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# FOREST HEIGHTS

## OUTLINE PLAN AMENDMENT



Prepared for: Forest Heights Developments Beaumont Ltd.  
Presented by: Select Engineering Consultants Ltd.  
Date: June 9, 2020  
RPT-130-11001-8.5-ForestHeightsOLPAmdment-200608

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# 1.0 Introduction

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## 1.1 Purpose

The purpose of this Forest Heights Outline Plan is to provide a land use and servicing framework for the future subdivision and development of these lands consistent with the City of Beaumont's future land use maps and policies.

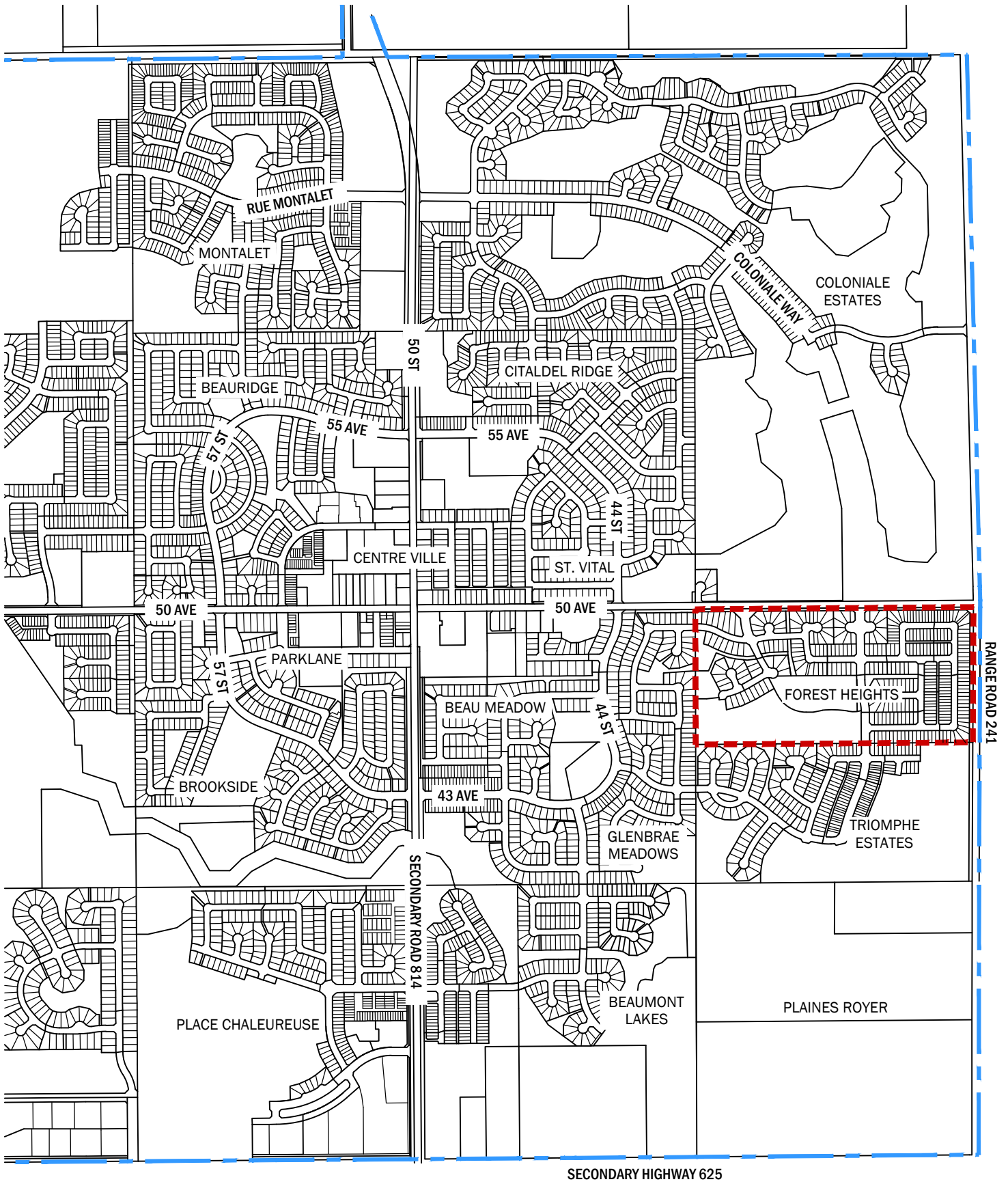
## 1.2 Location and Description

The Forest Heights Outline Plan, which is comprised of approximately 31.8 hectares of land, is located in the southeast quadrant of Beaumont. **(See Figure 1)** This area is bounded to the north by 50 (Chartier) Avenue, to the west by the existing Glenbrae Meadows subdivision, to the south by the Triomphe Estates development, and the Beaumont City boundary and Range Road 241 (Leduc County) to the east.

These lands are legally described by the Alberta Township Survey System as being the North 1/2 of the Northeast ¼ of Section 26, Township 50, Range 24, West of the 4<sup>th</sup> Meridian. The Certificate of Title is included in Appendix A.

## 1.3 Land Ownership

Forest Heights Developments Beaumont Ltd. currently has title to all undeveloped lands within the Forest Heights Outline Plan boundary.



SECONDARY HIGHWAY 625

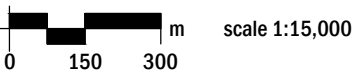
RANGE ROAD 241

LEGEND

- - - - OUTLINE PLAN BOUNDARY
- - - - CITY BOUNDARY



LOCATION PLAN



FOREST HEIGHTS OUTLINE PLAN  
CITY OF BEAUMONT

0130-11001\_12\_PR001.DWG  
Jjurincic June 5, 2020

FIGURE 1

## 2.0 Plan and Policy Context

### 2.1 Municipal Development Plan

Our Complete Community: Municipal Development Plan Bylaw 938-19 (MDP) is the City of Beaumont's primary land use plan. It anticipates future land use requirements and provides policy direction for long-term growth and development. This plan generally indicates the location, size and shape of land uses, roads, utilities, and open spaces. The MDP's conceptual framework allows flexibility for more detailed planning that occurs in Area Structure Plans, Outline Plans and subdivision planning.

### 2.2 Intermunicipal Planning Framework

In February 2020, the City of Beaumont, the City of Edmonton and Leduc County jointly signed the Intermunicipal Planning Framework Agreement. Under the terms of Section 7.2.1 of this framework, amendments to the Forest Heights Outline Plan do not require referral to either of the partner municipalities.

### 2.3 Outline Plans and Area Structure Plans

Outline Plans (OLP) and Area Structure Plans (ASP) are used for undeveloped areas within the City to implement the future land use and development policies broadly defined in the MDP. An Outline Plan or ASP may be used to define a development plan consistent with the MDP which describes proposed land uses, population density, the general location of major roads and public utilities, and the sequencing of development. The primary difference between these two plans is that the Outline Plan is agreed to by resolution of Council, while an ASP is adopted by Council through a new Bylaw.

### 2.4 Land Use Bylaw

Our Zoning Blueprint: Beaumont Land Use Bylaw 944-19 was adopted in April 2019, replacing Bylaw 796-12. This new LUB intends to provide flexibility of uses while improving pedestrian walkability and reducing parking requirements. Forest Heights will adhere to the land use districts within this Bylaw for final implementation of this Outline Plan's development concept on remaining undeveloped lands.

## 3.0 Site Characteristics

### 3.1 Natural Conditions

The natural conditions and existing site uses are described below and shown on **Figure 2**.

#### 3.1.1 Topography and Drainage

Site topography consists of gently rolling lands that generally slope from the north to the south of the site. The lands provide for a noticeable grade relief for there is over ten metres in elevation difference across the property.

There are a number of well and poorly defined ephemeral drainage courses that convey surface water from the north end of the site to the south. The drainages courses take surface water from within the property and from outside of the site. Drainage generally flows from the northwest and northeast corners of the Plan area to the centre of the Plan area and then continues southwest through lands south of the Plan area.

Depending on the time of year, and amount of rainfall, some of these drainage channels are semi-permanent. Section 3.1.4 address wetland features on this property.

