



**Subdivision Authority Decision
Tuesday, January 2, 2024 at 1:00pm**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on January 2, 2024:

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 N.E 1/4 Sec.33-50-24-4

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

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

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.

Subdivision Authority's Decision:

The Subdivision Authority has tabled the decision until January 2024, of SDA-23-05 Elan Phase 3 located in N.E 1/4 Sec.33-50-24-4.

The Subdivision Authority extended the conditional approval of SDA-21-06 3002 49 Street in Plan 192 0554, Block 2, Lot 13 by one-year.

The Subdivision Authority conditionally approved the tentative subdivision plan of SDA-23-02 Triomphe Estates Phase 12 in N.E. ¼ Sec. 26-50-24-W4M.

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

December 8, 2022

File: SDA-21-06

Jaskaran Pannu
1179 Hainstock Green SW
Edmonton, AB T6W 0C3

RE: Subdivision Approval Extension – SDA-21-06 3002 49 Street, Beaumont
Plan 192 0554, Block 2, Lot 13 – City of Beaumont

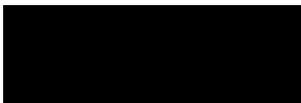
On December 7, 2022, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for 3002 49 Street, Beaumont.

This subdivision approval is valid for one (1) year expiring October 13, 2023. You will be required to apply for endorsement so that this application may be registered at Land Titles before the expiry date.

If you do not apply for endorsement prior to the expiry date and the approval expires, you will be required to reapply with an entirely new Subdivision Application or you may wish to apply for an extension in accordance with the Section 657 of the *Municipal Government Act*.

For more information, please contact the undersigned.

Yours truly,



Aleshia Ingram
Current Planner
780-340-0342
aleshia.ingram@beaumont.ab.ca

Encls:
Conditional Subdivision Approval



Notice of Decision

Date of Decision: October 13, 2021

Jaskaran Pannu
1179 Hainstock Green SW
Edmonton, AB T6W 0C3

Subdivision File Name: SDA-21-06 3002 49 Street
Legal Description: Plan 1920554, Block 2, Lot 13
Land Use District: Integrated Neighbourhood
Proposed Subdivision: Lot split to create two separate titles for a semi-detached dwelling from Plan 1920554, Block 2, Lot 13.

Pursuant to Section 654 of the MGA, the above-described Subdivision was **CONDITIONALLY APPROVED** on October 13, 2021, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
3. That all existing easements, caveats, and restrictive covenants registered to the subject property be carried over and registered on the newly created lots.
4. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot (or \$600 per residential unit in a multiple family building) towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. The Developer shall secure the full amount required to be paid to the Municipality for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.
5. That the Developer shall be responsible for the relocation, alteration, or provision of all services to the proposed lots, at their cost, to the satisfaction of the utility companies and the satisfaction of the Subdivision Approving Authority, in consultation with the City Engineering.
6. 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.
7. That infrastructure services must be installed prior to subdivision endorsement. A construction permit for installation must be obtained through Engineering Services.
8. That all sections of the Land Use Bylaw, applicable to the Integrated Neighbourhood District be adhered to.

Notes:

Please note the following information as it pertains to the subject subdivision approval and subsequent development:

Driveways cannot encroach into the corner:

1. Driveways cannot encroach into the corner cut.
2. A driveway for Lot 13B will not be permitted off of 30th Avenue.

Existing boulevard landscaping:

1. Any damage to existing boulevard landscaping will result in the builder's damage deposit not being returned.

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

June 8, 2023

June 27, 2023

OFFICE USE ONLY

SDA Number: SDA-23-02

Land Use District(s): CN

Subdivision Name: Triomphe Estates
Phase 12

Fees Receipt #: 306678

Subdivision Application: \$11,953.00

Notification Fee:

Total Fees: \$11,953.00

1. Property Information

All/part of the NE ¼ Sec. 26, 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): 222 279 854 +61

Area of the above parcels of land to be subdivided 2.14 Hectares (5.29 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Blaydon Dibben, Select Engineering Consultants Ltd.

