

Thursday, November 29, 2012
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 48

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 29, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 22, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. NEW BUSINESS

1. LDA12-0161
123883689-001

Tentative plan of subdivision to create 228 single detached residential lots, 41 row housing lots, two (2) multiple family lots, two (2) Public Utility Lots, and one (1) Municipal Reserve lot from NW 29-53-24-4 and SW 29-53-24-4, located east of Castle Downs Road and south of McCrae Avenue; **GREISBACH**

MOVED

Blair McDowell

That the application for subdivision be approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0231
126471235-001

Tentative plan of subdivision to create 148 single detached residential lots, eight (8) semi-detached residential lots, 30 row housing lots and one (1) Municipal Reserve parcel from the West ½ of the SE 7-52-25 W4M and part of the East portion of SE7-52-25-4 W4M, located south of Lessard Road and west of 199 Street NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. ADJOURNMENT

The meeting adjourned at 9:55 a.m.



Subdivision Authority

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

November 29, 2012

File No: LDA12-0161

Stantec Consulting Ltd.
1100 - 111 Dunsmuir Street
Vancouver, BC V6B 6A3

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create 228 single detached residential lots, 41 row housing lots, two (2) multiple family lots, two (2) Public Utility Lots, and one (1) Municipal Reserve lot from NW 29-53-24-4 and SW 29-53-24-4, located east of Castle Downs Road and south of McCrae Avenue; **GREISBACH**

I The Subdivision by Plan is APPROVED on November 29, 2012, subject to the following conditions:

1. that the owner dedicate 0.78 ha as Municipal Reserve pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
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., 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;
4. 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 services;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater lake, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the stormwater management facility;
6. that the owner register the walkways as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Castle Downs Road (113A St.), to accommodate future LRT land requirements, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to Clause I (6), the owner clear and level Castle Downs Road as required for road right-of-way dedication to the satisfaction of Transportation Services;

9. that the owner dedicate road right-of-way for an alley turnaround in the northwest corner of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 (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 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 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 owner design and construct the ultimate or suitable stage of the stormwater management facility and real time control structure to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the water mains necessary to achieve hydrant flows of 300 l/s be constructed and connected to the Neighbourhood system before development of the RA7g lots (Stage 4);
7. that the owner pay for the modification of the existing traffic signals at the intersection of Castle Downs Road and 145 Avenue;
8. that the owner construct an alley turnaround for the existing development to the north, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct an offset 17 m asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services);
10. that the owner construct a 6 m wide gravel temporary roadway connection for Stage 2, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC (or at the discretion and direction of Transportation Services);
11. that the owner construct a 3 m hard-surface shared use path, within the Storm Water Management Facility (SWMF) and Municipal Reserve, as per the City of Edmonton Design and Construction Standards, including lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5 m connecting walkway within the Municipal Reserve, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct a 1.5 m concrete sidewalk along Castle Downs Road from the terminus of the existing sidewalk at the north property line south to Ad Astra Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots adjacent to Castle Downs Road, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the walkways contain a 1.5 m concrete sidewalk with bollards and lighting within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner reconstruct portions of existing Griesbach Road and Ad Astra Boulevard to City of Edmonton standards, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences positioned wholly on privately-owned lands, with the exception of the post and rail fence on the Municipal Reserve Lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
18. 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 parcel, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat (No. 042 385 890) on NW/SW 29-53-24-4 will be reduced by the dedication required in Clause I (1) and the remainder 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. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,



