

Thursday, December 17, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the December 17, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the December 10, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA15-0306 174406859-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 3, Block 1, Plan 152 1893, located north of 158 Avenue NW and east of Manning Drive NW; GORMAN
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell		CARRIED
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2.	LDA14-0004 147540617-001	Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and four (4) Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 772 0594 and SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; WINTERBURN INDUSTRIAL
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell		CARRIED
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3.	LDA15-0413 178542774-001	Tentative plan of subdivision to create 70 single detached residential lots, 14 semi-detached residential lots and one (1) Public Utility lot from Lot 2, Block 1, Plan 152 2487, Lot 3, Block 1, Plan 152 2486 and the NE 21-51-25 W4M, located west of 170 Street SW and south of Hiller Road SW; KESWICK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 09:50 a.m.		



Subdivision Authority

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

December 17, 2015

File NO. LDA15-0306

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street
Edmonton, AB T5J 3G1

ATTENTION: Ryan Eidick

Dear Mr. Eidick:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 3, Block 1, Plan 152 1893, located north of 158 Avenue NW and east of Manning Drive NW; **GORMAN**

I The Subdivision by Plan is APPROVED on December 17, 2015, 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., 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 for cross lot access as shown on the “Conditions of Approval” map, Enclosure I. The City of Edmonton shall be party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 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;

4. 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;
5. that the engineering drawings include a bus stop and amenities pad, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
6. that the owner submit a lot grading plan or a redline revision to the approved lot grading plan for Manning Commercial Stage 3, that meets the intents and requirements of the City’s Design and Construction Standards and the Surface Drainage Bylaw;
7. that the owner undertake and provide a CCTV inspection report and any other required inspections or test results for the existing sanitary sewer to the satisfaction of Financial Services and Utilities. If there are any deficiencies, the owners will repair those deficiencies to the satisfaction of Financial Services and Utilities before applying for CCC;
8. 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
9. 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 for Lot 3, Block 1, Plan 152 1893 was addressed by dedication through LDA06-0164.

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

If you have further questions, please contact Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/mn/Posse #174406859-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2015

