

Thursday, August 13, 2015
9:30 a.m.



PLACE: Room 701

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 13, 2015 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 06, 2015 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0110
150325155-001

Tentative plan of subdivision to create 10 industrial lots, two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lot 1, Plan 962 3226, Lot 2, Plan 782 2228, and the SE-20-52-23- W4M located south of 65 Avenue NW and west of Meridian Street NW; **MAPLE RIDGE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0230
154524931-001

Tentative plan of subdivision to create two (2) multiple family lots from the SW-18-51-24-W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; **ALLARD**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURMENT

The meeting adjourned at 9:55 a.m.



Subdivision Authority

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

August 13, 2015

File NO. LDA14-0110

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 10 industrial lots, two (2) Public Utility lots and one (1) Municipal Reserve lot, from Lot 1, Plan 962 3226, Lot 2, Plan 782 2228, and the SE-20-52-23- W4M located south of 65 Avenue NW and west of Meridian Street NW;
MAPLE RIDGE INDUSTRIAL

I The Subdivision by Plan is APPROVED on August 13, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.12 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of MR, in the amount of \$841,035.00 representing 2.27 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide MR in the amount of 3.23 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Plan 962 3226 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6) above, the owner clear and level 17 Street NW as required for road right-of-way dedication;
8. that the owner register an easement for the 450 mm water main and register an easement or dedicate road right-of-way for 17 Street NW, as shown on the "Conditions of Approval" maps, Enclosure I and II;

9. that the subdivision boundary be amended to exclude 17 street NW as shown on the "Conditions of Approval" map, Enclosure I;
10. 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; and
11. 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 (4) 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 300 mm and 450 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include offsite sanitary sewer connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure III;
9. that the engineering drawings include the first two (2) lanes of 17 Street to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans for 17 Street will be required to be approved prior to the approval of engineering drawings for arterial and subdivision. Construction of the first two lanes of 17 Street is required within six (6) years of the signing of the Servicing Agreement;

10. that the owner construct 58 Avenue NW to an industrial collector standard, with a northbound right turn bay and southbound left turn bay on 17 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
12. that the owner construct two temporary offset 17 m radius transit turnarounds to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will require a gravel surface prior to CCC, and a paved surface prior to FAC for roads (or when required by Transportation Services);
13. that the owner construct 3 m hard surface shared use paths within the Stormwater Management Facilities (SWMFs), 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;
14. 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;
15. that the owner design and construct the ultimate SWMFs, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, 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 lots, the Reserve lot, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

The existing DRC registered on Lot 2, Plan 782 2228 will be discharged in full with dedication of the MR parcel with this subdivision. This DRC does not cover the full dedication of the MR parcel. A portion of the existing DRC registered on SE-20-52-23-W4M will cover the remainder of the dedication of the MR parcel. The remainder of the DRC registered on SE-20-52-23-W4M will be paid out as cash-in-lieu. A DRC will be placed on title for Lot 1, Plan 962 3226.

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/mb/Posse #150325155-001

Enclosure(s)

