



**Subdivision Authority Agenda  
Wednesday, December 20<sup>th</sup>, 2023 at 1:00pm**

**1. The Subdivision Authority will review the following proposed Subdivisions on December 20, 2023:**

**a. SDA-23-05 Elan Phase 3**

Tentative Plan of subdivision to create 45 single detached residential lots and 36 medium density row housing residential lots from a portion of Plan N.E 1/4 Sec.33-50-24-4

- *Attachments: Location Map and Tentative Subdivision Plan*

**b. One-year time extension: SDA-21-06 3002 49 Street Timeline Extension**

One-year time extension to create 2 residential lots located in Plan 192 0554, Block 2, Lot 13

- *Attachments: Location Map and Tentative Subdivision Plan*

**c. SDA-23-02 Triomphe Estates Phase 12**

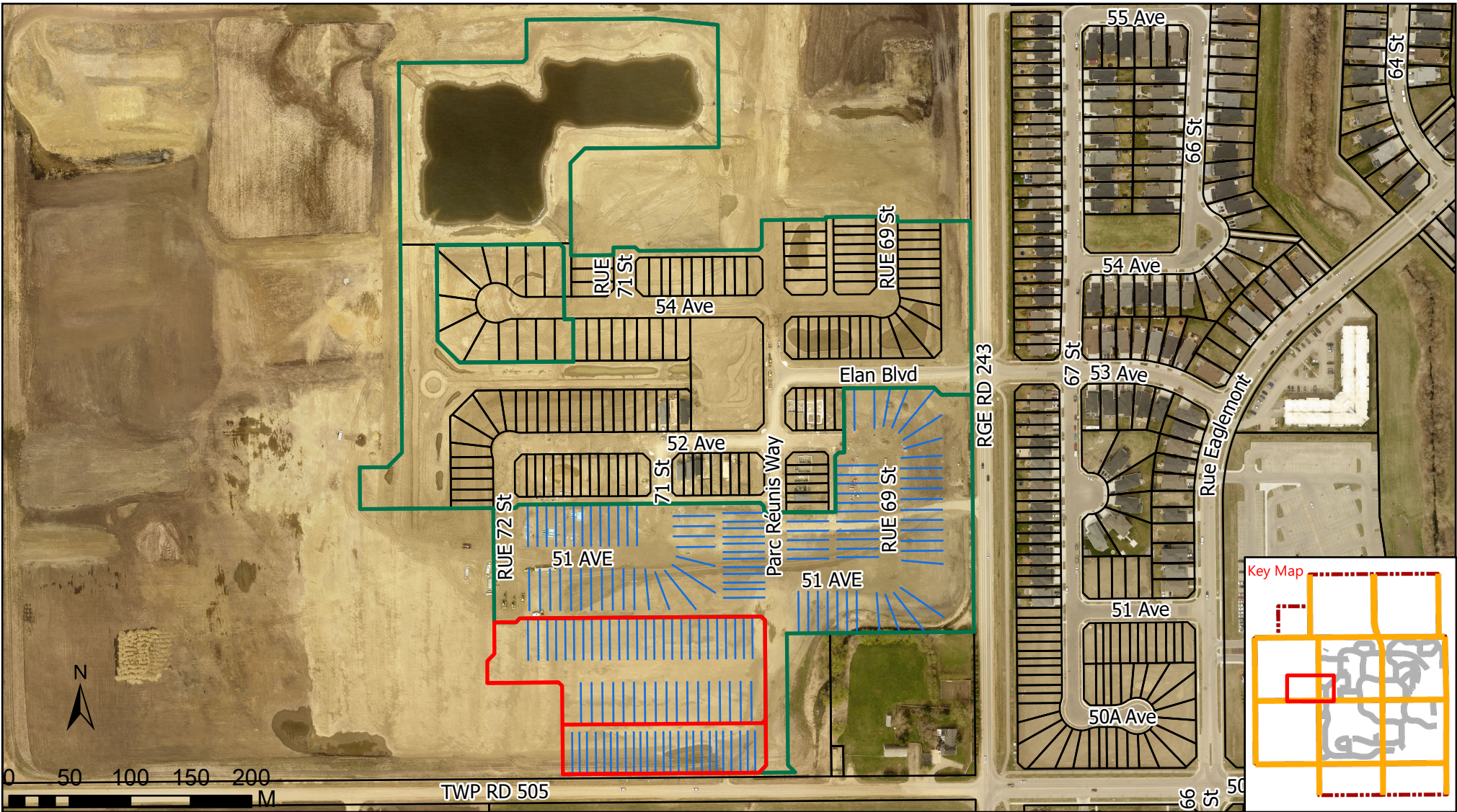
Tentative plan of subdivision to create 46 single detached residential lots and 1 PUL from a portion of N.E. ¼ Sec. 26-50-24-W4M.

