

Thursday, August 14, 2025

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 32

**PRESENT** Kristen Rutherford, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Kristen Rutherford

That the Subdivision Authority Agenda for the August 14, 2025 meeting be adopted as amended.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the August 07, 2025 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA24-0521  
551393140-001

Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 10, Plan 1525734, located south of 22 Avenue and west of 50 Street; **WALKER**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

2. LDA25-0210  
593304792-001

Tentative plan of subdivision to create 63 bare land condominium units from Lot 52, Block 20, Plan 2520462, located north of Chernowski Way SW and west of Craig Landing SW; **CHAPPELLE**

MOVED

Kristen Rutherford

That the application for subdivision be Approved.

FOR THE MOTION

Kristen Rutherford

**CARRIED**

3.	LDA25-0182 589329796-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 56, Block 10, Plan 7823024, located north of 21 Avenue NW and east of 48 Street NW; <b>POLLARD MEADOWS</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
4.	LDA25-0234 602068397-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 3, Block 8, Plan 3792 KS, located north of 90 Avenue NW and east of 141 Street NW; <b>PARKVIEW</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
5.	LDA25-0292 613184037-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 37, Block 18, Plan 2503 HW, located west of 111 Street NW and south of 71 Avenue NW; <b>PARKALLEN</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
6.	LDA25-0293 602119649-001	Tentative plan of subdivision to create one (1) additional residential lot from consolidated Lots 9, 10 & 11, Block 11, Plan 232 0915, located east of 77 Street NW and south of 124 Avenue NW; <b>ELMWOOD PARK</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
7.	LDA25-0298 618478265-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 18, Plan 2306 HW, located south of 70 Avenue NW and east of 99 Street NW; <b>HAZELDEAN</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford <b>CARRIED</b>
8.	LDA25-0299 619053975-001	Tentative plan of subdivision to adjust the property line between Lots 20A & 20B, Block 15, Plan 222 1643, located west of Aspen Drive NW and north of 42 Avenue NW; <b>ASPEN GARDENS</b>
MOVED		Kristen Rutherford  That the application for subdivision be Approved.

FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
9.	LDA25-0300 597410220-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 29-30, Block 4, Plan 4587 AK, located north of 111 Avenue NW and west of 74 Street NW; <b>VIRGINIA PARK</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
10.	LDA25-0302 619464735-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 2, Plan 1522AS, located south of 88 Avenue NW and west of 89 Street NW; <b>BONNIE DOON</b>	
MOVED		Kristen Rutherford  That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:10 a.m.		



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA24-0521

Pals Geomatics Corp.  
10704 176 St NW  
Edmonton AB T5S 1G7

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 10, Plan 1525734, located south of 22 Avenue and west of 50 Street; **WALKER**

---

**The Subdivision by Bare Land Condominium is APPROVED on August 14, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Fire Hall Offsite Levy, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. that LDA25-0013 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Municipal Reserve (MR) for Lot 1, Block 10, Plan Plan 1525734 was previously addressed with LDA13-0517.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #551393140-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$5,120.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Subdivision Planning recommends that the owner consider registering private mutual access easement(s) on all affected parcels for the shared use of the accesses to 22 Avenue SW and 52 Street SW as shown on Enclosure I. The City of Edmonton will NOT be a party to the easement.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

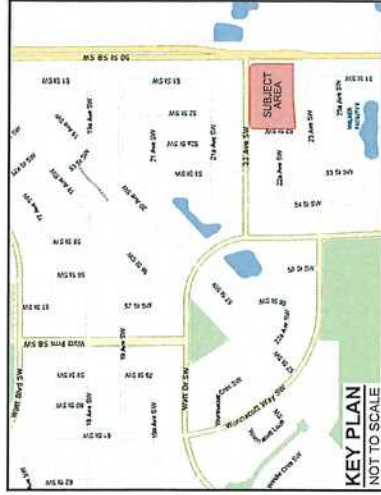
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



WALKER LAKE PLAZA LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO THE REQUIREMENTS OF THE ALBERTA LAND SURVEY ACT AND THE ALBERTA ZONING BYLAW.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS CN.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 2.33 ha



KEY PLAN  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	DEC. 1/24	WIDENED LANE	ME
0	DEC. 0/24	ORIGINAL PLAN COMPLETED	ME