Mailing Address: #100, 17413 - 107 Avenue NW

Municipality: Edmonton Province: Alberta Postal Code: T5S 1E5

Phone: 587-786-3506 Cell Phone: 780-218-4836

Email (required): bdibben@selecteng.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: Triomphe Land Company Inc.

Mailing Address: #1000, 10104 - 103 Avenue

Municipality: Edmonton Province: Alberta Postal Code: T5J 0H8

Phone: _____ Cell Phone: 780-909-4903

Email (required): cnicholas@mlcland.com

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: Leduc County
- 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.: 625
- 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: Vacant

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.):
Clear

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

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:
No buildings exist on site.

7. Water and Sewer Services

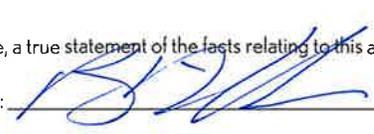
a. If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal or indicate N/A: N/A

8. Applicant Authorization

I, Blaydon Dibben (Select Engineering Consultants Ltd.) 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: #100, 17413 - 107 Avenue NW, Edmonton AB T5S 1E5 Signed: 

Phone Number: 587-786-3506 Date: June 8, 2023

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

Notice of Decision

Date of Decision: October 13, 2021

Subdivision File: SDA-21-06

The Subdivision Authority received comments from adjacent landowners regarding access, increased traffic, and lack of green space. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Beau Val/Beaumont Lakes South Area Structure 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.

This approval is valid for one year expiring on October 13, 2022. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

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.

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 (See enclosure re: Subdivision and Development Appeals).

If you have any further questions, please contact Coralie Volker at planning@beaumont.ab.ca or 780-995-7850.



Kendra Raymond, RPP, MCIP
Subdivision Authority

(L_SA Approval_SDA-21-06)

Encl:

Application for Subdivision

Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

cc: Owner

SDA-21-06 3002 49 Street

Conditionally approved by Kendra Raymond, MCIP, RPP

Date approved: October 13, 2021 Expires on: October 13, 2022

Subdivision Application

June 24, 2021 DATE RECEIVED OFFICE USE ONLY	July 2, 2021 DATE PAID OFFICE USE ONLY
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OFFICE USE ONLY	
SDA Number:	SDA-26-06
Land Use District(s):	IND
Subdivision Name:	3002 49 ST
Fees	Receipt #: 284047
Subdivision Application:	\$758
Notification Fee:	\$250
Total Fees:	\$1008.00

Beaumont, AB T4X 1A1
780-929-8782
planning@beaumont.ab.ca

1. Property Information
 All/part of the SW ¼ Sec. 26, Twp. 50, Rge 24, West of the 4th Meridian
 OR Being all/part of Lot: 13 Block 2 Plan 1920554
 OR Municipal Address: _____
 C.O.T. No(s): _____
 Area of the above parcels of land to be subdivided 0.066 Hectares (0.16 Acres)

2. Applicant and Property Owner Information
 Applicant/Consultant Name: JASKARAN PANNU
 Mailing Address: 1179 HAINSTOCK GREEN SW
 Municipality: EDMONTON Province: AB Postal Code: T6W 3B1
 Phone: _____ Cell Phone: 780-716-3672
 Email (required): Jayra94@hotmail.com
 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.: HWY 625

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: Single Family Detached

b. Proposed use of Land: Semi detached housing

5. Physical Characteristics of Land to be Subdivided

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

b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.):
NONE

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:
NONE

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: MUNICIPALITY

8. Applicant Authorization

I, JASKARAN PANNU 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: 1179 Hainstock green SW Signed: Jaskaran Singh
 Phone Number: 780-716-3672 Date: July 20/2021