*Attachments: Location Map and Tentative Subdivision Plan*

**2. The Subdivision Authority's decision will be posted on December 22<sup>nd</sup>, 2023**

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Contact the File Planner at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-929-8782 for more information.



TWP RD 505

### Location Map - SDA-23-05 Elan Phase 3



City of Beaumont  
5600 49 Street  
Beaumont, AB  
T4X 1A1

Numeric Scale: 1:4,500	Date - mm\dd\lyr 09\08\2023	Mapped by: Uche.D
Projected Coordinate System: CANADA NAD 83-3TM-114		Checked by: Coralie.V

**Disclaimer:**  
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City of Beaumont 5600 49 Street Beaumont Alberta T4X 1A1 Telephone: 780-929-8782 Web: www.beaumont.ab.ca

### Legend

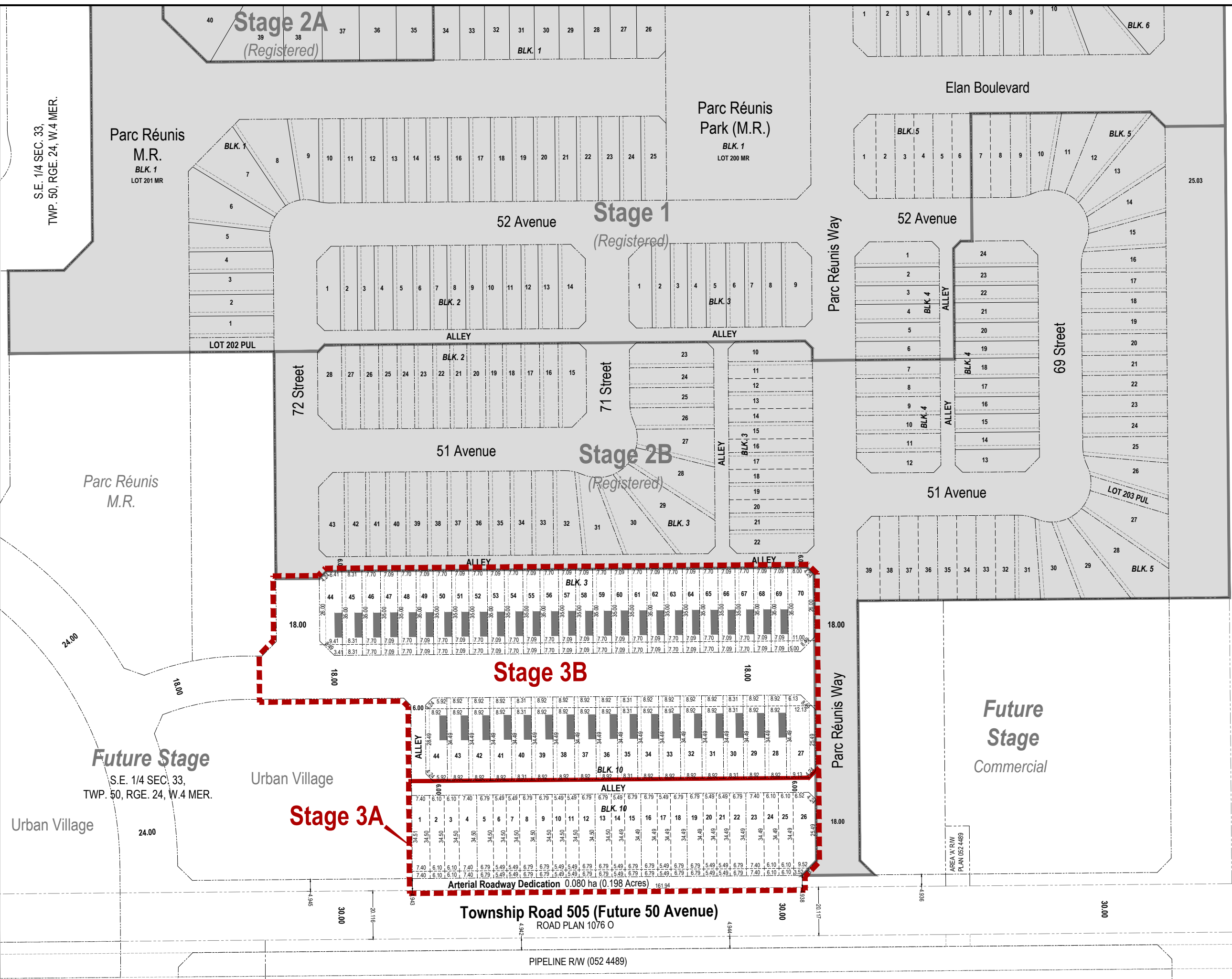
- Boundary No: SDA-23-05
- Elan Phase 1 & 2
- Proposed Lot
- Registered Parcels