REVISIONS

WALKER LAKE PLAZA

TENTATIVE PLAN SHOWING

BARE LAND CONDOMINIUM

OF

LOT 1, BLOCK 10, PLAN 152 5734

WITHIN THE

S.E. 1/4 SEC. 23 - TWP. 51 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:800 0 8 16 24 32 48 METRES

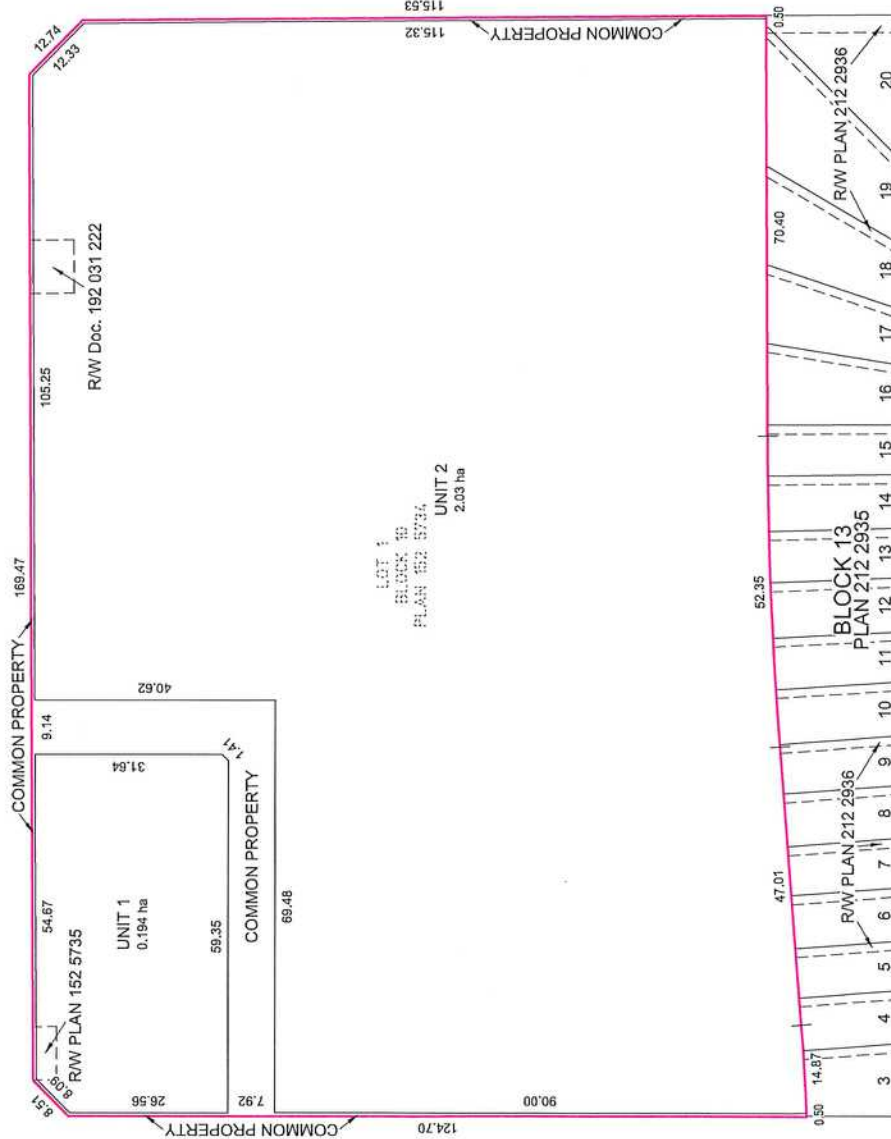


**P** Pals Geomatics  
Phone: (780) 451-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-178 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 12401400T DRAFTED BY: ME CHECKED BY: RE



22 AVENUE S.W.



50 STREET S.W.

52 STREET S.W.



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0210

Pals Geomatics Corp.  
10704 176 St NW  
Edmonton AB T5S 1G7

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create 63 bare land condominium units from Lot 52, Block 20, Plan 2520462, located north of Chernowski Way SW and west of Craig Landing SW; **CHAPPELLE**

---

**The Subdivision by Bare Land Condominium is APPROVED on August 14, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the June 2018 geotechnical report (File No. 2412-424), as shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Municipal Reserve (MR) for Lot 52, Block 20, Plan 252 0462 was previously addressed with LDA23-0164.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.