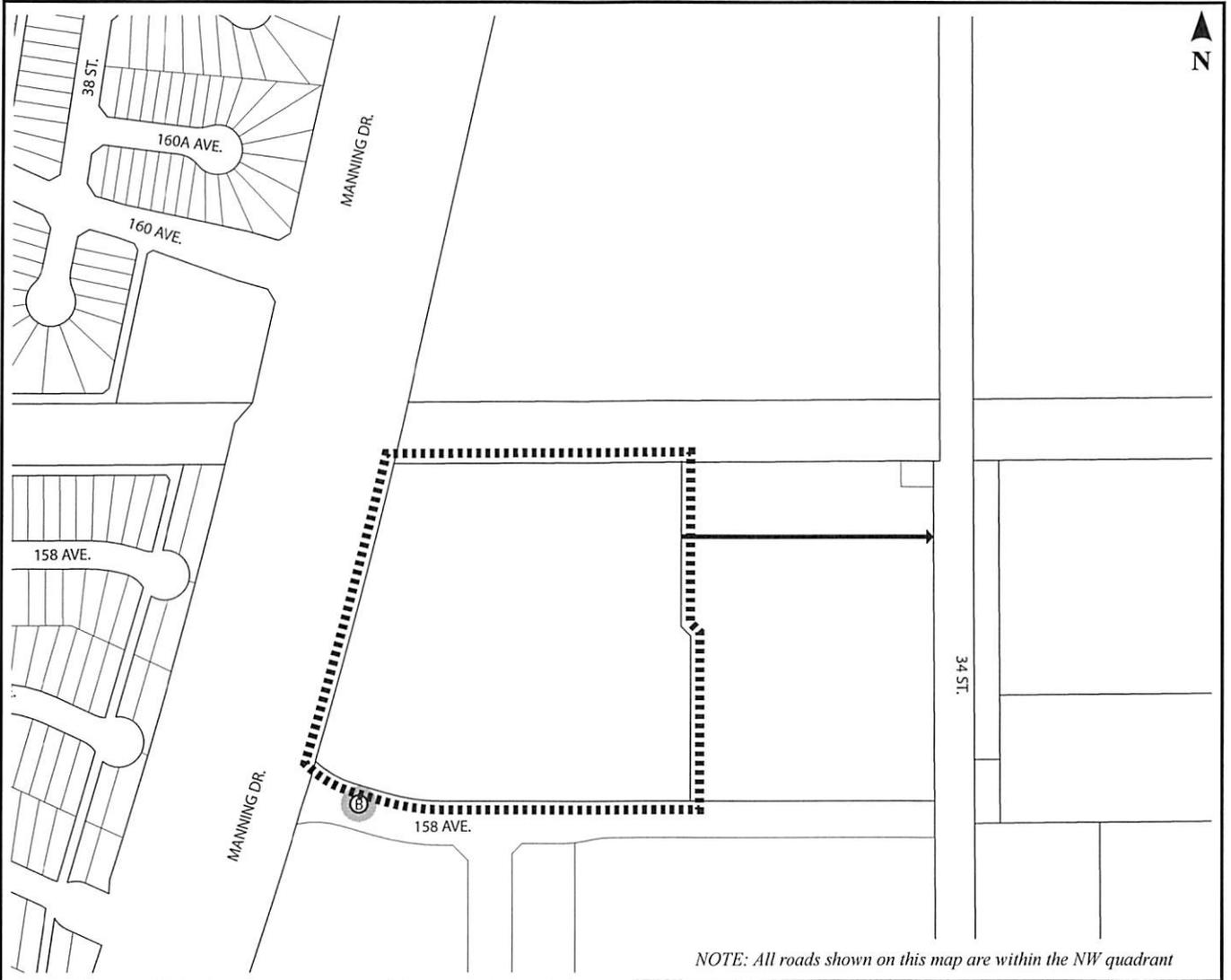
LDA15-0306

----- Limit of proposed subdivision

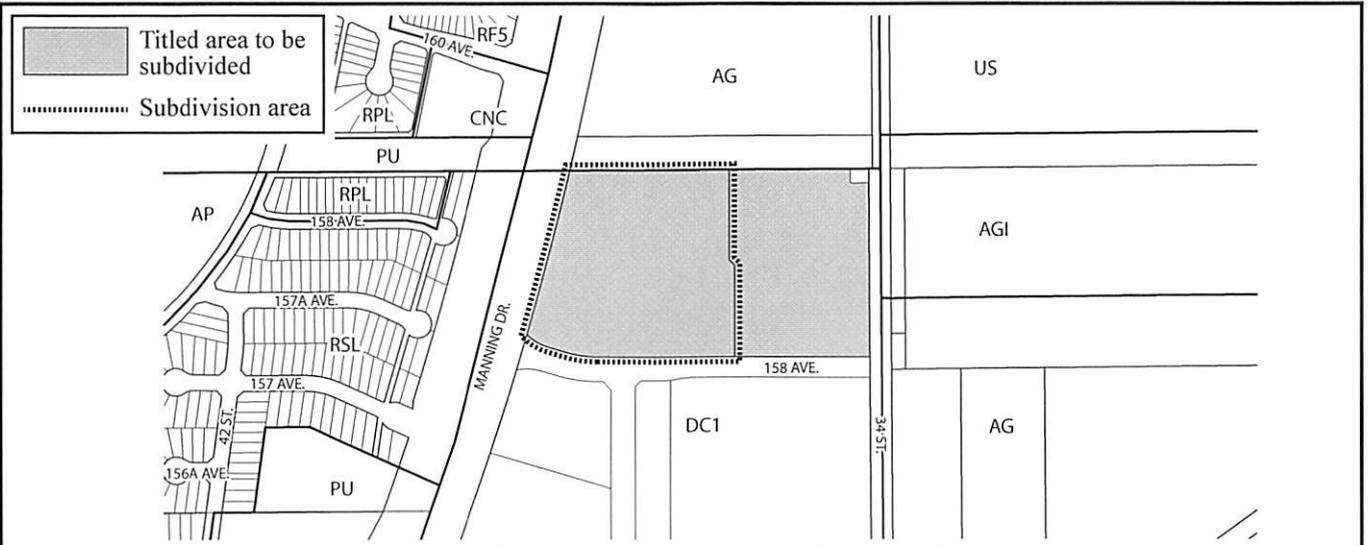
→ Cross lot access easement

ⓑ Bus stop and amenities pad

▒ Include in engineering drawings



▒ Titled area to be subdivided
----- Subdivision area





Subdivision Authority

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

December 17, 2015

File NO. LDA14-0004

Greg MacKenzie & Associates Ltd.
11125 - 66 Street NW
Edmonton, AB T5B 1H1

ATTENTION: Greg MacKenzie:

Dear Mr. MacKenzie:

RE: Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and four (4) Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 772 0594 and SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

I The Subdivision by Plan is APPROVED on December 17, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 5.56 ha and 0.71 ha lots pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$2,856,555.00 representing 7.71 ha pursuant to Section 666 and Section 667 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 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., 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;
5. that the owner register easements for the sanitary trunk sewer to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner dedicate additional road right of way for 231 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6) the owner clear and level 231 Street NW as required for road right of way dedication, and said dedication shall conform to an approved concept plan or to the satisfaction of Transportation Services;

8. that the environmental cleanup measures identified within the Environmental Site Assessment File Number JJ7 are completed to satisfaction of the Environmental and Energy Coordination Unit of Sustainable Development; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 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 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;
7. that the engineering drawings include a 400 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc. as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include turn bays at 215 Street NW/Stoney Plain Road west bound ramp intersection, and the turn bay at 215 Street NW/100 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the first four (4) lanes of 215 Street NW to an arterial roadway standard as per the approved Concept Plan, from Stony Plain Road to 107 Avenue NW, including channelization, turn bays at each intersection, accesses, shared use paths, sidewalks, lighting, landscaping and any transitional improvements. A transition