

Thursday, July 24, 2014

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 30

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the July 24, 2014 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the July 17, 2014 meeting be adopted.

**3. NEW BUSINESS**

1. LDA13-0371  
142488985-001

Tentative plan of subdivision to create four (4) 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**

1. LDA14-0006  
147338354-001

Tentative plan of subdivision to create three (3) industrial lots, one (1) Public Utility Lot and one (1) Environmental Reserve lot, from NE 11-54-24-4, located south of 195 Avenue NW and east of 66 Street NW: **EDMONTON ENERGY AND TECHNOLOGY PARK**

**4. OTHER BUSINESS**



Subdivision Authority

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

July 24, 2014

File NO. LDA13-0371

IBI Group Inc.  
300, 10830 Jasper Avenue  
Edmonton AB T5J 2B3

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

Subject: Tentative plan of subdivision to create four (4) 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**

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**I The Subdivision by Plan is APPROVED on July 24, 2014, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$2,818,187.00 representing 4.72 ha pursuant to Section 666 and Section 667 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 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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Services along 137 Avenue and 170 Street as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5), 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
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 1(2) 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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
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 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 engineering drawings include the sanitary lift station and forcemain and sanitary sewer mains required to service the proposed development area to the satisfaction of Financial Services and Utilities;
7. that the engineering drawings include ultimate Basin 4 Storm Water Management Facility (SWMF) and the 137 Avenue storm trunk sewer to the 149 Street connection to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include two 450mm water mains, to the satisfaction of EPCOR Water Inc., as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include turn bays to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk in the ultimate alignment of 137 Avenue, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m asphalt shared use path including bollards, within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals, 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 direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

13. that the owner construct a temporary offset 17 m asphalt transit turnaround with bollards and mini barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
14. that the owner construct all fences 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
15. that the owner is responsible for the landscape design, and construction within the public utility lots, road islands, boulevards, and medians, to the satisfaction of City Departments and affected utility agencies.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

The amount of money-in-place from Condition I-1 will be varied at endorsement depending on the arterial roadway dedication.

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 Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have any further questions, please contact Mr. Don Read at 780-496-3633 or [don.read@edmonton.ca](mailto:don.read@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority

SM/dr/Posse # 142488985-001

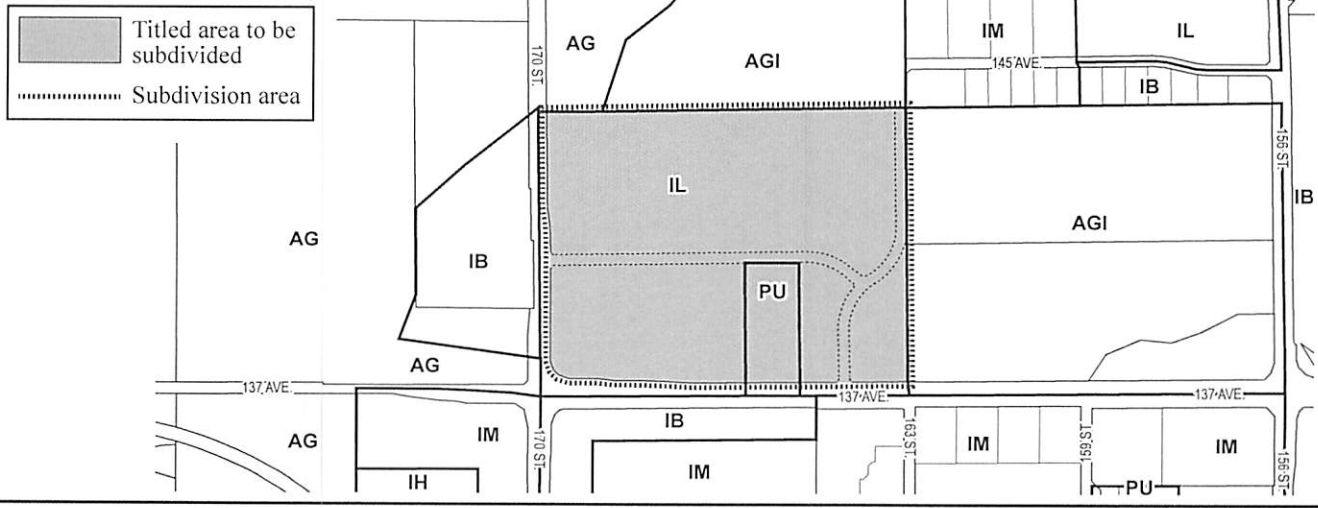
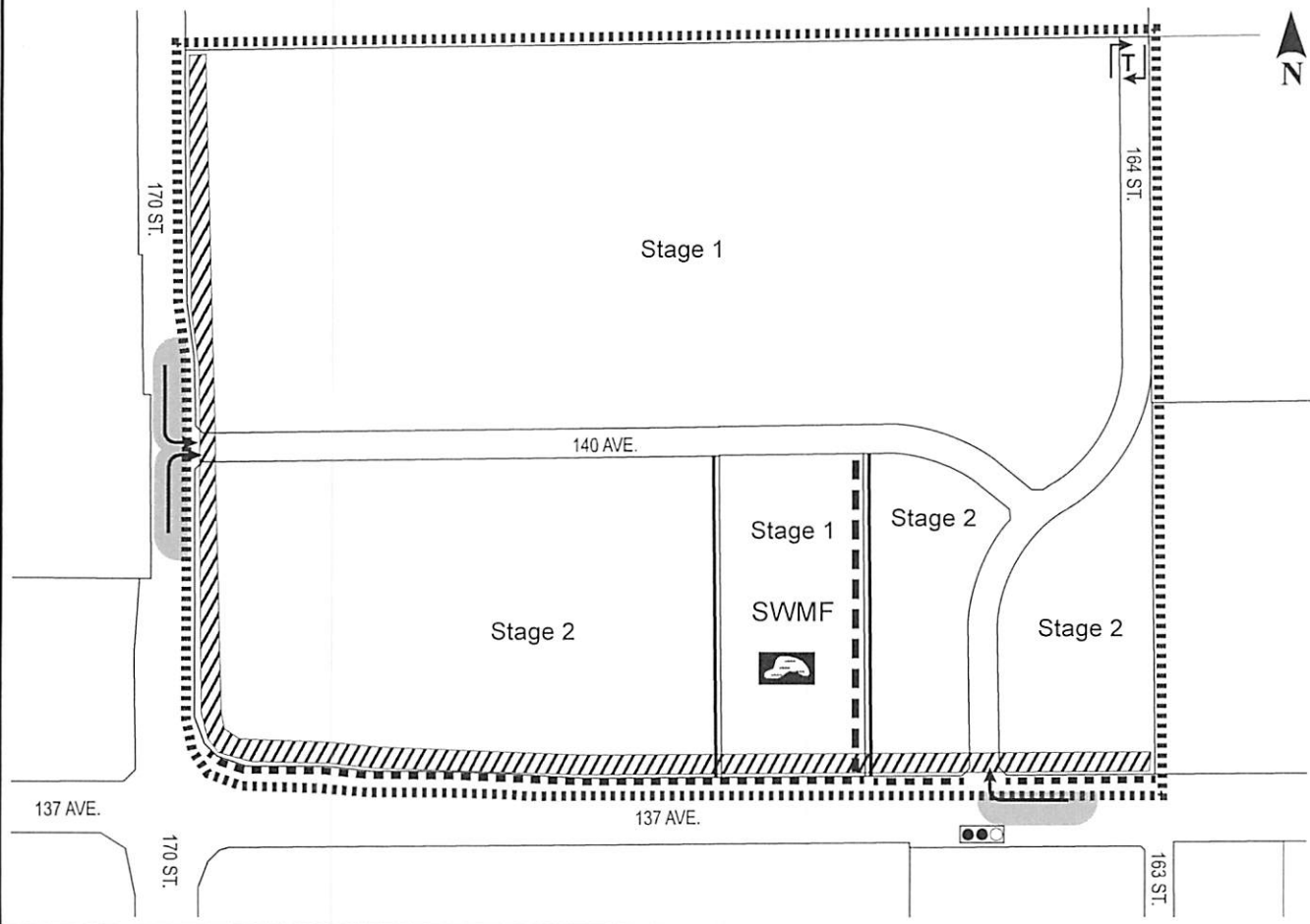
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2014

