

Thursday, January 26, 2012  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 4

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION  That the Subdivision Authority Agenda for the January 26, 2012 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION  That the Subdivision Authority Minutes for the January 19, 2012 meeting be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA08-0323 Posse 081374850-001	Tentative plan of subdivision to create three (3) industrial lots and one (1) Public Utility Lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; <b>MISTATIM INDUSTRIAL</b>
2.	LDA11-0065 Posse 107106613-001	Tentative plan of subdivision to create 16 single detached residential lots and one (1) multiple family lot from a portion of Lot A, Plan 806 TR located west of 170 Street SW and north of Hiller Road; <b>WINDERMERE</b>
3.	LDA11-0088 Posse 107986081-001	Tentative plan of subdivision to create one (1) commercial lot from a portion of Lot A, Plan 806 TR located west of 170 Street SW and north of Hiller Road; <b>WINDERMERE</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 26, 2012

File No. LDA08-0323

IBI Group  
1050, 10405 Jasper Avenue  
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create three (3) industrial lots and one (1) Public Utility Lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

**I The Subdivision by Plan is APPROVED on January 26, 2012, subject to the following conditions:**

1. that the owner provide Municipal Reserves in the amount of 4.59 ha by a Deferred Reserve Caveat to the remainder of Block 7, Plan 179 HW 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 Bylaw 16029 to amend the Mistatim Area Structure Plan receive third reading prior to the endorsement of the final plan;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lot backing on the storm water lake as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;
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 and Transmission Inc., EPCOR Water Services Inc., Telus, 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;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6), the owner clear and level 137 Avenue and 170 Street as required for road right of way dedication to the satisfaction of the Transportation Services; and
8. that the owner pays 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 and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), constructions 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;
4. 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;
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 a Hydraulic Network Analysis Report (HNA) to EPCOR Water Services for review and approval, to the satisfaction of the EPCOR Water;
7. that the Mistatim Industrial Basin 4 Neighbourhood Design Report be finalized and approved prior to the approval of any engineering drawing;
8. that the owner design and construct the sanitary lift station and forcemain required to service the proposed development area;
9. that the owner design, construct, operate and maintain the ultimate Basin 4 storm water management facility including the temporary pump station, the temporary outlet pipe and the temporary systems until the permanent systems are constructed and operational to the satisfaction of Infrastructure Services;
10. that the engineering drawings include a connection to the existing 600mm concrete cylinder pipe - water main located on 137 Avenue, to the satisfaction of EPCOR Water;
11. that the owner construct a right turn bay on 137 Avenue for the proposed north-south collector, to the satisfaction of the Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5 m sidewalk in the ultimate alignment of 137 Avenue to conform to an approved Concept Plan, to the satisfaction of the Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;
13. That the owner pay for the installation of traffic signals at the intersection of the north-south collector and 137 Avenue, as shown on the Enclosure. 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 traffic signals at a later date to fulfill this obligation;
14. that the owner construct a 17 m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of the Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct all fences positioned 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
16. 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 of Transportation Services and Sustainable Development and Infrastructure Services.

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

Municipal reserves will be deferred to the remnant parcels, SW 27-53-25-4 and Block 7, Plan 179 HW.

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 Mr. Don Read at 780-496-3633 or write to:

**Mr. Don Read, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 – 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

SM/dr/Posse # 081374850-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 26, 2012

LDA 08-0323

- Limit of proposed subdivision
- 1.2m Delineation boundary
- 1.5m Sidewalk
- Arterial Road Dedication
- Include in Engineering Drawings



