

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

**Thursday, 12:30 P.M.**

**June 11, 2026**

**River Valley Room**

**City Hall, 1 Sir Winston Churchill Square NW, Edmonton,**

**AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**River Valley Room**

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**TO BE RAISED**

I 12:30 P.M.

SDAB-S-26-003

Landrex Inc.

Tentative plan of subdivision to create 41 residential lots, one (1) Multi-unit Housing (MHL) Lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from Lot 1, Block 1, Plan 162 2688 located north of 153 Avenue NE and east of 2 Street NE; QUARRY RIDGE

580 - 153 AVENUE NE  
Project No.: 624526704-001

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**NOTE:** *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

**TO BE RAISED**

ITEM I: 12:30 P.M.

FILE: SDAB-S-26-003

AN APPEAL FROM THE DECISION OF THE SUBDIVISION AUTHORITY

APPELLANT: Landrex Inc.

APPLICATION NO.: 624526704-001

APPLICATION TO: Tentative plan of subdivision to create 41 residential lots, one (1) Multi-unit Housing (MHL) Lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from Lot 1, Block 1, Plan 162 2688 located north of 153 Avenue NE and east of 2 Street NE; QUARRY RIDGE

DECISION OF THE SUBDIVISION AUTHORITY: Approved With Conditions

DECISION DATE: April 9, 2026

DATE OF APPEAL: April 15, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 580 - 153 AVENUE NE

LEGAL DESCRIPTION: Plan 1622688 Blk 1 Lot 1

ZONE(S): Neighbourhood Parks and Services (PSN)  
River Valley (A)  
Small-Medium Scale Transition Residential Zone (RSM)  
Small Scale Flex Residential (RSF)

OVERLAY: North Saskatchewan River Valley and Ravine System Protection Overlay

STATUTORY PLAN(S): Horse Hill Area Structure Plan  
North Saskatchewan River Valley Area Redevelopment Plan

DISTRICT PLAN: Horse Hill District Plan

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***Grounds for Appeal***

The Appellant provided the following reasons for appealing the decision of the Development Authority:

The Subdivision Authority conditionally approved subdivision of the above parcel. Landrex is appealing certain conditions of the subdivision approval on the grounds set out below:

1. Conditions 11(10) and 1(10)- These conditions relate to upgrading of 153 Avenue. The Subdivision Authority does not have authority to require the upgrade to 153 Avenue as the upgrades are not required to give access to the subdivision. In particular, as the subdivision backs onto 153 Avenue, there is no need to upgrade 153 Avenue to provide access to the subdivision. Landrex is prepared to provide ROW required for future development to the south and east.
2. Condition 11(12) - Landrex does not object to constructing the path along the top of bank to 153 Avenue; however, as Landrex objects to being required to upgrade 153 Avenue, it also objects to being required to construct any portion of the path adjacent to 153 Avenue.
3. Condition 11(14)-As Landrex objects to being required to upgrade 153 Avenue, it also objects to being required to construct any storm drainage infrastructure along 153 Avenue.
4. Condition 11(8) - The intent of this condition is unclear. On the face of it, the Subdivision Authority does not have jurisdiction to restrict the ability of Landrex to sell a lot that it owns or to apply for a development permit. To the extent that the Subdivision and Development Coordination have access concerns related to the remnant lot, the concerns can be addressed through development permit conditions.
5. Condition 1(7) - Landrex does not object to this condition as written provided that it is clarified that the easement simply relates to access and does not impose any construction requirements on Landrex.
6. Such further and other grounds as may be raised at the hearing of this appeal.

