

Thursday, April 21, 2016

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 16

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the April 21, 2016 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the April 14, 2016 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA16-0038<br>186122468-001 | Tentative plan of subdivision to revise conditionally approved LDA14-0006 to add four (4) industrial lots from the NE 11-54-24-W4M located south of 195 Avenue NW and west of 50 Street NW; <b>EDMONTON ENERGY AND TECHNOLOGY PARK</b>                 |
| 2. | LDA16-0029<br>185647694-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 52, Plan 2136 KS located north of 107B Avenue and west of 69 Street; <b>CAPILANO</b>   |
| 3. | LDA16-0057<br>186595169-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 7A, Plan 1066 KS located south of 130 Avenue and east of 103 Street; <b>LAUDERDALE</b>   |
| 4. | LDA16-0077<br>187167046-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 23, Block 2, Plan 2655 HW located north of 71 Avenue and west of 93 Street; <b>HAZELDEAN</b>   |
| 5. | LDA16-0079<br>187263373-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 29, Plan 1800 NY located north of 51A Avenue and west of 123 Street; <b>LANSLOWNE</b>  |
| 6. | LDA16-0087<br>187067763-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 3, Plan 2725 Q and portions of Lots 22 and 23, Block 3, Plan 2725 Q located north of 92 Avenue and west of 96 Street; <b>BONNIE DOON</b> |
| 7. | LDA16-0090<br>187534082-001 | Tentative plan of subdivision to create two (2) Bare Land Condominium units for a Semi-detached Dwelling from Lot 6, Block 22, Plan 8258 ET, located south of 123 Avenue NW and east of 93 Street NW; <b>DELTON</b>                                    |

8.	LDA16-0098 187659661-001	Tentative plan of subdivision to create separate titles for a Semi-detached House from Lots 7 and 8, Block 76, Plan RN 43 B, located south of 117 Avenue and east of 88 Street; <b>PARKDALE</b>
9.	LDA16-0100 187777316-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 12, Plan 1738 HW, located south of 79 Avenue NW and east of 85 Street NW; <b>KING EDWARD PARK</b>
10.	LDA16-0115 188138178-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 16 and 17, Block 7, Plan 6900R located north of 84 Avenue and east of 89 Street; <b>BONNIE DOON</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



April 21, 2016

File NO. LDA16-0038

Select Engineering Consultants Ltd.  
100, 17413 – 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0006 to add four (4) industrial lots from the NE 11-54-24-W4M located south of 195 Avenue NW and west of 50 Street NW; **EDMONTON ENERGY AND TECHNOLOGY PARK**

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**I The Subdivision by Plan is APPROVED on April 21, 2016 subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 5.57 ha by a Deferred Reserve Caveat registered against the SE 11-54-24-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement for a temporary 12 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude the area shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA14-0006 be registered prior to or concurrent with this application; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the engineering drawings include a temporary 12 m gravel surface turnaround to the satisfaction of Transportation Development Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
6. that the engineering drawings include the 62 Street, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
7. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

MR for the NE 11-54-24-W4M in the amount of 5.57 ha will be transferred to the SE 11-54-24-W4M by DRC.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Luke Cormier at 780-496-7370 or [luke.cormier@edmonton.ca](mailto:luke.cormier@edmonton.ca)

Yours truly,

Blair McDowell  
Subdivision Authority

BM/lc/Posse #186122468-001

Enclosure(s)



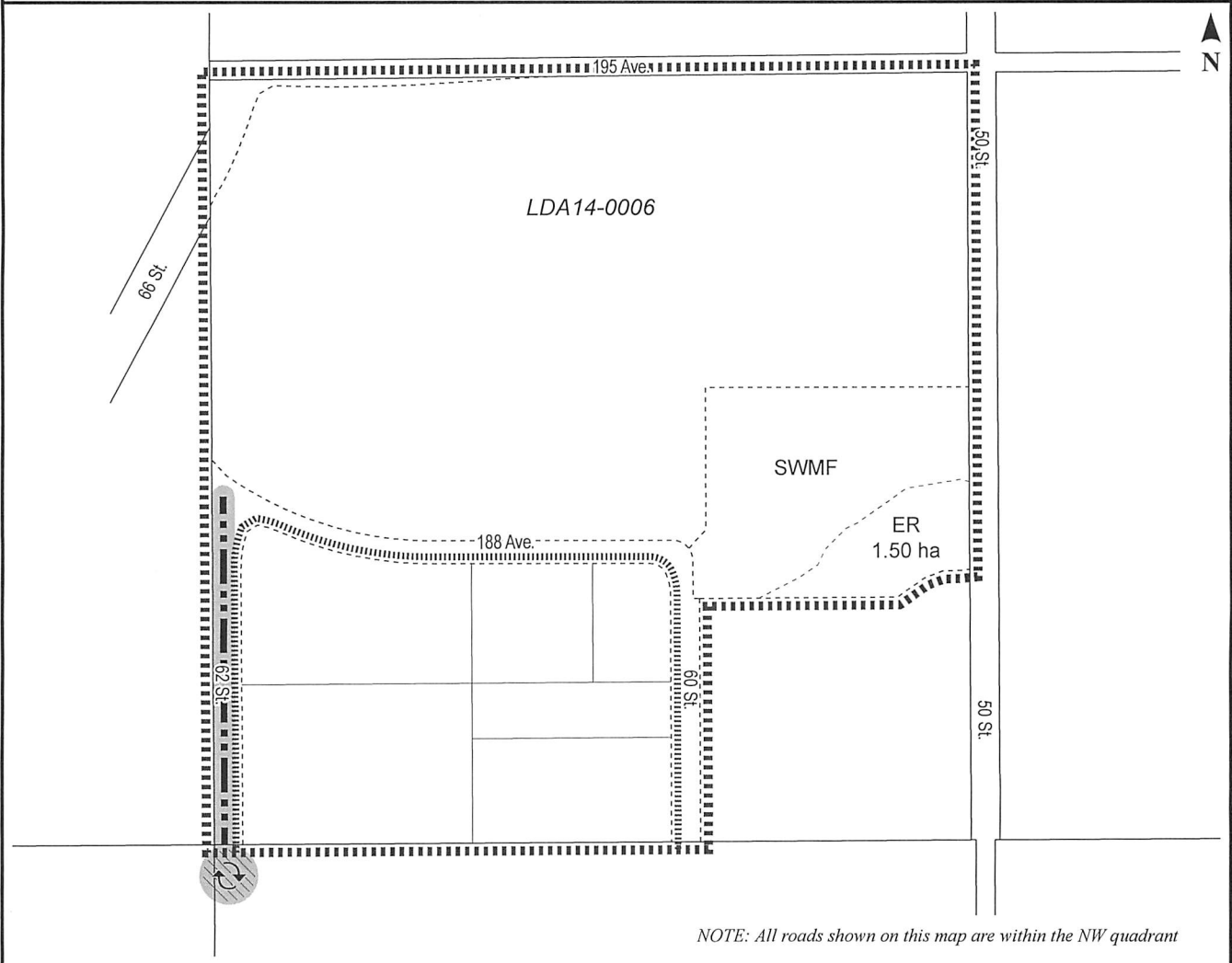
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 21, 2016