GO

Government Road Allowance (Range Road 243)



**LEGEND:**

- Elan Stage 3 Subdivision Boundary
- Elan Stage 1 & 2B Subdivision Boundary
- Zero Lot Line Location

**NOTES:**

- All distances are shown in metres and decimals thereof.
- Distances on the curved boundaries are arc lengths.
- Area dealt with by this plan shown bounded thus ■ ■ ■ ■ ■ contains: **2.529 ha**, including **45 single residential lots** and **26 medium density rowhousing lots**.

**THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.**

**DATE:** NOVEMBER 8, 2023

**PROJECT MANAGER:** STEPHANIE\_FOSSEN

**CLIENT:** DREAM UNLIMITED CORP.

**PROJECT:** ELAN NEIGHBOURHOOD - STAGE 3  
S.E. 1/4 SEC. 33-50-24-4

**DRAWING TITLE:** TENTATIVE PLAN OF SUBDIVISION

**SCALE:** 0 15 30 45 60 75  
1:1500

**PROJECT NO/ DRAWING NO:** 2023035-001

**Invistec Consulting Ltd.**  
 Suite 1700, 10130 - 103 Street NW  
 Edmonton, Alberta, T5J 3N9  
 (780) 293 - 7373  
 www.invistec.ca

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**Location Map: 3002 49 Street**

