

Thursday, July 31, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the July 31, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the July 24, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0006
147339354-001 Tentative plan of subdivision to create 26 single detached residential lots from Lot 5, Block 1, Plan 132 0097 and Lot 100, Block 100, Plan 132 1145, located west of Adamson Drive SW and south of Adamson Terrace SW; **ALLARD**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0451
144488103-001 Tentative plan of subdivision to create three (3) industrial lots, one (1) Public Utility Lot and one (1) Environmental Reserve lot , from NE 11-54-24-4, located south of 195 Avenue NW and east of 66 Street NW; **EDMONTON ENERGY AND TECHNOLOGY PARK**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

3.	LDA14-0147 150721162-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot from the NW 20-53-25-W4M, located south of 137 Avenue NW and west of Ray Gibbon Drive NW; STARLING	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:00 a.m.		



July 31, 2014

File NO. LDA13-0451

Stantec Consulting Ltd.
10160 – 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 26 single detached residential lots from Lot 5, Block 1, Plan 132 0097 and Lot 100, Block 100, Plan 132 1145, located west of Adamson Drive SW and south of Adamson Terrace SW; **ALLARD**

I The Subdivision by Plan is APPROVED on July 31, 2014, 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 and Transmission Inc., and EPCOR Water Services Inc., 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 register an easement to facilitate the construction of the shared use path, as shown on the “Conditions of Approval” map, Enclosure I;
4. that Bylaw 16678 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause 1(1) contain, 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 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 submit 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centreline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways and greenways, 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 Reserves were previously addressed with SO/98-0052.

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, 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Wesley Woo at 780-496-7370 or wesley.woo@edmonton.ca.

Yours truly,



 Scott Mackie
Subdivision Authority

SM/ww/Posse #144488103-001

Enclosure(s)

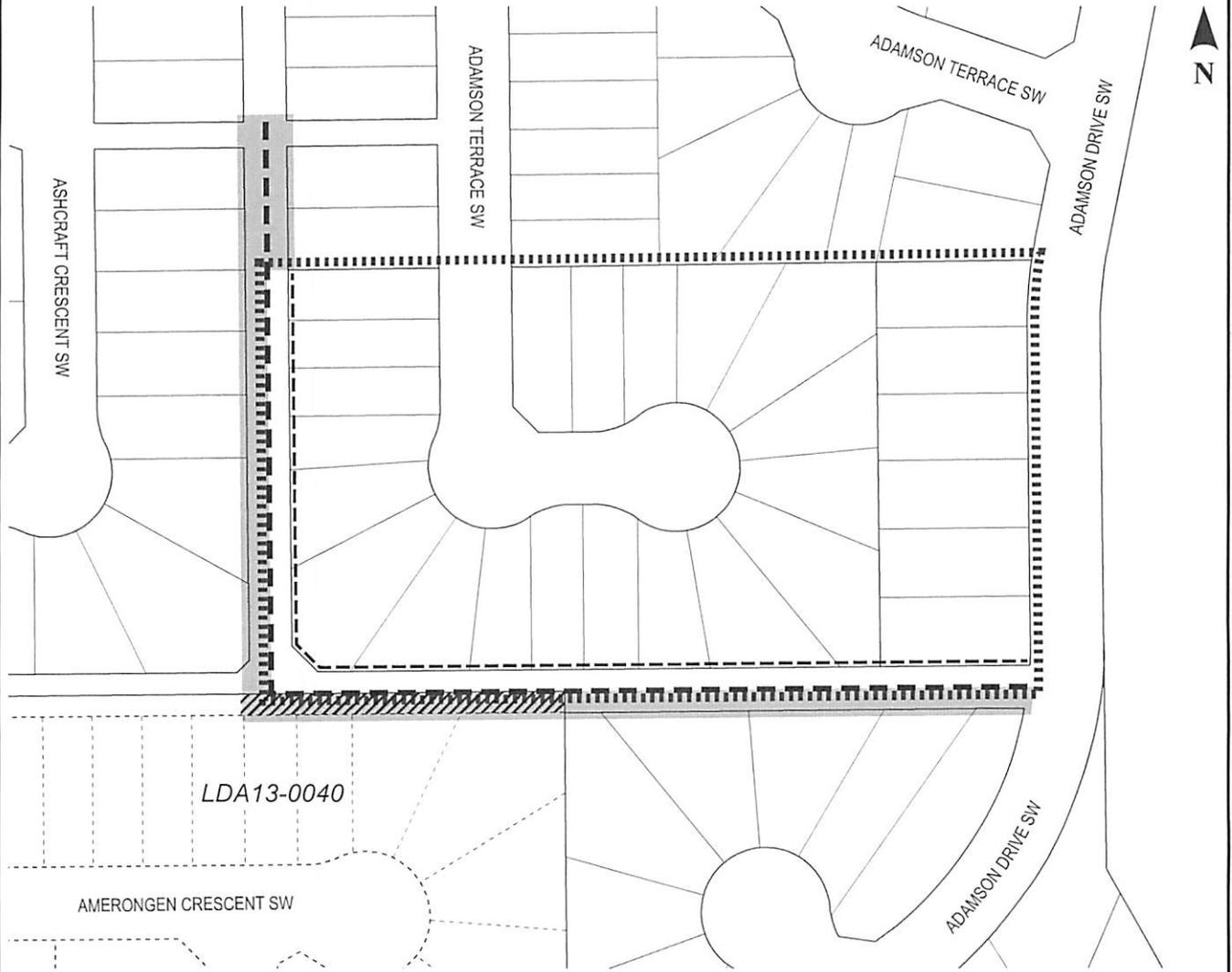
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2014