***General Matters***

**Appeal Information:**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on April 23, 2026:**

**“That the appeal hearing be scheduled on June 11, 2026.”**

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

### **Subdivision Appeals**

#### **Appeals**

**678(1)** The decision of a subdivision authority on an application for subdivision approval may be appealed

- (a) by the applicant for the approval,
- (b) by a Government department if the application is required by the subdivision and development regulations to be referred to that department,
- (c) by the council of the municipality in which the land to be subdivided is located if the council, a designated officer of the municipality or the municipal planning commission of the municipality is not the subdivision authority, or
- (d) by a school board with respect to
  - (i) the allocation of municipal reserve and school reserve or money in place of the reserve,
  - (ii) the location of school reserve allocated to it, or
  - (iii) the amount of school reserve or money in place of the reserve.

**(2)** An appeal under subsection (1) may be commenced by filing a notice of appeal within 14 days after receipt of the written decision of the subdivision authority or deemed refusal by the subdivision authority in accordance with section 681

- (a) with the Land and Property Rights Tribunal
  - (i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application
  - (A) is within the Green Area as classified by the Minister responsible for the *Public Lands Act*,

- (B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,
- (C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or
- (D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Protected areas or the Minister of Forestry, Parks and Tourism, or
- (ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii), or

(b) in all other cases, with the subdivision and development appeal board.

**(2.1)** Despite subsection (2)(a), if the land that is the subject-matter of the appeal would have been in an area described in subsection (2)(a) except that the affected Government department agreed, in writing, to vary the distance under the subdivision and development regulations, the notice of appeal must be filed with the subdivision and development appeal board.

**(3)** For the purpose of subsection (2), the date of receipt of the decision is deemed to be 7 days from the date the decision is mailed.

**(4)** A notice of appeal under this section must contain

- (a) the legal description and municipal location, if applicable, of the land proposed to be subdivided, and
- (b) the reasons for appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

**(5)** If the applicant files a notice of appeal within 14 days after receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board.

### **Hearing and decision**

**680(1)** The board hearing an appeal under section 678 is not required to hear from any person or entity other than

- (a) a person or entity that was notified pursuant to section 679(1), and
- (b) each owner of adjacent land to the land that is the subject of the appeal,

or a person acting on any of those persons' behalf.

**(1.1)** For the purposes of subsection (1), "owner" has the same meaning as in section 653.

**(2)** In determining an appeal, the board hearing the appeal

- (a) repealed 2020 c39 s10(48);
  - (a.1) must have regard to any statutory plan;
- (b) must conform with the uses of land referred to in a land use bylaw;
- (c) must be consistent with the land use policies;
- (d) must have regard to but is not bound by the subdivision and development regulations;
- (e) may confirm, revoke or vary the approval or decision or any condition imposed by the subdivision authority or make or substitute an approval, decision or condition of its own;
- (f) may, in addition to the other powers it has, exercise the same power as a subdivision authority is permitted to exercise pursuant to this Part or the regulations or bylaws under this Part.

**(2.1)** In the case of an appeal of the deemed refusal of an application under section 653.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 653.1(2).

**(2.2)** Subsection (1)(b) does not apply to an appeal of the deemed refusal of an application under section 653.1(8).

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**Approval of application**

**654(1)** A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
- (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

**(1.1)** Repealed 2018 c11 s13.

**(1.2)** If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

**(2)** A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
  - (i) unduly interfere with the amenities of the neighbourhood, or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

**(3)** A subdivision authority may approve or refuse an application for subdivision approval.

**Conditions of subdivision approval**

**655(1)** A subdivision authority may impose the following conditions or any other conditions permitted to be imposed by the subdivision and development regulations on a subdivision approval issued by it:

(a) any conditions to ensure that this Part, including section 618.3(1), and the statutory plans and land use bylaws and the regulations under this Part affecting the land proposed to be subdivided are complied with;

(b) a condition that the applicant enter into an agreement with the municipality to do any or all of the following:

(i) to construct or pay for the construction of a road required to give access to the subdivision;

(ii) to construct or pay for the construction of

(A) a pedestrian walkway system to serve the subdivision, or

(B) pedestrian walkways to connect the pedestrian walkway system serving the subdivision with a pedestrian walkway system that serves or is proposed to serve an adjacent subdivision,

or both;

(iii) to install or pay for the installation of a public utility described in section 616(v)(i) to (ix) that is necessary to serve the subdivision, whether or not the public utility is, or will be, located on the land that is the subject of the subdivision approval;

(iv) to construct or pay for the construction of

(A) off-street or other parking facilities, and

(B) loading and unloading facilities;

(v) to pay an off-site levy or redevelopment levy imposed by bylaw;

(vi) to give security to ensure that the terms of the agreement under this section are carried out.

