

Thursday, September 18, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 37

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 18, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 11, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA25-0348
625859969-001 | Tentative plan of subdivision to adjust the boundary of the property line between Lots 5 and 6, Block 3, Plan 812 0292, located east of Guthrie Point SW and south of 5 Avenue SW; GRANDISLE |
|----|-----------------------------|---|

5. OTHER BUSINESS



Subdivision Authority

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

September 18, 2025

File No. LDA25-0348

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the boundary of the property line between Lots 5 and 6, Block 3, Plan 812 0292, located east of Guthrie Point SW and south of 5 Avenue SW; **GRANDISLE**

The Subdivision by Plan is APPROVED on September 18, 2025, subject to the following conditions:

1. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against proposed Lot 5A and the remainder of Lot 6, backing onto the Top of Bank, as per the applicable development restrictions shown by the Prairiegeo Engineering Ltd. geotechnical report (File No. PGC24-41); 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #625859969-001

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.

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.
- Due to the proposed lot line adjustment, the structure identified as the "existing shed" will not meet the required setbacks of the RR Zone if it exceeds 10.0 m in area or 2.4 m in height. If the shed is larger than 10.0 m or taller than 2.4 m, it needs to be relocated to ensure compliance.
- All Top of Bank development restrictions and geotechnical recommendations must be followed. Uncontrolled channelized flows over the top-of-bank will not be permitted.

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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

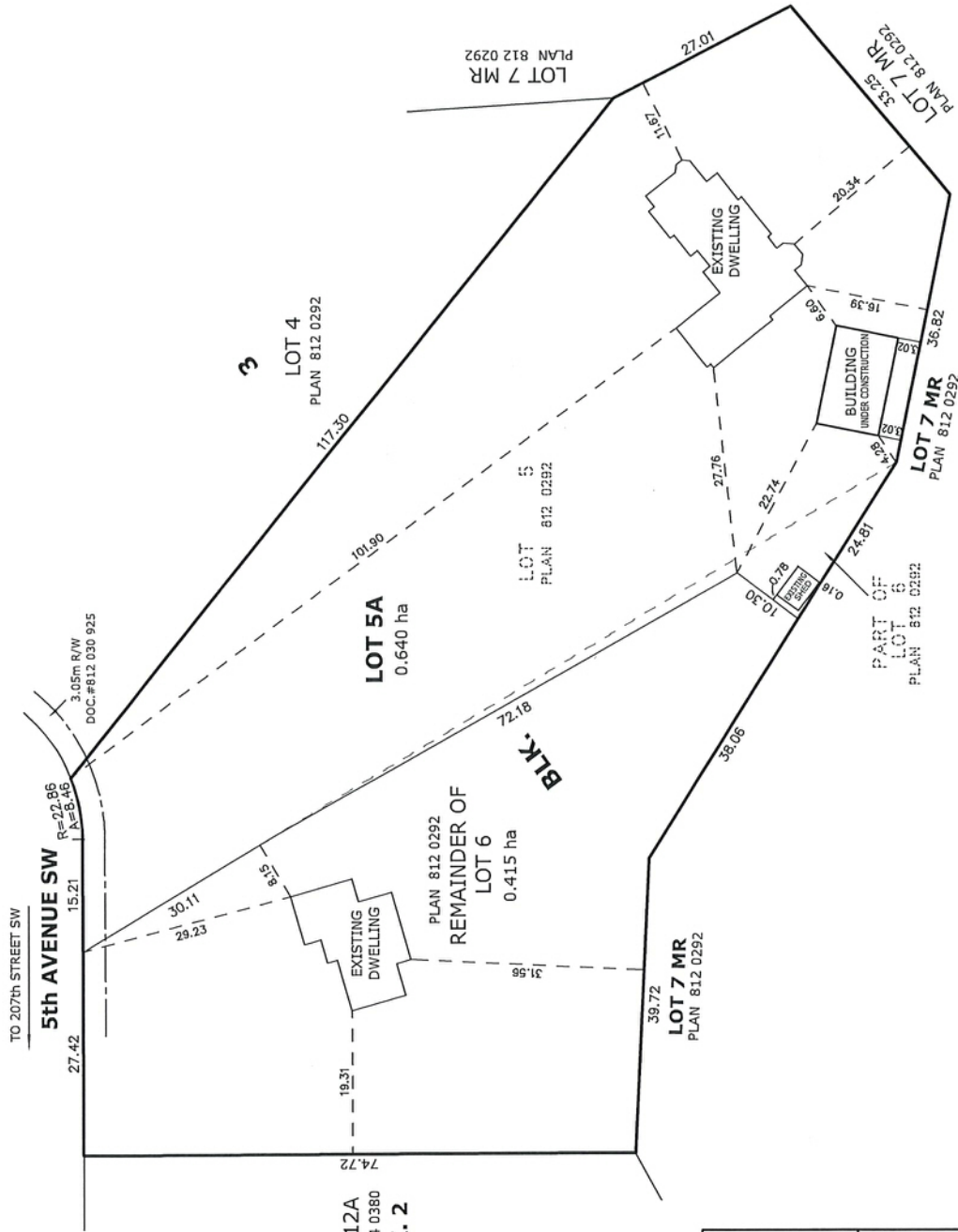
SHOWING SUBDIVISION OF

LOTS 5 & 6, BLK.3, PLAN 812 0292

IN THE

S.E.1/4 SEC.30, TWP.51, RGE.25, 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 780.464.5506 | F 780.464.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	AUGUST 7, 2025.	REVISED:	AUG. 14, 2025
DRAWING	250840T	FILE NO.	250840

Thursday, September 11, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 36

PRESENT Kristen Rutherford, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Kristen Rutherford

That the Subdivision Authority Agenda for the September 11, 2025 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

2. ADOPTION OF MINUTES

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the September 4, 2025 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0310
619805487-001

Tentative plan of subdivision to create 72 bare land condominium units from Lot 35, Block 5, Plan 232 0263, located east of 5 Street NW and south of Marquis Boulevard NE; **MARQUIS**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

CARRIED

2.

LDA25-0314
621611302-001

Tentative plan of subdivision to create one (1) additional residential lot, from Lot 9, Block 13, Plan 239 HW, located west of 110 Street NW and north of 57 Avenue NW; **PLEASANTVIEW**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

CARRIED

3.	LDA25-0329 623446420-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 13, Block 13, Plan 4892 HW, located south of 86 Avenue NW and west of 76 Street NW; IDYLWYLDE	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
4.	LDA25-0333 624608620-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 12, Plan 4116 HW, located west of 120 Street NW and south of 87 Avenue NW; WINDSOR PARK	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	LDA25-0339 624262022-001	Tentative plan of subdivision to create one (1) additional residential lot, from the consolidation of Lot 1 and Lot 2 & 3, Block 1, Plan 798 MC, located east of 66 Street NW and north of 134 Avenue NW; BELVEDERE	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
6.	LDA25-0340 624264849-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12A, Block 68, Plan 5195KS, located south of 109 Avenue NW and west of 149 Street NW; HIGH PARK	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
7.	LDA25-0341 624689938-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 14, Plan 772 1181, located north of 17A Avenue NW and east of 61 Street NW; MEYOKUMIN	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		