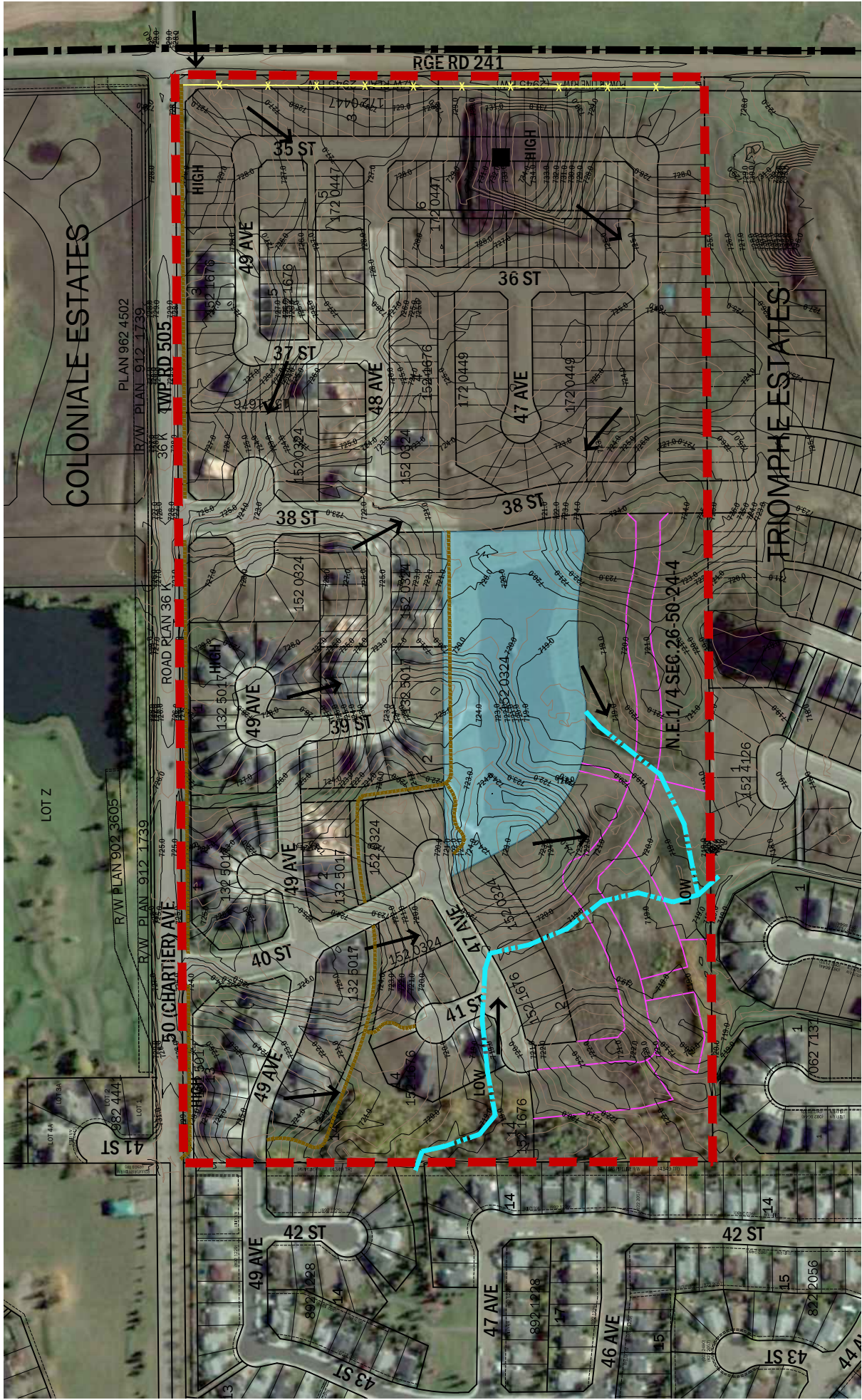
#### 3.1.2 Sub-Surface Conditions

A geotechnical analysis of sub-surface conditions within the Outline Plan area was performed by Shelby Engineering Ltd. in 2007. It was based on 12 test holes drilled to a depth of at least 5.75 metres. The typical on-site soil stratigraphy encountered in the test holes consists of topsoil underlain by clay and clay till. The geotechnical study noted one exception which showed that in the south-central portion of the site, medium plastic clay fill was encountered to a depth of about 0.75 metres.

The tested topsoil was described as black, clayey and varied greatly between 75 mm to 650 mm in thickness. The clay soils that were encountered are generally medium to high plastic, while the clay tills are generally low to medium plastic. One test hole had a discontinuous layer of fine sand between 1.4 to 2.3 metres below the surface. In general, the soil conditions are considered conducive to urban development without special measures being required during construction.

Groundwater was not encountered during drilling. When reviewed after 71 days, water was evident in three of the test holes between 1.1 to 3.0 metres below the ground surface.

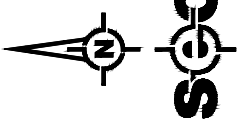
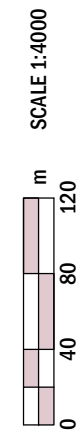




LEGEND

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- DRAINAGE COURSE
- DRAINAGE FLOW
- 1.0m CONTOURS
- HIGH POINT
- LOW POINT
- TOPSOIL STOCKPILE
- POWER LINES
- EXISTING TRAILS
- STORMWATER MANAGEMENT

EXISTING CONDITIONS



FOREST HEIGHTS OUTLINE PLAN  
CITY OF BEAUMONT

### 3.1.3 Vegetation

The western portion of the plan area contains the remaining portion of a mature tree stand that consists of a mix of trembling aspen and balsam poplar that are interspersed with some white spruce. The local drainage areas are generally vegetated with willows and red-osier dogwood and the wetter areas include some presence of reed grass and cattails. The eastern upland area of the site is cultivated and has no remaining natural vegetation.

### 3.1.4 Environmental Considerations

A Wetland Value and Function Assessment was commissioned by Hasco Development Corporation and prepared by Fiera Biological Consulting in April 2007 to describe, evaluate, and quantify wetlands in the Plan area that had the potential of being impacted by the development of Forest Heights. The study also assessed remaining portions of the woodlot for wildlife use and Valued Ecosystems Components (VECs). This assessment identified six wetlands of various sizes, structure and permanence and two ephemeral drainage channels in the west Plan area. The site reconnaissance for this report; however, was conducted in the winter, and as such, could not provide for an exact delineation of the wetlands.

Avillia Developments Ltd. engaged Stantec Consulting to update and further assess the wetlands in the Forest Heights Plan area. The report was prepared in the summer and thus site investigations occurred without the impediment of snow and ice.

Stantec determined that there are three main wetlands of Class III, Class IV, and Class V on the site. Each had the potential of being claimed by the Province under the Water Act as permanent water bodies. The Department of Sustainable Resource Development and Alberta Environment reviewed the report to determine if and how much land should be claimed by the Province.

The investigation by the Province discovered that these lands were previously purchased by the Hudson's Bay Company in 1862, and thus the Crown has no claim to these lands for wetland retention regardless of their size and significance. Alberta Environment granted Water Act Approval (No. 00309036-00-00) on October 2, 2012. Compensation for the entire Forest Heights neighbourhood was settled in 2012 to Ducks Unlimited Canada.

## 3.2 Existing Site Conditions

### 3.2.1 Existing Land Use

The family farmstead, originally located in the area's northwest corner has been removed from the site with development.

The eastern half of the land is fully developed, and the remaining southwest lands exist in a natural state.

An above ground AltaLink electrical transmission line (Plan 2945HW) exists along the east plan boundary. This power line will be retained in its current location and designated as public utility.

### 3.2.2 Environmental Site Assessment

An Environmental Site Assessment Phase I (ESA) was conducted by Blanchard Environmental in 2011 on behalf of Avillia Developments Ltd. The ESA did not identify anything of environmental concern and therefore a Phase II was not recommended.

## 3.3 Surrounding Land

### 3.3.1 Surrounding Land Use

The proposed development is surrounded on three sides by the existing residential developments: to the north lies the development called Coloniale Estates - a residential neighbourhood integrated with a golf course; to the west lies Glenbrae Meadows, a family neighbourhood developed in the late 1980s; and to the south is the Triomphe Estates development. The land to the east is farmland, which is located in Leduc County.

### 3.3.2 Access

Access to the Outline Plan area is provided along its northern boundary by 50 Avenue. There is a local road access into the existing residential subdivision from the west (49 Avenue). There is a future connection to the lands to the south. The plan's east boundary is formed by Range Road 241 to which there is no current access.