from four urban lanes to the existing rural cross section will be required north of 107 Avenue. Preliminary plans are required to be approved for 215 Street NW and Concept Plan needs to be updated prior to the approval of the detailed design and engineering drawings for subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The Servicing Agreement must stipulate that detailed design drawings for 215 Street NW shall be complete within one year of the execution of the Servicing Agreement, and construction shall be approved within two years of the execution of the Servicing Agreement;

10. that the engineering drawings include the first two (2) lanes of 231 Street NW to an arterial roadway standard as per the approved Concept Plans, from Stony Plain Road to 103 Avenue NW including channelization, turn bays, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements. A transition from the first two lanes to the existing rural cross section will be required north of 103 Avenue. Preliminary plans are required to be approved for 231 Street NW prior to the approval of engineering drawings for the arterial and subdivision, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the offsite sanitary trunk sewer is completed and operational to the satisfaction of Financial Services and Utilities;
12. that the engineering drawings include the Sanitary Trunk Sewer. The Sanitary Trunk Sewer will be complete and operational prior to CCC, to the satisfaction of Financial Services and Utilities, as shown on the “Conditions of Approval” map, Enclosure II;
13. that the owner design and construct the ultimate Storm Water Management Facility (SWMF) as shown on the “Conditions of Approval” map, Enclosure I and outlet pipe and offsite interconnecting pipe to the existing culvert across Anthony Henday Drive, to the satisfaction of Financial Services and Utilities;
14. that the engineering drawings include, and the owner construct a 3 m hard surface shared use paths as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner pay for the installation of traffic signals, as shown on the “Conditions of Approval” map, Enclosure I. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
16. 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
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for Block 1, Plan 772 0594 was previously provided by dedication of a 4.43 ha parcel as Lot R, Plan 772 0594. MR for Lot 4, Plan 5540MC and SW 1-53-26-W4M in the amount of \$2,856,555.00, representing 1.63 ha and 6.08 ha respectively, is being provided by cash in lieu with this subdivision.