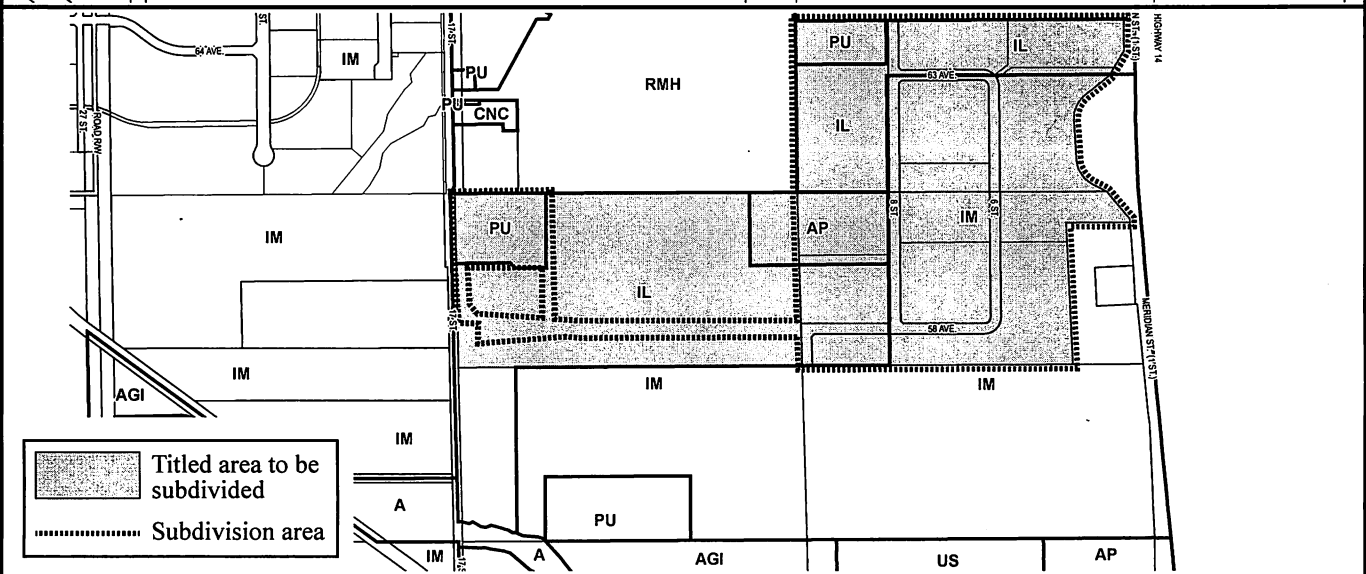
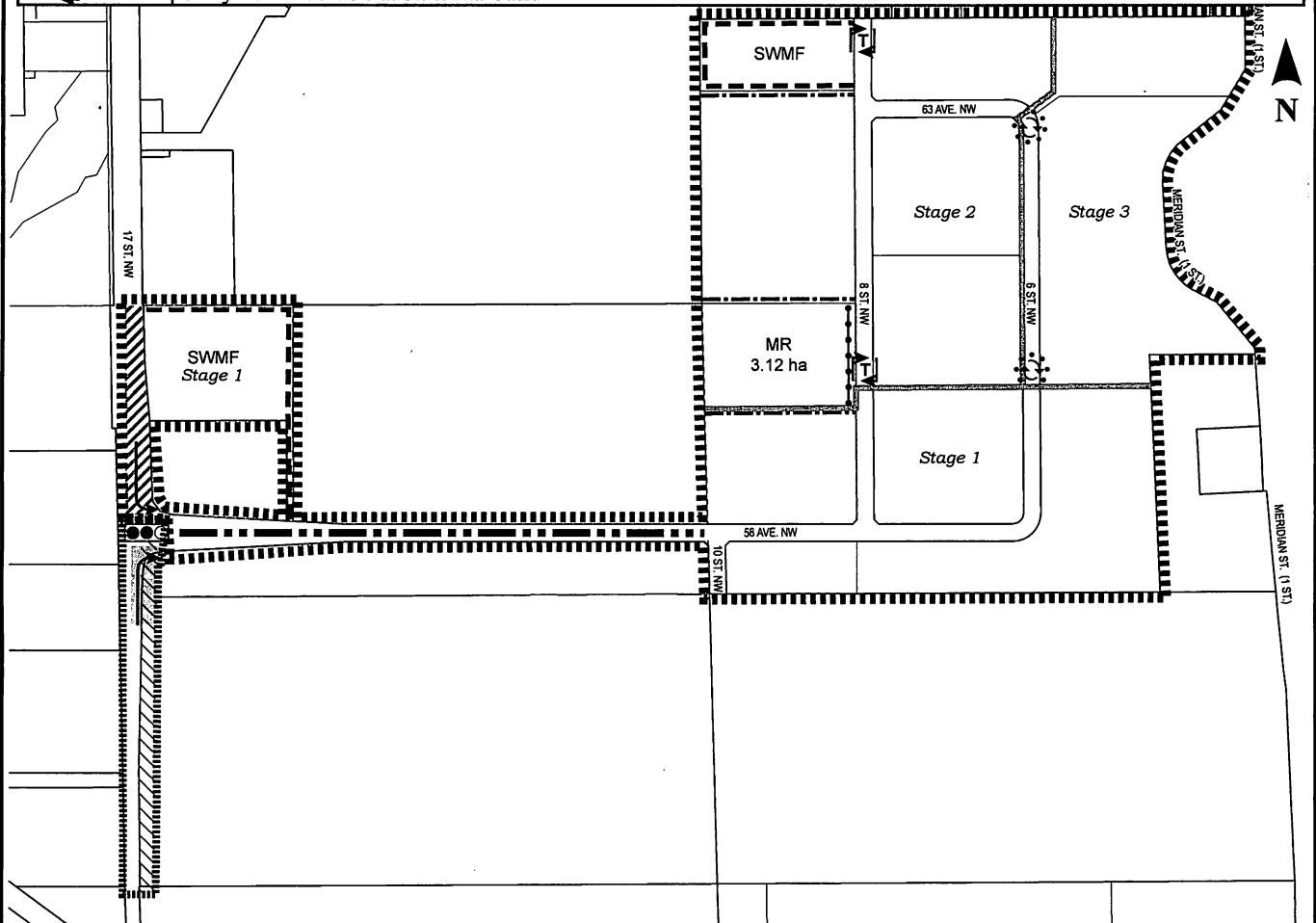
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0110

