

Thursday, March 28, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 12

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 28, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 21, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0627 295921001-001	Tentative plan of subdivision to create four (4) multiple family bare land units from Lot 1, Block X, Plan 032 5055, located south of 176 Avenue and east of 112 Street NW; CHAMBERY
2.	LDA19-0064 303869136-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in two (2) parts from Lot 114, Block 18, Plan 172 1335 located south of 12 Avenue NW and east of 115 Street NW; TWIN BROOKS
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

March 28, 2019

File No. LDA18-0627

Ivo Nedev Surveying Ltd.
18811 - 96 Avenue NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create four (4) multiple family bare land units from Lot 1, Block X, Plan 032 5055, located south of 176 Avenue and east of 112 Street NW; **CHAMBERY**

The Subdivision by Bare Land Condominium is APPROVED on March 28, 2019, subject to the following condition(s):

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #295921001-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval


- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$8,922 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.
- All municipal services must enter the site through Common Property.
- EPCOR Water may require the registration of a multiple service check valve restrictive covenant against this property. If there is on-site water main looping between the existing services, each services must contain a check valve within private property in accordance with the Canadian Plumbing Code. Please contact waterlandadmin@epcor.com with your request or for more information.

NOTES:
 -ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 -ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 -ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY AND SUBJECT TO CHANGE BY THE FINAL PLAN OF SURVEY.
 -THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 -THE ZONING OF THIS SUBJECT AREA IS R47.
 -PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 2,505 ha

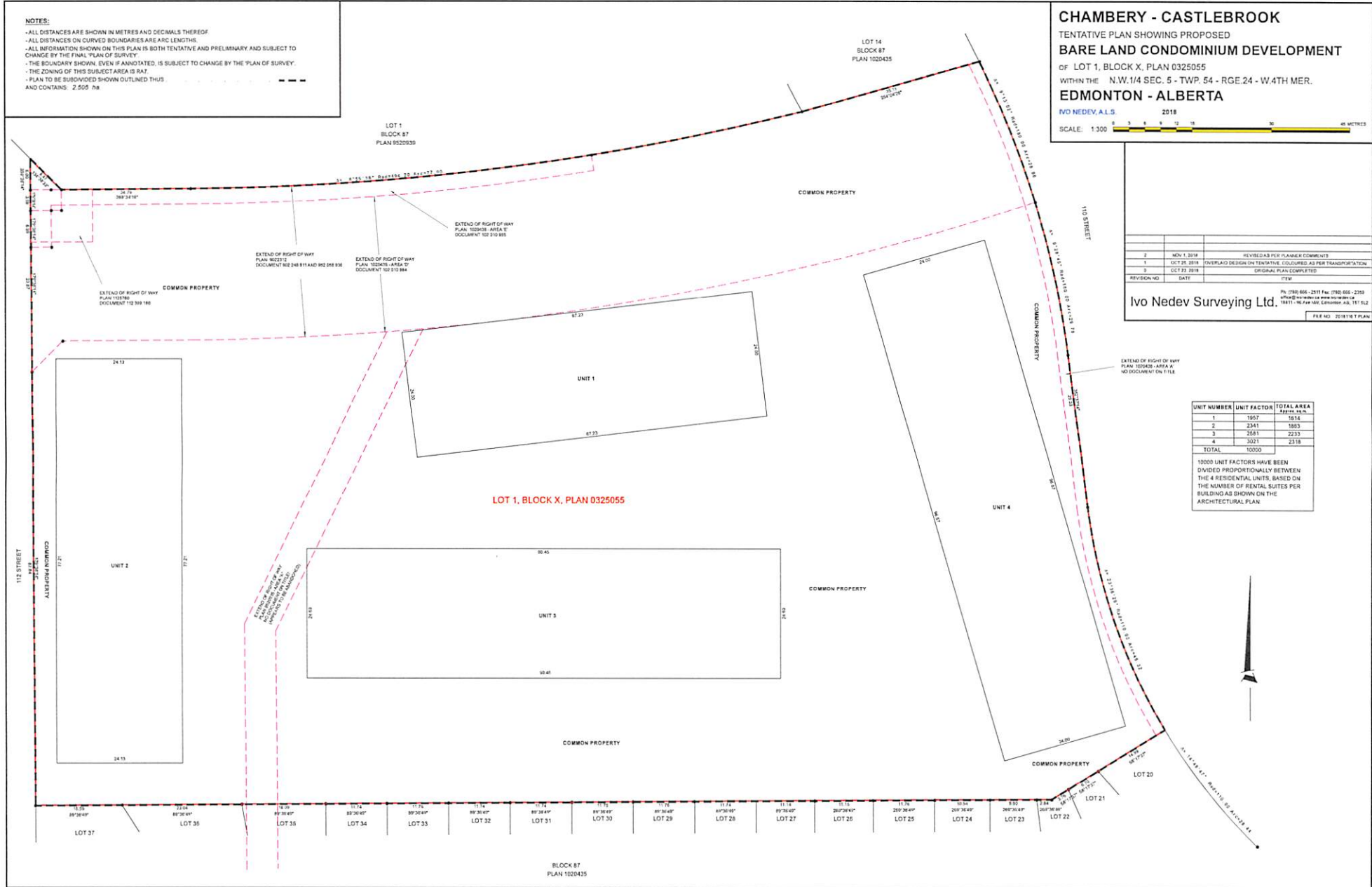
CHAMBERY - CASTLEBROOK
 TENTATIVE PLAN SHOWING PROPOSED
BARE LAND CONDOMINIUM DEVELOPMENT
 OF LOT 1, BLOCK X, PLAN 0325055
 WITHIN THE N.W.1/4 SEC. 5 - TWP. 54 - RGE. 24 - W.4TH MER.
EDMONTON - ALBERTA
 IVO NEDEV A.L.S. 2018
 SCALE: 1:300 

