

Thursday, August 28, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 34

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 28, 2025 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 21, 2025 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA25-0008 548018098-001	Tentative plan of subdivision to create 63 residential lots from Lot 2, Block 2, Plan 182 2406, located north of 177 Avenue NE and west of 7 Street NE; MARQUIS
2.	LDA25-0081 530103165-001	Tentative plan of subdivision to create 227 residential lots, two (2) multi-unit housing lots (MHL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Business Employment lot, from Block OT, Plan 5780 NY, and the SE- 12-54-25-W4M located north of Anthony Henday Drive NW and east of Goodridge Boulevard NW; GOODRIDGE CORNERS
5.	OTHER BUSINESS	



Subdivision Authority

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

August 28, 2025

File No. LDA25-0008

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 63 residential lots from Lot 2, Block 2, Plan 182 2406, located north of 177 Avenue NE and west of 7 Street NE; **MARQUIS**

I The Subdivision by Plan is APPROVED on August 28, 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 LDA24-0412 be registered prior to or concurrent with this application to provide the logical roadway and utility extensions;
4. that LDA24-0407 to amend the Zoning Bylaw shall be approved prior to endorsement of this subdivision; and
5. 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 submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner shall submit redline revisions to Marquis Stage 3 (LDA18-0536) design drawings, to update the interim stormwater management facility design as per the accepted Marquis Interim Stormwater Plan 2025 Development Area;
9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the storm outfall is constructed and operational, to the satisfaction of the Subdivision and Development Coordination;
11. that the owner update the Marquis Pumping and Monitoring Plan at Horsehill Creek, as per the accepted Marquis Interim Stormwater Plan 2025 Development Area;
12. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that an acceptable interim storm servicing system is established and operational to the satisfaction of Subdivision and Development Coordination;
13. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the downstream permanent storm sewer systems, as identified in the Neighbourhood Design Report, are completed and operational, to the satisfaction of Subdivision and Development Coordination;
14. that the owner design and construct the intersection of 178 Avenue NE and Marquis Way NE to include the bike network north of 178 Avenue NE, to the satisfaction of Subdivision and Development Coordination;
15. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a temporary 4 m wide gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, 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; and
18. 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 for Lot 8, Block 2, Plan 242 2634 was addressed by Deferred Reserve Caveat with LDA18-0536, and amended by SDAB-S-21-003. The DRC will carry forward on the remainder of the title.

