

Thursday, April 7, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 7, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the March 31, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0480 179383676-001	Tentative plan of subdivision to create three (3) commercial lots, from Lot 1, Block 1, Plan 092 5647, located north of 137 Avenue and west of Mark Messier Trail; MISTATIM INDUSTRIAL
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA15-0494 181179062-001	Tentative plan of subdivision to create 1 Multiple Family lot (MFL) from Block Y, Plan 7733 AM, and from a closed portion of roadway, located north of 151 Avenue NW and east of Fort Road NW; FRASER
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA16-0070 186632868-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 51, Block 8, Plan 6253 KS located north of Rio Terrace Drive and west of 155 Street; RIO TERRACE	
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.		



April 7, 2016

File NO. LDA15-0480

AL-TERRA Engineering Ltd.
5307 – 47 Street NW
Edmonton, AB T6B 3T4

ATTENTION: Connor Smith

Dear Mr. Smith:

RE: Tentative plan of subdivision to create three (3) commercial lots, from Lot 1, Block 1, Plan 092 5647, located north of 137 Avenue and west of Mark Messier Trail; **MISTATIM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 7, 2016, 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 both stages of approved subdivision LDA13-0082 be registered prior to or concurrent with this application; and
5. 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, if the Servicing Agreement for Mistatim Stage 18 (LDA11-0445) does not proceed prior to or concurrent to this application, the engineering drawings include additional offsite water main construction and connections to the satisfaction of EPCOR Water Services Inc.;
8. that the engineering drawings approved on February 20, 2015 for Mistatim Stage 8A under LDA13-0082 be redlined to include a transition to a 29.2 m auxiliary lane on 148 Street and a reduction in road right-of-way for 148 Street and 140 Avenue to 24 m, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings approved on February 20, 2015 for Mistatim Stage 8A under LDA13-0082 be redlined to relocate the 300 mm water main stub on 148 Street to the satisfaction of EPCOR Water Services Inc.; and
10. that the owner is responsible for the landscape design and construction within 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.

MR for Lot 1, Block 1, Plan 092 5647 was addressed by money in place with SO/99-0091 and LDA13-0082.

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 James Haney at 780-944-0125 or james.haney@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/jh/Posse #179383676-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2016

