



**Subdivision Authority Decision
Wednesday, January 17, 2024 at 1:00pm**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on January 17, 2024:

a. SDA-23-05 Elan Phase 3

Tentative Plan of subdivision to create 45 single detached residential lots and 26 medium density row housing residential lots from a portion of Plan N.E 1/4 Sec.33-50-24-4

Subdivision Authority's Decision:

The Subdivision Authority conditionally approved the tentative subdivision of SDA-23-05 Elan Phase 3 located in N.E 1/4 Sec.33-50-24-4.

Contact the File Planner at planning@beaumont.ab.ca or 780-929-8782 for more information.

Notice of Decision

Date of Decision: January 17, 2024

Stephen Yu, RPP, MCIP
Invistec Consulting Ltd.
Suite 1700, 10130 103 Street NW
Edmonton, AB T5J 3N9

Subdivision File Name:	SDA-23-05 Elan Phase 3
Legal Description:	A portion of N.W. ¼ Sec. 33-50-24-W4M
Land Use District:	Integrated Neighbourhood District (IN)
Proposed Subdivision:	45 Single-Detached Lots, 26 Medium Density Row Housing Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on January 17, 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.
6. 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.
7. Pursuant to section 654(2) of the Municipal government Act, the City of Beaumont is authorizing a portion of the lots adjacent to lanes to have front access, as shown on the "Conditions of Approval" map, Attachment 1.
8. That the owner/developer shall dedicate road widening along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1.
9. The owner/developer shall construct a multi-use path (3 metres wide) along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1, to the satisfaction of the Municipality.
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.
 - 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.

Notice of Decision

Date of Decision: January 17, 2024

Subdivision File: SDA-23-05

- 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. 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.
- f. Pursuant to section 654(2) of the Municipal government Act, the City of Beaumont is authorizing a portion of the lots adjacent to lanes to have front access, as shown on the "Conditions of Approval" map, Attachment 1.
- g. That the owner/developer shall dedicate road widening along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1. The total road right of way shall equal 30m.
- h. The owner/developer shall construct a multi-use path (3 metres wide) along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1, to the satisfaction of the Municipality.

The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Elan Area Structure Plan and Elan Neighbourhood Structure Plan.

Deferred Reserve Caveat (DRC) #212 284 145 associated with SDA-19-01 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 33-50-24-4. DRC #212 284 145 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on **January 17, 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.

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.

Notice of Decision

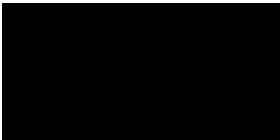
Date of Decision: January 17, 2024

Subdivision File: SDA-23-05

Appeal Information

Please be advised that an appeal may be submitted in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board within 14 days of the written decision. Please visit our website for more details at www.beaumont.ab.ca