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.2 m uniform fence
- Post and rail fence
- 3 m hard surface shared use path
- Temporary 12 m radius turnaround
- Temporary 17 m radius transit turnaround

- ↘ Turnbay
- Construct collector road
- ▨ Dedicate as road right-of-way
- ▧ Register easement or dedicate as road right-of-way
- ▩ Include in engineering drawings
- Traffic signal



▨ Titled area to be subdivided
 ----- Subdivision area

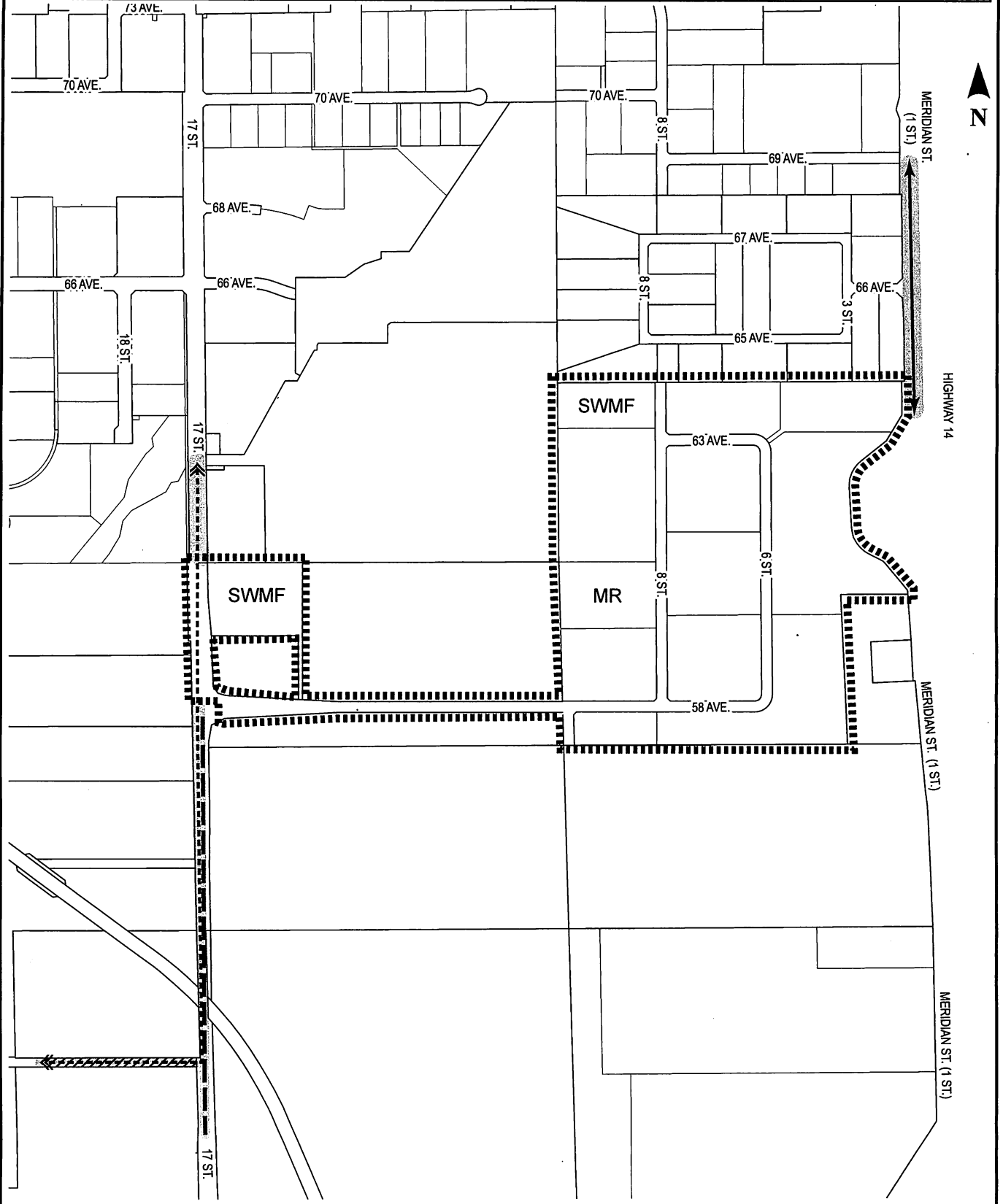
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0110

