

Thursday, November 4, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 44

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 4, 2010 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 28, 2010 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------------|---|
| 1. | LDA10-0022
Posse 093506234-001 | Tentative plan of subdivision to create 5 industrial lots from a portion of NW-13-52-24-4 located east of 48 Street and south of Roper Road;
PYLYPOW INDUSTRIAL |
| 2. | LDA10-0024
Posse 093508900-001 | Tentative plan of subdivision to create 4 industrial lots from a portion of NW-13-52-24-4 located west of 42 Street and north of Roper Road;
PYLYPOW INDUSTRIAL |
| 3. | LDA10-0245
Posse 100503080-002 | Tentative plan of subdivision to create one (1) public utility lot from a portion of Lot 1, Block 22, Plan 072 1051 and a portion of Lot 1, Block A, Plan 102 0680 located south of 122 Street SW and east of 26 Avenue SW;
HERITAGE VALLEY TOWN CENTRE |

5. OTHER BUSINESS



Subdivision Authority

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

November 4, 2010

File No. LDA10-0022

Asset Management and Public Works Department
City of Edmonton
19th Floor, 9803 - 102A Avenue
Edmonton AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create 5 industrial lots from a portion of NW-13-52-24-4 located east of 48 Street and south of Roper Road; **PYLYPOW INDUSTRIAL**

I The Subdivision by Plan is APPROVED on November 4, 2010, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$1,390,719.00 representing 3.35 ha as per Deferred Reserve Caveat No. 072 034 599 pursuant to Section 667 of the Municipal Government Act;
2. that the owner enter into a Memorandum of 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Memorandum of Agreement;
4. that the subdivision boundary be amended to include the dedication of a 9 m x 9 m corner cut at the north-west corner of the intersection at Roper Road and 42 Street as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions within the Pylypow Neighbourhood (File LDA10-0141 be registered prior to or concurrent with this application;
6. that the owner dedicate road right-of-way for Roper Road to conform to an approved Concept Plan or to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition 6 the owner clear and level Roper Road as required for road right-of-way dedication to the satisfaction of the Transportation Department;
8. that an easement be registered on the Certificate of Title or road right-of-way dedication is required on the adjacent private property (Lot 6, Block 25, Plan 0825673) to facilitate construction of 42 Street as shown on the "Conditions of Approval" map, Enclosure I; and

9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Memorandum of Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all costs specified in the Memorandum of Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 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;
7. that the owner construct the proposed water system with two water main feeds to provide water from a looped water supply for the development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 5 lanes of Roper Road to a undivided urban arterial roadway standard from the existing terminus of Roper Road to 42 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 42 Street from the existing terminus of 42 Street north to Roper Road to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage from the limits of construction west to the existing bus stop pad located east of 50 Street, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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 the Community Services, Transportation and Asset Management and Public Works Departments; and
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

MR was originally provided as a 6.04 ha DRC with SUB/03-0022. The DRC was reduced by 2.69 with SUB/05-0252. This subdivision will take the balance of the DRC (3.35 ha) as cash-in-lieu. An appraisal for money-in-place at \$415,140 per ha was accepted June 11, 2010 by Asset Management.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

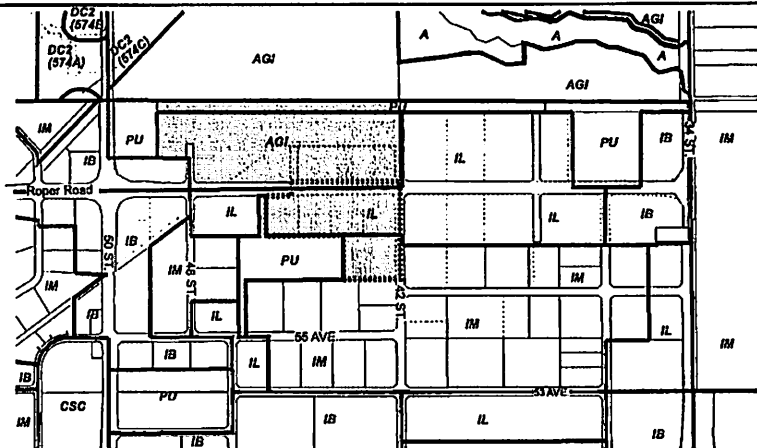
**Ms. Cyndie Prpich, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse # 93506234-001

Enclosure





Subdivision Authority

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

November 4, 2010

File No. LDA10-0024

Asset Management and Public Works Department
City of Edmonton
19th Floor, 9803 - 102A Avenue
Edmonton AB
T5J 3A3

ATTENTION: Chantal Villecourt

Dear Ms. Villecourt:

RE: Tentative plan of subdivision to create 4 industrial lots from a portion of NW-13-52-24-4 located west of 42 Street and north of Roper Road; **PYLYPOW INDUSTRIAL**

I The Subdivision by Plan is APPROVED on November 4, 2010 subject to the following conditions:

1. that the owner enter into a Memorandum of 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, 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 approved subdivisions within the Pylypow Industrial Neighbourhood (File Nos. LDA10-0022) be registered prior to or concurrent with this application;
4. that City Council approve Bylaw #15582 scheduled for the December 13, 2010 Public Hearing to rezone the subject lands from AGI to IL; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Memorandum of Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all costs specified in the Memorandum of Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 construct 42 Street north from 58 Avenue, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct two offset 17 m radius asphalt temporary turnarounds with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
8. 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; and
9. 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 the Community Services, Transportation and Asset Management and Public Works Departments.

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

MR was originally provided as a 6.04 ha DRC with SUB/03-0022. The DRC was reduced by 2.69 with SUB/05-0252. LDA10-0022 requested the balance of the DRC (3.35 ha) as cash-in-lieu. An appraisal for money-in-place at \$415,140 per ha was accepted June 11, 2010 by Asset Management. This subdivision requires prior or concurrent registration of LDA10-0022.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority




SM/cp/Posse # 093508900-001

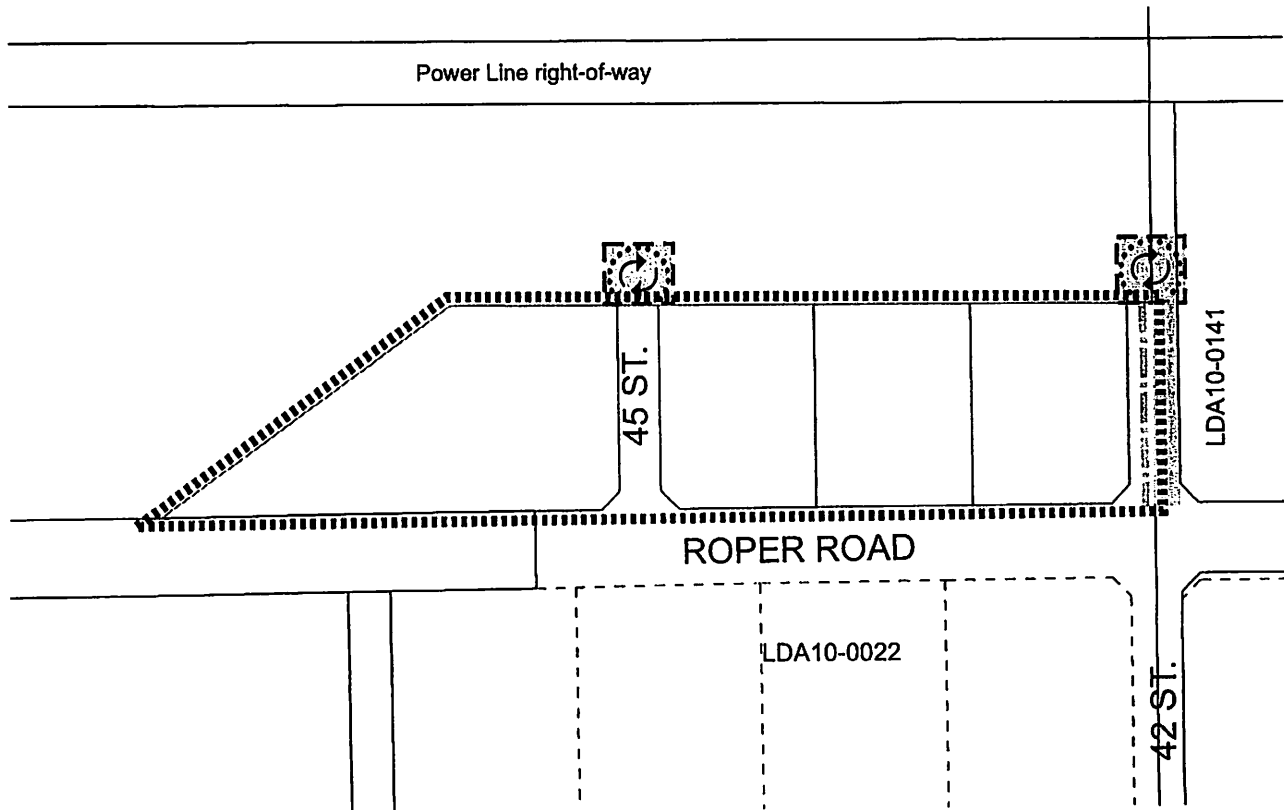
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

