

Thursday, November 12, 2015

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 46

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the November 12, 2015 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the November 5, 2015 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA15-0310<br>174361341-001 | Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot and one open space lot, from NE 36-51-25 W4M and SE 36-51-25 W4M, located south of May Link SW and east of May Common SW; <b>MAGRATH HEIGHTS</b>                                  |
| 2. | LDA14-0004<br>147540617-001 | Tentative plan of subdivision to create 10 industrial lots, two (2) Environmental Reserve lots and (4) four Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 7720594 SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; <b>WINTERBURN INDUSTRIAL</b> |

**5. OTHER BUSINESS**

November 12, 2015

File NO. LDA15-0310

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Municipal Reserve lot and one open space lot, from NE 36-51-25 W4M and SE 36-51-25 W4M, located south of May Link SW and east of May Common SW; **MAGRATH HEIGHTS**

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**I The Subdivision by Plan is APPROVED on November 12, 2015, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 1.18 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 Municipal Reserve (MR) in the amount of 0.97 ha by a Deferred Reserve Caveat to the remainder of NE 36-51-25 W4M and SE 36-51-25 W4M, pursuant to Section 669 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 a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top of Bank, as per the applicable development restrictions shown by the "Larch Lands Subdivision Geotechnical Investigation" report (File No. 19-423-46), as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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; and
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.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Subsequent to MR dedication, the existing DRC for NE 36-51-25-W4M and SE 36-51-25-W4M will be reduced accordingly, with the balance to carry forward on title

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 Daniel Boric at 780-496-1758 or [daniel.boric@edmonton.ca](mailto:daniel.boric@edmonton.ca)