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

SUBDIVISION AUTHORITY APPROVAL

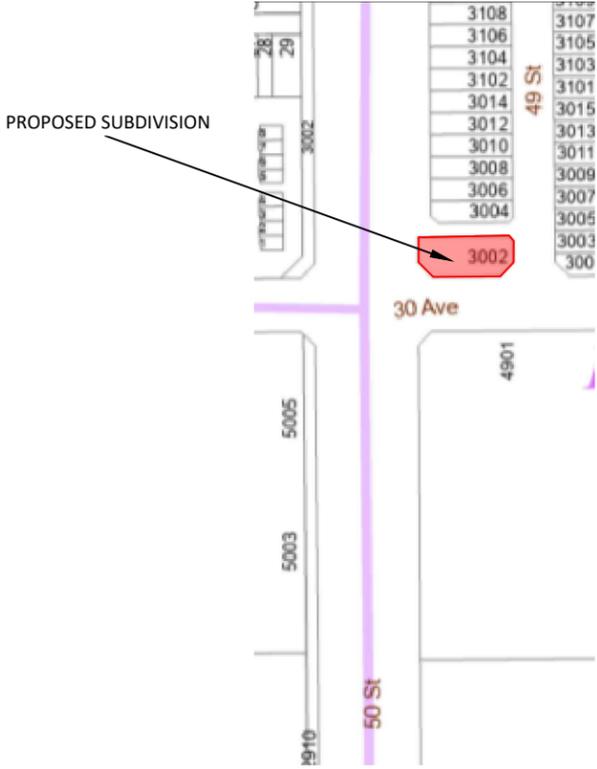
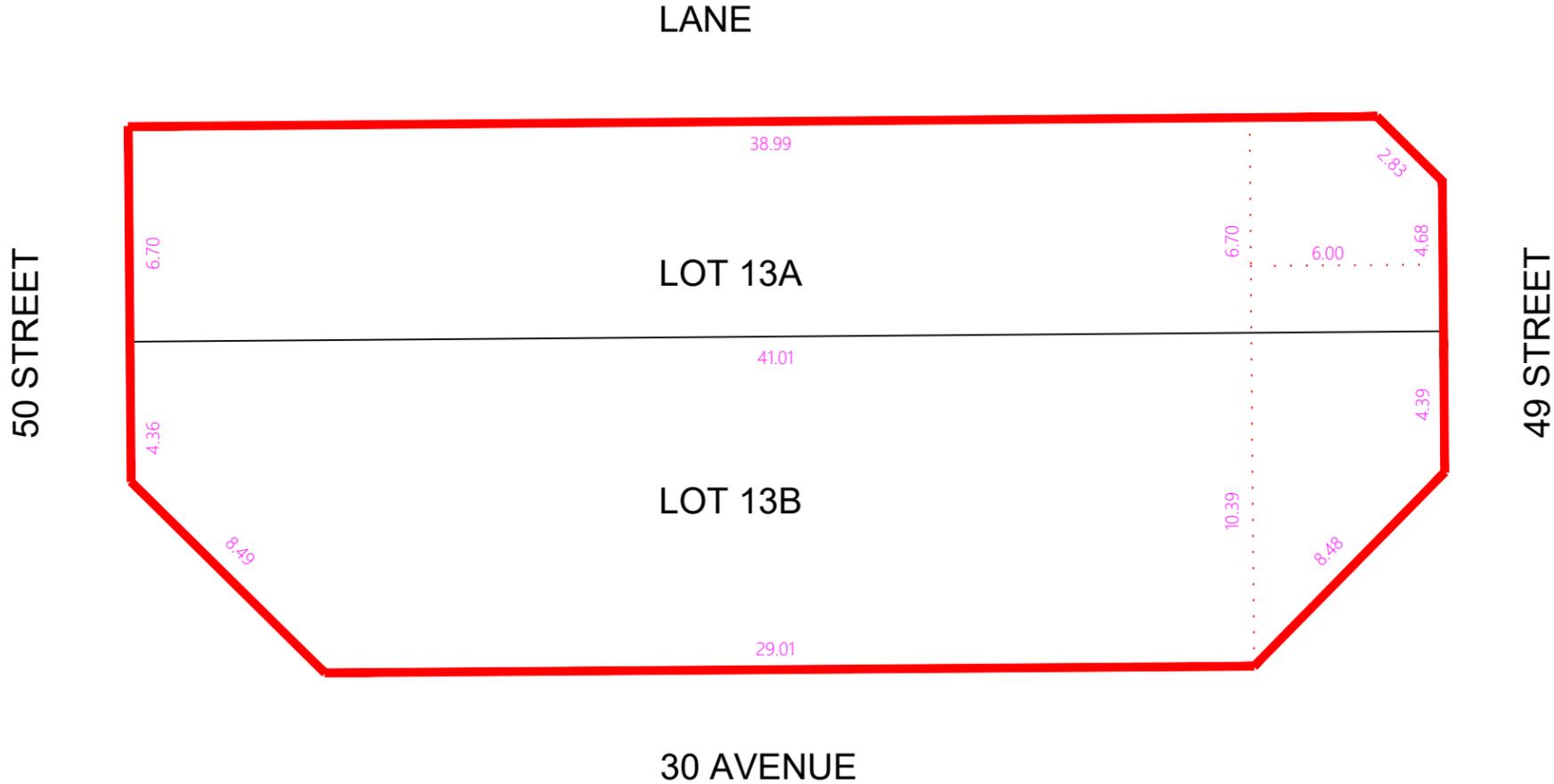
SDA-21-06 3002 49 Street