17m Temporary turnaround with bollards

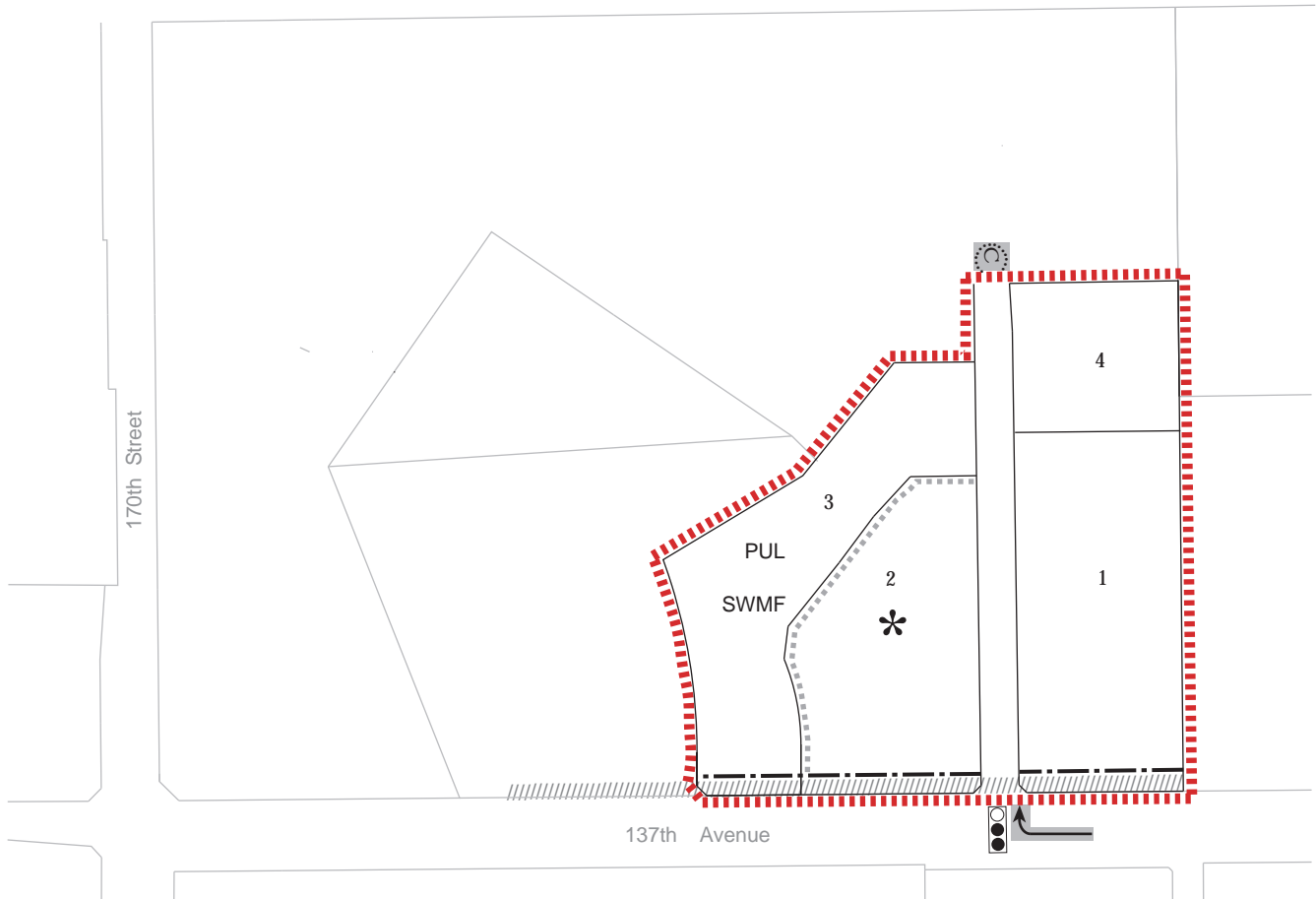


Right Turn bay

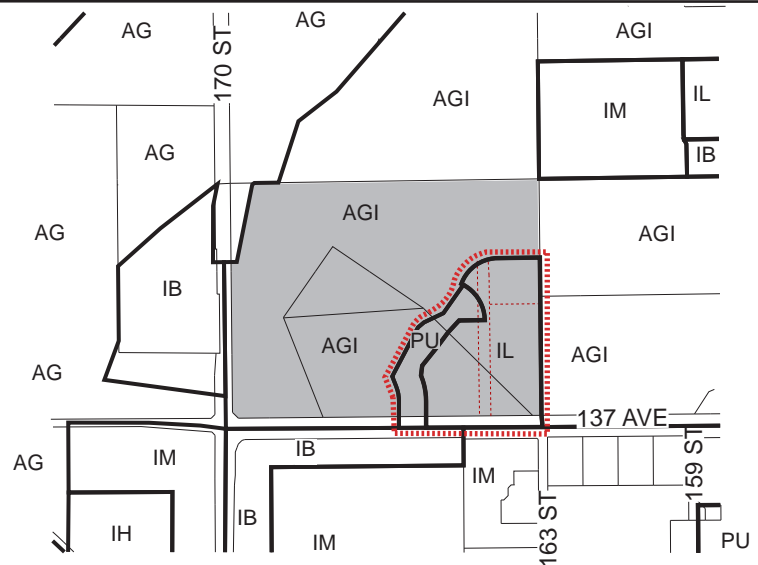
Restrictive Covenant



Traffic Signals



- Titled area to be subdivided
- Subdivision area







January 26, 2012

File No. LDA11-0065

Stantec Consulting  
10160 - 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 16 single detached residential lots and one (1) multiple family lot from a portion of Lot A, Plan 806 TR located west of 170 Street SW and north of Hiller Road; **WINDERMERE**

