Thursday, May 15, 2025 **10:00 am.**		

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 19

PRESENT	**Blair McDowell, Chief Subdivision Officer**		
1.	**ADOPTION OF AGENDA**		
MOVED		Blair McDowell That the Subdivision Authority Agenda for the May 15, 2025 meeting be adopted.	
FOR THE MOTION		Blair McDowell	**CARRIED**
2.	**ADOPTION OF MINUTES**		
MOVED		Blair McDowell That the Subdivision Authority Minutes for the May 08, 2025 meeting be adopted.	
FOR THE MOTION		Blair McDowell	**CARRIED**
3.	**OLD BUSINESS**		
4.	**NEW BUSINESS**		
1.	LDA25-0103 531316888-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from, Lot 9, Block 60, Plan 2221232, located north of Whitemud Drive NW and west of Anthony Henday Drive NW; **POTTER GREENS**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
2.	LDA25-0121 567628855-001	Tentative plan of subdivision to create one (1) industrial lot from a portion of Lot A, Plan 002 4504 located south of 56 Avenue NW and east of 34 Street NW; **SOUTHEAST INDUSTRIAL**	
MOVED		Blair McDowell That the application for subdivision be Approved.	

FOR THE MOTION		Blair McDowell	**CARRIED**
3.	LDA25-0149 556550917-001	Tentative plan of subdivision to create 28 residential lots, from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
4.	LDA24-0300 521081059-001	Tentative plan of subdivision to create ten (10) residential lots, from Lots 45-51, Block 25, Plan 162 0841, located north of Yellowhead Trail NW and east of 50 Street NW; **HOMESTEADER**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
5.	LDA25-0144 576615676-001	Tentative plan of subdivision to create one (1) industrial lot, from, Lot 1, Block 1, Plan 152 0434, located south of 118A Avenue NW and east of Winterburn Road NW; **WINTERBURN INDUSTRIAL**	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	**CARRIED**
5.	**ADJOURNMENT** The meeting adjourned at 10:15 a.m.		

Subdivision Authority

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

May 15, 2025

File No. LDA25-0103

City of Edmonton
Land Development Section, Real Estate Branch
10th flr 10111-104 Ave NW
Edmonton AB T5J 4X1

ATTENTION: Jennifer van Popta

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from, Lot 9, Block 60, Plan 2221232, located north of Whitemud Drive NW and west of Anthony Henday Drive NW; **POTTER GREENS**

I The Subdivision by Plan is APPROVED on May 15, 2025, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 6.15 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;

2. that the owner provide Municipal Reserve (MR) in the amount of 0.682 ha by a Deferred Reserve Caveat registered against the remnant lot pursuant to Section 669 of the Municipal Government Act;

3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;

4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed MHL a claim of interest by caveat of the Deferred Servicing Agreement 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 approved subdivisions LDA20-0394 be registered prior to or concurrent with this application;

7. that the owner dedicate additional road rights of way ,as required, to accommodate the Potter Greens Drive NW road design and transition to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

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

II **That the Deferred Servicing Agreement required in Clause I (3) requires that 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 Deferred Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay a Boundary Assessment for municipal improvements constructed by others within the Potter Greens Drive NW road right-of-way from which this development benefits;

4. that the owner pay the Drainage Assessments applicable to this subdivision;

5. that the owner pay the Arterial Roadway Assessments 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 submits 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 to construct roadways 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 construct Potter Greens Drive NW, including a 3m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner remove the temporary turnaround and bollards and restore the Municipal Reserve lot legally described as Plan 9121141 Blk 5 Lot 34MR, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I. All costs associated with the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of removal, will be the responsibility of the owner;

10. that the owner remove the permanent turnaround/cul-de-sac and construct curb and gutter, sidewalk and landscaping to provide a consistent 8m carriageway and tie in, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I. All costs associated with the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of removal, will be the responsibility of the owner;