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

If you have further questions, please contact Vivian Gamache at 780-944-0122 or Vivian.gamache@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/vg/Posse #147540617-001

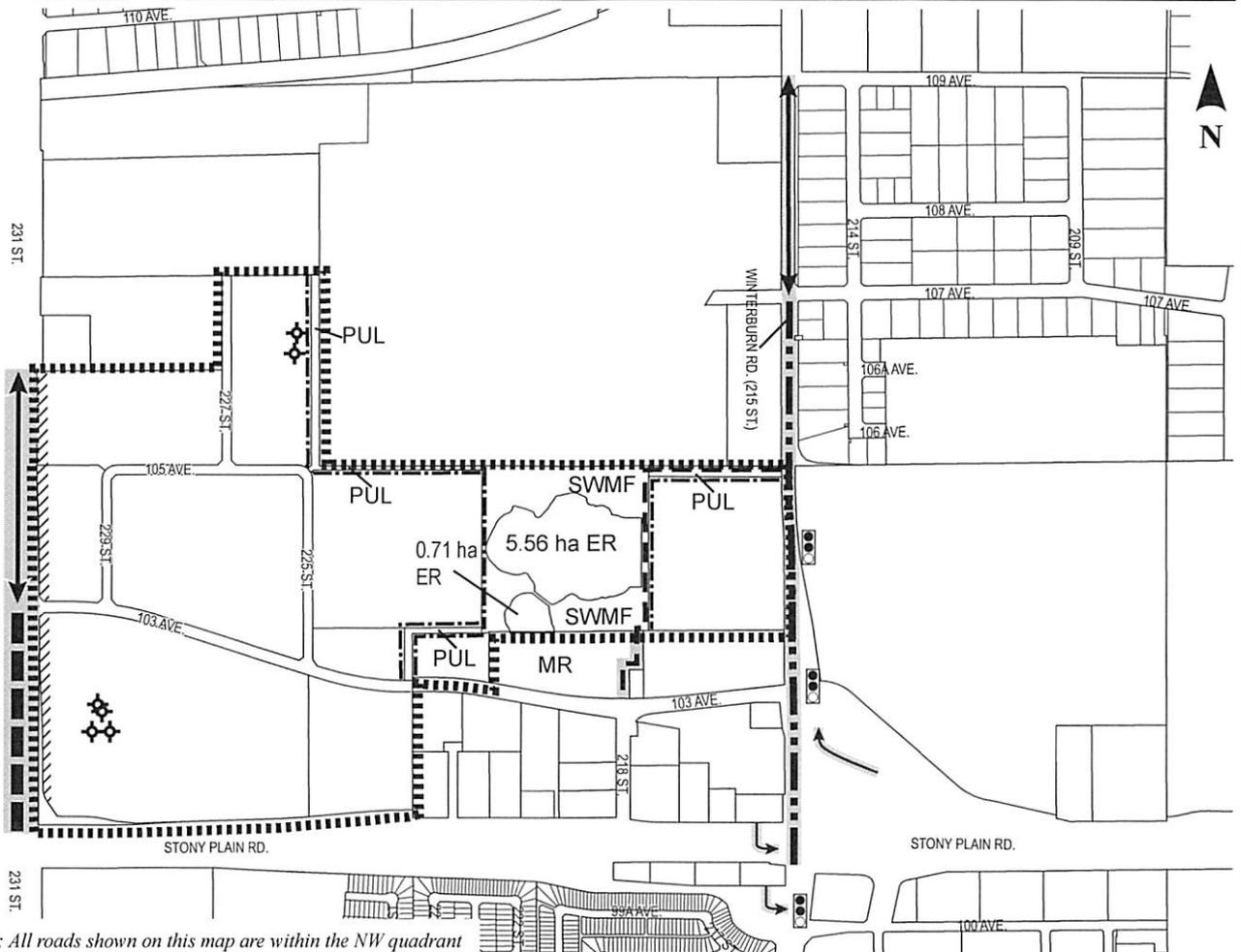
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2015