Yours truly,

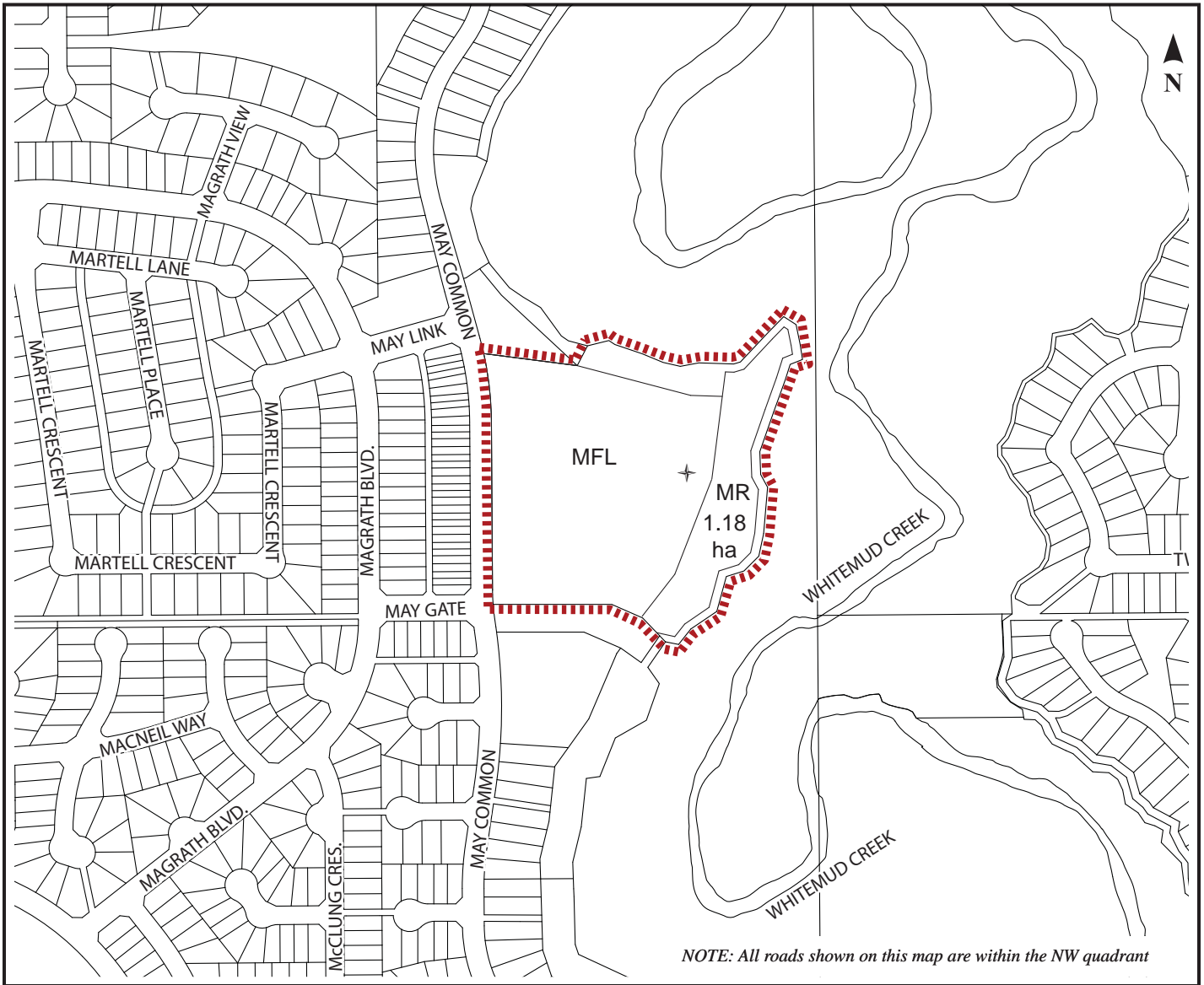
Peter Ohm  
Subdivision Authority

PO/db/Posse #174361341-001

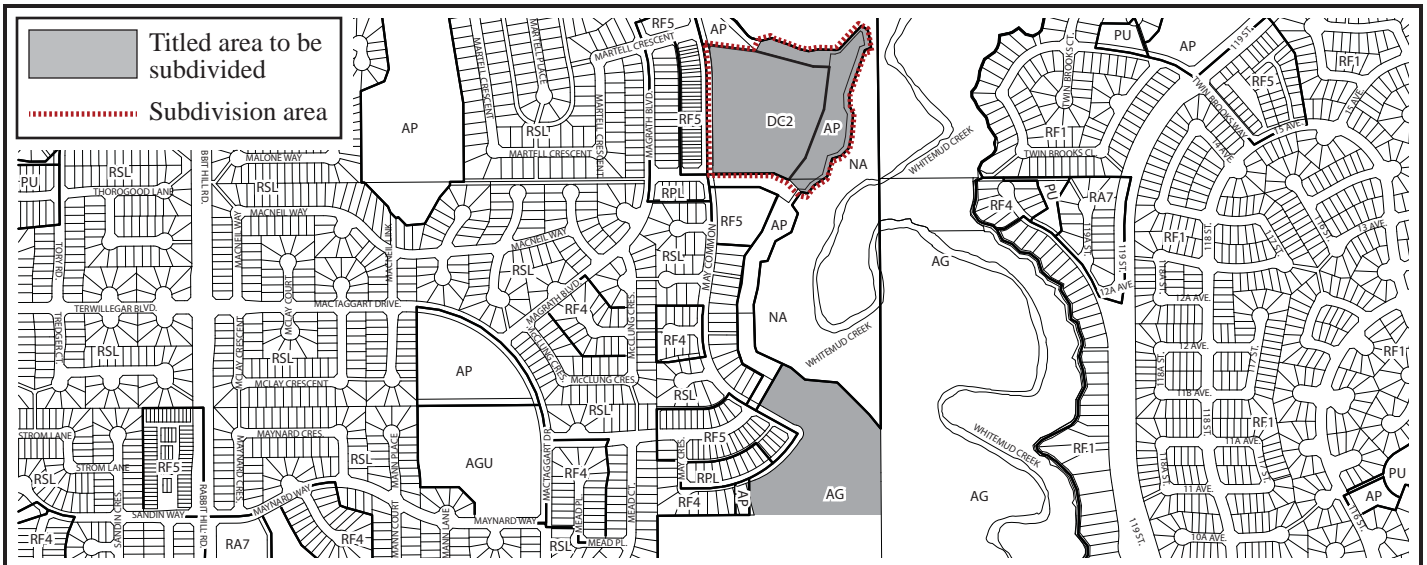
Enclosure(s)