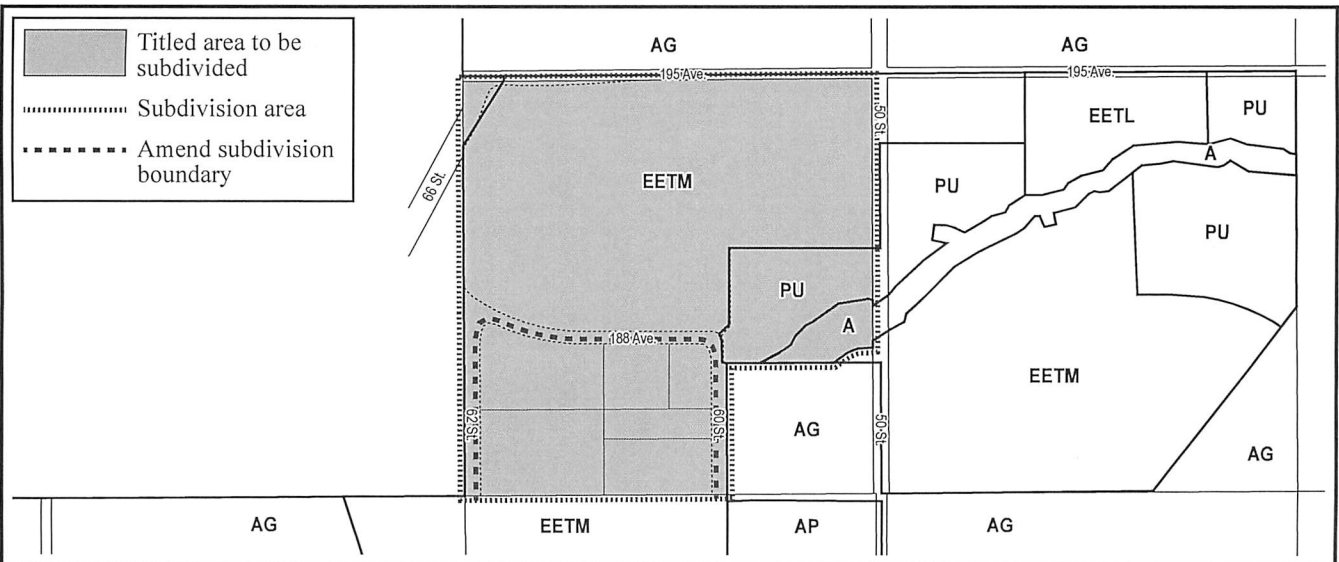
LDA16-0038

- Limit of proposed subdivision
- Amend subdivision boundary
- ↻ Temporary 12 m radius turnaround

- Construct roadway
- ▨ Register easement
- ▭ Include in engineering drawings



NOTE: All roads shown on this map are within the NW quadrant





Subdivision Authority

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

April 21, 2016

File NO. LDA16-0029

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 52, Plan 2136 KS located north of 107B Avenue and west of 69 Street; **CAPILANO**

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**The Subdivision by Plan is APPROVED on April 21, 2016, subject to the following conditions:**

1. that the owner shall obtain a permit to demolish the existing dwelling and detached garage prior to endorsement of the final plan. Demolition Permits are available 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 10.7 m north of the south property line of Lot 18 (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 #185647694-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: March 2, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16 - 0029(SUB)

CADASTRAL NO.: 934+40-18

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Capilano

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

PREPARED BY: **Greg Derkach**  
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**

Plan 2136KS, Blk 52, Lot 18 / 10752 – 69 Street

Proposed Lot 18A, Blk 52

- 1-20mm water service and 1-150mm sanitary service exist off the Lane West of 69 Street at 10.7m North of the South Property Line of Lot 18.

Proposed Lot 18B, Blk 52

- 1-100mm storm service exists off 69 Street at 8.8m North of the South Property Line of Lot 18.

### **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 18B directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 18A directly off city mains prior to subdivision approval.**
5. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

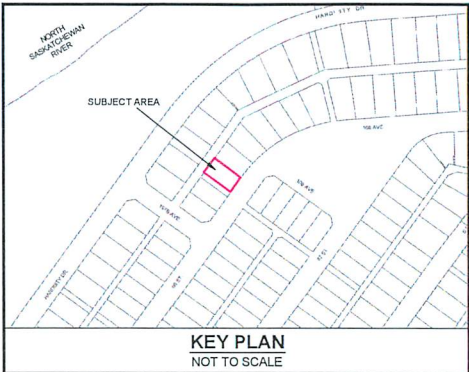
### **General**

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 water main locations, capacities and/or mainline extensions.



**GREEN LIVING HOMES**

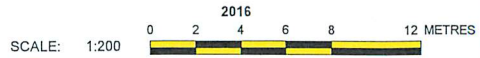
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - THE ZONING OF THIS SUBJECT AREA IS Rf1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... [pink line] ..... AND CONTAINS 0.061 ha.



