

**Wednesday, October 13, 2010**

**10:00 a.m.**



**PLACE: Room 701**

## **SUBDIVISION AUTHORITY AGENDA MEETING NO. 41**

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the October 13, 2010 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the October 7, 2010 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA09-0159  
Posse 87408995-001

Tentative plan of subdivision to create five (5) commercial lots from Lot 24, Block 1, Plan 032 4518, Lot 14A, Block 1, Plan 762 0049 and Lots 15-21, Block 1, Plan 938 MC located west of Mayfield Road Street and north of 107 Avenue; **Youngstown Industrial**

**5. OTHER BUSINESS**



Subdivision Authority

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

October 13, 2010

File No. LDA09-0159

Focus Corporation Ltd.,  
1000, 9925 - 109 Street  
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan of subdivision to create five (5) commercial lots from Lot 24, Block 1, Plan 032 4518, Lot 14A, Block 1, Plan 762 0049 and Lots 15-21, Block 1, Plan 938 MC located west of Mayfield Road Street and north of 107 Avenue; **Youngstown Industrial**

**I The Subdivision by Plan is APPROVED on October 14, 2010, 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., 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;
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 service;
4. that the owner register access easements to allow access from all lots to the proposed access points as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
5. that the owners shall dedicate a portion of 107 Avenue as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
6. that the road closure of a portion of the service road abutting 170 Street, south of 109 Avenue (LDA10-0280) be approved prior to the registration of Stage 2, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a public access easement prior to the registration of Stage 2 to allow a connection between 109 Avenue and the service road at the north end of 170 (at the southern terminus of the closure) as shown on the "Conditions of Approval" map, Enclosure I; 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 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;
4. 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;
5. that the engineering drawings include construction of an extension to the concrete median on 107 Avenue east of 170 Street so as it extends past the eastern boundary of the proposed 7.5 m access to 107 Avenue as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
6. that the engineering drawings include construction of a westbound right turn bay to the all-directional access to 107 Avenue at 169 Street as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
7. that the engineering drawings include construction of a 1.5 m sidewalks shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
8. that the engineering drawings include construction of an extension to the existing eastbound left turn bay on 107 Avenue at 169 Street as shown on the "Conditions of Approval" map, Enclosure I, the satisfaction of the Transportation Department;
9. that the owner remove the existing accesses on the north side of 107 Ave and the south side of 109 Avenue and reconstructs the curb gutter and boulevard to the satisfaction of the Transportation Department;
10. that the engineering drawings include construction of access points as shown on the "Conditions of Approval" map, Enclosure I, the satisfaction of the Transportation Department as follows;
  - 7.5 m curb return access to 107 Ave located 95 m east of 169 Street,
  - 16 m curb return access at 169 Street and 107 Avenue,
  - 7.5 m curb return to 107 Ave located 123m from the east curb line of 170 Street,
  - 9 m commercial crossing to 170 Street (service road), 75 m south from the north property line, prior to Stage 2, and
  - 10 m commercial crossing access to 109 Ave located 92 m from the east property line, prior to Stage 2.
11. that the owner remove the existing 170 Street service road access to 109 Avenue and construct a 7 m hard surface drive aisle as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
12. that the owner shall pay for the installation of traffic signals located at the all-directional site access to 107 Avenue at 169 Street prior to stage 1, and pay for the installation of traffic signals located at the all-directional site access to 109

- Avenue at 170 Street prior to stage 2, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of the Transportation Department;
13. that the owner remove the portion of the service road that shall be closed after Council approval of the bylaw to close the portion of the service road under LDA10-0280 prior to the registration of Stage 2 to the satisfaction of the Transportation Department Street;
  14. that the engineering drawings include water main looping as to the satisfaction of EPCOR Water; and
  15. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments and affected utility agencies.

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

Municipal reserves were dedicated through the previous subdivisions.