## 4.0 Development Concept

### 4.1 Land Use

Forest Heights will be a low density residential community with a range of lot sizes. **(See Figure 3)** The natural area (tree stand) retained along the west boundary provides a pleasant buffer for the Glenbrae community and creates some exclusive residential modules in the west Plan area. Forest Heights will tie into the existing path in Glenbrae Meadows and extend it east through the tree stand all the way to the drainage channel that flows south into the large central stormwater management facility. The SWMF split between the west central and southwest Plan area creates a strong focal point at the entrance and also provides a natural separation for the residents in Triomphe Estates. The natural area and a slightly realigned drainage course south from 50 Avenue have been retained to provide practical use of overland drainage and enhance and expand on the natural habitat of the site. The wetlands in the central and south Plan area will be repurposed to fulfill stormwater management requirements in the neighbourhood. The SWMF has been developed as an enhanced wetland to replace what is currently there and further promote the natural feel of this community. Landforms created by respecting and incorporating this mix of natural areas and manmade features provide opportunities for unique walkout and amenity lots as well as some exclusive residential lots.

A pedestrian link east of the collector roadway provides access to a neighbourhood park in the east Plan area. This municipal reserve link also provides a buffer to an “active adult” site identified east of the collector. This “active adult” site has been developed as low density housing. This small neighbourhood scale park provides opportunity for some active play space in the Forest Heights neighbourhood and complements the passive natural parks in the west Plan area.

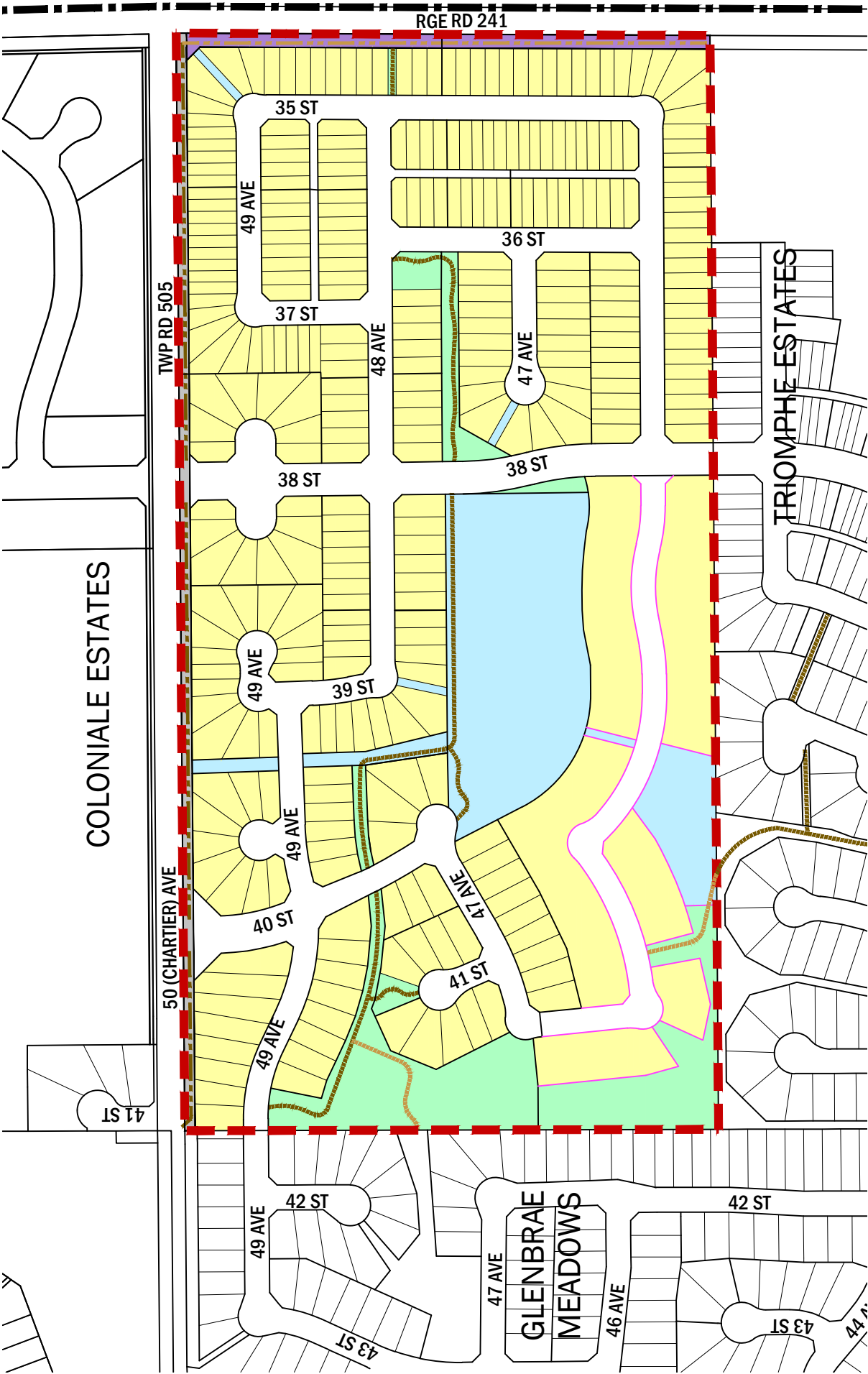
Forest Heights has been designed to accommodate a mix of single-family front drive and lane product with opportunities for more affordable fee-simple duplex, semi-detached, and maybe even townhomes in the east Plan area. All development approved subsequent to Land Use Bylaw 944-19 will adhere to the provisions of this bylaw.

At the request of the City cash in lieu will be paid for a small under dedication of municipal reserve in the Outline Plan area. A detailed land use distribution and demographic projection for the development concept is attached in Appendix B.

### 4.2 Open Space

#### 4.2.1 Naturalized Wetland

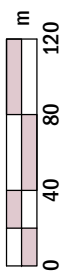
The Forest Heights neighbourhood contains a number of small wetlands and natural areas. In order to develop a livable and efficient community, modifications to the area are required. One major component for development is the construction of a stormwater management facility (SWMF) which is commonly referred to as a storm pond. The size of the storm pond is determined by accommodating a 1 in 100 year storm event, which means it is a very large component of any new neighbourhood (8% - 10% of total land area).



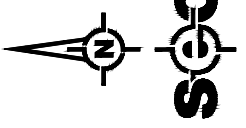
LEGEND

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- LOW DENSITY RESIDENTIAL
- PARK/MUNICIPAL RESERVE
- FOREST HEIGHTS OUTLINE PLAN CITY OF BEAUMONT
- STORMWATER MANAGEMENT FACILITY/PUBLIC UTILITY LOT
- ARTERIAL ROAD WIDENING (50 AVE)
- ROAD WIDENING (RGE RD 241)
- EXISTING/PROPOSED PEDESTRIAN LINKAGE
- PERIMETER PEDESTRIAN LINKAGE (3.0m ASPHALT)

DEVELOPMENT CONCEPT



SCALE 1:4000



The storm pond for Forest Heights is located in the central and southwest Plan area. Not only does this help on the stormwater engineering but the storm pond becomes a highly visible and functional neighbourhood amenity, and as such, is located in an easily viewed and accessible location. The split of the SWMF also provides a nice amenity for the residents of Triomphe Estates.

The type of storm pond that has been incorporated into Forest Heights is referred to as a Naturalized Wetland. The natural tree stands, new vegetation, variety of pond slopes, and its non-linear design, mean that this storm facility, when completed, will look and act like a natural wetland. This storm pond, therefore, will contribute to the natural theme of the Forest Heights neighbourhood.

#### 4.2.2 Parks

Forest Heights has a variety of accessible parks. The parks and open spaces are largely formed by respecting existing natural vegetation in the west Plan area and land forms.

A small neighbourhood park has been developed on the eastern side of the Plan Area. This park is well situated to allow for easy and short access from the homes in this part of the site. With the plan to have smaller entry level homes on the east side, this park provides a key, more active, recreational area in Forest Heights. The park is open to the road along its north and east boundaries and lots proposed across from the park have a lane. This provides “eyes on the park” and gives those homes that face the park a view corridor. The park is conducive to a tot lot and some active play area.

Other smaller linear parks in the neighbourhood provide for natural landscapes and walkways which promote both active and passive recreation.

#### 4.2.3 Open Space and Linkages

The preservation of the tree stands along the western side of the Plan will provide a pleasant natural area for casual recreation in the neighbourhood. The retention of a significant portion of the existing tree stand and the split of the SWMF also creates a transition from Forest Heights to the Glenbrae Meadows neighbourhood to the west and Triomphe Estates to the south.

