

Thursday, June 26, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 25

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 26, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 19, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA25-0205
516941780-001 | Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), and two (2) commercial lots from SW-19-52-25-W4M and NW-19-52-25-W4M located south of Whitemud Drive NW and east of Winterburn Road NW;
GRANVILLE |
| 2. | LDA25-0222
596107144-001 | Tentative plan of subdivision to create 23 residential lots from Lot H, Block 11, Plan 252 0975 located south of Maskekosihk Trail NW and west of 184 Street NW;
RIVER'S EDGE |
| 3. | LDA25-0198
587549693-001 | Tentative plan of subdivision to create 3 industrial lots from Lot 1MR, Block 1, Plan 822 2110, located south of 114 Avenue NW and west of 178 Street NW;
EDMISTON INDUSTRIAL |
| 4. | LDA25-0221
598758355-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 17 & 18, Block 2, Plan 2212 HW, located north of Windsor Road NW and west of 120 Street NW; WINDSOR PARK |

5. OTHER BUSINESS



Subdivision Authority

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

June 26, 2025

File No. LDA25-0205

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

ATTENTION: Connor Pope

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), and two (2) commercial lots from SW-19-52-25-W4M and NW-19-52-25-W4M located south of Whitemud Drive NW and east of Winterburn Road NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on June 26, 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, clear and level 215 Street NW (Winterburn Road NW) as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner dedicate walkways as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA24-0435 be registered prior to or concurrent with this application, to provide the logical roadway extension of Granville Drive NW;
7. that LDA22-0455 to amend the Area Structure Plan, the Neighbourhood Area Structure Plan, and the Zoning Bylaw shall be approved prior to endorsement of this subdivision; and
8. 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 pay the Arterial Roadway Assessments for the portion of the remnant area of NW-19-52-25-4, to be consolidated with the adjacent parcel;
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 construct the first two (2) lanes of 215 Street NW (Winterburn Road NW) to an arterial roadway standard including a northbound right turn bay at Hope Road NW, the complete intersection of Hope Road NW and Winterburn Road NW (215 Street NW), channelization, accesses, 3 m shared use path from Hope Road NW to 62 Avenue NW, lighting, all utility relocation/modification, paint line modifications, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
9. that the owner is responsible for the landscape design and construction within road right(s) of way, and walkway(s) to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SW 19-52-25-W4M (Title #232 241 183) were previously addressed with LDA14-0374 by registering a 2.507 ha Deferred Reserve Caveat (DRC), which will carry forward on title.

MR for the SW 19-52-25-W4M (Title # 192 093 962) was previously addressed with a 0.01 ha DRC and will be transferred to the SW ¼ 19-52-25-4 (Title #232 241 183).

Municipal Reserve (MR) for part of the NW ¼ 19-52-25-4 were previously addressed with LDA11-0347.

The arterial roadway dedication (215 Street) may require the reduction of Municipal Reserve.

