

Thursday, March 28, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the March 28, 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 21, 2019 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**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**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

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**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

**5. ADJOURNMENT**

The meeting adjourned at 10:05 a.m.



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 units from Lot 1, Block X, Plan 032 5055, located south of 176 Avenue and east of 112 Street NW; **CHAMBERY**

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**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](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

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](mailto: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

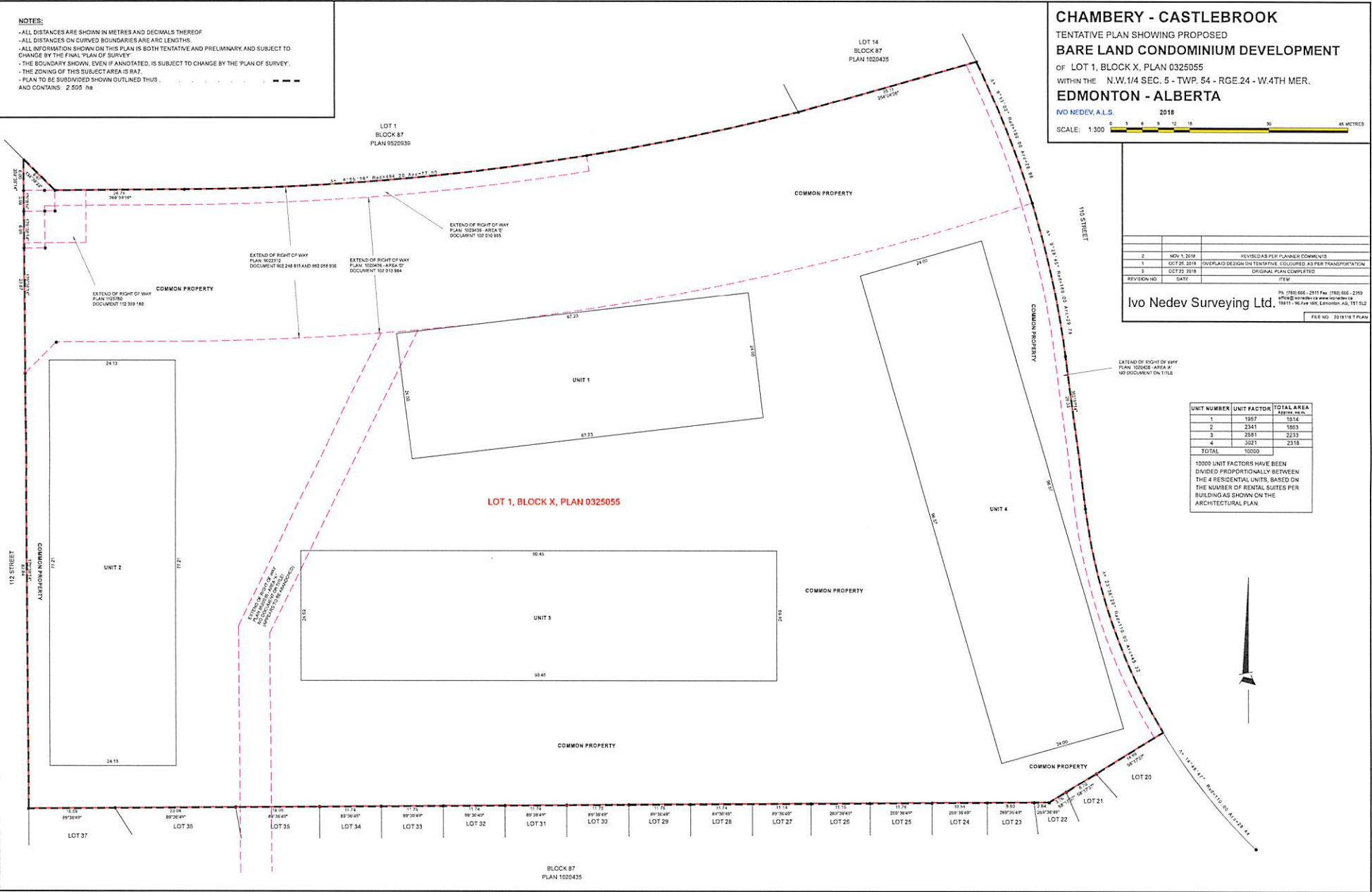


1	NOV 1, 2018	REVISED AS PER PLANNER COMMENTS
2	OCT 25, 2018	OVERLAP DESIGN ON TENTATIVE - COLLOURED AS PER TRANSPORTATION
3	OCT 23, 2018	ORIGINAL PLAN COMPLETED
REVISION NO.	DATE	ITEM

Ivo Nedev Surveying Ltd.  
 78 (780) 666-2311 Fax: (780) 666-2310  
 6704 24th Street NW, Edmonton, Alberta T6A 0A6  
 12811-76 Ave NW, Edmonton, AB, T5T 5L2  
 FILE NO.: 201818 T PLAN