- Limit of proposed subdivision
- Register easement
- Construct first two lanes to an arterial roadway standard

- 450 mm Water main connection
- 300 mm Water main connection
- Include in engineering drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

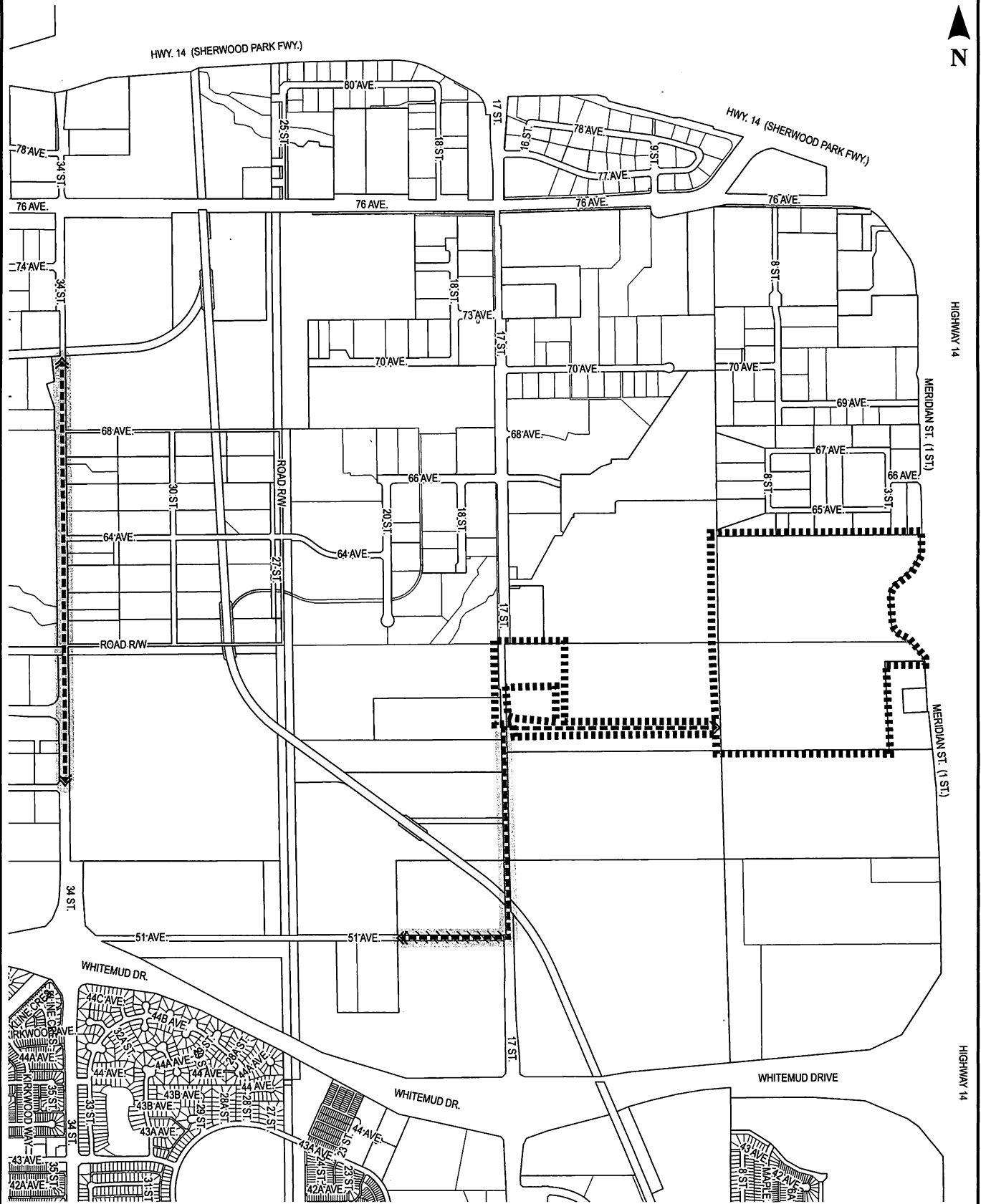
LDA14-0110

Limit of proposed subdivision

Sanitary connection

Include in engineering drawings

Register easement





Subdivision Authority

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

August 13, 2015

File NO. LDA14-0230

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create two (2) multiple family lots from the SW-18-51-24-W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on August 13, 2015, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$583,475.75 representing 0.859 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 & 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 register an easement for mutual access (shared and cross lot) as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;
5. 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;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking onto James Mowatt Trail and 41 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (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 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 the construction of a minimum 9 m joint right-in, right-out curb return access to the site from James Mowatt Trail SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 1 m berm centered on the property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 for all lots backing onto or flanking James Mowatt Trail SW and 41 Avenue SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road islands, boulevards and medians 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.

Municipal Reserve (MR) for the SW 18-51-24-W4M was addressed by a registered Deferred Reserve Caveat (DRC) on title. The existing DRC will be provided as money in place of MR representing 0.859 ha.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,