Conditionally approved by Kendra Raymond, MCIP, RPP

Date approved: October 13, 2021 Expires on: October 13, 2022

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

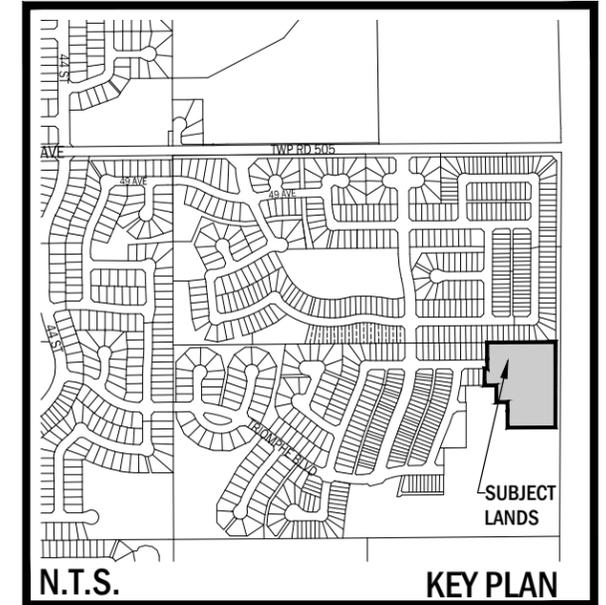
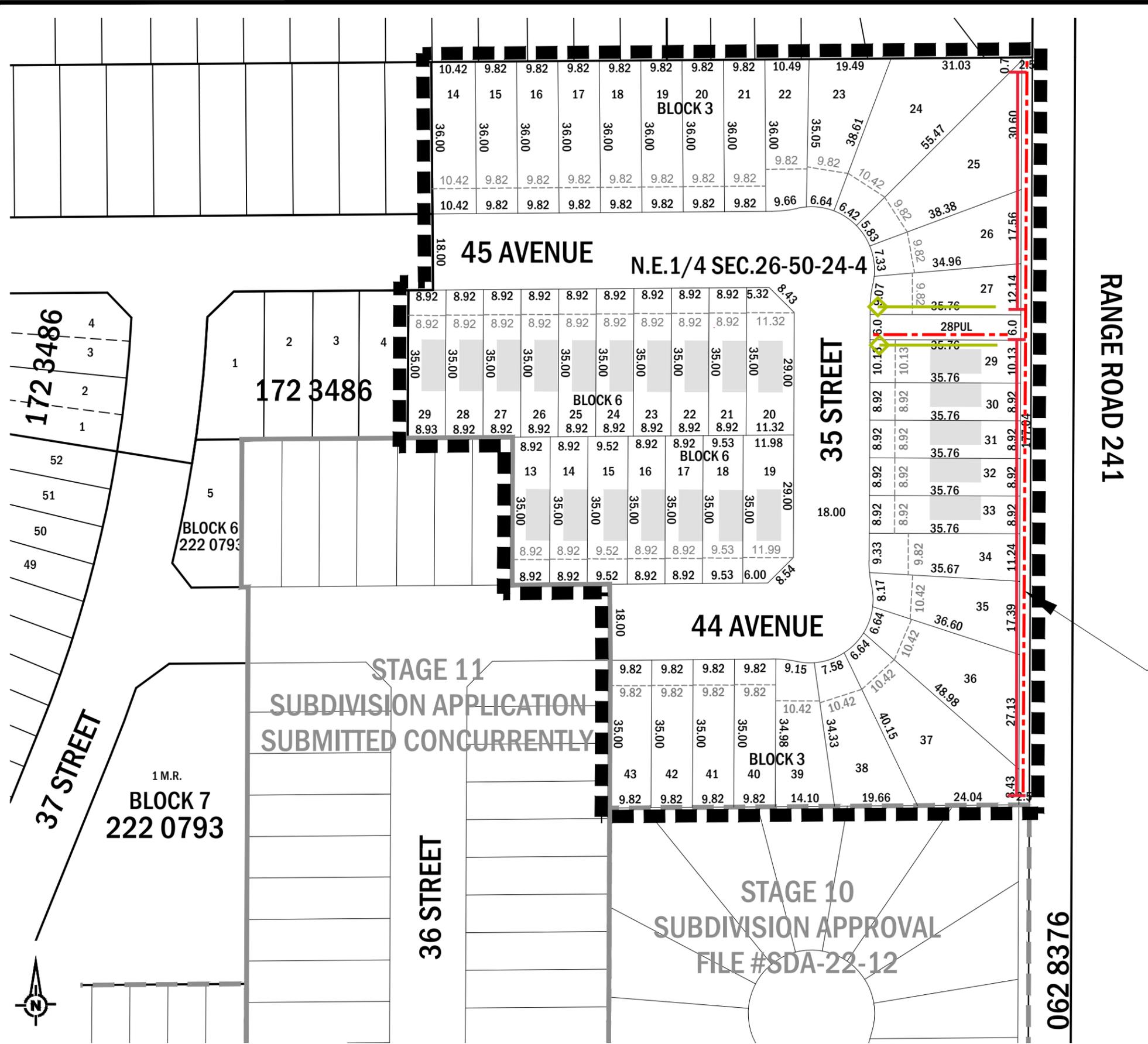


Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. 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.

Condition Legend

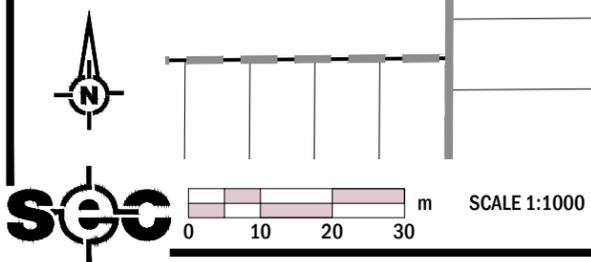
- Step-down Board Fence
- Noise Attenuation Fence
- 3.0m Asphalt Trail

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

NOTES:

- SUBDIVISION INCLUDES AREA OUTLINED BY 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



Notice of Decision

Date of Decision: January 2, 2024

Blaydon Dibben, RPP, MCIP
Select Engineering Consultants LTD.
100, 17413 – 107 Avenue
Edmonton, AB T5S 1E5

Subdivision File Name: SDA-23-02 Triomphe Estates Phase 12
Legal Description: A portion of N.E. ¼ Sec. 26-50-24-W4M
Land Use District: Conventional Neighbourhood (CN) District
Proposed Subdivision: 46 Single Detached Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on January 2, 2024, subject to the following conditions:

1. That the subdivision be affected by plan of survey.
2. That the owner/developer pays their proportionate share of the Off-Site Levies applicable to this subdivision.
3. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
4. That the owner/developer prepare the necessary plans and documentation to grant new or carry forward existing easements, caveats, and restrictive covenants in favour of the City of Beaumont and AltaLink, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Development Agreement.
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. Restrictive Covenants will be registered on the lots that are required to install fencing to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 1.
7. That the owner/developer construct a 3.0m shared-use path on 28 PUL, Block 3 and on the west side of Range Road 243 as per the Transportation Master Plan and Triomphe Outline Plan 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 provide money in place of Municipal Reserve (MR) in the total amount of \$619,200 representing 2.09 ha pursuant to Section 666 and Section 667 of the Municipal Government Act
9. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot (or \$600 per residential unit in a multiple family building) towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. The Developer shall secure the full amount required to be paid to the Municipality for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.
10. That the approved subdivision SDA-23-01 Triomphe Phase 11 be registered prior to or concurrent with this, to provide logical roadway extensions and utility connections.

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 2, 2024

Subdivision File: SDA-23-02

11. 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.
 - 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 the owner/developer construct all fences 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. That the owner/developer construct a 3.0m shared-use path on 28 PUL, Block 3 and on the west side of Range Road 241 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.

Pursuant to Section 654(2) of the Municipal Government Act, a variance has been granted to allow the maximum block length of 240 metres in the Conventional Neighbourhood (CN) District to be extended to 264 metres.

The Subdivision Authority received comments from adjacent landowners regarding property values, lack of park and green spaces within the neighbourhood, and concern of construction impacts on existing buildings in neighbourhood. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Triomphe 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.

Municipal Reserve (MR) for the subject land was previously addressed by registering a 2.09 ha Deferred Reserve Caveat (DRC) on title. Subsequent to providing money in place of MR, the existing DRC will be discharged in full.

This approval is valid for one year from the date on which the subdivision approval is given to this application. An extension beyond that time may be granted by the City of Beaumont.

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>.

Notice of Decision

Date of Decision: January 2, 2024

Subdivision File: SDA-23-02

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.

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 Mon Rosete at planning@beaumont.ab.ca or 587-335-2375.



Kendra Raymond, RPP, MCIP
Subdivision Authority

Attachments:

- 1: Advisements
- 2: Conditions of Approval Map

cc: Triomphe Land Company Inc.

