

Thursday, July 23, 2026

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 29

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 23, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 16, 2026 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA25-0534
641198534-001

Tentative plan of subdivision to adjust the lot line between Blocks 7 and 8, Plan 922 3007, located east of 170 Street NW and north of Yellowhead Trail NW; **KINOKAMAU PLAINS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA26-0153
466773193-001

Tentative plan of subdivision to adjust the lot line between Lot 49, Block 4, Plan 822 3169 and Lot 50, Block 14, Plan 5318 KS located north of 84 Avenue and east of 83 Street NW; **IDYLWYLDE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA26-0210
662671422-001

Tentative plan of subdivision to create one (1) additional residential lot from Lot 37, Block 9, Plan 2947 HW, located west of 86 Street NW and south of 93 Avenue NW; **STRATHEARN**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA26-0215 662859220-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 24, Block 5, Plan RN52, located east of 106 Street NW and north of 120 Avenue NW; WESTWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA26-0216 663530804-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 12, Plan RN60, located west of 129 Street NW and north of 110 Avenue NW; WESTMOUNT	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

July 23, 2026

File No. LDA25-0534

Waste Management of Canada Corporation
4668 25 St SE
Calgary AB T2B 3M2

ATTENTION: Chris LeMaistre

RE: Tentative plan of subdivision to adjust the lot line between Blocks 7 and 8, Plan 922 3007, located east of 170 Street NW and north of Yellowhead Trail NW; **KINOKAMAU PLAINS**

The subdivision was initially approved on February 12, 2026. This Change Request revises the lot line's location to eliminate cross lot surface drainage.

I The Subdivision by Plan is APPROVED on July 23, 2026, 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 a map of the subdivision and identifies major conditions and advisements of this approval.

Municipal Reserves for Block 7, Plan 922 3007 and Block 8, Plan 922 3007 were addressed with file 91-X-132-S by registering a 5.203 hectare Deferred Reserve Caveat (no. 922 315 304) against Block 7. Reserves will be owing upon future subdivision of Block 7.

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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