Limit of proposed subdivision

Restrictive covenant re: Top-of-Bank



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



File NO. LDA14-0004

November 12, 2015

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 (4) four Public Utility lots, from Lot 4, Plan 5504 MC, Block 1, Plan 7720594 SW 1- 53-26 W4M located north of Stony Plain Road and east of 231 Street NW; **WINTERBURN INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on November 12, 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, water mains and 3 m shared use path to the satisfaction of Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I and 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 Bylaw 17427 and Bylaw 17428 to amend the Winterburn Industrial Area Structure Plan and the Edmonton Zoning Bylaw respectively, shall be approved prior to the endorsement of this subdivision;
9. 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
10. 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 300 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 owner update 215 Street Concept Plan from 100 Avenue NW to 105 Avenue NW, to the satisfaction of Transportation Services and Sustainable Development;
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, westbound right turn bay and southbound left turn bays at each collector roadway intersection, accesses, intersections, 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 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 detailed design for arterial and engineering drawings for 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 W14 Sanitary Trunk Sewer. The W14 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 Antony 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 path as per City of Edmonton Design and Construction Standards and connect to the existing trail to the north, 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 has been 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](mailto:Vivian.gamache@edmonton.ca).

Yours truly,

Peter Ohm  
Subdivision Authority

PM/vg/Posse #147540617-001














Enclosure(s)