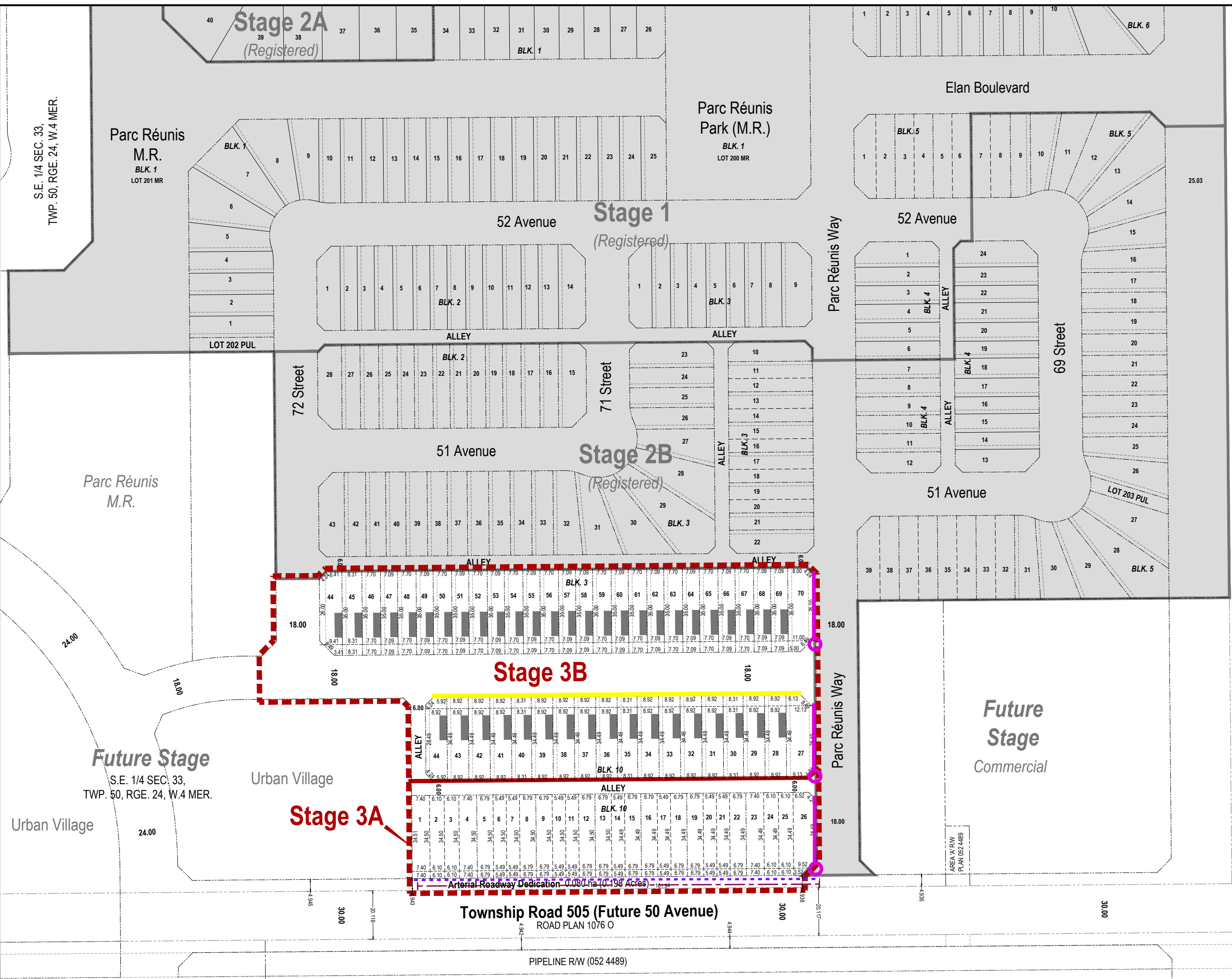
If you have any further questions, please contact Georgina Campos at planning@beaumont.ab.ca or 780-243-0552.



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: Jonathan Chan of 1662825 Alberta Ltd.



Government Road Allowance (Range Road 243)



- LEGEND:**
- - - - Subdivision Boundary
 - Subdivision Stage Boundary
 - Step-Down Board Fencing
 - Lots with Front Access
 - - - - 3.0m Shared Use Path
 - + + + + Road Right of Way Dedication

- 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

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF INVISTEC CONSULTING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY INVISTEC CONSULTING LTD. IS PROHIBITED.

Notice of Decision

Date of Decision: January 17, 2024

Subdivision File: SDA-23-05

Attachment 2: Advisements

1. Owner/Developer to ensure all approvals required from Alberta Environment to alter the drainage path north of Township Road 505 have been obtained, including but not limited to Water Act approvals.
2. 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.
3. Homebuilders should be made aware that zero lot line properties must connect roof leaders to sump pump discharge services.
4. 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.
5. 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.).
6. 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.

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

2023.08.31

DATE RECEIVED
OFFICE USE ONLY

September 7, 2023

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number:	SDA-23-05
Land Use District(s):	IN
Subdivision Name:	Elan Phase 3
Fees	Receipt #: 309348
Subdivision Application:	19,401.00
Notification Fee:	181.07
Total Fees:	19,582.07

1. Property Information

All/part of the SE ¼ Sec. 33, Twp. 50, Rge 24, West of the 4th 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 2.463 Hectares (6.086 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Invistec Consulting Ltd. c/o Stephen Yu
 Mailing Address: Suite 1700, 10130 103 Street NW
 Municipality: Edmonton Province: Alberta Postal Code: T5J 3N9
 Phone: 780-217-7751 Cell Phone: _____
 Email (required): stephen.yu@invistec.ca

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: 1662825 Alberta Ltd.
 Mailing Address: 1167 Kensington Crescent, Suite 410
 Municipality: Calgary Province: Alberta Postal Code: T2N 1X7
 Phone: 780-863-8324 Cell Phone: _____
 Email (required): jchan@dream.ca

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. Le Blanc Canal

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: Agriculture
 b. Proposed use of Land: Residential

5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): Flat
 b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.):
Cleared
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.): Clay