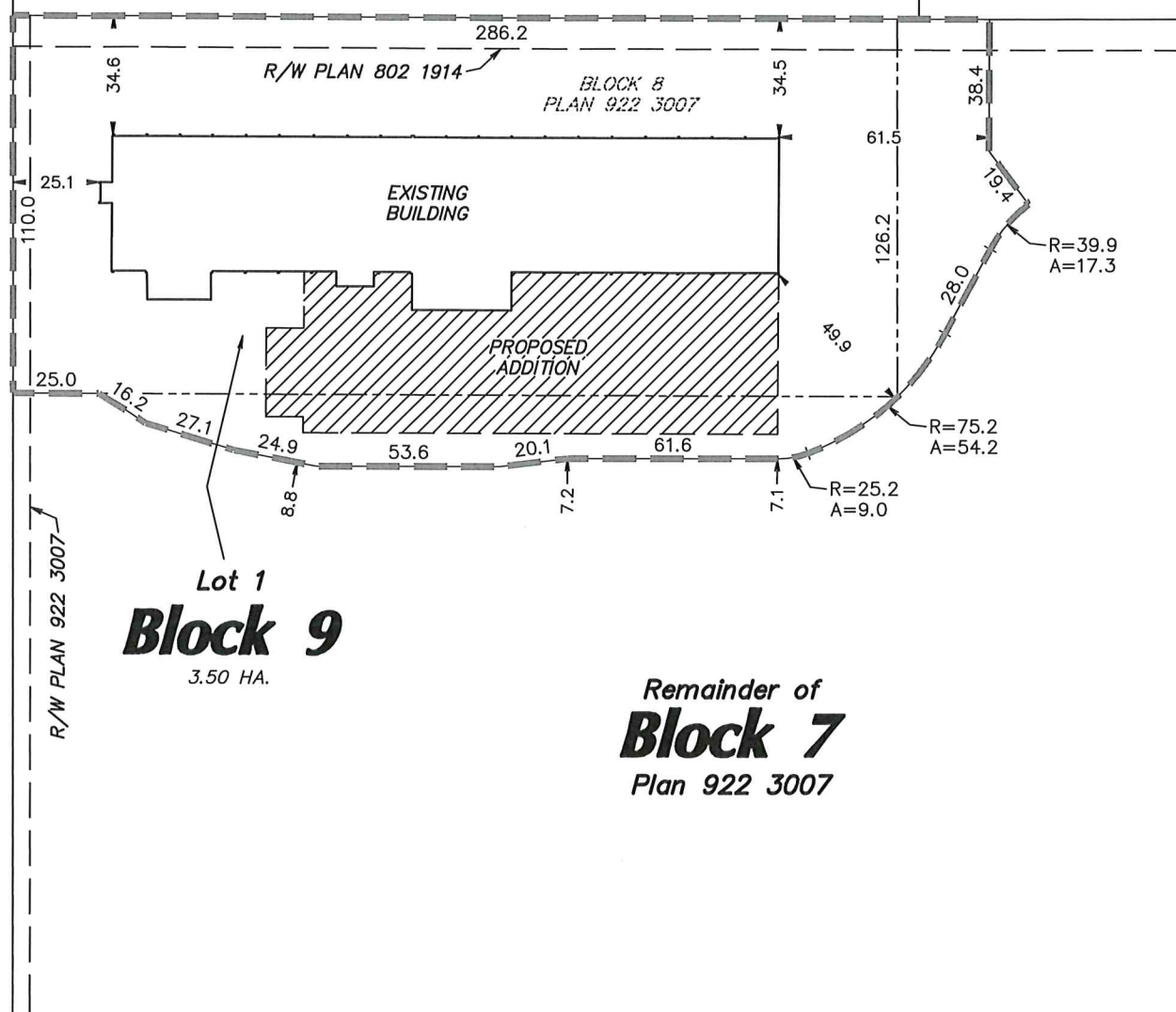
BM/kr/Posse #641198534-001

Enclosure

170 Street N.W.

S.W. 1/4 Sec. 22-53-25-4
(C. of T.)

Block R1
Plan 3755 RS



CITY OF EDMONTON
TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF ALL OF
BLOCK 8, PLAN 922 3007
AND PART OF
BLOCK 7, PLAN 922 3007
ALL WITHIN THE
N.W. 1/4 SEC. 15-53-25-4



NOTES:

- Distances shown are in metres.
- Area dealt with is bounded thus  and contains from:
 - BLOCK 7, PLAN 922 3007 = 0.65 HA.
 - BLOCK 8, PLAN 922 3007 = 2.85 HA.
 - TOTAL = 3.50 HA.

SCALE = 1:2000

**BEMOCO LAND
SURVEYING LTD.**

100, 6040-47th AVENUE
RED DEER, AB., PH. 403-342-2611
WWW.BEMOCO.COM

REV	DATE	DESCRIPTION
0	June 17, 2026	Issue
DRAWN BY: RFP		CHK'D: KV
FILE No: M-002-26 tent		



Subdivision Authority

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

July 23, 2026

File No. LDA26-0153

Arc Surveys Ltd.
337 - 40 Ave NE
Calgary AB T2E 2N4

ATTENTION: Rheal Bourgouin

RE: Tentative plan of subdivision to adjust the lot line between Lot 49, Block 4, Plan 822 3169 and Lot 50, Block 14, Plan 5318 KS located north of 84 Avenue and east of 83 Street NW; **IDYLWYLDE**

The Subdivision by Plan is APPROVED on July 23, 2026, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. for the provision of a separate water service to each of the proposed lots; 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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/mm/Posse #466773193-001

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 (\$745.00 - 2026 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.