**(2)** A municipality may register a caveat under the Land Titles Act in respect of an agreement under subsection (1)(b) against the

certificate of title for the parcel of land that is the subject of the subdivision.

(3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the agreement has been complied with.

(4) Where a condition on a subdivision approval has, prior to the coming into force of this subsection, required the applicant to install a public utility or pay an amount for a public utility referred to in subsection (1)(b)(iii), that condition is deemed to have been validly imposed, whether or not the public utility was located on the land that was the subject of the subdivision approval.

**General Provisions from the Zoning Bylaw 20001:**

Section 2.170.1 states that the **Purpose** of the **PSN - Neighbourhood Parks and Services Zone** is:

To allow for limited development on parkland intended to serve neighbourhood-level needs and users. This Zone is intended to accommodate features like community league buildings, active or passive recreation opportunities, and playgrounds in community parks, pocket parks, and greenways.

Section 2.20.1 states that the **Purpose** of the **RSF - Small Scale Flex Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Section 2.30.1 states that the **Purpose** of the **RSM - Small-Medium Scale Transition Residential Zone** is:

To allow for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height, in the form of Row Housing and Multi-unit Housing in developing and redeveloping areas. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents. When located outside of a Node or Corridor identified in a

statutory plan, the scale of development in this Zone is intended to act as a transition to smaller or larger scale development (existing or planned) or be in a location as directed in a statutory plan.

Section 2.150.1 states that the **Purpose** of the **A - River Valley Zone** is:

To preserve natural areas and parkland along the river, creeks, ravines, and other areas designated for environmental protection while allowing for passive and active park Uses in designated areas.

Section 2.260.1 states that the **Purpose** of the **RVO - North Saskatchewan River Valley and Ravine System Protection Overlay** is:

To provide a development Setback from the North Saskatchewan River Valley and Ravine System and mitigate the risks associated with top-of-bank landslides, erosions, and other environmental hazards.

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Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

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Subdivision Authority

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

April 9, 2026

File No. LDA25-0463

RE: Tentative plan of subdivision to create 41 residential lots, one (1) Multi-unit Housing (MHL) Lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from Lot 1, Block 1, Plan 162 2688 located north of 153 Avenue NE and east of 2 Street NE, **QUARRY RIDGE**

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**I The Subdivision by Plan is APPROVED on April 9, 2026, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.195 ha lot pursuant to Section 666 of the Municipal Government Act;
2. that the owner dedicate Environmental Reserve (ER) as a 0.370 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act;
3. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$283,453.83 representing 0.638 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register a Temporary Public Access Easement for the 6 m gravel roadway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a cross lot access easement for the purpose of roadway access to the future remnant parcel within Lot 1, Block 1 Plan 162 2688, as shown on Enclosure II. The City shall be a party to the easement;
8. that the owner register an easement in favour of EPCOR Drainage Services to facilitate the offsite watermain connection, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register an easement in favour of EPCOR Drainage Services to facilitate connection of the major/minor storm drainage along the ditch system of 153 Avenue NE, to the private Quarry Ridge Golf Course dry pond, should it be deemed necessary through the review of the engineering drawings;
  10. that the owner dedicate additional road right-of-way and modify property lines of the lots backing onto 153 Avenue NE to conform to an approved cross-section or to the satisfaction of Subdivision and Development Coordination for a hybrid cross-section, should it be deemed necessary through the review of the engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
  11. that the approved subdivision LDA25-0373 be registered prior to or concurrent with this application, to provide logical roadway and utility connections;
  12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
  13. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as shown on the "Conditions of Approval" map, Enclosure I;
  14. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
  15. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.
- II The Servicing Agreement required in Clause I (4) shall contain, among other things, the following conditions:**
1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
  2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
  3. that the owner pay the Drainage Assessments applicable to this subdivision;
  4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
  5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
  6. 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;