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:
n/a

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: n/a

8. Applicant Authorization

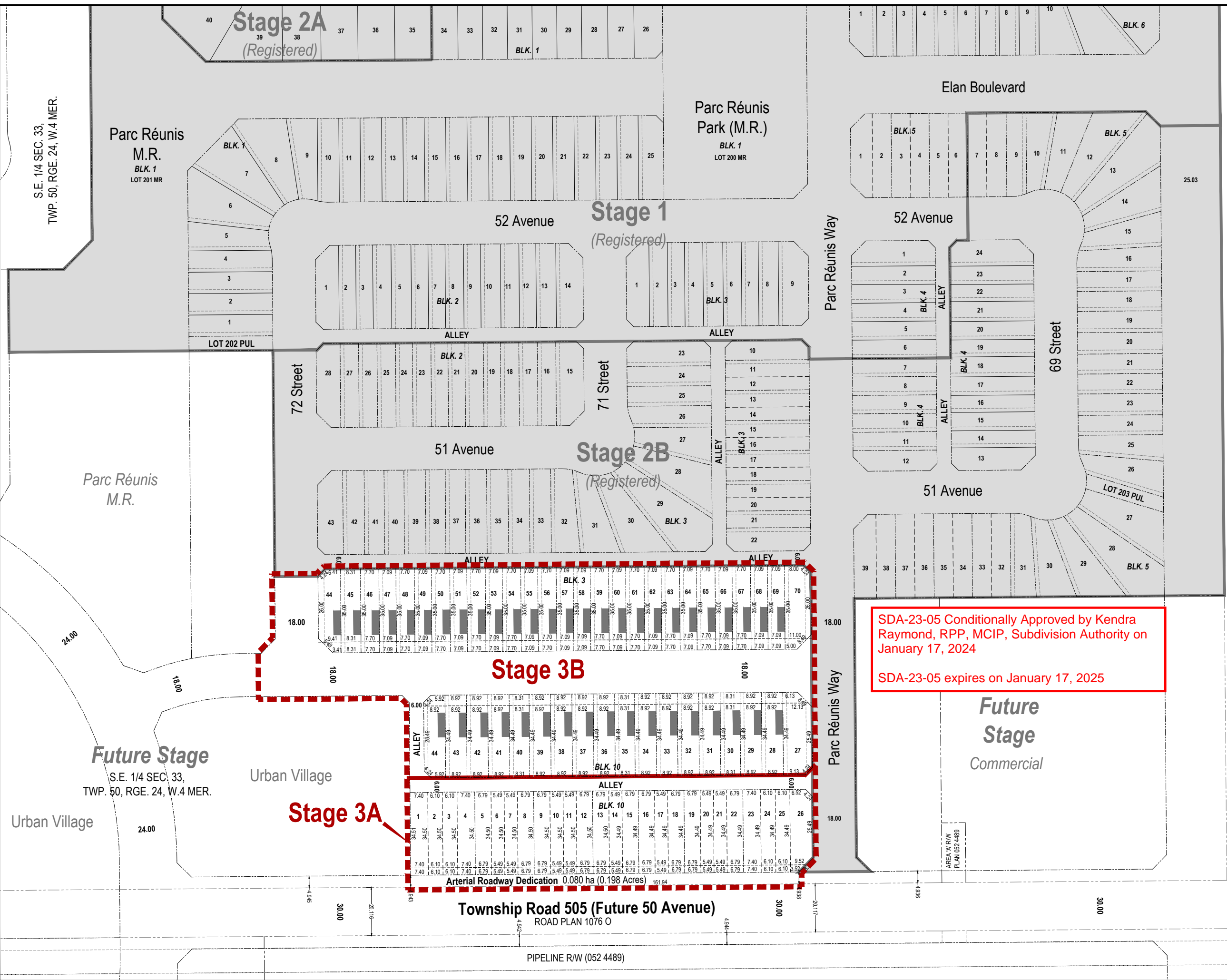
I, Invistec Consulting Ltd. c/o Stephen Yu hereby certify that
 I am the registered owner,
 I am the agent authorized to act on behalf of the registered owner

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.
 Suite 1700, 10130 103 Street NW
 Address: Edmonton, AB T5J 3N9 Signed: _____
 Phone Number: 780-217-7751 Date: August 28, 2023

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE RESERVE OF THIS FORM



Government Road Allowance (Range Road 243)



SDA-23-05 Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on January 17, 2024
SDA-23-05 expires on January 17, 2025

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

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF INVISTEC CONSULTING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY INVISTEC CONSULTING LTD. IS PROHIBITED.