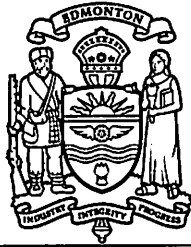


Thursday, September 15, 2011

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 37

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 15, 2011 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 8, 2011 meeting be adopted.

3. OLD BUSINESS

1. LDA11-0038
Posse 106635314-001

Tentative plan of subdivision to create 26 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block 99, Plan 1025202 and a portion of SW14-51-25-4, located west of Chappelle Road and south of Chappelle Way; **CHAPPELLE**

4. NEW BUSINESS

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; **MISTATIM INDUSTRIAL**

5. OTHER BUSINESS

September 15, 2011

File No. LDA11-0038

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

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create 26 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block 99, Plan 1025202 and a portion of SW14-51-25-4, located west of Chappelle Road and south of Chappelle Way;
CHAPPELLE

I The Subdivision by Plan is APPROVED on September 15, 2011, 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 subdivision boundary be amended to include both corner cuts at the south end of the intersection of Cardinal Way and Chappelle Road and that portion of the pipeline right-of-way that abuts this subdivision;
4. that the portion of pipeline right-of-way be registered as a Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I;
5. that the greenway be registered as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision within the Chappelle Neighbourhood (LDA08-0308) be registered prior to or concurrent with this application; 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 submit a driveway plan for the lot as shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveway does not encroach into any portion of the corner radius of the curve to the satisfaction of Transportation Services;
8. that the owner construct bollards at the end of the alley turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, within the greenway and the pipeline corridor, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, landscaping and fencing, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
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 Infrastructure Services, Transportation Services, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I.

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

An existing Deferred Reserve Caveat (DRC #102 276 199) for Lot 1, Block 99, Plan 1025202 in the amount of 3.22 ha will be carried forward on Title. The existing DRC (#962 103 363) for SW 14-51-25-4 in the amount of 3.25 ha will 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:

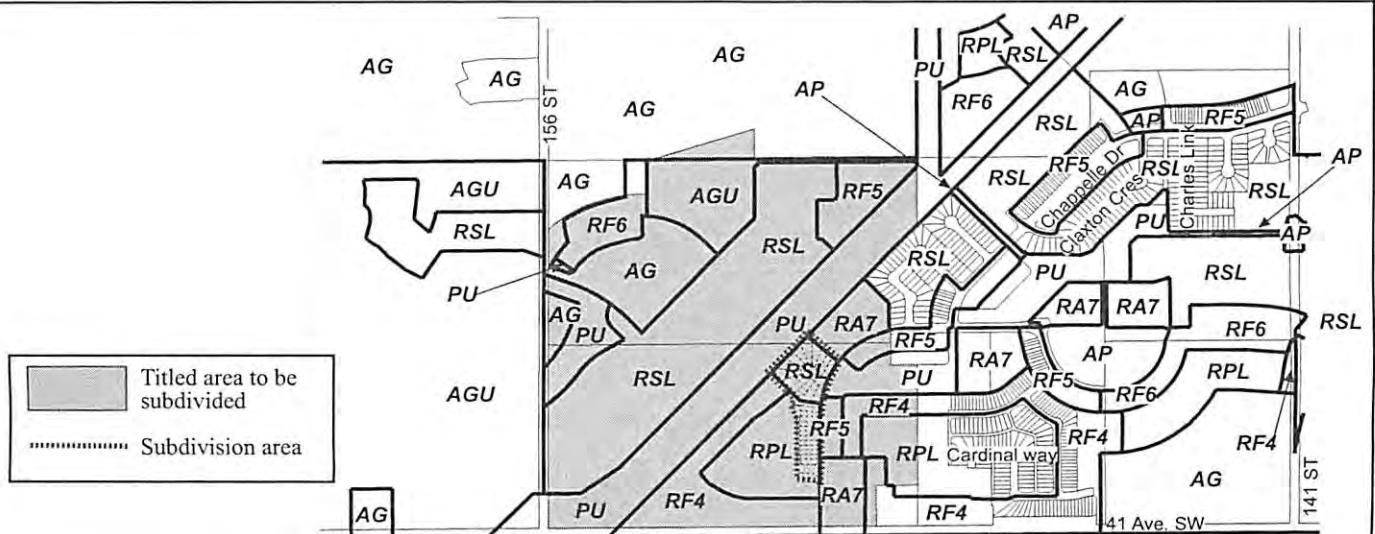
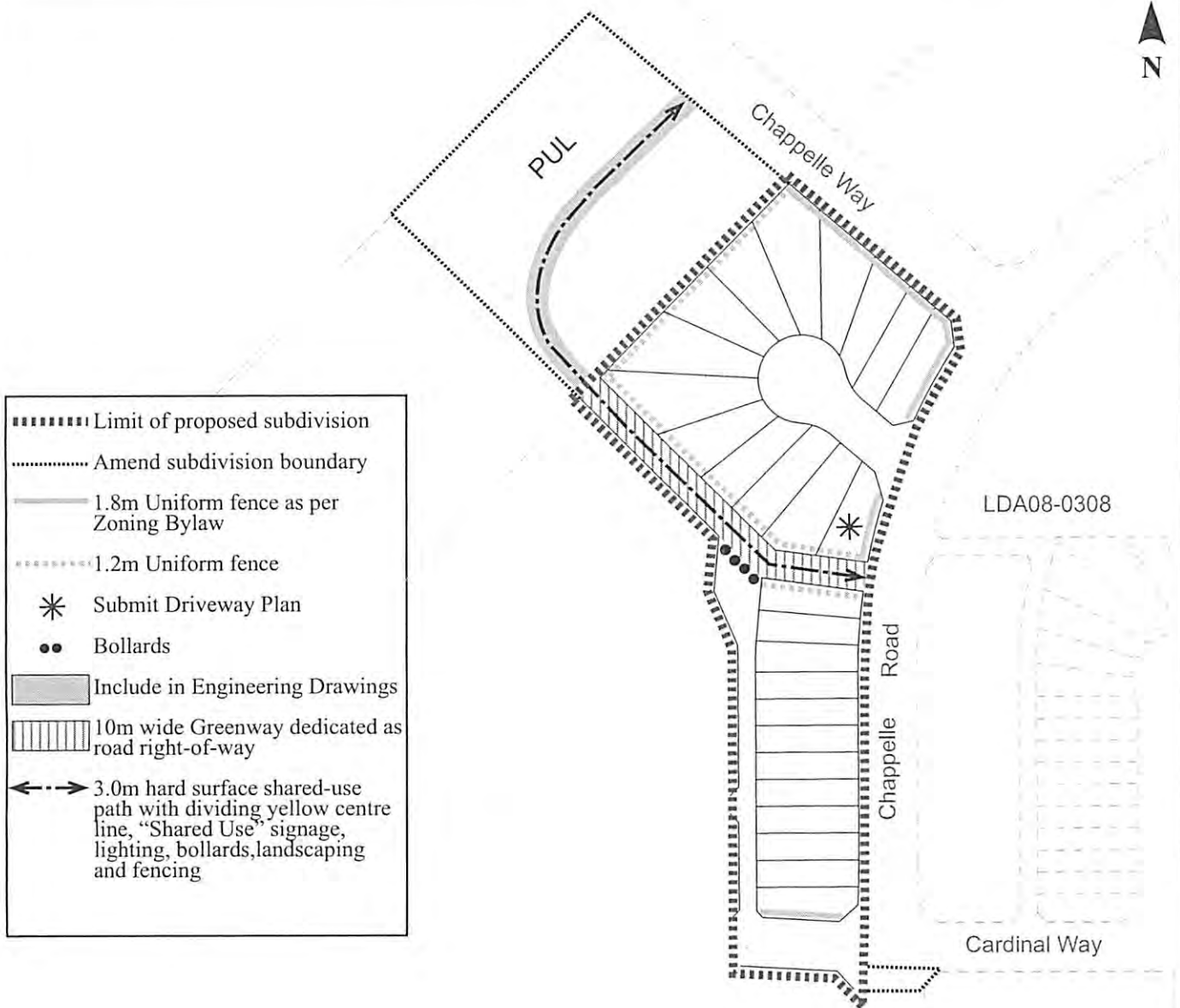
**Ms. Kristen Rutherford, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

SM/kr/Posse #106635314-001

Enclosure



September 15, 2011

File No. LDA08-0323

IBI Group
1050, 10405 Jasper Ave
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 September 15, 2011, 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 15904 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 prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots 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;
12. 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;
13. 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;
14. 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 timing of the traffic signal installation will be at the direction of the 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;
15. 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;

16. 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
17. 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

September 15, 2011

LDA 08-0323

- Limit of proposed subdivision
- 1.2m Chain link fence
- 1.5m Sidewalk
- //////// Arterial Road Dedication
- █ Include in Engineering Drawings