LDA13-0371

- Limit of proposed subdivision
- 1.2 m uniform fence
- 1.5 m concrete sidewalk
- Dedicate as right-of-way
- 17 m temporary turnaround
- Turn bays
- Traffic signals
- Include in engineering drawings
- 3.0m hard surface shared use path

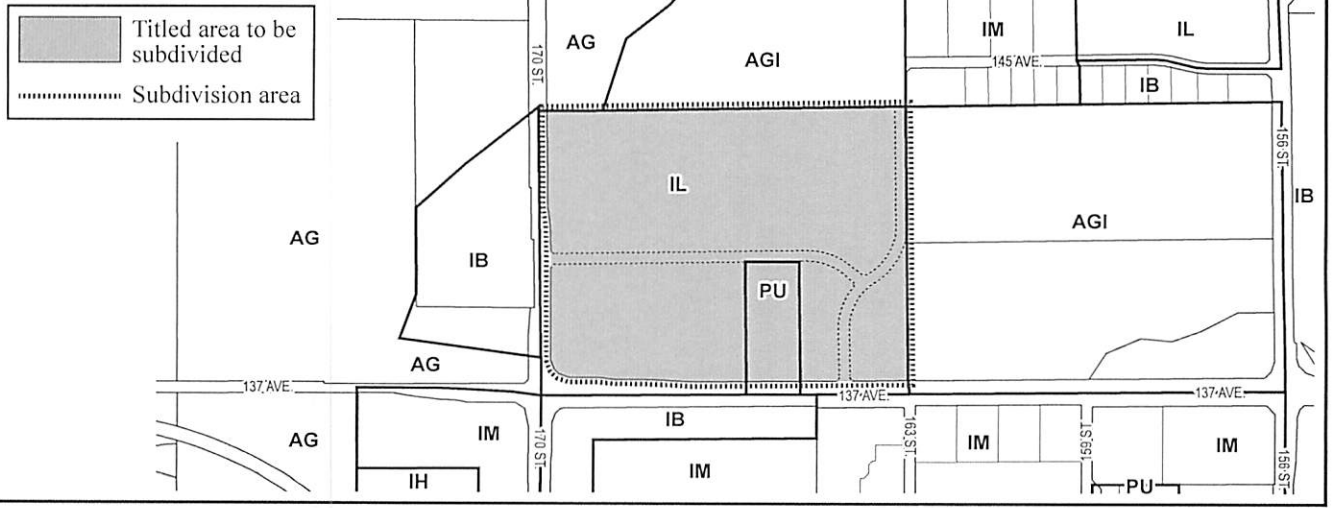
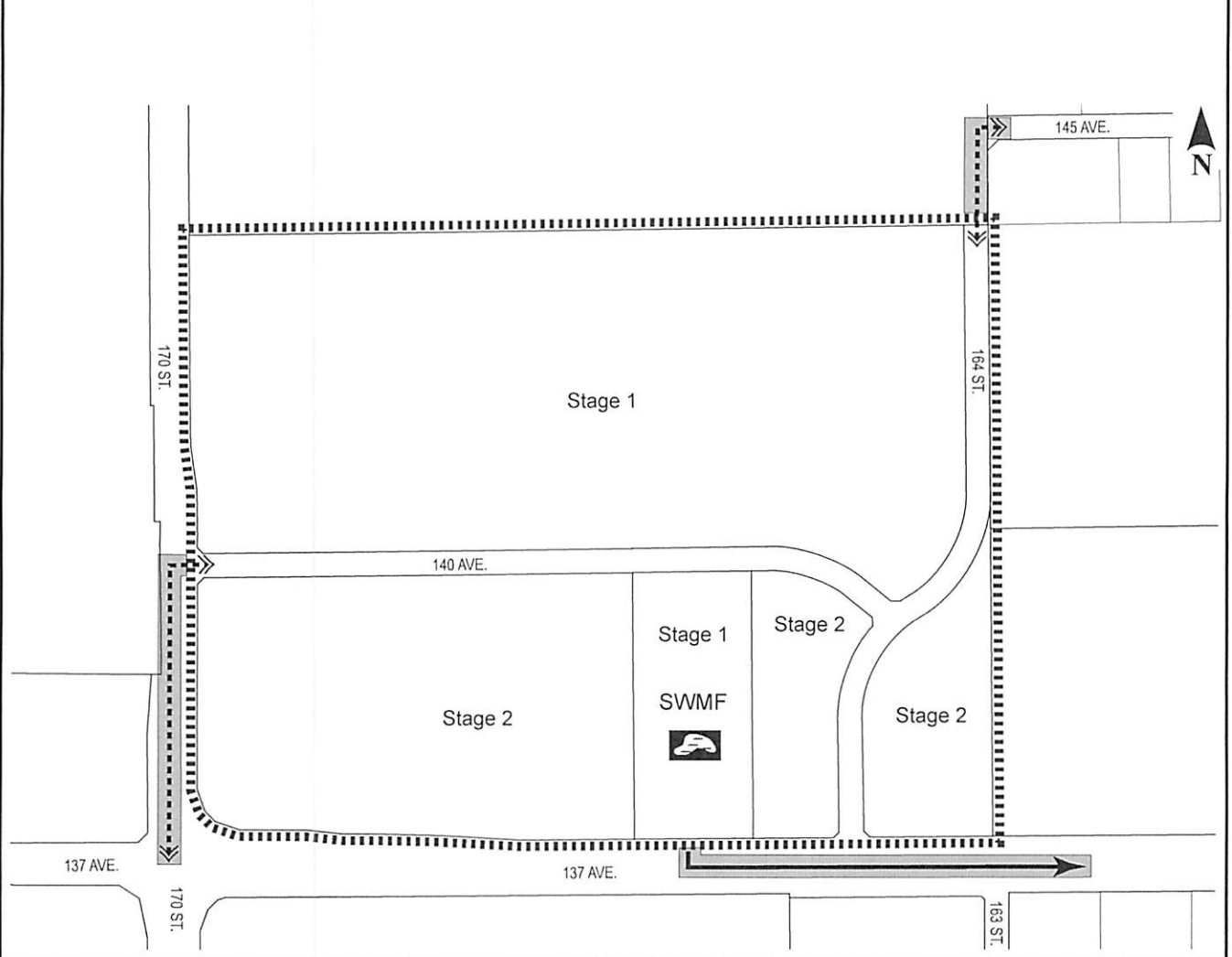


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2014

LDA13-0371

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ◀- - - -> 450 mm offsite watermain
- ▭ Include in engineering drawings
- Extend 137 Ave storm trunk sewer to 149 Street connection





Subdivision Authority

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

July 24, 2014

File NO. LDA14-0006

Select Engineering Consultants Ltd.  
Suite 201, 17220 Stony Plain Road  
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

Subject: Tentative plan of subdivision to create three (3) industrial lots, one (1) Public Utility Lot and one (1) Environmental Reserve lot, from NE 11-54-24-4, located south of 195 Avenue NW and east of 66 Street NW; **EDMONTON ENERGY AND TECHNOLOGY PARK**