If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #593304792-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$45,990.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

- Subdivision Planning recommends that the owner register an emergency access easement on all affected parcels to align with the fire access route for the purposes of Fire Rescue Services (FRS) to provide access to all the units from 47 Avenue NW.
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

Geo-Technical

- As per article 5 of the restrictive covenant agreement, there shall be no development between the top of bank line and the Building Setback Line as shown on Schedule 'A' attached to the restrictive covenant agreement

(PROPOSED) 28 AVENUE S.W.

LEGEND

\* Restrictive Covenant re: Top of Bank



LOT 66 ER  
BLOCK 20  
PLAN 252 0462

WALKWAY

COMMON PROPERTY

CHERNOWSKI WAY S.W.

RW PLAN 252 0463

88 PUL  
BLOCK 19  
PLAN 252 0462

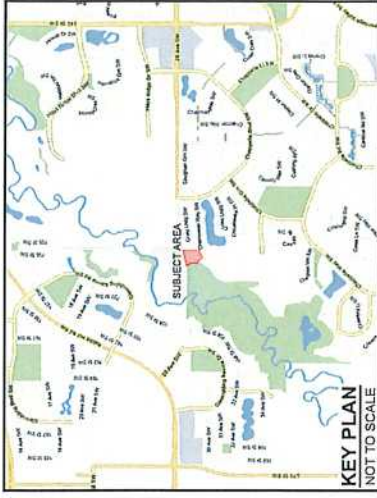
89 PLAN 252 0462

LOT 27  
BLOCK 19  
PLAN 222 1334

PARKWOOD CHAPPELLE

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- DIMENSIONS SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RM118.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 1.12 Ha



REV. NO.	DATE	ITEM
0	JUN. 2025	ORIGINAL PLAN COMPLETED
ME		
BY		

REVISIONS

**ANTHEM MURB**  
TENTATIVE PLAN SHOWING  
**BARE LAND CONDOMINIUM**  
OF

LOT 52, BLOCK 20, PLAN 252 0462  
WITHIN THE

N.E. 1/4 SEC. 15 - TWP. 51 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

SCALE: 1:600 0 6 12 18 24 30 METRES

**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-3047  
Email: edmonton@palsgeomatics.com  
10704-178 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 1250052001 DRAFTED BY: ME CHECKED BY: \*\*



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0182

Pals Geomatics Corp.  
10704 176 St NW  
Edmonton AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 56, Block 10, Plan 7823024, located north of 21 Avenue NW and east of 48 Street NW; **POLLARD MEADOWS**

---

The Subdivision by Plan is **APPROVED** on August 14, 2025, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed north lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #589329796-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There are existing concrete steps that encroach onto the 48 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 0.3m north of the south lot line of Lot 56 off 48 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

HIGHVIEW CUSTOM HOMES INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO THE APPROVAL OF THE RELEVANT LOCAL GOVERNMENT.
- THE BOUNDARY SHOWN, EIGHT IF NOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
- THE ZONING OF THIS SUBJECT AREA IS RS1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.055 ha



REV. NO.	DATE	ITEM	BY
1	APRIL 17/25	ORIGINAL PLAN COMPLETED	CN

REVISIONS

POLLARD MEADOWS  
TENTATIVE PLAN SHOWING PROPOSED  
SUBDIVISION

OF

LOT 56, BLOCK 10, PLAN 782 3024

WITHIN THE

S.E. 1/4 SEC. 2 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:250 0 2.5 5 7.5 10 15 METRES

**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 6230/06007 DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0234

Pals Geomatics Corp.  
10704 176 St NW  
Edmonton AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 3, Block 8, Plan 3792 KS, located north of 90 Avenue NW and east of 141 Street NW; **PARKVIEW**

---

**The Subdivision by Plan is APPROVED on August 14, 2025, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and attached garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #602068397-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There are existing accesses to 141 Street NW. Upon redevelopment of proposed Lots 3A and 3B, they must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- There are existing brick and wooden landscaping features that encroach onto the 141 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.
- There is an existing garbage enclosure that encroaches onto the alley right-of-way that must be removed. Permanent objects are not permitted to encroach within alley right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