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**I The Subdivision by Plan is APPROVED on January 26, 2012, 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 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;
3. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that Bylaw 16005 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
5. that Stage 4 of approved subdivision LDA10-0125 be registered prior to or concurrent with Stage 1 of this subdivision;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street, 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 subdivision.

**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 occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
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 and 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 update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water Services Inc.;
8. that the engineering drawings include the construction of sewer services to the satisfaction of Infrastructure Services;
9. that the owner construct all fences positioned 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
10. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Community Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve requirements were addressed through LDA10-0125 wherein a Deferred Reserve Caveat (DRC # 112 018 053) in the amount of 4.72 ha was registered 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, Edmonton AB T5J 0G9, 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 Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

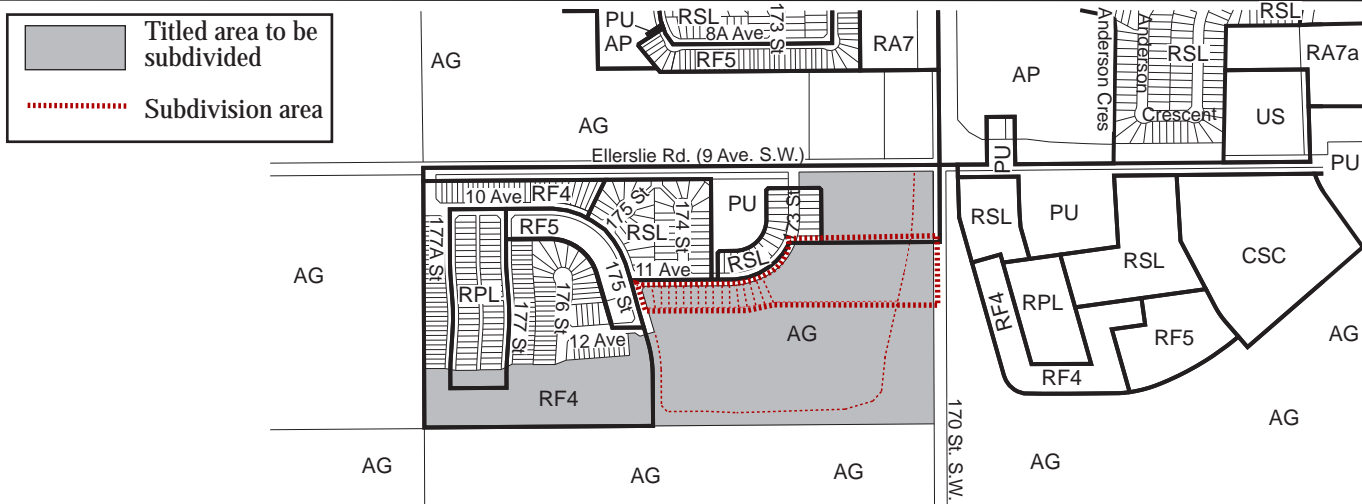
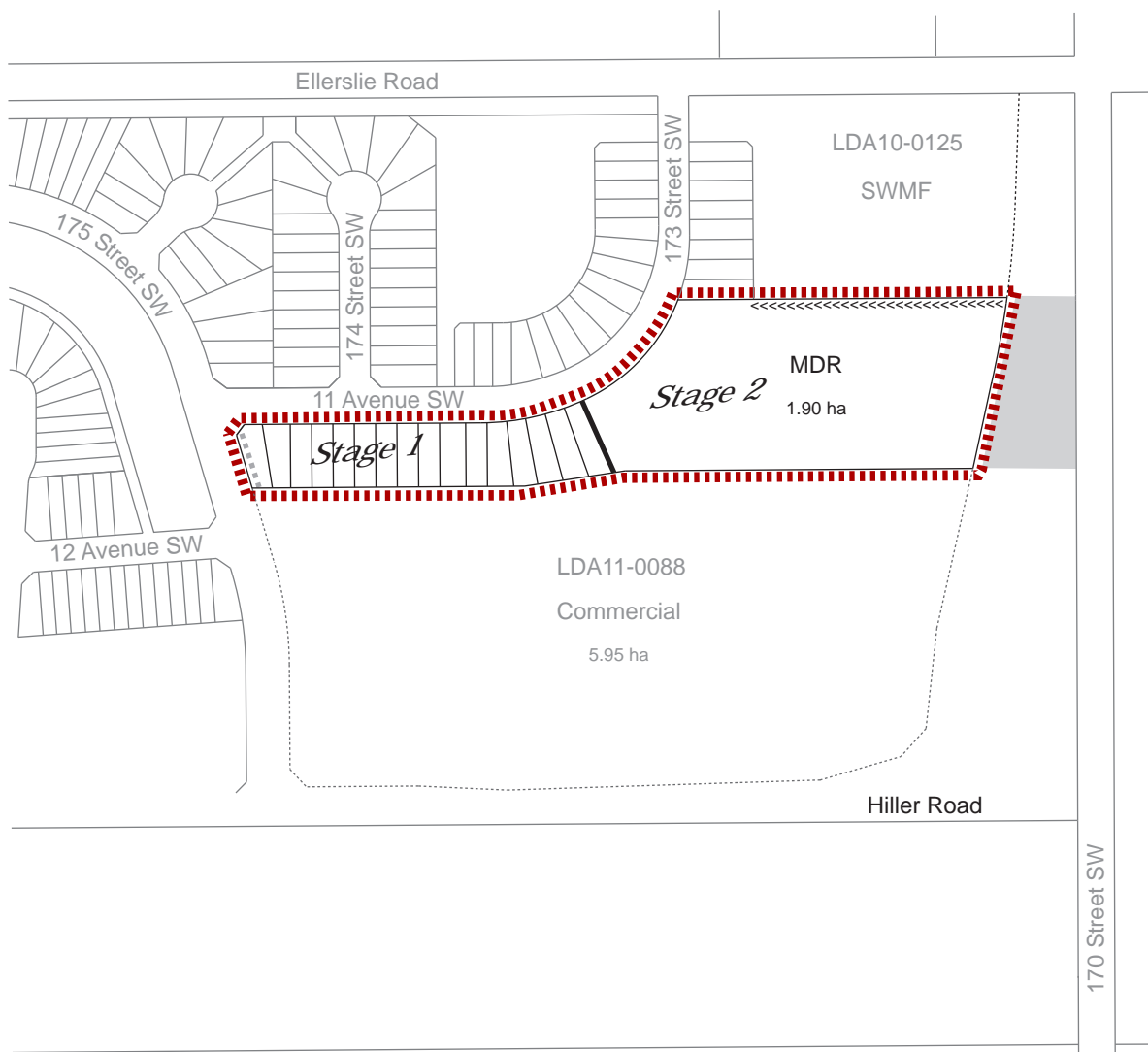
SM/kr/Posse # 107106613-001

