



**Subdivision Authority Decision  
Wednesday, February 20th, 2024 at 1:00pm**

**1. The Subdivision Authority reviewed the following proposed Subdivision on February 20th, 2024:**

**a. SDA-23-06 Ruisseau Phase 7**

Tentative Plan of subdivision to create 46 single detached residential lots and 44 multi attached dwellings from a portion of Plan N.W 1/4 Sec.27-50-24-4

**Subdivision Authority's Decision:**

The Subdivision Authority has approved the tentative subdivision plan of SDA-23-06 Ruisseau Phase 7 located in N.W 1/4 Sec.27-50-24-4.

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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.

## Notice of Decision

Date of Decision: February 20, 2024

Shane Gerein  
Qualico Developments West Ltd.  
3203 93 Street  
Edmonton, Alberta T6N 0B2

**Subdivision File Name:** SDA-23-06 Ruisseau Phase 7  
**Legal Description:** A portion of N.W. ¼ Sec. 27-50-24-W4M  
**Land Use District:** Conventional Neighbourhood  
**Proposed Subdivision:** 45 Single detached residential lots and 44 multi-attached residential lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on February 20, 2024, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That the owner/developer pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.
3. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
4. That all existing easements, caveats, and restrictive covenants registered to the subject property be carried over and registered on the newly created lots.
5. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes.
6. That a Road Closure Bylaw to close the Road Right-of-Way on 42<sup>nd</sup> avenue adjacent to Block 3 lot 90 to 92 inclusive, shall be approved prior to endorsement of this subdivision.
7. Restrictive Covenants will be registered on the lots that are required to install fencing in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 1.
8. That the owner/developer shall construct and provide security for a temporary turnaround located at the east end of 42<sup>nd</sup> Avenue in accordance with approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 1.
9. That the owner/developer construct a trail system from Lot 75PUL, Block 3, 102PUL, Block 3 and 75PUL, Block 3 in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 1.
10. That the owner/developer enter into and abide by a Development Agreement with the City of Beaumont pursuant to Section 655 of the Municipal Government Act (MGA) to address but are not limited to the following:
  - a. Construct roads, pedestrian walkway system, public utilities and to provide security for the proposed subdivision.
  - b. That the owner/developer pay all costs identified in the Development Agreement, including but not limited to, assessment and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision.

**PLEASE NOTE THAT THIS OFFICE WILL NOT ENDORSE ANY DOCUMENTS OR PLANS UNTIL THE APPEAL PERIOD AS SET OUT IN THE MUNICIPAL GOVERNMENT ACT HAS EXPIRED. THE APPEAL PERIOD IS CALCULATED AS 14 DAYS FROM THE DATE OF THIS DECISION LETTER.**

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**Subdivision File: SDA-23-06**

- c. That the owner/developer pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.
- d. That the owner/developer submit detailed engineering drawings in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City and affected utility agencies.
- e. That a Road Closure Bylaw to close the Road Right-of-Way on 42<sup>nd</sup> avenue adjacent to Block 3 lot 90 to 92 inclusive, shall be approved prior to endorsement of this subdivision.
- f. Restrictive Covenants will be registered on the lots that are required to install fencing in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 1.
- g. That the owner/developer shall construct and provide security for a temporary turnaround located at the east end of 42<sup>nd</sup> Avenue in accordance with approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 1.
- h. That the owner/developer construct a trail system from Lot 75PUL, Block 3, 101PUL, Block 3 and 75PUL, Block 3 in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 1.

The Subdivision Authority received comments from adjacent landowners regarding traffic safety near the school site, increased traffic, and the existing storm water management facility. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Ruisseau Outline Plan.

The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

Deferred Reserve Caveat (DRC) #222 130 727 associated with SDA-20-02 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 27-50-24-4. DRC #222 130 727 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on February 20, 2025. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

Attachment 1 is a map of the subdivision and the location of specific condition requirements. Attachment 2 is a list of advisements.

With regard to the conditions of approval, they are to be met and satisfied prior to the submission of the final plan of subdivision, which is to be prepared by an Alberta Land Surveyor.

Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/DocumentCenter/View/6055/Endorsement-Application-Package>.

An endorsement fee will be required to be paid upon submission of the final plan. Endorsement fees are subject to change. If the fee schedule is amended before you submit the final plan of subdivision for endorsement, the new fees will apply.