REV. NO.	DATE	ITEM	BY
0	JAN. 8, 2016	ORIGINAL PLAN COMPLETED	JF

REVISIONS

**CAPILANO**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 18, BLOCK 52, PLAN 2136 KS  
WITHIN THE  
RIVER LOT 33 - EDMONTON SETTLEMENT  
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**



**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
1070-1176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 81800001T DRAFTED BY: JF CHECKED BY: MK





April 21, 2016

File NO. LDA16-0057

Derek Chan  
164, 314 - 222 Baseline Road  
Sherwood Park, AB T8H 2W7

Dear Mr. Chan:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 7A, Plan 1066 KS located south of 130 Avenue and east of 103 Street;  
**LAUDERDALE**

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**The Subdivision by Plan is APPROVED on April 21, 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 17.7 m south of the north property line of proposed Lot 27B (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 #186595169-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: February 25<sup>th</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0057(SUB)

CADASTRAL NO.: 937+36-24

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Lauderdale

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:

Proposed Lot 27A, Block 7A (0.025ha)

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

Proposed Lot 27B, block 7A (0.066ha)

- 2-20mm water services and 2-150mm sanitary services exist in common trench on the lane east of 103<sup>rd</sup> St at 17.7m south of the north property line of proposed lot 27B.

**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, sanitary and storm services will be required for proposed Lot 27A directly off city mains.**
4. **Cross lot overland drainage may exist within the proposed subdivision parcels. The lot grading of the proposed subdivision parcels must be revised at owners expense in order to eliminate cross lot overland drainage. Each separately titled parcel has to drain entirely to it's own private drainage system.**
5. 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)

Joern Seemann.

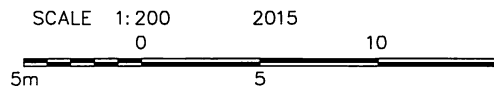


TENATIVE PLAN  
SHOWING SUBDIVISION OF

LOT 27, BLOCK 7A, PLAN 1066KS

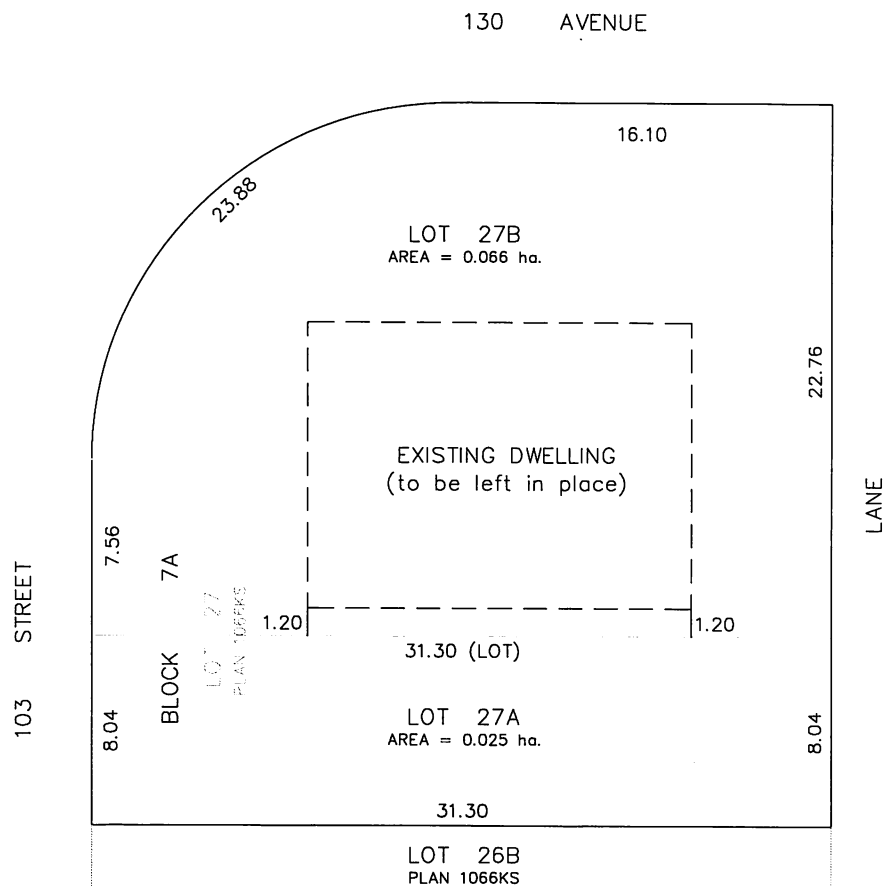
IN THE  
S.E.1/4 SEC.20-53-24-4

EDMONTON ALBERTA



Application Made by:  
Derek Chan  
Phone: (780) 710-4090

#164, 314-222 Baseline Road  
Sherwood Park, AB T8H 2W7





Subdivision Authority

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

April 21, 2016

File NO. LDA16-0077

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 23, Block 2, Plan 2655 HW located north of 71 Avenue and west of 93 Street; **HAZELDEAN**

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**The Subdivision by Plan is APPROVED on April 21, 2016, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage 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 5.9 m west of the east property line off of the lane to service proposed Lot 34 (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 #187167046-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: March 15, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16 - 0077(SUB)

CADASTRAL NO.: 928+36-22

CONTACT: Stuart Carlyle

SUBDIVISION: Hazeldean

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

PREPARED BY: **Greg Derkach**  
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

Plan 2655HW, Blk 2, Lot 23 (9318 – 71 Avenue)

#### Proposed Lot 34, Blk 2

- 1-20mm water service and 1-150mm sanitary service exists off the Lane North of 71 Avenue at 5.9m West of the East Property Line of Lot 23.

#### Proposed Lot 35, Blk 2

- Our records indicate that no water and/or sewer services exist 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 sewer services will be required for proposed Lot 35 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

### 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 water main locations, capacities and/or mainline extensions.

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

Greg Derkach

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 23, BLOCK 2, PLAN 2655 H.W.

IN THE  
N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, 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: G.C.

