



Subdivision Authority

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

July 13, 2012

LDA12-0179

Hagen Surveys (1982) Ltd.  
8929 – 20 Street  
Edmonton AB T6P 1K8

Attention: Roy Maxwell

Dear Sir:

Subject: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16, Block 1, Plan 3778 HW located south of 119 Avenue and west of 42 Street; Beacon Heights

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The Subdivision by Plan is APPROVED on July 13, 2012, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner shall make satisfactory arrangements with the Drainage Services Branch of Infrastructure Services for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling, or in the event that the building was constructed prior to 1992 refer to Attachment 1; and
2. that any outstanding property taxes be paid.  
(Tax Collection Branch 496-6366)

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 Inc. (412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 423-2500), ATCO Gas (424-5222), and Financial Services & Utilities (water and sewer 496-5444);
2. 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 (\$576.00) and subsequently released to the applicant for registration at the Land Titles Office;

3. 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;
4. 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
5. that an appeal may be lodged with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB 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 days from the date the decision is mailed.

If you have further questions, please call me at 496-6197.

Yours truly,



Blair McDowell  
Subdivision Authority

BM/hb/Posse #125089337-001  
Enclosure(s)

**CONDITIONAL DRAINAGE SERVICING FOR EXISTING SEMI-DETACHED  
HOMES ON ONE LOT APPLYING FOR SUBDIVISION APPROVAL**

The following conditions must be met for the City to consider as an option, not to enforce Sections 15: 3(a) and 3(b) and 3(c) of the Sewers Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

1. The building must have been constructed prior to 1992.
2. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported.
3. The private building sewers on the property must be inspected with a camera by Drainage Services. The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing.
4. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary or storm building sewers within each separate lot by both owners. The caveat must save harmless the City from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
5. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighbouring properties.
6. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from city sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services.
7. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

Water service piping will not be party to this conditional support of the subdivision applications.

***Should the applicant/owner fail to satisfy the City regarding the above conditions, the application for subdivision will not be supported until the conditions of the Sewers Bylaw are met.***

**WATER SERVICING FOR EXISTING SEMI-DETACHED HOMES ON ONE LOT  
APPLYING FOR SUBDIVISION APPROVAL  
TO CREATE TWO SEPARATELY TITLED LOTS**

The following conditions must be met for the City to consider as an option, not to enforce Section 7.2.1(f) of Schedule 2 (Terms and Conditions of Service) of the Waterworks Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

1. The subdivision application must be supported by the City of Edmonton Asset Management and Public Works Department, Drainage Services Branch.
2. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported.
3. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants / owners are accepting the existing water system(s) "as-is". The cost of any re-location, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners.
4. The applicants / owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless the City, and EPCOR from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
5. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system.
6. The Chief Plumbing Inspector must also support the subdivision.

***Should the applicant/owner fail to satisfy the City regarding the above conditions, the application for subdivision will not be supported until the conditions of the Waterworks Bylaw are met.***

**For more information please contact the Drainage Services Branch, Asset Management & Public Works Department @ 496 - 5444.**