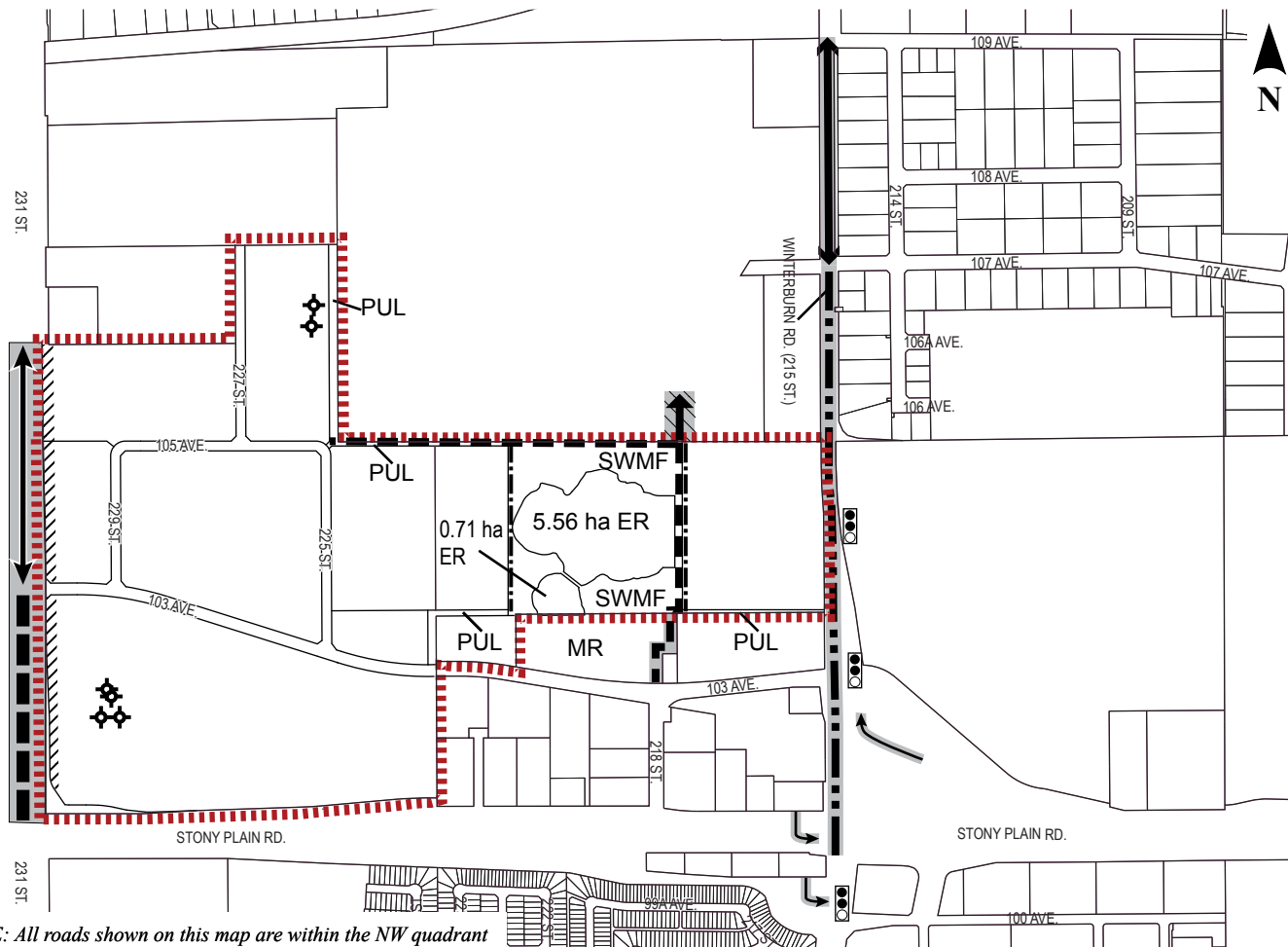


SUBDIVISION CONDITIONS OF APPROVAL MAP


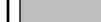
November 12, 2015

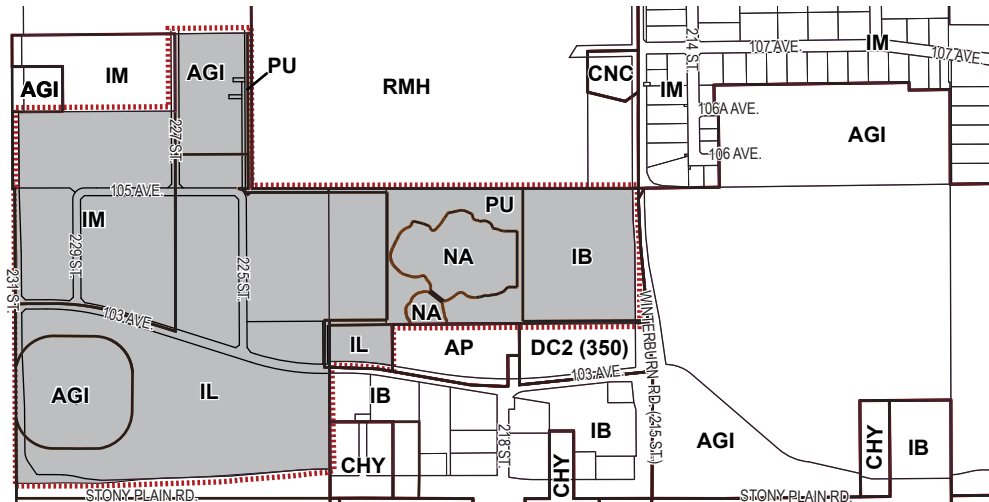
LDA14-0004

-  Limit of proposed subdivision
-  1.2 m uniform fence
-  3 m hard surface shared use path
-  Connection to shared use path
-  Dedicate as road right of way
-  Include in engineering drawings
-  Register easement
-  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



SUBDIVISION CONDITIONS OF APPROVAL

November 12, 2015

LDA14-0004

- Limit of proposed subdivision
- - - Sanitary trunk sewer
- Include in engineering drawings
- ←- - - -> Construct 300 mm offsite water main

▨ Register easement

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



**Thursday, November 5, 2015**  
**9:30 a.m.**



**PLACE: Room 701**

**SUBDIVISION AUTHORITY MINUTES**  
**MEETING NO. 45**  
**Cancelled**

<b>1.</b>	<b>ADOPTION OF AGENDA</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>
<b>3.</b>	<b>OLD BUSINESS</b>
<b>4.</b>	<b>NEW BUSINESS</b>
<b>5.</b>	<b>OTHER BUSINESS</b>
<b>6.</b>	<b>ADJOURNMENT</b>