



SUBDIVISION AUTHORITY DIRECTIVE

AUTHORITY	Subdivision Authority Bylaw No. 11135	EFFECTIVE DATE	May 1, 2003
TITLE	Planning for the Interface of Pipeline Rights-of-Way and the Subdivision and Development of Land.		

STATEMENT

The Subdivision Authority recognizes that pipeline rights-of-way are an integral part of the urban environment that can be used for public purposes without prejudicing the operation of the pipeline.

PURPOSE

The purpose of this Directive is to:

1. Implement Plan Edmonton's strategy to "maintain the integrity of the pipeline and utility corridors while planning for growth; and
2. Integrate pipeline rights-of-way as a multi-use corridor.

DEFINITIONS

1. "Low Density Residential Development" means uses prescribed by RPL, RSL, RF1, RF2, RF3, RF4, RF5, RR, and RMH Zones and uses prescribed by Direct Control provisions and unique Zones within Special Areas that allow similar residential uses and unit densities to the conventional Zones pursuant to the City of Edmonton Zoning Bylaw No. 12800, as amended.
2. "Medium/High Residential Development" means uses prescribed by RF6, RA7, RA8, and RA9 Zones and uses prescribed by Direct Control provisions and unique Zones within Special Areas that allow similar residential uses and unit densities to the conventional Zones pursuant to the City of Edmonton Zoning Bylaw No. 12800, as amended.
3. "Public Utility Lot" means land used for public utilities and owned by the City of Edmonton.
4. "Rights-of-way" means an interest in land most commonly granted for gas and oil pipelines and for municipal utilities where there is a need for a continuous right-of-way under many parcels of land.

5. “Subdivision Authority” means the Subdivision Authority as authorized and delegated by Council to exercise subdivision powers and duties on behalf of the City of Edmonton.
6. “Transmission Pipeline” means any pipeline licensed by the Alberta Energy and Utilities Board or National Energy Board for purposes of transporting oil, gas, or any substance recovered from natural gas, crude oil, oil sands or coal.

APPLICATION

That in the event that pipeline rights-of-way are included in the lands to be subdivided for low density residential development, the Subdivision Authority directs the following:

1. that the owner construct a temporary fence along the common boundary of the pipeline right-of-way and the proposed lots prior to the commencement of development or servicing of the lots;
2. that the owner replace the temporary fence and construct a permanent 1.2 m uniform fence along the common boundary of the pipeline right-of-way and the proposed lots following the completion of development and servicing of the lot;
3. that public access to the pipeline right-of-way shall be provided;
4. that residential lots flanking onto a pipeline right-of-way shall be prohibited;
5. that the owner dedicate the pipeline right-of-way as a Public Utility Lot;
6. that the owner landscape the area dedicated as a Public Utility Lot to the satisfaction of the City of Edmonton; and
7. that the area dedicated as a Public Utility Lot shall be credited as non-developable land in the event that reserve land is required pursuant to Section 654 of the Municipal Government Act.

That in the event that pipeline rights-of-way are included in the lands to be subdivided for medium/high density residential, institutional, commercial or industrial development, the Subdivision Authority directs the following:

1. that the owner construct a temporary fence along the common boundary of the pipeline right-of-way and the proposed lot(s) prior to the commencement of development or servicing of the lots;
2. that the owner may be required to dedicate the pipeline right-of-way as a Public Utility Lot;

3. subject to Clause 2, the owner replace the temporary fence and construct a permanent 1.2 m uniform fence along the common boundary of the area dedicated as a Public Utility Lot and proposed lot(s) following the completion of development and servicing of the lot(s);
4. subject to Clause 2, public access to the pipeline right-of-way (Public Utility Lot) shall be provided;
5. subject to Clause 2, the owner landscape the area dedicated as a Public Utility Lot to the satisfaction of the City of Edmonton; and
6. subject to Clause 2, the area dedicated as a Public Utility Lot shall be credited as non-developable land in the event that reserve land is required pursuant to Section 654 of the Municipal Government Act.