

Thursday, May 26, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the May 26, 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 19, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0084  
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; **GROVENOR**

MOVED Blair McDowell  
That the application for subdivision be Approved as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0119  
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; **DELWOOD**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0120 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>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0131 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>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0153 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>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0157 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>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0173 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>
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 9:35 a.m.	



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)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: May 16<sup>th</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0084(SUB)

CADASTRAL NO.: 934+32-05

CONTACT: Stuart Carlyle

SUBDIVISION: Grovenor

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

PREPARED BY: Joern Seemann  
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 parcels:

14227-101<sup>st</sup> Ave NW (Plan 4590W, Block 141, Lot 5)

#### **Proposed Lot 5A, Block 141**

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

#### **Proposed Lot 5B, Block 141**

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane south of 101 Ave at 5.8m west of the east property line of existing lot 5.

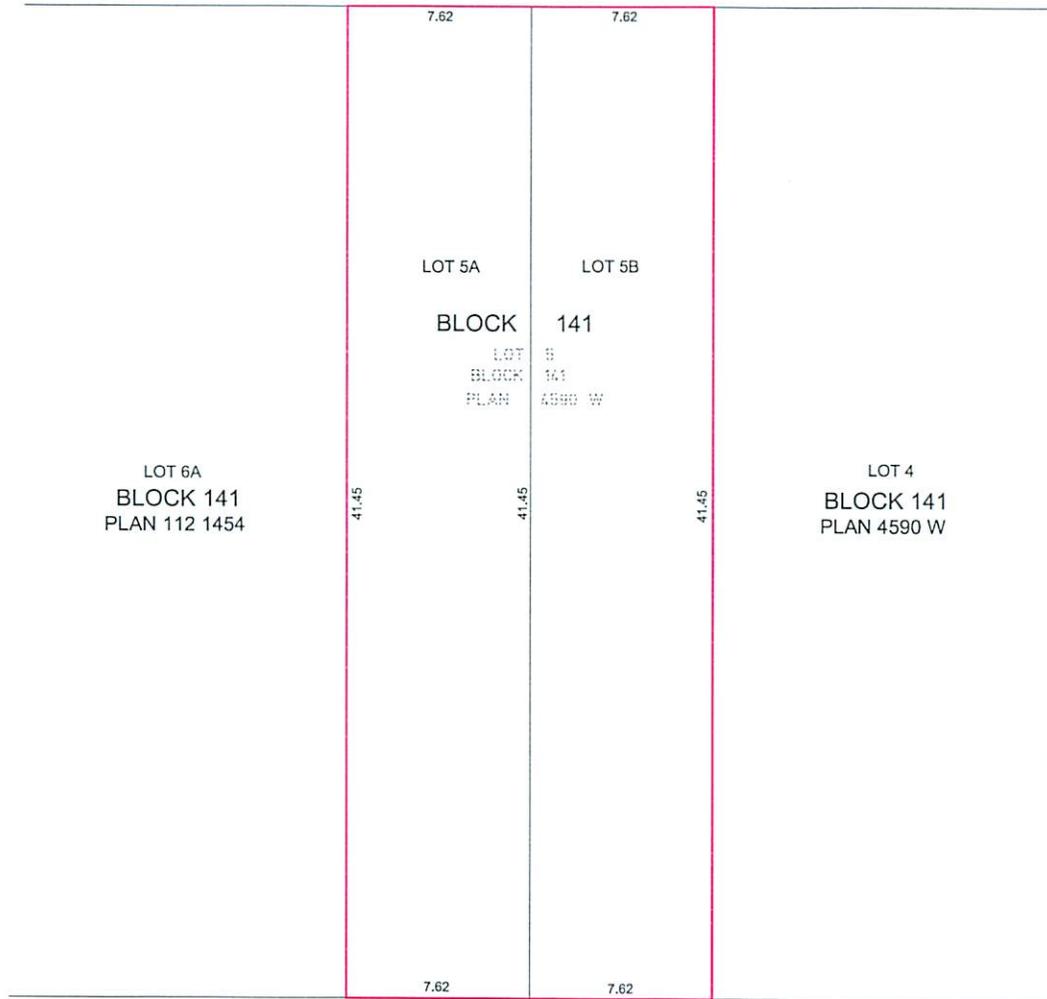
### **Water and Sewer Servicing Conditions**

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 Lot 5A 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.