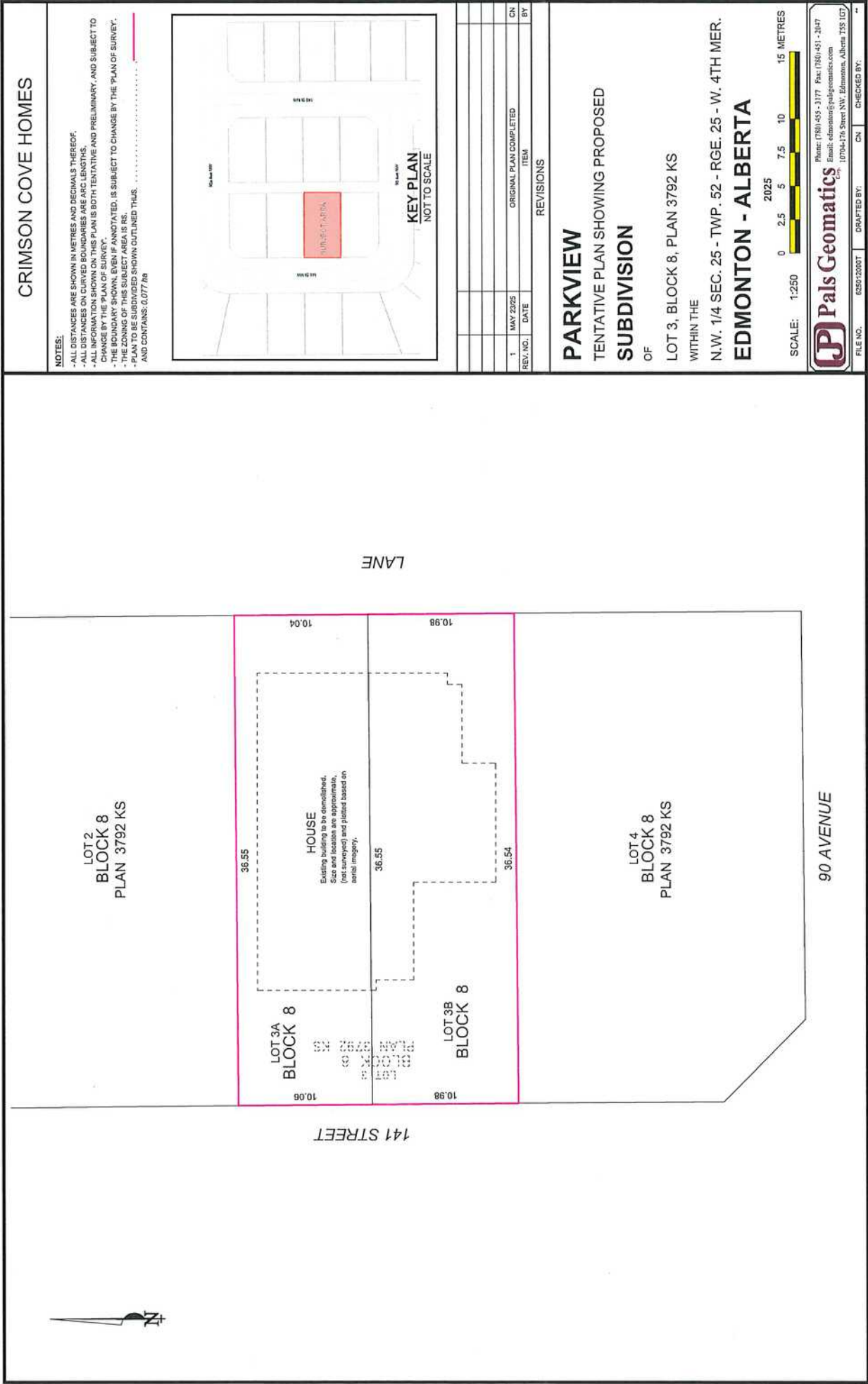
Servicing

- 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. (Real Estate Division [Rights of Way])



780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).