11. that the owner construct appropriate transition taper from the existing 11.5m wide roadway to the new 8m wide roadway, including curb and gutter, sidewalk / shared use path construction on both sides to extend to a logical transition point, curb ramps, a crosswalk and pedestrian signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct appropriate traffic calming measures, if required, at the midblock sidewalk crossing on Potter Greens Drive NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

13. that the owner pay for installation of "no parking" signage on Potter Greens Drive NW to support the cross sections and operation of the internal roadways to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

15. that the owner is responsible for the landscape design and construction within the Reserve lots and road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 9, Block 60, Plan 2221232 in the amount of 1.64 ha is owing. MR in the amount of 0.682 ha will be provided by a Deferred Reserve Caveat with this subdivision for the dedication of a park in LDA21-0134. MR in the amount of 0.958 ha is being provided by dedication with this subdivision for a portion of the Natural Area. The remaining 5.192 ha of the Natural Area will be provided by non-credit Municipal Reserve as supported by LDA06-0261 (Bylaw 14579 Council Package).

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.

Regards,

Blair McDowell
Subdivision Authority

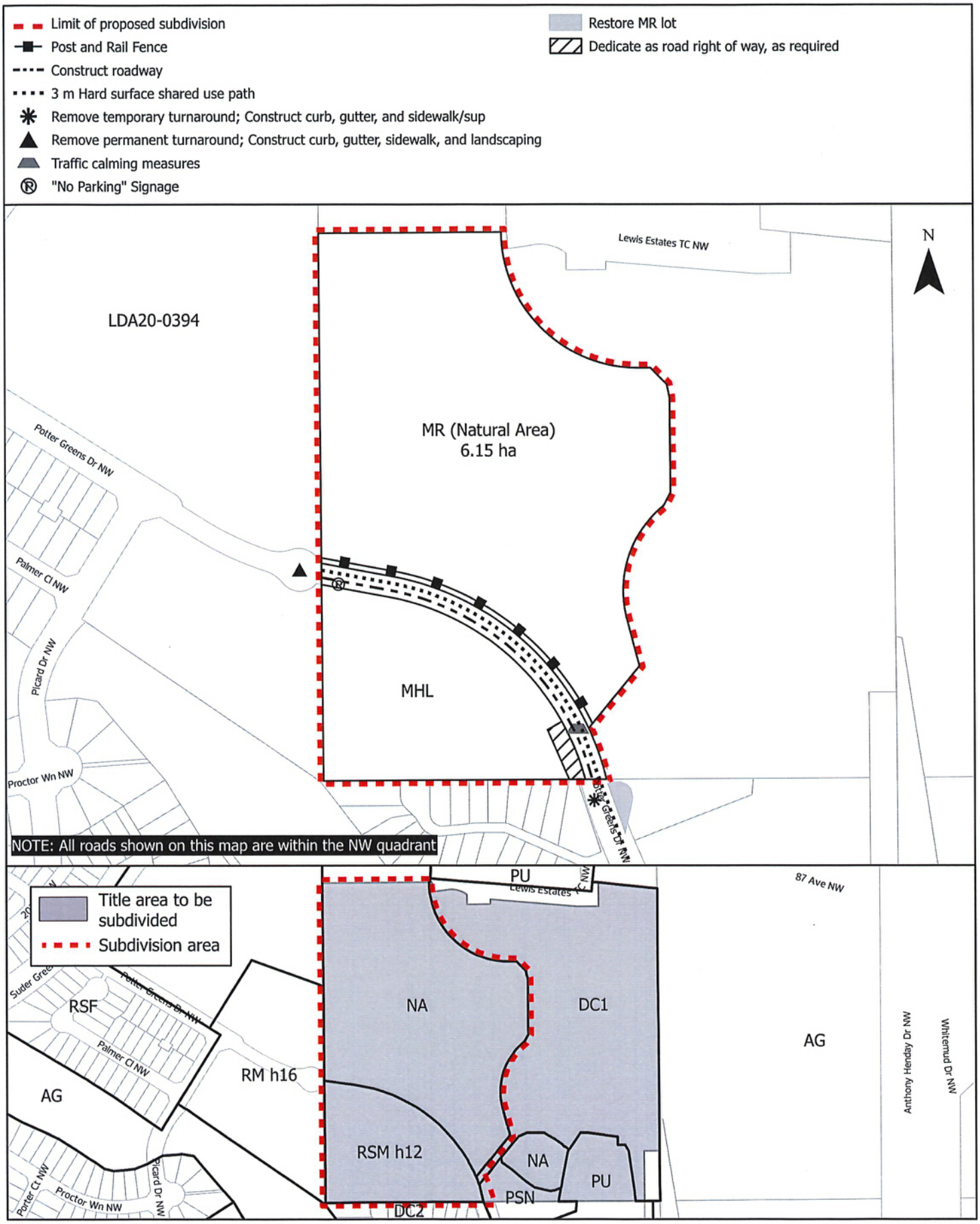
BM/nz/Posse #531316888-001

Enclosure

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP | **May 15, 2025** | **LDA25-0103**



Subdivision Authority

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

May 15, 2025

File No. LDA25-0121

V3 Companies
130 - 2899 Broadmoor Blvd
Sherwood Park AB T8H 1B5

ATTENTION: Elisa Stamatakis

RE: Tentative plan of subdivision to create one (1) industrial lot from a portion of Lot A, Plan 002 4504 located south of 56 Avenue NW and east of 34 Street NW; **SOUTHEAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 15, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;

2. 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;

3. that the owner dedicate additional road right-of-way to accommodate any modifications to the design and cross section to 56 Avenue NW, as required, to support a potential future access to the collector, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I, should it be deemed necessary through the review of the engineering drawings; and

4. 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 (1) 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 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;

6. 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;

7. that the owner construct a northbound auxiliary lane along 34 Street NW along with a right-in/right-out access to the proposed development, including modifications as required by the updated and approved Preliminary Plan to accommodate the required taper and bay to an arterial roadway standard and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner construct off-site modifications to 56 Avenue NW to improve the safety and function of the existing intersection for any future access off 56 Avenue NW, that may include incorporating center median on either sides of the intersection of 56 Avenue NW and 34 Street NW, to limit the future access to right-in / right-out movements only to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

9. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot A, Plan 0024504 was addressed by a 4.698 ha Deferred Reserve Caveat (242 080 781) and by a MR Security Agreement SA52478 (Letter of Credit) with LDA21-0367. The DRC and Letter of Credit will be adjusted for the 34 Street arterial dedication and will carry forward on the remainder of the title. The DRC will be discharged when the Letter of Credit is cashed.

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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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.