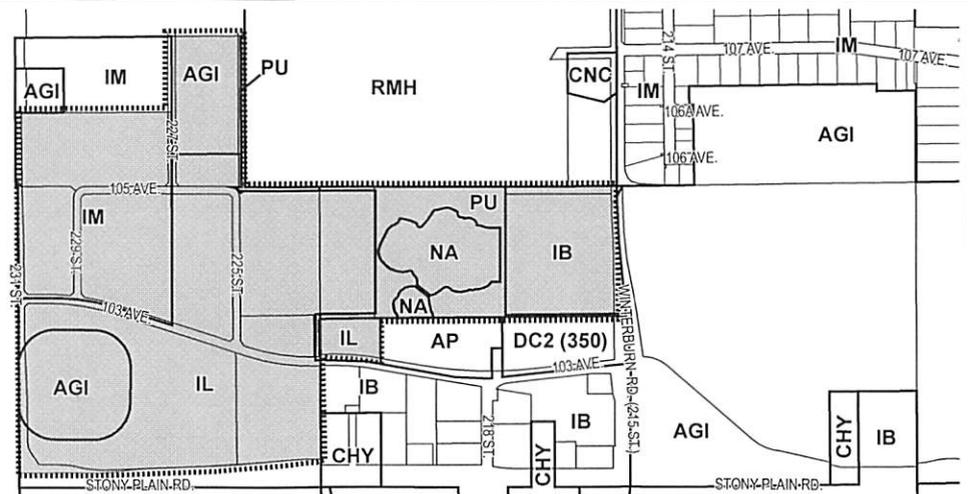
LDA14-0004

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬▬▬ 3 m hard surface shared use path
- ▨▨▨▨▨▨ Dedicate as road right of way
- ▭▭▭▭▭▭ Include in engineering drawings
- ↪ Turn bay
- ⦿ Traffic signal
- ⊗ Abandoned well site
- ▬▬▬▬▬▬ Construct first two lanes to an arterial roadway standard
- ▬▬▬▬▬▬ Construct first four lanes to an arterial roadway standard
- ↔ Transition from urban arterial to existing rural cross section



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

- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬ Subdivision area





December 17, 2015

File No. LDA15-0413

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 70 single detached residential lots, 14 semi-detached residential lots and one (1) Public Utility lot from Lot 2, Block 1, Plan 152 2487, Lot 3, Block 1, Plan 152 2486 and the NE 21-51-25 W4M, located west of 170 Street SW and south of Hiller Road SW; **KESWICK**

I The Subdivision by Plan is APPROVED on December 17, 2015, 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., 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 be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA15-0066 and LDA15-0374 be registered prior to or concurrent with this application for the logical extension of roadways and necessary underground utilities;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that Lot 41, Block 10, Plan 152 3091 be consolidated with the adjacent land to the south, concurrent with the registration of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that Lot 1, Block 8, Plan 152 3091 be consolidated with the adjacent land to the south, concurrent with the registration of this subdivision, 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 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 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 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;
7. that the engineering drawings include and the owner construct a temporary 4 m gravel emergency access with T-bollards to the satisfaction of Transportation Services, with Stage 2, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the owner construct Kostash Drive SW to include a 9.15 m carriageway within an 18 m right of way, with Stage 4, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I,
9. that the owner construct Kostash Drive SW to include a 9 m carriageway within a 16 m right of way, with Stages 1 and 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, with Stages 1 and 3, as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
11. that the owner construct a 3 m maintenance access with T-bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway and the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. 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
14. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and the walkway 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 2, Block 1, Plan 152 2487 was addressed by registering a Deferred Reserve Caveat (DRC) on title through LDA13-0524 and the balance shall carry forward with this application. MR for the NE 21-51-25 W4M will be addressed by registering a DRC on title through LDA11-0056 and the balance shall carry forward with this application. No MR is owing for Lot 3, Block 1, Plan 152 2486.

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

If you have further questions, please contact Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/kr/Posse #178542774-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2015

LDA15-0413

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Include in engineering drawings
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.8 m uniform fence
- · - · - · 1.2 m uniform fence
- ▬▬▬▬▬ 3 m hard surface shared use path
- ↔ Temporary 4 m emergency access
- ↔ 9.15 m carriageway
- ↔ 9 m carriageway
- ← | → 3 m maintenance access
- ⊙ Temporary 12 m radius turnaround
- * Restrictive covenant re: freeboard
- ← Consolidate with adjacent lot