- The existing services (water and sanitary) enter the proposed subdivision approximately 10.8 m north of the south property line of Lot 3 off the lane. The existing storm service enters the proposed subdivision approximately 10.2 m north of the south property line of Lot 3 off 141 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Please note lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



**CRIMSON COVE HOMES**

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RS.
- THE PLAN TO BE SUBMITTED SHOWN OUTLINED THIS.
- AND CONTAINS: 0.077 ha



REV. NO.	DATE	ITEM	BY
1	MAY 2025	ORIGINAL PLAN COMPLETED	CH

**PARKVIEW**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 3, BLOCK 8, PLAN 3792 KS

WITHIN THE

N.W. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**

SCALE: 1:250

0 2.5 5 7.5 10 15 METRES

2025

**Pals Geomatics**

Phone: (780) 455-3177 Fax: (780) 451-2847  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 0T7

FILE NO. 025012200T DRAFTED BY: CN CHECKED BY: --



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0292

CG Land Surveying  
11644 136 St NW  
Edmonton AB T5M 1M8

ATTENTION: Cori Gagne

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 37, Block 18, Plan 2503 HW, located west of 111 Street NW and south of 71 Avenue NW; **PARKALLEN**

---

**The Subdivision by Plan is APPROVED on August 14, 2025, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed west lot;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits) and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #613184037-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 81.38 m west of the west property line of lane west of 111 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



71ST AVENUE

89-32-30  
47.22



89-32-30  
7.62

PROPOSED  
LOT 37A  
(302.15 m<sup>2</sup>)

89-32-30  
7.62

PROPOSED  
LOT 37B  
(302.15 m<sup>2</sup>)

89-32-30  
77.68



TO: VSTELLA DESIGN BUILD

RE: LOT 37 BLOCK 18 PLAN 2503HW  
11223 71 AVENUE NW  
CITY OF EDMONTON

DATE OF SURVEY: JUNE 4 & 5 2025

NOTES:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF.
2. BEARINGS ARE NAD83, 3TM GRID AND ARE REFERRED TO THE DIRECT INVERSE BETWEEN ASCM 207274 AND ASCM 274951
3. REFERENCE MERIDIAN IS 114°
4. COMBINED SCALE FACTOR IS 0.999811
5. THIS IS NOT A LEGAL SURVEY PLAN. DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY.
6. REFER TO 25-0043-TOPO-R0 FOR DETAILED TOPOGRAPHIC SURVEY INFORMATION.

ABBREVIATIONS:

WV - WATER VALVE

LOT 36  
BLOCK 18  
PLAN 2503HW

LOT 37  
BLOCK 18  
PLAN 2503HW

LOT 38  
BLOCK 18  
PLAN 2503HW

359-27-50  
39.68

179-27-50  
39.68

EASTING DWELLING  
(TO BE DEMOLISHED)

EXISTING  
DWELLING (TO BE  
DEMOLISHED)

269-34-45  
74.66

269-34-45  
7.62

269-34-45  
74.66

LANE

DETAIL  
1:200

TENTATIVE PLAN OF  
SUBDIVISION



CG Land Surveying Inc.  
11644 138 Street NW, Edmonton, Alberta, T5M 1M8  
Phone: (780) 253-1168  
Email: info@cglandsurveying.ca  
Web: www.cglandsurveying.ca



Carl Gagne - ALBERTA LAND SURVEYOR  
(copyright reserved)

LEGEND

FOUND STATUTORY IRON POST	
FOUND ASCM	
CALCULATED POSITIONS	
BOTTOM OF CURB	
BACK OF CURB	
BACK OF WALK	
FENCELINE	
TREE FOLIAGE	
ASPHALT LANE	
PROPERTY LINE	
CONCRETE PADLANDING	
IMPROVEMENTS	
WATER VALVE	
TREE TRUNK	

JOB NO. : 25-0043	DATE - JUNE 16, 2025	CG
SCALE = 1:200	DRAWING NUMBER - 25-0043-TPS-R0	PAGE 1 OF 1



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0293

LN Land Development Technologies Inc.  
100 - 18520 Stony Plain Rd NW  
Edmonton AB T5S 1A8

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create one (1) additional residential lot from consolidated Lots 9, 10 & 11, Block 11, Plan 232 0915, located east of 77 Street NW and south of 124 Avenue NW;  
**ELMWOOD PARK**

---

**The Subdivision by Plan is APPROVED on August 14, 2025, subject to the following conditions:**

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/mm/Posse #602119649-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.6 m south of the north property line of proposed Lot 13 off the lane east of 77 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

SHOWING A PROPOSED SUBDIVISION OF PART OF  
Lot 9, 10 and 11, Block 11, Plan 232 0195  
ALL WITHIN THE  
N.W. 1/4 of Sec. 15, Twp. 53, Rge. 24, W.4M.

