



Subdivision Authority

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

May 17, 2005

SUB/05-0062

Alberta Geomatics
4, 9816 - 47 Avenue
Edmonton AB T6E 5P3

Attention: Piotr Strozyk

Dear Sir:

Subject: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 24, Plan RN 76 located north of 121 Avenue and east of 87 Street; Eastwood

The Subdivision by Plan is APPROVED on May 17, 2005, subject to the following condition(s):

1. that the owner shall make satisfactory arrangements with the Drainage Services Branch of the Asset Management & Public Works Department for the provision of a new water service & sanitary sewer service to the north half of the semi-detached dwelling.

Separate servicing is a requirement of the City of Edmonton's Sewers Bylaw and Waterworks Bylaw (1992). In situations such as this where the semi-detached dwelling was constructed prior to the adoption of the Bylaws, the owner has the option of retaining the existing private sewer and water systems provided that certain conditions are met (see attached);

2. that the owner shall provide a 3.0 metre easement in favour of EPCOR Distribution Inc., and said easement shall be registered either prior to or concurrent with the final plan; and
3. that any outstanding property taxes be paid.
(Tax Collection Branch 496-6366)

Please be advised of the following:

1. 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 (\$415.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. 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, 1995 has lapsed;

3. 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
4. that an appeal may be lodged with the Subdivision and Development Appeal Board, 3rd Floor, City Hall, 1 Sir Winston Church Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call me at 496-6198.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mark A. Lawrence', written in a cursive style.

Mark A. Lawrence
Subdivision Authority

ML/bm/Posse # 45552421

Enclosure(s)

FAX: 412-3460

May 19, 2005

Your File: SUB/05-0062

Posse # 45552421

Our File: DI10-SUB-062-05

2005-203

TO: Blair McDowell, Subdivision Officer
Planning and Policy Services Branch
Planning and Development Department

FROM: Stephanie Prodor, Co-op Student
Private Development
EPCOR Water, Network Services

SUBJECT: Proposed Subdivision of Lot 6, Block 24, Plan RN 76, located
North of 121 Avenue and East of 87 Street, Cad 937+36.12,
EASTWOOD

COPY

We have reviewed your submission on this proposal. EPCOR Water, Network Services will support the subdivision application, subject to the following conditions:

- 1.0 Water service for the property must meet the standard of water supply under the City of Edmonton Design and Construction Standards to the satisfaction of EPCOR Water, Manager of Network Services.
 - 1.1 The applicant/owner will be responsible for all related costs of any modifications or additions to the existing water infrastructure required by this application/proposal.
- 2.0 We require that the existing/future water services to the property be provided such that each revised lot is serviced with individual and separate water services provided directly to the lots from EPCOR's water main. As indicated in our Terms of Service, water services cannot extend from one property to another, consequently, the existing configuration of water service lines **will not be acceptable** after subdivision occurs.
 - 2.1 Our records indicate that two existing water services enter proposed Lot 6B at 9.9m and 10.2m SNPL of Lot 6. We require as a condition of subdivision approval that any private water service lines crossing the proposed property lines be identified and relocated at the owner's expense.
 - 2.1.1 Construction of a new water service directly off EPCOR's water main will be required to provide water service to proposed Lot 6A.

2.1.2 The owner/developer must contact the Water and Sewer Servicing Section at 496-5444 regarding the abandonment of services.

3.0 Application for water service connection(s) for the revised lots is available through the Water and Sewer Servicing Section. As shown on the enclosed plan there is an existing 150mm water main adjacent to the site on LE of 87 Street which may be utilized to provide water service connections for the subject area.

3.1 The Water and Sewer Servicing Section will respond on the requirements for water service and/or the arrangement of any existing services into the properties.

4.0 Since the existing building on the property was constructed before 1992, the owner has the option of retaining the existing water system as is on the proposed new properties, subject to the following conditions:

4.1 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:

- a) The City of Edmonton Asset Management and Public Works Department, Drainage Services Branch must support the Subdivision application.
- b) 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.
- c) 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.
- d) 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.
- e) 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 EPCOR's water mains, and must not interconnect any private water system to any other private water system.
- f) The Supervisor of Plumbing and Gas Inspections Branch (496-3117) must also support the subdivision.

- 4.2 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.

These conditions are a firm requirement of our support of this subdivision application and will remain valid for two years from date of this reply.

If you have any questions about this reply, please contact Stephanie Prodor at 412-3179.

sp

Enclosure

c: Dariusz (Derek) Kucy, Drainage Services, Asset Management and Public Works

DATE: April 11, 2005

PLANNING AND DEVELOPMENT
DEPT. FILE NO.: SUB/05-0062

CADASTRAL NO.: 937+36-12

CONTACT: Mark Lawrence

SUBDIVISION: Eastwood

OUR FILE NO.: 51-014-011-002

PREPARED BY: Dariusz (Derek) Kucy
Water and Sewer Servicing Section
Drainage Services, Asset Management and Public Works

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

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision property, Lot 6, Block 24, Plan RN76, off lane east of 87 Street.

- 1-20mm water and 1-150mm sanitary at 10.2m S. of N. P.L. of Lot 6.
- 1-20mm water at 9.9m S. of N. P.L. of Lot 6.

Water and Sewer Servicing Conditions

1. It is required under the City's Sewers 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 Surface 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. A new water and sanitary sewer service will be **required** to proposed Lot 6A **directly** off city mains prior to subdivision.
4. The above second water service must be abandoned by city crews when the water and sewer services are constructed.
5. The owner/developer will be responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another. Prior to subdivision, all water and sewer lines which cross from one new separately titled lot to another **must** be identified and **relocated** at the owner's expense. (Any cross lot servicing **must** be dealt with.)
6. Any mainline extensions and/or water, sanitary, and storm servicing done by the city to service the above development will be subject to construction charges.
7. Each half of the duplex **must** be individually serviced with water and sewer services directly off city mains.
8. If this duplex structure was constructed prior to 1992 (assumed constructed in 1981), the owner has the option of retaining the existing private water and sewer systems as is on the proposed new properties subject to the following conditions.

Optional Servicing Conditions for Sewer and Water Services

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.

- a) The building must have been constructed prior to 1992.
- b) 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.
- c) 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.
- d) 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.
- e) 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 neighboring properties.
- f) 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.
- g) The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

The following conditions must be met for EPCOR 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.

- a) The subdivision application must be supported by the City of Edmonton Asset Management and Public Works Department, Drainage Services Branch.
- b) 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.
- c) 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.
- d) 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.

- e) 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.
- f) 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 Sewers Bylaw and Waterworks Bylaw are met.

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 - A.P.P.D.

Dariusz (Derek) Kucy