REVISION NO.	DATE	DESCRIPTION
2	NOV 1, 2018	REVISED AS PER PLANNING COMMENTS
1	OCT 25, 2018	OVERLAP DESIGN ON TENTATIVE, COLOURED AS PER TRANSPORTATION
0	OCT 17, 2018	ORIGINAL PLAN COMPLETED

Ivo Nedeve Surveying Ltd.
 P.O. Box 666, 2111 Hwy. 1760, 066 - 2303
 Edmonton, Alberta T6E 6E4
 18811, 186, 187, 188, 189, 190, 191, 192
 PER NO. 2018/18 PLAN

UNIT NUMBER	UNIT FACTOR	TOTAL AREA SQ.MTS. (AC.)
1	1907	1614
2	2341	1993
3	2081	2233
4	3021	2318
TOTAL	10000	

10000 UNIT FACTORS HAVE BEEN DIVIDED PROPORTIONALLY BETWEEN THE 4 RESIDENTIAL UNITS, BASED ON THE NUMBER OF RENTAL SUITES PER BUILDING AS SHOWN ON THE ARCHITECTURAL PLAN



LOT 1, BLOCK X, PLAN 0325055

BLOCK 87
 PLAN 1020435



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

March 28, 2019

File No. LDA19-0064

Stantec Geomatics Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in two (2) parts from Lot 114, Block 18, Plan 172 1335 located south of 12 Avenue NW and east of 115 Street NW; **TWIN BROOKS**

The Subdivision by Phased Condominium is APPROVED on March 28, 2019, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 NW, 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #303869136-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,974.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