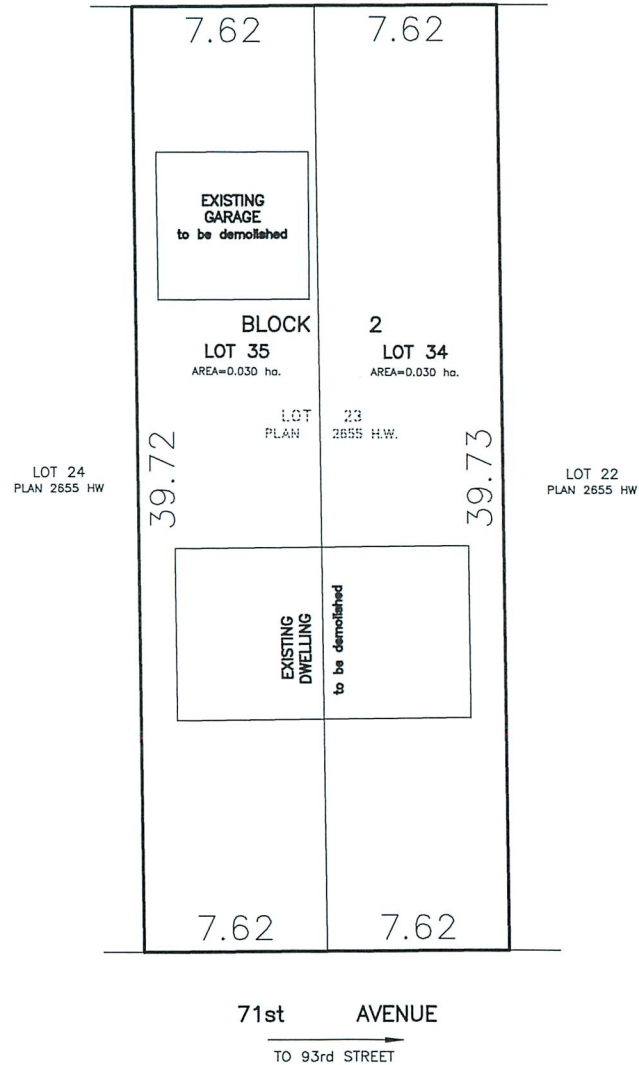
CALC'D. BY: G.C.

DATE: Feb.11, 2016  
REVISED: -

FILE NO. 16S0086

DWG.NO. 16S0086

LANE



71st AVENUE

TO 93rd STREET





April 21, 2016

File NO. LDA16-0079

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 29, Plan 1800 NY located north of 51A Avenue and west of 123 Street;  
**LANSDOWNE**

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**The Subdivision by Plan is APPROVED on April 21, 2016, subject to the following conditions:**

1. that the final plan shall conform to the attached revised tentative plan;
2. that the owner shall obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition Permits are available from Sustainable Development, 5<sup>th</sup> floor, 10250 -101 Street NW; and
3. 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 0.2 m east of the west property line of proposed Lot 27A (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 #187263373-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

---

DATE: March 11<sup>th</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0079(SUB)

CADASTRAL NO.: 928+32-03

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Lansdowne

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

PREPARED BY: Joern Seemann  
Water and Sewer Servicing Section  
Drainage Services

---

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:

#### Proposed Lot 27A, Block 29

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane north of 51A Ave at 0.2m east of the west property line of proposed lot 27A.
- 1-100mm storm service exists on 51A Ave at 9.1m west of the east property line of proposed lot 27A.

#### Proposed Lot 27B, Block 29

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

**Note:** The owner must dig and locate the existing services at property line in order to verify location and submit a survey with ALS stamp to Drainage Services prior to payment for new services.

### **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, sanitary and storm services will be required for proposed Lot 27B directly off city mains prior to subdivision approval.** Should the survey show that the existing services are not located at the measurements mentioned above, then the lot that does not have water, sanitary and/or storm service will require new services.
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)

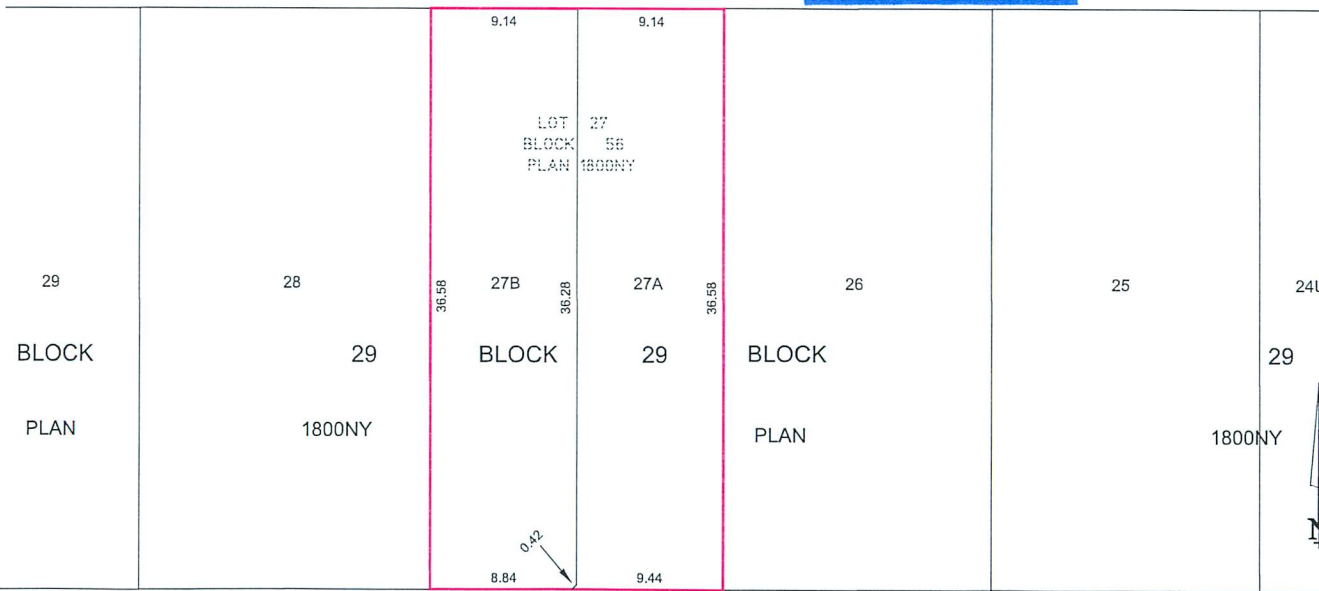
Joern Seemann.

0:16:00 - 11:44:20:16:160004 Nancy Ho CAD/DRG/ETM/PLS/160004T.dwg - 9/10/2016 10:23:56 AM



LANE

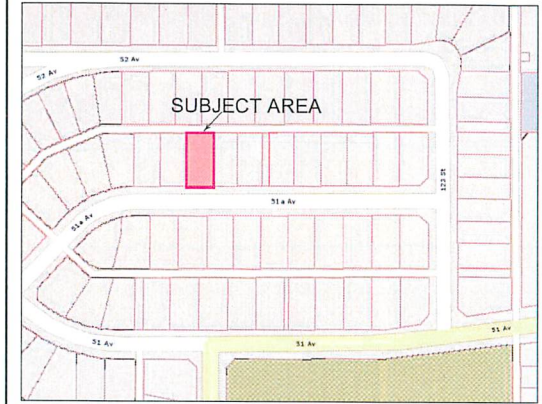
REVISED



51 AVENUE

NANCY HO

- 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 RFL.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS . . . . . AND CONTAINS: 0.067 ha.

