



**Subdivision Authority Decision  
Wednesday, July 26, 2023 at 1:00pm**

**1. The Subdivision Authority has reviewed the following proposed Subdivisions on July 26, 2023:**

- a. SDA-22-08 Coloniale Estates Phase 17B (One year time extension)**  
One year time extension for Coloniale Estates Phase 17B for 40 Single Detached Residential Lots

**Subdivision Authority's Decision:**

On July 26, 2023, the Subdivision Authority approved the one year time extension for Coloniale Estates Phase 17B for 40 Single Detached Residential Lots.

- *Attachments: Notice of Decision, Conditions of Approval Map, Advisement, Subdivision Plan, Subdivision Application*

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Contact Sara Boulos, Development Planner at [sara.boulos@beaumont.ab.ca](mailto:sara.boulos@beaumont.ab.ca) or 780-340-1784 for more information.

August 2, 2023

File: SDA-22-08

Attn: Audrey Zimmerman  
WSP  
1200, 10909 Jasper Avenue  
Edmonton, AB T5J 3LP

RE: Subdivision Approval Extension – SDA-22-08 Coloniale Phase 17B  
Plan 962 4502, Lot W – City of Beaumont

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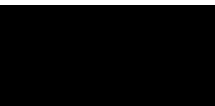
On July 26, 2023, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for Coloniale Phase 17B.

This subdivision approval is valid for one (1) year expiring July 26, 2024. You will be required to apply for endorsement so that Phase 17B 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,



Sara Boulos  
Development Planner  
780-340-1784  
[Sara.boulos@beaumont.ab.ca](mailto:Sara.boulos@beaumont.ab.ca)

cc: Owner

Encls:  
Conditional Subdivision Approval



## **Notice of Decision - REVISED 08.02-2023**

Date of Decision: July 15, 2022

**Subdivision File: SDA-22-08**

for road, sewage, storm sewage and water infrastructure as may be determined by the Town of Beaumont Council.

- 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. That the owner/developer erect signs indicating "Future Road Extension" in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.

The Subdivision Authority received comments from adjacent landowners regarding property values, density, drainage, lot configuration. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Coloniale Estates 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) #132 320 208 associated with SDA-13-02 addresses the Municipal Reserve (MR) for Plan 962 4502, Lot W. A Deferred Reserve Caveat (DRC) will be registered with SDA-22-08 at the time of endorsement. The DRC will note the remaining Municipal Reserve (MR) (2.27ha) for Plan 962 4502, Lot W.

This approval is valid for one year expiring on July 15, 2023. 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.

### **Appeal Information**

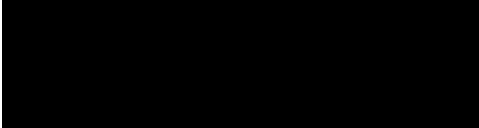
Please be advised that an appeal may be submitted in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board within 14 days of the written decision. Please visit our website for more details at [www.beaumont.ab.ca](http://www.beaumont.ab.ca) (See enclosure re: Subdivision and Development Appeals).

**Notice of Decision - REVISED 08.02-2023**

Date of Decision: July 15, 2022

**Subdivision File: SDA-22-08**

If you have any further questions, please contact Sara Boulos at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-929-8782.



Shawn Hipkiss, BA., BSc., P.Ag.  
Acting Subdivision Authority

Encl:  
Application for Subdivision  
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