101 AVENUE



LOT 6A  
BLOCK 141  
PLAN 112 1454

LOT 5A      LOT 5B  
  
BLOCK      141  
LOT      5  
BLOCK      61  
PLAN      4590 W

LOT 4  
BLOCK 141  
PLAN 4590 W

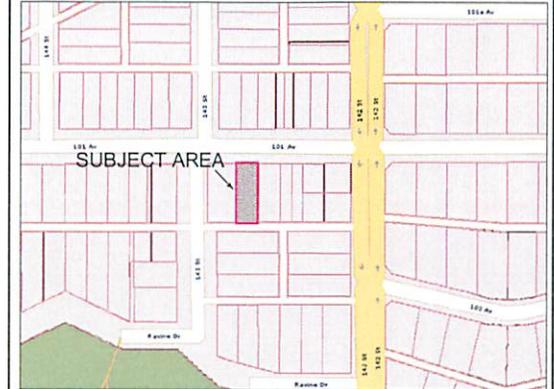
LANE



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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS \_\_\_\_\_ AND CONTAINS: 0.063 ha.



SUBJECT AREA

KEY PLAN  
NOT TO SCALE

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

REVISIONS

**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.	61600006T	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 on 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).

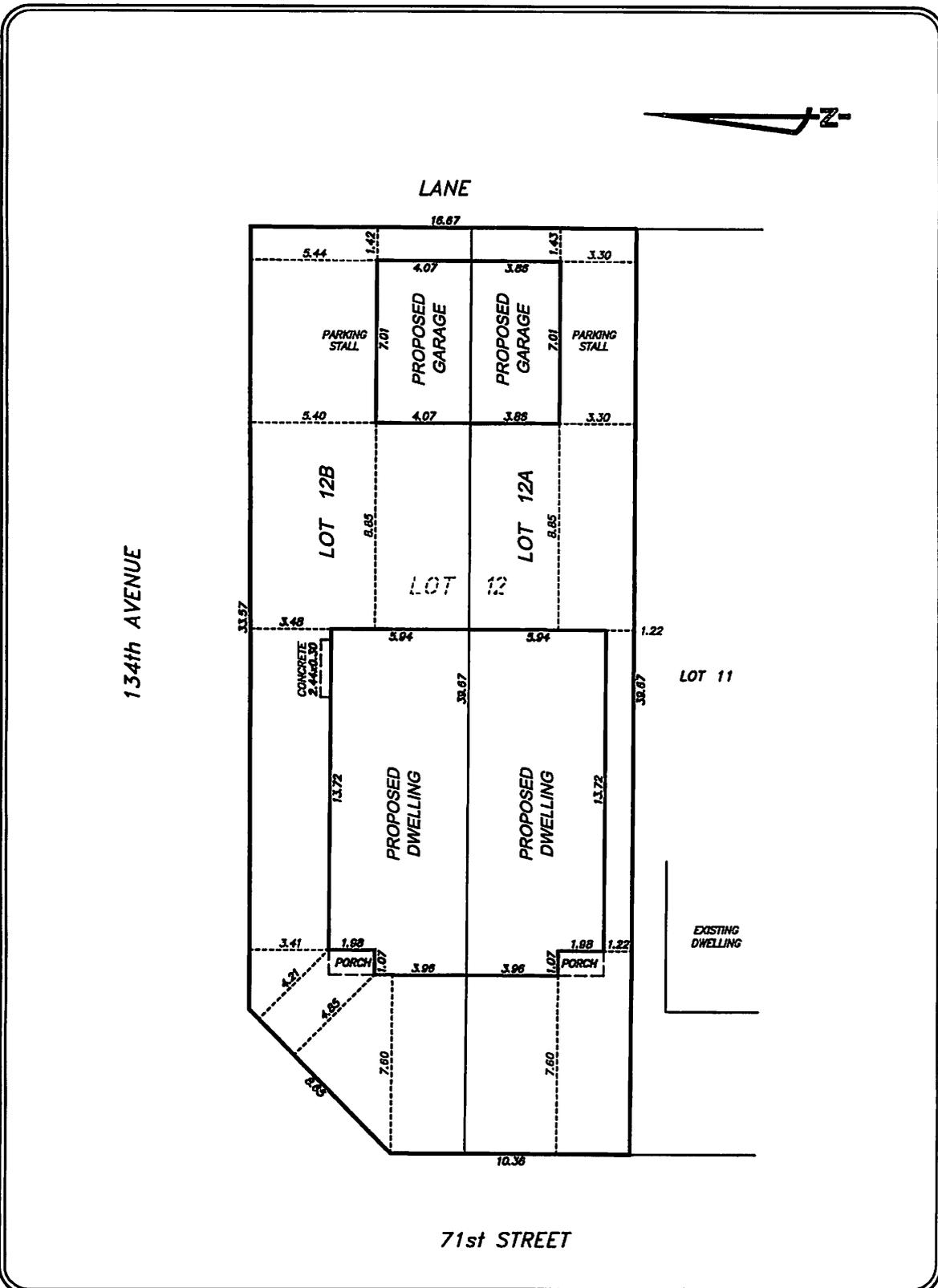
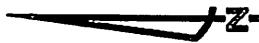
Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #187663140-001

