

Thursday, September 11, 2025

10:00 am.



## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 36

#### 1. ADOPTION OF AGENDA

##### RECOMMENDATION

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

#### 2. ADOPTION OF MINUTES

##### RECOMMENDATION

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

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA25-0310<br>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; <b>MARQUIS</b>                                  |
| 2. | LDA25-0314<br>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; <b>PLEASANTVIEW</b>                                |
| 3. | LDA25-0329<br>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; <b>IDYLWYLDE</b>                                   |
| 4. | LDA25-0333<br>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; <b>WINDSOR PARK</b>                                |
| 5. | LDA25-0339<br>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; <b>BELVEDERE</b> |
| 6. | LDA25-0340<br>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; <b>HIGH PARK</b>                       |
| 7. | LDA25-0341<br>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; <b>MEYOKUMIN</b>                       |

5.	OTHER BUSINESS
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Subdivision Authority

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

September 11, 2025

File No. LDA25-0310

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

ATTENTION: Jason Workman

RE: 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**

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**The Subdivision by Bare Land Condominium is APPROVED on September 11, 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 levies, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca)); 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.

Municipal Reserve for Lot 35, Block 5, Plan 232 0263 was addressed by Deferred Reserve Caveat with LDA16-0607 and by land dedication with LDA18-0536.

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,

Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #619805487-001

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 (\$52,560.00 - 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.

**NOTES:**

- .....
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL STANCES 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 RM 18.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.935 ha

[illegible]

## TENTATIVE PLAN SHOWING

## C E

LOT 35. BLOCK 5. PLAN 232 0263

WITHIN THE

N.W. 1/4 SEC. 4 - TWP. 54 - RGE. 23 - W. 4TH MER.

SCALE: 1:500

0 5 10 15 20 30 METRES

**CP Pals Geomatics**  
Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
Email: [edmonton@palsgeomatics.com](mailto:edmonton@palsgeomatics.com)

FILE NO.	124034800T	DRAFTED BY:	ME	CHECKED BY:	MK
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Subdivision Authority

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

September 11, 2025

File No. LDA25-0314

Arc Surveys (*Alberta Geomatics Inc.*)  
6908 Roper Rd NW  
Edmonton AB T6B 3H9

ATTENTION: Jerrad Gerein

RE: 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**

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**The Subdivision by Plan is APPROVED on September 11, 2025, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing 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,

Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #621611302-001

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 is an existing access to 110 Street NW. Upon redevelopment of proposed Lot 14, 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 1.80 m south of the north property line of Lot 9 off 110 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).

- 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).



# TENTATIVE PLAN

## LEGAL DESCRIPTION:

Lot 9  
Block 13  
Plan 239HW  
Excepting Thereout: All  
that portion which lies  
west of a line drawn  
parallel to and 130 feet  
perpendicularly distant  
easterly from the west  
boundary of the said Lot

## MUNICIPAL ADDRESS:

5826 110 Street NW  
Edmonton, Alberta

## CLIENT:

Bhanu Mehta  
Five Star Homes

## NEIGHBOURHOOD:

Pleasantview

## ZONE:

RS

## DATE OF SURVEY:

October 1st, 2024.

