

Thursday, October 30, 2025  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 43

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 30, 2025 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 23, 2025 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA25-0296 594658478-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 2, Block 6A, Plan 922 0135, located north of Princess Elizabeth Avenue NW and west of 106 Street NW; <b>BLATCHFORD</b>
2.	LDA25-0394 629045530-001	Tentative plan of subdivision to create two (2) other lots to facilitate a land swap between Lot G, Block 1, Plan 242 1219, and the SE 5-52-25-W4M located south of 21 Avenue NW and east of Riverview Boulevard; <b>RIVER'S EDGE</b>
3.	LDA25-0406 631194504-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 20, Plan 4823 RS, located east of 104 Street and west of 103B Street NW; <b>DUGGAN</b>
4.	LDA25-0412 631630988-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 10-11, Block 40, Plan 8148AC, located south of 124 Avenue NW and east of 85 Street NW; <b>EASTWOOD</b>
5.	LDA25-0413 631779379-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 14, Block 13, Plan 4116HW, located south of 87 Avenue NW and west of 118 Street NW; <b>WINDSOR PARK</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

October 30, 2025

File No. LDA25-0296

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) Public Utility lot from Lot 2, Block 6A, Plan 922 0135, located north of Princess Elizabeth Avenue NW and west of 106 Street NW; **BLATCHFORD**

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**I The Subdivision by Plan is APPROVED on October 30, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Fire hall Offsite Levy (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
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 of survey, the City of Edmonton shall register against the proposed Public Utility Lot (PUL) 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 owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the Princess Elizabeth Avenue NW roundabout, as shown on the "Conditions of Approval" map, Enclosure I;
6. that, subject to Condition I(5) above, the property lines of the proposed PUL be modified, if deemed necessary, to align with the approved Concept Plan for the roundabout, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that, subject to Conditions I(5) and I(6) above, the owner clear and level Princess Elizabeth Avenue NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Deferred Servicing Agreement required in Clause I (2) requires, 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 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 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;
4. 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;
5. that the engineering drawings include grading plans for the Princess Elizabeth Avenue NW roundabout, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
6. that the owner construct a temporary 7 metre wide gravel or paved surface roadway connection, including lighting if deemed necessary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement, including the type and the width of the road will be further reviewed with the submission of engineering drawings;
7. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.
8. that the owner provide accommodations for offsite temporary major drainage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner construct offsite storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lot 2, Block 6A, Plan 922 0135 was previously addressed with LDA21-0368, by registering a 31.996 ha Deferred Reserve Caveat (DRC) on title. The DRC shall carry forward on the parent parcel.

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).

