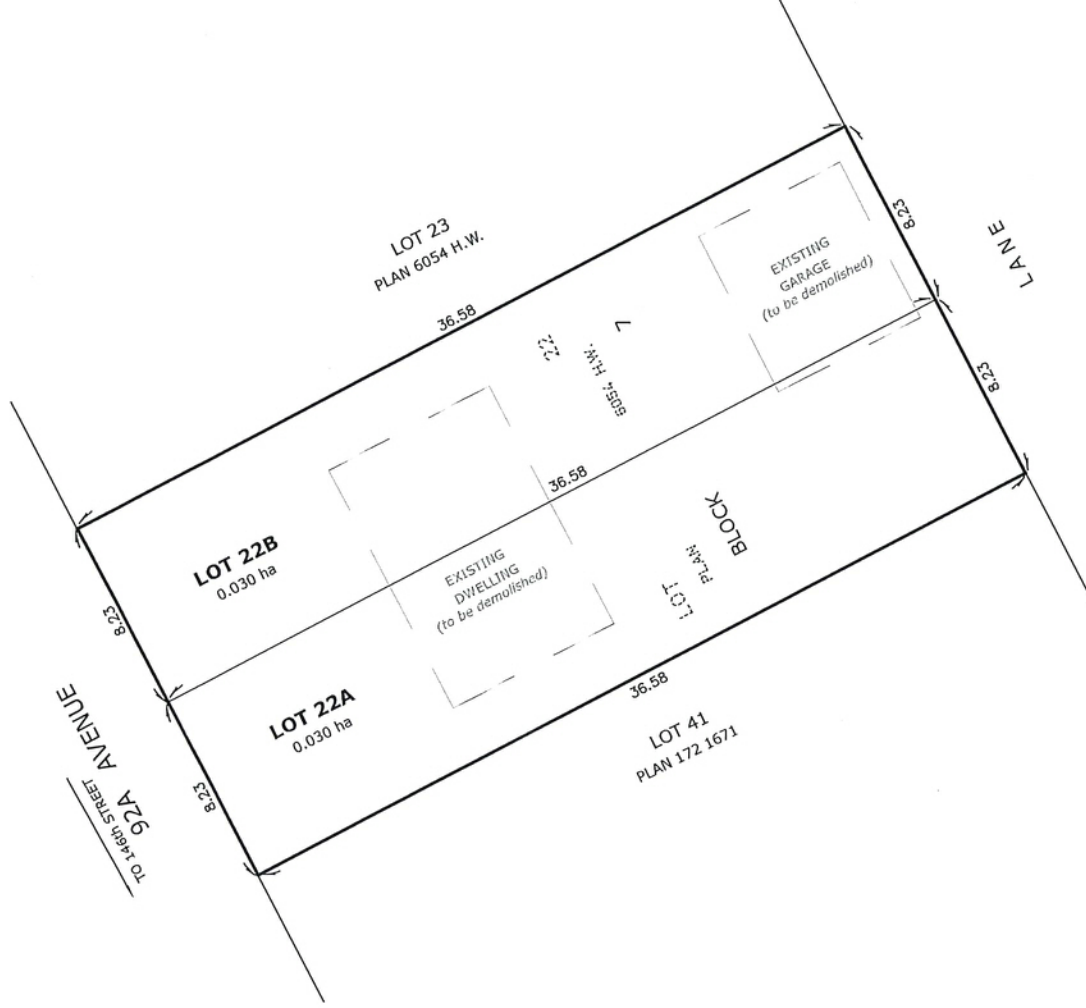
LOT 22, BLK.7, PLAN 6054 H.W.

IN THE

N.E.1/4 SEC.26 AND S.E.1/4 SEC.35,

TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA



## 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: 780.464.5505 | F: 780.464.4450 | [hagensurveys.ca](http://hagensurveys.ca)  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	JUNE 19, 2025	REVISED:	--
DRAWING	250664T	FILE NO.	250664