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

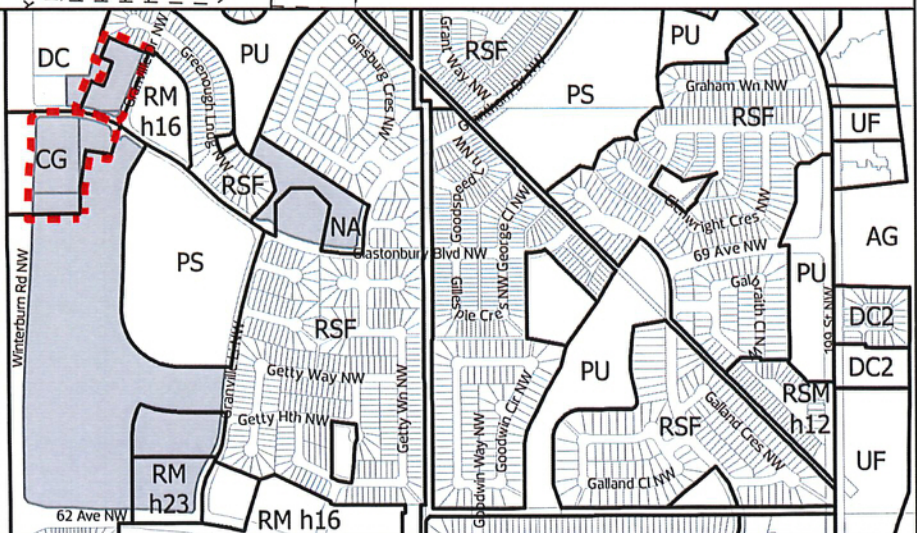
BM/mc/Posse #516941780-001

Enclosures

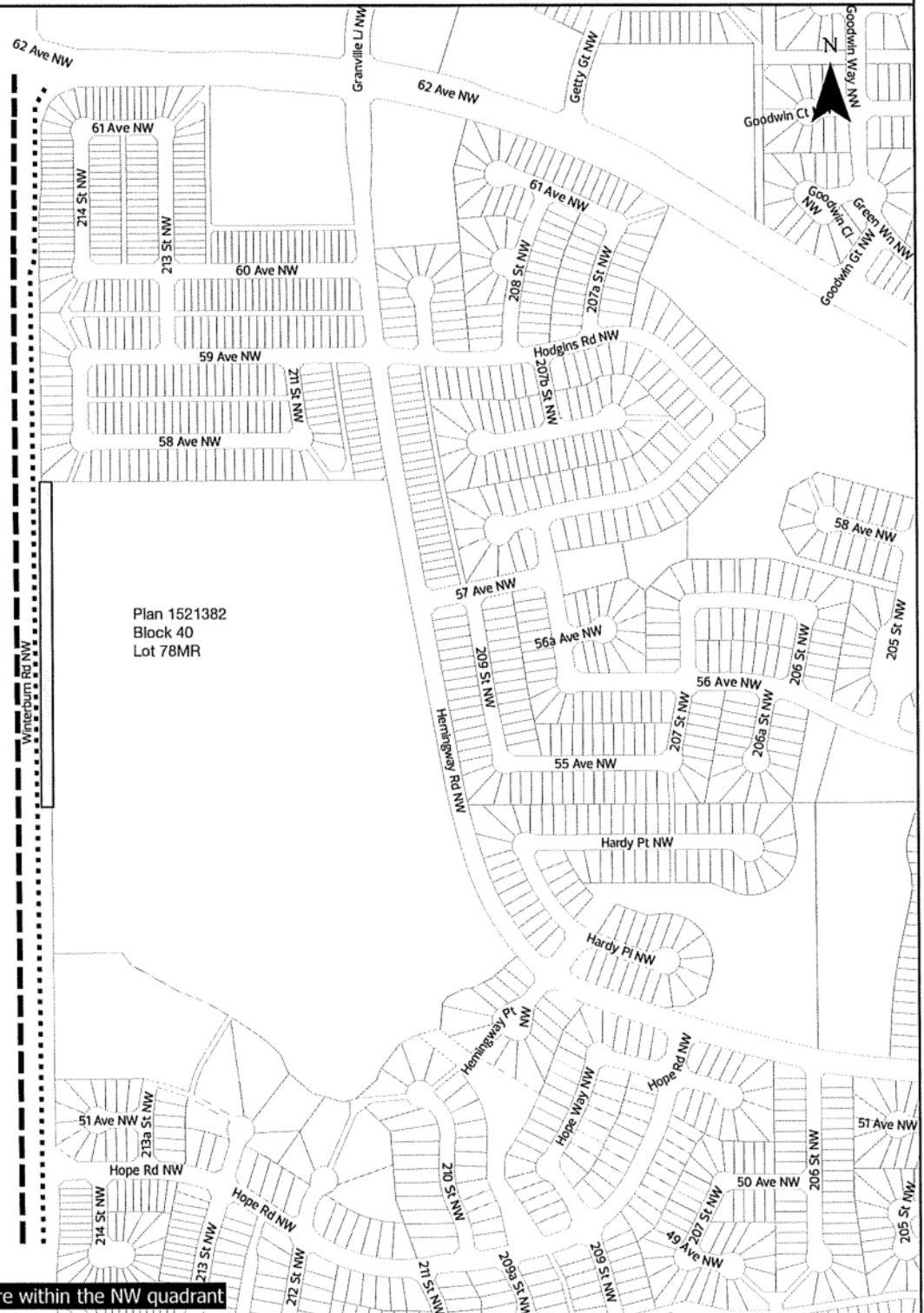
-
- Map of the subject property and surrounding area. The subject property is outlined in red and labeled "Commercial" and "LDA24-0435". It is bounded by Glastonbury Blvd NW to the north and east, and Winterburn Rd NW to the west. A red asterisk marks the intersection of the property boundary and Glastonbury Blvd NW. Surrounding properties include "MHL" (Manufactured Home Lot) to the north, "NW-19-52-25-4 remnant" to the northwest, and "Greenough Cpe NW", "Greenough Lndg NW", and "Greenough Ct NW" to the northeast. A north arrow is located in the top right corner.