Plan 1920554; Block 2; Lot 13

Subdivision Application No:  
SDA-21-06

Mapped by:  
Kemi.M




Checked by:  
Coralie.V

Numeric Scale:  
1: 419

Date - mn\dd\yr  
07\30\2021

Projected Coordinate System:  
CANADA NAD 83-3TM-114

**Legend**

-  Registered Parcels
-  3002 49 St
-  Proposed\_Subdivision

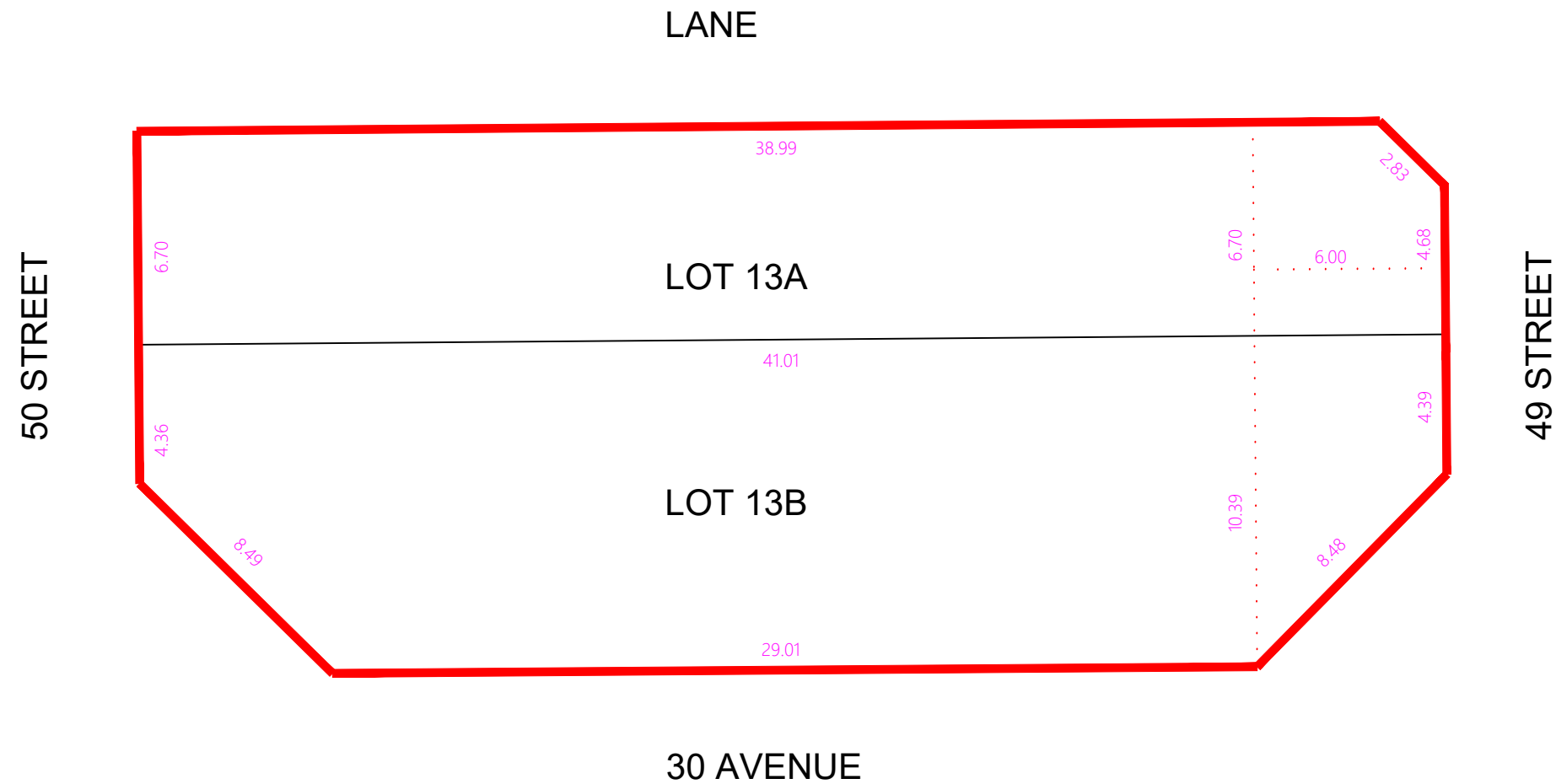
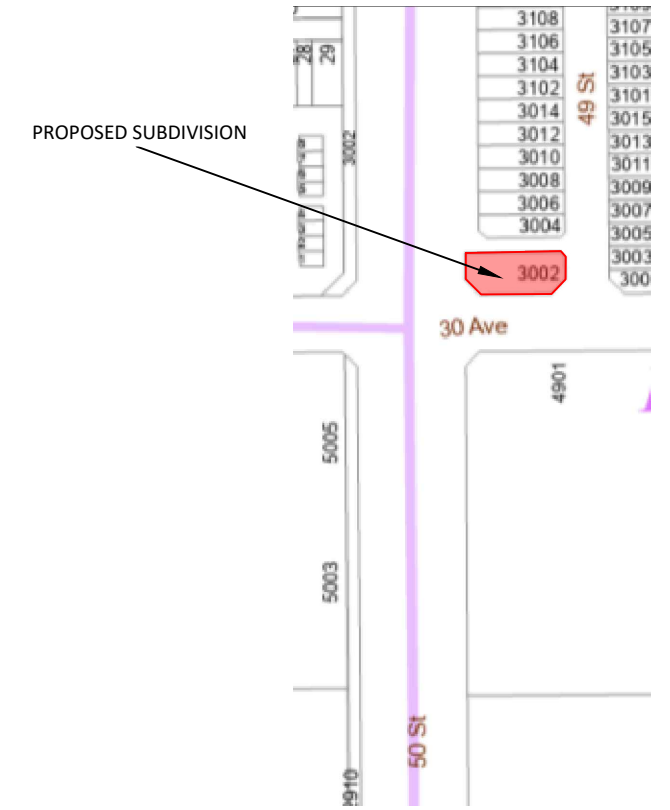