Regards,

Blair McDowell
Subdivision Authority

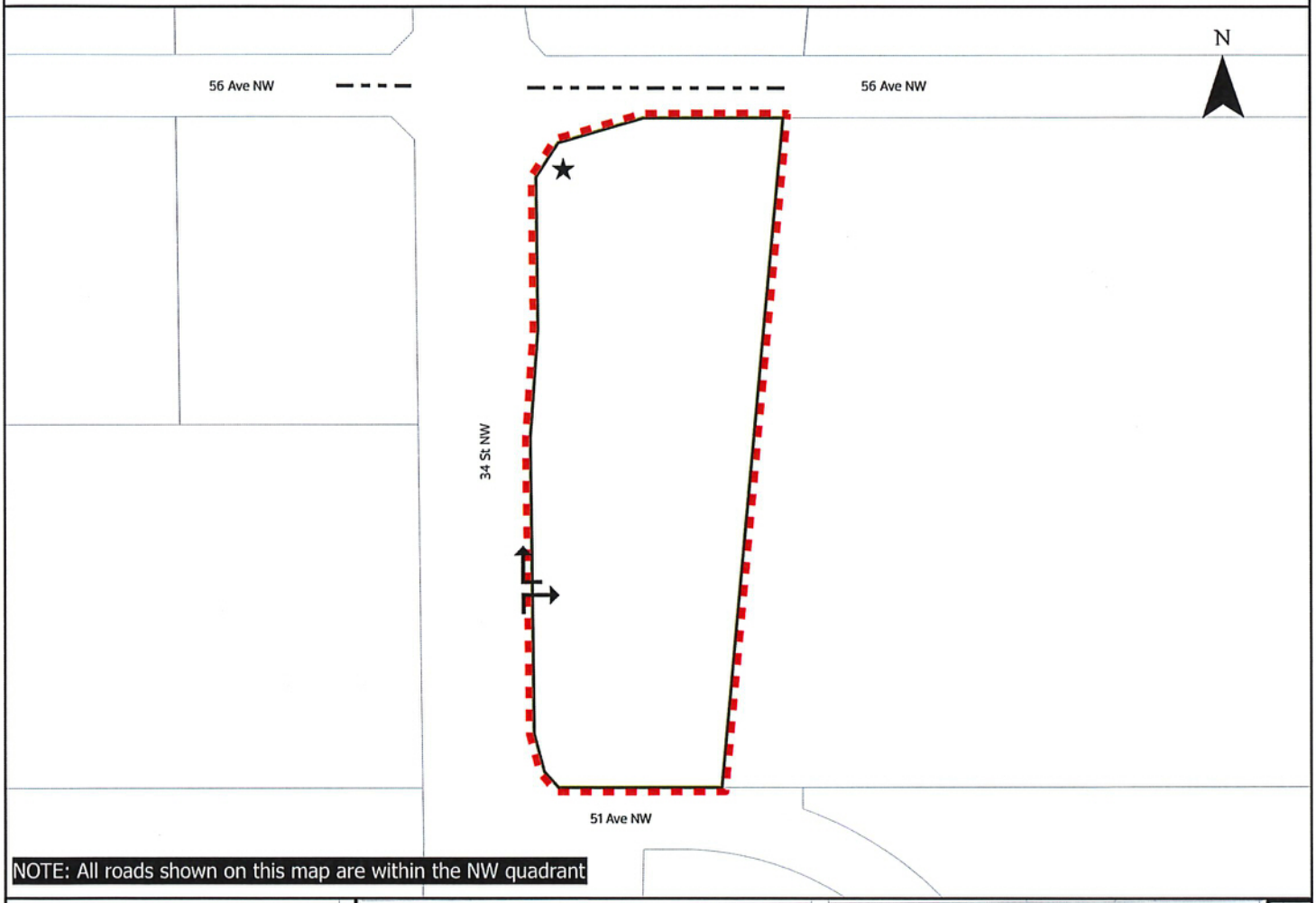
BM/tn/Posse #567628855-001

Enclosure
File No. LDA25-0121