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

-  Title area to be subdivided
-  Subdivision area



 Dedicate Arterial Road Right of Way



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

June 26, 2025

File No. LDA25-0222

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create 23 residential lots from Lot H, Block 11, Plan 252 0975 located south of Maskekosiik Trail NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on June 26, 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 subdivision LDA23-0385 be registered prior to or concurrent with this application; 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 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 construct the East-West segment of the customized alley to a residential standard with a 5 m paved surface to an approved Complete Street design and cross-section, as shown on Enclosure I, to the satisfaction of Subdivision and Development Coordination;
9. that the owner pay for installation of "no parking" signage in the alley to restrict parking within the alley road right-of-way, if deemed necessary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within 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 Lot H, Block 1, Plan 252 0975 were previously addressed by a Deferred Reserve Caveat (DRC) with LDA21-0601.

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.

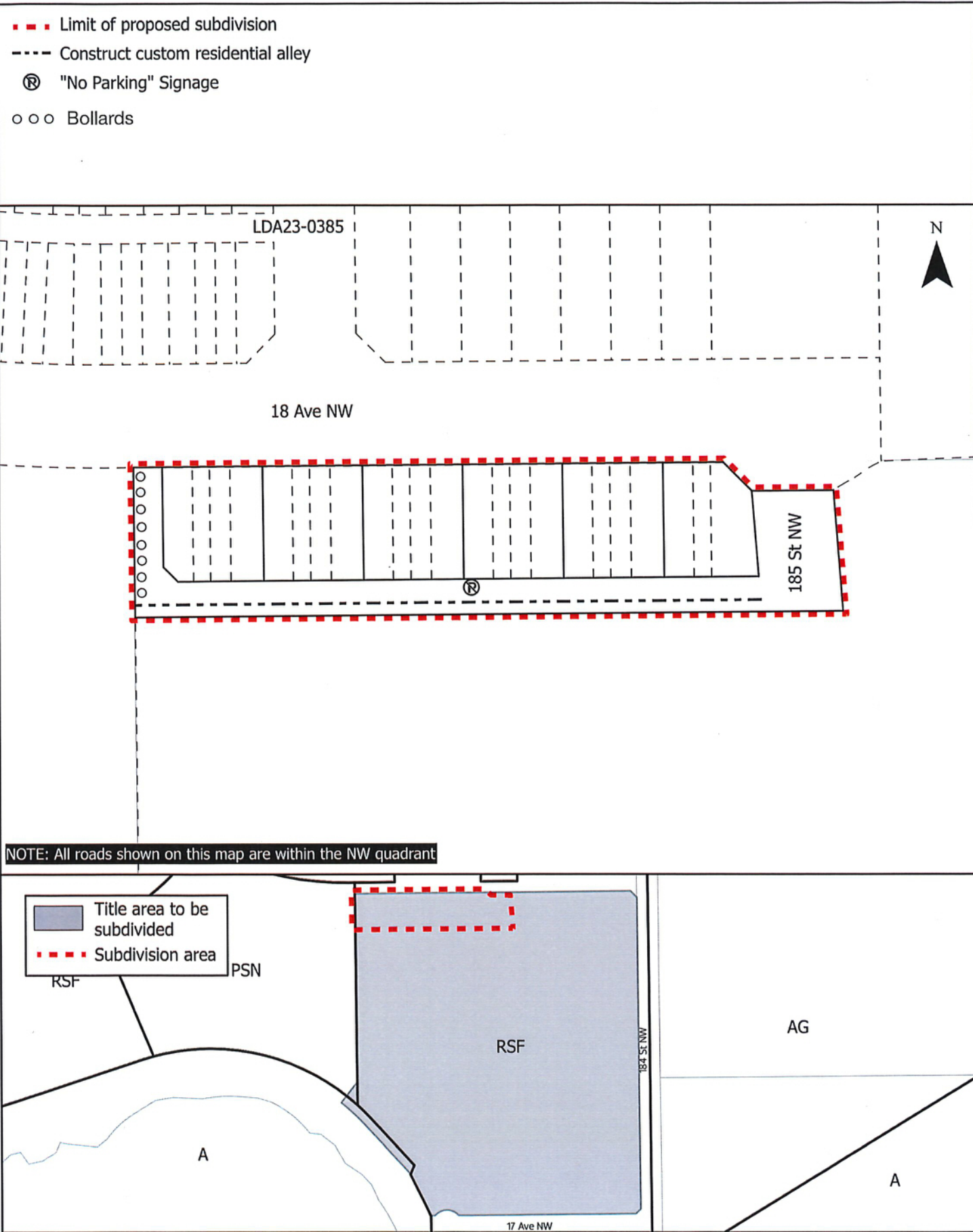
Regards,

Blair McDowell
Subdivision Authority

BM/mc/Posse #596107144-001

Enclosure

File No. LDA25-0222





Subdivision Authority

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

June 26, 2025

File No. LDA25-0198

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

ATTENTION: Andrew Sherstone

RE: Tentative plan of subdivision to create 3 industrial lots from Lot 1MR, Block 1, Plan 822 2110, located south of 114 Avenue NW and west of 178 Street NW; **EDMISTON INDUSTRIAL**

The Subdivision by Plan is APPROVED on June 26, 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 drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca); and
2. that the owner prepares the necessary plans and documentation to grant new or carry forward existing easements, rights of ways, and/or restrictive covenants in favour of The City of Edmonton and/or EPCOR Drainage Services Inc., as identified in this report or as required by the Engineering Drawings;