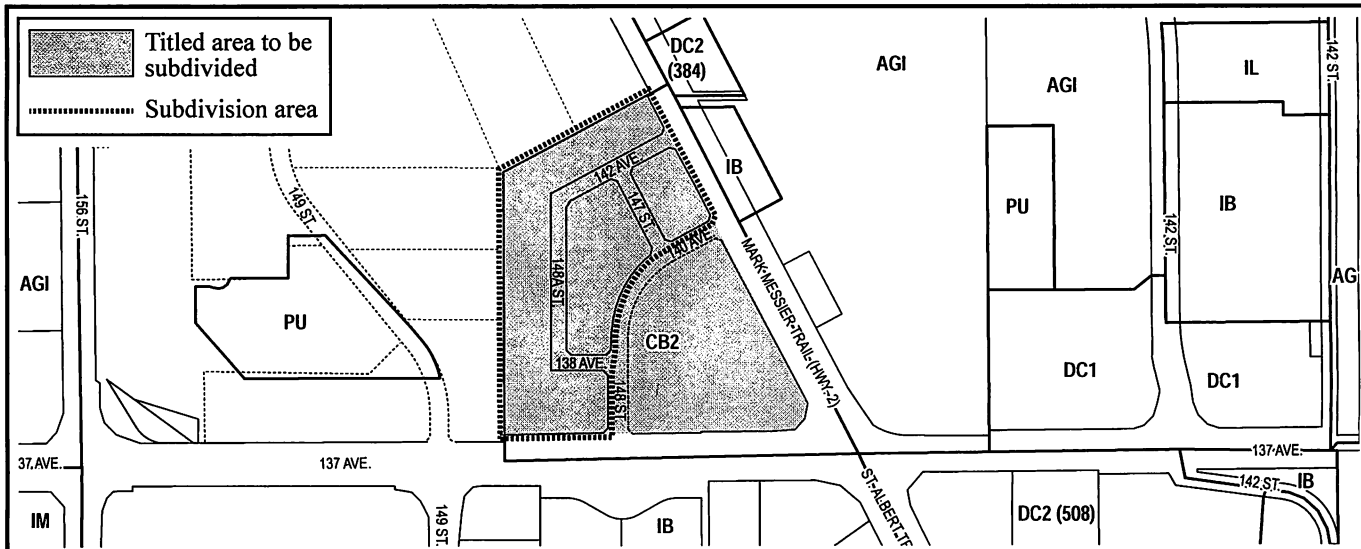
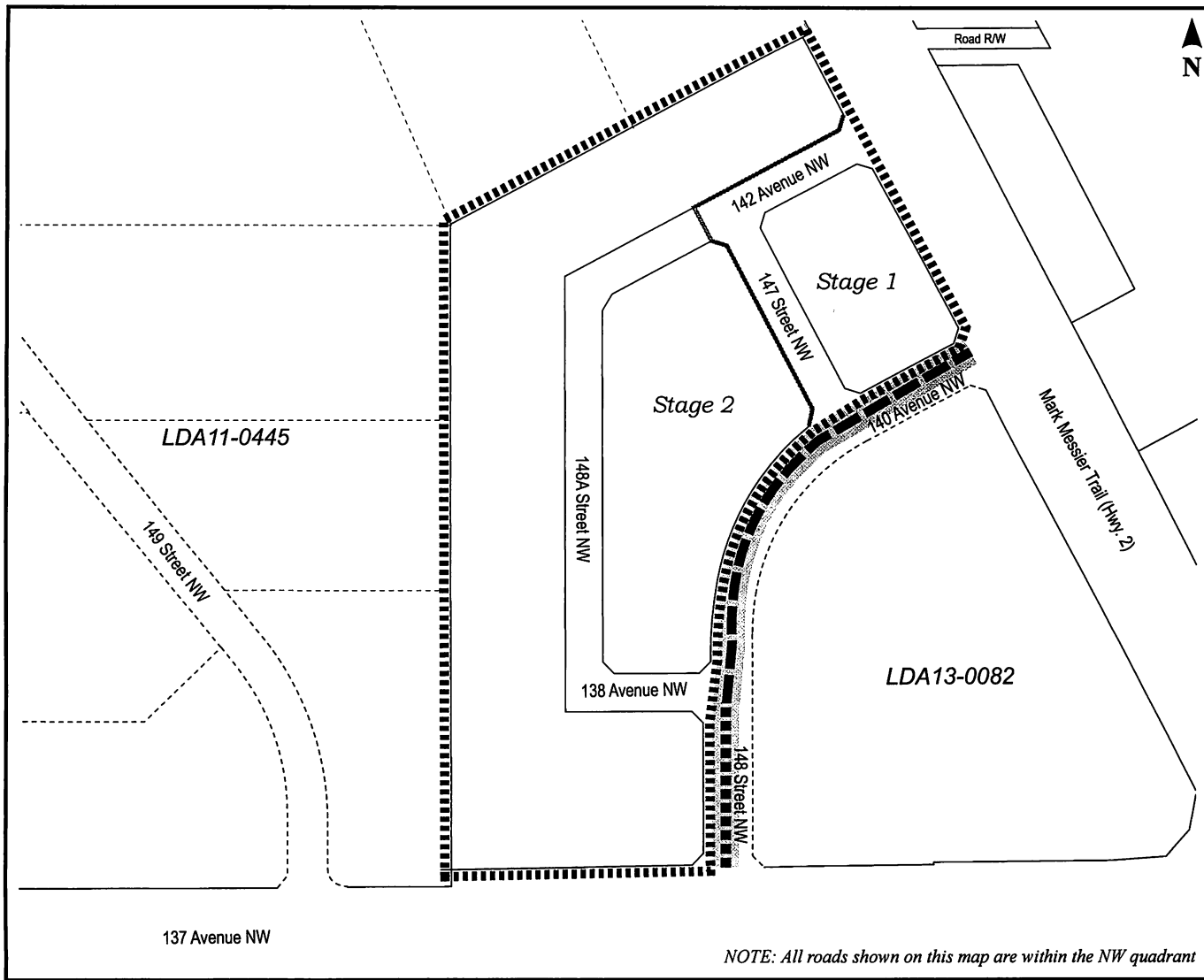
LDA15-0480