## LEGEND

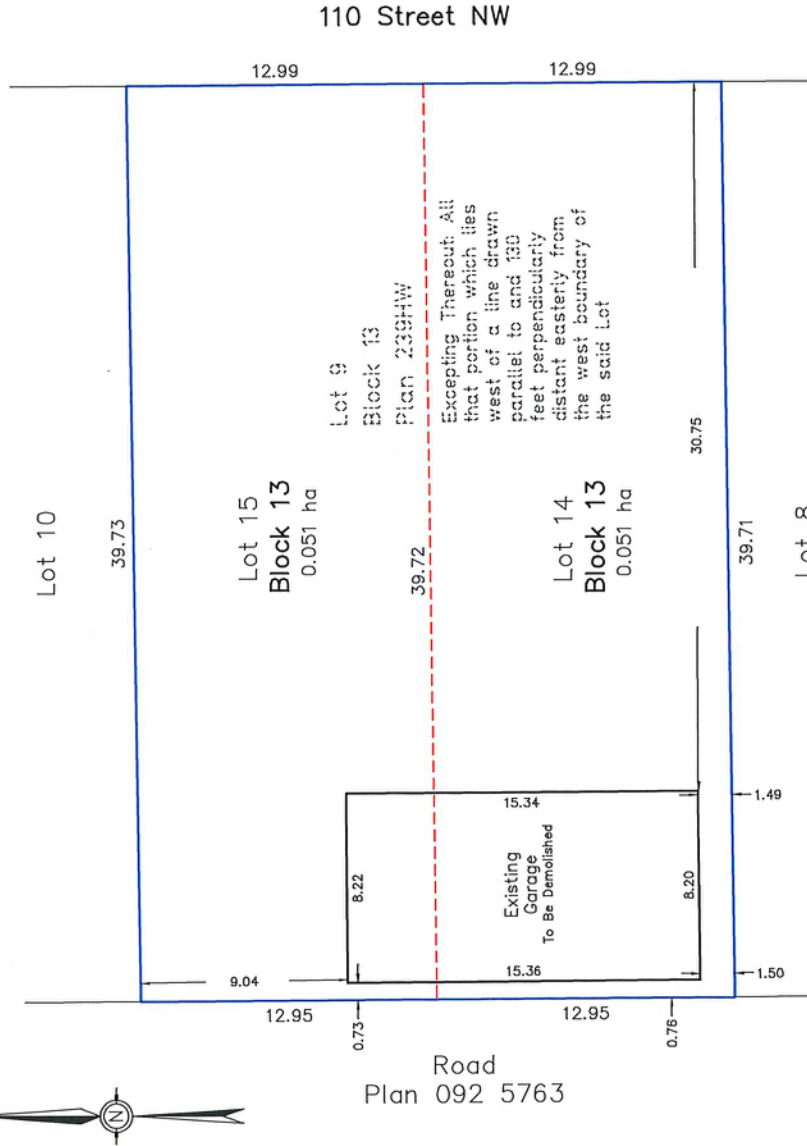
Property lines are shown thus: ————

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: 0.103 ha.  
AREA IN PARCEL(S) BEING CREATED: 0.103 ha.  
NUMBER OF PARCELS CREATED: 2



No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-07-21	Original drafting date	DS

## Arc Surveys Ltd.

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

Scale: 1:250 0m 2.5 5 10

Surveyed: AA Checked by: JG File No.: E25734-S



Subdivision Authority

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

September 11, 2025

File No. LDA25-0329

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 13, Block 13, Plan 4892 HW, located south of 86 Avenue NW and west of 76 Street NW; **IDYLWYLDE**

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**The Subdivision by Plan is APPROVED on September 11, 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 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,

Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #623446420-001

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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.88 m west of the east wall of the existing house on Lot 13, off of 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 deficient water network capacity adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services



(CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](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).

ADEPT DEVELOPMENTS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES AND BOUNDARIES ARE SHOWN AS 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.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.057 ha



