

Thursday, August 8, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 32

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 8, 2013 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 1, 2013 meeting be adopted.

3. OLD BUSINESS

1. LDA11-0082
107962497-001

Tentative plan of subdivision to create 23 industrial lots and three (3) Public Utility Lots from NW 7-53-25-4, located south of Yellowhead Trail and east of 215 Street NW; **WINTERBURN INDUSTRIAL**

4. OTHER BUSINESS



August 8, 2013

File No. LDA11-0082

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

ATTENTION: Scott Cole

Dear: Mr. Cole:

RE: Tentative plan of subdivision to create 23 industrial lots and two (2) Public Utility Lots from NW 7-53-25-4, located south of Yellowhead Trail and east of 215 Street NW;
WINTERBURN INDUSTRIAL

I The Subdivision by Plan is APPROVED on August 8, 2013, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$1,248,402 representing 5.314 ha pursuant to Sections 666 and 667 of the Municipal Government;
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., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 easements to facilitate the construction of 206 Street NW, the sanitary pump station, and watermains to the satisfaction of Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I & II;
5. that LDA13-0182 to amend the Zoning Bylaw and LDA13-0268 to amend the Winterburn Area Structure Plan receive third reading prior to endorsement of this subdivision; and
6. 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 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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Permanent Area Contributions and or Lateral Sewer Oversizing applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, to the satisfaction of the City Departments and affected utility agencies;
6. 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;
7. that the owner complete the design and construction of the stormwater management facility, associated control structure, and outlet pipe to its ultimate size and location, to the satisfaction of Financial Services & Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the sanitary pump station, (FAC will not be issued for the sanitary pump until the PUL is registered), to the satisfaction of Financial Services & Utilities, shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the disposal of any sewage generated until such time as W14 Sanitary Trunk is complete and operational, to the to the satisfaction of Financial Services & Utilities;
10. that the engineering drawings include the Winterburn Sanitary Trunk Sewer from the connection point to the W14 Sanitary Trunk at 199 Street and 109 Avenue up to and through the proposed development to 215 Street, (CCC will not be issued until such time as the W14 Sanitary Trunk is completed and operational), to the satisfaction of Financial Services & Utilities;
11. that the engineering drawings include the first two lanes of 215 Street NW to an arterial roadway standard, from Yellowhead Trail NW to 114 Avenue NW, including channelization, accesses, intersections, share use paths, sidewalks, lighting, landscaping and any transitional improvements south of 114 Avenue NW intersection, from an urban arterial standard to the existing rural cross section, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for 215 Street NW prior to the approval of the detailed design drawings for arterial and engineering drawings for the subdivision, to the satisfaction of Transportation Services;
12. that the engineering drawings include 206 Street NW from 114 Avenue NW to 118A Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include a cul-de-sac at the terminus of 118A Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include information on sightlines for accesses proposed on/in the vicinity of curved sections along 114 Avenue NW and 115 Avenue NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pays for the installation of traffic signals on 215 Street NW/Winterburn Road at the intersections of 114 Avenue NW and 115 Avenue NW, 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 discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the traffic signals at that time to fulfil this obligation;

16. that the owner construct a 3.0 m hard-surfaced shared use path, within the Public Utility Lot, as per City of Edmonton Design and Construction Standards, including bollards and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the engineering drawings include 300 mm, 350 mm and 450 mm offsite water mains, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
18. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the design, landscaping and construction within the Public Utility Lots, utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction, Transportation Services and Sustainable Development;

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

Municipal Reserves are being provided as money in place of land 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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Vivian Gamache at 780-944-0122 or write to:

**Vivian Gamache, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,






Scott Mackie
Subdivision Authority

SM/vg/Posse #107962497-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 8, 2013

LDA11-0082


- Limit of Proposed Subdivision
-  Stormwater Management Facility
-  Traffic Signals to be Installed
-  Construct Cul-De-Sac at the Terminus of 118 A Avenue
-  Construct the First Two Lanes of 215 Street to an Arterial Standard
-  Abandoned Well

↔ Transition of 215 Street South of 114 Avenue Intersection, from an Urban Arterial Standard to an Existing Rural Cross Section