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**I The Subdivision by Plan is APPROVED on July 24, 2014, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 1.50 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 5.57 ha by a Deferred Reserve Caveat registered against SE 11-54-24-4 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 195 Avenue NW from 66 Street NW to 50 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition 4 above, the owner clear and level 195 Avenue NW as required for road right-of-way, to the satisfaction of Transportation Services;
6. that the owner register easements for a temporary 12 m turnaround and a temporary 17 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner that the owner register easements for the proposed sidewalks for public access, and for the protection and maintenance of the ditch as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Financial Services and Utilities;
8. that the owner register an easement for the Stormwater Management Facility 2 (SWMF), outfall, and interconnecting pipe as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register an easement for the sanitary connection as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner provide a collector roadway connection to 66 Street NW, or an alternative satisfactory to the City, as shown on the "Conditions of Approval" map, Enclosure I. The owner must provide written confirmation from the appropriate jurisdiction confirming the construction of this connection;
11. that Bylaw 16875 (LDA14-0006) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
12. 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 1(3) 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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement plan of the subdivision;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 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;
7. that the engineering drawings include a 400 mm water main to connect to the existing 450 mm water main stub located on 50 Street and 192 Avenue, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the offsite sanitary sewer and proposed connection to the St. Albert Regional Trunk Line, in accordance with the draft NDR, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the installation of a flow meter and monitoring of sewage flow at the connection point (MH 42) to the ACRWC sewer trunk, in accordance with the draft NDR, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;



10. that the engineering drawings include the construction management and landscaping of the 50 Street NW ditch, in accordance with the Natural Area Management Plan (NAMP), to the satisfaction of Financial Services and Utilities, Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include collector road from 66 Street to the City boundary, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements for review by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include preliminary grading plans for 195 Avenue NW. Preliminary plans are required to be approved for 195 Avenue prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
13. that the engineering drawings include a 3 m hard-surface shared use path on the west side of 66 Street, from the collector roadway to the TUC boundary, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include a temporary 12 m gravel turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
15. that the engineering drawings include a temporary offset 17 m hard surface transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
16. that the owner provide confirmation from Department of National Defence prior to FAC for the storm ponds and landscaping that the requirements of Edmonton Garrison Heliport Zoning Regulation, including the 5-year Bird Hazard Monitoring program, have been met;
17. that the owner design and construct the ultimate SWMF and wetland landscaping, in accordance with the NAMP, to the satisfaction of satisfaction of Financial Services and Utilities, Sustainable Development and Transportation Services;
18. that the owner design and construct the ultimate SWMF 1, the interim open channel, associated SWMF control structure and outlet pipe, in general accordance with the draft NDR, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the roadways be constructed to an approved eco-industrial road cross-section, incorporating bike lanes, sidewalks, and ditches, or to the satisfaction of Transportation Services and Financial Services and Utilities;
20. that the owner construct 62 Street as a temporary roadway connection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);

21. that the owner construct a 3 m hard surface shared use path within the top-of-bank setback area and Storm Water Management Facility as per City of Edmonton Design and Construction Standards, including bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct all fences 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
23. that the owner is responsible for the design, and construction within the public utility lot, road islands, boulevards, medians, Environmental Reserve, and walkways, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a table summarizing the detailed comments of the City Departments and affected agencies.

All Municipal Reserve owing for the titled area is being provided as a DRC with this subdivision. The collector roadway connection from the subdivision to 66 Street provides the only access to the land being subdivided. The land required for collector connection is currently within Sturgeon County. The City is currently pursuing the incorporation of Road Plan 112 1688 and 66 Street NW into the City boundaries. The proposed boundary adjustment would relocate the existing municipal boundary along the western boundary of the subdivision such that 66 Street and its right-of-way, as well as the adjacent triangular parcel to the east, between the TUC and 195 Avenue, wholly within the City of Edmonton. This item was heard at the July 8th Sturgeon County Council meeting, and Sturgeon County's Council made a motion to authorize the initiation of the annexation process. Timelines for this process and the expected outcomes are not available at this time.