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

**IDYLWYLDE**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF

LOT 13, BLOCK 13, PLAN 4892 HW

WITHIN THE

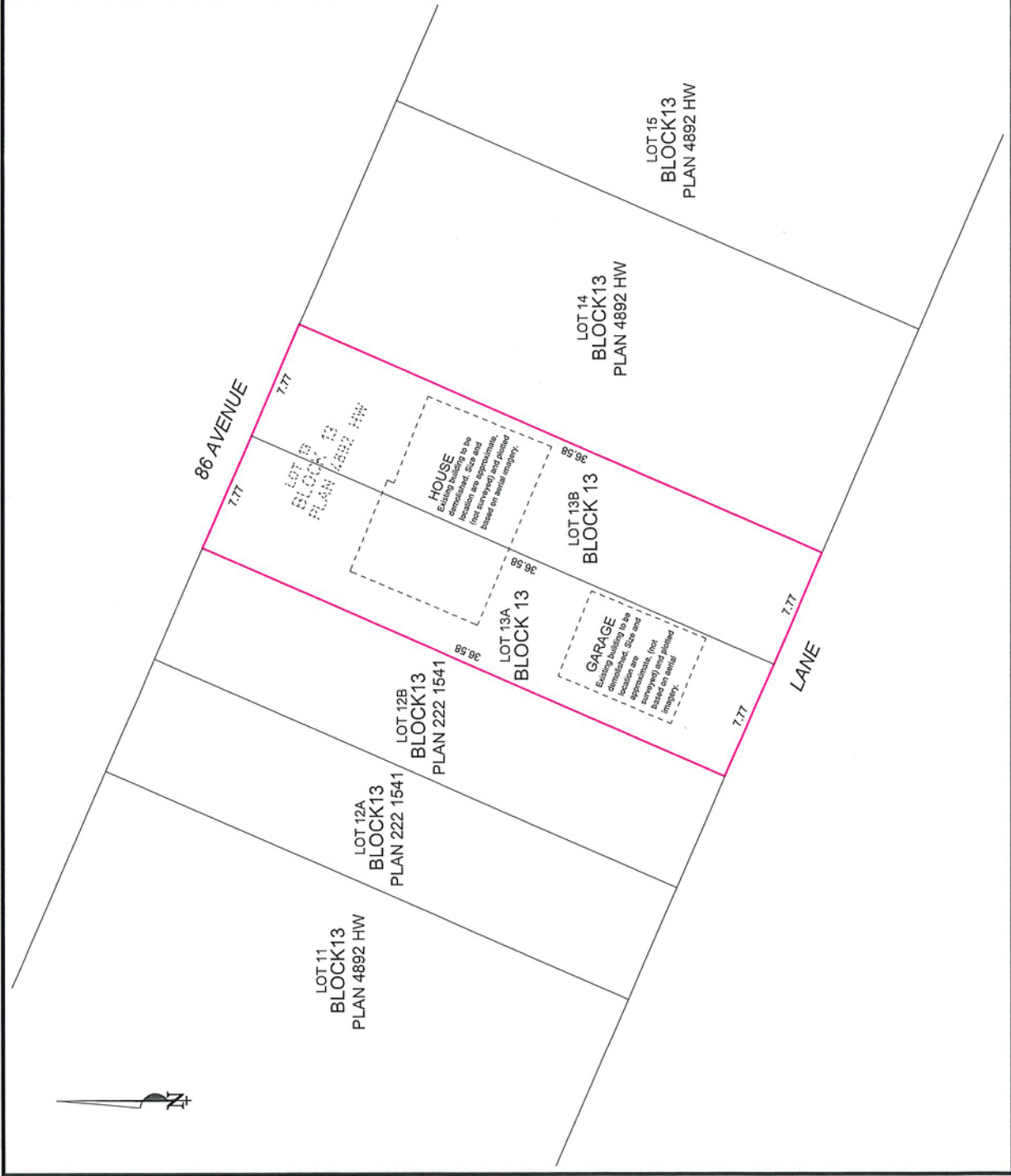
N.E. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.

**EDMONTON - ALBERTA**



Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-17th Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 6250258607 DRAFTED BY: CN CHECKED BY: SM







Subdivision Authority

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

September 11, 2025

File No. LDA25-0333

Action Surveys Inc.  
200, 9413-45 Ave NW  
Edmonton AB T6E 6B9

ATTENTION: Lianqiu Gao

RE: 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**

---

**The Subdivision by Plan is APPROVED on September 11, 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 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,

Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #624608620-001

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.
- There is an existing access to 120 Street NW. Upon redevelopment of proposed Lot 8B, 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 3.7 m south of the north property line of Lot 8 off 120 Street NW. The existing storm service enters the proposed subdivision approximately 11.58 m south of the north property line of Lot 8 off 120 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).

# TENTATIVE PLAN

Showing Proposed  
SUBDIVISION

of

LOT 8, BLOCK 12, PLAN 4116 HW

Within the

RIVER LOT 3, EDMONTON SETTLEMENT

THEO. N.W. 1/4 SEC. 30 - TWP.52 - RGE.24 - W.4M.

