

Thursday, May 26, 2016

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 21

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the May 26, 2016 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the May 19, 2016 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA16-0084<br>187420463-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 141, Plan 4590 W, located south of 101 Avenue NW and east of 143 Street NW; <b>GROVENOR</b>                |
| 2. | LDA16-0119<br>187663140-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 11, Plan 6338 MC, located south of 134 Avenue and east of 71 Street; <b>DELWOOD</b>             |
| 3. | LDA16-0120<br>188283575-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 19, Block 35, Plan 3898 HW located south of 103 Avenue and west of 80 Street; <b>FOREST HEIGHTS</b>         |
| 4. | LDA16-0131<br>188728119-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 5, Plan RN39A, located south of 112 Avenue NW and west of 125 Street NW; <b>INGLEWOOD</b>                  |
| 5. | LDA16-0153<br>189265109-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 22, Plan 290 AB located south of 129 Avenue and west of 123A Street; <b>CALDER</b>         |
| 6. | LDA16-0157<br>218671040-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 2 and 3, Block 99, Plan RN 3, located north of 85 Avenue NW and west of 105 Street NW; <b>STRATHCONA</b> |
| 7. | LDA16-0173<br>218767551-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 31, Plan 743 HW located south of 75 Avenue and west of 109 Street; <b>MCKERNAN</b>        |

**5. OTHER BUSINESS**



Subdivision Authority

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

May 26, 2016

File NO. LDA16-0084

Pals Geomatics Corp.  
10704 – 176 Street NW  
Edmonton, AB T5S 1G7

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 141, Plan 4590 W, located south of 101 Avenue NW and east of 143 Street NW; **GROVENOR**

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**The Subdivision by Plan is APPROVED on May 26, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.8 m west of the east property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

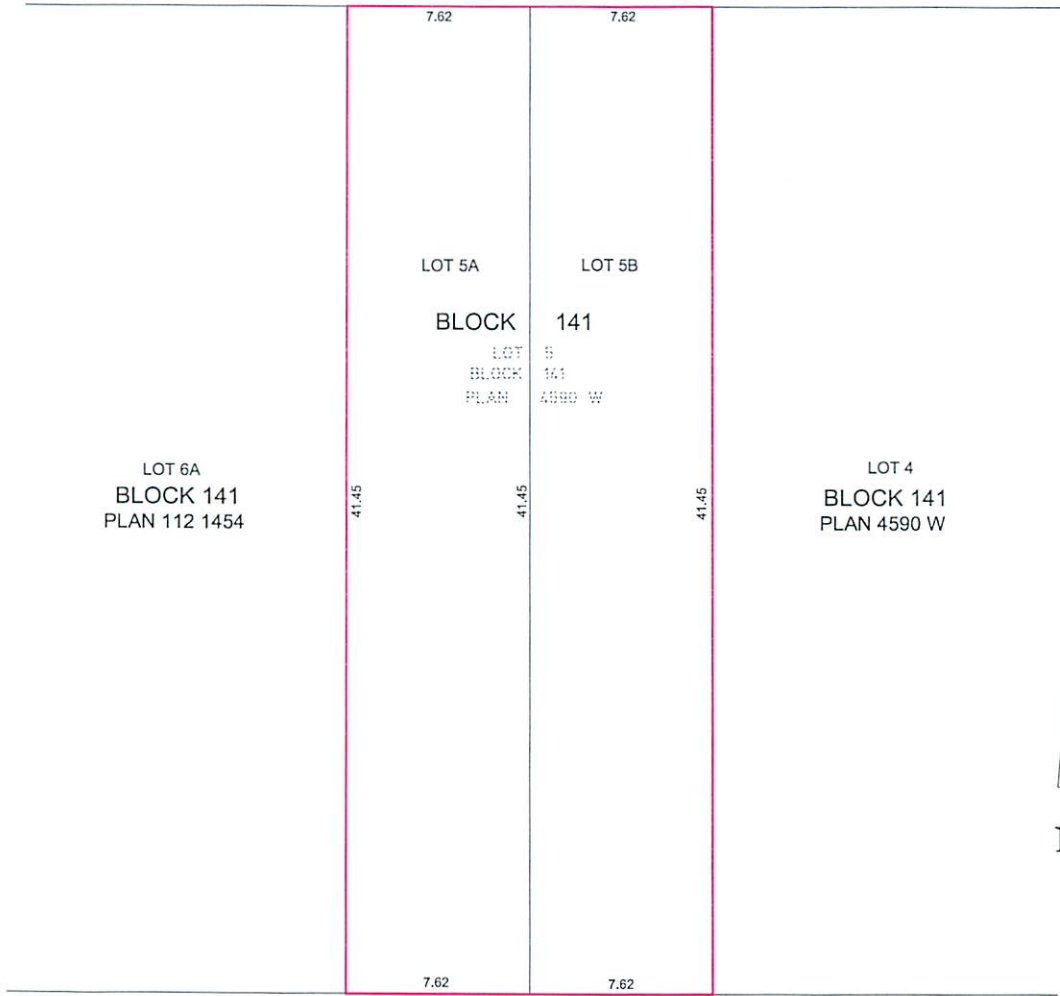
Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #187420463-001