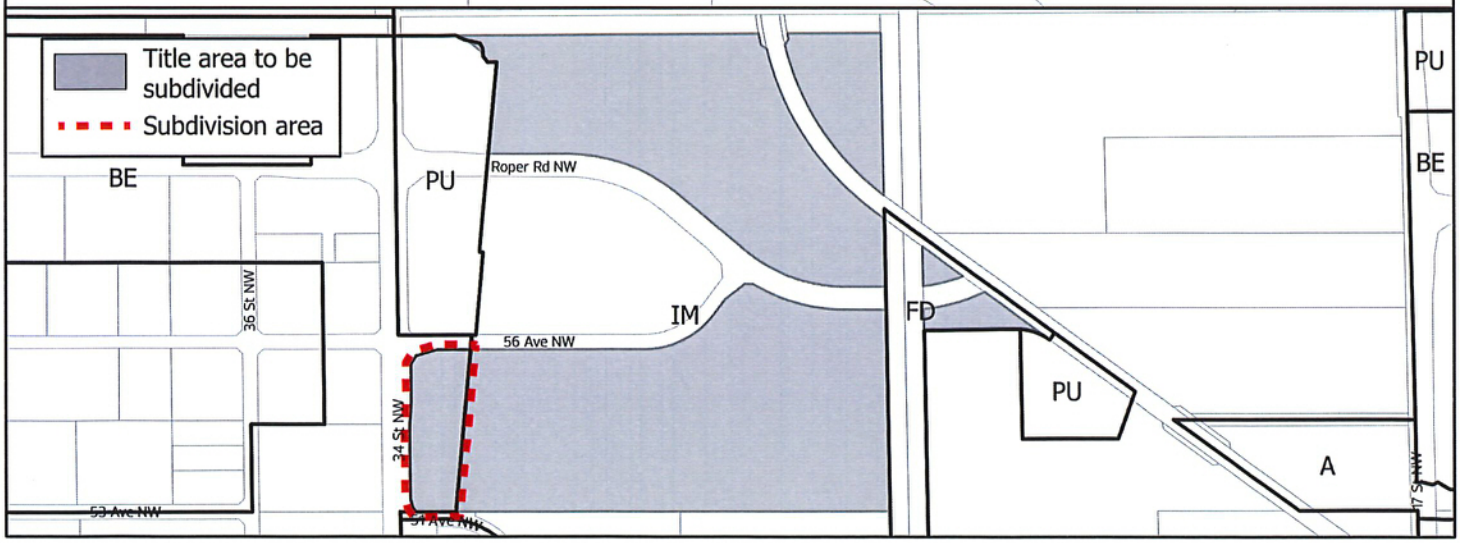
ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	**May 15, 2025**	**LDA25-0121**