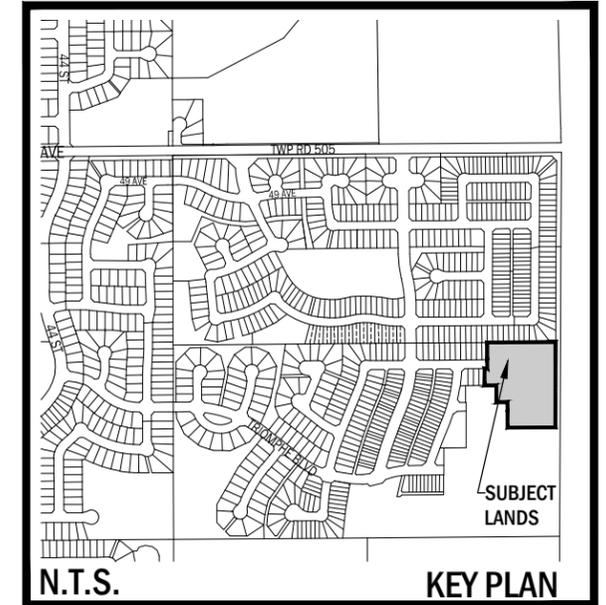
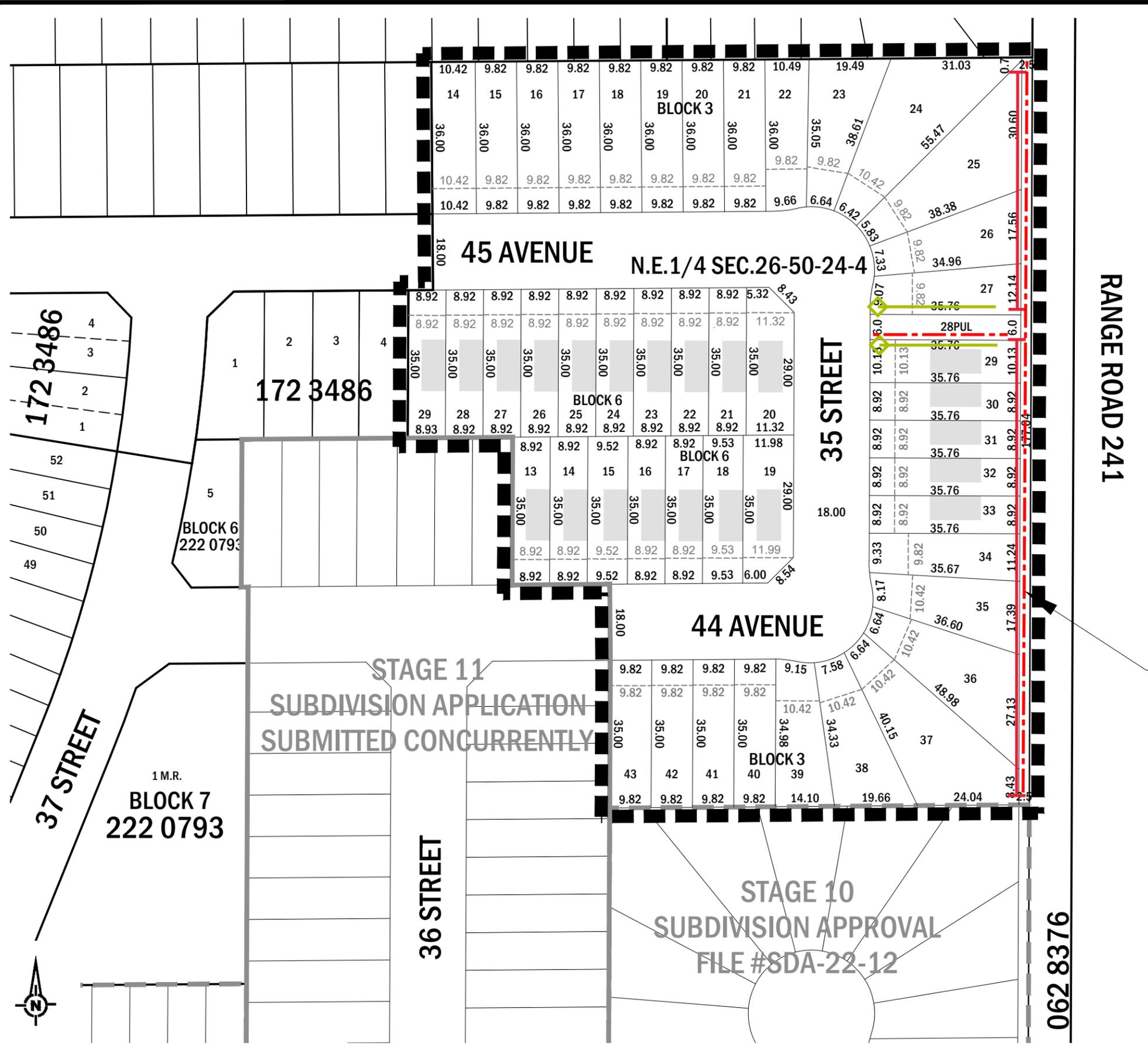
Notice of Decision

Date of Decision: January 2, 2024

Subdivision File: SDA-23-02

Attachment 1: 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.).
5. 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.



NOTE: LOT NUMBERS ARE SUBJECT TO CHANGE UPON REGISTRATION.

Condition Legend

-  Step-down Board Fence
-  Noise Attenuation Fence
-  3.0m Asphalt Trail

2.5m ROAD WIDENING

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

NOTES:

- SUBDIVISION INCLUDES AREA OUTLINED BY  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