3. that LDA25-0177 to amend the Zoning Bylaw shall be approved prior to endorsement of this subdivision; and
4. 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 and advisements of this approval.

Municipal Reserve (MR) for Lot 1 MR, Block 1, Plan 822 2110 was addressed with subdivision file 81-X-015-S through land dedication.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from

the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/bj/Posse #587549693-001

Enclosure



NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY

**EDMISTON INDUSTRIAL**

— Proposed Subdivision Boundary (Total Area=3.12 ha)

LAND DEVELOPMENT PLANNING

PLAN 822 2110, BLOCK 1, LOT 1MR

FINANCIAL & CORPORATE SERVICES
REAL ESTATEDATE: March 20, 2025
DRAWN BY: YL
SCALE: 1:1500

Edmonton



Subdivision Authority

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

June 26, 2025

File No. LDA25-0221

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 17 & 18, Block 2, Plan 2212 HW, located north of Windsor Road NW and west of 120 Street NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on June 26, 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;
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.

Regards,

Blair McDowell
Subdivision Authority

BM/mm/Posse #598758355-001

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.
- There is an existing access to 120 Street NW. Upon redevelopment of proposed Lot 30, 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.

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 (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 16.2 m east of the west property line of current Lot 17 off the lane north of 120 Street. The existing storm service enters the proposed subdivision approximately 12.54 m east of the west property line of current Lot 17 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).
- 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).
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 30. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

LEGAL DESCRIPTION: Lots 17 & 18
Block 2
Plan 2212HW

MUNICIPAL ADDRESS: 9022 120 Street NW
Edmonton, Alberta

CLIENT: Davignon Martin Architecture

NEIGHBOURHOOD: Windsor Park

ZONE: Small Scale Residential (RS)

DATE OF SURVEY: April 14th, 2025.