For Scott Mackie
Subdivision Authority

SM/db/Posse #154524931-001

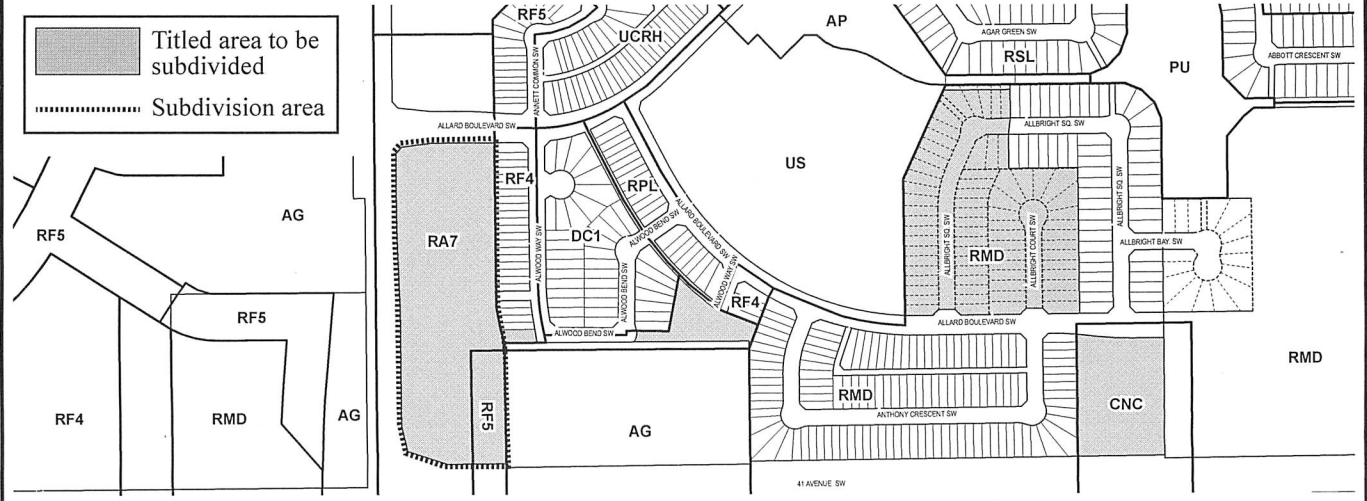
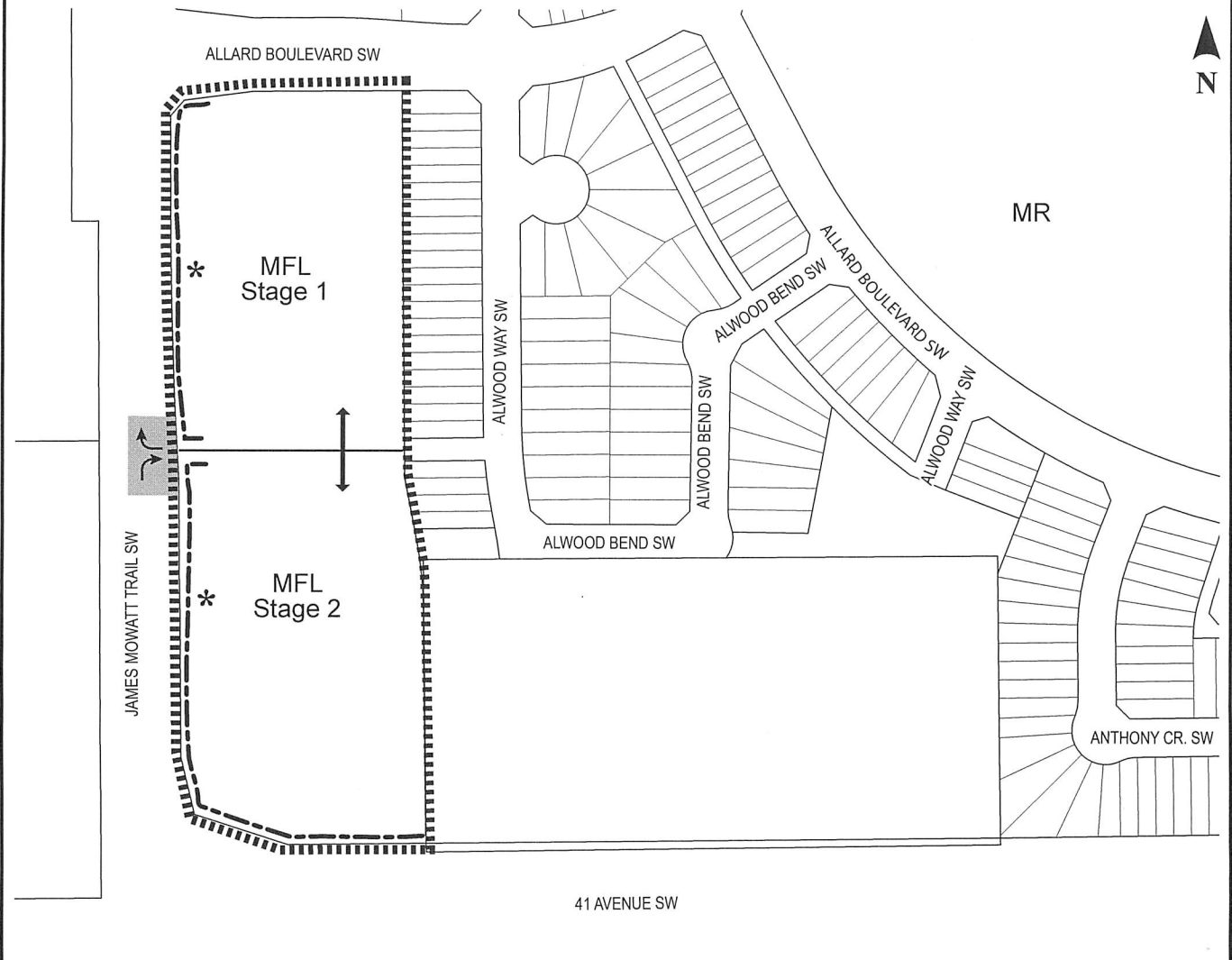
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0230

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Berm and noise attenuation fence
- ↗↘ Right-in/right-out
- * Restrictive covenant re: berm
- ↔ Mutual access easement
- ▭ Include in engineering drawings



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 13, 2015

LDA14-0230

----- Limit of proposed subdivision

▒ Include in engineering drawing

▬▬▬ Construct first two lanes to an arterial roadway standard