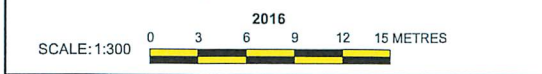


**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	APR. 19/16	JOG PROPERTY LINE	RH
0	FEB. 18/16	ORIGINAL PLAN COMPLETED	TB

REVISIONS

**LANSDOWNE**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 27, BLOCK 29, PLAN 1800NY  
WITHIN THE  
S.W. 1/4 SEC. 13 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO. 61600004T	DRAFTED BY: TB	CHECKED BY: DM
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Subdivision Authority

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

April 21, 2016

File NO. LDA16-0087

Kurt Masse  
9233 - 96 Street NW  
Edmonton, AB T6C 3Y5

Dear Mr. Masse:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 3, Plan 2725 Q and portions of Lots 22 and 23, Block 3, Plan 2725 Q located north of 92 Avenue and west of 96 Street; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on April 21, 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 24.3 m north of the north property line of 92 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 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;
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 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 #187067763-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: March 15, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16 - 0087(SUB)

CADASTRAL NO.: 931+36-09

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Bonnie Doon

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

PREPARED BY: Nina Lumabi  
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):

#### **Plan 2725Q, Block 3, Lots 23-24 (9207-96 Street)**

##### **Proposed North Portion (0.057 ha)**

- 1-20mm water service and 1-150mm sanitary service exists off the Lane West of 95 Street at 24.3m North of the North Property Line of 92 Avenue.

##### **Proposed Middle Portion (0.057 ha)**

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

##### **Proposed South Portion (0.057 ha)**

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 the proposed middle portion of Lot 23-24, Blk 3 directly off city mains.**
4. **New water and sanitary services will be required for proposed south portion of Lot 23-24, Blk 3 directly off city mains.**

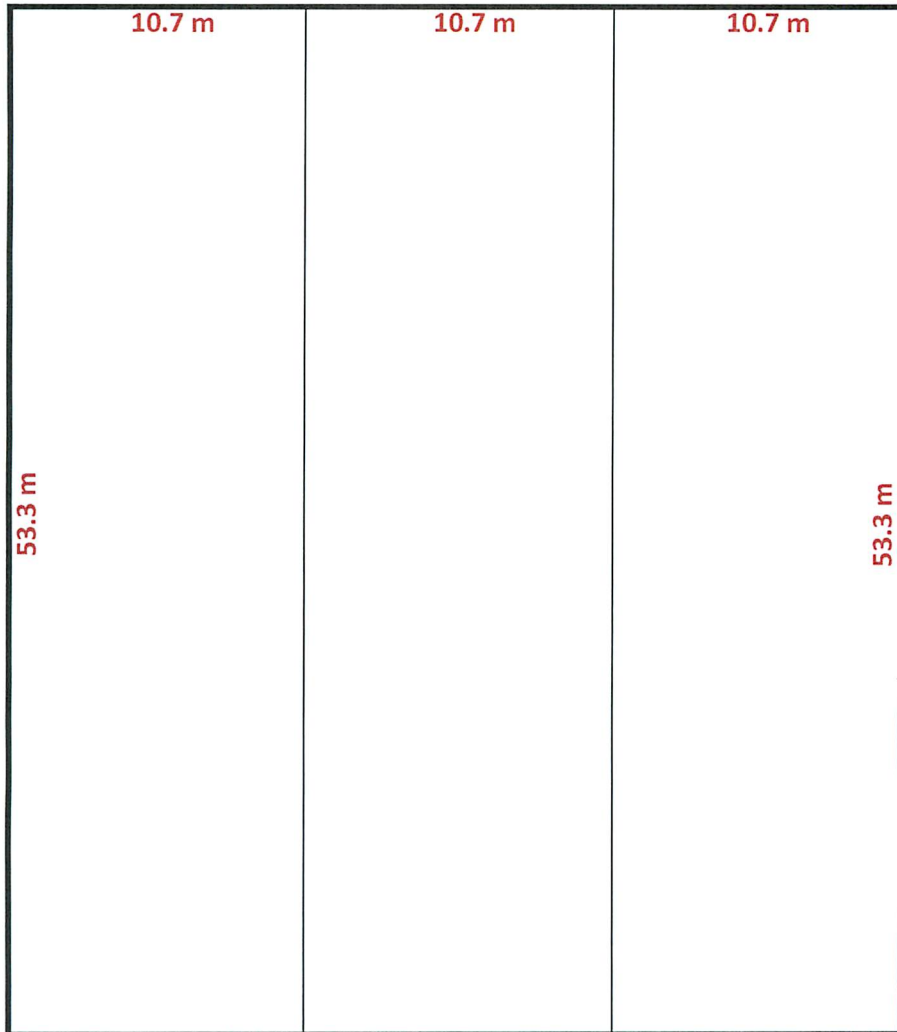
5. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

**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)

Nina Lumabi



**96 Street NW**

93 Avenue NW →

TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION OF LOTS 24, 23 AND A  
PORTION OF 22, BLOCK 3, PLAN 2725 Q





Subdivision Authority

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

April 21, 2016

File NO. LDA16-0090

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

ATTENTION: Piotr Stozyk

Dear Sir:

RE: Tentative plan of subdivision to create two (2) Bare Land Condominium units for a Semi-detached Dwelling from Lot 6, Block 22, Plan 8258 ET, located south of 123 Avenue NW and east of 93 Street NW; **DELTON**

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**The Subdivision by Bare Land Condominium is APPROVED on April 21, 2016, pursuant to Section 654 of the Municipal Government Act, subject to the following condition(s):**

1. that the owner obtain a curb-crossing permit to authorize the location of the existing access to 123 Avenue 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 all municipal services enter the site through Common Property;
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 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;
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.