Enclosure



## January 26, 2012

1.2m Uniform fence

☐ Register as road right-of-way



Subdivision Authority

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

January 26, 2012

File No. LDA11-0088

Stantec Consulting  
10160 - 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) commercial lot from a portion of Lot A, Plan 806 TR located west of 170 Street SW and north of Hiller Road; **WINDERMERE**

**I The Subdivision by Plan is APPROVED on January 26, 2012, 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 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;
3. that Bylaw 16005 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision;
4. that Stage 4 of approved subdivision LDA10-0125 be registered prior to or concurrent with Stage 1 of this subdivision;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 170 Street and for Hiller Road, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner clear and level 170 Street and Hiller Road as required for road right-of-way dedication to the satisfaction of Transportation Services; and
7. 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 (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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
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 and 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 update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water Services Inc.;
8. that the engineering drawings include the construction of sewer services to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of the first two lanes of 170 Street to an arterial roadway standard, from the existing urban section to Hiller Road, to the satisfaction of Transportation services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of the first two lanes of Hiller Road to an arterial roadway standard, from 170 Street to 175 Street, to the satisfaction of Transportation services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of traffic signals at the intersection of Hiller Road and 170 Street and the intersection of Hiller Road and 175 Street, 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;
12. that the owner construct all fences positioned 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
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Community Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve requirements were addressed through LDA10-0125 wherein a Deferred Reserve Caveat (DRC # 112 018 053) in the amount of 4.72 ha was registered on Title. The DRC should be further reduced by 0.29 ha to account for this subdivision's arterial road widening. Therefore, a DRC in the amount of 4.43 ha shall be carried 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, Edmonton AB T5J 0G9, 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 Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,