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/tv/Posse #548018098-001

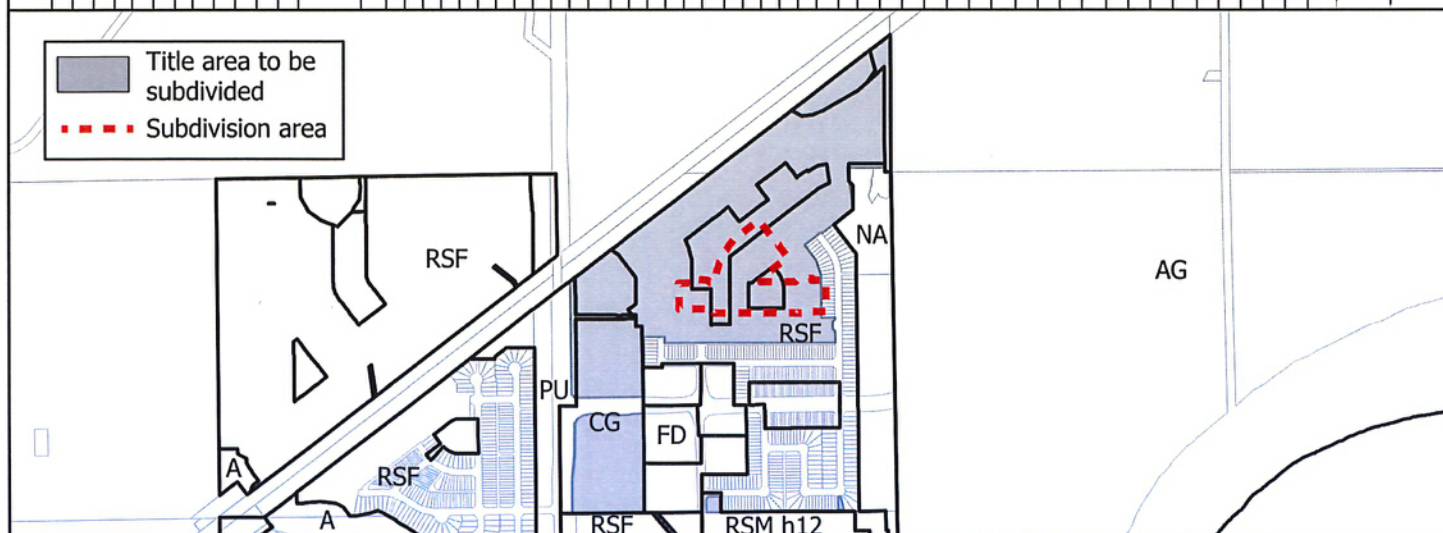
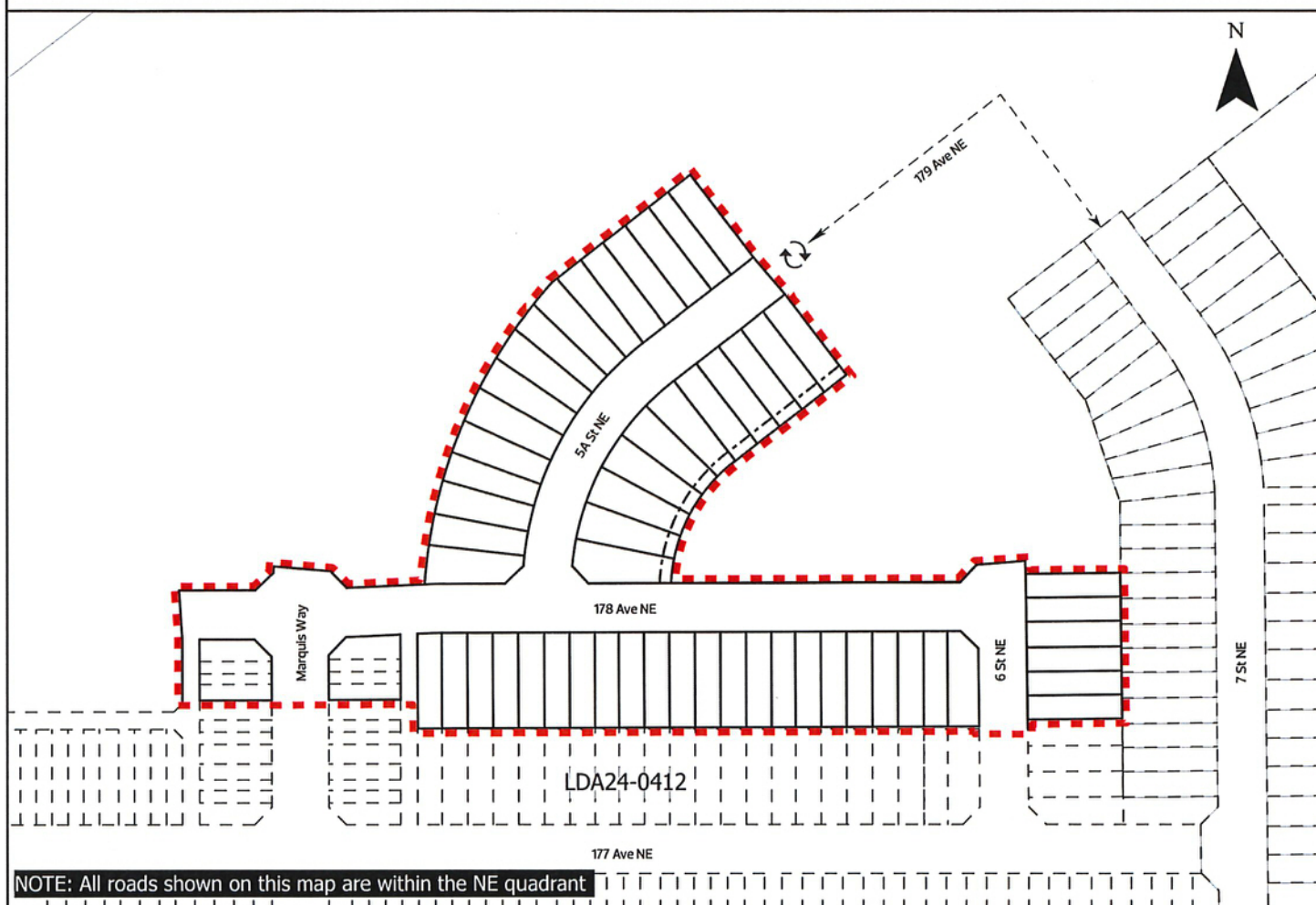
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2025