Enclosure(s)



# TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p><small>NOTE:</small></p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF          NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED          BY LEGAL SURVEY</p>
<b>LOT: 12      BLOCK: 11      PLAN: 6338 MC</b>		
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.

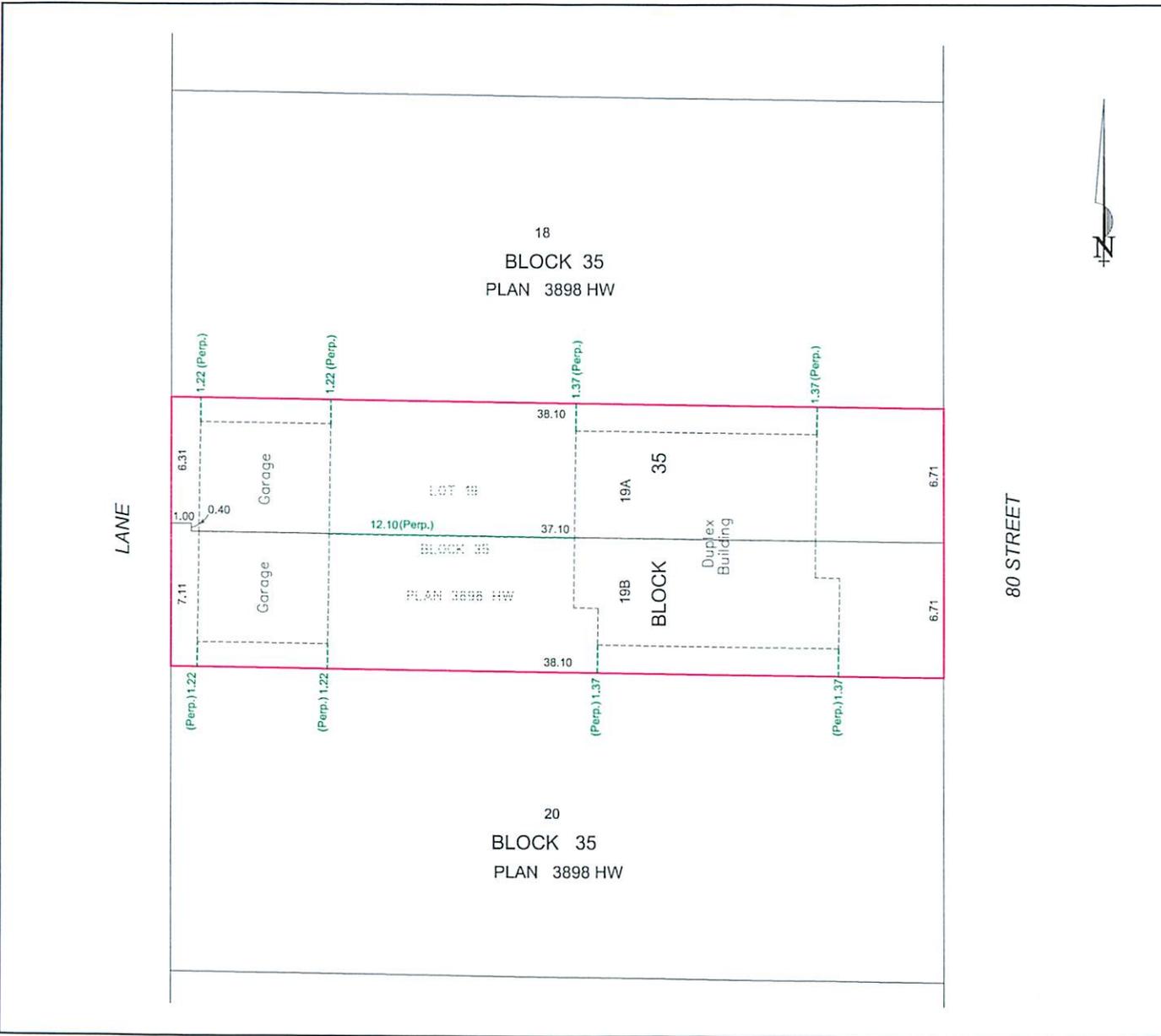
Yours truly,



Blair McDowell  
Subdivision Authority

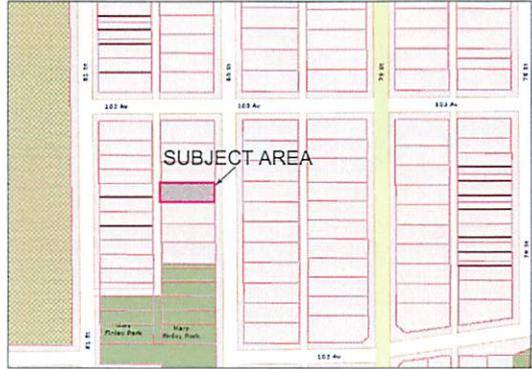
BM/gq/Posse #188283575-001

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 R.F.3.
  - 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

