

Thursday, August 08, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 08, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 01, 2024 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0355
115986713-001

REVISION of conditionally approved tentative plan of subdivision to create 34 Industrial lots and one (1) Public Utility lot from the NE 6-53-25-W4M, located north of 107 Avenue and west of 199 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

5. ADJOURNMENT

The meeting adjourned at 10:05 a.m.



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 8, 2024

File No. LDA11-0355

Invistec Consulting Ltd.
1700, 10130 - 103 Street NW
Edmonton, AB T5J 3N9

ATTENTION: Emma Zurawell

RE: REVISION of conditionally approved tentative plan of subdivision to create 34 Industrial lots and one (1) Public Utility lot from the NE 6-53-25-W4M, located north of 107 Avenue and west of 199 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

The subdivision was originally approved by the Subdivision Authority on March 28, 2013. The first Change Request was approved on April 11, 2019 and added a second phase. This second Change Request adds two additional phases and revises the width of two Industrial lots. Phase 1A is intended to be consolidated with the adjacent parcel to the north.

I The Subdivision by Plan is APPROVED on August 8, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$764,345.19 representing 1.628 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 enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Phase 1A a claim of interest by caveat of the Deferred Servicing Agreement, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 subdivision boundary be amended to include the dedication of 109 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that subject to Condition I (6) above, the owner clear and level 109 Avenue NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
8. that the proposed Public Utility lot be dedicated as road right of way, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway and backing onto the utility easement, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner registers an easement in favour of EPCOR Drainage Services Inc., to allow for a sanitary and storm sewer extension and for major overland drainage, as shown on the "Conditions of Approval" map, Enclosure I;
13. that Phase 1A shall be consolidated with the adjacent lot to the north concurrent with the registration of the plan of survey; and
14. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

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 redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;

7. that the owner construct all roadways (including 108 Avenue with a sidewalk on one side and the offsite portion and any transitional improvements on 205 Street NW) to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct a 3 m hard-surface shared use path including lighting, bollards and landscaping, within the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a sanitary sewer extension, storm sewer extension, and drainage swale (within Phase 3) prior to the registration of Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, 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 road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (3) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 proportionate share of Drainage Assessments applicable to this subdivision;
4. that the owner pay the proportionate share of Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination; and
6. that the owner construct the portion of 201 Street NW adjacent to Phase 1A, to the satisfaction of Subdivision and Development Coordination.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is an attachment of the major advisements regarding the abandoned well sites.

Municipal Reserve (MR) for the NE-6-53-25-W4M was partially addressed through a proportionate Money in Place payment with Phase 1 (representing 1.304 ha). The remaining MR for NE-6-53-25-W4M in the amount of \$764,345.19 representing 1.628 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

Please be advised 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.

Please be advised that an appeal may be lodged 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #115986713-001

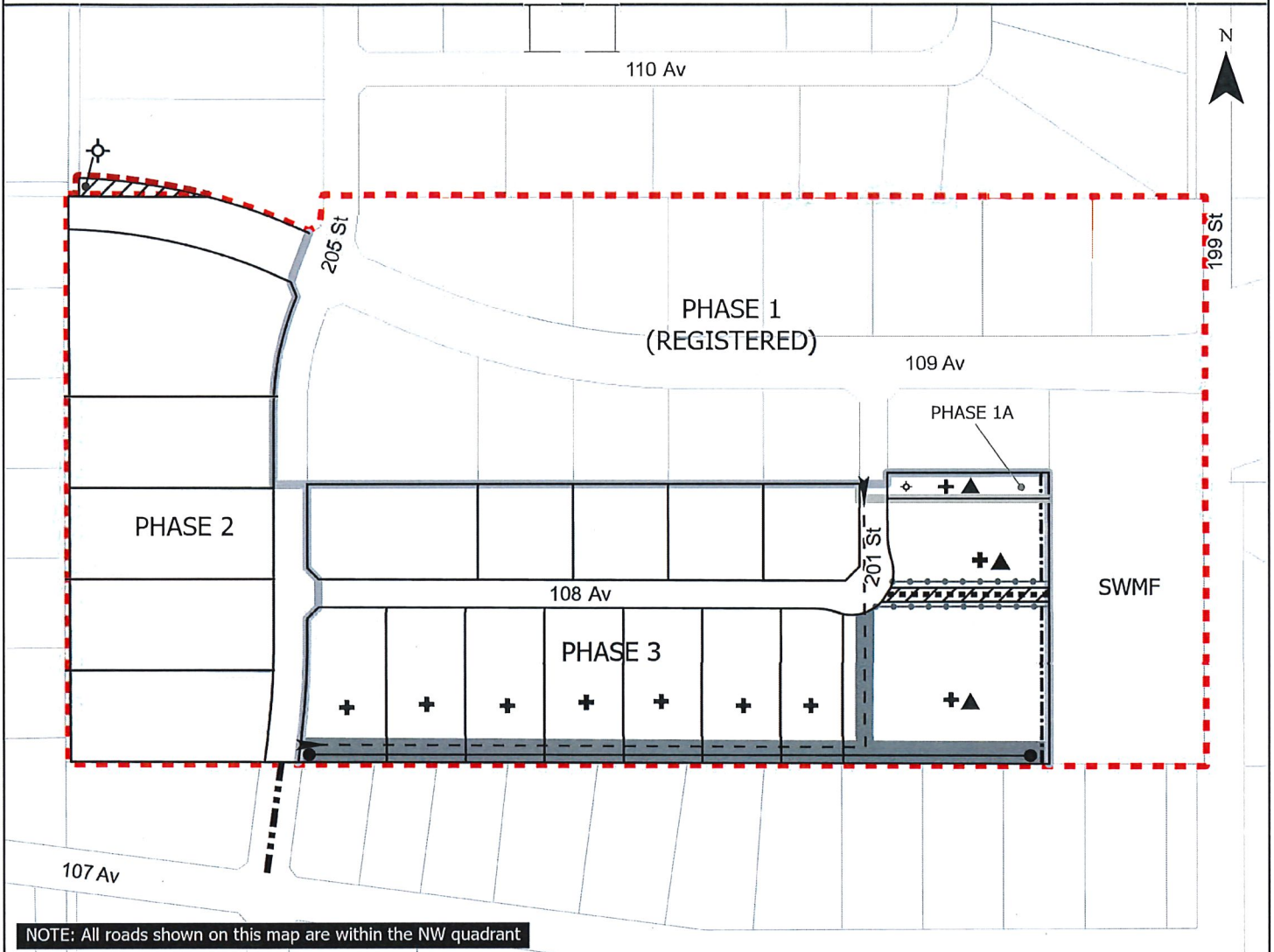
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