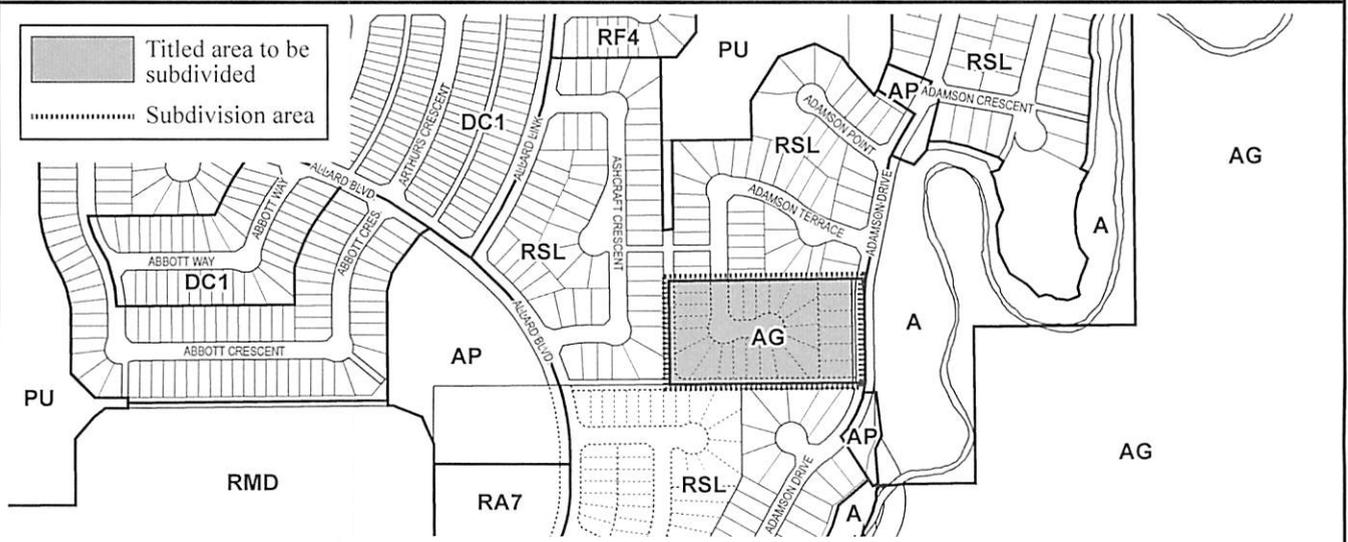
LDA13-0451

- Limit of proposed subdivision
- 1.2 m uniform fence
- 3 m hard surface shared use path