7. 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;
8. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the future remnant lot within Lot 1, Block 1 Plan 162 2688, until such time that the Temporary Cross Lot Access Easement is no longer required and has been discharged, to the satisfaction of Subdivision and Development Coordination;
9. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the collector roadway 153 Avenue NW be designed and constructed to an urban collector roadway standard with a shared use path on the north side with a connection to the top-of-bank shared use path, in accordance with the City of Edmonton Design and Construction Standards, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path including "Shared Use" signage, lighting and bollards, within the MR lot and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area, including "Shared Use" signage and landscaping, and the trail location, design and construction shall be in accordance with the approved Geotechnical Report (6909-2), with connections to the adjacent shared use path as shown on the Condition of Approval map, Enclosure I. Top-of-bank shared use path access is required to connect to 153 Ave NE without the use of stairs. Ecological considerations will be reviewed through the submission of Engineering Drawings to the satisfaction of Urban Growth and Open Space Strategy;
13. that the owner construct a 3 m shared use path with bollards and lighting within the walkway; with connections to the adjacent shared use path and sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner provides accommodations for major and minor storm drainage and constructs the necessary storm infrastructure, to the satisfaction of Subdivision and Development Coordination;
15. 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;
16. that the engineering drawings include an at-grade wildlife crossing at the shared use path intersection, as shown on the "Conditions of Approval" map, Enclosure I;

17. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner provide naturalization landscaping within the ER parcel, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the Reserve lot, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

There is an existing Deferred Reserve Caveat (DRC) on title for Lot 1, Block 1, Plan 162 2688. The DRC will be reduced to account for MR dedication (0.195 ha) and ER dedication (0.037 ha). MR in the amount of \$283,453.83 representing 0.638 ha is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey. Subsequent to dedication and money in place of MR, the DRC will be discharged in full.