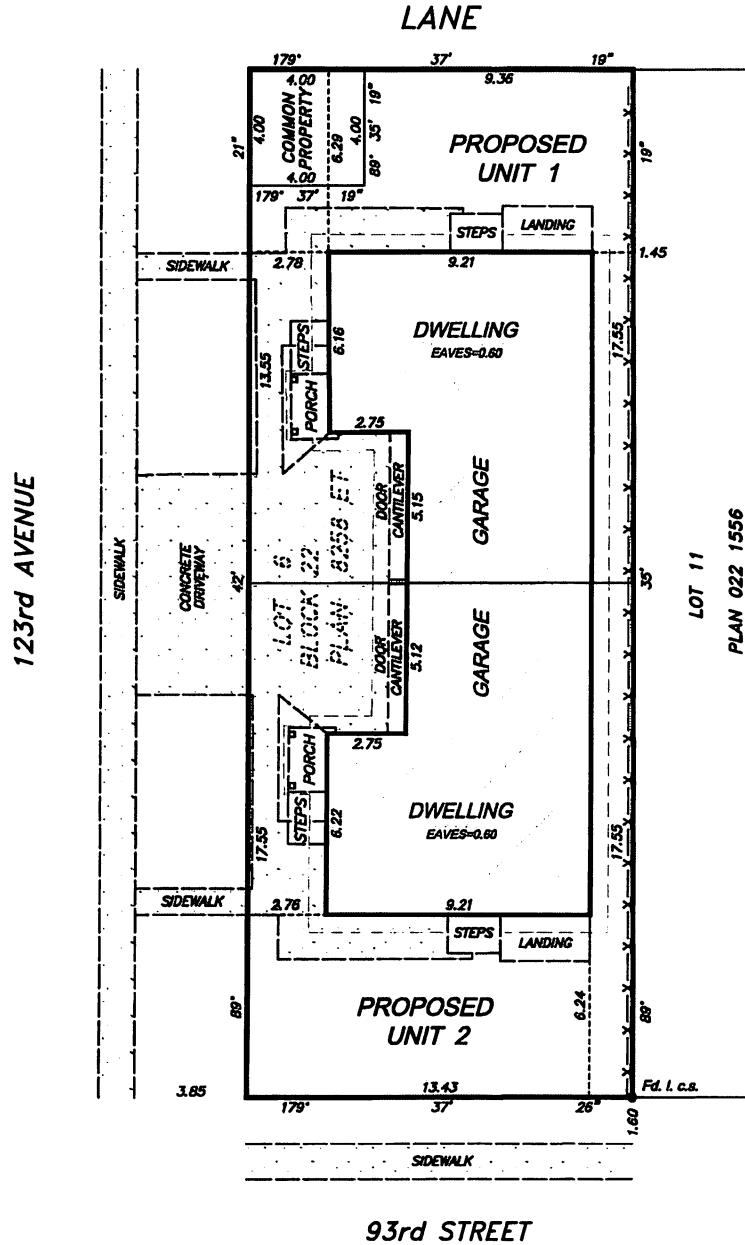
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #187534082-001

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

**Alberta  
 Geomatics  
 Inc.**

**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: 6      BLOCK: 22      PLAN: 8258 ET

SUBMISSION: DELTON      ADDRESS: 9211 & 9213 - 123 AVENUE

BUILDER/OWNER: D. KOLAR c/o M. KOLAR      EDMONTON

FILE: E12225

LOT AREA: 0.047 ha

SCALE: 1:200

ZONING: RF3

REVISED: 2016-03-16

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-03-16



Subdivision Authority

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

April 21, 2016

File NO. LDA16-0098

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

ATTENTION: Piotr Strozyk

Dear Sir:

RE: Tentative plan of subdivision to create separate titles for a Semi-detached House from Lots 7 and 8, Block 76, Plan RN 43 B, located south of 117 Avenue and east of 88 Street; **PARKDALE**

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**The Subdivision by Plan is APPROVED on April 21, 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,

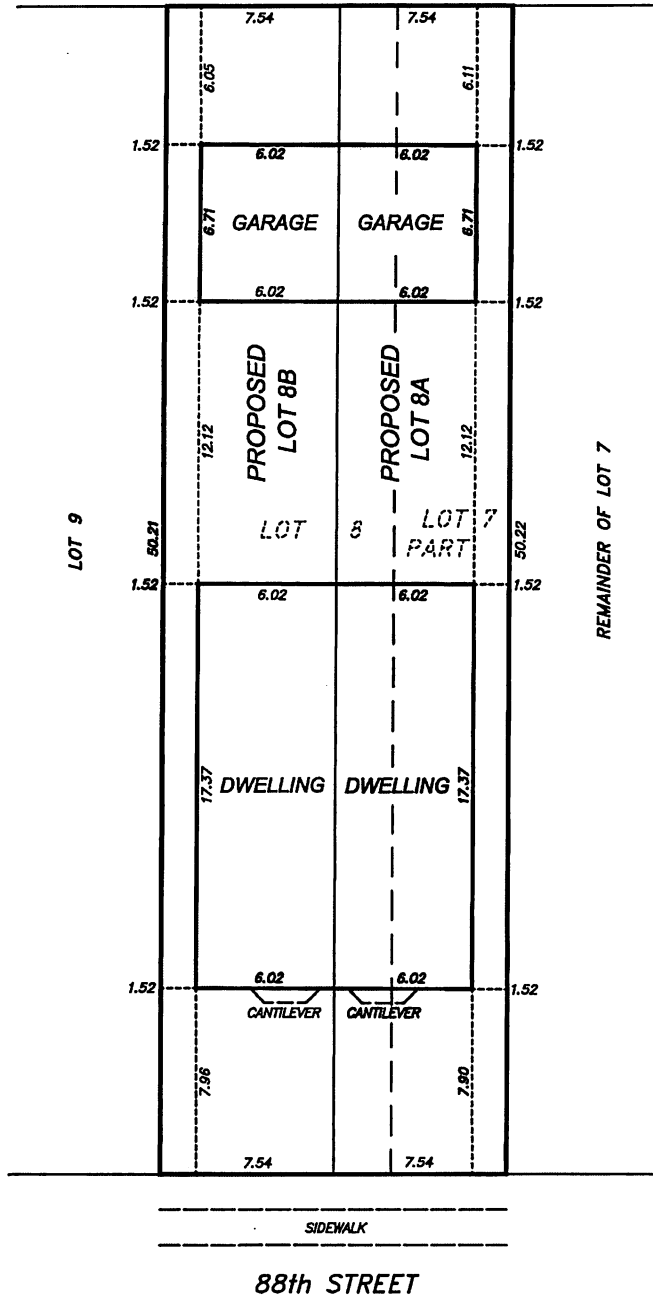
Blair McDowell  
Subdivision Authority

BM/sc/Posse #187659661-001

Enclosure(s)



