

Thursday, July 24, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the July 24, 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 17, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0371
142488985-001
Tentative plan of subdivision to create four (4) industrial lots and one (1) Public Utility lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue;
MISTATIM INDUSTRIAL

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

1. LDA14-0006
147338354-001
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 Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

5. ADJOURMENT

The meeting adjourned at 9:40 a.m.



Subdivision Authority

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

July 24, 2014

File NO. LDA13-0371

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

Subject: Tentative plan of subdivision to create four (4) industrial lots and one (1) Public Utility lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on July 24, 2014, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$2,818,187.00 representing 4.72 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. 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 and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Services along 137 Avenue and 170 Street as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5), the owner clear and level 137 Avenue and 170 Street as required for road right-of-way dedication, to the satisfaction of the Transportation Services; and
7. 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(2) 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 of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. 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;
5. 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;
6. that the engineering drawings include the sanitary lift station and forcemain and sanitary sewer mains required to service the proposed development area to the satisfaction of Financial Services and Utilities;
7. that the engineering drawings include ultimate Basin 4 Stormwater Management Facility (SWMF) and the 137 Avenue storm trunk sewer to the 149 Street connection to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include two 450mm water mains, to the satisfaction of EPCOR Water Inc., as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include turn bays, and that preliminary plans are required to be approved for 170 Street prior to the approval of the engineering drawings, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk in the ultimate alignment of 137 Avenue, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m asphalt shared use path including bollards, within 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;
12. 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 signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal 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;

13. that the owner construct a temporary offset 17 m asphalt transit turnaround with bollards and mini barriers 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);
14. 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
15. that the owner is responsible for the landscape design, and construction within the public utility lots, road islands, boulevards, and medians, 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.

The amount of money-in-place required in Condition I(1) will be adjusted to account for the dedication of arterial road. This adjustment will occur prior to endorsement of the plan of survey.

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 any further questions, please contact Mr. Don Read at 780-496-3633 or don.read@edmonton.ca.

Yours truly,



For Scott Mackie
Subdivision Authority

SM/dr/Posse # 142488985-001





Enclosure(s)