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 enter the proposed subdivision approximately as stated below:
 - Proposed Lot 51:
 - The water service is approximately 1.22m north of the south property line of the lane north of 84 Avenue off 82 Street NW/lane east of 83 Street NW.
 - The sanitary service is approximately 0.91m south of the north property line of the lane north of 84 Avenue off 82 Street NW/lane east of 83 Street NW.
 - The water service is approximately 2.70m north of the south property line of the lane north of 84 Avenue off 82 Street NW/lane east of 83 Street NW.
 - The sanitary and storm service are on the lane north of 84 Avenue going into MH# 250414.
 - Proposed Lot 52:
 - The water and sanitary service is approximately 1.21m south of the north property line of current Lot 50 off 82 Street NW.
 - The storm service is approximately 7.47m south of the north property line of current Lot 50 off 83 Street NW.
- 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).



Subdivision Authority

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

July 23, 2026

File No. LDA26-0210

Arc Surveys
201 - 6908 Roper Rd NW
Edmonton AB T6B 3H9

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 37, Block 9, Plan 2947 HW, located west of 86 Street NW and south of 93 Avenue NW; **STRATHEARN**

The Subdivision by Plan is APPROVED on July 23, 2026, 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; 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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/mm/Posse #662671422-001

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 (\$745.00 - 2026 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.
- There is an existing garbage enclosure that encroaches into the alley road right of way. It must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information.

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 5.9 m south of the north property line of existing Lot 37, off the lane west of 86 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).



TENTATIVE PLAN

LEGAL DESCRIPTION:

Lot 37
Block 9
Plan 29.

MUNICIPAL ADDRESS:

9268 86 Street NW
Edmonton, Alberta

CLIENT:

Sahil Sharma

NEIGHBOURHOOD:

Strathearn

ZONE:

RS

LEGEND

Property lines are shown thus: -

Proposed Subdivision lines shown thus: _

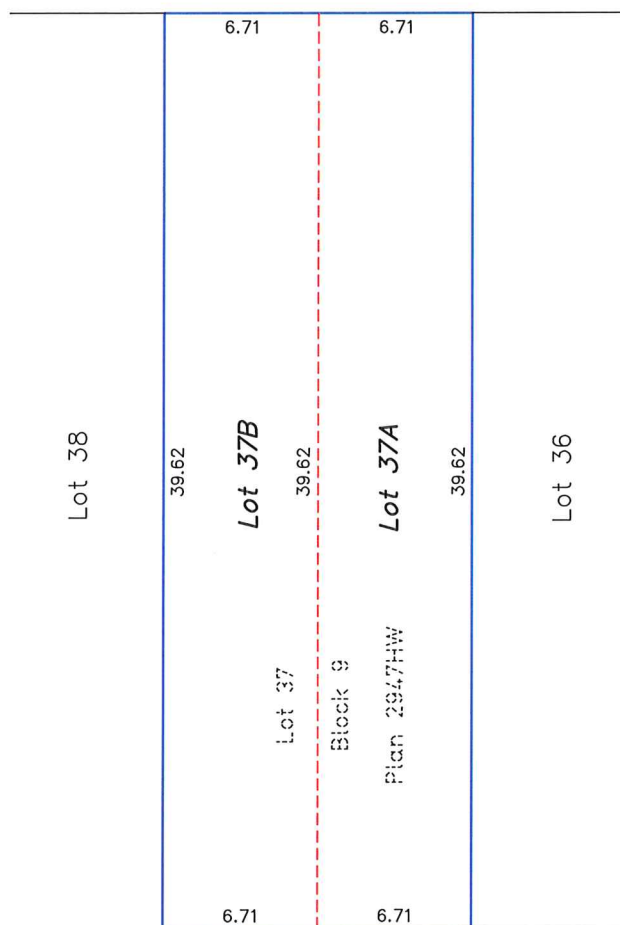
Utility Right of Ways are shown thus: —

CERTIFICATE OF TITLE AREA: 0.053 Ha.

AREA IN PARCEL(S) BEING CREATED: 0.053 Ha.

NUMBER OF PARCELS CREATED: 2

86 Street NW



Lane

Scale: 1:250

No.	DATE	REVISION DESCRIPTION	Drawn By:
0	2028-06-16	Original drafting date	DS

Arc Surveys Ltd.