----- Limit of proposed subdivision

==== 24 m road right of way

■■■■ Transition to 29.2 m road right of way for auxiliary lane

▨ Include in engineering drawings





April 7, 2016

File NO. LDA15-0494

Scheffer Andrew Limited
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Amie Stewart

Dear Ms. Stewart

RE: Tentative plan of subdivision to create 1 Multiple Family lot (MFL) from Block Y, Plan 7733 AM, and from a closed portion of roadway, located north of 151 Avenue NW and east of Fort Road NW; **FRASER**

I The Subdivision by Plan is APPROVED on April 7, 2016 subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.923 ha by a Deferred Reserve Caveat (DRC) to the remainder of Block Y, Plan 7733 AM pursuant to Section 669 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 approved subdivisions LDA15-0449 and LDA15-0450 be registered prior to or concurrent with this application;
5. that LDA15-0494 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot backing onto 153 Avenue NW, 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 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;
5. 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;
6. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for the lot backing onto 153 Avenue NW to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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
8. that the owner is responsible for the landscape design and construction within 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.

MR for Block Y, Plan 7733 AM was addressed by DRC through LDA15-0450. MR for the portion of road to be closed with Bylaw 17559 in the amount of 0.023 ha is being provided by a DRC 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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca

Yours truly,



Blair McDowell
Subdivision Authority

BM/lc/Posse #181179062-001

Enclosure(s)