**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**



**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

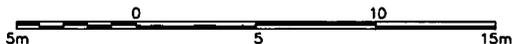
SHOWING SUBDIVISION OF

LOT 9, BLOCK 5, PLAN RN39A (XXXIXA)

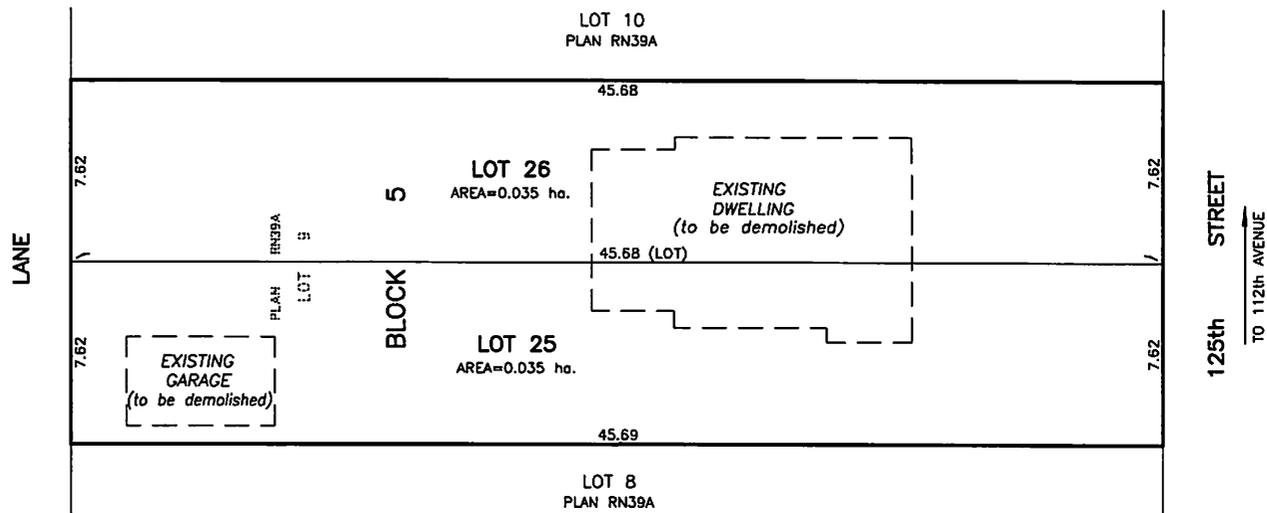
IN THE  
S.W.1/4 SEC.7-53-24-4

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

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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



LEGAL ADDRESS:  
12836 123A STREET NW, T5L 0K7

LEGAL DESCRIPTION:  
LOT: 9  
BLOCK: 22  
PLAN: 290AB  
AREA: 579.919 m<sup>2</sup>

WORKING DRAWINGS ARE A GRAPHIC REPRESENTATION  
ONLY. ACTUAL PRODUCTS AND MATERIALS USED MAY  
VARY FROM INDICATED ON DRAWINGS.