Enclosure(s)

101 AVENUE



LOT 6A  
BLOCK 141  
PLAN 112 1454

LOT 5A      LOT 5B  
  
BLOCK    141  
LOT      5  
BLOCK    141  
PLAN     4590 W

LOT 4  
BLOCK 141  
PLAN 4590 W

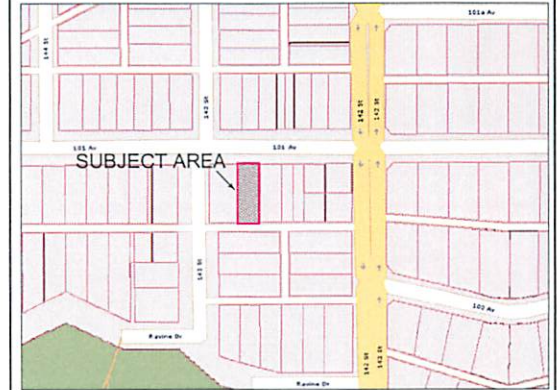
LANE



### URBAN AGE HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.063 ha.



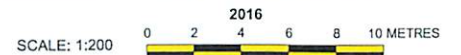
**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	FEB 17/16	ORIGINAL PLAN COMPLETED	TB

**GROVENOR**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 5, BLOCK 141, PLAN 4590 W  
WITHIN THE  
N.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

### EDMONTON - ALBERTA



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	6160006T	DRAFTED BY:	TB	CHECKED BY:	JM
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Subdivision Authority

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

May 26, 2016

File NO. LDA16-0119

Alberta Geomatics Inc.  
8762 – 50 Avenue NW  
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 11, Plan 6338 MC, located south of 134 Avenue and east of 71 Street; **DELWOOD**

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**The Subdivision by Plan is APPROVED on May 26, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

6. 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; and
7. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