Scott Mackie  
Subdivision Authority

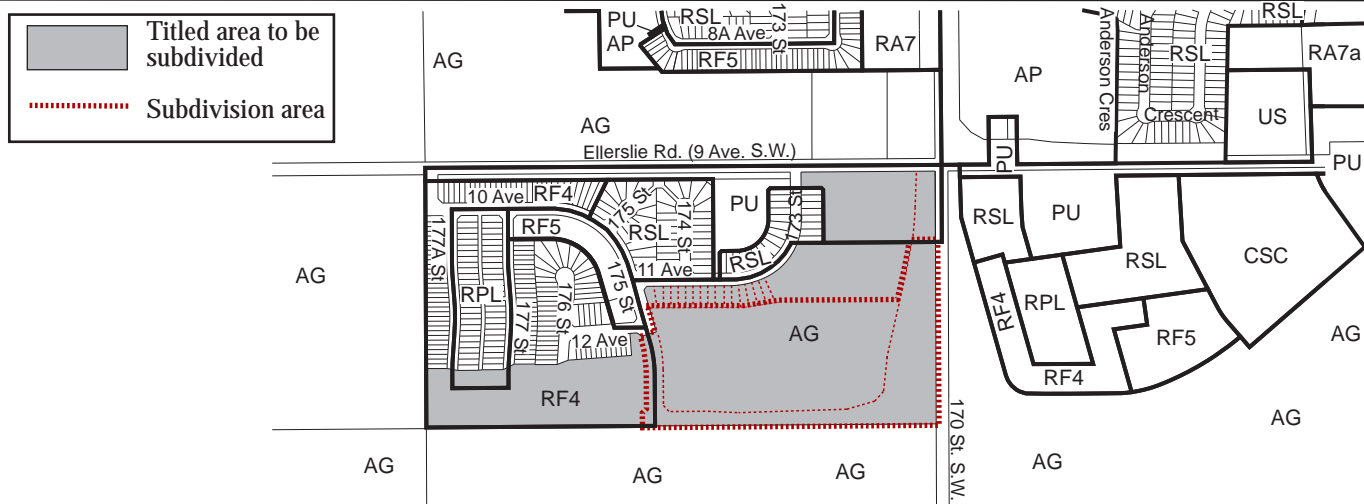
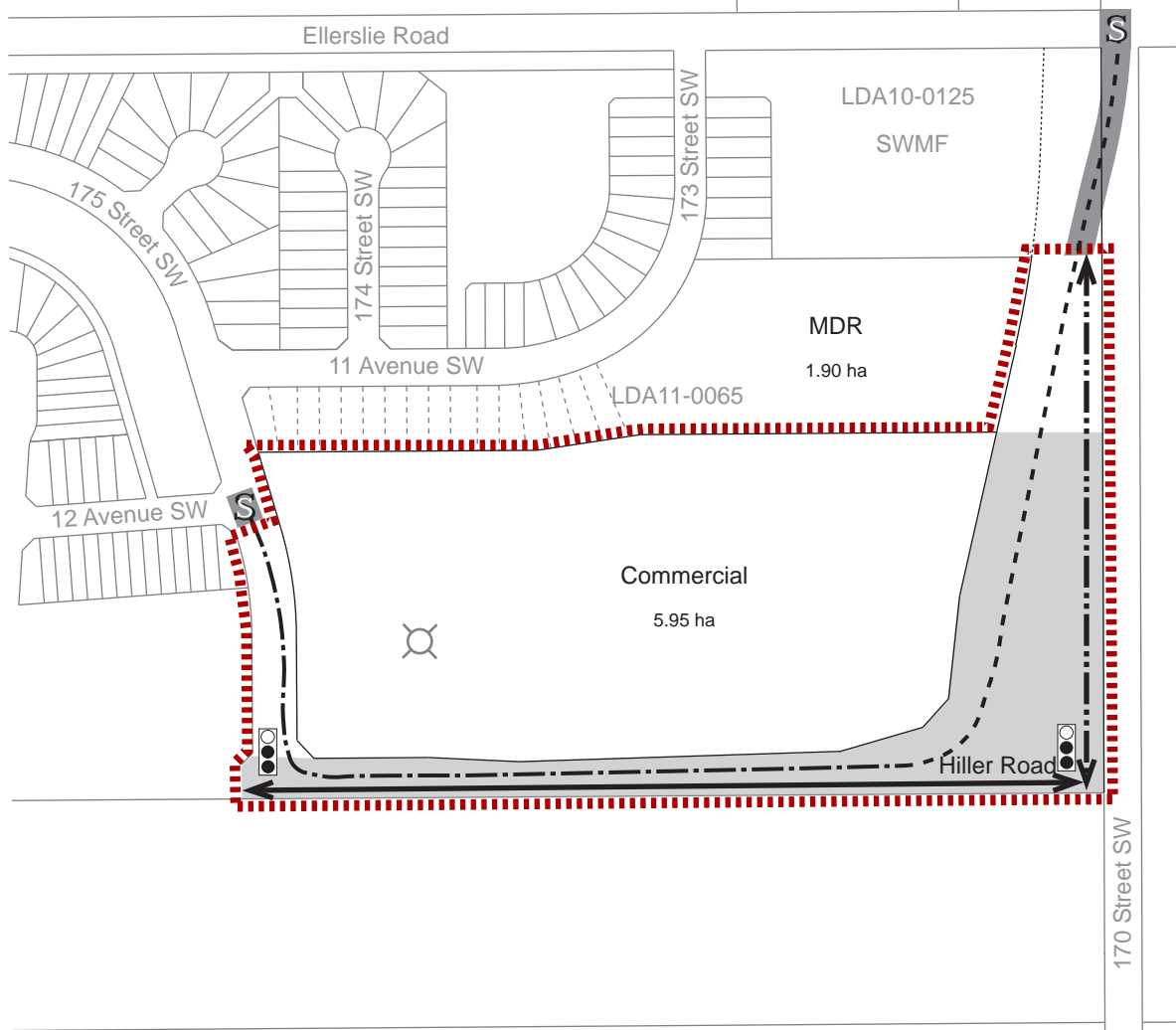
SM/kr/Posse # 107986081-001