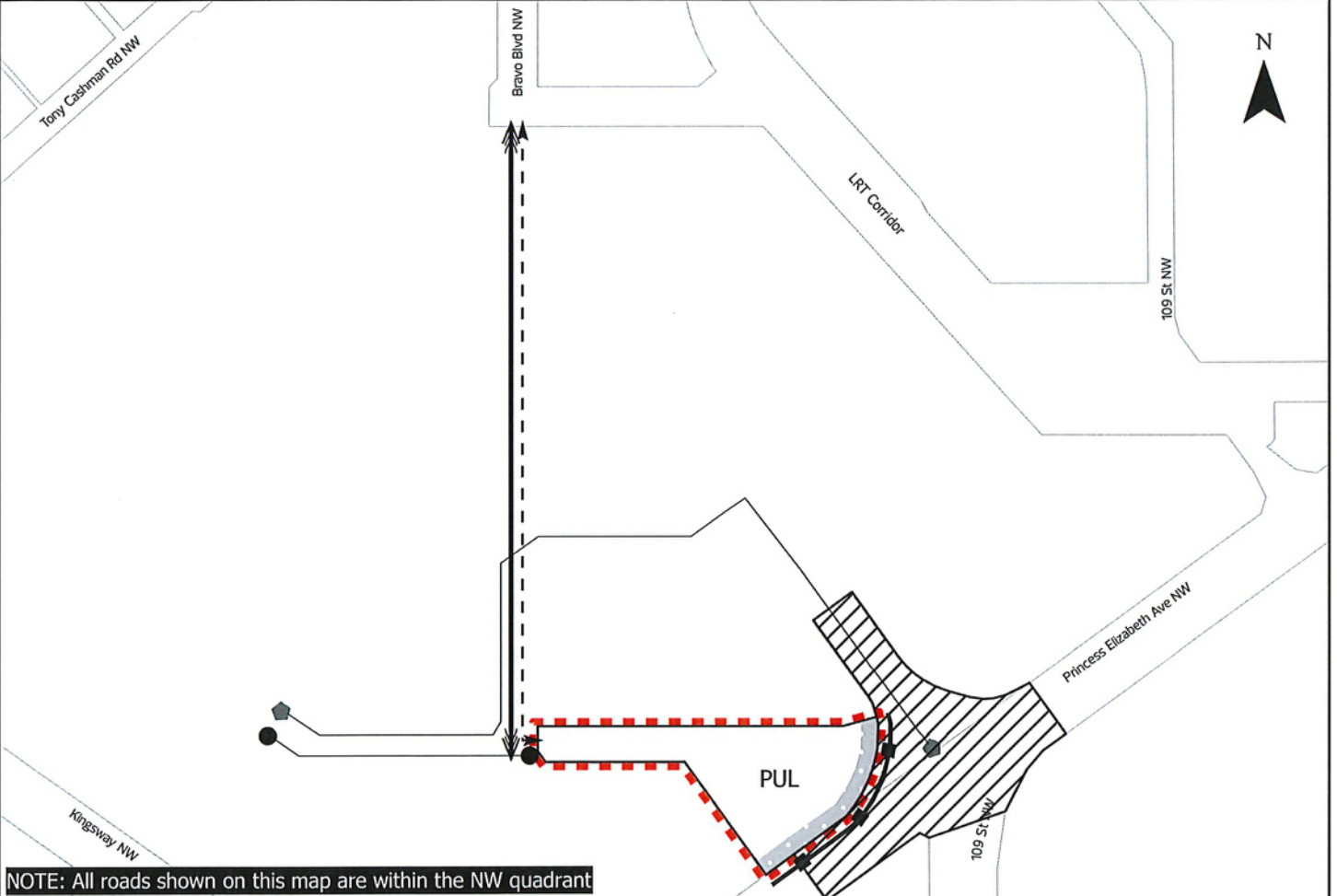
Regards,

Blair McDowell  
Subdivision Authority

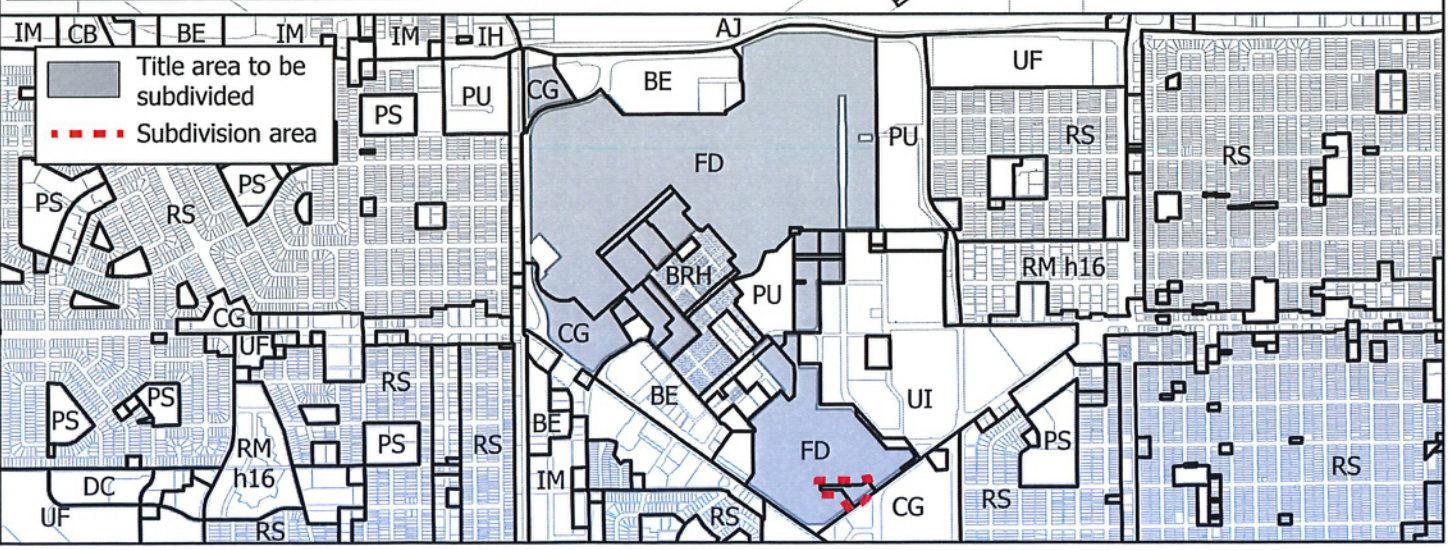
BM/kr/Posse #594658478-001

Enclosure

-  Limit of proposed subdivision
-  Grading plans
-  Temporary roadway connection
-  Watermain extension
-  Temporary major drainage infrastructure
-  Storm sewer extension
-  Modify property lines, if necessary
-  Dedicate road ROW for roundabout; Clear and level



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

October 30, 2025

File No. LDA25-0394

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

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create two (2) other lots to facilitate a land swap between Lot G, Block 1, Plan 242 1219, and the SE 5-52-25-W4M located south of 21 Avenue NW and east of Riverview Boulevard; **RIVER'S EDGE**

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**I The Subdivision by Plan is APPROVED on October 30, 2025, 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 a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for part of SE ¼ 5-52-25-4 were previously addressed with LDA23-0297 by registering a Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on the title.

Municipal Reserve (MR) for Lot G, Block 1, Plan 2421219 were previously addressed with LDA23-0228 by registering a Deferred Reserve Caveat (DRC) on title. 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mc/Posse #629045530-001

Enclosure





Subdivision Authority

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

October 30, 2025

File No. LDA25-0406

Stantec Geomatics Ltd  
10220 103 Ave NW  
Edmonton AB T5J 0K4

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 20, Plan 4823 RS, located east of 104 Street and west of 103B Street NW; **DUGGAN**

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**The Subdivision by Plan is APPROVED on October 30, 2025, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mm/Posse #631194504-001

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 (Infill Water and Sewer Servicing 780-496-5444).
- Proposed north lot (lot 73):
  - Existing services (water, sanitary, and storm) enter the proposed subdivision approximately 10.64 m north of the south property line of the existing lot 19, 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.**
- Proposed south lot (lot 74):
  - Existing water service enters the proposed subdivision approximately 8.84 m south of the north property line of the existing lot 19, off 104 Street NW. Existing sanitary and storm sewer services enter the proposed subdivision approximately 8.53 m south of the north property line of the existing lot 19, 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.**
- 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).



**Copyright Reserved**

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay. The Contractor shall use the accuracy of the original drawing and not the reproduction. Stantec Geomatics Ltd. is not responsible for any reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