----- Construct a 3m Shared Use Path

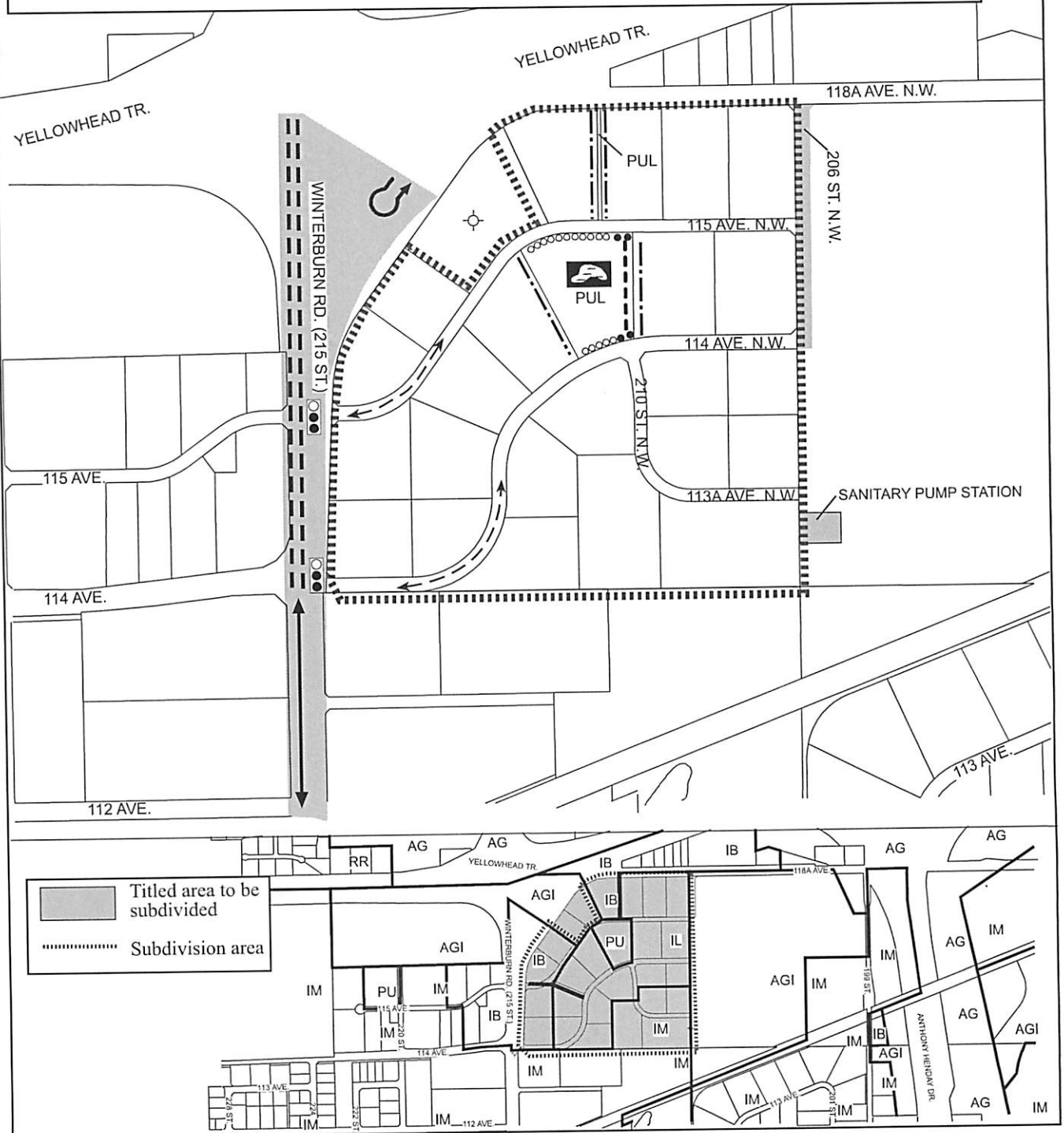
oooo Post and Rail Fence

----- 1.2m Uniform Fence

 Include in Engineering Drawings

↔ Provide access sightline information

•• Bollards



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 8, 2013

LDA 11-0082

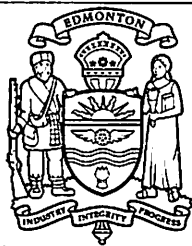
- Limit of Proposed Subdivision
- Construct 300mm Offsite Watermain
- Construct a 350mm Offsite Watermain
- Sanitary Trunk Sewer

- Construct 450mm Offsite Watermain
- ◆ W14 Connection Point
- Include in Engineering Drawings



Thursday, August 1, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 31

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 1, 2013 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 25, 2013 and the July 18, 2013 meetings be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA13-0015
132856698-001

Tentative plan of subdivision to create 118 single detached residential lots, one (1) Municipal Reserve lot one (1) remnant lot from Lots 1 and 2, Plan 2296RS, and SW27-51-25-4, located west of 156 Street SW and south of Windermere Boulevard SW; **AMBLESIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA13-0021
134155917-001

Tentative plan of subdivision to create 78 single detached residential lots from the East ½ of SW 2-54-24-4 and Lot 2 Block 1 Plan 122 4640, located east of 66 Street and north of 167 Avenue; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

4. ADJOURNMENT

The meeting adjourned at 09:50 a.m.