ALL WITHIN THE

**CITY OF EDMONTON  
ALBERTA**



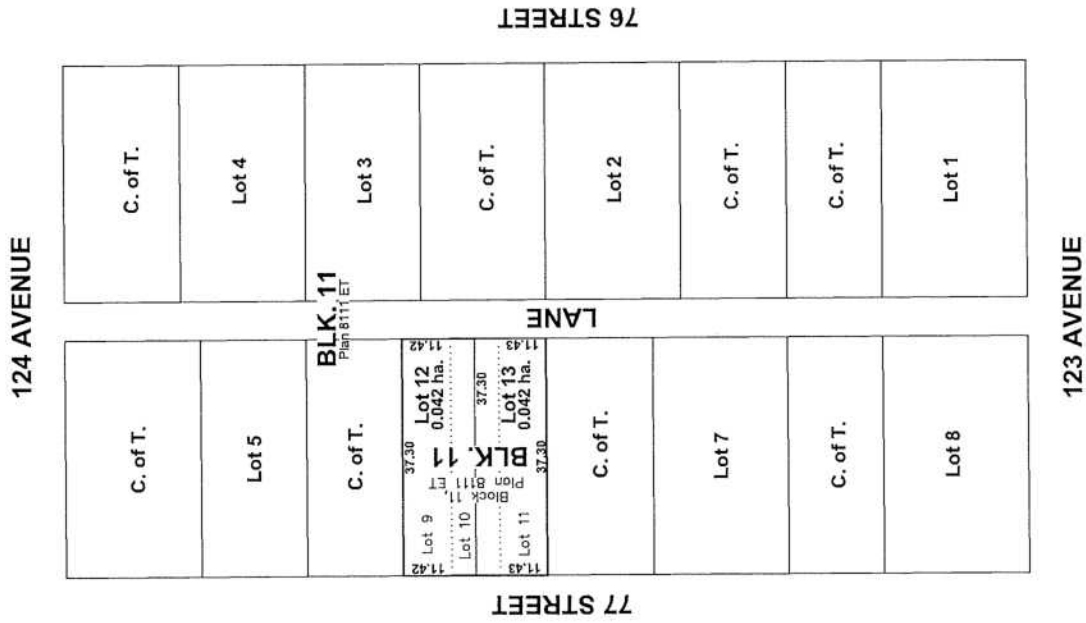
SCALE 1:750


### LEGEND

Area to be registered under this plan shown thus  
and contains from: 0.084 ha

## NOTES

Distances shown are in metres and decimals thereof.



DWG: LM0211B-001-TD			LW AND DEVELOPMENT TECHNOLOGIES	REV.
CUSTOMER: CLIENT FILE: LM0211B				0
PAGE 3 / 3			Toll Free 1-877-834-6344 www.lw.com	
No.	DATE	DESCRIPTION	BY	CS
0	May 26, 2025	Plan Issued	-	BW
			SVC	[DWG] CO

**REVISION TABLE**





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0298

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 18, Plan 2306 HW, located south of 70 Avenue NW and east of 99 Street NW; **HAZELDEAN**

---

**The Subdivision by Plan is APPROVED on August 14, 2025, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca)); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #618478265-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 99.06m west of the west property line of 98 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

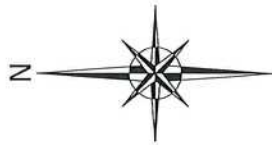
LOT 9, BLK.18, PLAN 2306 H.W.

