

Thursday, August 21, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 33

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 21, 2025 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 14, 2025 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA25-0277 571764047-001	Tentative plan of subdivision to subdivide Lot 6, Block 21, Plan 212 2837 and consolidate each respective half with adjacent Lots 5 and 7, Block 21, Plan 212 2837, located north of 19 Avenue NW and west of Stillwater Boulevard NW; STILLWATER
2.	LDA25-0301 619385434-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 7, Block 26, Plan 3458HW, located south of 70 Avenue NW and west of 96 Street NW; HAZELDEAN
5.	OTHER BUSINESS	



Subdivision Authority

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

August 21, 2025

File No. LDA25-0277

Arcadis Geomatics
300 - 10120 103 Ave NW
Edmonton AB T5J 3R6

ATTENTION: Courtney Ruptash

RE: Tentative plan of subdivision to subdivide Lot 6, Block 21, Plan 212 2837 and consolidate each respective half with adjacent Lots 5 and 7, Block 21, Plan 212 2837, located north of 19 Avenue NW and west of Stillwater Boulevard NW; **STILLWATER**

The Subdivision by Plan is APPROVED on August 21, 2025, subject to the following conditions:

1. that LDA25-0218 to amend the zoning bylaw shall be approved prior to endorsement of this subdivision; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I 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.

Regards,

Blair McDowell
Subdivision Authority

BM/bj/Posse #571764047-001

Enclosure

REGISTRAR
LAND TITLES OFFICE

PLAN NO. _____

ENTERED AND REGISTERED
ON _____

INSTRUMENT NO. _____

A.D. REGISTRAR

STILLWATER

EDMONTON, ALBERTA

DESCRIPTIVE PLAN SHOWING CONSOLIDATION AND SUBDIVISION OF
LOTS 5 TO 7, BLOCK 21, PLAN 212 2837

ALL WITHIN THE
N.E. 1/4 SEC. 31, TWP. 51, RGE. 25, W. 4 MER.

SCALE 1:200

IN METERS

NOTES

1. The Consolidation Plan is the S.W. corner of Lot 1, Block 21, Plan 212 2837 and is shown on the map.
2. The Consolidation Plan is the S.W. corner of Lot 1, Block 21, Plan 212 2837 and is shown on the map.
3. The Consolidation Plan is the S.W. corner of Lot 1, Block 21, Plan 212 2837 and is shown on the map.

LEGEND

STILLWATER BOULEVARD N.W.

19 AVENUE N.W.

Block 21

Block 31

Block 41

Block 51

Block 61

Block 71

Block 81

Block 91

Block 101

Block 111

Block 121

Block 131

Block 141

Block 151

Block 161

Block 171

Block 181

Block 191

Block 201

Block 211

Block 221

Block 231

Block 241

Block 251

Block 261

Block 271

Block 281

Block 291

Block 301

Block 311

Block 321

SURVEYOR

MARSA DUGAND BARROS A.L.S.

DATE OF SURVEY

2021

FILE NO.

2021

REGISTERED OWNER

NAME

NAME

NAME

NAME

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NAME

UNREGISTERED

SUBDIVISION AUTHORITY

NAME CITY OF EDMONTON

FILE NO. 2021

DATE OF SURVEY

2021

REGISTERED OWNER

NAME

NAME

NAME

NAME

NAME

NAME

NAME

NAME

NAME

NAME

NAME

NAME



Subdivision Authority

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

August 21, 2025

File No. LDA25-0301

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 7, Block 26, Plan 3458HW, located south of 70 Avenue NW and west of 96 Street NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on August 21, 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);
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; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #619385434-001

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 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

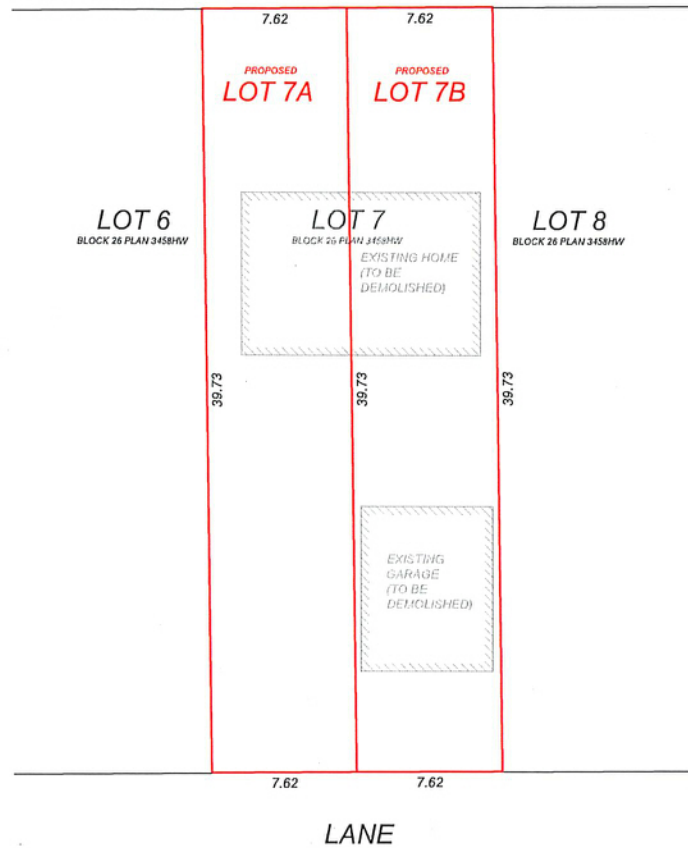
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 7.3 m west of the east property line of current Lot 7 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).
- 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 (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).



70 AVENUE NW



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 15, 2025

LEGAL DESCRIPTION: Lot 7 Block 26 Plan 3458HW
MUNICIPAL ADDRESS: 9627 - 70 Avenue NW, Edmonton, AB
NEIGHBORHOOD: Hazeldean

TENTATIVE PLAN SHOWING:
SUBDIVISION

REV. 1 PROJECT: 2025537


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

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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; POLLARD MEADOWS
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
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; PARKVIEW
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
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; PARKALLEN
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
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; ELMWOOD PARK
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
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; HAZELDEAN
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
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; ASPEN GARDENS
MOVED		Kristen Rutherford That the application for subdivision be Approved.

FOR THE MOTION		Kristen Rutherford	CARRIED
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; VIRGINIA PARK	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
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; BONNIE DOON	
MOVED		Kristen Rutherford That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		