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,



Kristen Rutherford  
Acting Subdivision Authority

KR/jv/Posse #624526704-001













Enclosures

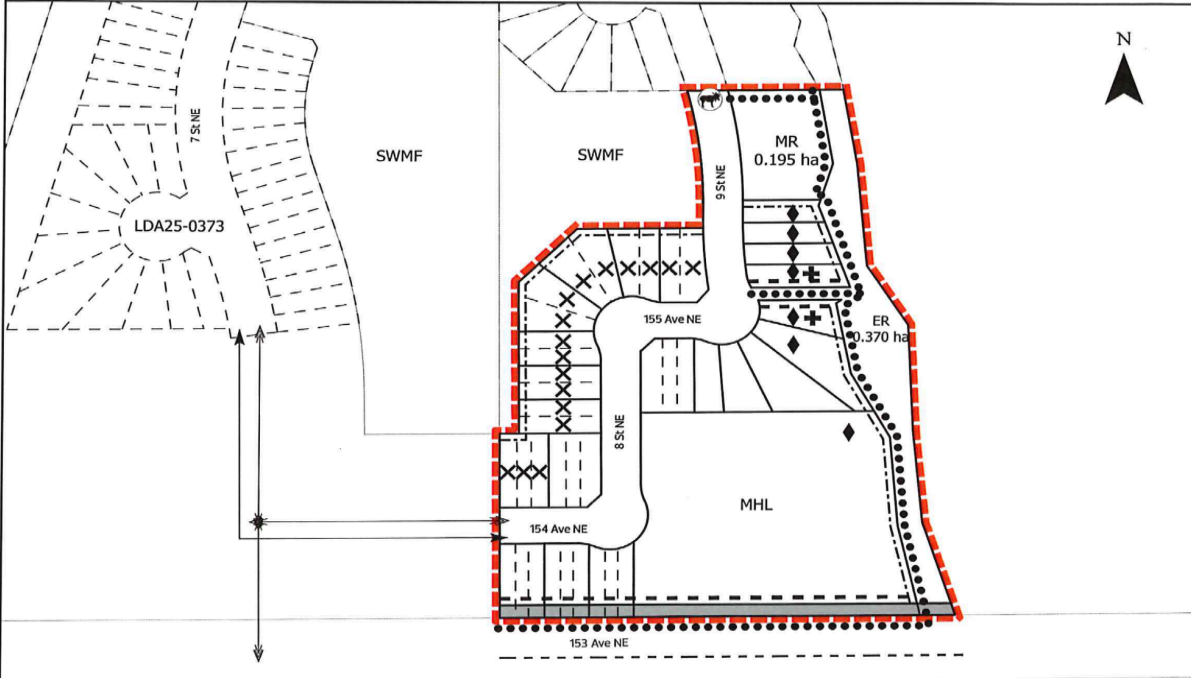
**ENCLOSURE I**

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

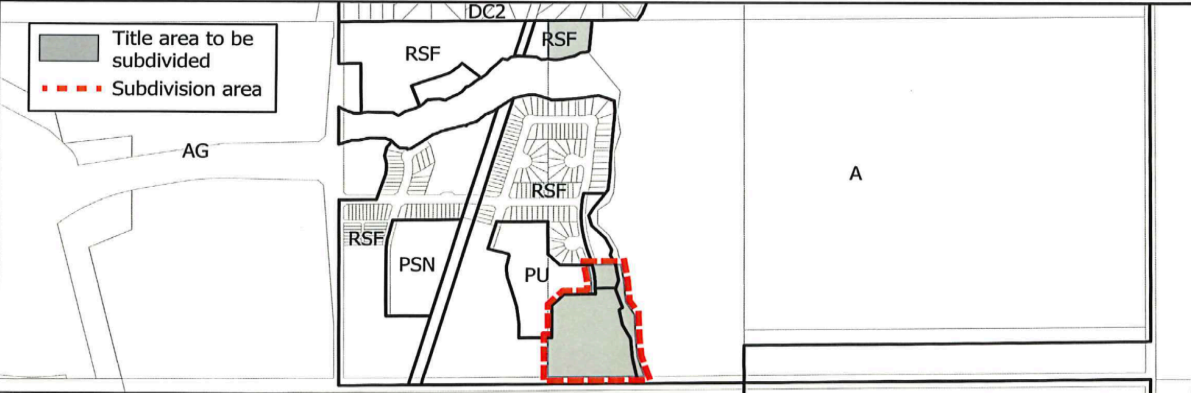
**April 9, 2026**

**LDA25-0463**

- |   |   |   |   |
|---|---|---|---|
|  | Limit of proposed subdivision           |  | 3 m shared use path   |
|  | Wildlife crossing                       |  | Temporary 6 m gravel roadway; Register temporary public access easement |
|  | Restrictive Covenant re: Top of Bank    |  | Construct roadway to an urban collector standard                        |
|  | Restrictive Covenant re: Freeboard      |  | Watermain extension; Register utility easement                          |
|  | Restrictive Covenant re: Disturbed Soil |  | Dedicate as road right of way   |
|  | 1.2 m Uniform fence                     |   |   |
|  | 1.8 m Uniform fence as per Zoning Bylaw |   |   |



