Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.

- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

  "Application materials are provided to you for the specific and sole purpose of allowing you to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution of them is strictly prohibited and may constitute an offense under the Copyright Act (Canada)."

  The City will not be responsible or liable for any claim that may arise as a result of any misuse or unauthorized reproduction or distribution of the application materials by you or any Identified Recipients.

- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or dp.circ@calgary.ca

- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.

Application Notice DP2025-05491

September 25, 2025

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

Application Details

File Number: DP2025-05491

File Manager: SHARON VAN DE BURGT **Phone:** 403-333-5526 **eMail:** Sharon.vandeBurgt@calgary.ca

Address: 184 EDGEPARK BV NW **Legal:** 8111252;12;3

Land Use Bylaw: 1P2007 **L.U.D.:** R-CG

Community: EDGEMONT **Ward:** 04

Application Description: Addition: Single Detached Dwelling (main floor- rear)

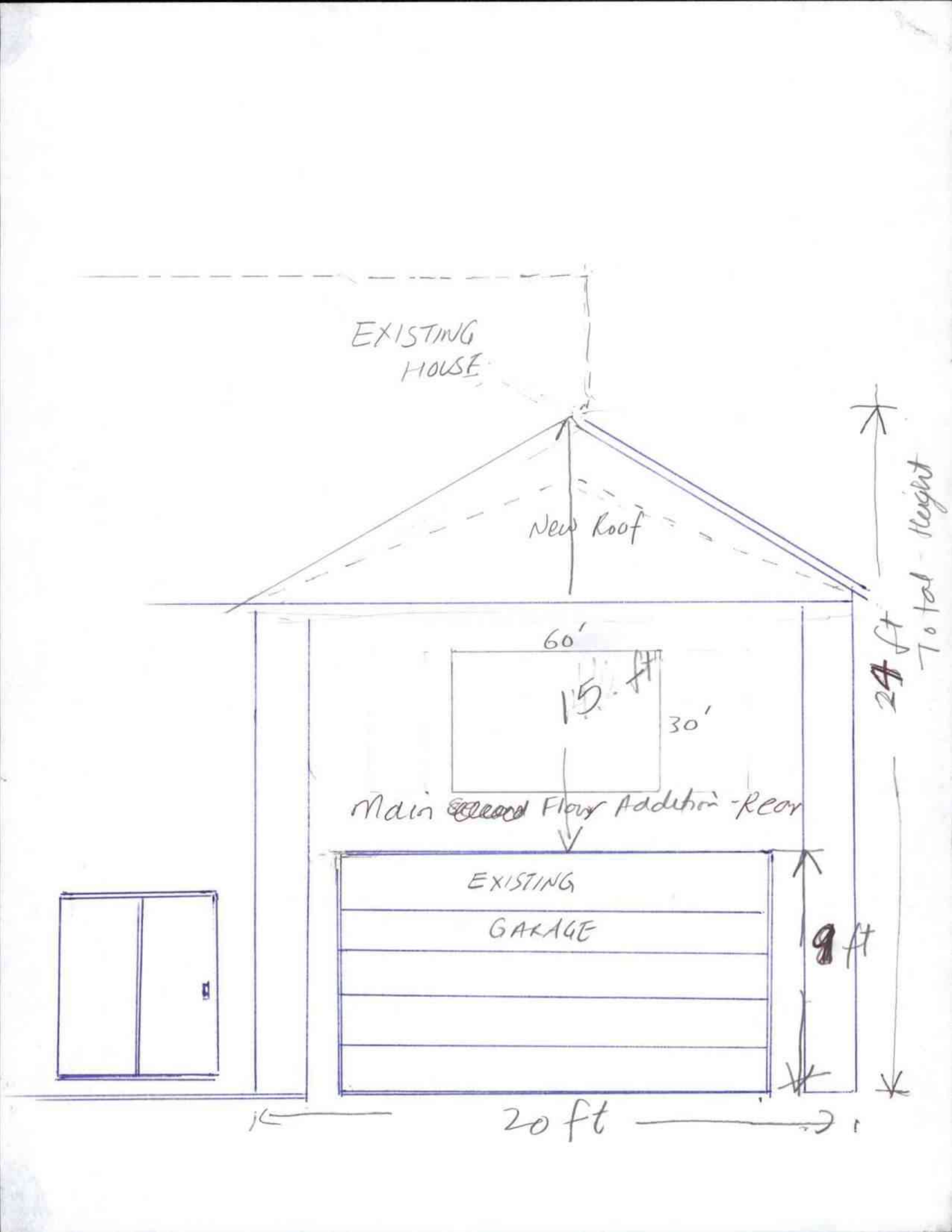
Thank you for taking the time to respond. Your input is greatly appreciated.