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**Subdivision File: SDA-23-06**

### Appeal Information

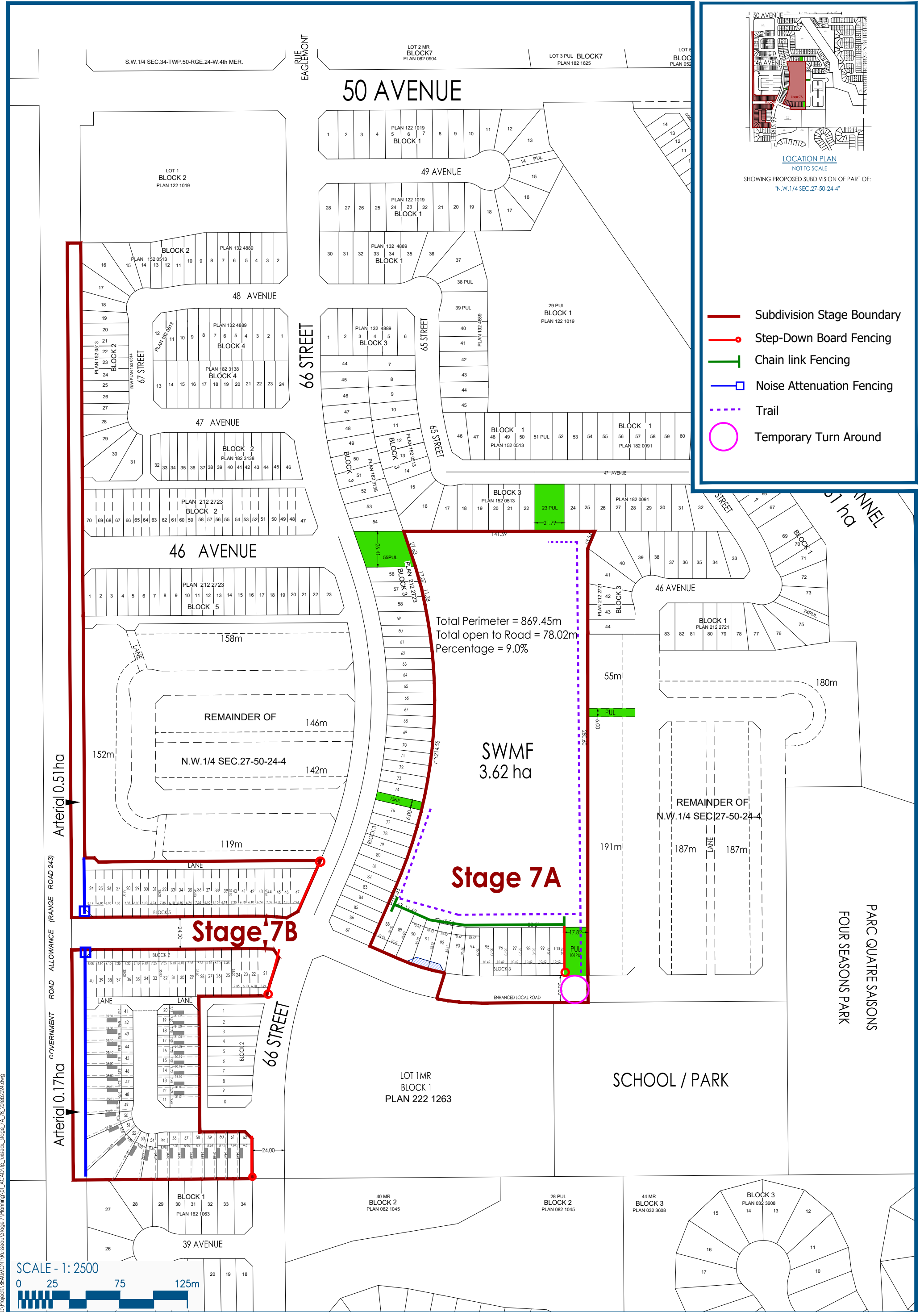
Please be advised that an appeal may be submitted in accordance with Section 678 of the Municipal Government Act with the Land and Property Rights Tribunal of the Province of Alberta within 14 days of the written decision. Please visit the Government of Alberta website for more details at <https://www.alberta.ca/subdivision-appeals.aspx>

If you have any further questions, please contact Georgina Campos at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-243-0552.

  
Kendra Raymond, RPP, MCIP  
Subdivision Authority

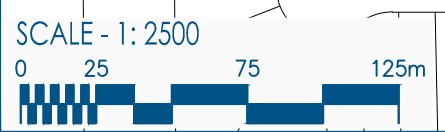
Encl:  
Conditions of Approval Map  
Application for Subdivision  
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

cc: Shane Gerein of Qualico Developments West Ltd.