Edmonton - Alberta

Windsor Park

2025



120 Street

Lot 7  
BLOCK 12  
PLAN 4116HW

Lot 8A  
~472 m<sup>2</sup>

Lot 8B  
~480 m<sup>2</sup>

LOT 8  
BLOCK 12  
PLAN 4116HW

EXISTING DWELLING  
TO BE DEMOLISHED

EXISTING GARAGE  
TO BE DEMOLISHED

Lot 9  
BLOCK 12  
PLAN 4116HW

Lane



Scale 1 : 300

## Notes:

CURRENT ZONE: RS

- Area dealt with by the registration of this plan bounded thus :
- Area to be registered contains 0.095 Hectares.
- All distances and elevations shown are in metres and decimals thereof.
- All dimensions are to be verified by the plan of survey.

Property Municipal Address: 8348 120 Street NW  
Edmonton, AB



Tel: 780-851-2289  
Fax: 587-401-6857  
info@actionsurveys.ca  
#200, 9413 - 45 Avenue NW  
Edmonton, AB T6E 6B9

Client File:	File: 25152.Tentative
Rev.1 Deflection - September 2, 2025	
Rev.0 Issued Plan - August 5, 2025	





Subdivision Authority

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

September 11, 2025

File No. LDA25-0339

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 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**

---

**The Subdivision by Plan is APPROVED on September 11, 2025, subject to the following conditions:**

1. that the owner apply for permits to demolish the existing dwellings and garages 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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Regards,

Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #624262022-001

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.
- There is an existing access to 66 Street NW. Upon redevelopment of proposed Lot 1C, 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).
- Upon redevelopment of the proposed lots, the owner may be required to upgrade a portion of the north/south alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line. The requirement of this alley upgrade will be reviewed with future Development Permit applications.
- There are existing concrete stairs that encroach into the 134 Avenue 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 (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.19m south of the north property line of existing Lot 1, off the lane; and approximately 20.13m north of the south lot line of existing Lots 2 & 3, off the lane. The existing storm service enters the proposed subdivision approximately 10.8m north of the south property line of existing Lot 1, off 66 Street NW; and 9.8m north of south property line of existing Lots 2 & 3, off 66 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOTS 1, 2 AND 3, BLK.1, PLAN 798 M.C.**  
IN THE