**Client**

**HOMES BY GENIUS INC.**

**TENTATIVE PLAN SHOWING  
PROPOSED SUBDIVISION  
OF**

**LOT 19, BLOCK 20, PLAN 4823 R.S.  
WITHIN THE  
S.E. 1/4 SEC. 8, TWP. 52, RGE. 24, W.4 MER.**

**DUGGAN**

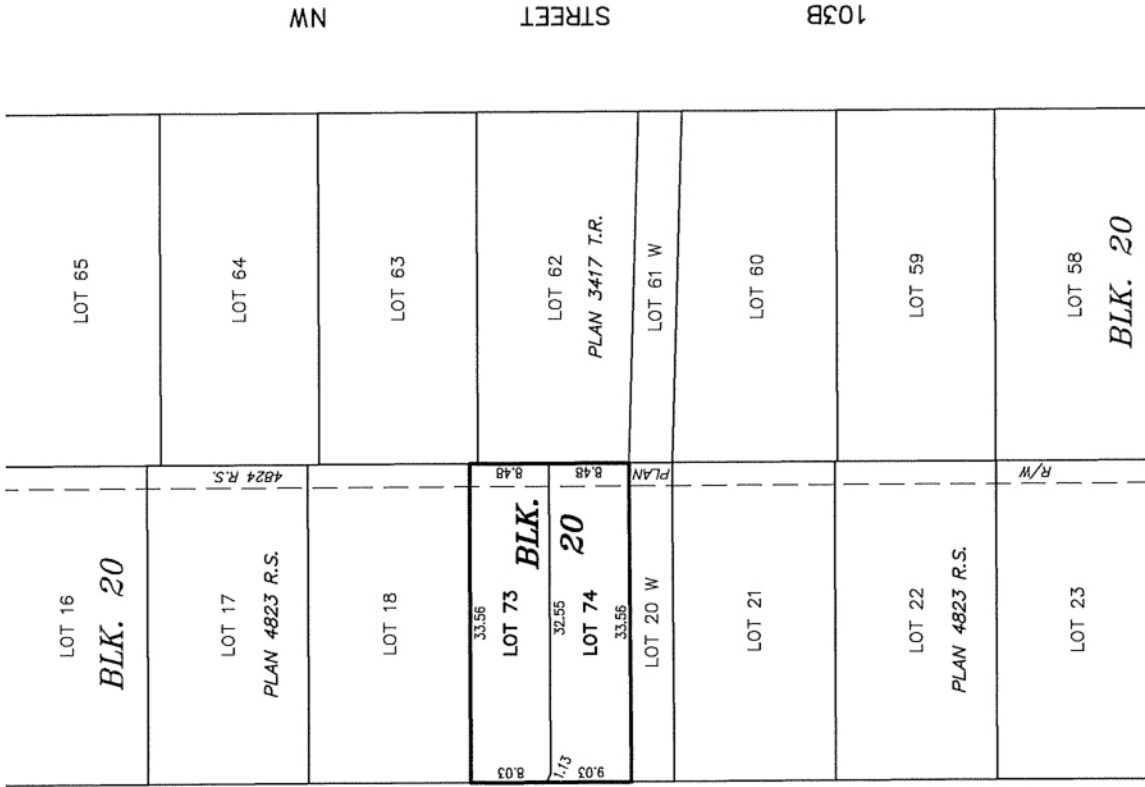
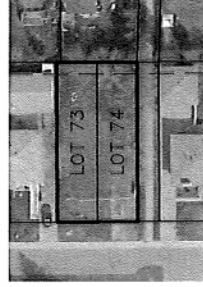
**SCALE 1 : 500**

**OCTOBER 2025**

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus      Containing 0.037 Hectares

**CONTEXT PLAN**  
SCALE 1:1000





Subdivision Authority

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

October 30, 2025

File No. LDA25-0412

Arc Surveys Ltd.  
202 - 337 40 Ave NE  
Calgary AB T2E 2N4

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 10-11, Block 40, Plan 8148AC, located south of 124 Avenue NW and east of 85 Street NW;  
**EASTWOOD**

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**The Subdivision by Plan is APPROVED on October 30, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #631630988-001

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.
- There is an existing access to 85 Street NW. Upon redevelopment of proposed Lot 10, 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](http://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 7.3 m south of north property line of existing Lot 10, off the lane. A second water service enters the proposed subdivision at approximately 60.05m south of the south lot line of 124 Avenue, 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