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 Alberta, T5J 0G9, Office of the City Clerk, 3<sup>rd</sup> 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 contact Lisa Stern at 780-442-5387 or [lisa.stern@edmonton.ca](mailto:lisa.stern@edmonton.ca).

Yours truly,

Scott Mackie  
Subdivision Authority  
SM/ls/Posse # 147339354-001

Enclosure(s)

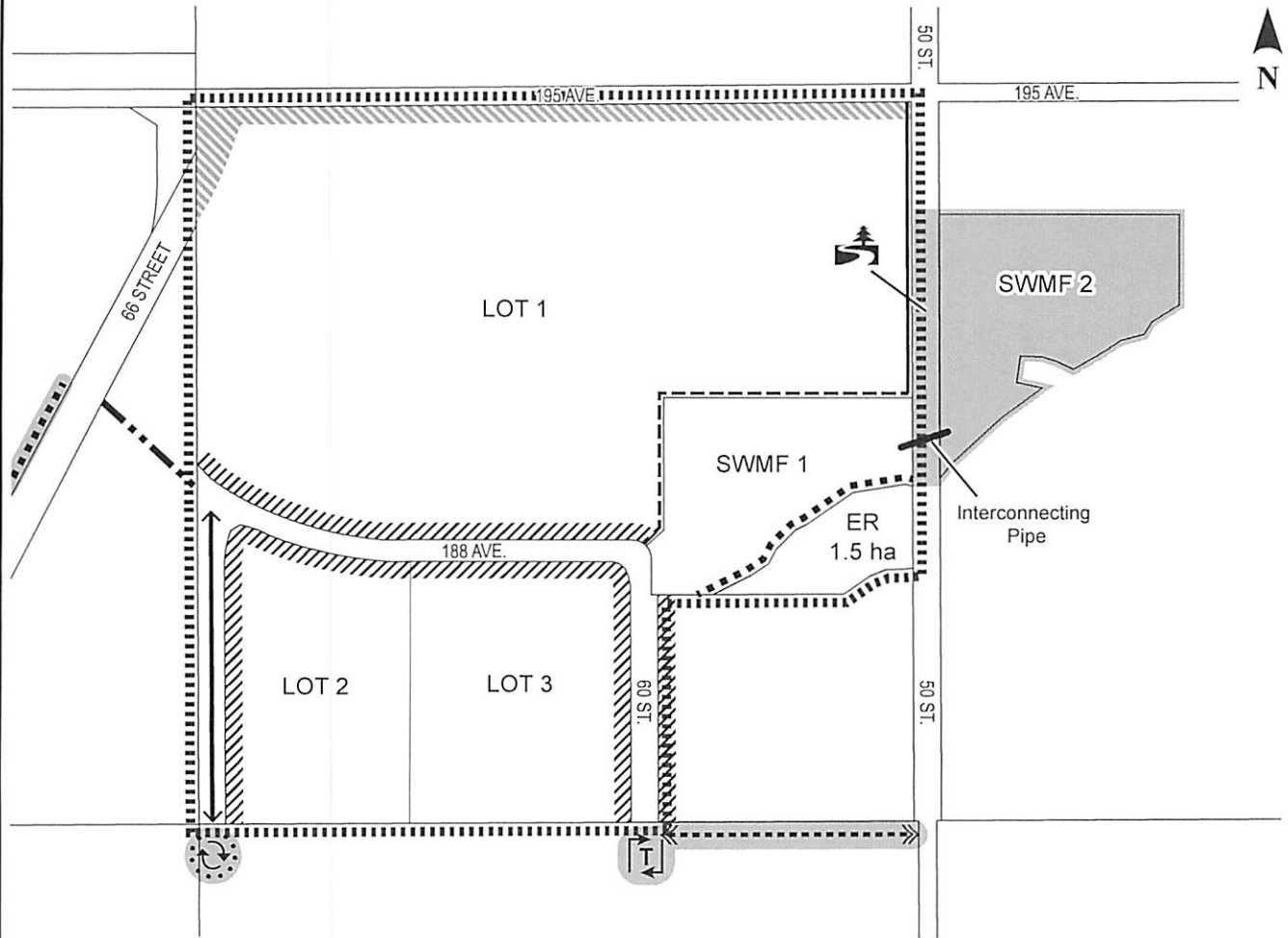
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2014