**NOTE: All roads shown on this map are within the NE quadrant**





ENCLOSURE II

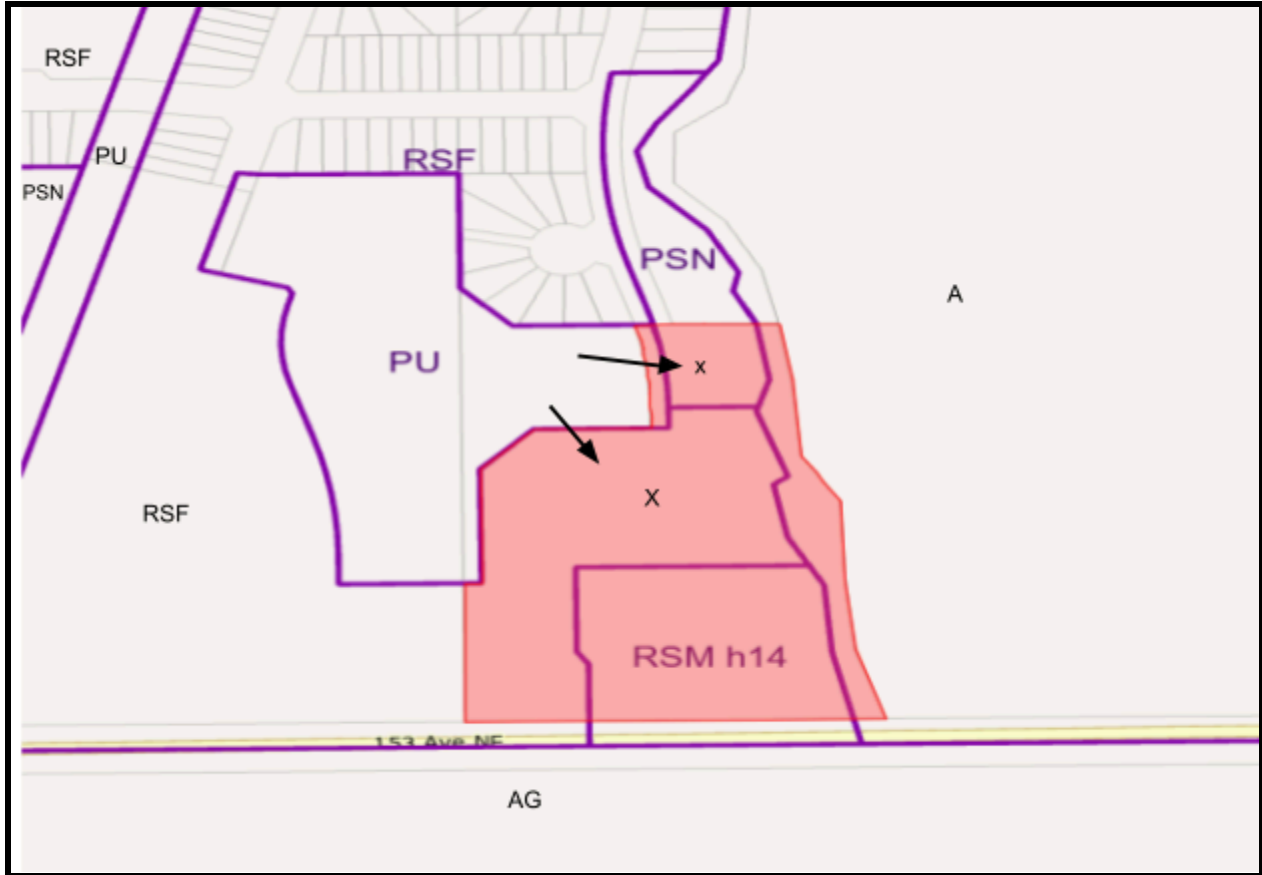
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 9, 2026

LDA25-0463

-  Limit of proposed subdivision
-  Cross lot access easement





**SURROUNDING LAND USE DISTRICTS**

Site Location ←      File: SDAB-S-26-003      ▲  
N