**LOCATION PLAN**  
 NOT TO SCALE  
 SHOWING PROPOSED SUBDIVISION OF PART OF:  
 "N.W. 1/4 SEC. 27-50-24-4"

- Subdivision Stage Boundary
- Step-Down Board Fencing
- Chain link Fencing
- Noise Attenuation Fencing
- - - Trail
- Temporary Turn Around



Planning & Development  
5600 - 49 Street  
Beaumont, AB T4X 1A1  
780-929-8782  
planning@beaumont.ab.ca

November 2, 2023

DATE RECEIVED  
OFFICE USE ONLY

November 2, 2023

DATE PAID  
OFFICE USE ONLY

SDA Number: SDA-23-06

Land Use District(s): CN

Subdivision Name: RUISSEAU PH 7

**Fees**      **Receipt #:** 311230

Subdivision Application: **\$24,455.00**

Notification Fee: **\$381.29**

**Total Fees: \$24,836.29**

### 1. Property Information

All/part of the \_\_\_\_\_ ¼ Sec. \_\_\_\_\_, Twp. \_\_\_\_\_, Rge \_\_\_\_\_, West of the 4<sup>th</sup> Meridian

OR Being all/part of Lot: \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

OR Municipal Address: \_\_\_\_\_

C.O.T. No(s): \_\_\_\_\_

Area of the above parcels of land to be subdivided \_\_\_\_\_ Hectares ( \_\_\_\_\_ Acres)

### 2. Applicant and Property Owner Information

Applicant/Consultant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email (required): \_\_\_\_\_

Is the Applicant also the Registered Owner?  Yes (Do not fill out below)       No (Fill out below - written authorization from registered owner required)

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Municipality: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email (required): \_\_\_\_\_

### 3. Location of Land to be Subdivided

- a. Is the land situated immediately adjacent to the municipal boundary? No    Yes  
If "yes", the adjoining municipality is: \_\_\_\_\_
- b. Is the land situated within 1.6 kilometers (1 mile) of the right of way of a highway? No    Yes  
If "yes", the Highway is No.: \_\_\_\_\_
- c. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? No    Yes  
If "yes", state its name. \_\_\_\_\_
- d. Is the proposed parcel within 1.5 kilometers (0.9 miles) of a sour gas facility? No    Yes
- e. Does the proposed parcel contain an abandoned well? No    Yes  
If "yes", please attach a map showing the actual well bore location of the abandoned well with a description of the minimum setback requirements as set out in ERCB Directive 079.

### 4. Existing and Proposed Use of Land to be Subdivided

a. Existing use of Land: \_\_\_\_\_

b. Proposed use of Land: \_\_\_\_\_

### 5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): \_\_\_\_\_

b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.): \_\_\_\_\_

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): \_\_\_\_\_

### 6. Existing Buildings on the Land to be Subdivided

a. Describe any buildings and any structures on the land and whether they are to be demolished or moved: \_\_\_\_\_

### 7. Water and Sewer Services

a. If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal or indicate N/A: \_\_\_\_\_