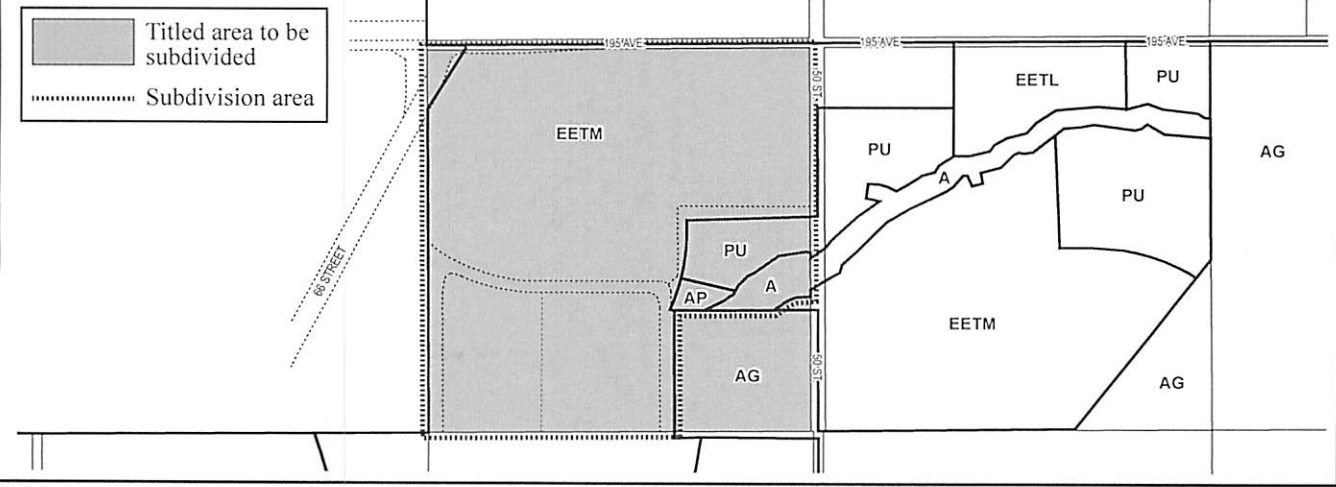
LDA14-0006

- Limit of proposed subdivision
- 1.8 m uniform fence
- - - - 1.2 m uniform fence
- ..... 3 m hard surface shared use path
- ▨ Register easement
- ▧ Dedicate as right-of-way
- +—+—+ Collector roadway connection

- Temporary 17 m transit turnaround
- Temporary 12 m turnaround
- Landscape
- Temporary roadway
- 400 m watermain connection
- Include in engineering drawings