UNIT NUMBER	UNIT FACTOR	TOTAL AREA sq.m. / ha ft.
1	1.927	1814
2	2.341	1693
3	2.881	2233
4	3.021	2318
TOTAL	10.200	

10200 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 37 118.0 89°30'40" LOT 35 22.04 89°30'40" LOT 35 18.05 89°30'40" LOT 34 11.4 89°30'40" LOT 33 11.76 89°30'40" LOT 32 11.76 89°30'40" LOT 31 11.74 89°38'40" LOT 30 11.75 89°38'40" LOT 29 11.76 89°38'40" LOT 28 11.74 89°38'40" LOT 27 11.14 89°38'40" LOT 26 11.15 280°38'40" LOT 25 11.74 200°38'40" LOT 24 10.31 200°38'40" LOT 23 8.83 280°38'40" LOT 22 13.84 89°38'40" LOT 21 14.11 89°38'40" LOT 20 14.11 89°38'40" LOT 19 14.11 89°38'40" LOT 18 14.11 89°38'40" LOT 17 14.11 89°38'40" LOT 16 14.11 89°38'40" LOT 15 14.11 89°38'40" LOT 14 14.11 89°38'40" LOT 13 14.11 89°38'40" LOT 12 14.11 89°38'40" LOT 11 14.11 89°38'40" LOT 10 14.11 89°38'40" LOT 9 14.11 89°38'40" LOT 8 14.11 89°38'40" LOT 7 14.11 89°38'40" LOT 6 14.11 89°38'40" LOT 5 14.11 89°38'40" LOT 4 14.11 89°38'40" LOT 3 14.11 89°38'40" LOT 2 14.11 89°38'40" LOT 1 14.11 89°38'40"



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 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**

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**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.

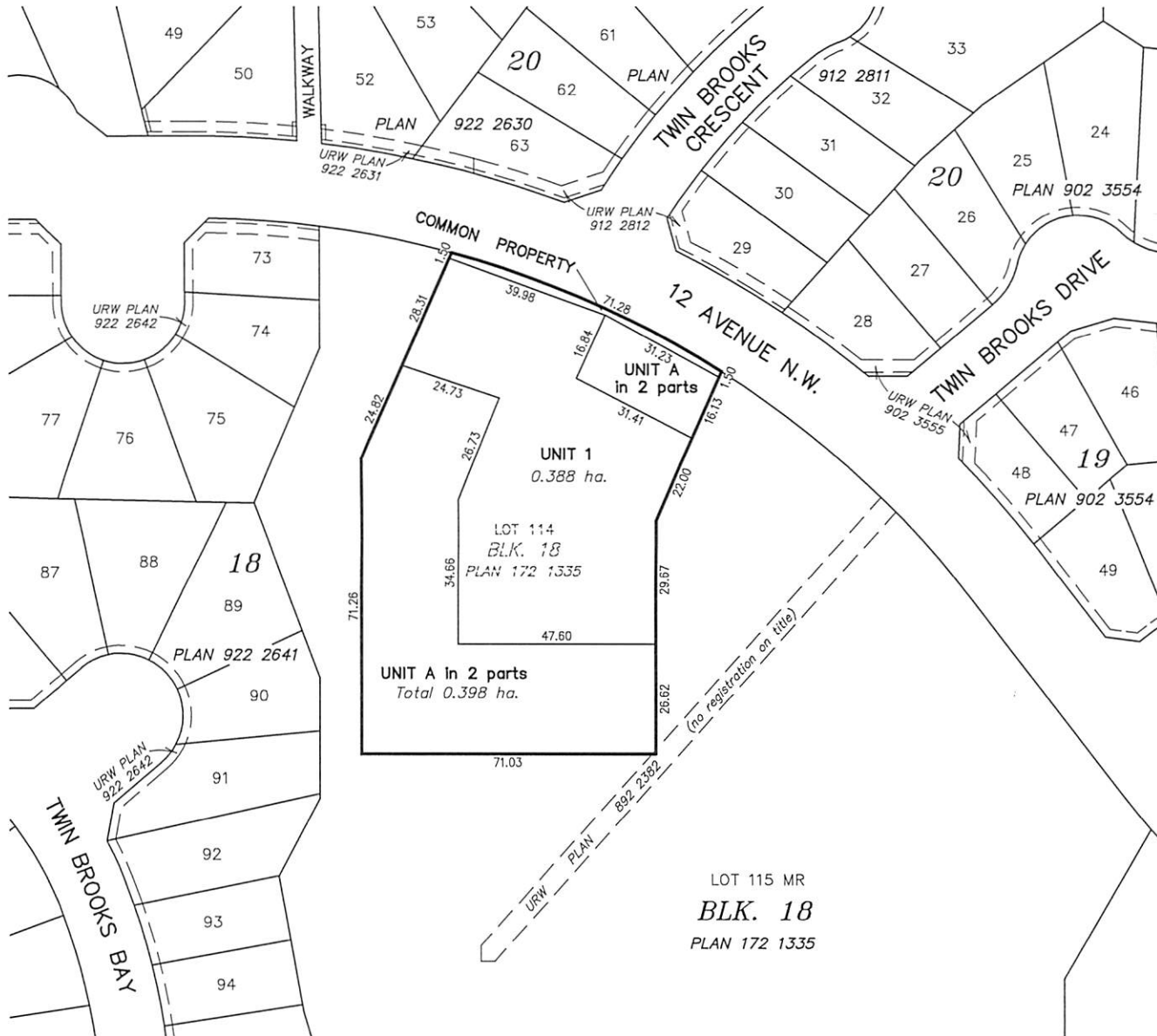
Building / Site

- 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.  
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**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