**DEVELOPMENT STUDIOS INC.**

REDESIGNING THE FUTURE @  
721-10160 114 STREET NW  
EDMONTON, AB  
CANADA, T5K 2L3  
760-900-2660

CLIENT:

**VERONA HOMES**

Ph: 760.267.7009  
Email: damel@veronahomes.com

PROJECT:

(PROPOSED) NEW HOME CONSTRUCTION  
12836 123A STREET NW  
EDMONTON, ALBERTA

JOB NO:	0004
DRAWN:	
CHECKED:	TODD A. PRUDEN
REVISION:	ISSUED FOR PERMITS/ESTIMATES
SCALE:	1:250
DATE:	31-MARCH-2016
SHEET:	1 OF 1
TITLE:	TENTATIVE PLAN

ORIGINAL SHEET SIZE: 420 x 297 mm



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 on 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

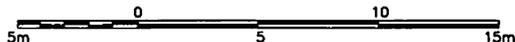
SHOWING SUBDIVISION OF

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

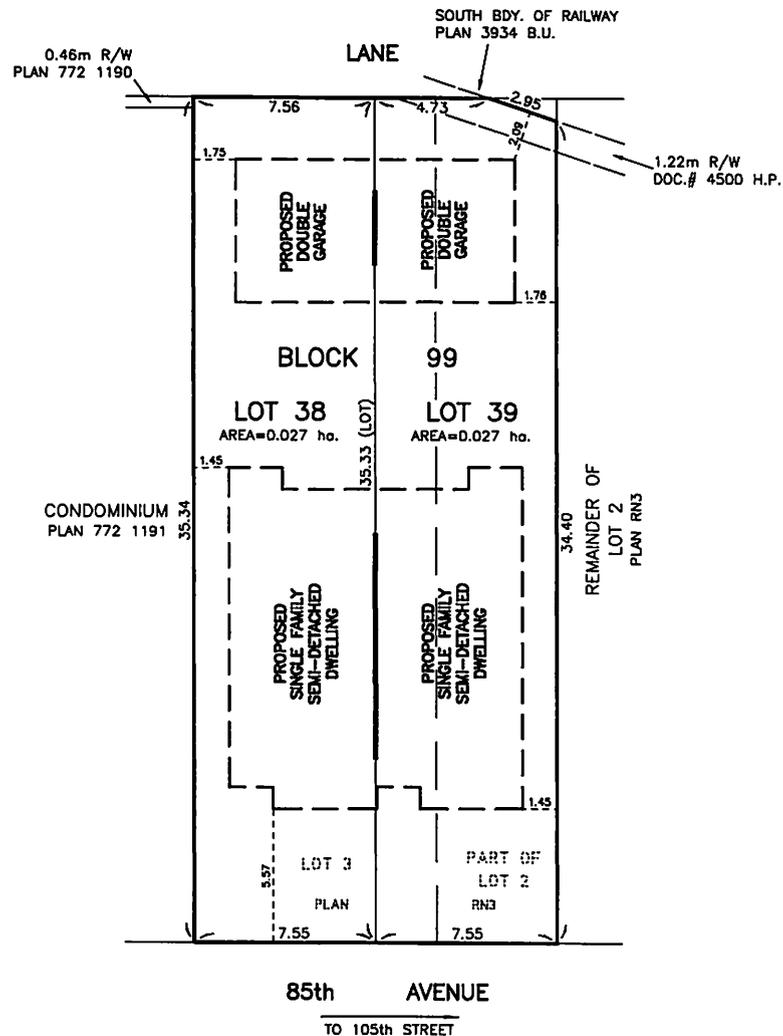
DRAWN BY: J.V.

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