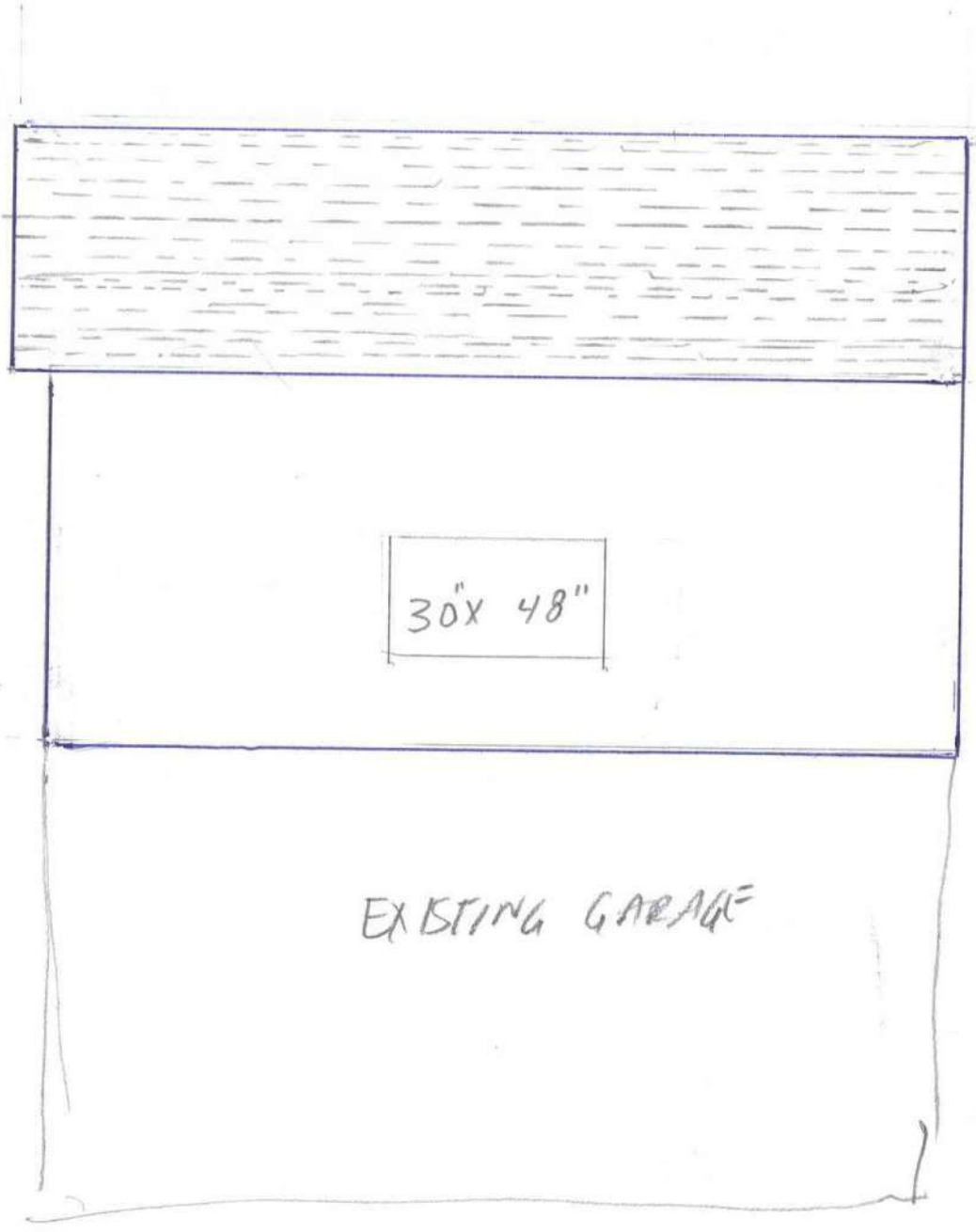
Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

Please submit your response through the Development Map link.