City of Beaumont  
5600 49 Street  
Beaumont, AB  
T4X 1A1



**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 13 BLOCK 2, PLAN 1920554 WITHIN  
 (S.W. 1/4 SEC.26, TWP.50, RGE. 24 - W. 4th MER.)

BEAUMONT, ALBERTA  
 SCALE: 1:200



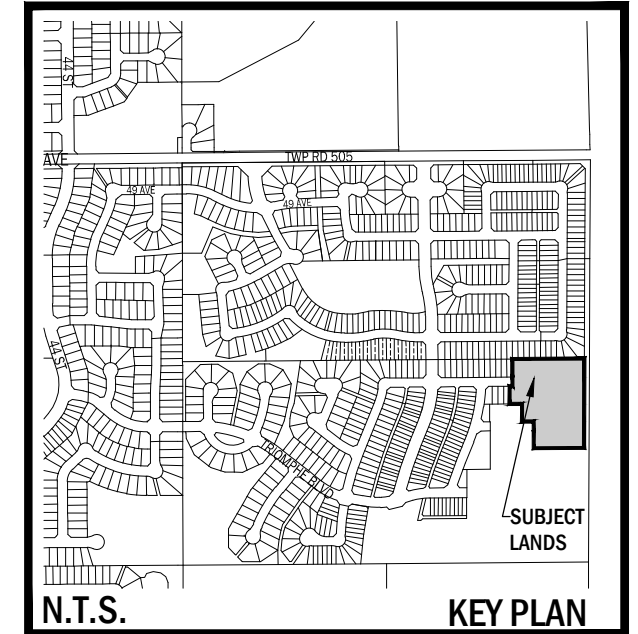
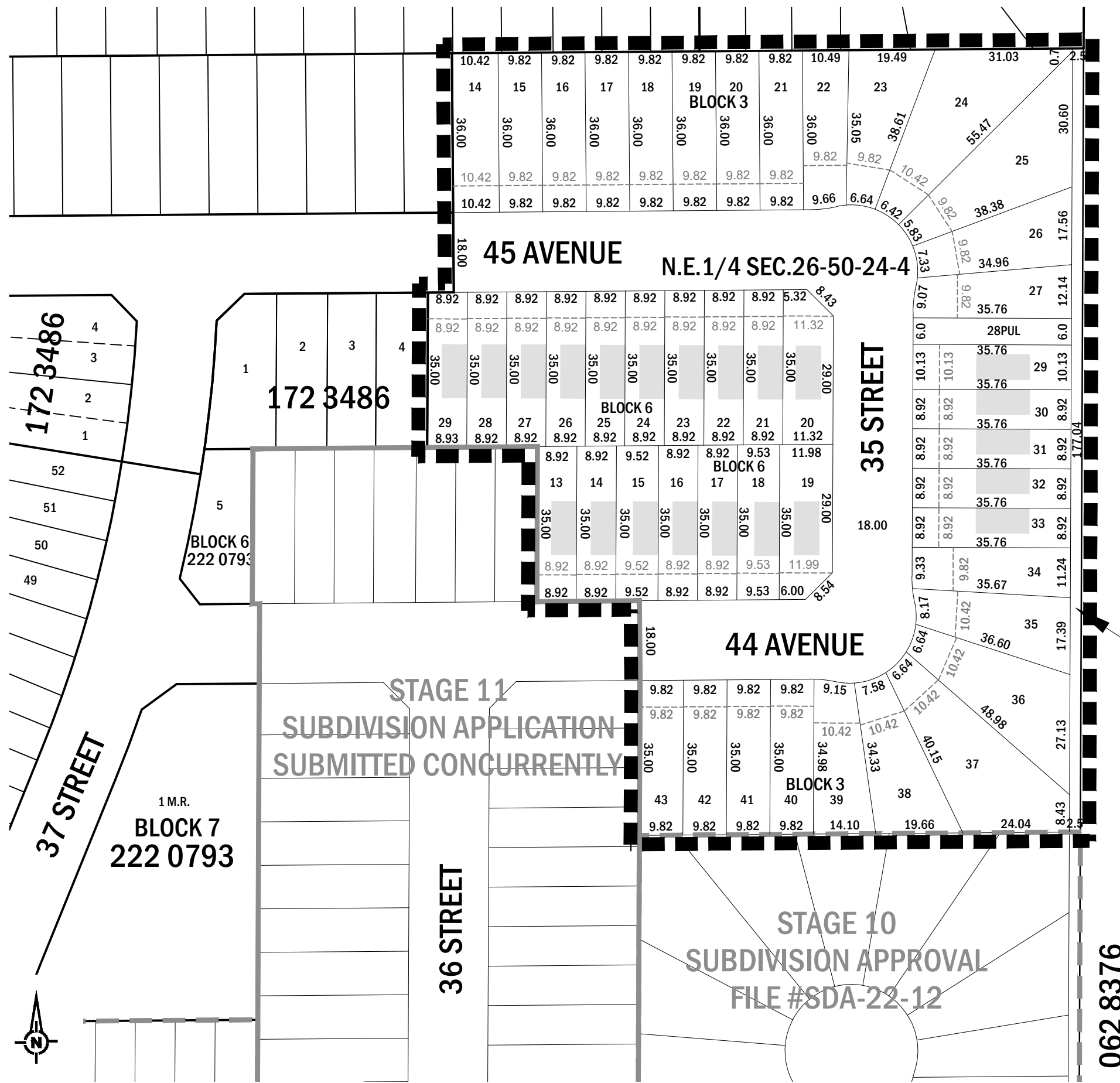
**Note:**