- Limit of proposed subdivision
- Upgrade 56 Ave NW and incorperate centre median
- ★ Dedicate road ROW, if deemed necessary
- Construct RIRO, including a northbound auxiliary lane



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

May 15, 2025

File No. LDA25-0149

Arcadis
300 - 10120 103 Ave NW
Edmonton AB T5J 3R6

ATTENTION: Connor Pope

RE: Tentative plan of subdivision to create 28 residential lots, from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on May 15, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;

2. 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;

3. that the approved subdivisions LDA24-0314 be registered prior to or concurrent with this application; to provide the logical local roadway extension to the proposed development; and

4. 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 (1) 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 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;

6. 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 to construct the roadway and alleys 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;

7. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination); A 'Swept Path Analysis' for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections; and

8. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Pt. of SW-25-52-26-4 were previously addressed by a 0.765 ha DRC with LDA24-0091 and will be carried forward on title. The DRC will be discharged with subdivision application under Stage 39B and provide money in lieu.

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.

Regards,

Blair McDowell
Subdivision Authority

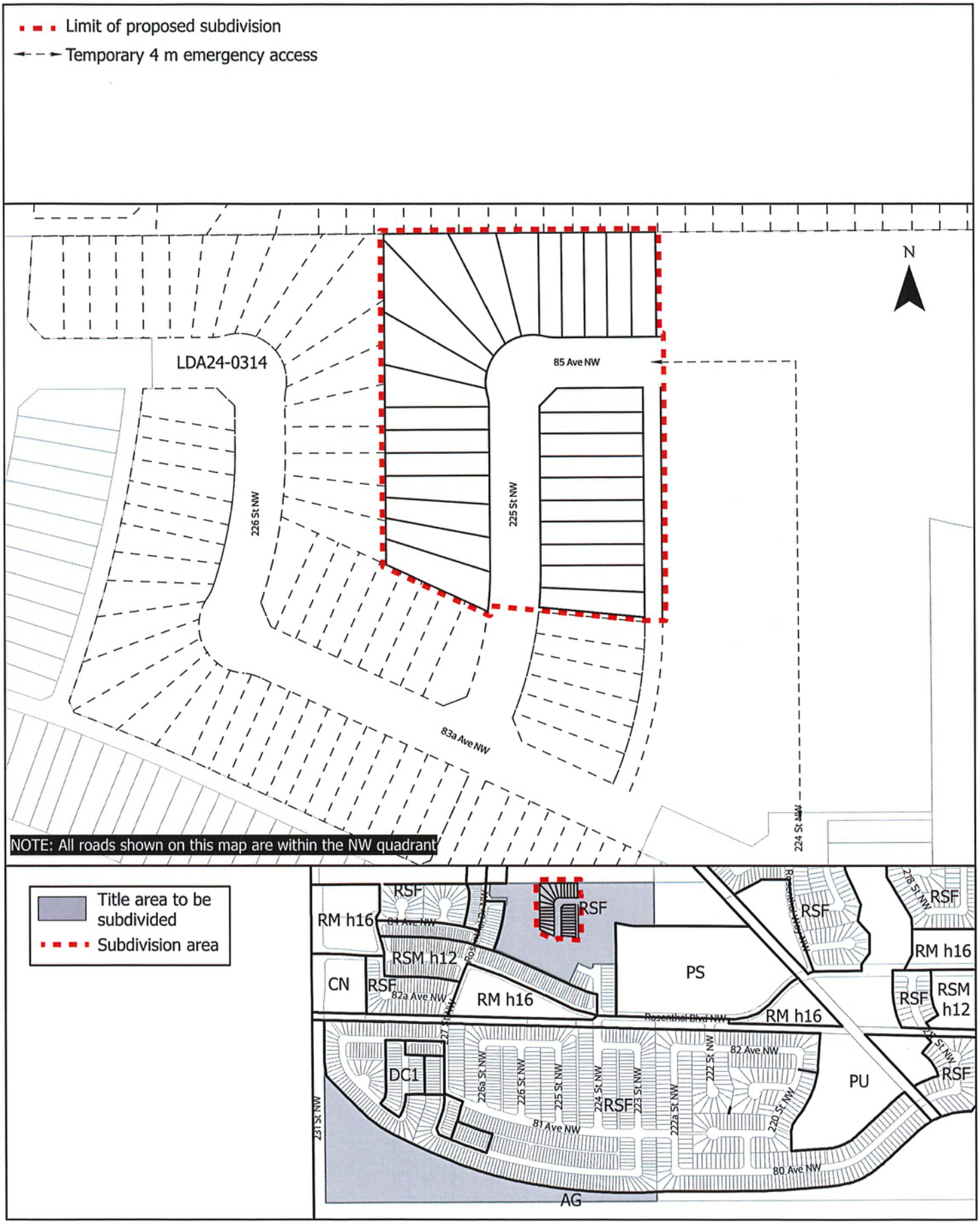
BM/nz/Posse #556550917-001

Enclosure

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	May 15, 2025	LDA25-0149



Subdivision Authority

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

May 15, 2025

File No. LDA24-0300