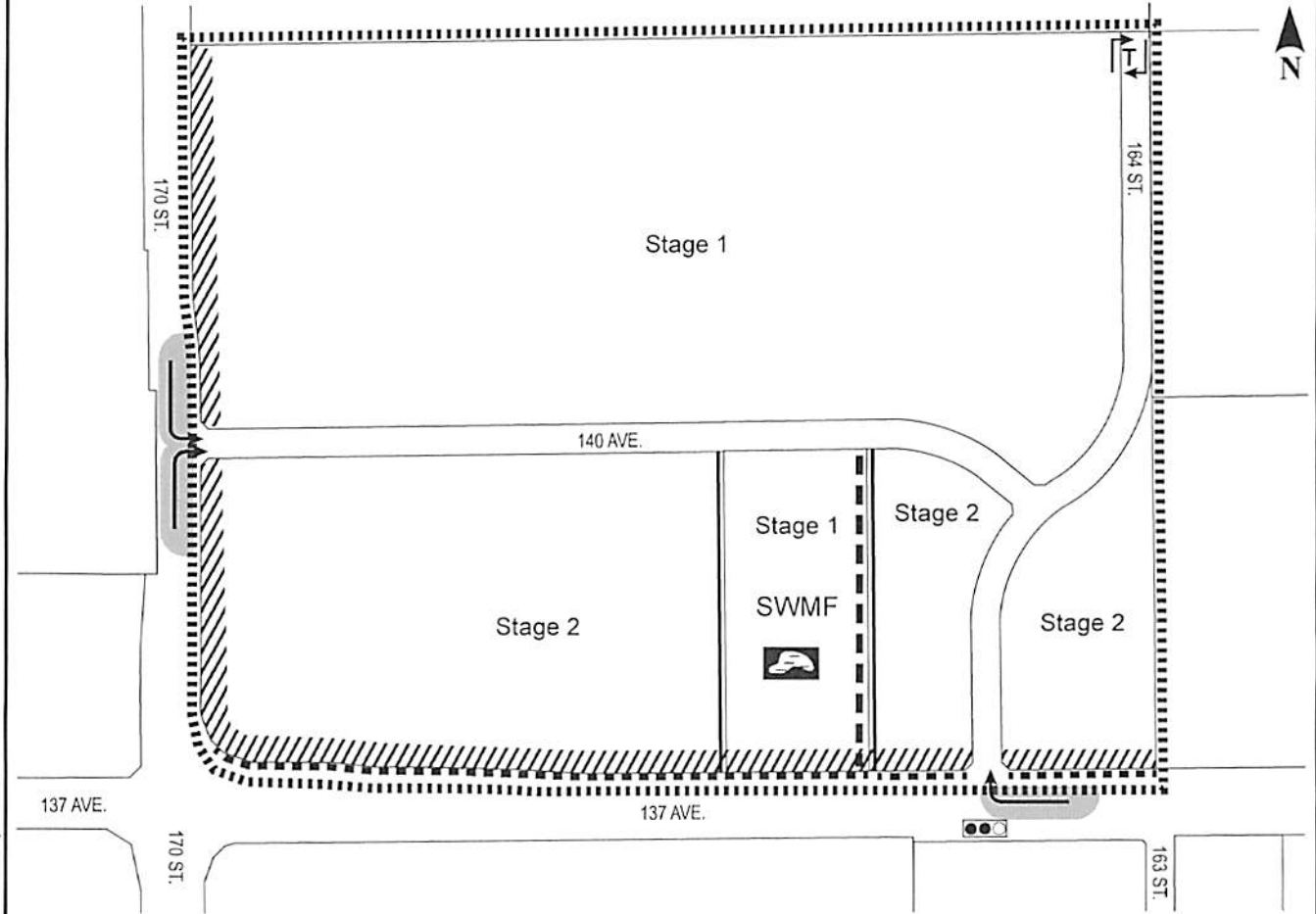
SUBDIVISION CONDITIONS OF APPROVAL MAP


July 24, 2014

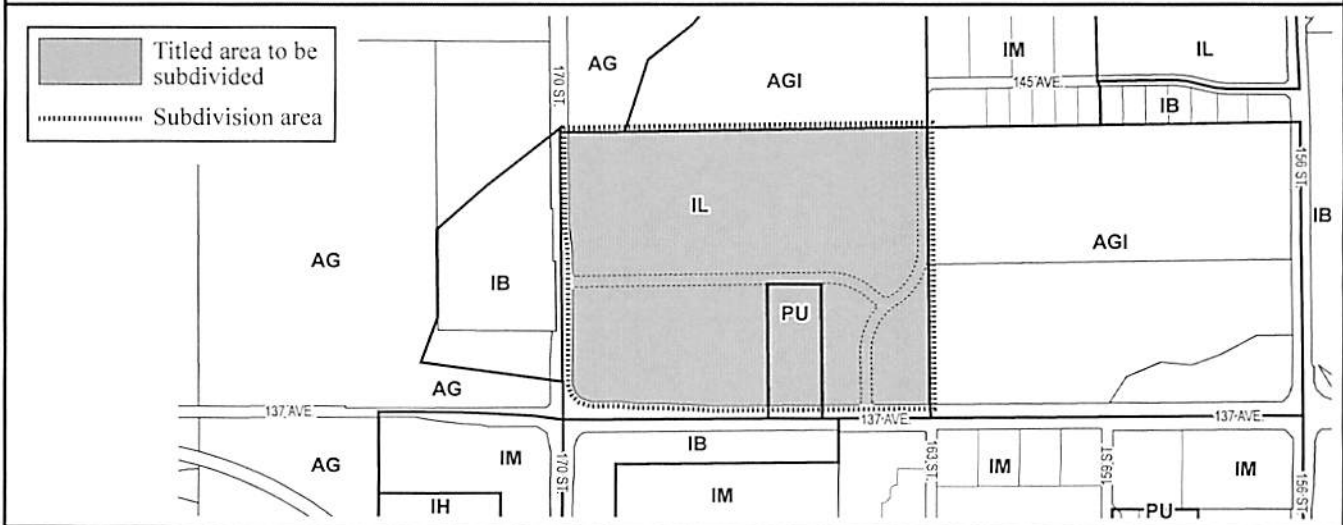
LDA13-0371

- Limit of proposed subdivision
- 1.2 m uniform fence
- - - - 1.5 m concrete sidewalk
- /// Dedicate as right-of-way