6908 Roper Road NW, Edmonton, Alberta

Ph.: 780-800-1260 office@arcsurveys.ca

www.edmonton.arcsurveys.ca

Surveyed: N/A	Checked by: DS	File No.: E27800-S
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NOTE:

Distances are in metres and decimals thereof.
All distances on curved boundaries are Arc distances



Subdivision Authority

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

July 23, 2026

File No. LDA26-0215

Victor Lashuk
12021 - 106 St NW
Edmonton AB T5G 2R5

ATTENTION: Mark Victor Lloyd Lashuk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 24, Block 5, Plan RN52, located east of 106 Street NW and north of 120 Avenue NW; **WESTWOOD**

The Subdivision by Plan is APPROVED on July 23, 2026, 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 sanitary) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Enclosure II);
2. that subject to Condition #1, the owner make arrangements to ensure that the private sewer services, storm water services, and water services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
3. that subject to Condition #2, the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot a Restrictive Covenant allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped; and
4. 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 outlines the conditions that must be met in order to retain the existing services. Enclosure III 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/mm/Posse #662859220-001

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 (\$745.00 - 2026 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.
- There is an existing concrete beam and a brick pillar of an existing fence that encroaches into the 106 Street NW road right of way. It must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information.

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 enter the proposed subdivision approximately as stated below:
 - Proposed North Lot:
 - The water and sanitary service is approximately 6.98m south of the north property line of current Lot 24, off the lane east of 106 Street NW.
 - Proposed South Lot:

- The water service is approximately 7.33m north of the south property line of current Lot 24, off the lane east of 106 Street NW.
- 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).

Optional Servicing Conditions for Sewer and Water

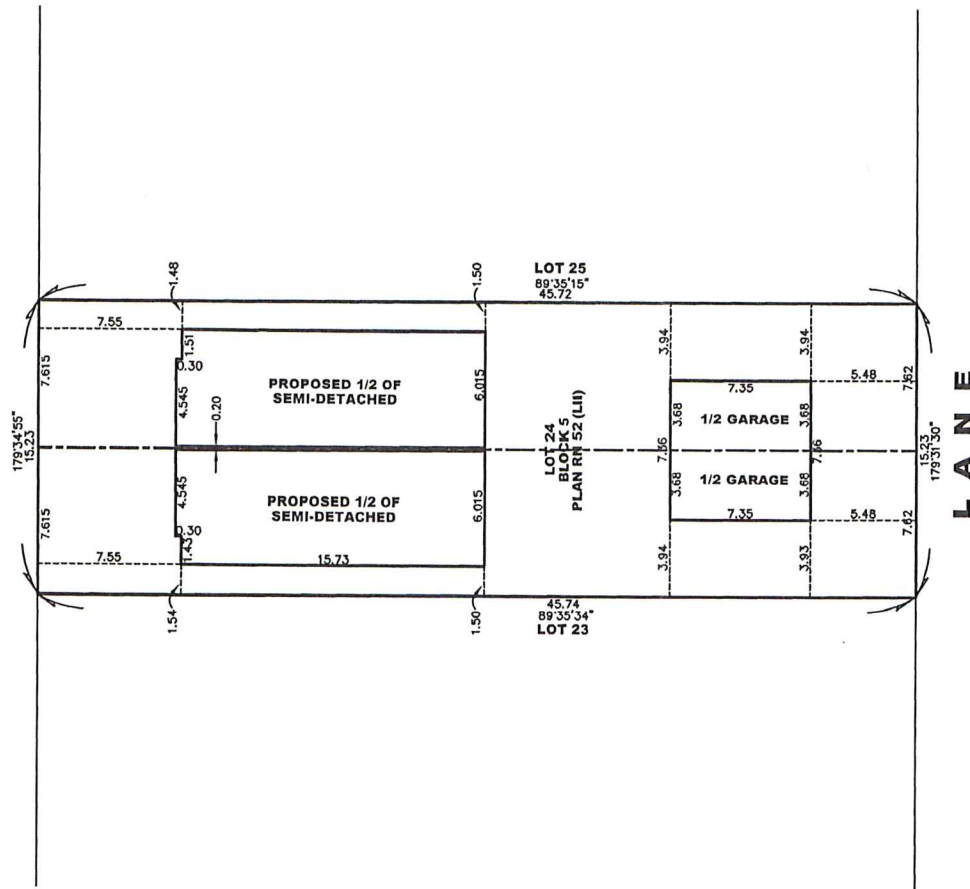
- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the EPCOR Drainage Services and Wastewater Treatment Bylaw 19627:**
- a. The building must have been constructed prior to 1992;
 - b. The applicants for subdivision must verify 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 Operations (phone 780-442-5311). 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 and/or storm building sewers within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services 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 EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services; and
 - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the EPCOR Water Services Bylaw 19626, 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 EPCOR Drainage Services;
- 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 relocation, 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 EPCOR Drainage Services and EPCOR Water Services Inc. 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; and
- f. The Chief Plumbing Inspector must also support the subdivision.