LDA25-0008

- ■ ■ Limit of proposed subdivision
- 1.2 m Uniform fence
- ←--→ Construct 4 m temporary emergency access roadway
- ↻ Construct 12 m temporary turnaround





Subdivision Authority

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

August 28, 2025

File No. LDA25-0081

WSP

Suite 1200 - 10909 Jasper Ave
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 227 residential lots, two (2) multi-unit housing lots (MHL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Business Employment lot, from Block OT, Plan 5780 NY, and the SE- 12-54-25-W4M located north of Anthony Henday Drive NW and east of Goodridge Boulevard NW; **GOODRIDGE CORNERS**

I The Subdivision by Plan is APPROVED on August 28, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.51 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 1.52 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a utility easement on Lot 1, Plan 002 3376 for the existing ditch as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
6. that the owner dedicate additional road right of way west of 127 Street NW, to conform to an approved cross-section(s) or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner dedicate additional road right of way and that the property lines of the residential lots, flanking and/or backing onto the intersections with an angle of less than 90 degrees, be modified should it be necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the phasing boundary be amended to include a portion of east/west walkway abutting to the Natural Area within phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Vehicular Access restrictive covenant in favour of the City of Edmonton against the lots fronting to the proposed 3 m shared use path within Phase 1, to prevent front vehicular access, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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 (3) 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 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;
7. that the owner construct a temporary 6 m gravel surface roadway connection with phase 1, 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);

8. that the owner construct 127 Street with phase 2, to an approved hybrid urban collector roadway standard, from 185 Avenue NW to the north property line of the proposed Business Employment parcel, including the construction of a 1.8 m concrete sidewalk south of the east/west walkway right-of-way and a 3 m shared use path north of the east/west walkway right-of-way on the west side, and any modifications/transitions required at the intersection of 127 Street NW and 185 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 7.5 m residential reverse housing alley with phase 1, to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services shall be consulted through the engineering drawing review process to confirm emergency access requirements;
10. that the owner construct the alley with phase 1, to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standards, and provide a 'Swept Path Analysis' for waste management vehicles with the engineering drawings submissions to ensure functionality of the skewed alley/local roadway intersections and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR parcel, and in alignment with the approved Park Concept Plan, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, and landscaping, within the E-W greenway right-of-way that abuts the proposed reverse housing development, E-W walkways, within segments of local roads right-of-way, and the N-S collector roadway (128a Street NW) with connections to the adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connection to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m concrete sidewalk within the proposed 8m alley right-of-way, with lighting with connection to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner install bollards within the N-S residential alley, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct appropriate traffic calming measures at the intersection on the 132 Street NW collector roadway, 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 curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
18. that the engineering drawings include a driveway plan for the lots fronting onto the local roadway with proposed 3 m shared use path with Phase 1, to ensure that the vehicular access is provided to the rear alley, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the engineering drawings include wildlife crossings at local road intersections between the neighborhood park and natural area in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
20. that the owner construct all fences wholly on privately-owned land and the Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide naturalization landscaping within the ER parcel, to the satisfaction of City Departments and affected utility agencies. Ecological considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information); and
22. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, walkways, and greenway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Plan 5780NY Blk OT was previously addressed with LDA13-0350 by registering a Deferred Reserve Caveat (DRC 162 053 921) on title. The remaining balance of 6.94 ha of MR will carry forward on the remainder of the title.

Municipal Reserve (MR) for the SE-12-54-25-W4M was previously addressed with LDA23-0124 by registering a Deferred Reserve Caveat on title. The DRC will be adjusted accordingly to account for the 1.52 ha neighborhood park MR and 2.51 ha natural area ER. The remaining balance of 0.989 ha of MR will carry forward on the remainder of the title.