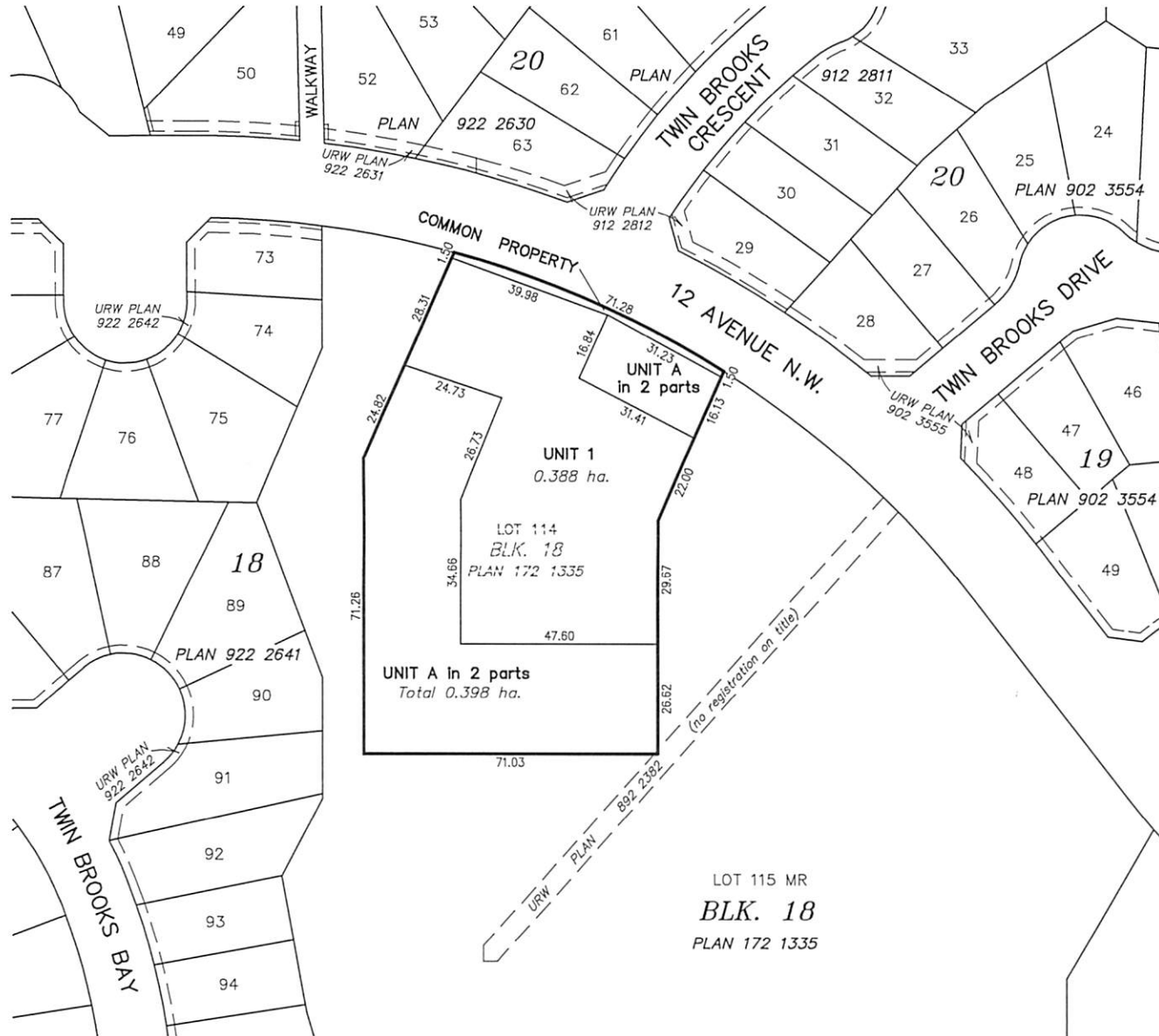
- It is expected that with the completion of the condominium development, the internal drive aisles will be registered as Common Property.

Building / Site

- The owner shall ensure that the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium unit or remnant unit requires a revision to be submitted to the Subdivision Authority for approval.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



LOT 115 MR
BLK. 18
 PLAN 172 1335



Stantec Geomatics Ltd.
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay. The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

TWIN BROOKS FIRST PLACE INC.

TENTATIVE PLAN SHOWING
 PROPOSED PHASED
 CONDOMINIUM DEVELOPMENT
 OF
 LOT 114, BLOCK 18, PLAN 172 1335
 WITHIN THE
 S.E. 1/4 SEC. 31, TWP. 51, RGE. 24, W.4 MER.

TWIN BROOKS

SCALE 1 : 1000
 AUGUST, 2018

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.80 Hectares

ADDRESS: 11373 - 12 AVENUE NW

Thursday, March 21, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 21, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 14, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0430
288224695-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 34, Plan 3094 KS, located south of 121 Avenue NW and east of 36 Street NW; **BEACON HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Refused.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0688
275948150-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 12, Plan 942 2111, located north of 9 Avenue NW and west of 113 Street NW; **TWIN BROOKS**

MOVED

Blair McDowell

That the application for subdivision be Refused.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA19-0039 284946199-002	Tentative plan of subdivision to create one (1) single detached residential lot, from Lot 1A, Plan 932 0215, located south of 28 Avenue SW and east of 34 Street SW; DECOTEAU	
MOVED		Blair McDowell That the application for subdivision be Refused.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		