FCR Scott Mackie
Subdivision Authority

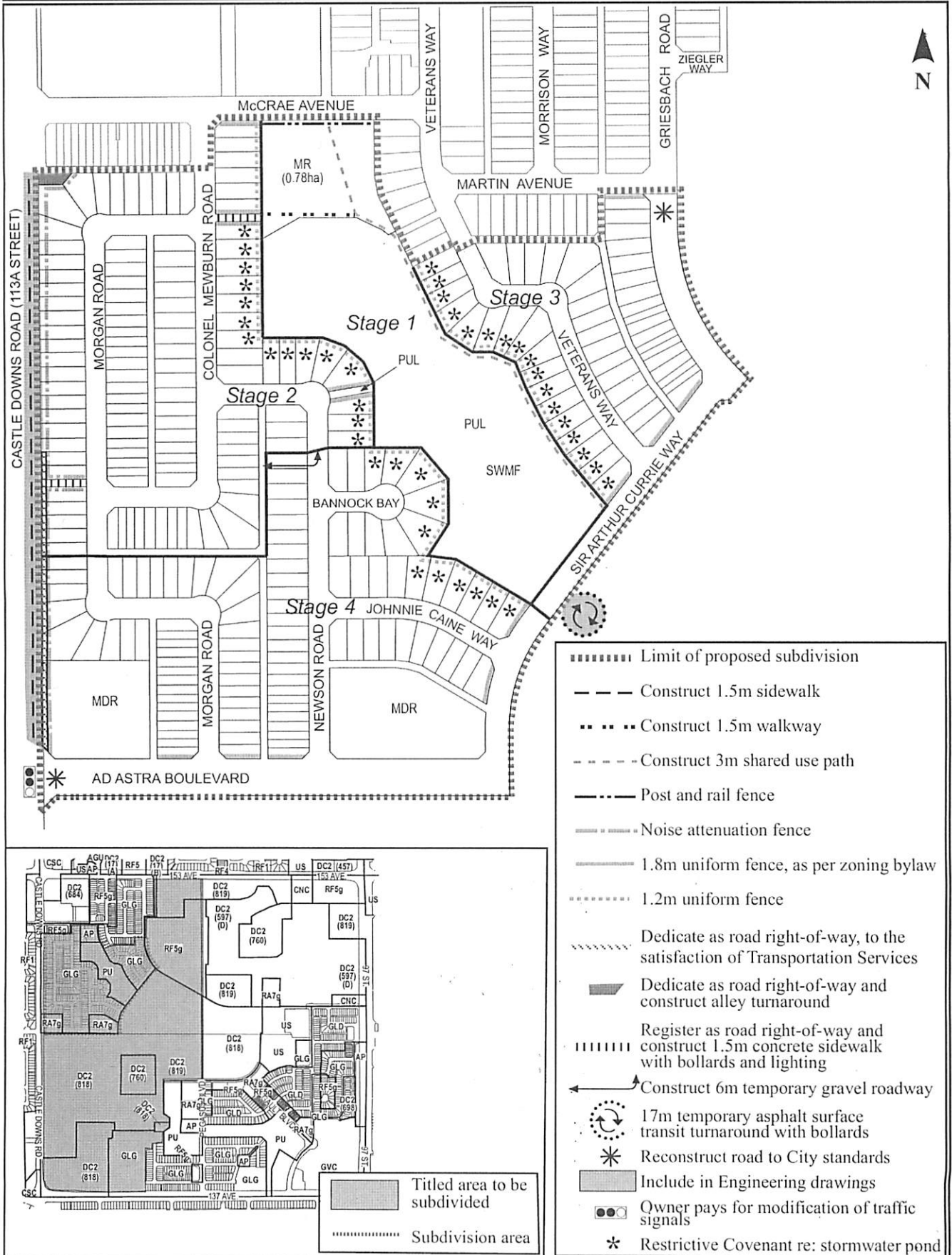
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Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 29, 2012

LDA12-0161





November 29, 2012

File No. LDA12-0231

Stantec Consulting Ltd.
10160 – 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 148 single detached residential lots, eight (8) semi-detached residential lots, 30 row housing lots and one (1) Municipal Reserve parcel from the West ½ of the SE 7-52-25 W4M and part of the East portion of SE7-52-25-4 W4M, located south of Lessard Road and west of 199 Street NW; **EDGEMONT**.

I The Subdivision by Plan is APPROVED on November 29, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.35 ha parcel pursuant to Section 666 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 1.6178 ha by agreement and caveat to the remainder of SE 7-52-25-4, 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 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;
5. that the approved subdivision LDA11-0328 be registered prior to or concurrent with this application, to provide the logical roadway extension;
6. that the owner register the walkway as legal road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I;
7. that the subdivision boundary be amended to include Evans Wynd, as shown on the “Conditions of Approval” map, Enclosure I;
8. 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 services; and
9. 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 (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 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 other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 construct a 3m hard-surface shared use path within the greenway, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the walkway contain a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The sidewalk within the walkway is to extend and tie into the shared use path within the greenway;
9. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers for Stage 1, and relocate the turnaround for Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers for Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a gravel surface temporary alley connection to the satisfaction of Transportation Services, as shown on Enclosure I. The alley connection will be required prior to CCC (or at the discretion and direction of Transportation Services);
12. that the engineering drawings include construction of a gravel surface temporary alley connection to the satisfaction of Transportation Services, as shown on Enclosure I. The alley connection will be required prior to CCC (or at the discretion and direction of Transportation Services);
13. that the engineering drawings include the construction of a temporary 4 m wide gravel emergency access with T-bollards from the south boundary of the subdivision to 35 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC (or at the discretion and direction of Transportation Services);

14. that the engineering drawings include the construction of a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services);
15. 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
16. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve requirements for the west half of SE 7-52-25-4 were carried forward through LDA07-0388 where in a Deferred Reserved Caveat (DRC 082032224) in the amount of 3.2 ha was registered on title. This DRC 082032224 will be reduced with the dedication of land through this subdivision and the remainder will be carried forward to the parent title.

Municipal Reserves will be created by a Deferred Reserve Caveat for the East Portion SE 7-52-25-4 in the amount of 1.6178 ha.

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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



For Scott Mackie
Subdivision Authority

SM/nk/Posse # 126471235-001

Enclosure