**LEGAL DESCRIPTION:** North Half of Lot 10 & All of Lot 11,  
Block 40, Plan 8148AC

**MUNICIPAL ADDRESS:** 12333 85 Street NW, Edmonton, Alberta

**SURVEY DATE:** August 20th, 2025

**NEIGHBOURHOOD:** Eastwood

**ZONING:** RS

**LEGEND**

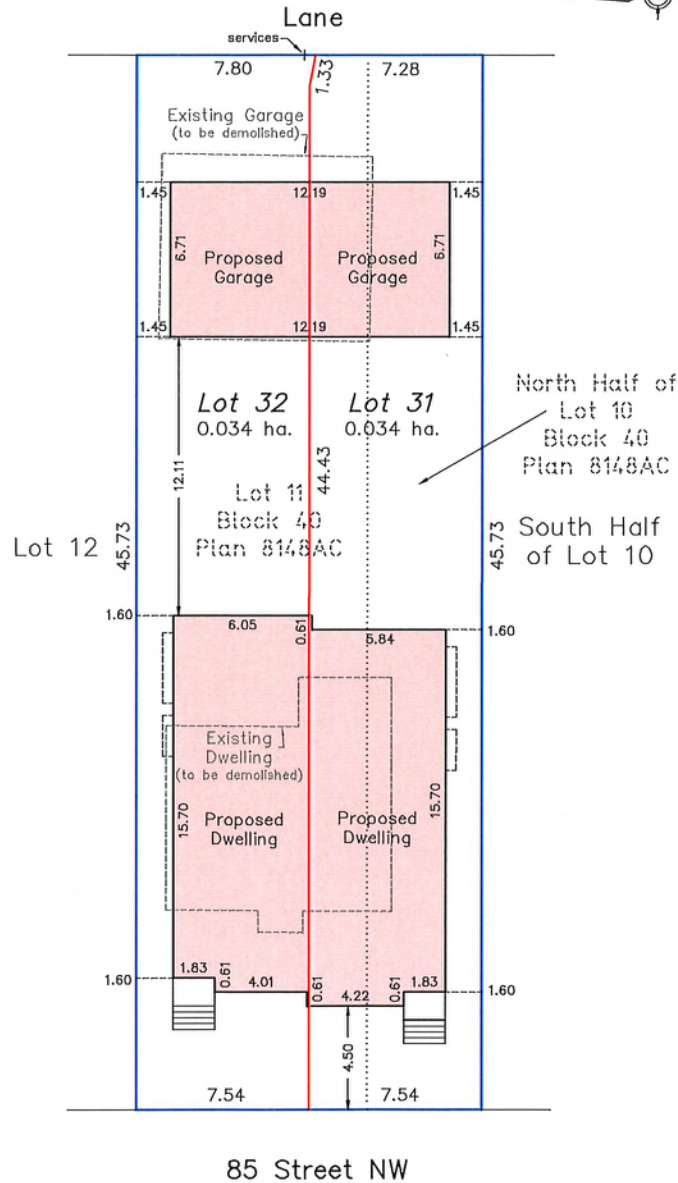
Property lines are shown thus: \_\_\_\_\_ —————

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: 0.068 ha.  
AREA IN PARCEL(S) BEING CREATED: 0.068 ha.  
NUMBER OF PARCELS CREATED: 2



Scale: 1:250

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No.	DATE	REVISION DESCRIPTION	Draftsman
1	2025-10-24	Added deflection	DS
0	2025-09-29	Original drafting date	DS

**Arc Surveys Ltd.**  
6908 Roper Road NW, Edmonton, Alberta  
Ph.: 780-800-1260    office@arcsurveys.ca  
www.edmonton.arcsurveys.ca

Surveyed: AA    Checked by: JG    File No.: E26868-S





Subdivision Authority

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

October 30, 2025

File No. LDA25-0413

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 14, Block 13, Plan 4116HW, located south of 87 Avenue NW and west of 118 Street NW; **WINDSOR PARK**

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**The Subdivision by Plan is APPROVED on October 30, 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);
2. that, due to the central location of the water, sanitary and storm services, the owner's surveyor will be required to provide a drawing of the existing services based on a utility location of the water, sanitary and storm services at the property line. Subsequent to that measurement, the property line shall either be deflected or the water, sanitary and storm services shall be relocated; 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #631779379-001