- Register easement
- Include in engineering drawings



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

July 31, 2014

File NO. LDA14-0006

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

Subject: Tentative plan of subdivision to create three (3) industrial lots, one (1) Public Utility lot and one (1) Environmental Reserve lot, from the NE 11-54-24-4, located south of 195 Avenue NW and east of 66 Street NW; **EDMONTON ENERGY AND TECHNOLOGY PARK**

I The Subdivision by Plan is APPROVED on July 31, 2014, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.50 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 5.49 ha by a Deferred Reserve Caveat registered against the SE 11-54-24-4 pursuant to Section 669 of the Municipal Government Act;
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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 195 Avenue NW and 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition 4 above, the owner clear and level 195 Avenue NW and 66 Street NW as required for road right-of-way, to the satisfaction of Transportation Services;
6. that the owner register an easement for a temporary 17 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register easements for public access to the proposed sidewalks and for the protection and maintenance of the ditch, to the satisfaction of Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register an easement for the Stormwater Management Facility 2 (SWMF), outfall, and interconnecting pipe as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register an easement for the sanitary connection as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner provide a collector roadway connection to 66 Street NW, or an alternative satisfactory to the City, as shown on the "Conditions of Approval" map, Enclosure I. The owner must provide written confirmation from the appropriate jurisdiction confirming the construction of this connection;
11. that Bylaw 16875 (LDA14-0006) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause 1(3) contain, 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 Servicing Agreement prior to the endorsement plan of the subdivision;
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 submit 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a 400 mm water main to connect to the existing 450 mm water main stub located on 50 Street and 192 Avenue, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the offsite sanitary sewer and proposed connection to the St. Albert Regional Trunk Line, in accordance with the draft NDR, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the installation of a flow meter and monitoring of sewage flow at the connection point (MH 42) to the ACRWC sewer trunk, in accordance

with the draft NDR, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;

10. that the engineering drawings include the construction management and landscaping of the 50 Street NW ditch, in accordance with the Natural Area Management Plan (NAMP), to the satisfaction of Financial Services and Utilities, Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the collector road from 66 Street to the City boundary, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements for review by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include grading plans for 195 Avenue NW, to the satisfaction of Transportation Services;
13. that the owner construct a 3 m hard-surface shared use path on the west side of 66 Street, from the collector roadway to the TUC boundary as per the approved engineering drawings, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include a temporary offset 17 m hard surface transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
15. that the owner provide confirmation from Department of National Defence prior to FAC for storm pond landscaping that the requirements of Edmonton Garrison Heliport Zoning Regulation, including the 5-year Bird Hazard Monitoring program, have been met;
16. that the owner design and construct the ultimate SWMF 1 and wetland landscaping, in accordance with the NAMP, to the satisfaction of satisfaction of Financial Services and Utilities, Sustainable Development and Transportation Services;
17. that the owner design and construct the ultimate SWMF 1 & 2, the interim open channel, associated SWMF control structure and outlet pipe, in general accordance with the draft NDR, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the roadways be constructed to an approved eco-industrial road cross-section, incorporating bike lanes, sidewalks, and ditches, or to the satisfaction of Transportation Services and Financial Services and Utilities;
19. that the owner construct a 3 m hard surface shared use path within the top-of-bank setback area and Storm Water Management Facility as per City of Edmonton Design and Construction Standards, including bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and

21. that the owner is responsible for the design, and construction within the public utility lot, road islands, boulevards, medians, Environmental Reserve, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

All Municipal Reserve owing for the titled area is being provided as a DRC with this subdivision.

The collector roadway connection from the subdivision to 66 Street provides the only access to the land being subdivided. The land required for collector connection is currently within Sturgeon County. The City is currently pursuing the incorporation of Road Plan 112 1688 and 66 Street NW into the City boundaries. The proposed boundary adjustment would relocate the existing municipal boundary along the western boundary of the subdivision such that 66 Street and its right-of-way, as well as the adjacent triangular parcel to the east, between the TUC and 195 Avenue, wholly within the City of Edmonton. This item was heard at the July 8th Sturgeon County Council meeting, and Sturgeon County's Council made a motion to authorize the initiation of the annexation process. Timelines for this process and the expected outcomes are not available at this time.