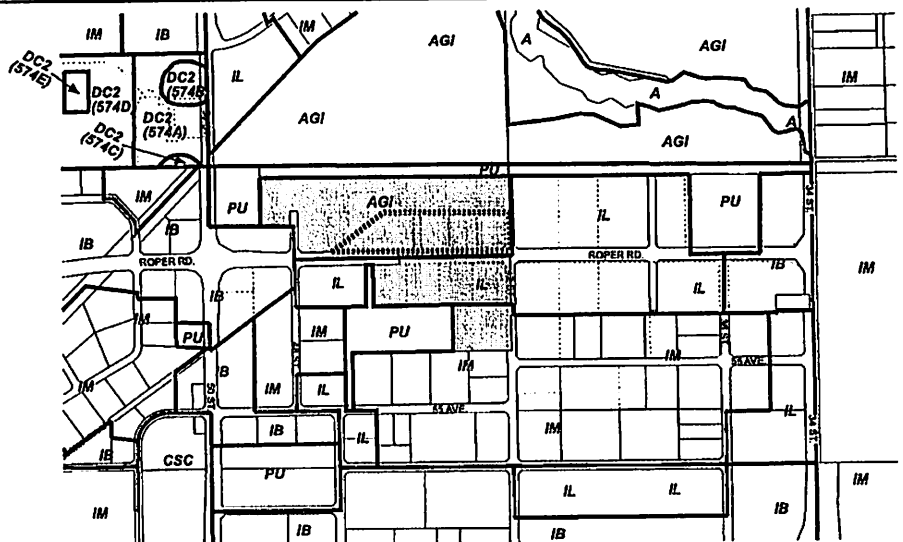
November 4, 2010

LDA10-0024

- Limit of proposed subdivision
-  Include in Engineering Drawings
- Easement
-  17.0m Asphalt Turnaround
- Bollards
-  Construct industrial collector



-  Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

November 4, 2010

File No. LDA10-0245

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) public utility lot from a portion of Lot 1, Block 22, Plan 072 1051 and a portion of Lot 1, Block A, Plan 102 0680 located south of 122 Street SW and east of 26 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on November 4, 2010 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 approved subdivision within the Heritage Valley Town Centre Neighbourhood (File No. LDA10-0165) be registered prior to or concurrent with this application;
4. that proposed resolution to the Heritage Valley Servicing Concept and Design Brief, proposed Bylaw 15563 amendment to the Rutherford Neighbourhood Area Structure Plan (NASP), proposed Bylaw 15564 amendment to the Heritage Valley Town Centre NASP, and proposed Bylaw 15565 amendment to the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
5. 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, 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 other assessments applicable 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; and
7. 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, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Please note that Municipal Reserve requirements were addressed through subdivision files SUB/05-0072, SUB/05-0081, and SUB/05-0093 via cash-in-lieu payments for DRC 03237619.

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 5 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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse # 100503080-002

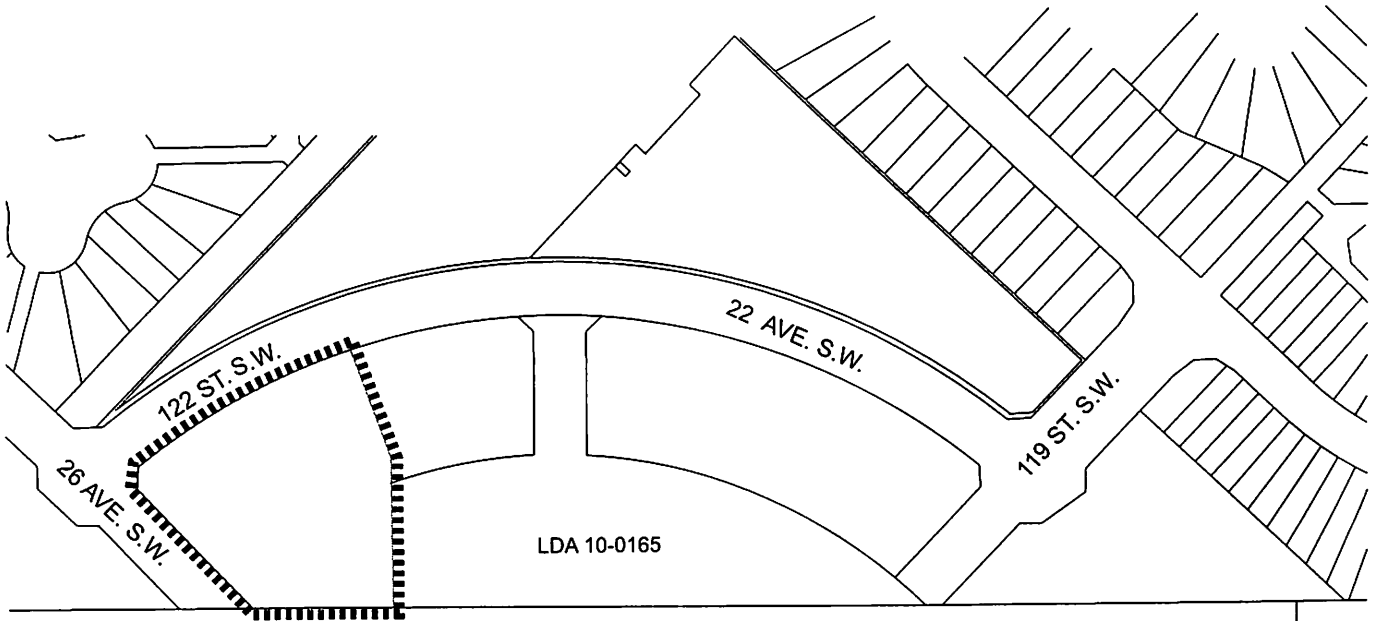
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 4, 2010