IN THE

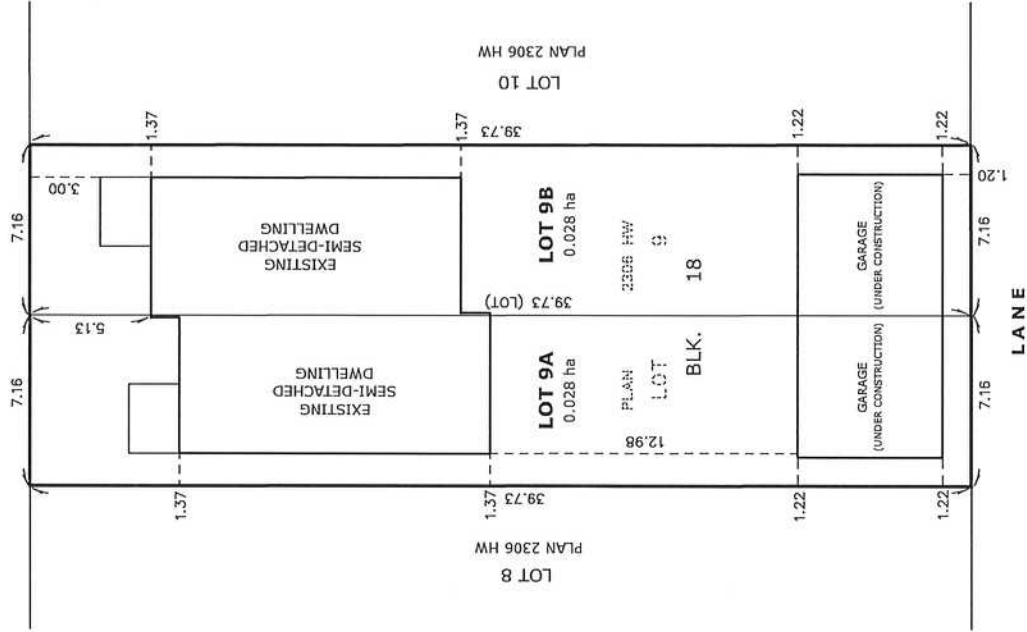
N.W.1/4 SEC.21, TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2025 R.W. SIMPSON, A.L.S.



TO 99th STREET  
70th AVENUE



## NOTES:

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



2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	JULY 10, 2025.	REVISED:	--
DRAWING	250762T	FILE NO.	250762





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0299

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the property line between Lots 20A & 20B, Block 15, Plan 222 1643, located west of Aspen Drive NW and north of 42 Avenue NW; **ASPEN GARDENS**

---

**The Subdivision by Plan is APPROVED on August 14, 2025, subject to the following conditions:**

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #619053975-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be in conformance with the General Regulations (Section 6.1) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw #20001.
- There is an existing access to Aspen Drive West NW. Upon redevelopment, it must meet current City of Edmonton standards if it is to be retained. Access upgrades may be required.
- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing water service enters the proposed subdivision approximately 11.89 m south of the north property line of lot 20B off Aspen Drive West. The existing sanitary and storm services enters the proposed subdivision approximately 12.50 m south of the north property line of lot 20B off Aspen Drive West. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Please note lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

Geotechnical

- The setback requirements and the development restrictions recommended by the geotechnical consultant and enshrined in the restrictive covenant agreement must be adhered to in all future planning and development of this site.

CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G
DATE:	AUGUST 13, 2024	REVISED:	--
DRAWING	240895T	FILE NO.	240895



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0300

Yarema Shulakewych  
9007 - 58 St NW  
Edmonton AB T6B 1L1

ATTENTION: Yarema Shulakewych

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 29-30, Block 4, Plan 4587 AK, located north of 111 Avenue NW and west of 74 Street NW; **VIRGINIA PARK**

---

**The Subdivision by Plan is APPROVED on August 14, 2025, subject to the following condition:**

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #597410220-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.10m west of the east property line of proposed Lot 29 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Please note lots in this area may experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers and engineers must be made aware of this service pressure situation to design and construct servicing and buildings accordingly.

- There is an existing power pole that may interfere with access to the proposed Lot 30. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com) or 780-412-3128).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services ([CES@epcor.com](mailto:CES@epcor.com) or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

EXISTING DIMENSIONS

66' (20.124 m)

33' lot 30

33' lot 29

LANE

Existing shed to remain

Proposed new lot line

Existing garage to remain

Existing house to remain

Note:

Surveyor reviewed this drawing.