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



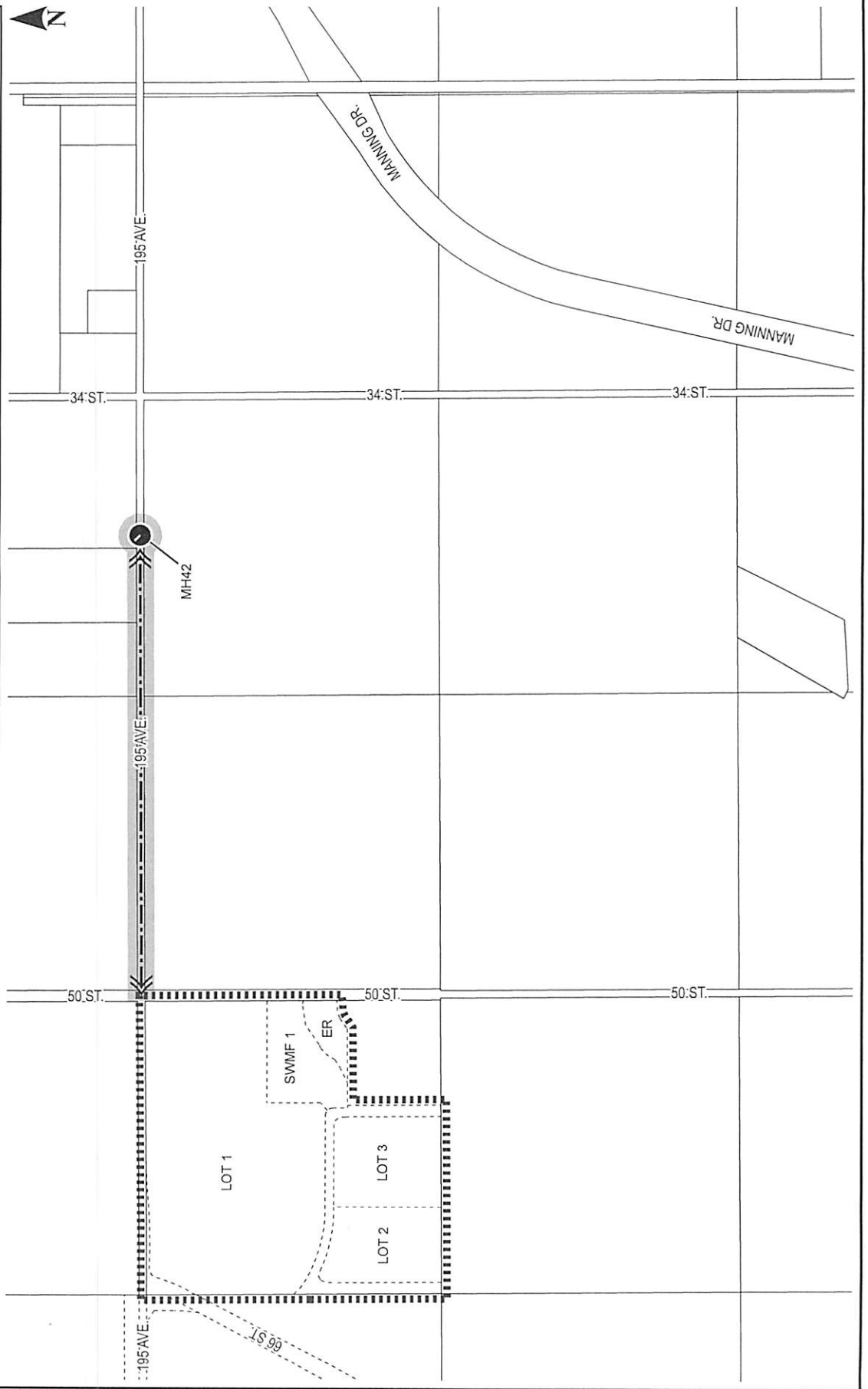
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2014

LDA14-0006

Limit of proposed subdivision  
Sanitary connection

MH42 Sanitary flow meter and monitoring  
Include in Engineering Drawings



Thursday, July 17, 2014  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 17, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 10, 2014 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA13-0505  
145792558-001

Tentative plan of subdivision to create 45 single detached residential lots, one (1) multiple-family residential lot, two (2) Public Utility lots, one (1) Municipal Reserve Lot, and one (1) Environmental Reserve Lot from the NE 13-53-26-W4M, located west of Winterburn Road NW and south of Hawks Ridge Boulevard NW; **HAWKS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 9:40 a.m.