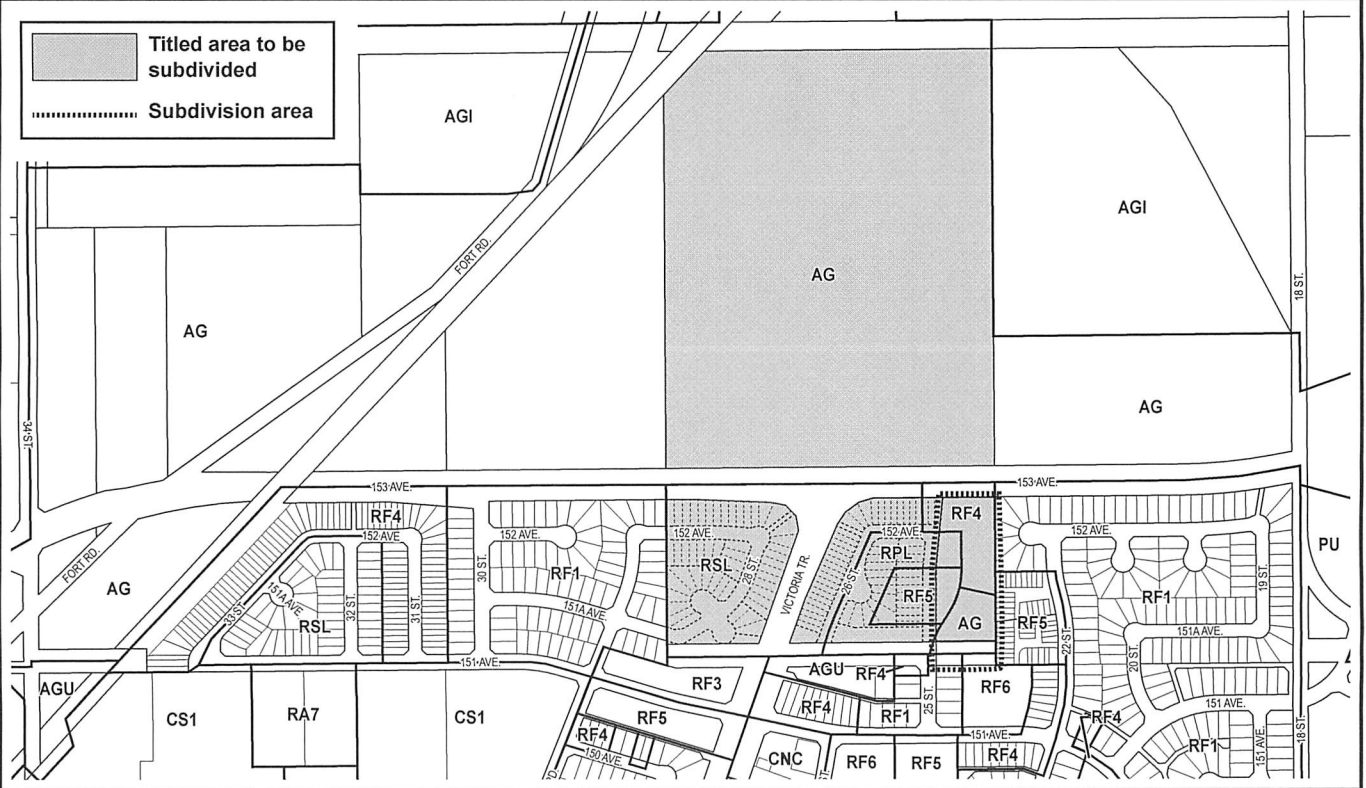
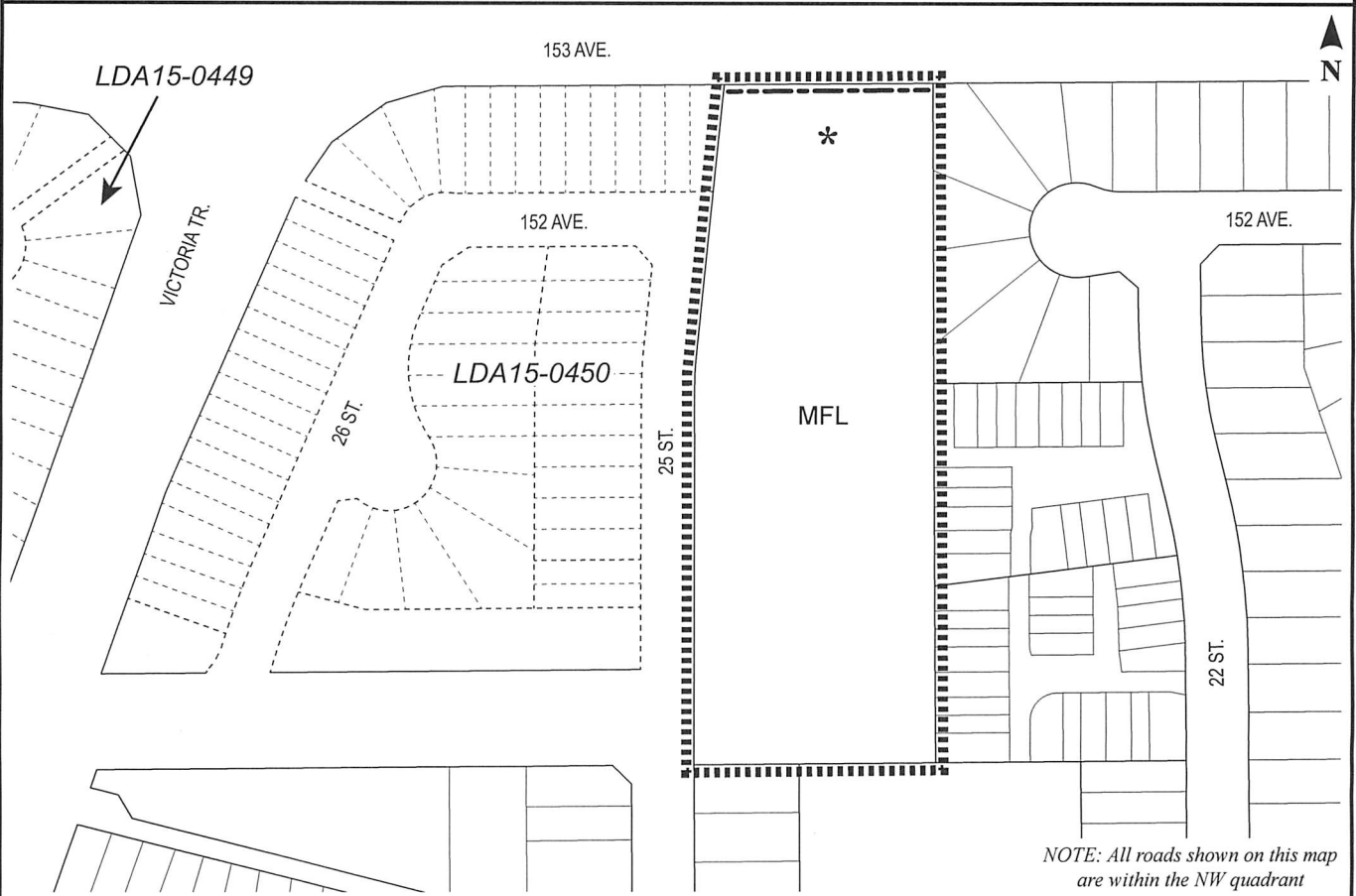
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2016