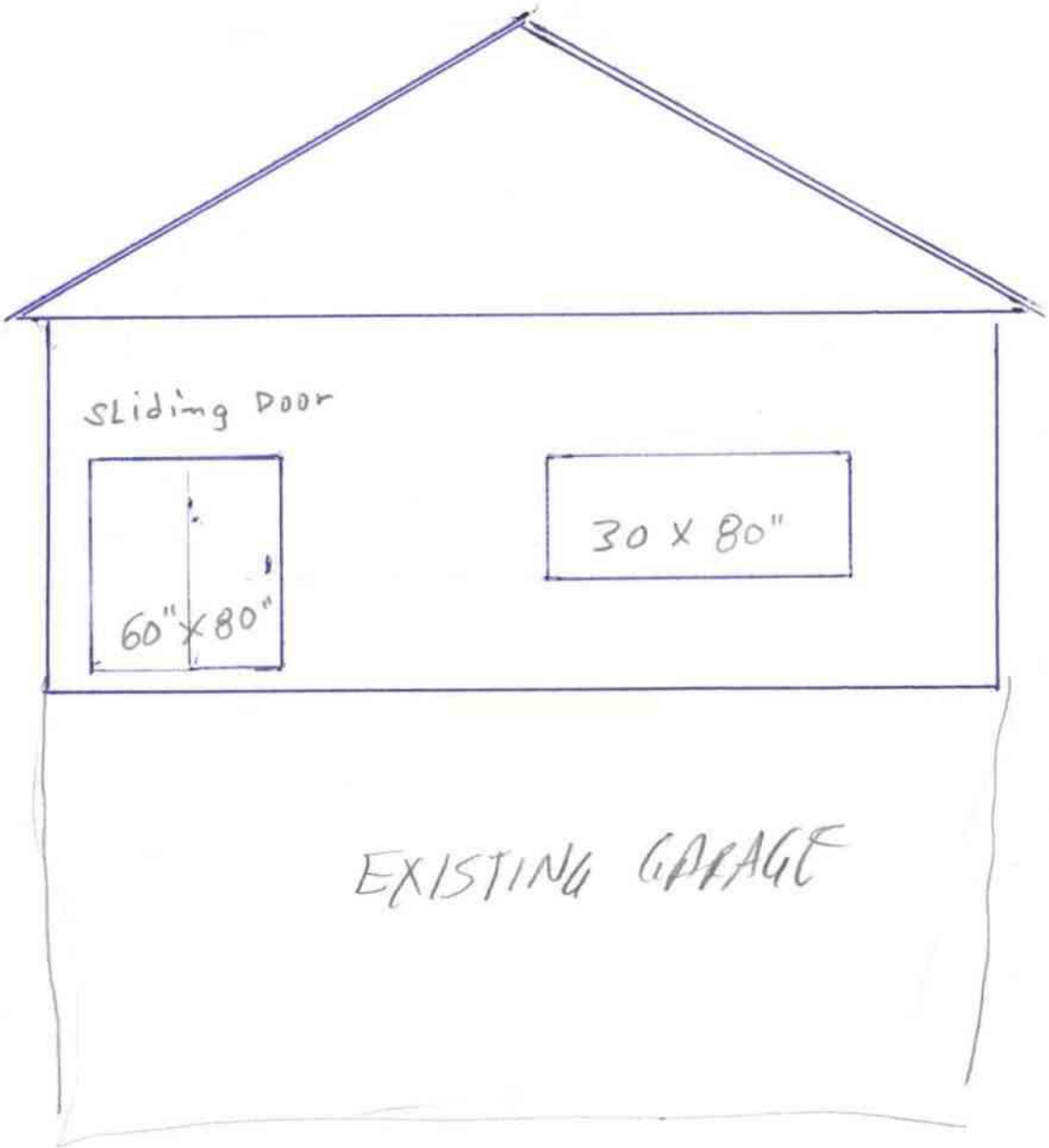
Comments are due by: October 15, 2025

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