The construction of 62 Street is not required with this subdivision. Construction of 62 Street will be required with subdivision of the lands to the south. Should the development of Lot 2 require access from a local roadway, construction of 62 Street will be required prior to subdivision of the lands to the south.

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, Edmonton Alberta, T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please contact Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/ls/Posse # 147339354-001

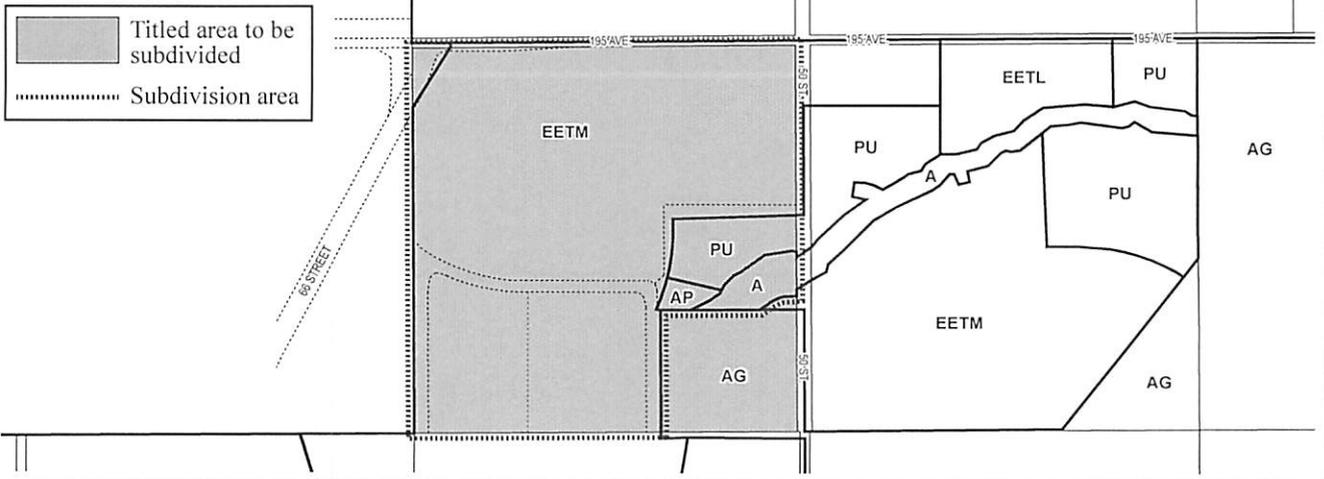
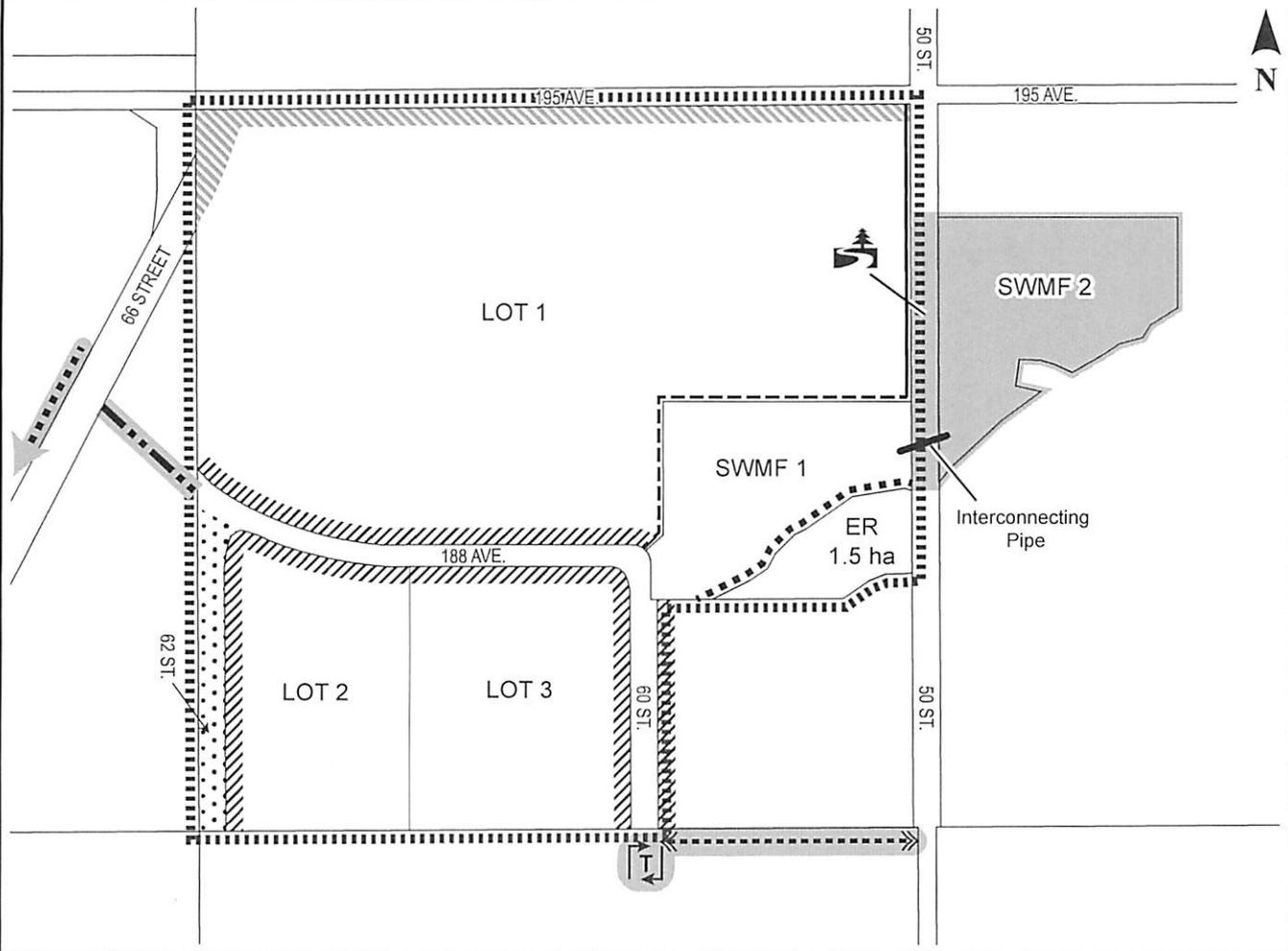
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2014