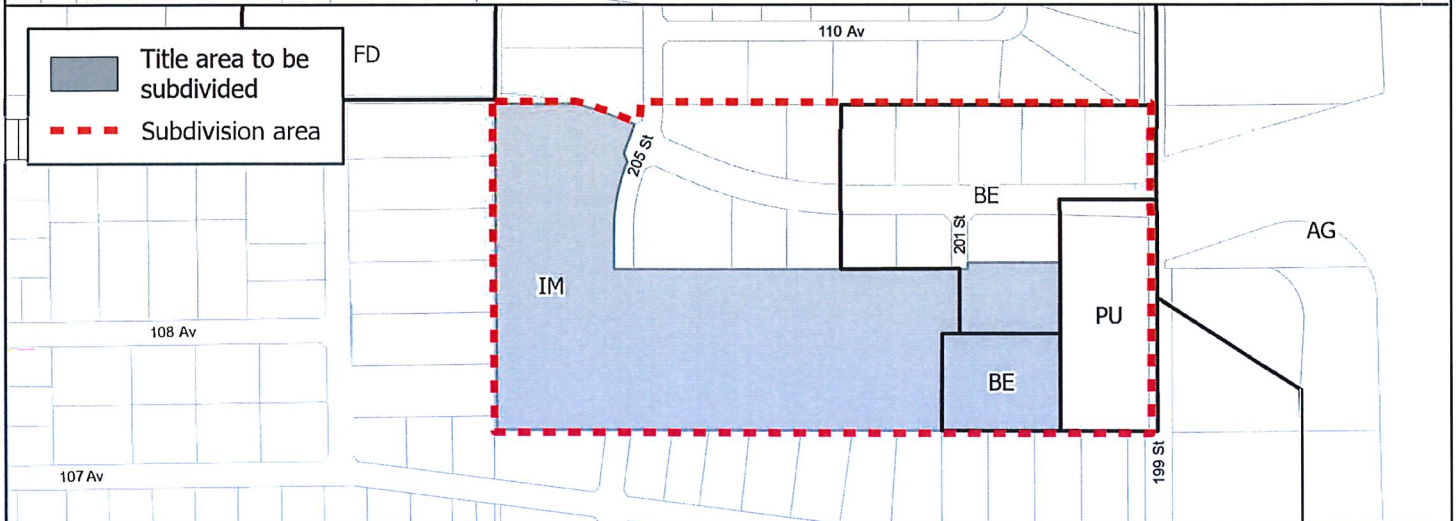
August 8, 2024

LDA11-0355

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|------------------------------------|---|---|--|
| Limit of Proposed Subdivision | Restrictive Covenant re: Disturbed Soil | Construct 3m Shared Use Path | Construct Storm Sewer and Drainage Swale |
| Amend Subdivision Boundary | Phasing Line | Construct Roadway with Transition from Urban to Rural Cross-section | Construct Sanitary Sewer |
| Abandoned Well Site | 1.2m Uniform Fence | Register Easement | |
| Restrictive Covenant re: Freeboard | 1.8m Uniform Screen Fence as per Zoning Bylaw | | |



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



Please be advised of the following:

Abandoned Wells

- With regard to the physical condition of the abandoned well bores, the applicant must contact the well licensee at the time of subdivision in accordance with the provincial regulation (the ERCB Directive 079). Specifically, the well licensee will have to locate and test the abandoned wells for any existing leak in accordance with the Directive. If the well licensee(s) does not complete the testing in a timely fashion to accommodate land development, the applicant is to contact the Alberta Energy Regulator (formally ERCB) at directive079@ercb.ca. This is a provincial regulation, thus any inquiries on this requirement should be addressed to the ERCB via the email address provided.
- As per City Policy C515, a 10 m x 15 m open area is required around the abandoned well. The purpose of the 10 m x 15 m area is to prevent surface encroachment, to ensure access for inspection and leak detection, and to protect landowners from the direct negative impacts of the leak itself (primarily methane gas).
- There are two abandoned wells located within the proposed subdivision, as shown on Enclosure I. One abandoned well is located within proposed Lot 26 (private property), as shown in the figure below. The landowner shall maintain a 10 m x 15 m open area around the abandoned well as shown in the figure below.