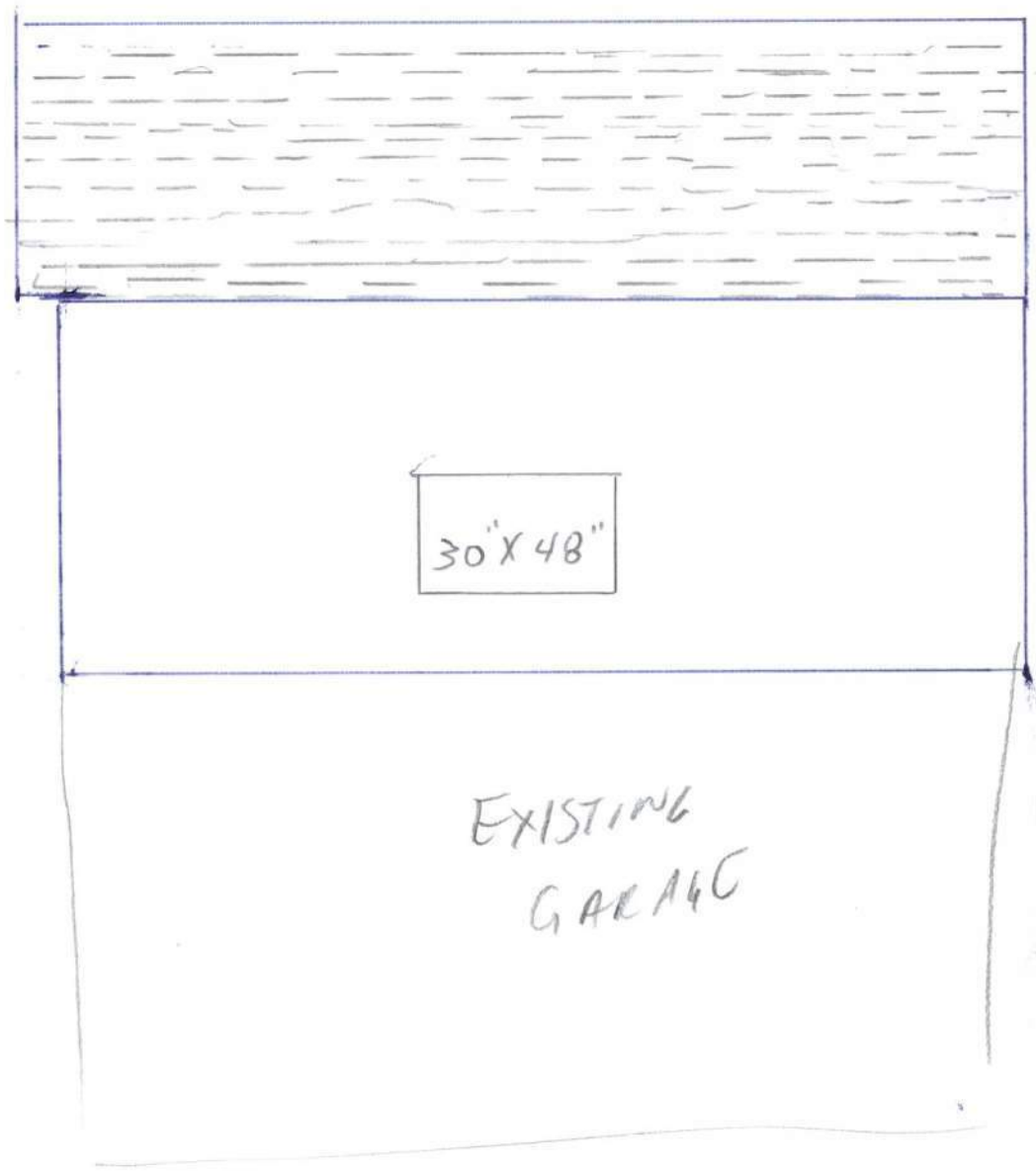

EXISTING
HOUSE
New Roof
24 ft - Total Height
60'
15 ft
30'
Main Floor Addition - Rear
EXISTING
GARAGE
9 ft
20 ft