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 with 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 #530103165-001

Enclosures

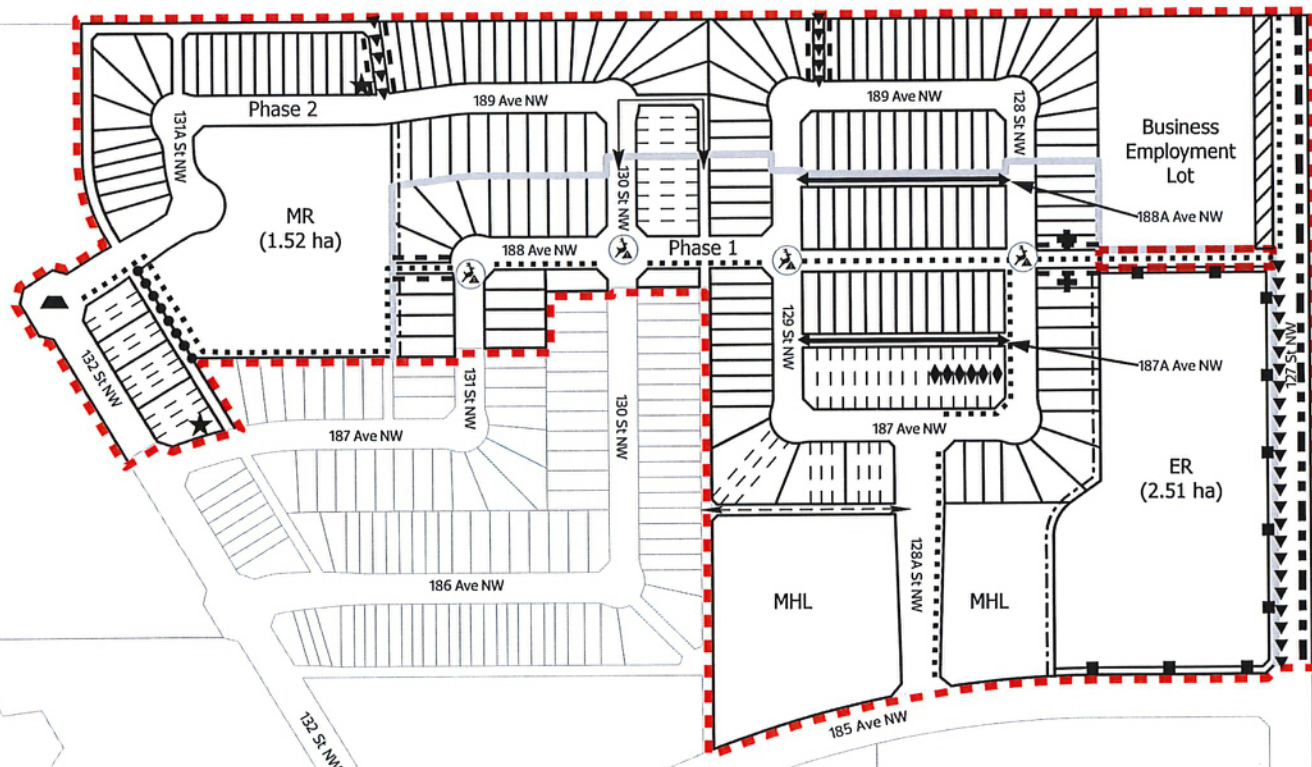
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2025

LDA25-0081

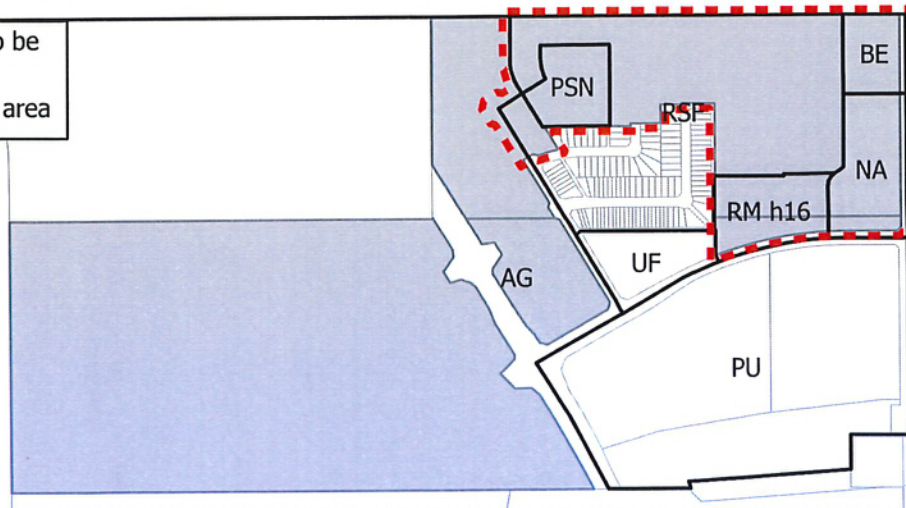
- | | | |
|---|---|---|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision --- Amend Phasing Boundary --- Phasing Line ◆ Restrictive Covenant re: Vehicular Access; Submit a driveway plan ⊕ Restrictive Covenant re: Disturbed soil ★ Modify property lines if required; Provide SPA 🦋 Wildlife crossing ▲ Construct traffic calming measure | <ul style="list-style-type: none"> ●●● Bollards --- 1.2 m Uniform fence —■— 1.2 m Post and rail fence —■— 1.8m Uniform fence as per Zoning Bylaw ▶▶▶ 1.8 m Concrete sidewalk 3 m Hard surface shared use path ↔ Temporary 6 m roadway ↔ Construct alley to 6 m commercial standard | <ul style="list-style-type: none"> ↔ Construct 7.5 m reverse housing alley ■■■■ Construct hybrid collector roadway ▨ Dedicate as road right of way |
|---|---|---|