Enclosure

## January 26, 2012

# ANN

- |   |  |   |  |
|---|--|---|--|
|  | Limit of proposed subdivision  |  | Pay for installation of traffic signal |
|  | Construct 300mm watermain  |  | Connect to existing watermain          |
|  | Construct 400mm watermain  |  | Abandoned wellsite                     |
|  | Construct the first two lanes of Hiller Road to an urban arterial standard |  | Dedicate as road right-of-way          |
|  | Construct the first two lanes of 170 Street to an urban arterial standard  |  | Include in Engineering Drawings        |



Thursday, January 19, 2012  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 3

<b>PRESENT</b>		<b>Blair McDowell, Senior Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED		Blair McDowell  That the Subdivision Authority Agenda for the January 19, 2012 meeting be adopted.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED		Blair McDowell  That the Subdivision Authority Minutes for the January 5, 2012 meeting be adopted.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA11-0080 Posse 107516705-001	Tentative plan of subdivision to create seven (7) single detached residential lots from portions of Lot A, Block 100, Plan 094 1827, Lot 1, Block 1, Plan 752 1577, Lot 4, Block 1, Plan 102 4049 and road closure Bylaw #16007, south of Adamson Crescent SW and west of Adamson Drive SW; <b>ALLARD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA11-0081 Posse 107517016-001	Tentative plan of subdivision to create thirty (30) single detached residential lots, one (1) Municipal Reserve Lot and one (1) Environmental Reserve Lot from portions of Lot A, Block 100, Plan 0941827, SE-18-51-24-4 and road closure Bylaw #16007, south of Adamson Crescent SW and west of 111A Street SW; <b>ALLARD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA11-0113 Posse 109005920-001	Tentative plan of subdivision to create forty (40) single detached residential lots from portions of Lot A, Block 100, Plan 094 1827, Lot 1, Block 1, Plan 752 1577, Lot 4, Block 1, Plan 102 4049 and road closure Bylaw #16007, south of Adamson Crescent SW and west of 111A Street SW; <b>ALLARD</b>	



MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA11-0301 Posse 114415982-001	Tentative plan of subdivision to create one (1) commercial parcel from Lot Y, Block 1, Plan 042 4510 located east of 199 Street and south of 62 Avenue NW; <b>THE HAMPTONS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>OTHER BUSINESS</b>		
6.	<b>ADJOURMENT</b>		
	The meeting adjourned at 10:15 a.m.		