The natural areas, naturalized stormwater management facility, and the active park in the neighbourhood, allow for a well defined and easily accessible and walkable network throughout Forest Heights. This pedestrian network also connects to the existing Glenbrae Meadows neighbourhood to the west and future connections to the north and south.

Much of the 3.0m asphalt trail within the community exists. The future trail proposed within Glenbrae Meadows will ultimately tie into the trail system at the west boundary of Forest Heights. No trail is proposed through the south portion of the tree stand along the west boundary of the neighborhood. Development in the southwest corner of the neighbourhood will consider minimizing any clearance of or damage to the existing trees, to address topography and drainage matters, as well as, to allow the tree stand to remain as a natural amenity within Forest Heights.

The trail proposed from Glenbrae Meadows will tie into the existing 3 metre asphalt trail to the north with connections to 49 Avenue, 40 Street and 41 Street. Another trail connecting Forest Heights and Triomphe Estates is provided along the southwest boundary of the southwest stormwater management facility. This trail continues north through the Municipal Reserve with connections to 46 Avenue. An existing 3.0 m asphalt trail is located along the north portion of the central storm pond and extends east through the MR parcel to the park site south of 48 Avenue and west of 38 Street. This extensive trail system will promote walkability within the neighbourhood and surrounding communities.

Pedestrian links are also proposed east from the park to Range Road 241 for access to the City of Beaumont's future multi-use trail system and south to the future school site. The multi-use trail is also identified along the south boundary of 50 Avenue.

The exact location and type of trails will be confirmed at the time of subdivision.

### 4.3 Residential Housing

The Forest Heights development concept is based on low density residential housing. However, a variety of housing types and features that will be incorporated into the neighbourhood which reflect different needs of home buyers (size, cost, amenities, etc.) and therefore would accommodate various target market groups including "move up" and "move down" buyers, first time buyers, active adults, and the elderly. Lot widths will adhere to the City of Beaumont Land Use Bylaw.

Low density housing may take the form of:

- Large single-detached homes with front drive garages,
- Smaller single-detached homes with front drive garages,
- Smaller single-detached homes with back lane detached garages,
- Semi-detached homes with front drive attached garages,
- Semi-detached homes with back lane detached garages and
- Street-oriented townhouses.

## 5.0 Servicing and Utilities

The following generalized servicing and concept plans which are based on preliminary engineering. The final storm, water, and sanitary, servicing will be based on detailed design and review of applicable governing bodies including the City of Beaumont.

### 5.1 Stormwater Management

The Forest Heights stormwater management system will be controlled by a system of underground piping directed to a 'naturalized' stormwater management facility located in the centre of the site. Naturalized storm ponds have a number of environmental and quality of life advantages. These facilities improve water quality and enhance biodiversity. This biodiversity serves as food, shelter, and nesting areas; and also help to stabilize the slopes and reduce erosion. Residents of Forest Heights will be able to enjoy the sights, sounds, and scents of nature and as the area matures, plantings can absorb noise, and attract birds and waterfowl.

The outlet from the storm pond will be to the south and connect to an existing storm pipe to the south. **(See Figure 4)** The underground pipe system (minor system) is designed for the 1 in 5 year storm event. The site will be graded in such a way to accommodate major overland flow (storm events over the 1 in 5 year event). The site is designed to accommodate overland flows from lands to the north and to ensure that Forest Heights and other areas downstream do not become flooded.

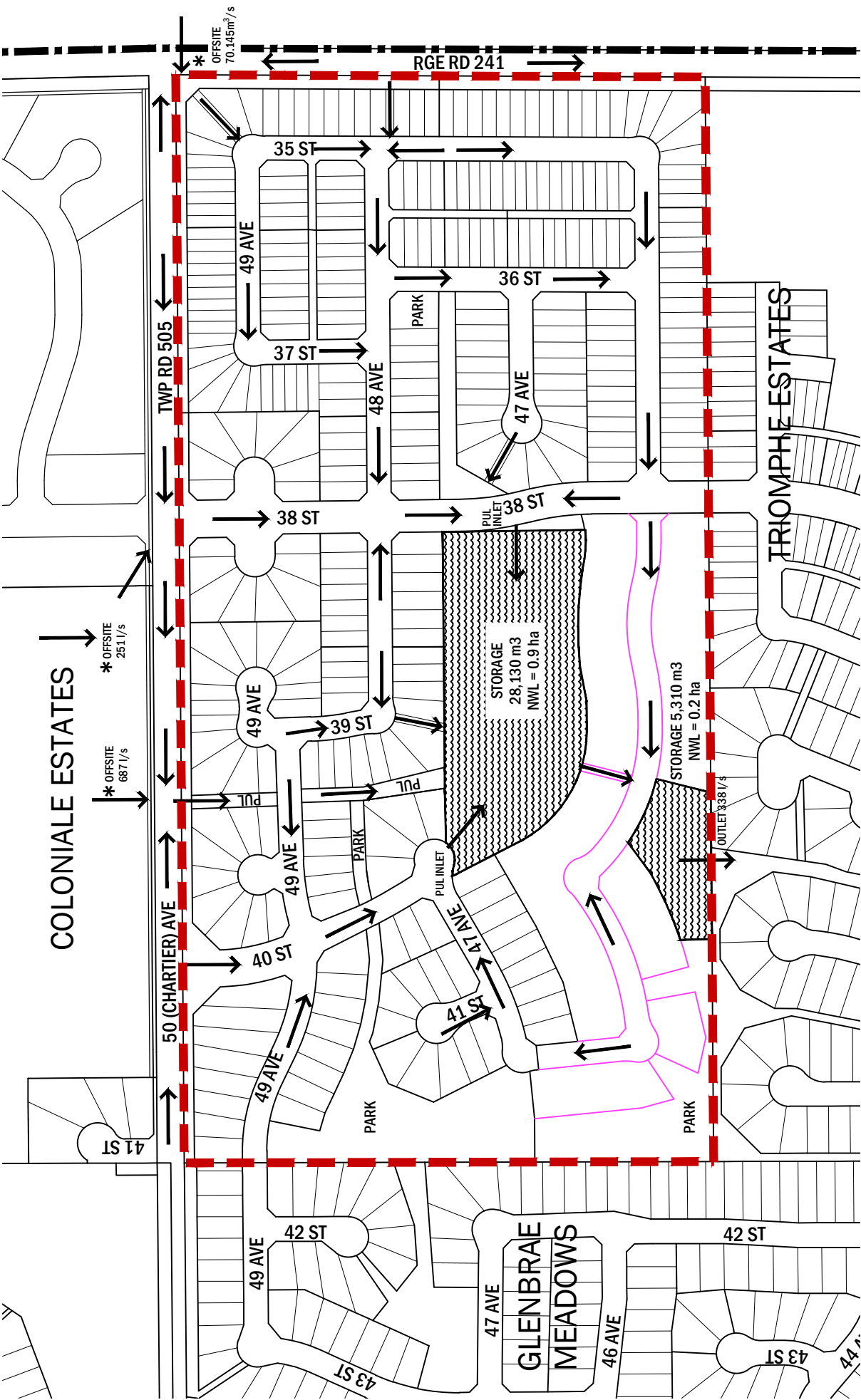
The storm pond is designed to accommodate the 1 in 100 year storm event. The outlet is based on the allowable discharge for these lands plus other lands to the north.

### 5.2 Water Distribution

A primary water connection is required from the existing City water system located along 50 Avenue. **(See Figure 5)** Within the neighbourhood, the major water distribution network consists of a 300 mm watermain aligned along 38 Street to the area's southern limit where it connects to the Triomphe Estates neighbourhood.

The area's water distribution system will typically consist of 200 mm watermains that have connections to the transmission system and generally follow the local road network. The final watermain sizes are subject to detailed analysis to ensure conformance to good engineering practice and allowing for sufficient firefighting pressures and overall City standards.

