

Thursday, July 31, 2025  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 30

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
		That the Subdivision Authority Agenda for the July 31, 2025 meeting be adopted.
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
		That the Subdivision Authority Minutes for the July 24, 2025 meeting be adopted.
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA24-0515 550055515-001	Tentative plan of subdivision to create 98 bare land condominium units from Lot 4, Block 2, Plan 2421665, located north of 23 Avenue and east of Aster Way NW; <b>TAMARACK</b>
2.	LDA25-0172 587063858-001	Tentative plan of subdivision to create two (2) bare land condominium units from the Common Property within Condominium Plan 252 0514, located north of 47 Avenue NW and east of 99 Street NW; <b>PAPASCHASE INDUSTRIAL</b>
3.	LDA25-0269 610641669-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 21, Block 11, Plan 2028 AO, located north of 109 Avenue NW and west of 154 Street NW; <b>HIGH PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

July 31, 2025

File No. LDA24-0515

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create 98 bare land condominium units from Lot 4, Block 2, Plan 2421665, located north of 23 Avenue and east of Aster Way NW; **TAMARACK**

---

**The Subdivision by Bare Land Condominium is APPROVED on July 31, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton to construct a barrier within common property, that may be, but is not limited to, a gate, fence, bollards, or landscaping, to prevent vehicular access to the walkway west of the proposed units, as shown on the "Conditions of Approval" map, Enclosure I;
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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #550055515-001

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 (\$71 540.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

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





Subdivision Authority

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

July 31, 2025

File No. LDA25-0172

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from the Common Property within Condominium Plan 252 0514, located north of 47 Avenue NW and east of 99 Street NW; **PAPASCHASE INDUSTRIAL**

---

**The Subdivision by Bare Land Condominium is APPROVED on July 31, 2025, subject to the following condition:**

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

Municipal Reserve (MR) for Plan 252 0514, were previously addressed with file 77-x-109-R by providing money in place.

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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #587063858-001

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 (\$3120 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- The creation of proposed Unit 5 does not appear to affect fire fighting access to, nor emergency access from existing Units 1 to 4. However to prevent fire spread between adjacent properties, the National Building Code - Alberta Edition has requirements for exterior wall construction, fire resistance ratings, cladding and unprotected openings (windows and doors). The applicant will need to confirm if the east wall of Unit 2 complies at the new reduced distance to property line. If not, Permits will be required to make the necessary upgrades.
- The creation of proposed Unit 6 does not appear to affect fire fighting access to existing Units 1 to 4. However it appears that the location will block several existing exits from Units 1 and 3. The applicant will require Permits to relocate these exits. Also Unit 6 reduces the limiting distance on the north side of Unit 1 and the west side of Unit 3. At zero distance to property line these walls are required to be constructed of non-combustible construction, have 2 hour fire resistance ratings, have non-combustible cladding, and have zero unprotected openings (windows and doors). If the existing construction does not meet these requirements Permits will be required to make the necessary upgrades.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- Multiple services are providing water service to the subject site. As per the City of Edmonton Design and Construction Standards Volume 4 (April 2021) Section 1.9.1.6.2, a Caveat of Restrictive Covenant for Check Valve Installation must be registered on title where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) to initiate the restrictive covenant process.
- All municipal services must enter the site through Common Property.



# TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM SUBDIVISION  
ON PART OF

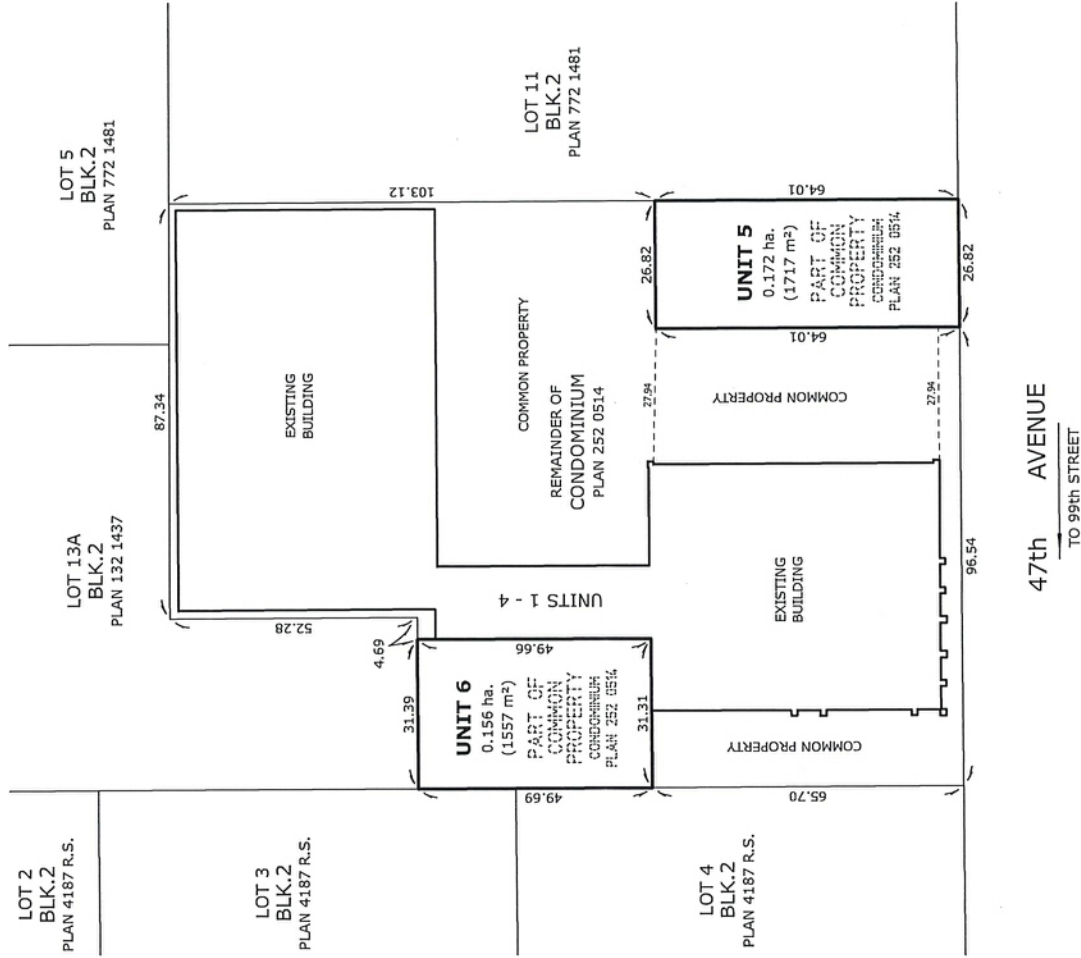
## CONDOMINIUM PLAN 252 0514

IN THE

S.W.1/4 SEC.16, TWP.52, RGE.24, W.4 M.

EDMONTON, ALBERTA

SCALE 1:1000 2025 N.R. RONSKO, 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:	J.V.	DRAWN BY:	J.V.
DATE:	MARCH 27, 2025	REVISED:	APRIL 2, 2025
DRAWING	240530A-T	FILE NO.	240530



Subdivision Authority

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

July 31, 2025

File No. LDA25-0269

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 21, Block 11, Plan 2028 AO, located north of 109 Avenue NW and west of 154 Street NW; **HIGH PARK**

---

**The Subdivision by Plan is APPROVED on July 31, 2025, subject to the following condition:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #610641669-001

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 3.76 m south of the north property line of Lot 21 off 154 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

1341414 AB 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 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 0.06876L.



154 STREET

LOT 20  
BLOCK 11  
PLAN 2028AO

45.09

LOT 21A  
BLOCK 11

45.09

LOT 21B  
BLOCK 11

45.10

LOT 22  
BLOCK 11  
PLAN 2028AO

LANE

7.63

7.63

7.63

7.63

REV. NO.	DATE	DESCRIPTION	BY
1	JUNE 09/25	ORIGINAL PLAN COMPLETED	CN

**REVISIONS**

**HIGH PARK**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 21, BLOCK 11, PLAN 2028AO  
WITHIN THE

W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**

SCALE: 1:200  
0 2 4 6 8 12 METRES  
2025

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

FILE NO. R2400000T DRAFTED BY: CN CHECKED BY: DS

Thursday, July 24, 2025

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 24, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 17, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA25-0211  
575540707-001

Tentative plan of subdivision to create 37 residential lots and 1 public utility lot from Lot 101, Block A, Plan 252 0135, Lot 5 Block 1, Plan 1026141, and Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA25-0254  
582272997-001

Tentative plan of subdivision to create 47 residential lots, from SW 15-51-25-W4M located north of 41 Avenue SW and west of Crawford Dr SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA25-0194 587070542-001	Tentative plan of subdivision to create eight (8) bareland condominium units from Lot 12, Block B, Plan 074 0356, located north of 127 Avenue NW and west of 155 Street NW; <b>MISTATIM INDUSTRIAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA25-0196 591588698-001	Tentative plan of subdivision to create six (6) bareland condominium units from Lot 7, Block 2, Plan 2121748, located north of Whitemud Drive NW (Westbound) and south of 28 STREET NW; <b>SOUTHEAST INDUSTRIAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA25-0255 581062838-001	Tentative plan of subdivision to create one (1) additional mixed use lot from Lot 1, Block 3, Plan 122 0140, located north of Lessard Road NW and west of 199 Street NW; <b>THE HAMPTONS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA25-0275 607674136-001	Tentative plan of subdivision to create one (1) additional medium industrial lot, from Lot 5A, Block 12, Plan 022 2824, located south of 26 Avenue NW and east of 96 Street NW; <b>PARSONS INDUSTRIAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA25-0258 606792164-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 11, Plan 2503 HW, located east of 112A Street and north of 65 Avenue NW; <b>PARKALLEN</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
8.	LDA25-0264 609623513-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 131, Plan 2602 HW, located east of 142 Street NW and south of 101A Avenue NW; <b>GLENORA</b>	
MOVED		Blair McDowell	

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
9.	LDA25-0281 610602898-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 9, Plan 2528 HW, located south of Strathearn Crescent NW and east of 89 Street NW; <b>STRATHEARN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	