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

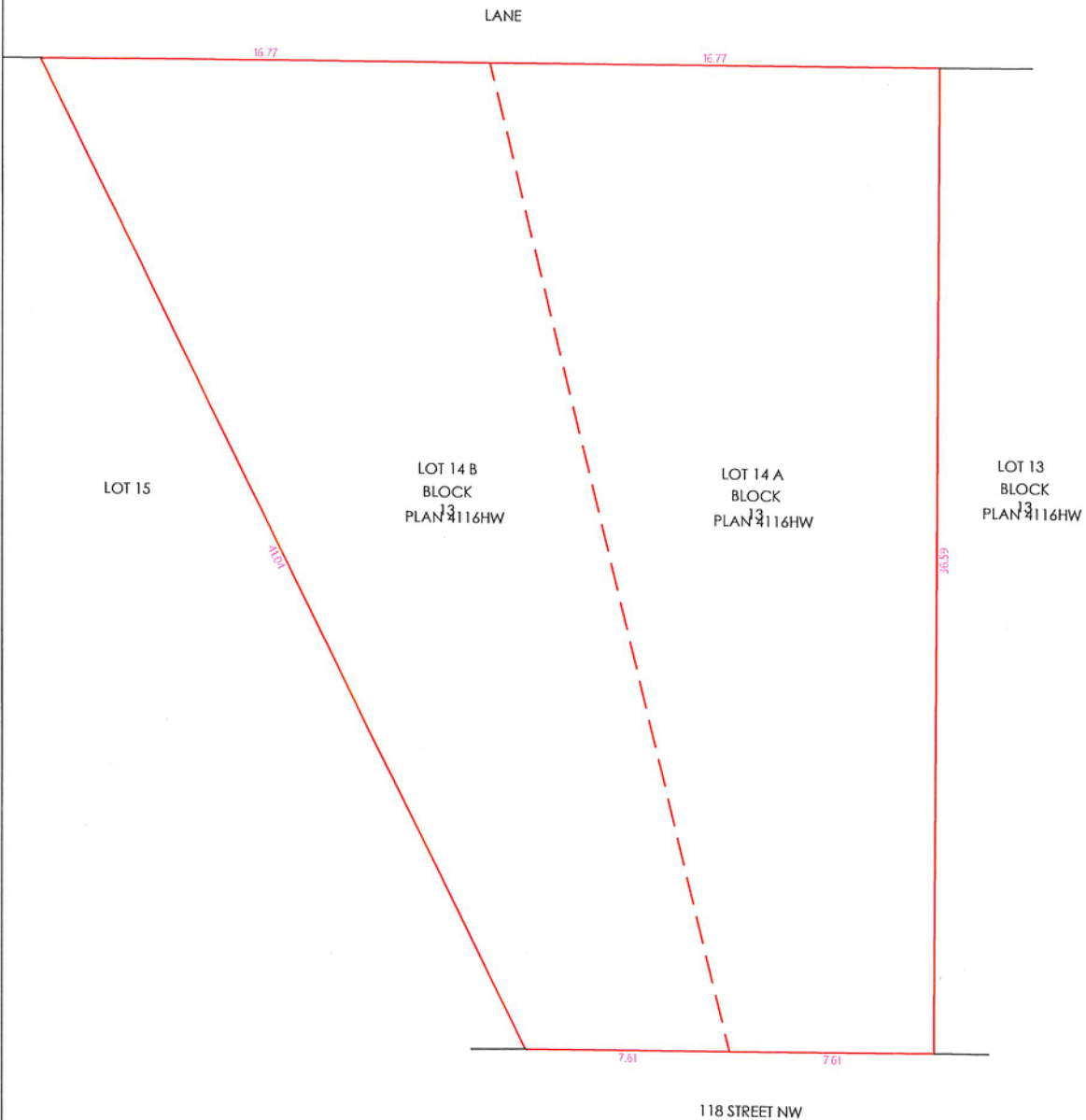
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.32m east of the west wall of the house, off of the lane. The existing storm service enters the proposed subdivision approximately 28.90m west of the west property line of 118 Street, off 118 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).
- There is an existing power pole that may interfere with access to proposed Lot 14A. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).
- 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: 14 BLOCK: 13 PLAN: 411 6HW  
WINDSOR PARK  
**Municipal Address:** 8476 118 STREET NW, EDMONTON, AB (TO BE DETERMINED)  
**Owner (s) / Builder:** PABLAS GROUP

RDP PLAN

Zone: RS      Scale 1:200      Job # SUB-25-832-1



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

Thursday, October 23, 2025

10:00 am.



**SUBDIVISION AUTHORITY MINUTES**  
**MEETING NO. 42**

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the October 23, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the October 16, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA25-0328  
623071940-001 Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Block C, Plan 1494 NY, and Block D, Plan 5624 NY located south of Rapperswill Drive NW and west of 123 Street NW; **RAPPERSWILL**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA25-0337  
619812465-001 Tentative plan of subdivision to create fifty six (56) bare land condominium units and one (1) remnant unit from Lot 3, Block 3, Plan 242 2314, located north of Heritage Valley Trail SW and east of 141 Street SW; **CHAPPELLE**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA25-0338 617636860-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lots 1 & 2, Block 5, Plan 242 0570, located west of 119a Street NW and south of 26 Avenue NW; <b>HERITAGE VALLEY TOWN CENTRE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA25-0321 574405996-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 8, Plan 5435 V, located west of 68 Street and north of 128 Avenue NW; <b>BALWIN</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA25-0390 630381785-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 44, Block 96, Plan 892 2079, located east of Reeves Way NW and south of Reeves Crescent NW; <b>RHATIGAN RIDGE</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		