cc: Owner



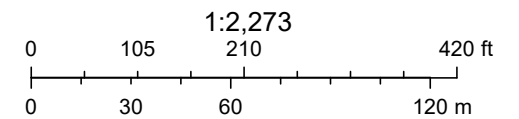
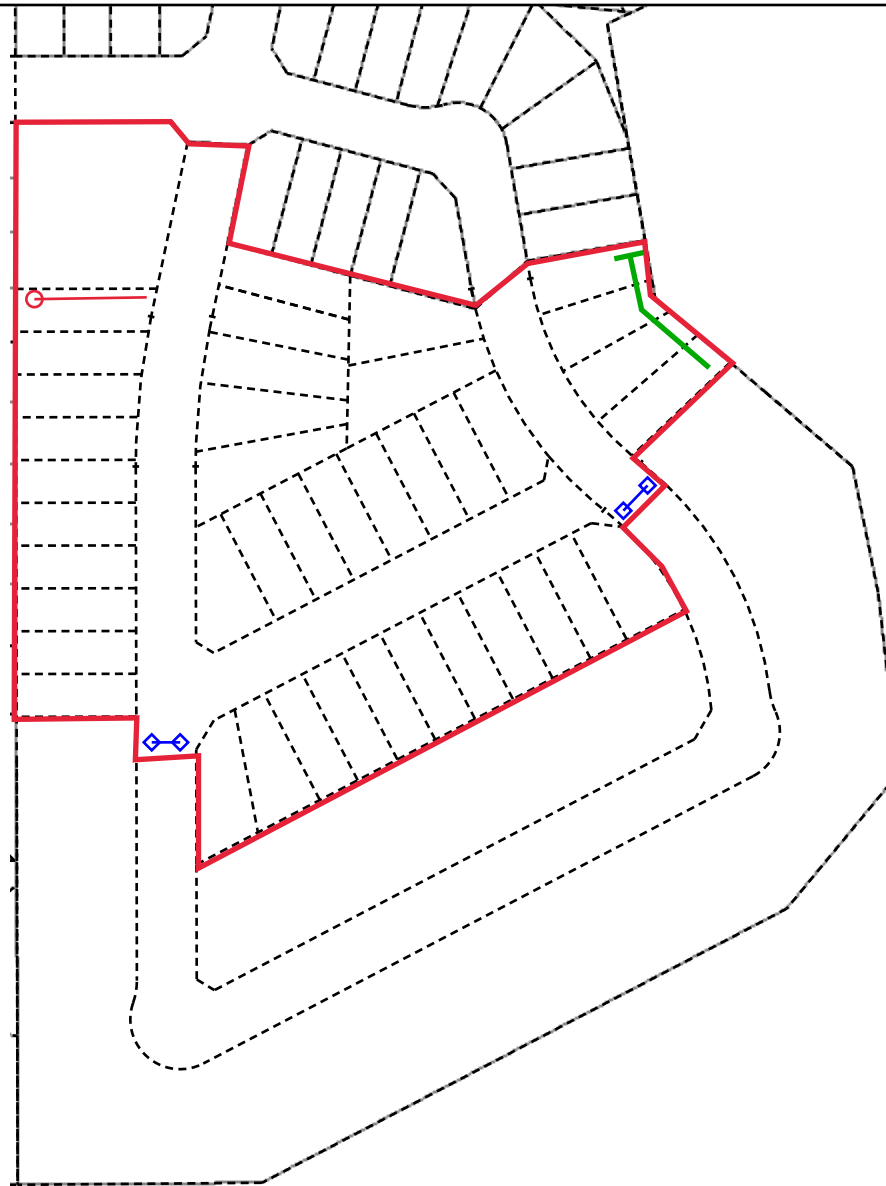
**Legend**

Subdivision Boundary —

Chain Link Fencing —

Board Fencing ○—

Future Road Sign & Barricade ◇—◇



SDA-22-08 Coloniale Estates Phase  
17B Conditionally Approved by  
Kendra Raymond, RPP, MCIP,  
Subdivision Authority on July 15,  
2022

SDA-22-08 expires on July 15, 2023  
planning@beaumont.ab.ca

# Subdivision Application

2022.05.30

DATE RECEIVED  
OFFICE USE ONLY

2022.05.31

DATE PAID  
OFFICE USE ONLY

## OFFICE USE ONLY

SDA Number: SDA-22-08

Land Use District(s): CN

Subdivision Name: Coloniale Estates 17B

**Fees** **Receipt #:** 293673

Subdivision Application: 10,820

Notification Fee: 286.82

**Total Fees:** 11,106.82

### 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: W Block \_\_\_\_\_ Plan 962 4502

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

C.O.T. No(s): 172 288 717 +64

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

### 2. Applicant and Property Owner Information

Applicant/Consultant Name: WSP

Mailing Address: 1100- 10909-Jasper Avenue NW

Municipality: Edmonton Province: AB Postal Code: T5J 3L9

Phone: 780-423-8252 Cell Phone: \_\_\_\_\_

Email (required): chuck.mcnutt@wsp.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: A.R.W. DEVELOPMENT CORPORATION