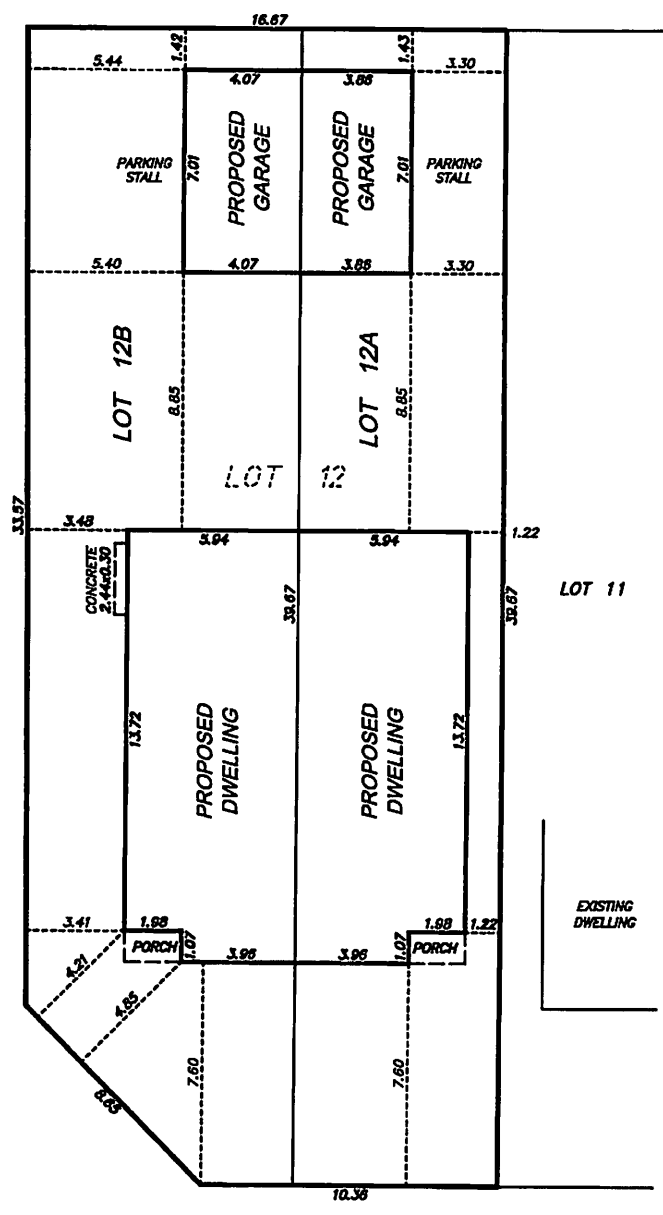
BM/sc/Posse #187663140-001

Enclosure(s)



LANE

134th AVENUE



71st STREET

# TENTATIVE PLAN

Suite 201, 8762-50 AVENUE  
 EDMONTON ALBERTA T6E 5K8  
 email: abgeo@telus.net  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



NOTE:  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 NUMBER OF PARCEL CREATED 2  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY

LOT: 12      BLOCK: 11      PLAN: 6338 MC  
 SUBDIVISION: DELWOOD      ADDRESS: 13335 - 71 STREET  
 BUILDER/OWNER: JERZY SZTOLC      EDMONTON

ZONING: Rf1

FILE: E10215      LOT AREA: 0.064 ha      SCALE: 1:200      DRAWN BY: J.K.      CHECKED BY: P.S.      2016-02-24



Subdivision Authority

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

May 26, 2016

File NO. LDA16-0120

Pals Geomatics Corp  
10704 – 176 Street  
Edmonton, AB T5S 1G7

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 19, Block 35, Plan 3898 HW located south of 103 Avenue and west of 80 Street;  
**FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 26, 2016, subject to the following condition(s):**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. 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; and



6. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

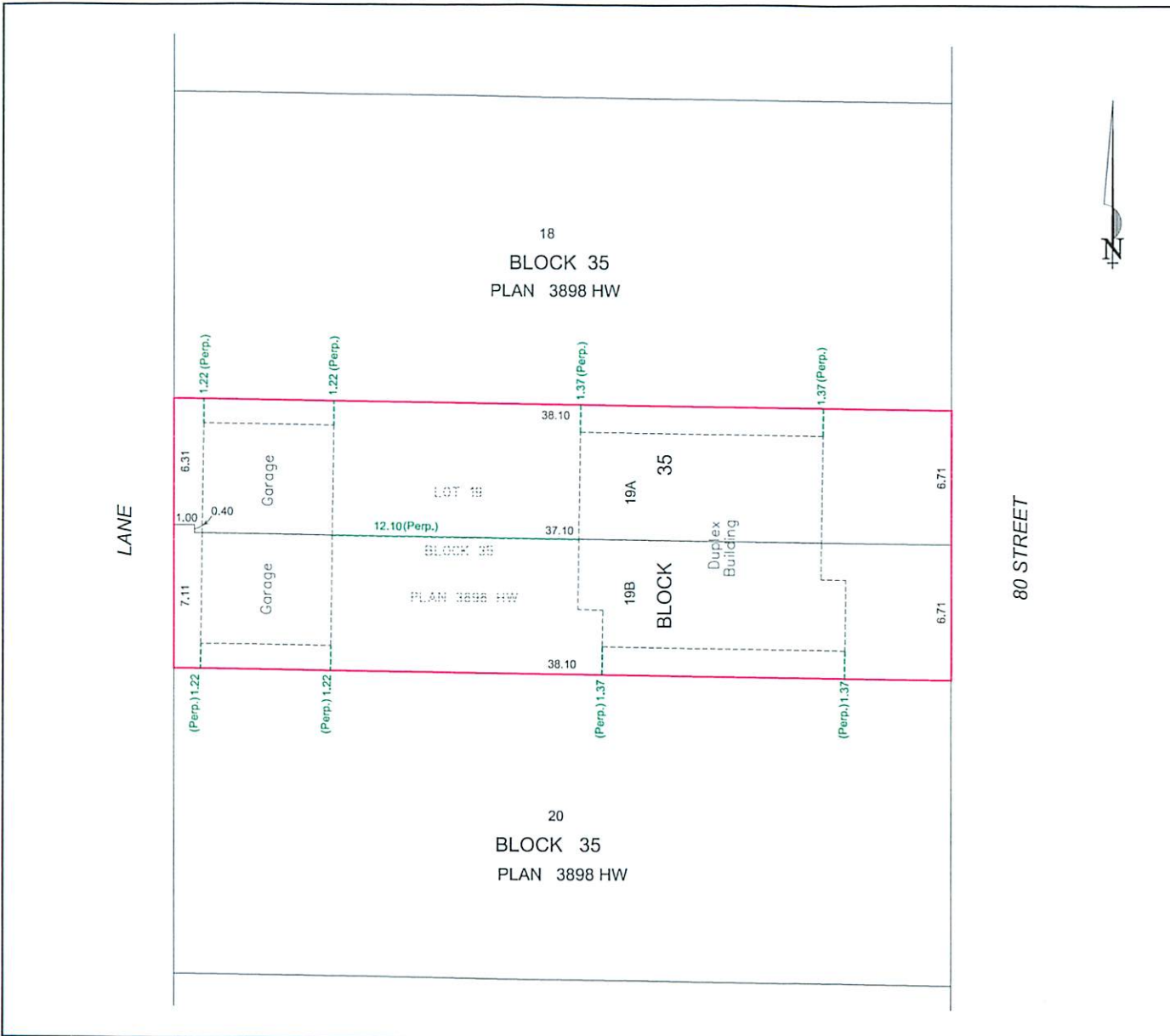
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

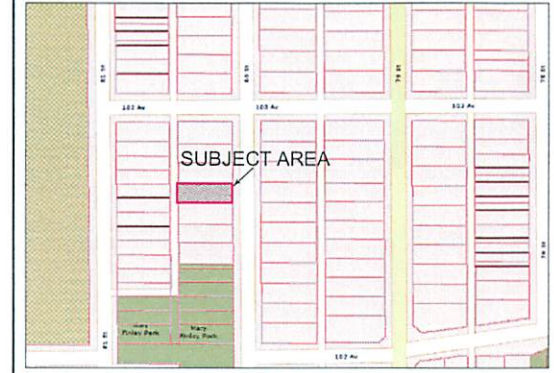
BM/gq/Posse #188283575-001

Enclosure(s)



**SYMMETRY HOMES**

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE '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 R3.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.051 ha.