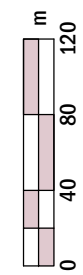




LEGEND

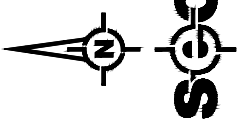
- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- STORM SEWER FLOW
- STORMWATER MANAGEMENT FACILITY
- OFFSITE CONTRIBUTION (CONTROLLED FLOW)

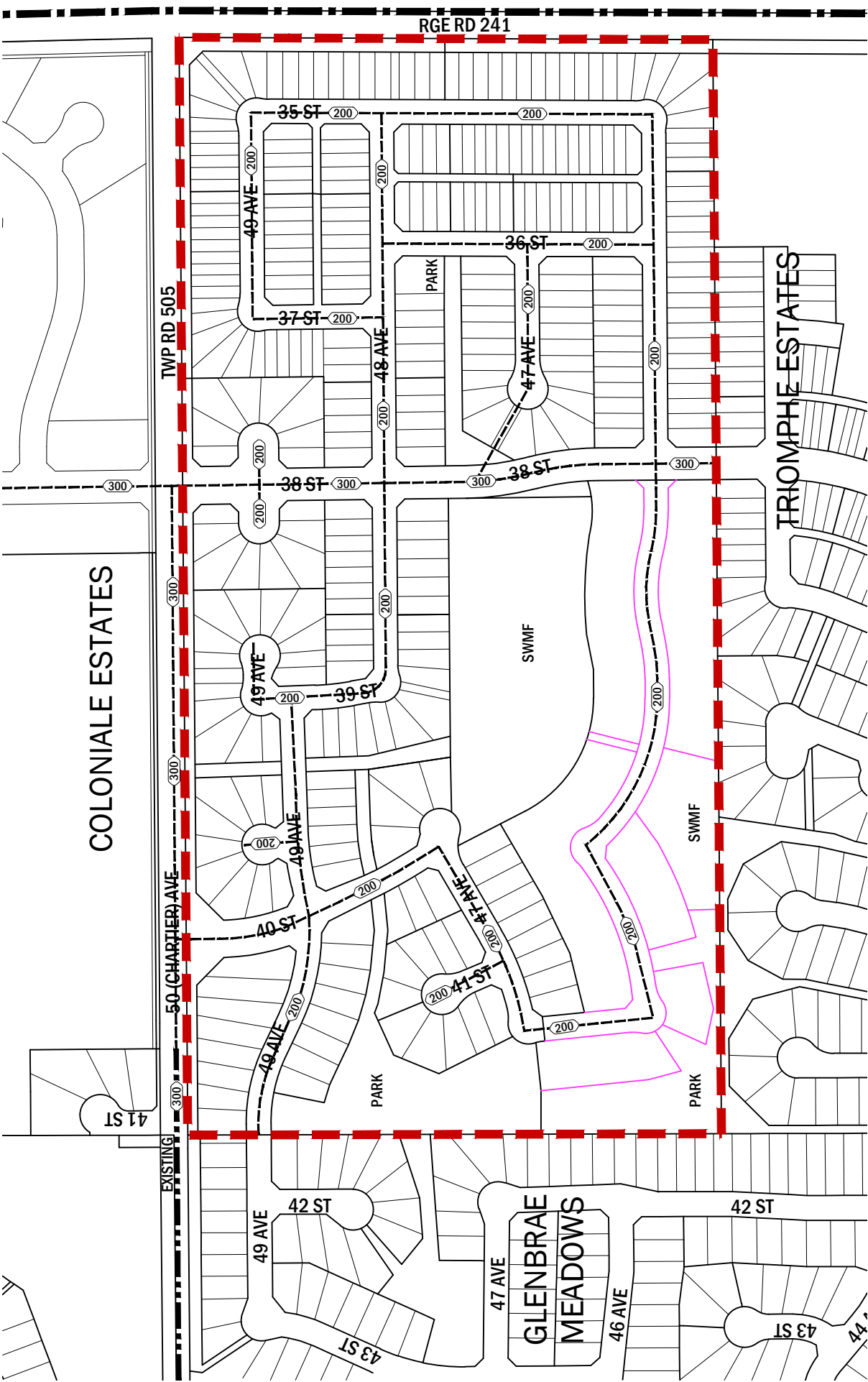
STORMWATER MANAGEMENT



SCALE 1:4000

FOREST HEIGHTS OUTLINE PLAN  
CITY OF BEAUMONT

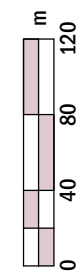




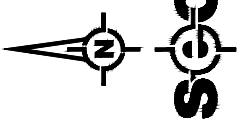
LEGEND

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- EXISTING WATER MAIN
- PROPOSED WATER MAIN

WATER DISTRIBUTION



SCALE 1:4000



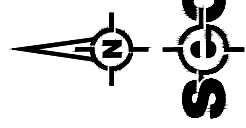
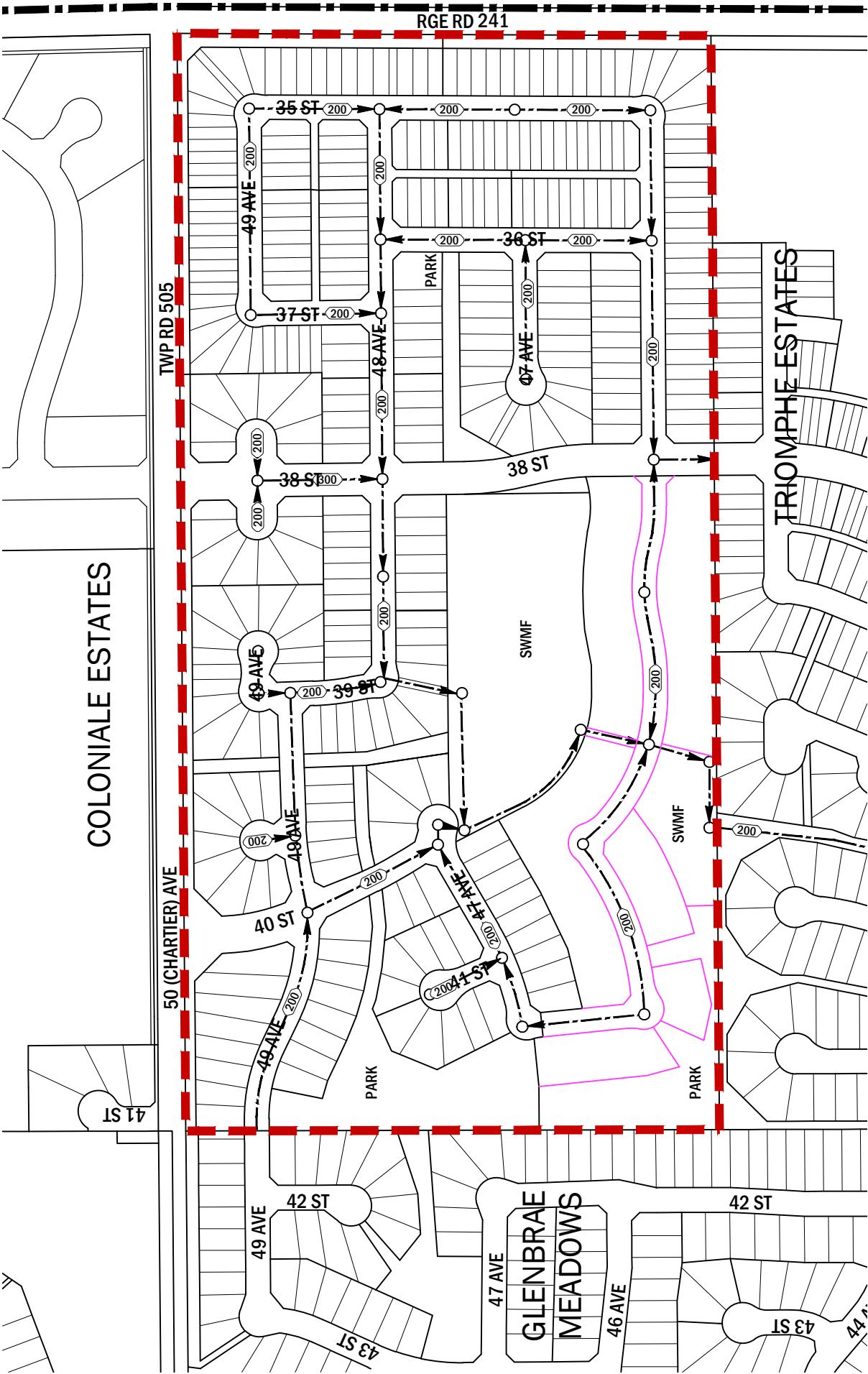
FOREST HEIGHTS OUTLINE PLAN  
CITY OF BEAUMONT

### 5.3 Sanitary Sewer

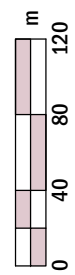
The collection system flows by gravity along the local road network and then gathers at a point in the southwest of the site which is adjacent to the storm outlet. **(See Figure 6)** From here, it ties in to the sanitary line on 44 Avenue in Triomphe Estates.