17m Temporary turnaround with bollards

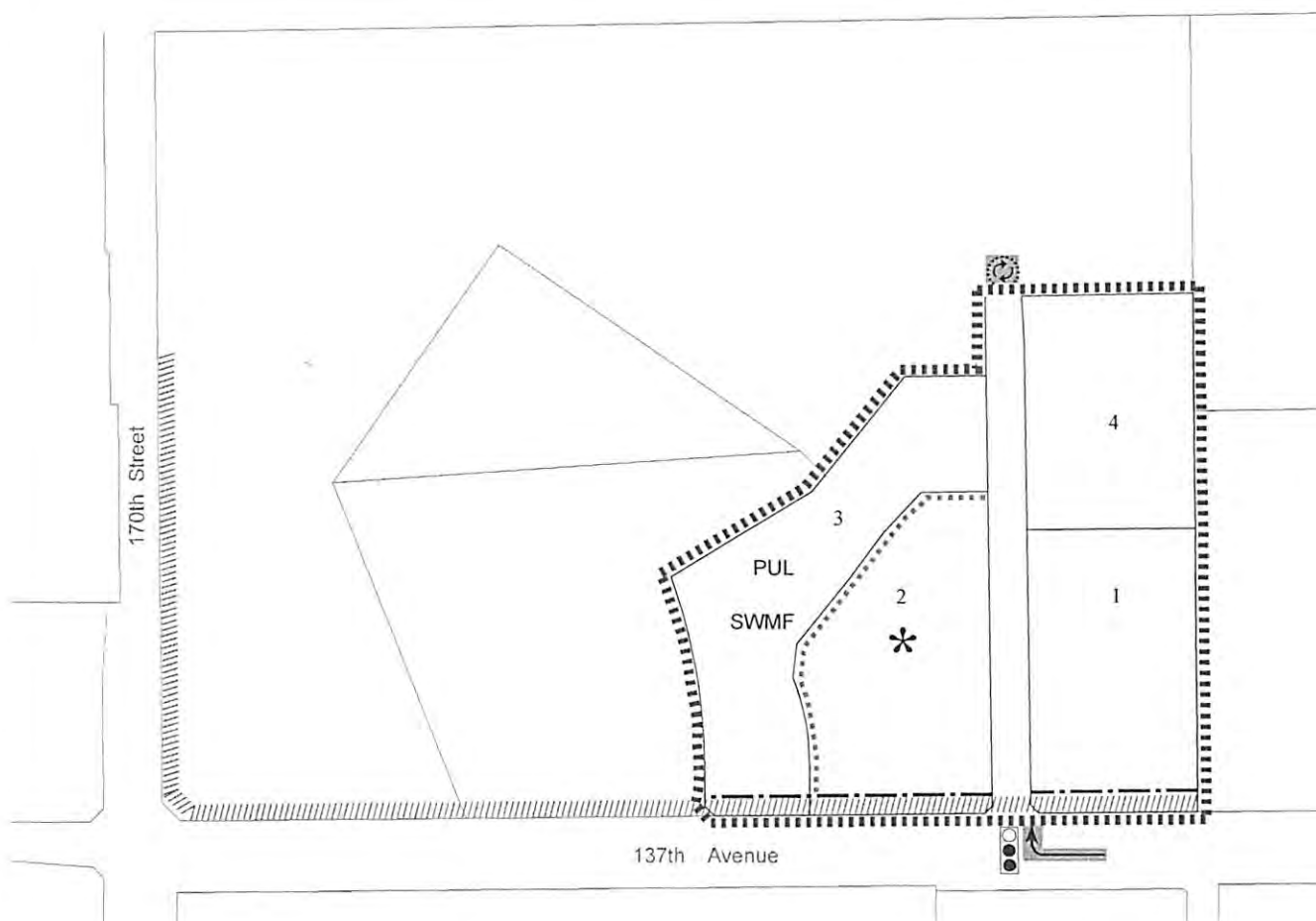
Right Turn bay



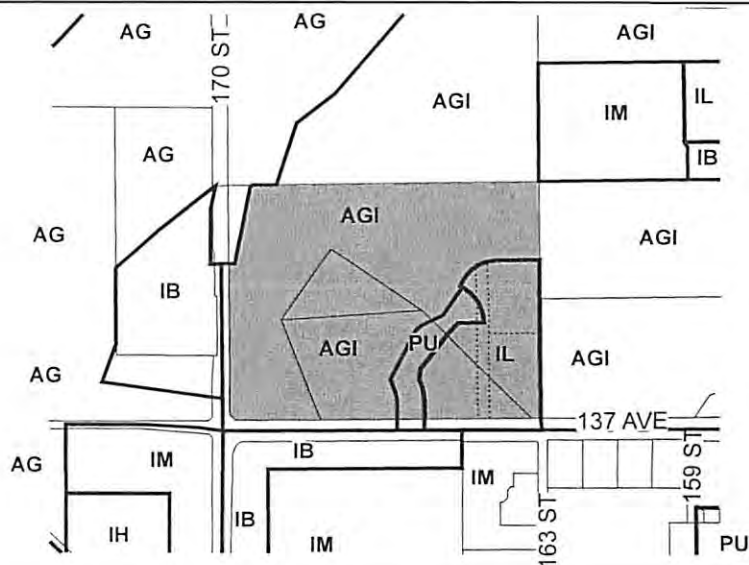
Restrictive Covenant



Traffic Signals



- █ Titled area to be subdivided
- Subdivision area



Thursday, September 8, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 36

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 8, 2011 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 1, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0038
Posse 106635314-001

Tentative plan of subdivision to create 26 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block 99, Plan 1025202 and a portion of SW14-51-25-4, located west of Chappelle Road and south of Chappelle Way; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA11-0219
Posse 112001004-001

Tentative plan of subdivision to create one (1) Municipal Reserve lot, 27 single detached residential lots and 118 semi-detached residential lots from a portion of Lot 1, Block A, Plan 102 7151 and a portion of NE 16-51-24-4, located west of Orchards Gate and south of Orchards Drive; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

5. OTHER BUSINESS

6. ADJOURNMENT

The meeting adjourned at 10:05 a.m.