LANE



# TENTATIVE PLAN

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

**Alberta  
 Geomatics  
 Inc.**

**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: 8 & 7(PART) BLOCK: 76 PLAN: RN 43 B

SUBDIVISION: PARKDALE ADDRESS: 11623-88 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: RF3

FILE: E7940

LOT AREA: 0.076 ha

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-02-18



Subdivision Authority

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

April 21, 2016

File NO. LDA16-0100

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

ATTENTION: Piotr Strozyk

Dear Sir:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 12, Plan 1738 HW, located south of 79 Avenue NW and east of 85 Street NW; **KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on April 21, 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 4.8 m east of the west 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 #187777316-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: March 23<sup>rd</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0100(SUB)

CADASTRAL NO.: 931+40-05

CONTACT: Stuart Carlyle

SUBDIVISION: King Edward Park

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:

#### Proposed Lot 30A

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane south of 79<sup>th</sup> Ave at 4.8m east of west property line of proposed lot 30A.

#### Proposed Lot 30B

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

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

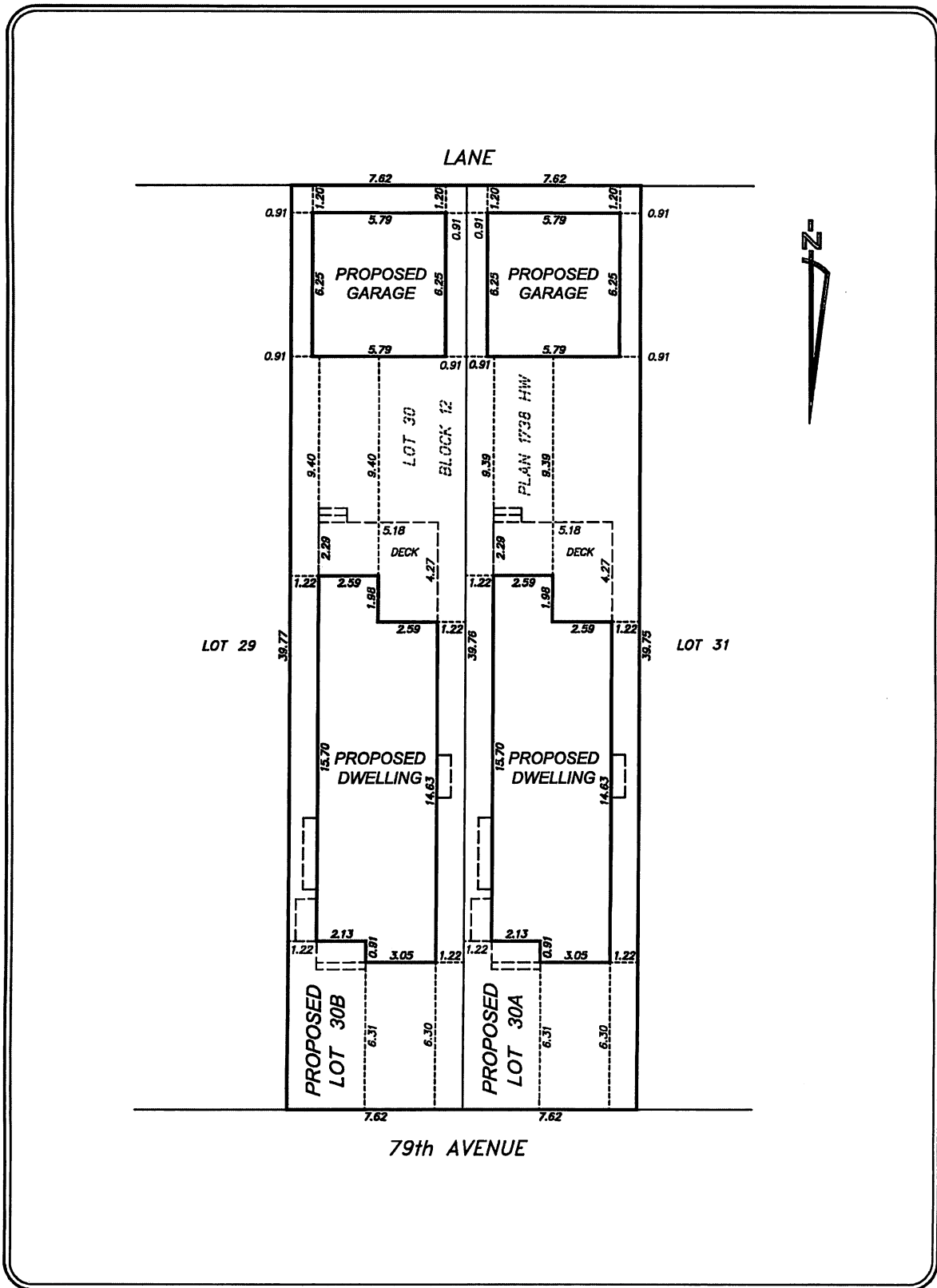
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot 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 Lot 30B 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)

Joern Seemann.





## TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p><i>NOTE:</i> 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: 30                      BLOCK: 12                      PLAN: 1738 HW</b>		
<b>SUBDIVISION: KING EDWARD PARK    ADDRESS: 8331-79 AVENUE</b>		
<b>BUILDER/OWNER: HENRYKA PIOTROWSKA    EDMONTON</b>		
<b>ZONING: RF3</b>		
FILE: E9235	LOT AREA: 0.061 ha	SCALE: 1:200
DRAWN BY: D.S.	CHECKED BY: P.S.	2016-02-25



Subdivision Authority

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

April 21, 2016

File NO. LDA16-0115

Rob Marchak  
8756 – 84 Avenue NW  
Edmonton, AB T6C 1E2

Dear Sir:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 16 and 17, Block 7, Plan 6900R located north of 84 Avenue and east of 89 Street; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on April 21, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

1. that the owner obtain a permit to demolish the existing dwelling and garage 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 6.4 m east of the west 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 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 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.
6. 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;
7. 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;
8. 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
9. 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 #188138178-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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**DATE:** March 31, 2016

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/16 - 0115(SUB)

**CADASTRAL NO.:** 931+36-10

**CONTACT:** Stuart Carlyle

**SUBDIVISION:** Bonnie Doon

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

**PREPARED BY:** **Greg Derkach**  
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**

Plan 6900R, Blk 7, Lots 16-17 / 8756 – 84 Avenue

#### Proposed West Lot

- 1-20mm water service and 1-150mm sanitary service exist off the Lane North of 84 Avenue at 6.4m East of the West Property Line of Lot 5.