LDA10-0245

Limit of proposed subdivision



Titled area to be subdivided

Subdivision area

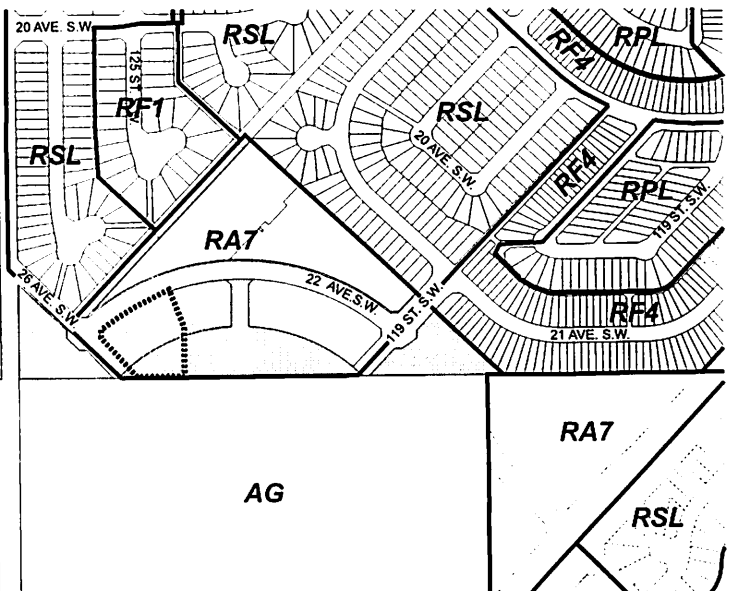
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RSL



Thursday, October 28, 2010
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 43

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 28, 2010 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the October 21, 2010 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

- | | | |
|----|----------------------------------|---|
| 1. | LDA09-0138
Posse 87872533-001 | Tentative plan of subdivision to create four (4) municipal reserve lots and four (4) public utility lots from portions of Lot D, Block X, Plan 052 6241 and SE 9-52-25-4, located north and east of Cameron Heights Way; CAMERON HEIGHTS |
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MOVED	Blair McDowell That the application for subdivision be Approved as amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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- | | | |
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| 2. | LDA10-0171
Posse 098914020-001 | Tentative plan of subdivision to create 199 single detached residential lots, 180 semi-detached residential lots, three (3) medium density residential lots and one (1) Municipal Reserve lot from portions of SW 22-51-24-4, NE 15-51-24-4, NW 15-51-24-4 and Lot 1, Block 1, Plan 772 2779, located west of 66 Street SW and north of 25 Avenue SW; SUMMERSIDE |
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MOVED	Blair McDowell That the application for subdivision be Approved as amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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4. NEW BUSINESS

- | | | |
|----|----------------------------------|---|
| 1. | LDA08-0241
Posse 78994893-001 | Tentative plan of subdivision to create one (1) urban services lot, eight (8) single detached residential lots and twenty semi-detached residential lots from Lot 3, Block B, Plan 102 3546 and a portion of Block 3, Plan 762 0329; located north of the future extension of Lessard Road; and east and west of 199 Street |
|----|----------------------------------|---|

		NW; THE HAMPTONS	
MOVED		Blair McDowell That the application for subdivision be Approved as amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	OTHER BUSINESS		
6.	ADJOURMENT The meeting adjourned at 10:45 a.m.		