- DISTANCES ARE IN METRES AND DECIMALS THEREOF
- PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.066 ha



**Satt Associates Inc.**  
*Always Striving For Excellence.*

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887



NOTE: LOT NUMBERS ARE SUBJECT TO CHANGE UPON REGISTRATION.

STAGE 11  
SUBDIVISION APPLICATION  
SUBMITTED CONCURRENTLY

STAGE 10  
SUBDIVISION APPROVAL  
FILE #SDA-22-12

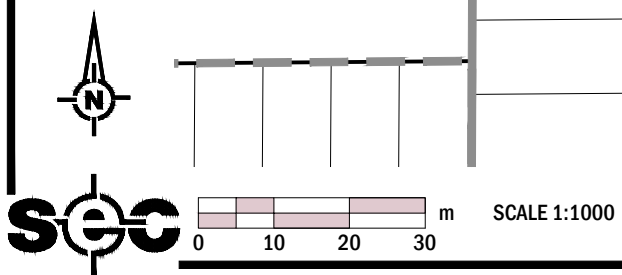
2.5m ROAD  
WIDENING

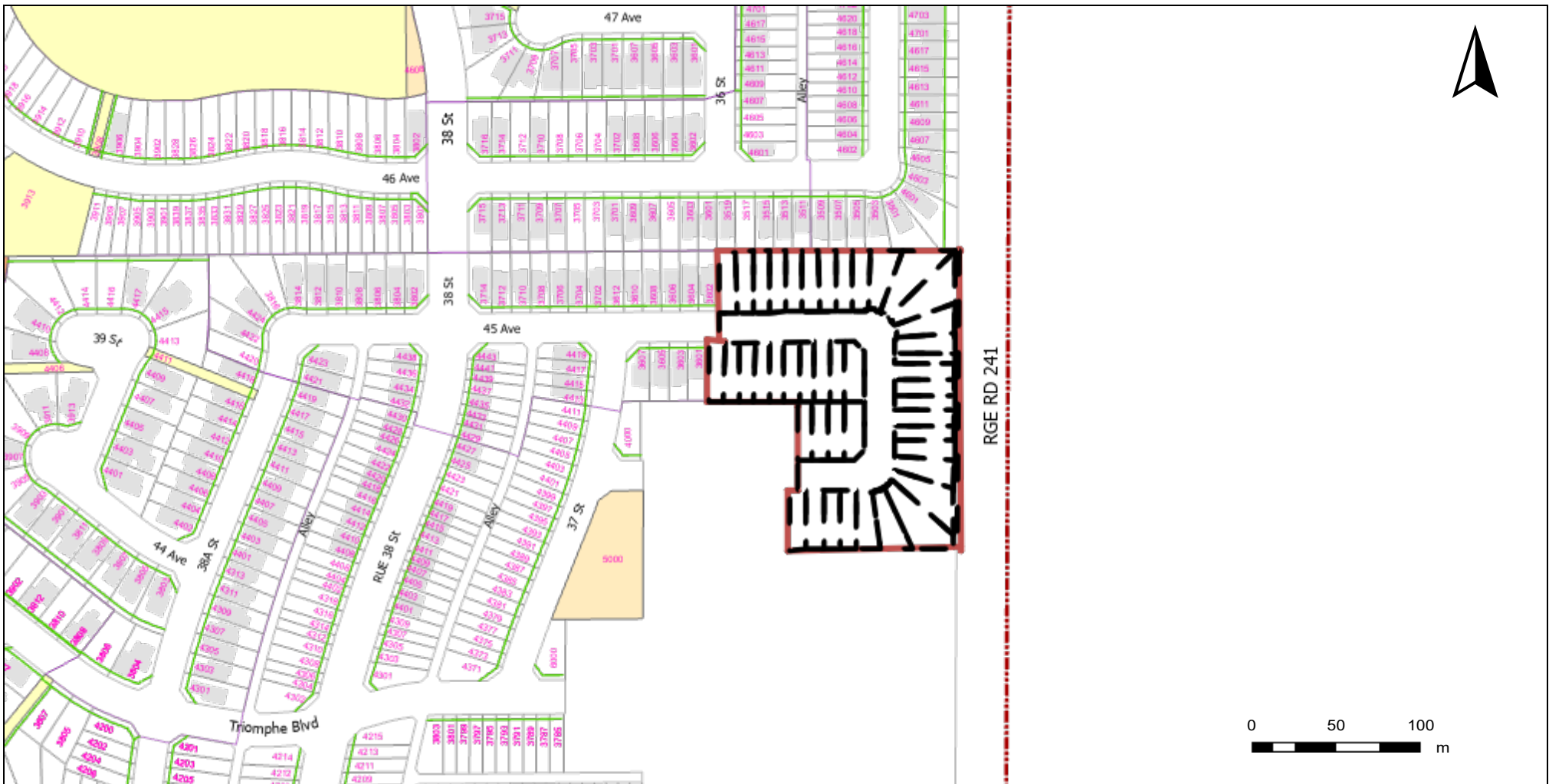
PART OF: N.E.1/4 SEC 26 TWP 50 RGE 24 W4M

- NOTES:**
- SUBDIVISION INCLUDES AREA OUTLINED BY [Symbol] AND CONTAINS = 2.24 ha
  - TOTAL ROAD WIDENING AREA = 0.04 ha
  - TOTAL LOCAL ROAD AREA = 0.42 ha
  - TOTAL PUBLIC UTILITY LOT AREA = 0.02 ha
  - TOTAL SINGLE DETACHED RESIDENTIAL AREA = 1.76 ha
  - TOTAL NO. OF SINGLE DETACHED RESIDENTIAL LOTS = 46

**SUBDIVISION PLAN**  
**TRIOMPHE ESTATES NEIGHBOURHOOD**  
**STAGE 12**

AUG 18, 2023





City of Beaumont  
5600 49 Street  
Beaumont, AB  
T4X 1A1

### Location Map

Portion of QS-NE SEC-26 TWP-50 RGE-24 MER-4

Application No.  
SDA-23-02

Mapped By:  
Sara B.




Checked By:  
Aleshia I

Numeric Scale  
1: 3424

Date  
June 28, 2023

Projected Coordinate System  
CANADA NAD 83-3TM 114

### Legend

-  Location: Triomphe Estates Phase 12
-  Registered Parcels
-  Proposed Subdivision