#### Proposed East Lot

- Our records indicate that no water and/or sewer services exist 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 sewer services will be required for the proposed East Lot directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

### **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 water main locations, capacities and/or mainline extensions.

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

Greg Derkach

[TENTATIVE PLAN OF PROPOSED SUBDIVISION]

Marchak

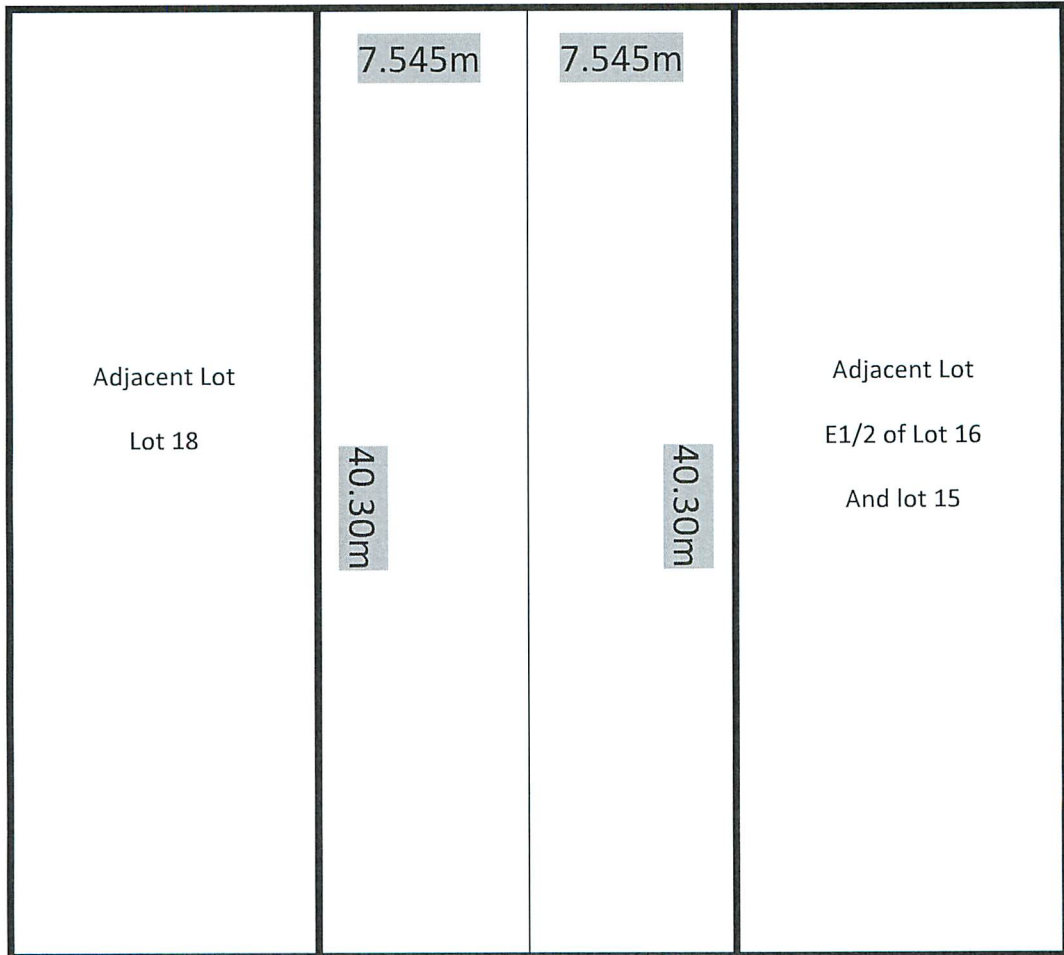
January 25, 2016

Lot 17, Block 7, Plan 6900 and

West Half of Lot 16, Block 7, Plan 6900



Lane



84<sup>th</sup> Avenue

To 87 Street



Thursday, April 14, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 14, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 7, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0143  
169372398-001

Tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots and one (1) Public Utility lot from the SW 21-51-25-W4M and Lot 1, Block 1, Plan 932 3045 located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA15-0179  
170489529-001

Tentative plan of subdivision to create two (2) multiple family lots (MFL), from Lots 8 and 9, Block 19, Plan 822 2093 located west of 112 Street NW and south of Saddleback Road NW; **BLUE QUILL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA15-0203 171970527-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 1, Block 122, Plan 862 1816 located south of Bulyea Road NW and east of Terwillegar Drive NW; <b>BULYEA HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA15-0455 179639401-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Municipal Reserve lot, from Lot 111, Block 18, Plan 032 1459 located south of 12 Avenue NW and west of 113 Street NW; <b>TWIN BROOKS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0065 186877825-001	Tentative plan of subdivision to create 11 single detached residential lots, from Lot 5, Block 94, Plan 152 3879, located south of 156 Avenue NW and west of 91 Street NW; <b>EAUX CLAIRES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA15-0584 183752121-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot A, Block 1, Plan 3027 HW located north of 111 Avenue NW and east of 64 Street NW; <b>HIGHLANDS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0061 186829857-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 3, Plan 2831 HW located south of 79 Avenue and west of 116 Street; <b>BELGRAVIA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0062 186849920-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 20 and 21, Block 13, Plan 2262 S, located north of 74 Avenue and west of 93 Street; <b>RITCHIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>



9.	LDA16-0063 186888835-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 72, Plan 3875 P located south of 105 Avenue and east of 104 Street; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA16-0068 186961418-001	Tentative plan of subdivision to create three (3) Bare Land Condominium units from Lot 9, Block 47, Plan RN 22B, located north of 108 Avenue and east of 127 Street; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA16-0080 187259708-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 10A, Block 28, Plan 002 2306 located south of 112 Avenue and west of 132 Street; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA16-0161 218778210-001	Tentative plan of subdivision to revise conditionally approved LDA14-0566 by adjusting the property lines for the single detached residential lots only from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; <b>RIVERSIDE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:00 a.m.	