### 5.4 Franchise Utilities

Gas, power, telephone and cable are provided by franchise utilities, and are readily available.



**SANITARY SEWERS**



SCALE 1:4000

**LEGEND**

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

FOREST HEIGHTS OUTLINE PLAN  
CITY OF BEAUMONT

## 6.0 Transportation

### 6.1 Transportation

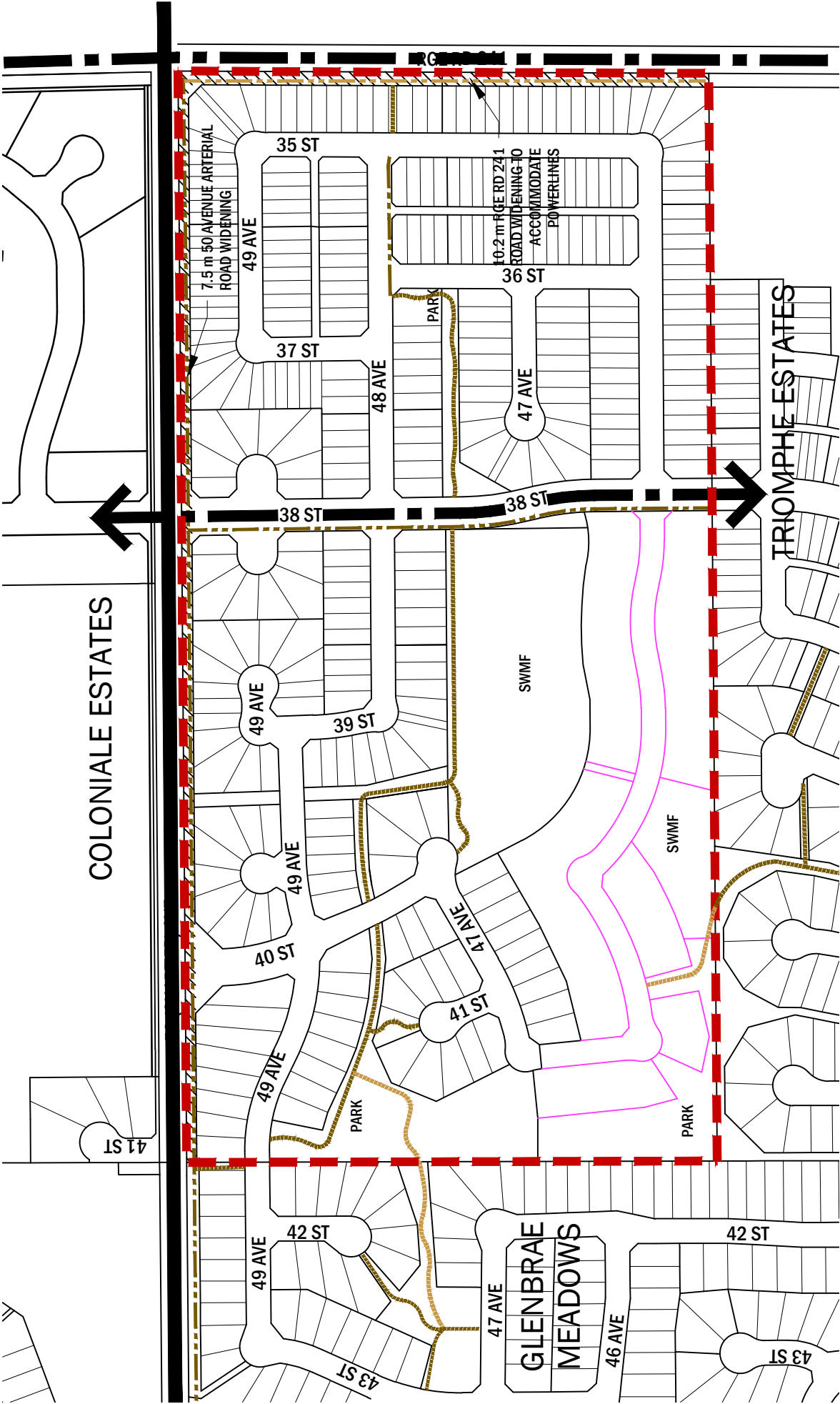
Two points of access are provided south to Forest Heights from 50 Avenue. **(See Figure 7)** Primary access for the neighbourhood is provided from 38 Street which connects north across 50 Avenue to Coloniale Way and ultimately forms part of the City's future Outer Ring Road. 38 Street will be a major collector that bisects the Plan area from north to south.

This major collector road provides neighbourhood access and it also extends southward into Triomphe Estates providing a southern access. 38 Street will facilitate a future municipal bus service thus providing safe and convenient access for the Forest Heights' residents.

The second access point is located at 40 Street between the existing Glenbrae Meadows neighbourhood to the west and 38 Street. Although it is a minor access and not a collector road, it will provide important access to the west side of the neighbourhood and be designed to accommodate traffic from both Forest Heights and those in the Glenbrae Meadows neighbourhood who may find this access to 50 Avenue more convenient due to the 49 Avenue local road connection.

The neighbourhood's roadways have been designed to the City's specifications. The local roads, which include cul-de-sacs and lanes, shall ensure that there is safe and easy access for emergency vehicles as well public services (i.e. garbage collection).

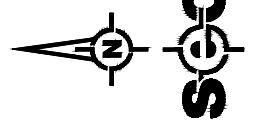
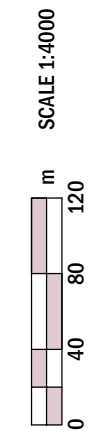
Non-vehicular transportation (pedestrians, bicycles, etc.) will be able to utilize the well integrated walkway system in the Plan Area as well as the sidewalks fronting and flanking the residential lots.



LEGEND

- OUTLINE PLAN BOUNDARY
- MAJOR COLLECTOR ROAD
- ARTERIAL ROAD
- EXISTING / PROPOSED PEDESTRIAN LINKAGE (Exact location and type of trail to be confirmed at subdivision)
- PEDESTRIAN LINKAGE IN ROAD
- RIGHT OF WAY (ON SIDEWALK)
- EMERGENCY ACCESS
- ROAD WIDENING (50 AVE & RGE RD 241)