Final drawings to be completed by surveyor

120' 1" (36.589 m)

Plan 4587 AK

Blk 4

Lot 31

Lot 30

7508 - 111 AVE

Lot 29

Plan 7196

Blk 4

Lot E

PROPOSED NEW LOT DIVISION

26' (7.925 m)

4' (1.219 m)

30' (9.144 m)

111 AVE.

ADDRESS: 7508 - 111 AVE

DRAWING: NTS



Legal Description:

Plan 4587AK Blk. 4 Lot 29 & 30  
Zoning RS



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

August 14, 2025

File No. LDA25-0302

Ivo Nedev Surveying Ltd.  
18811 96 Ave NW  
Edmonton AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 2, Plan 1522AS, located south of 88 Avenue NW and west of 89 Street NW; **BONNIE DOON**

---

**The Subdivision by Plan is APPROVED on August 14, 2025, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised 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.

Please be advised 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 has lapsed. 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 seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Kristen Rutherford  
Acting Subdivision Authority

KR/jm/Posse #619464735-001

Enclosures



Please be advised of the following:

#### Next Steps for Subdivision Approval

- 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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There are existing concrete steps that encroach onto the 89 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements

#### Building / Site

- 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

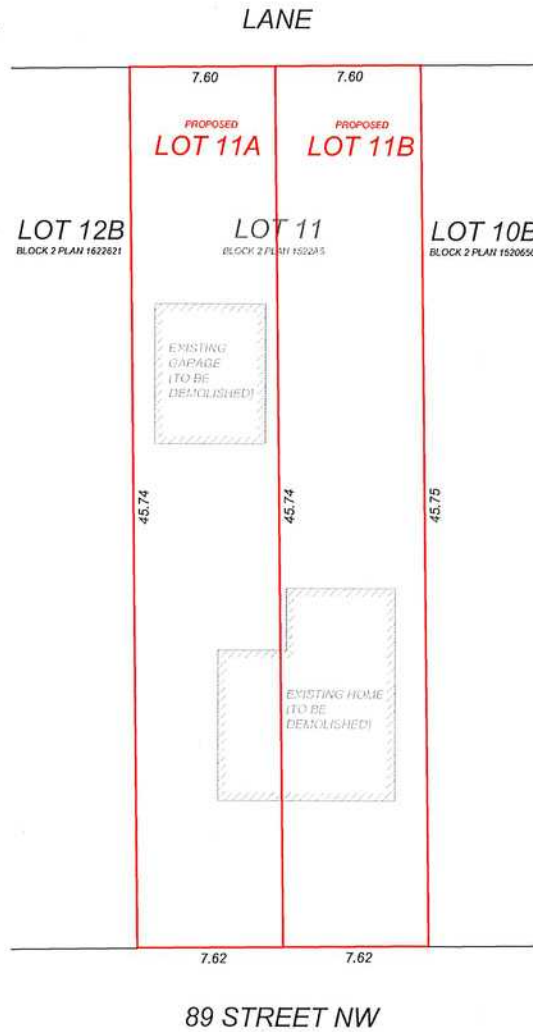
#### Servicing

- 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Infill Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.5 m north of the south property line of Lot 11 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- There is deficient water network capacity adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://www.epcor.com) (search "Building Structures and Power Equipment Clearances").
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



SCALE: 1 : 300



#### GENERAL NOTES

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas, dimensions and/or existing improvements are subject to confirmation by a legal property survey.
5. Existing structures shown are not based on field survey; locations are approximate and derived from aerial imagery.

#### REVISION HISTORY

1. Issued for Approval	July 17, 2025

LEGAL DESCRIPTION: Lot 11 Block 2 Plan 1522AS  
MUNICIPAL ADDRESS: 8546 - 89 Street NW, Edmonton, AB  
NEIGHBORHOOD: Bonnie Doon

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REV: 1 PROJECT: 2025556

  
**ivo surveys**  
we get to the point

18811 - 96 Avenue NW, Edmonton, AB, T5T 5L2  
www.ivosurveys.ca  
Ph: (780) 666-2511  
Fax: (780) 666-2359

© 2025