**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	Mar, 02/16	ORIGINAL PLAN COMPLETED	TB

**REVISIONS**

**FOREST HEIGHTS**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 19, BLOCK 35, PLAN 3898 HW  
WITHIN  
RIVER LOT 27  
(THEO. S.E. 1/4 SEC. 3 - TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**

2016  
SCALE: 1:200

**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 11600070T	DRAFTED BY: TB	CHECKED BY: JM
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Subdivision Authority

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

May 26, 2016

File NO. LDA16-0131

Hagen Surveys Ltd.  
8929 – 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 5, Plan RN39A, located south of 112 Avenue NW and west of 125 Street NW; **INGLEWOOD**

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**The Subdivision by Plan is APPROVED on May 26, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.4 m north of south property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #188728119-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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**DATE:** April 13, 2016

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/16-0131(SUB)

**CADASTRAL NO.:** 934+32-22

**CONTACT:** Stuart Carlyle

**SUBDIVISION:** Inglewood

**OUR FILE NO.:** 51-014-011-009

**PREPARED BY:** Georgeanne Andersen  
Water and Sewer Servicing Section  
Drainage Services

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The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

### **Water and Sewer Service Information**

11142-125 Street NW (Plan RN39A, Blk 5, Lot 9)

#### Proposed Lot 26

Our records indicate that no water and/or sewer services currently exist to the proposed Lot 26 directly off City mains.

#### Proposed Lot 25

Our records indicate 1-20mm water service and 1-150mm sanitary service on Lane West of 125 Street 5.40m North of South Property Line of Lot 9.

### **Water and Sewer Servicing Conditions**

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

### **General**

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
  2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.
- c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Georgeanne Andersen



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

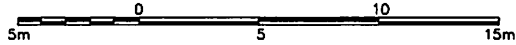
LOT 9, BLOCK 5, PLAN RN39A (XXXIXA)

IN THE

S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



NOTE:  
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
- AREA DEALT WITH BOUNDED THUS. \_\_\_\_\_

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP

DRAWN BY: J.V.

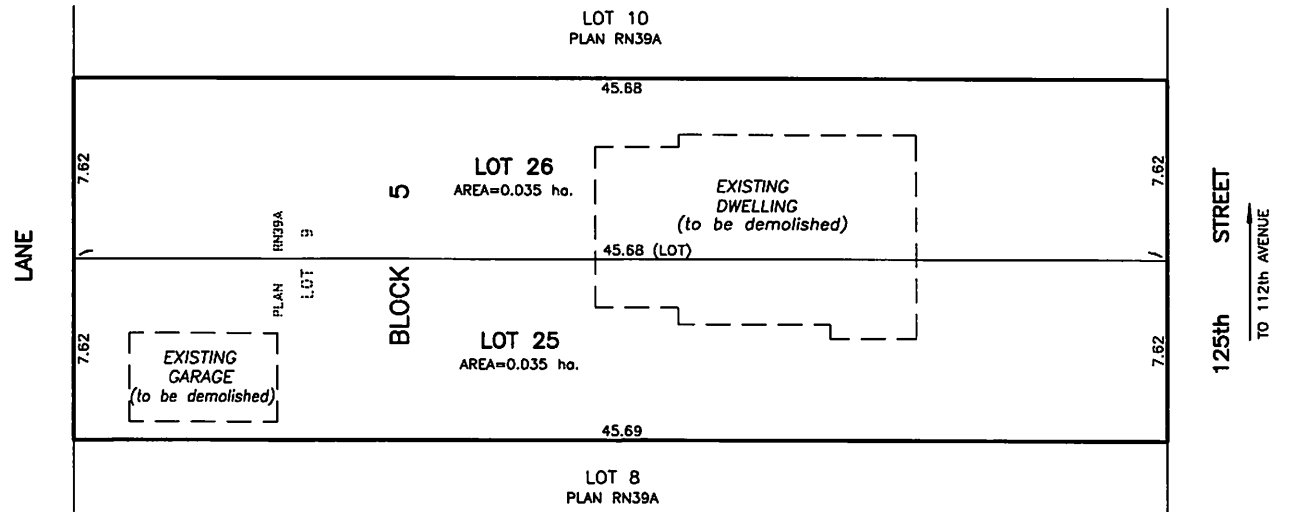
CALC'D. BY: J.V.