Sturgeon County



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

- Title area to be subdivided
- Subdivision area



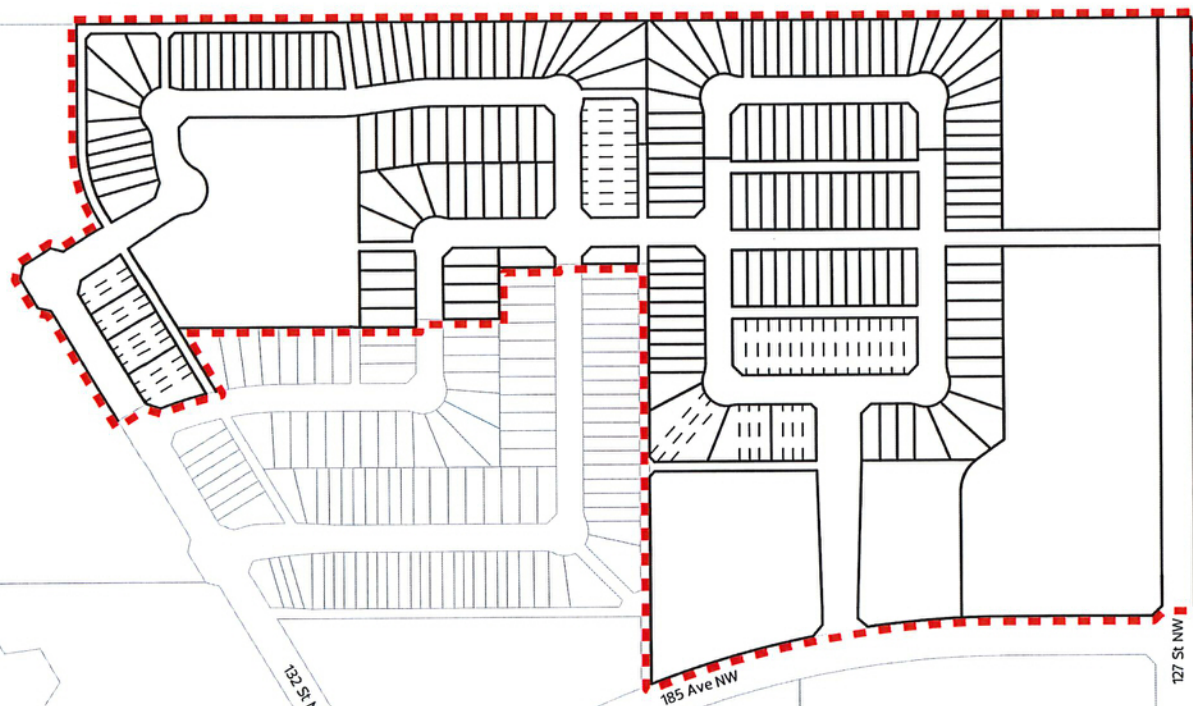
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2025

LDA25-0081

■ ■ ■ Limit of proposed subdivision

■ Register easement



Lot 1, Plan 0023376

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

Thursday, August 21, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 33

PRESENT

Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 21, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 14, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0277
571764047-001

Tentative plan of subdivision to subdivide Lot 6, Block 21, Plan 212 2837 and consolidate each respective half with adjacent Lots 5 and 7, Block 21, Plan 212 2837, located north of 19 Avenue NW and west of Stillwater Boulevard NW; **STILLWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0301
619385434-001

Tentative plan of subdivision to create one (1) additional residential lot, from Lot 7, Block 26, Plan 3458HW, located south of 70 Avenue NW and west of 96 Street NW; **HAZELDEAN**

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.		