LEGEND

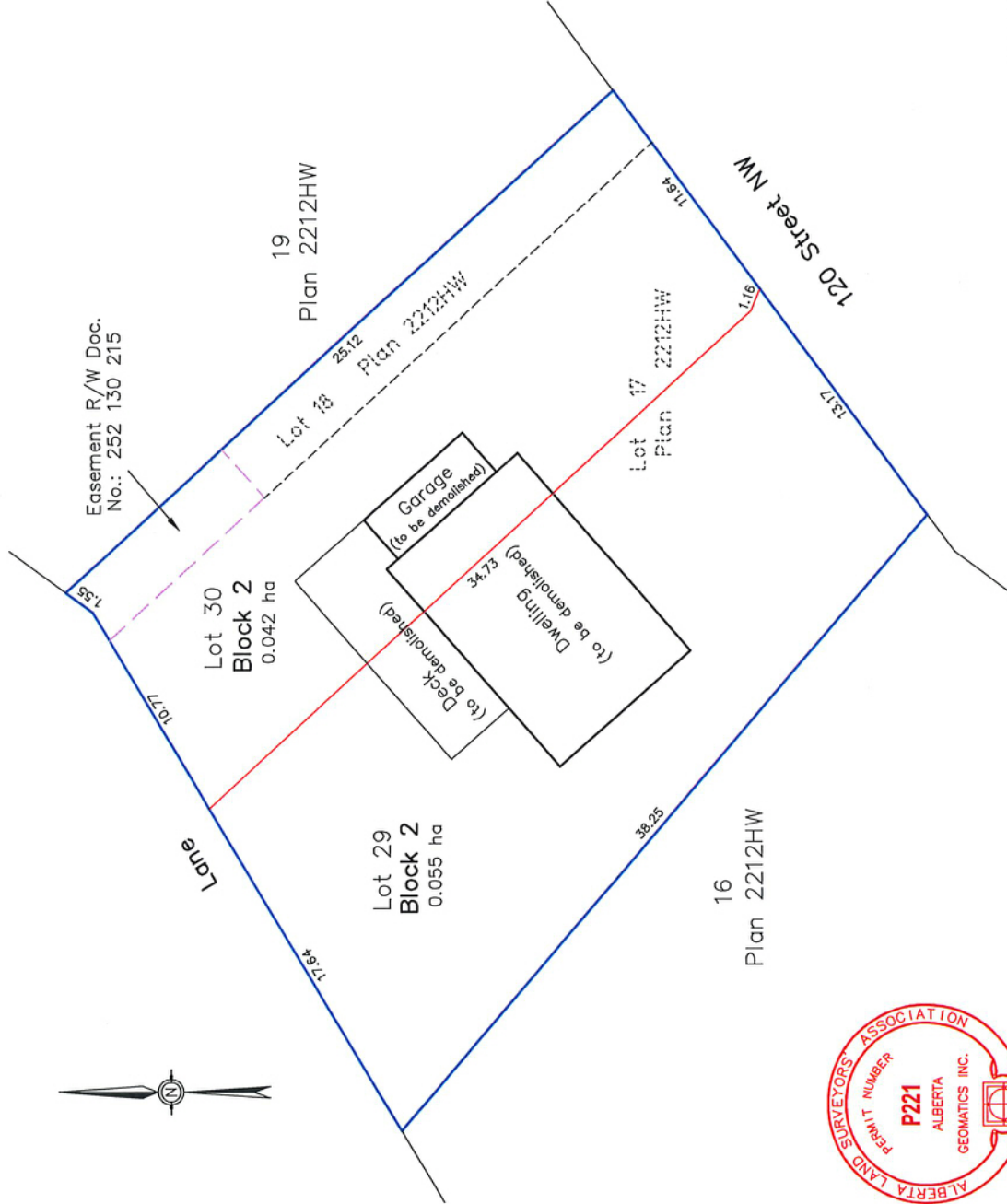
Property lines are shown thus: _____

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: 0.097 ha.
AREA IN PARCEL(S) BEING CREATED: 0.097 ha.
NUMBER OF PARCELS CREATED: 2



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No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-05-16	Original drafting date	DBS
Alberta Geomatics Inc.			
Edmonton, Alberta			
Ph.: 780-437-8033			
www.albertageo.com			
info@albertageo.com			
Surveyed: RF Checked: Bjr. JG Scale: 1:250 0m 2.5 5 10 File No.: E26146-SD			

Thursday, June 19, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 24

PRESENT

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 19, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 12, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA25-0171
583171704-001

Tentative plan of subdivision to create 16 industrial lots from a portion of Lot 1, Block 1, Plan 152 0434 located north of 118A Avenue NW and east of Winterburn Road NW; **WINTERBURN INDUSTRIAL AREA EAST**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA25-0197
593357915-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 8, Plan 1366HW, located north of 73 Avenue NW and east of 112 Street NW; **MCKERNAN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA25-0219 598770056-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 9, Plan 5435V, located north of 129 Avenue NW and east of 69 Street NW; BALWIN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		