Mailing Address: 199 Bay Street, Suite 2900, P.O. Box 459

Municipality: Toronto Province: ON Postal Code: M5L 1G4

Phone: 519-766-2984 Cell Phone: \_\_\_\_\_

Email (required): ccorosky@armelcorp.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: \_\_\_\_\_

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.: 814

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 and Park

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

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

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

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): Sandy, loam, 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, Chuck McNutt c/o WSP hereby certify that

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

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

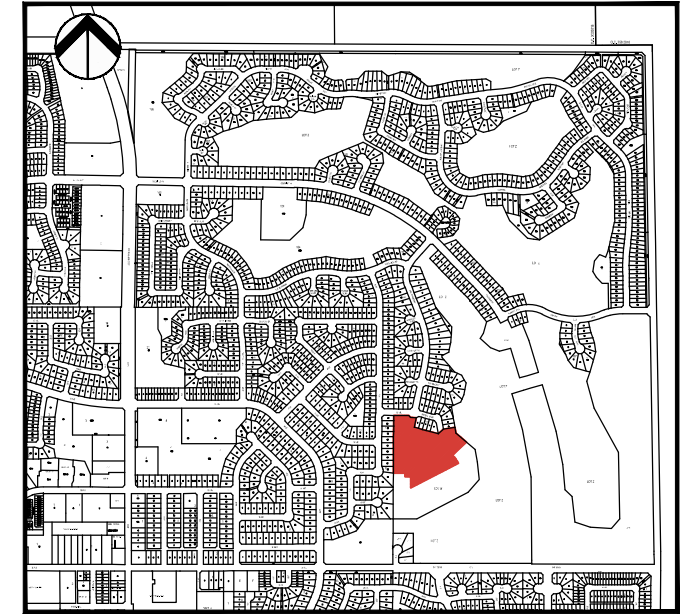
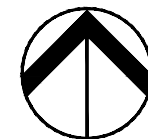
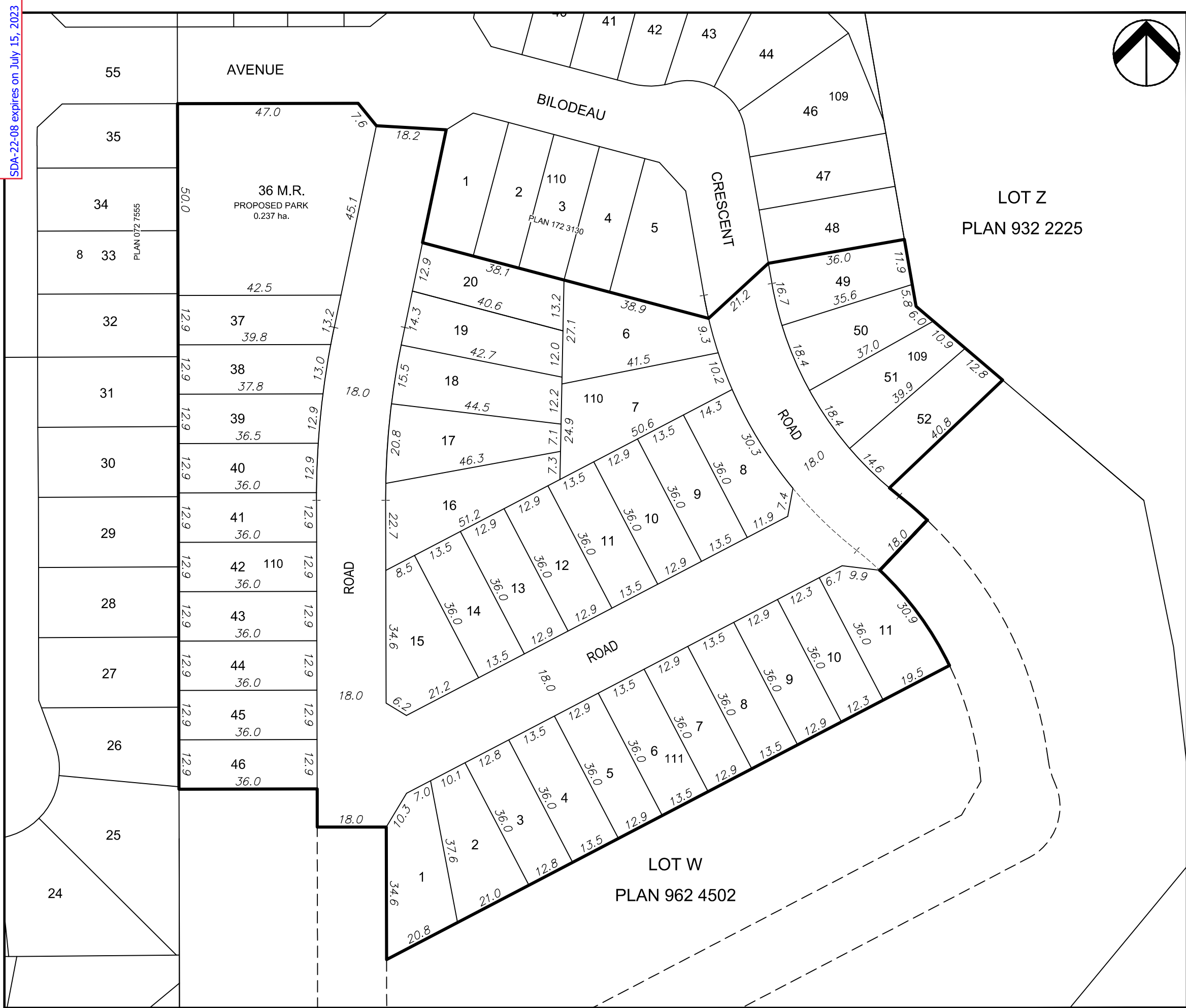
And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Address: 1100, 10909-Jasper Avenue NW Edm. AB T5J 3L9 Signed: \_\_\_\_\_