Should the applicants/owners fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for subdivision endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.

106 STREET NW



NOTES:

ALL BUILDINGS ARE EXISTING AND WILL BE RETAINED.

NOTES:

DISTANCES ARE IN METRES AND DECIMALS OF A METER.

CERTIFIED CORRECT

April 27th, 2026

Duncan B. Gillmore

DUNCAN B. GILLMORE, ALS.

TENTATIVE PLAN OF PROPOSED SUBDIVISION

LEGAL DESCRIPTION

LOT 24
BLOCK 5
PLAN RN 52 (LII)

CIVIC ADDRESS:

12021-12023-106 STREET NW
EDMONTON, ALBERTA
T5G 2R5

OWNER:

VICTOR LASHUK
victori@telus.net

C. OF T. NO:
DATE :

GILLMORE SURVEYS (ARCTIC) LTD.

7322 - 101 AVENUE
EDMONTON - ALBERTA
T6A 0J2

PH. (780) 465-0096 Fax (780) 468-7072

DATE: April 27th, 2026

SCALE: 1 : 300

GSAL:

WS: 26-0053



DWG:

26-0053T



Subdivision Authority

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

July 23, 2026

File No. LDA26-0216

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 1, Block 12, Plan RN60, located west of 129 Street NW and north of 110 Avenue NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on July 23, 2026, 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.

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If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/mm/Posse #663530804-001

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 (\$745.00 - 2026 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 5.3 m south of the north property line of existing Lot 1, off the lane west of 129 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.
- EPCOR Water Services does not have records for the homeowner/private portion of this site's existing water service line. However, it is suspected to be lead (Pb) which does not meet current plumbing standards and cannot be used for redevelopment. EPCOR recommends that the water service be investigated and, if necessary, replaced. For further information, please contact the EPCOR Lead Management Program (leadmanagement@epcor.com or 780-412-6858).
- 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).



LANE

LOT 3B
BLOCK 12
PLAN 172 2893

LOT 3A
BLOCK 12
PLAN 172 2893

LOT 2
BLOCK 12
PLAN RN60

LOT 1B
BLOCK 12
PLAN RN60

LOT 1A
BLOCK 12

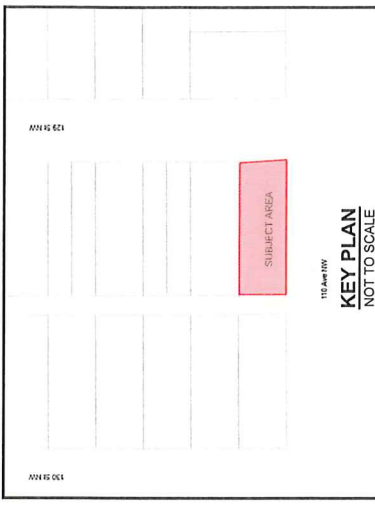
110 AVENUE NW

129 STREET NW

TENTATIVE PLAN

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 BOUNDARIES SHOWN ARE UNNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.065 ha



REV. NO.	DATE	ITEM	BY
1	MAY 12/26	ORIGINAL PLAN COMPLETED	CN

REVISIONS

WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 1, BLOCK 12, PLAN RN60

WITHIN THE

S.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:200 2026 0 2 4 6 8 12 METRES

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

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