### 8. Applicant Authorization

I, \_\_\_\_\_ hereby certify that

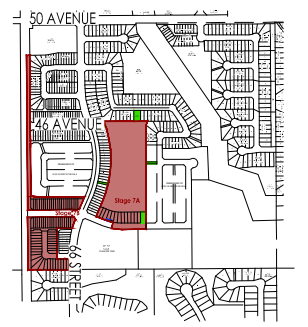
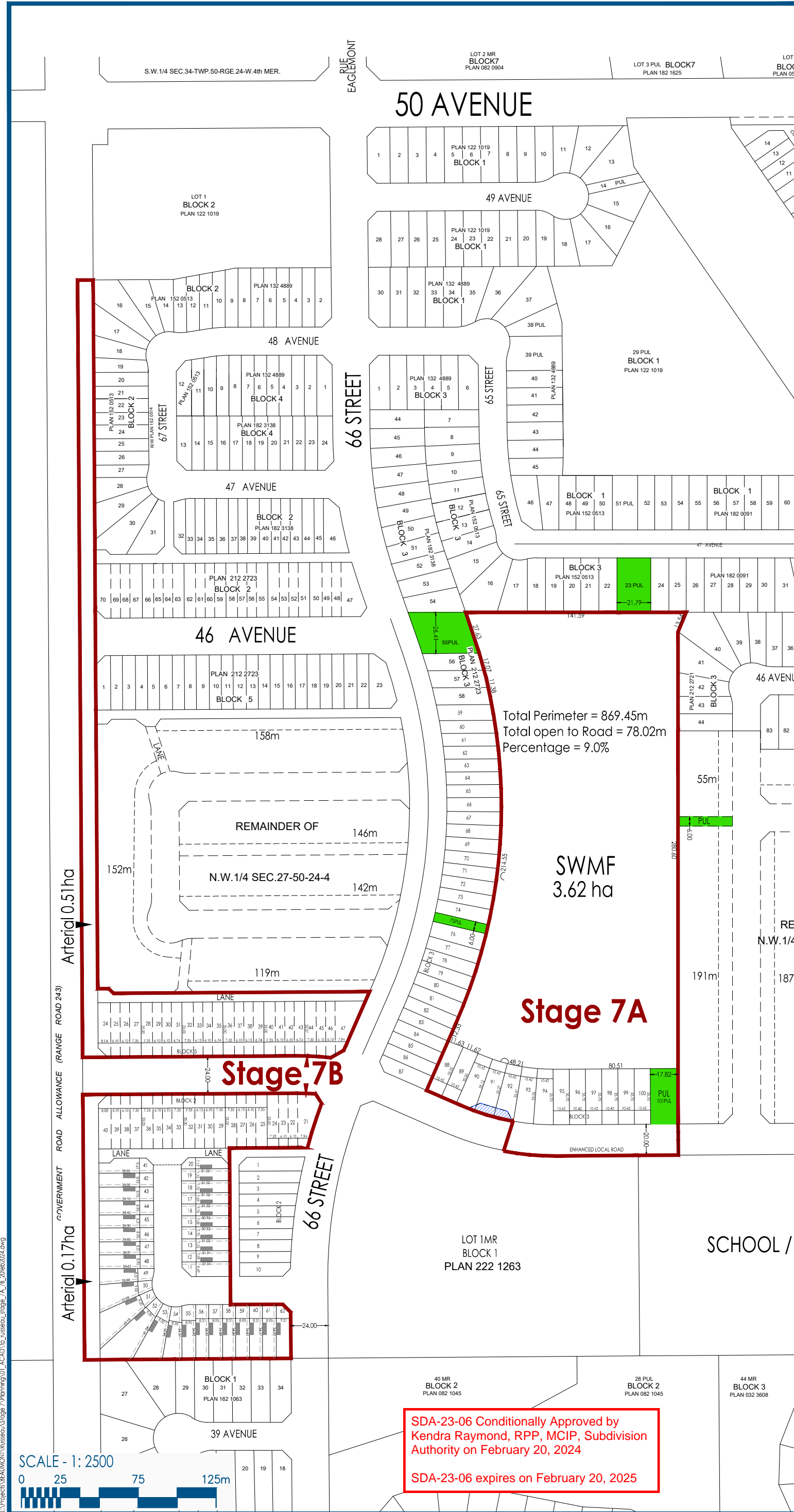
\_\_\_\_\_ I am the registered owner,

\_\_\_\_\_ I am the agent authorized to act on behalf of the registered owner

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Address: \_\_\_\_\_ Signed: 

The personal information requested on this form is being collected under the authority Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used in the management and administration of the City of Beaumont's land development planning processes and may be communicated to relevant City Business Units. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782.



LOCATION PLAN  
NOT TO SCALE  
SHOWING PROPOSED SUBDIVISION OF PART OF:  
"N.W. 1/4 SEC. 27-50-24-4"

NOTES:  
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.  
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. —

STATISTICS:

CN - SINGLE DETACHED, ZLL	32 LOTS
CN - SINGLE DETACHED	14 LOTS
CN (TOWNS)	44 LOTS
TOTAL	= 89 LOTS

AREAS:

ROADS, LANES	= 1.28 ha
SWMF & PUL	= 3.68 ha
RESIDENTIAL LOTS	= 2.54 ha
TOTAL	= 7.50 ha

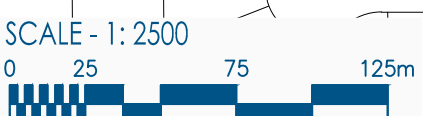
Total Perimeter = 869.45m  
Total open to Road = 78.02m  
Percentage = 9.0%

SWMF  
3.62 ha

**Stage 7A**

**Stage 7B**

SDA-23-06 Conditionally Approved by  
Kendra Raymond, RPP, MCIP, Subdivision  
Authority on February 20, 2024  
SDA-23-06 expires on February 20, 2025



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**Subdivision File: SDA-23-06**

### Attachment 2: Advisements

1. Homebuilders should be made aware of that any home placed on a lot with a zero lot line maintenance easement, requires a side yard setback of 1.5 m along the zero lot line side.
2. Homebuilders should be made aware that zero lot line properties must connect roof leaders to sump pump discharge services.
3. Homebuilders should be made aware that all building permit applications for Beaumont must meet construction requirements in the National Building Code Alberta Edition 2019 (NBC-AE 2019) for a location without a 10 minute response time as applicable.
4. Homebuilders must be made aware that lots with front or rear attached or detached garage product will not be permitted to construct a driveway within a corner cut as per the GDS (section 2.1.1.3 e. iv.). The City of Beaumont will not vary the GDS to permit owners/builders to construct a driveway extension into the corner cut triangle. Buyers and/or builders of corner lot properties should be made aware of the development constraint.