**N.W.1/4 SEC.23, TWP.53, RGE.24, W. 4M.**

**EDMONTON, ALBERTA**

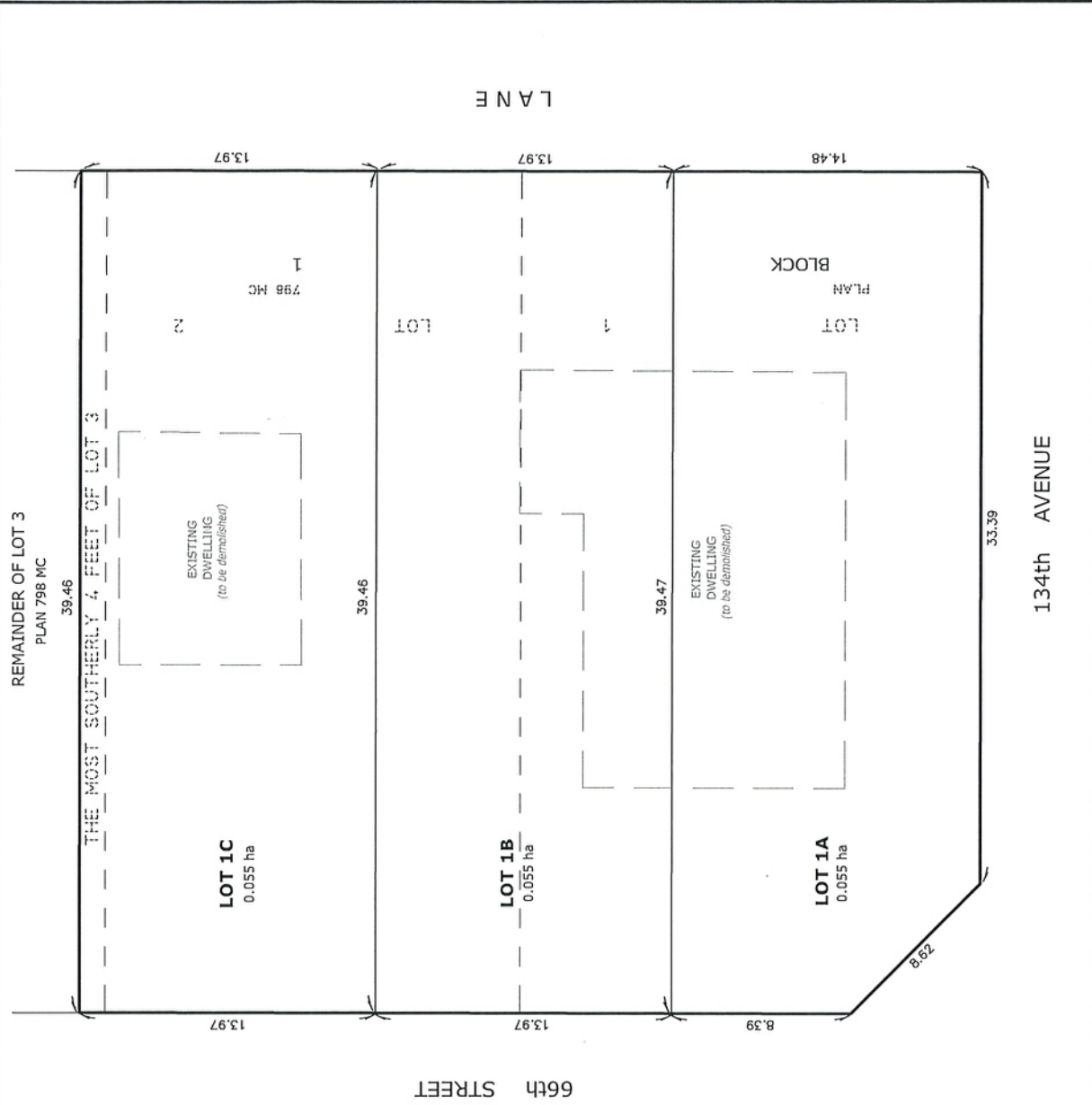
SCALE 1:200 2025 R.W. SIMPSON, A.L.S.



## NOTES:

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

 <b>HAGEN SURVEYS</b> 2107 - 87th Avenue N.W.   Edmonton AB, T6P 1L5   T 780.464.5506   F 780.464.4450   hagensurveys.ca Your comprehensive surveying partner.	<b>SURVEYOR'S STAMP</b> 	
	CALCULATED BY: E.S.D. DATE: JULY 25, 2025. DRAWING: 250822T	DRAWN BY: E.S.D. REVISED: -- FILE NO. 250822





Subdivision Authority

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

September 11, 2025

File No. LDA25-0340

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 12A, Block 68, Plan 5195KS, located south of 109 Avenue NW and west of 149 Street NW; **HIGH PARK**

---

**The Subdivision by Plan is APPROVED on September 11, 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,

Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #624264849-001

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.

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 water service enters the proposed subdivision approximately 5.18m north of the south property line of existing Lot 12A, off 149 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).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOT 12A, BLK.68, PLAN 5195 KS**