DATE: March 9, 2016

REVISED: -

FILE NO. 16S0139

DWG.NO. 16S0139T





Subdivision Authority

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

May 26, 2016

File NO. LDA16-0153

Verona Homes  
17820 - 109 Street  
Edmonton, AB T5X 6H6

Attention: Daniel Nicolo

Dear Mr. Nicolo:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 22, Plan 290 AB located south of 129 Avenue and west of 123A Street;  
**CALDER**

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**The Subdivision by Plan is APPROVED on May 26, 2016, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5<sup>th</sup> floor, 10250 – 101 Street NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 16.15 m south of the south property line of 129 Avenue (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #189265109-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

---

DATE: April 29, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0153 (SUB)

CADASTRAL NO.: 937+32-22

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Calder

OUR FILE NO.: 51-014-011-009

PREPARED BY: **Georgeanne Andersen**  
Water and Sewer Servicing Section  
Drainage Services

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The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

### **Water and Sewer Service Information for Plan 290AB, Blk 22, Lot 9 (12836-123A Street)**

Following is the water and sewer servicing information for the proposed re-subdivision parcel(s):

#### **Proposed North Parcel of Plan 290AB, Blk 22, Lot 9**

- 1-20mm water service and 1-150mm sanitary service, in common trench, 16.15m South of South Property Line of 129 Avenue, in Lane West of 123A Street.

#### **Proposed South Parcel of Plan 290AB, Blk 22, Lot 9**

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel directly off City mains.

### **Water and Sewer Servicing Conditions**

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed South Lot directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

### **General**

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Georgeanne Andersen







Subdivision Authority

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

May 26, 2016

File NO. LDA16-0157

Hagen Surveys Ltd.  
8929 - 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 2 and 3, Block 99, Plan RN 3, located north of 85 Avenue NW and west of 105 Street NW;  
**STRATHCONA**

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**The Subdivision by Plan is APPROVED on May 26, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. 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; and
7. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #218671040-001

Enclosure(s)

# TENTATIVE PLAN

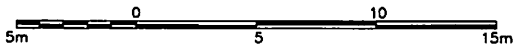
SHOWING SUBDIVISION OF

W.1/2 OF LOT 2 & ALL OF LOT 3  
BLK.99, PLAN RN3 (III)

IN THE  
RIVER LOT 11, EDMONTON SETTLEMENT  
THEO. TWP.52, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



NOTE:  
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
- AREA DEALT WITH BOUNDED THUS.

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP

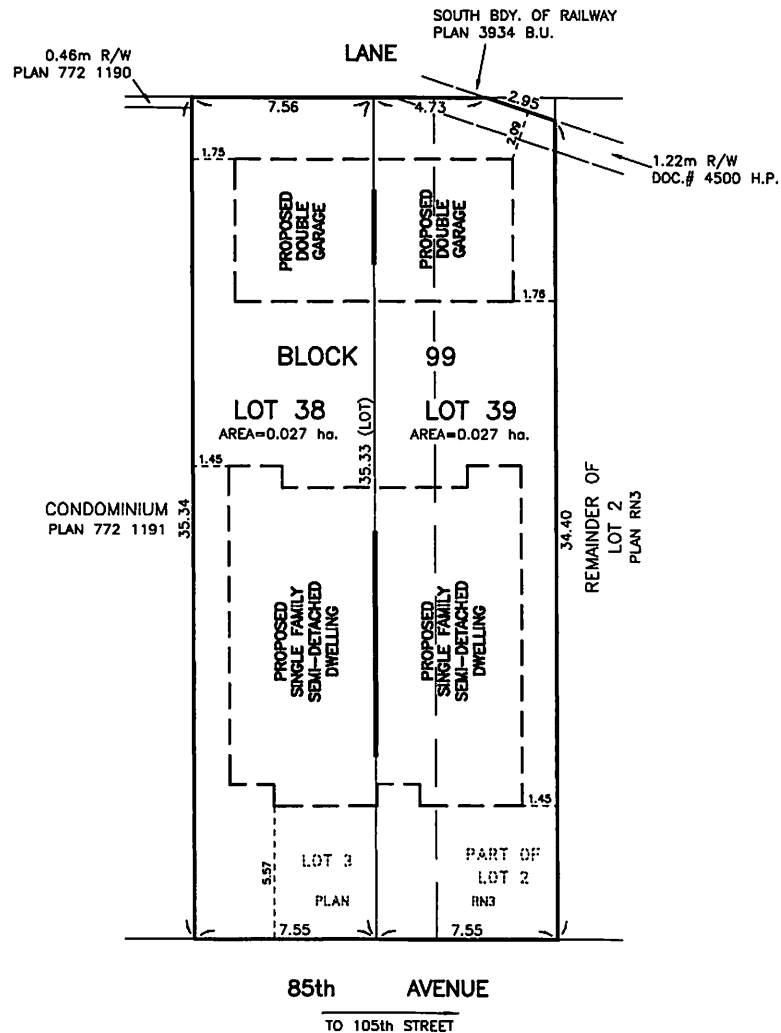
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 1, 2016  
REVISED: -