LDA15-0494

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬ Berm and noise attenuation fence

* Restrictive covenant: re: berm





Subdivision Authority

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

April 7, 2016

File NO. LDA16-0070

Manhattan Homes Ltd.
6006 - 107 Street NW
Edmonton, AB T5R 1V5

ATTENTION: Shawn Rattai

Dear Mr. Rattai:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 51, Block 8, Plan 6253 KS located north of Rio Terrace Drive and west of 155 Street;
RIO TERRACE

The Subdivision by Plan is APPROVED on April 7, 2016, subject to the following conditions:

1. that the final plan shall conform to the attached revised tentative plan;
2. that the owner shall obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition Permits are available from Sustainable Development, 5th floor, 10250 -101 Street NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 11.4 m north of the south property line of Lot 51 (see attached comments from Drainage Services). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

4. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 412-3252);
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

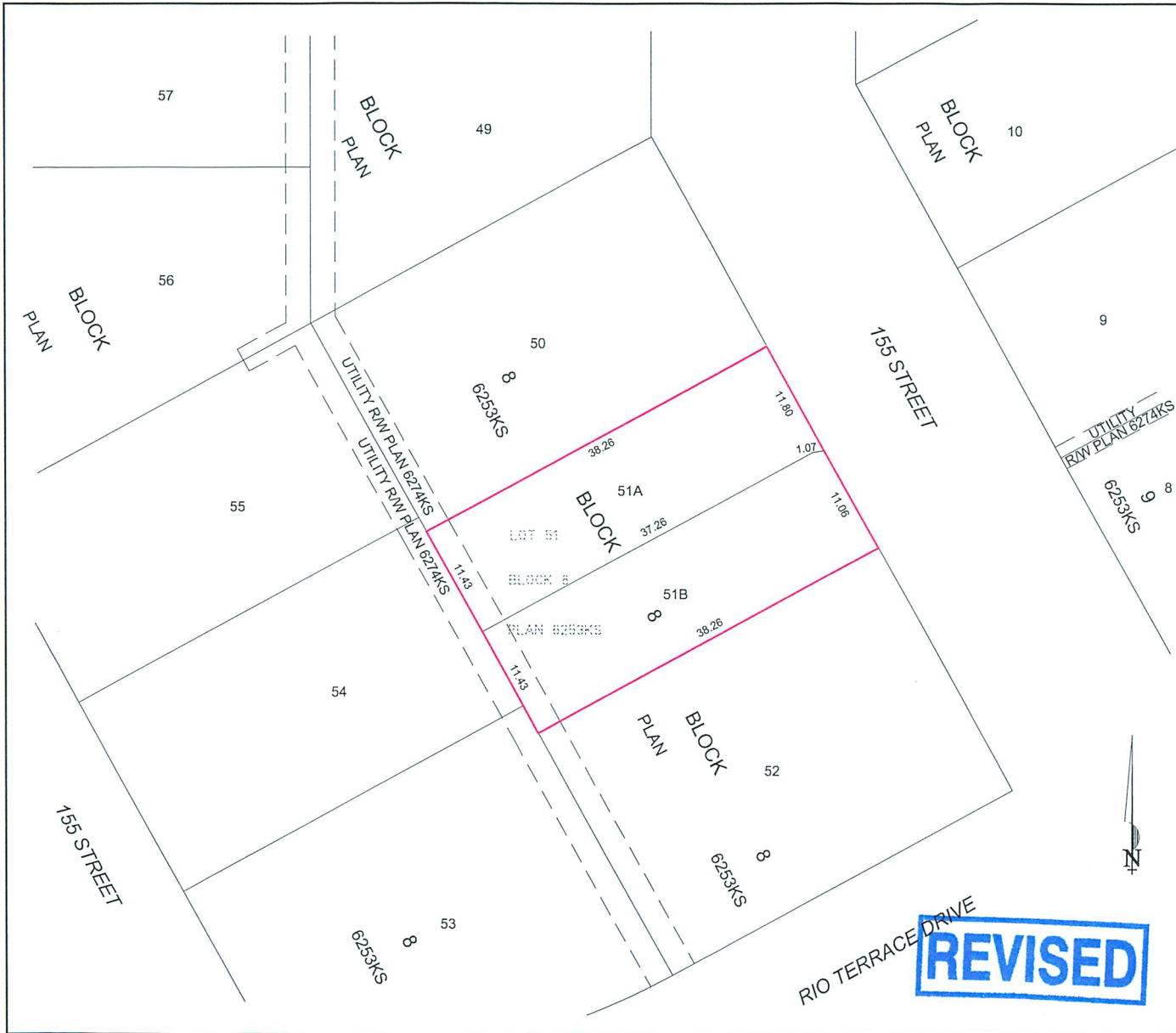
Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #186632868-001

Enclosure(s)



MANHATTAN HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.087 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	FEB. 8/16	ORIGINAL PLAN COMPLETED	TB
REVISIONS			

RIO TERRACE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 51, BLOCK 8, PLAN 6253KS

WITHIN THE

W. 1/2 SEC. 23 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	11600036T	DRAFTED BY:	TB	CHECKED BY:	DM
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REVISED

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: March 14, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 - 0070(SUB)

CADASTRAL NO.: 928+28-20

CONTACT: Greg Derkach

SUBDIVISION: Rio Terrace

OUR FILE NO.: 51-014-011-009

PREPARED BY: Greg Derkach
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments.

Water and Sewer Service Information

Plan 6253KS, Block 8, Lots 51 (7304 – 155 Street)

Proposed Lot 51A, Blk 8

- 1-20mm water service and 1-150mm sanitary service exists off 155 Street at 11.4m North of the South Property Line of Lot 51.

Proposed Lot 51B, Blk 8

- Our records indicate that no water and/or sewer services exist directly off city mains.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot 51B directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.

c. Epcor Water Services – ecirc-water@epcor.ca

Greg Derkach