IN THE

**N.W.1/4 SEC.2, TWP.53, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

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



## NOTES:

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

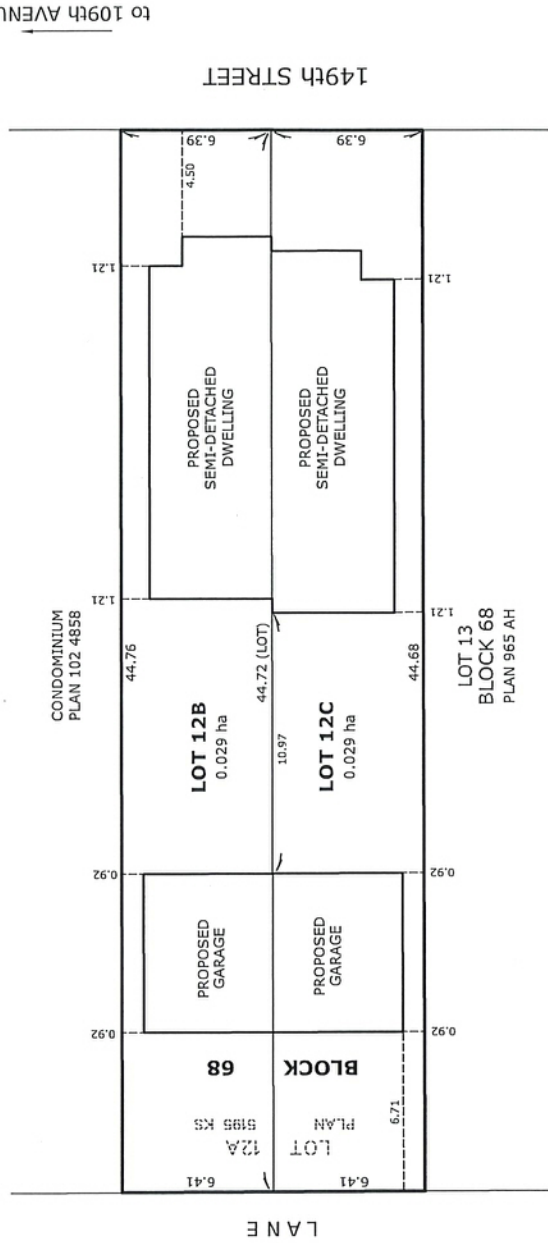
**HAGEN  
SURVEYS**

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

SURVEYOR'S STAMP



CALCULATED BY:	EDG	DRAWN BY:	EDG/ESD
DATE:	JULY 29, 2025	REVISED:	--
DRAWING	250836T	FILE NO.	250836



to 109th AVENUE



Subdivision Authority

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

September 11, 2025

File No. LDA25-0341

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

ATTENTION: Kuldip Raj

RE: 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**

---

**The Subdivision by Plan is APPROVED on September 11, 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.

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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,

Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #624689938-001

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

- The Meyokumin neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2025. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

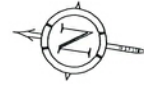
Building / Site

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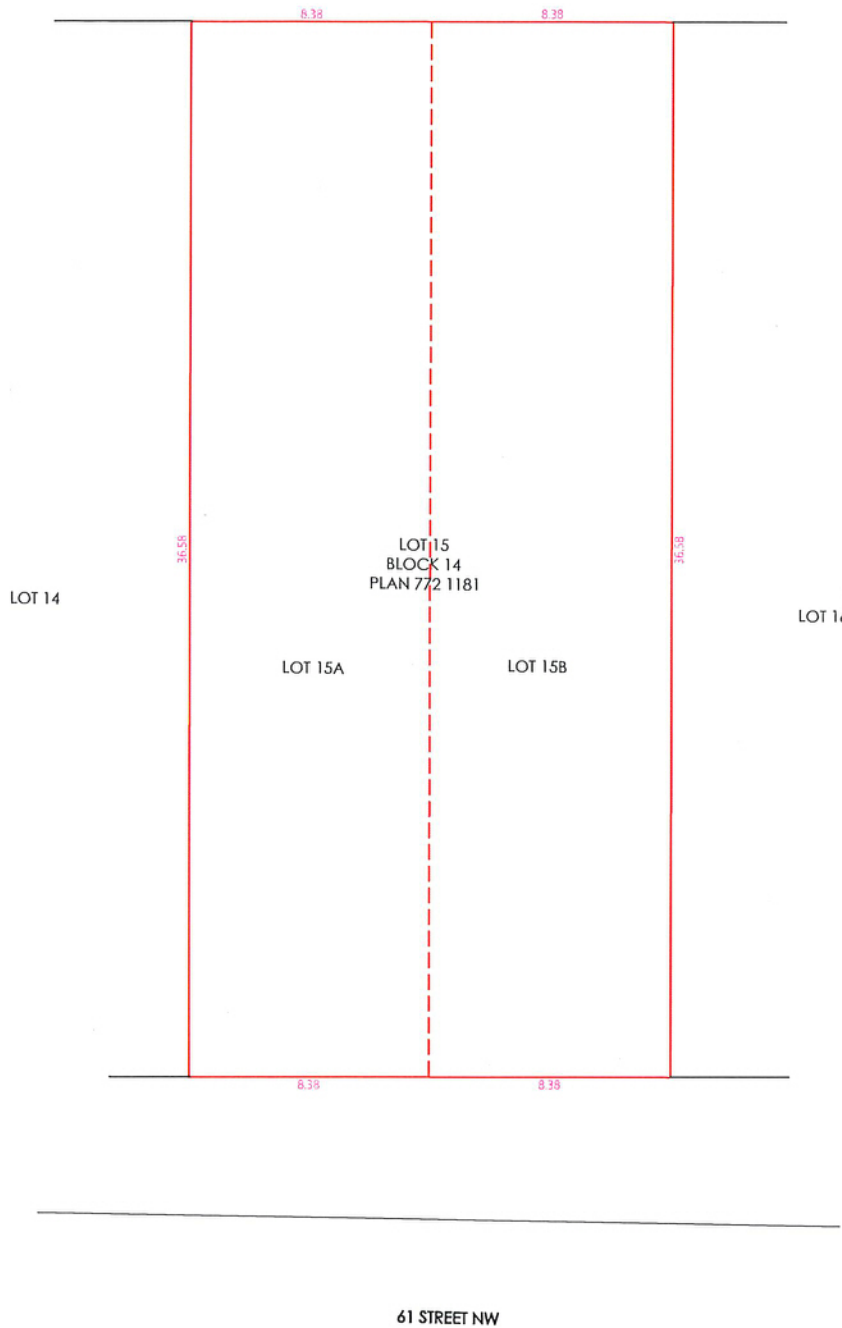
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- The existing water services enter the proposed subdivision approximately 0.3 m north of the south property line of Lot 15 off 61 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these 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 street light pole, including Epcor owned facilities at the base of the street light pole, that will interfere with access to the proposed Lot 15B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the street light pole with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit vehicular access to the site and will result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto: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).