Phone Number: 780-423-8252 Date: May 18, 2022

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

SDA-22-08 Coloniale Estates Phase 17B Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on July 15, 2022

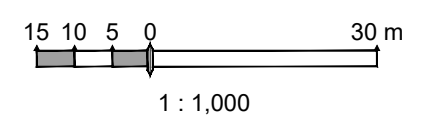


KEY PLAN  
N.T.S.

# COLONIALE ESTATES

## Stage 17B

Tentative Plan showing Proposed Subdivision of Part of LOT W, PLAN 962 4502 within BEAUMONT, ALBERTA



Area to be subdivided shown thus and contains 40 single detached residential lots, 1 Park and is approximately 3.04 hectares. All dimensions are in metres and decimals thereof.

Land Use Type	ha.	Unit Count
CN Lots	2.08	40
Park	0.24	
Roads	0.72	
<b>TOTALS</b>	<b>3.04</b>	<b>40</b>

Submission Date: May 30, 2021  
Revision Date:  
Project Number: 201-10000-00



MODIFIED DATE: 2022.05.18  
N:\201-10000-00 Coloniale Stage 17B\CAD\05 - Planning\Submissions\1-Submitted to City of Beaumont\Month #, 2021 - Subdivision Application\PLAN NEEDS TO BE V16 NOV\201-10000-00-TLP-V16-to-city\_GRID.dwg

## **Notice of Decision - REVISED 08.02-2023**

Date of Decision: July 15, 2022

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Attachment 2: Adviseements

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.