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create ten (10) residential lots, from Lots 45-51, Block 25, Plan 162 0841, located north of Yellowhead Trail NW and east of 50 Street NW; **HOMESTEADER**

I The Subdivision by Plan is APPROVED on May 15, 2025, subject to the following conditions:

1. 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; and

2. 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 and identifies major conditions of this approval.

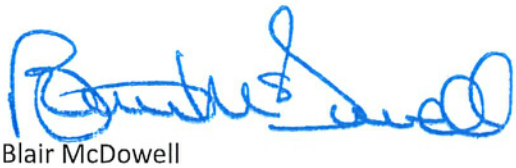
Municipal Reserve (MR) for Plan 162 0841 was previously addressed with LDA12-0225 by dedicating MR as a 0.5 ha parcel and registering a 3.187 ha Deferred Reserve Caveat against Lot 1, Block 1, Plan 132 1679.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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.

Regards,



Blair McDowell
Subdivision Authority

BM/nz/Posse #521081059-001

Enclosure

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	May 15, 2025	LDA24-0300

Limit of proposed subdivision

Subdivision Authority

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

May 15, 2025

File No. LDA25-0144

Stantec Consulting Ltd.
400 - 10220 103 Ave NW
Edmonton AB T5J 0K4

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create one (1) industrial lot, from, Lot 1, Block 1, Plan 152 0434, located south of 118A Avenue NW and east of Winterburn Road NW; **WINTERBURN INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 15, 2025, subject to the following conditions:

1. 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;

2. that the approved subdivision LDA13-0183 be registered prior to or concurrent with this application to provide logical roadway connection; and

3. 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 Lot 1, Block 1, Plan 1520434 were previously addressed with LDA13-0183.

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.