-  17 m temporary turnaround
-  Turn bays
-  Traffic signals
-  Include in engineering drawings
- - - 3.0m hard surface shared use path



-  Titled area to be subdivided
- Subdivision area

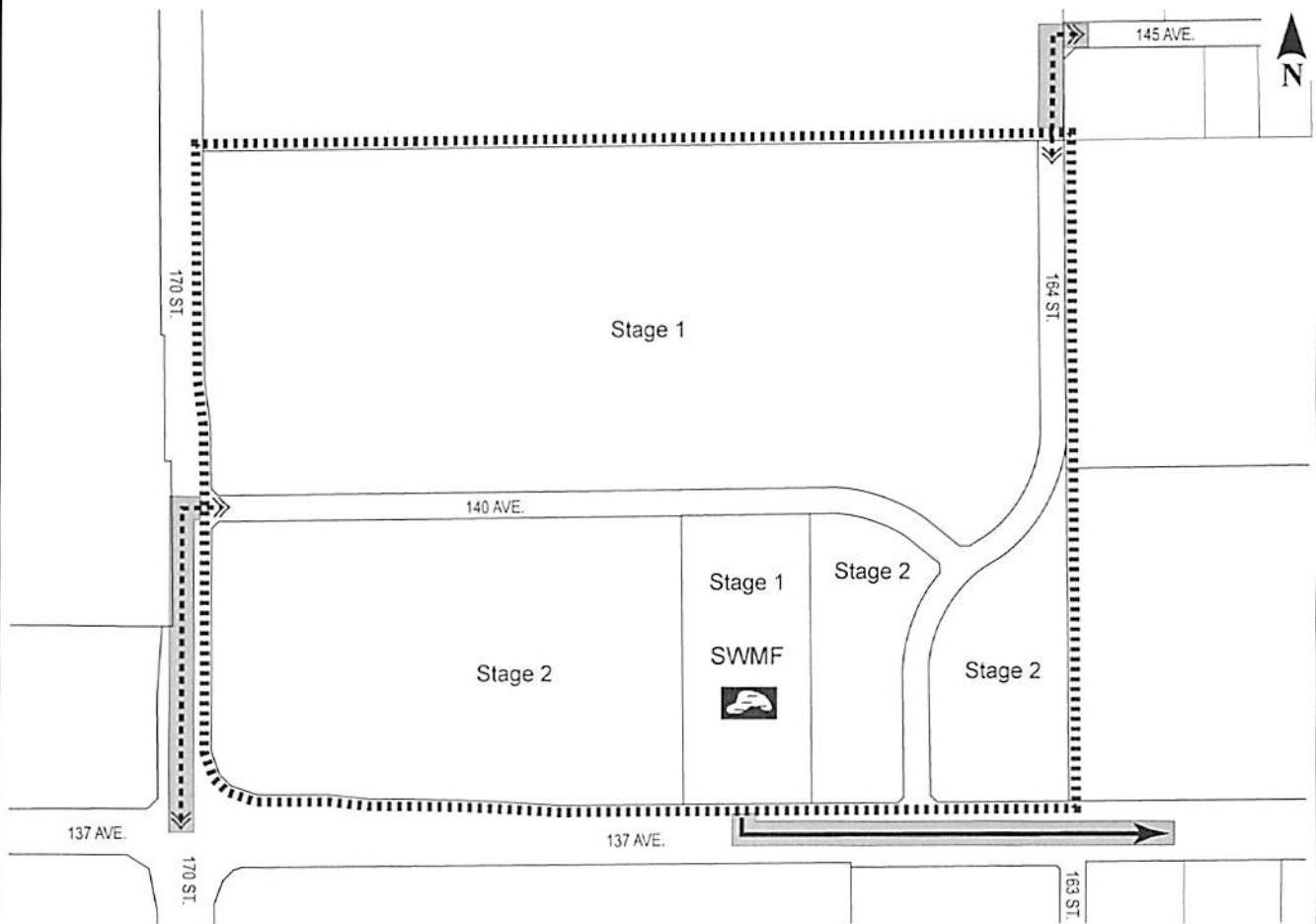


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2014

LDA13-0371

- Limit of proposed subdivision
- ←
→
 450 mm offsite watermain
- Include in engineering drawings
- Extend 137 Ave storm trunk sewer to 149 Street connection



- Titled area to be subdivided
- Subdivision area