FILE NO. 14C1300

DWG.NO. 14C1300T





Subdivision Authority

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

May 26, 2016

File NO. LDA16-0173

Northway Landscaping Ltd.  
202, 16220 Stony Plain Road NW  
Edmonton, AB T5P 4A4

Attention: Bora Gokcenlik

Dear Mr. Gokcenlik:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 31, Plan 743 HW located south of 75 Avenue and west of 109 Street;  
**MCKERNAN**

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**The Subdivision by Plan is APPROVED on May 26, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.36 m east of the west property line of Lot 16 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #218767551-001

Enclosure(s)



## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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**DATE:** May 4, 2016

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/16-0173 (SUB)

**CADASTRAL NO.:** 931+36-05

**CONTACT:** Gilbert Quashie-Sam

**SUBDIVISION:** McKernan

**OUR FILE NO.:** 51-014-011-009

**PREPARED BY:** Georgeanne Andersen  
Water and Sewer Servicing Section  
Drainage Services

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The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

### **Water and Sewer Service Information**

Following is the water and sewer servicing information for the proposed re-subdivision parcel(s):

#### **Proposed East Lot 16, Blk 31, Plan 743HW**

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel directly off City mains.

#### **Proposed West Lot 16, Blk 31, Plan 743HW**

- 1-20mm water service and 1-150mm sanitary service exist in common trench 5.36m East of West Property Line of Lot 16, off 75 Avenue.

### **Water and Sewer Servicing Conditions**

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed East Lot 16 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