LOT 8W



LOT 15A AREA=306.50  
LOT 15B AREA=306.50

**Legal Description:** LOT: 15 BLOCK: 14 PLAN: 772 1181  
MEYOKUMIN

**Municipal Address:** 1743 61 STREET NW, EDMONTON, AB

**Owner (s) / Builder:** KULDIP RAJ  
(biftura77@gmail.com)

POCKET PLAN

Zone: RS

Scale 1:250

Job # SA24-1887



**Satt Associates Inc.**  
*Always Striving For Excellence*

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

Thursday, September 4, 2025

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 35

#### PRESENT

Kristen Rutherford, Acting Chief Subdivision Officer

#### 1. ADOPTION OF AGENDA

MOVED

Kristen Rutherford

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

FOR THE MOTION

Kristen Rutherford

**CARRIED**

#### 2. ADOPTION OF MINUTES

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the August 28, 2025 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

#### 3. OLD BUSINESS

#### 4. NEW BUSINESS

1.

LDA25-0205  
516941780-002

REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), and two (2) commercial lots from the SW 19-52-25-W4M, the NW 19-52-25-W4M, and Lot 78MR, Block 40, Plan 152 1382, located south of Whitemud Drive NW and east of Winterburn Road NW; **GRANVILLE**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

2.

LDA25-0303  
619440454-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 19, Plan 1270 HW, located east of 87 Street NW and north of 80 Avenue NW; **KING EDWARD PARK**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
3.	LDA25-0304 619441852-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 61, Plan 2061 HW, located west of 75 Street NW and north of 80 Avenue NW; <b>KING EDWARD PARK</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
4.	LDA25-0313 621168637-001	Tentative plan of subdivision to create one (1) additional residential lot from the west half of Lot 9, Block 3, Plan 239HW, located east of 110 Street NW and south of 57 Avenue NW; <b>PLEASANTVIEW</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
5.	LDA25-0319 621963550-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 22, Plan 2655 HW, located west of 96 Street NW and north of 70 Avenue NW; <b>HAZELDEAN</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
6.	LDA25-0323 623537039-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 24, Block 10, Plan 3511HW, located south of 73 Avenue NW and west of 116 Street NW; <b>BELGRAVIA</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
7.	LDA25-0332 624059590-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 29 & 30, Block 6, Plan 5382 HW, located east of 138 Street NW and north of 108 Avenue NW; <b>NORTH GLENORA</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		