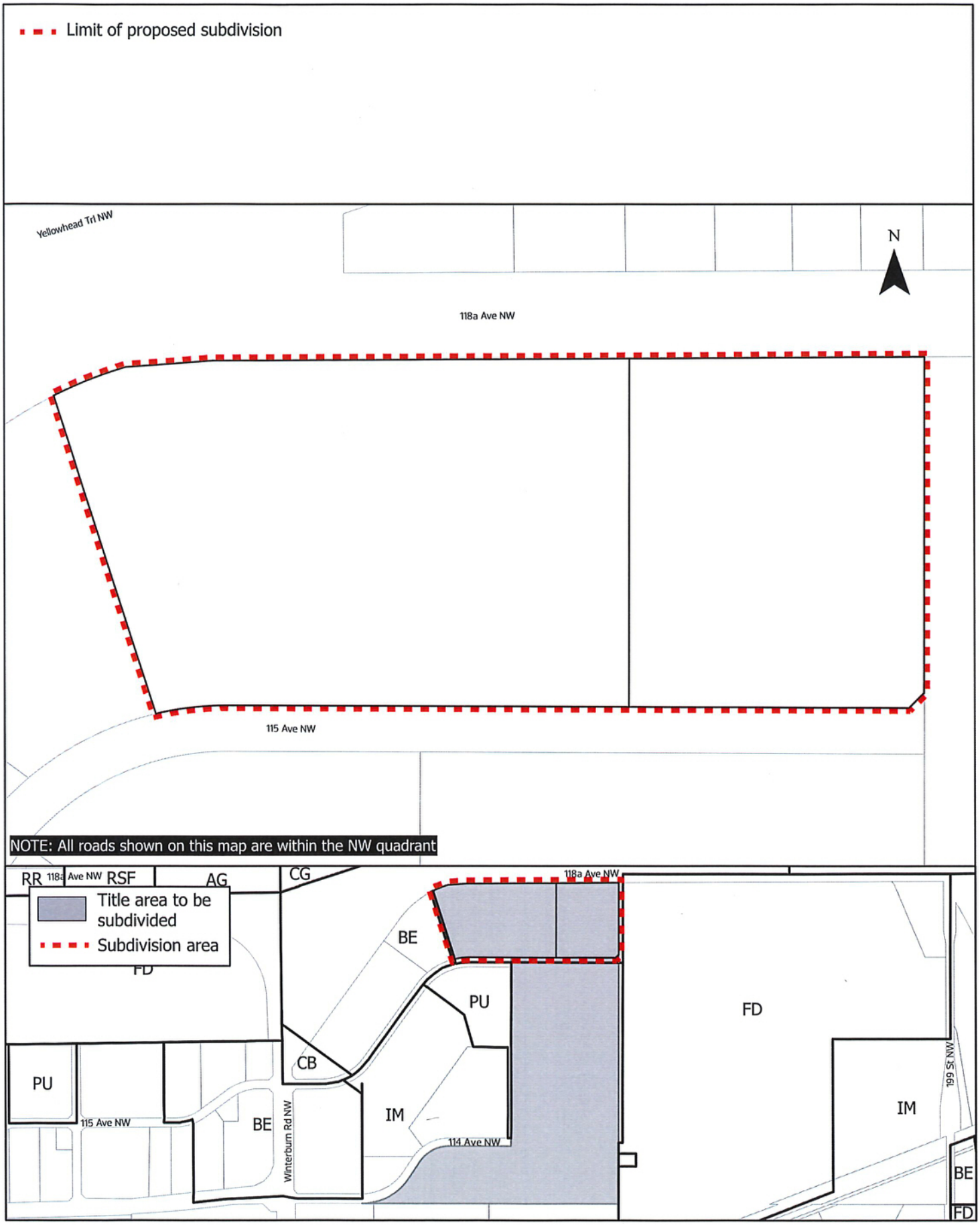
Regards,

Blair McDowell
Subdivision Authority

BM/nz/Posse #576615676-001

Enclosure

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP	May 15, 2025	LDA25-0144