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

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/dr/Posse # 87408995-001

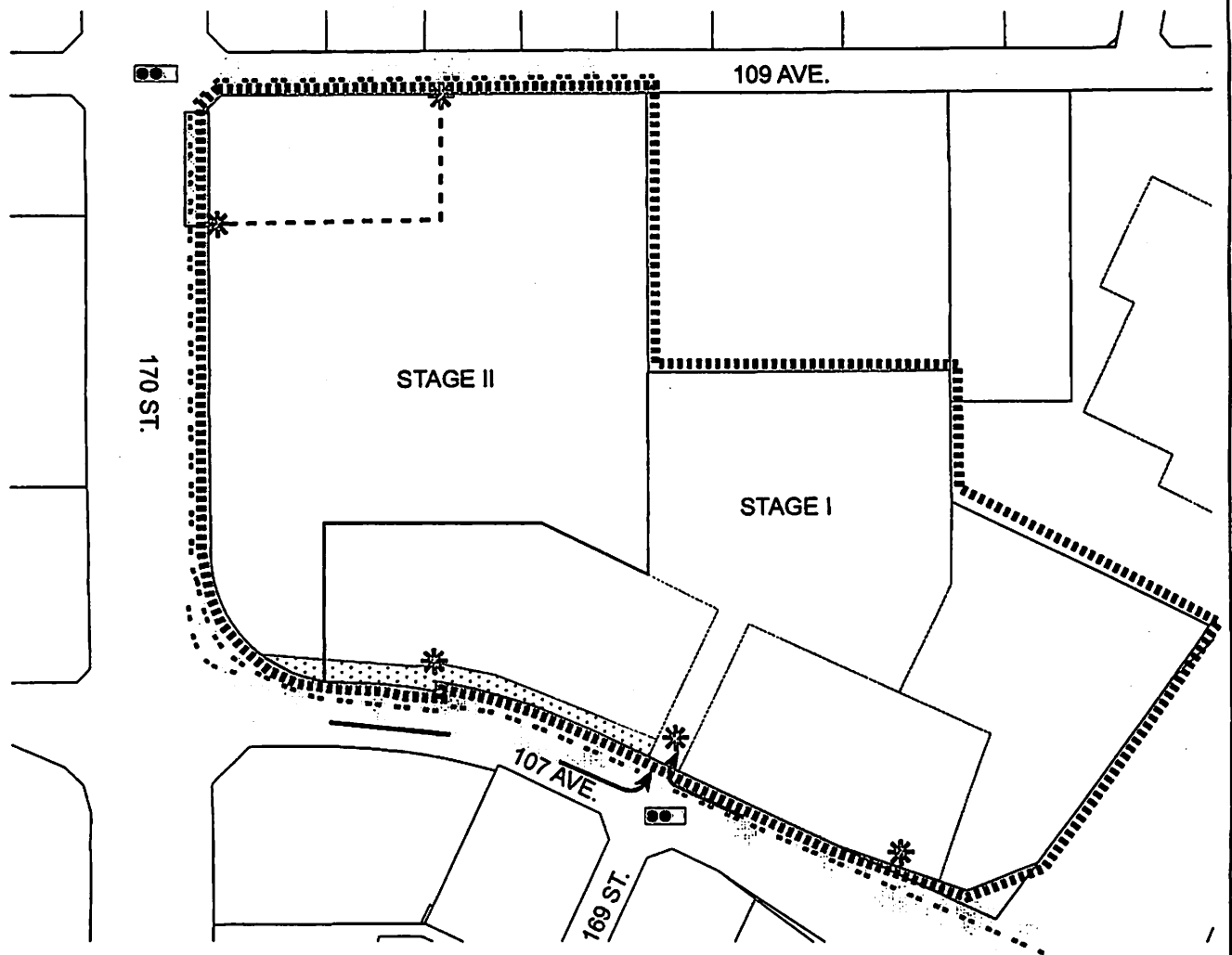
Enclosures

## SUBDIVISION CONDITIONS OF APPROVAL MAP

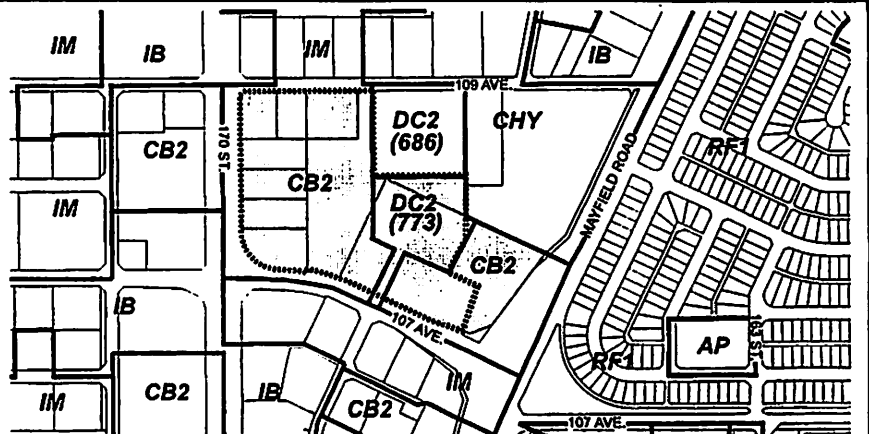
October 13, 2010

LDA09-0159

- |       |                                 |       |  |
|-------|---------------------------------|-------|--|
| ----- | Limit of proposed subdivision   | ----- | 7m Drive Aisle/ Public Access Easement |
| ..... | Include in Engineering drawings | *     | Curb Return Access                     |
| ..... | Road Closure (170 ST.)          | ↗     | Right turn bay                         |
| ..... | Road widening                   | ↖     | Extend left turn bay                   |
| ●●    | Traffic signals                 | —     | Extend Median                          |
| ....  | 1.5m Sidewalk                   |       |  |



- |       |                              |
|-------|------------------------------|
| ..... | Titled area to be subdivided |
| ----- | Subdivision area             |



Thursday, October 7, 2010  
10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 40

<b>PRESENT</b>		<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED		Blair McDowell  That the Subdivision Authority Agenda for the October 7, 2010 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 September 30, 2010 meeting be adopted.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA09-0243 Posse 91237870-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot, three (3) public utility lots, 83 single detached residential lots, 26 semi-detached residential lots, and two (2) medium density residential lots from Lot 2, Block 2, Plan 052 1172, located south of 167 Avenue and east of 142 Street; <b>CARLTON</b>	
MOVED		Blair McDowell  That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA10-0171 Posse 98914020-001	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; <b>SUMMERSIDE</b>	
MOVED		Blair McDowell  That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>

5.	<b>OTHER BUSINESS</b>
6.	<b>ADJOURMENT</b> The meeting adjourned at 10:45 a.m.