TRANSPORTATION NETWORK



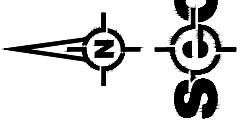
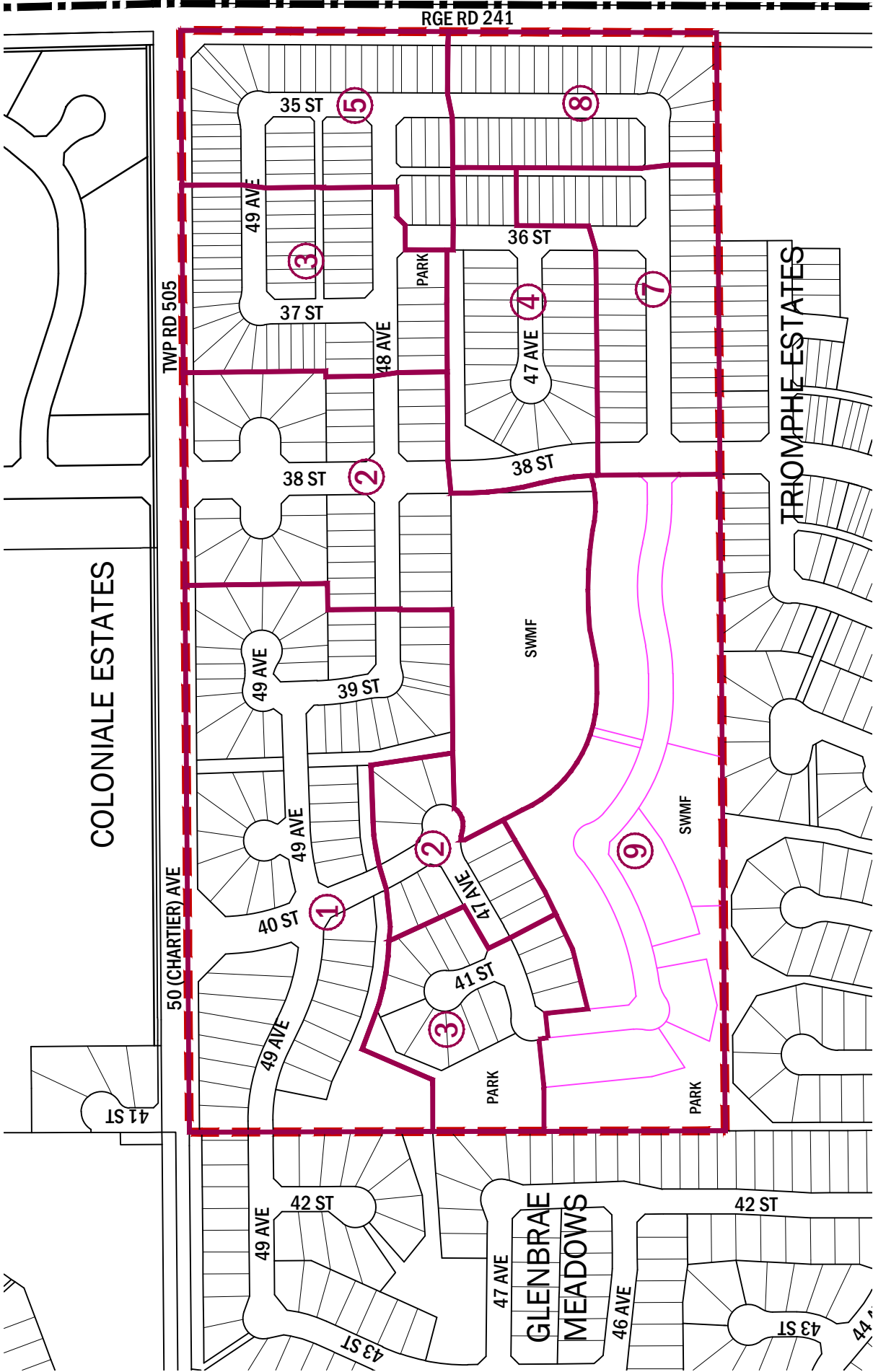
FOREST HEIGHTS OUTLINE PLAN  
CITY OF BEAUMONT

## 7.0 Development Staging

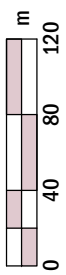
---

The expected development for this Outline Plan is defined in ten stages. **(See Figure 8)**

These stages respect the logical extension of roadways and other infrastructure in this area; however, the potential for development may be affected by market or other conditions and flexibility on precise staging must be considered.



**DEVELOPMENT STAGING**



SCALE 1:4000

**LEGEND**

- OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- DEVELOPMENT STAGES

NOTE: STAGING IS SUBJECT TO MARKETING CONDITIONS AND SERVICING AVAILABILITY AND MAY BE SUBJECT TO CHANGE. PLANNED STAGE 6 HAS BEEN INCORPORATED INTO STAGE 9.

FOREST HEIGHTS OUTLINE PLAN  
CITY OF BEAUMONT



---

# APPENDIX A

Certificates of Title



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0038 417 937            4;24;50;26;NE                      192 216 796 +37

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 24 TOWNSHIP 50  
SECTION 26  
THE NORTH HALF OF THE NORTH EAST QUARTER  
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 36K - ROAD	0.809	2.0	
B) PLAN 1223811 - SUBDIVISION	6.35	15.69	
C) PLAN 1520324 - SUBDIVISION	6.70	16.56	
D) PLAN 1521676 - SUBDIVISION	4.26	10.53	
E) PLAN 1720447 - SUBDIVISION	2.43	6.00	
F) PLAN 1720449 - SUBDIVISION	2.08	5.14	
G) PLAN 1820163 - SUBDIVISION	2.28	5.63	
H) PLAN 1820166 - SUBDIVISION	0.198	0.49	
I) PLAN 1922531 - SUBDIVISION	1.94	4.79	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF BEAUMONT

REFERENCE NUMBER: 182 012 189 +5

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
192 216 796	09/09/2019	SUBDIVISION PLAN		

-----

OWNERS

FOREST HEIGHTS DEVELOPMENTS BEAUMONT LTD.  
OF 220, 190 BOUDREAU ROAD  
ST. ALBERT  
ALBERTA T8N 6B9

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 192 216 796 +37

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
1217JB	28/01/1952	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AS TO PORTION OR PLAN:2945HW (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022165522) (DATA UPDATED BY: CHANGE OF ADDRESS 092059368)
882 045 223	03/03/1988	CAVEAT RE : RIGHT OF WAY AGREEMENT , ETC. CAVEATOR - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 (DATA UPDATED BY: TRANSFER OF CAVEAT 022189534) (DATA UPDATED BY: CHANGE OF ADDRESS 092057851)
132 292 422	13/09/2013	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
132 356 935	04/11/2013	MORTGAGE MORTGAGEE - SUMMIT CENTRE INC. MORTGAGEE - LANDREX INC. MORTGAGEE - AVILLIA DEVELOPMENTS LTD. ALL OF : SUITE 220,190 BOUDREAU ROAD ST.ALBERT ALBERTA T8N6B9 ORIGINAL PRINCIPAL AMOUNT: \$5,000,000
132 387 626	28/11/2013	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF BEAUMONT. 5600 - 49 STREET BEAUMONT ALBERTA T4X1A1
152 021 535	20/01/2015	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF BEAUMONT. 5600 - 49 STREET BEAUMONT ALBERTA T4X1A1

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 192 216 796 +37

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
152 107 157	09/04/2015	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF BEAUMONT. 5600 - 49 STREET BEAUMONT ALBERTA T4X1A1
172 041 175	07/02/2017	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF BEAUMONT. 5600 - 49 STREET BEAUMONT ALBERTA T4X1A1
172 041 276	07/02/2017	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE TOWN OF BEAUMONT. 5600 - 49 STREET BEAUMONT ALBERTA T4X1A1
172 041 279	07/02/2017	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF BEAUMONT. 5600 - 49 STREET BEAUMONT ALBERTA T4X1A1
172 325 626	07/12/2017	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 25TH FLOOR, 10020-100 STREET EDMONTON ALBERTA T5J0N3 ORIGINAL PRINCIPAL AMOUNT: \$22,000,000
172 325 627	07/12/2017	POSTPONEMENT OF CAVE 132387626 CAVE 152021535 CAVE 152107157 CAVE 172041175 CAVE 172041276 TO MORT 172325626
172 325 628	07/12/2017	POSTPONEMENT OF MORT 132356935 TO MORT 172325626
182 012 141	15/01/2018	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BEAUMONT. ( CONTINUED )

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:1820164

182 012 142 15/01/2018 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE TOWN OF BEAUMONT.  
5600 - 49 STREET  
BEAUMONT  
ALBERTA T4X1A1

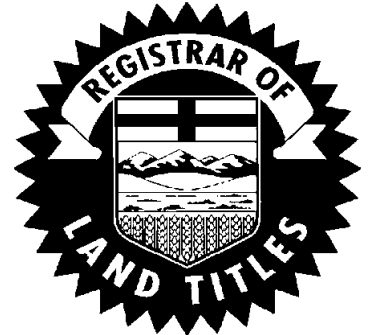
182 012 190 15/01/2018 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE TOWN OF BEAUMONT.  
5600 - 49 STREET  
BEAUMONT  
ALBERTA

TOTAL INSTRUMENTS: 016

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF  
JANUARY, 2020 AT 11:31 A.M.

ORDER NUMBER: 38698986

CUSTOMER FILE NUMBER: 130-11001



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0036 518 471                              1520324;2;34                                      182 036 300

LEGAL DESCRIPTION  
PLAN 1520324  
BLOCK 2  
LOT 34  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;24;50;26;NE

MUNICIPALITY: CITY OF BEAUMONT

REFERENCE NUMBER: 152 363 066

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 036 300	09/02/2018	TRANSFER OF LAND	\$213,707	\$213,707

---

OWNERS  
FOREST HEIGHTS DEVELOPMENTS BEAUMONT LTD.  
OF 220, 190 BOUDREAU ROAD  
ST. ALBERT  
ALBERTA T8N 6B9

---

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
152 021 532	20/01/2015	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BEAUMONT. AS TO PORTION OR PLAN:1520325
152 021 536	20/01/2015	RESTRICTIVE COVENANT

---

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF  
JANUARY, 2020 AT 11:31 A.M.