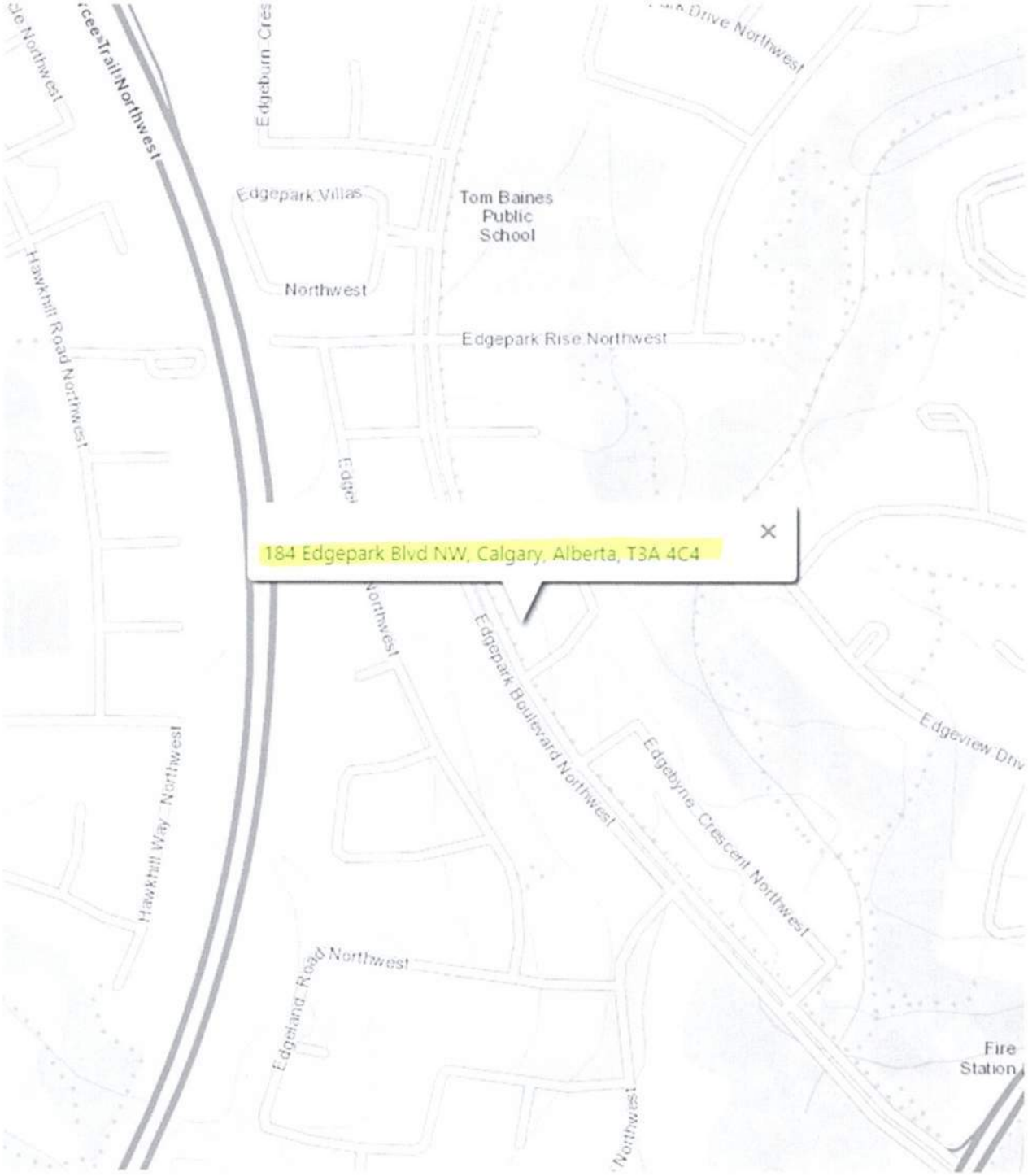
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION


184 Edgepark Blvd NW, Calgary, Alberta, T3A 4C4
Edgepark Villas
Tom Baines
Public
School
Edgepark Rise Northwest
Edgepark Boulevard Northwest
Edgebyrne Crescent Northwest
Edgeland Road Northwest
Hawkhill Road Northwest
Hawkhill Way Northwest
Edgeview Driv
Fire
Station


PLANNING & DEVELOPMENT SERVICES
PPW25-05491
SEP 23 2025
RECEIVED
CITY OF CALGARY

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

PREPARED BY: S.M. LOEPPKY & ASSOCIATES LTD., 4103 Centre St. N., Calgary, Alberta T2E 2Y6 Ph. (403) 276-9078

OF LOT 3, BLOCK 12, PLAN 811 1252

I, JOHN J. MATTHYSSEN , ALBERTA LAND SURVEYOR, DO HEREBY CERTIFY THAT:

1. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT AND WAS MADE UNDER MY PERSONAL SUPERVISION.
2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF DECEMBER, 1989.
3. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND,
4. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENT SITUATED ON AN ADJACENT PROPERTY.

DATED THIS DAY OF , 19 .

ALBERTA LAND SURVEYOR

NOTES:

1. THE MUNICIPAL ADDRESS OF THE PROPERTY IS: 184 EDGEPARK BOULEVARD, N.W., CALGARY, ALBERTA.
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
3. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN AROUND THE BUILDING(S) ARE ALONG THE FACE OF THE FOUNDATION WALLS.
4. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT INST. NO. 811179506



EDGEPARK BOULEVARD N.W.

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Scale: 1 : 200 metric

File No. S 19-88-30

MEDCO