LDA14-0006

- Limit of proposed subdivision
- 1.8 m uniform fence
- 1.2 m uniform fence
- 3 m hard surface shared use path
- Register easement
- Dedicate as right-of-way
- Collector roadway connection
- T
 Temporary 17 m transit turnaround
- Landscape
- 400 m watermain connection
- Include in engineering drawings
- Dedicate and defer construction



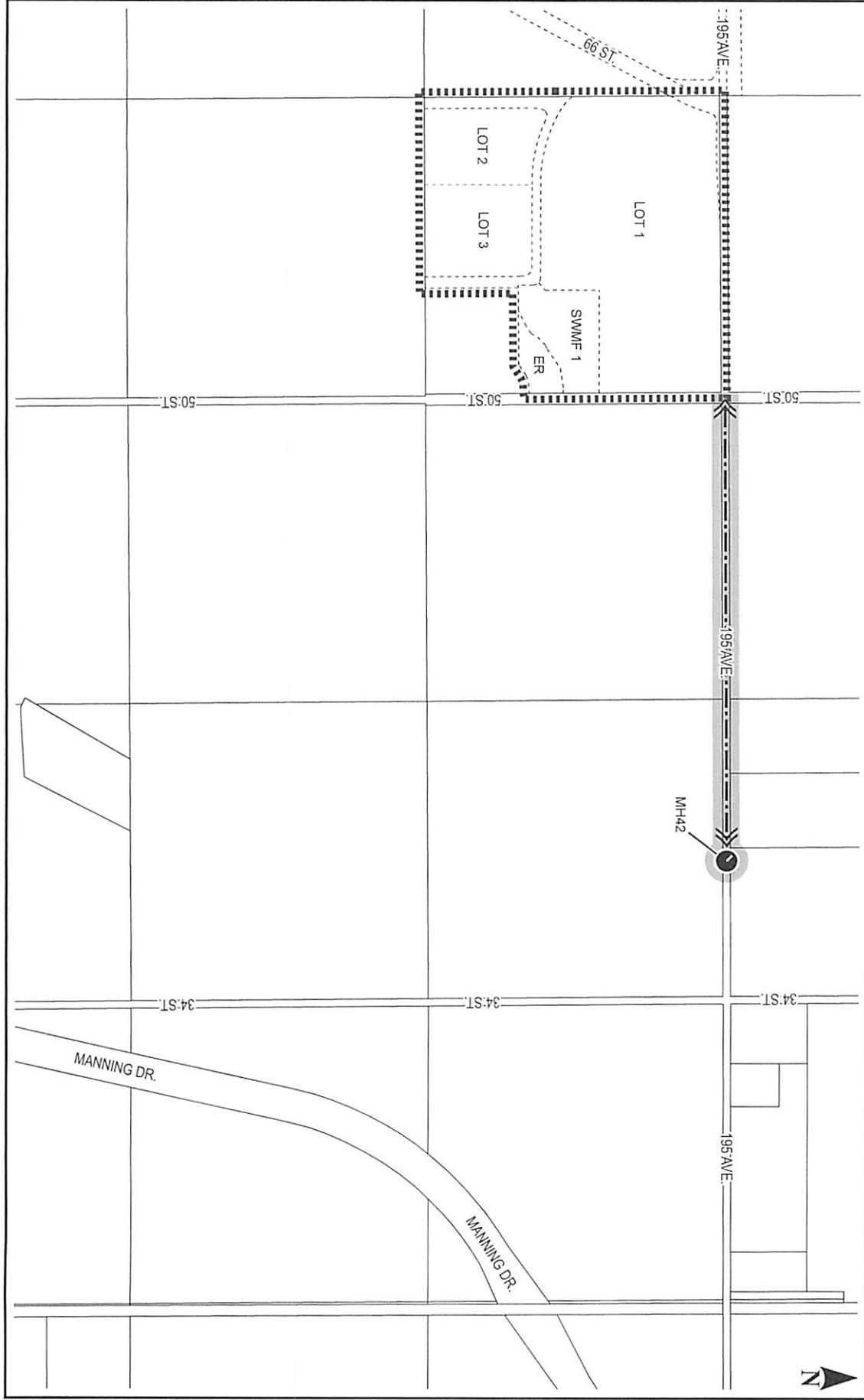
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2014

LD14-0006

ENCLOSURE II

- Limit of proposed subdivision
- ←-·-·-·->> Sanitary connection
- MH42 Sanitary flow meter and monitoring
- ▭ Include in Engineering Drawings





July 31, 2014

File No. LDA14-0147

MMM Group Planning
200, 10576 - 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Donal Farrelly

Dear Mr. Farrelly:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot from the NW 20-53-25-W4M, located south of 137 Avenue NW and west of Ray Gibbon Drive NW; **STARLING**

I The Subdivision by Plan is APPROVED on July 31, 2014, 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 and Transmission Inc., and EPCOR Water Services Inc., 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 LDA12-0020 be registered prior to or concurrent with this application;
4. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) contain, 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 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 submit 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the owner design and construct the ultimate Stormwater Management Facility (SWMF #1) and storm outfall into Horseshoe Creek, to the satisfaction of Financial Services and Utilities;
8. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development, such as bioswales, bumpouts and cul-de-sac islands, to the satisfaction of Financial Services and Utilities;
9. that the owner construct a 1.0 m berm and noise attenuation fence, as per the City of Edmonton Roadway Design Standards Drawing # 5205, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path within the Public Utility Lot (PUL), with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the public utility lot 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 Reserves will be carried forward through the existing Deferred Reserve Caveat (122 145 378) registered against the NW 20-53-25-4.

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, 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 five (5) days from the date the decision is mailed.

If you have further questions, please call Mr. Don Read at 780-496-3633 or at don.read@edmonton.ca

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/dr/Posse 150721162-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 31, 2014

LDA14-0147

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬▬▬▬ Berm and noise attenuation fence

- * Restrictive Covenant re: berm
- ▬▬▬▬▬▬▬ 3 m hard surface shared use path