ORDER NUMBER: 38698986

CUSTOMER FILE NUMBER: 130-11001



\*END OF CERTIFICATE\*

---

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0036 518 489            1520324;2;35                      152 021 530 +27

LEGAL DESCRIPTION  
PLAN 1520324  
BLOCK 2  
LOT 35  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;24;50;26;NE

MUNICIPALITY: CITY OF BEAUMONT

REFERENCE NUMBER: 132 078 481

-----

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
152 021 530	20/01/2015	SUBDIVISION	PLAN		

-----

OWNERS  
FOREST HEIGHTS DEVELOPMENTS BEAUMONT LTD.  
OF 220, 190 BOUDREAU ROAD  
ST. ALBERT  
ALBERTA T8N 6B9

-----

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
132 356 935	04/11/2013	MORTGAGE MORTGAGEE - SUMMIT CENTRE INC. MORTGAGEE - LANDREX INC. MORTGAGEE - AVILLIA DEVELOPMENTS LTD. ALL OF : SUITE 220,190 BOUDREAU ROAD ST.ALBERT ALBERTA T8N6B9 ORIGINAL PRINCIPAL AMOUNT: \$5,000,000

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 152 021 530 +27

REGISTRATION

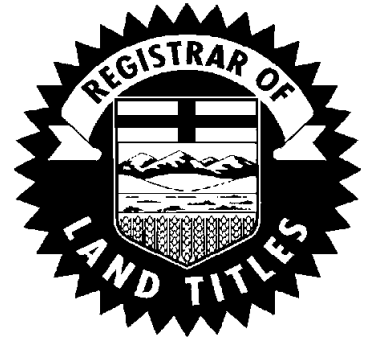
NUMBER	DATE (D/M/Y)	PARTICULARS
152 021 532	20/01/2015	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BEAUMONT. AS TO PORTION OR PLAN:1520325
152 021 536	20/01/2015	RESTRICTIVE COVENANT
172 156 417	20/06/2017	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 25TH FLOOR 10020 100 STREET NW EDMONTON ALBERTA T5J0N3 ORIGINAL PRINCIPAL AMOUNT: \$18,500,000
172 179 100	12/07/2017	POSTPONEMENT OF MORT 132356935 TO MORT 172156417

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF  
JANUARY, 2020 AT 11:31 A.M.

ORDER NUMBER: 38698986

CUSTOMER FILE NUMBER: 130-11001



\*END OF CERTIFICATE\*

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0036 518 497            1520324;2;36                      172 171 058

LEGAL DESCRIPTION  
PLAN 1520324  
BLOCK 2  
LOT 36  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;24;50;26;NE

MUNICIPALITY: CITY OF BEAUMONT

REFERENCE NUMBER: 152 021 530 +28

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
172 171 058	06/07/2017	TRANSFER OF LAND	\$209,500	\$209,500

---

OWNERS

HOMES BY TRICOLOR INC.  
OF 4720-151 STREET NW  
EDMONTON  
ALBERTA T6H 5N8

---

ENCUMBRANCES, LIENS & INTERESTS

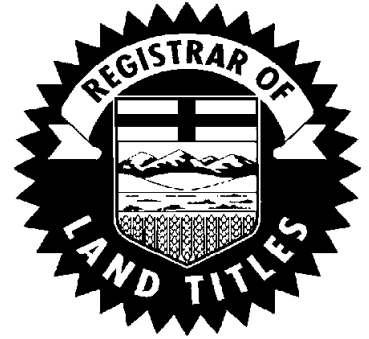
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
152 021 532	20/01/2015	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BEAUMONT. AS TO PORTION OR PLAN:1520325
152 021 536	20/01/2015	RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF  
JANUARY, 2020 AT 11:31 A.M.

ORDER NUMBER: 38698986

CUSTOMER FILE NUMBER: 130-11001



\*END OF CERTIFICATE\*

---

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

---

# APPENDIX B

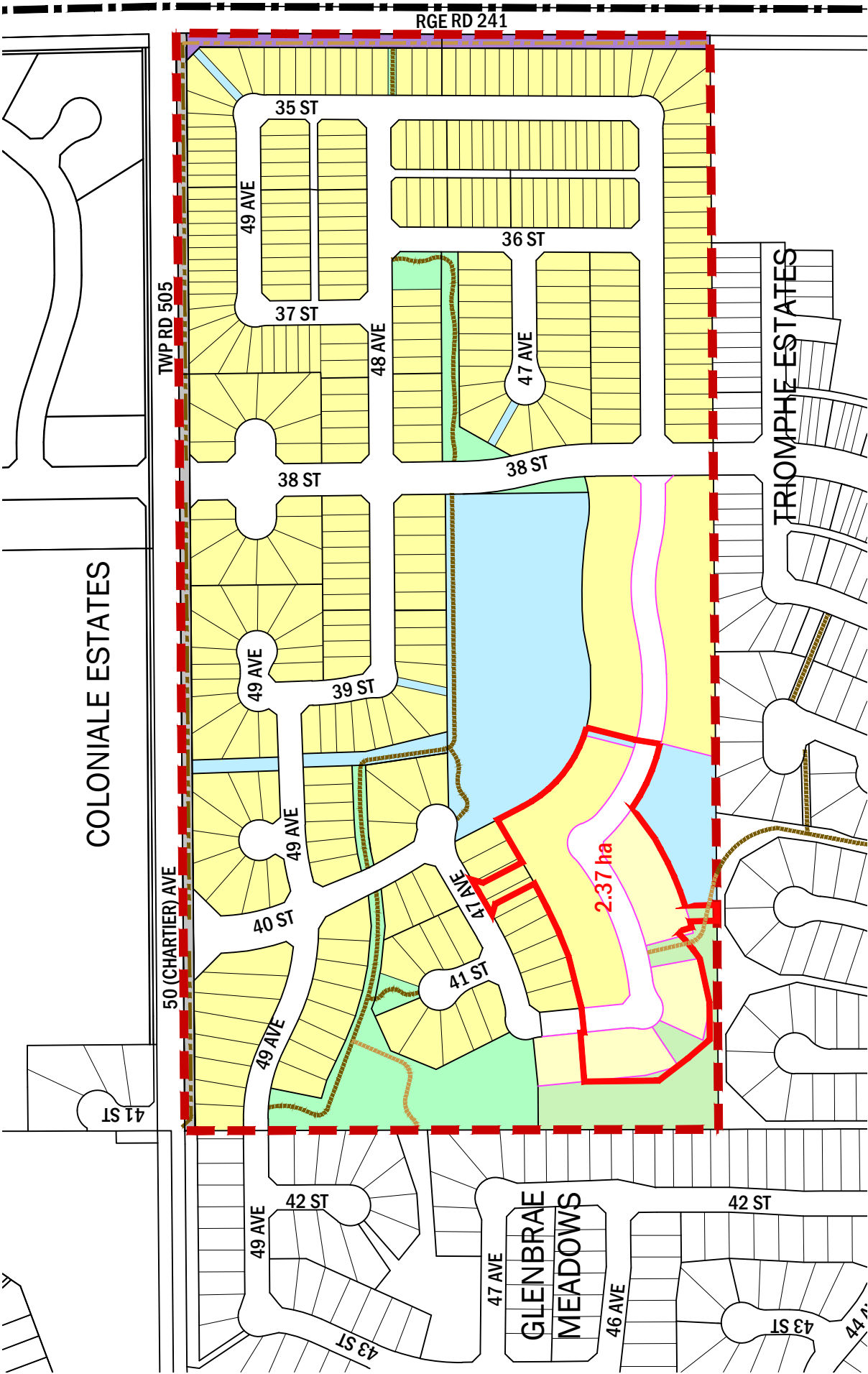
Land Use Statistics



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# APPENDIX C

Amendment Area



LEGEND

- - - - - OUTLINE PLAN BOUNDARY
- CITY BOUNDARY
- LOW DENSITY RESIDENTIAL
- PARK/MUNICIPAL RESERVE
- FOREST HEIGHTS OUTLINE PLAN CITY OF BEAUMONT
- STORMWATER MANAGEMENT FACILITY/PUBLIC UTILITY LOT
- ARTERIAL ROAD WIDENING (50 AVE)
- ROAD WIDENING (RGE RD 241)
- EXISTING/PROPOSED PEDESTRIAN LINKAGE
- PERIMETER PEDESTRIAN LINKAGE (3.0m ASPHALT)

AMENDMENT AREA