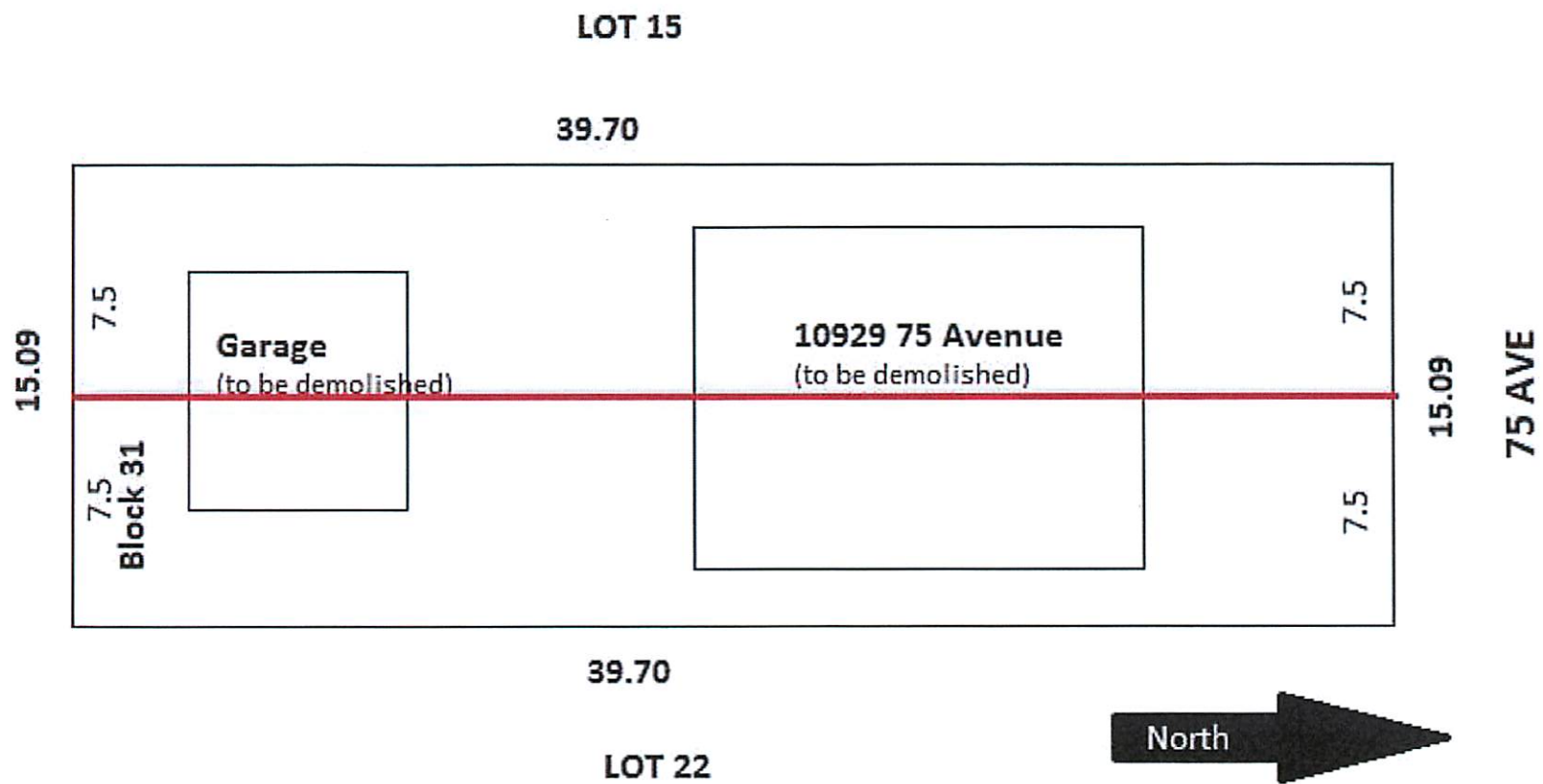
### **General**

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Georgeanne Andersen

Tentative Plan Showing Subdivision of Lot 16, Block 31, Plan 743 HW Edmonton Alberta  
House and Garage will be destroyed



Thursday, May 19, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 19, 2016 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 12, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0177  
219201474-001

Tentative plan of subdivision to revise conditionally approved LDA13-0453 by creating 38 additional single detached residential lots, from the SE 25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

MOVED

Blair McDowell

That the application for subdivision be Approved as amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA15-0581  
182576496-001

Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 134, Block 2, Plan 142 1386 located south of 30 Avenue SW and east of James Mowatt Trail SW; **ALLARD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA15-0632 184740606-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 135, Block 2, Plan 142 1386 located south of 30 Avenue SW and east of James Mowatt Trail SW; <b>ALLARD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0066 187027163-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 176, Block 2, Plan 142 5734, located north of Allard Boulevard SW and east of James Mowatt Trail SW; <b>ALLARD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0092 187555475-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 45, Plan 1 32 located south of 72 Avenue and east of 106 Street; <b>QUEEN ALEXANDRA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0143 189164559-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 19, Plan RN 60 located north of 110 Avenue and east of 131 Street; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0148 189252761-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 68, Plan 839 HW located north of 106 Avenue and east of 142 Street; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0156 188209522-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 35, Plan 2994 MC, located north of 105 Avenue NW and east of 153 Street NW; <b>CANORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA16-0175 182399795-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 26, Plan 4964 HW, located north of 107 Avenue NW and west of 128 Street NW; <b>WESTMOUNT</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA16-0179 219372192-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 31U and 32, Block 1, Plan 1760 KS, located south of 91 Avenue NW and east of 144 Street NW; <b>PARKVIEW</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
11.	LDA16-0180 219025707-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 4, Plan N 4168 HW, located north of 105 Avenue NW and west of 75 Street NW; <b>FOREST HEIGHTS</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 9:40 a.m.		