



**Subdivision Authority Decision  
Friday, March 15<sup>th</sup>, 2024 at 1:00pm**

**1. The Subdivision Authority has reviewed the following proposed Subdivisions on March 15<sup>th</sup>, 2023:**

**a. SDA-23-03 Beau Val Phase 7 Lot Split**

Tentative Plan to subdivide a portion of Plan 2022084; Block 5; Lot 3

**Subdivision Authority's Decision:**

On March 15<sup>th</sup>, 2024, the Subdivision Authority conditionally approved the tentative plan of subdivision to subdivide a portion of Plan 2022084; Block 5; Lot 3

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

**b. SDA-23-04 Beau Val Phase 7 Bare Land Condominium**

Tentative Plan to subdivide a portion of Plan 2022084; Block 5; Lot 5 into bare land condominiums.

**Subdivision Authority's Decision:**

On March 15<sup>th</sup>, 2024, the Subdivision Authority conditionally approved the tentative plan of subdivision to subdivide a portion of Plan 2022084; Block 5; Lot 5 into bare land condominiums.

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

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Contact Mon Rosete, Development Planner at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 587-335-2375 for more information.

## Notice of Decision

Date of Decision: March 15, 2024

Pals Geomatics Corp.  
10704 176 Street  
Edmonton, AB T5S 1G7

**Subdivision File Name:** SDA-23-03 Beau Val Phase 7 (Lot Split)  
**Legal Description:** Plan 2022084; Block 5; Lot 3  
**Land Use District:** Integrated Neighbourhood  
**Proposed Subdivision:** To subdivide a portion of Plan 2022084; Block 5; Lot 3 into two lots.

Pursuant to Section 654 of the MGA, the above-described Subdivision is **APPROVED** on March 14, 2024, subject to the following conditions:

1. That the subdivision be affected 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 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.
5. That the owner/developer register a Restrictive Covenant on the lots that are required to install chain link 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.
6. That the owner/developer register a cross lot access easement for vehicular & pedestrian connectivity, and utility easement for servicing as shown on the "Conditions of Approval Map", Attachment 1. The City shall be a party to the easement.
7. That the owner/developer register a cross lot drainage easement for overland drainage as shown on the "Conditions of Approval Map", Attachment 1. The City shall be party to the easement.
8. 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 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.
  - d. That the owner/developer constructs required fences wholly on privately-owned land 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.

**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: March 15, 2024

**Subdivision File: SDA-23-03**

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

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 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 Mon Rosete at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 587-335-2375.



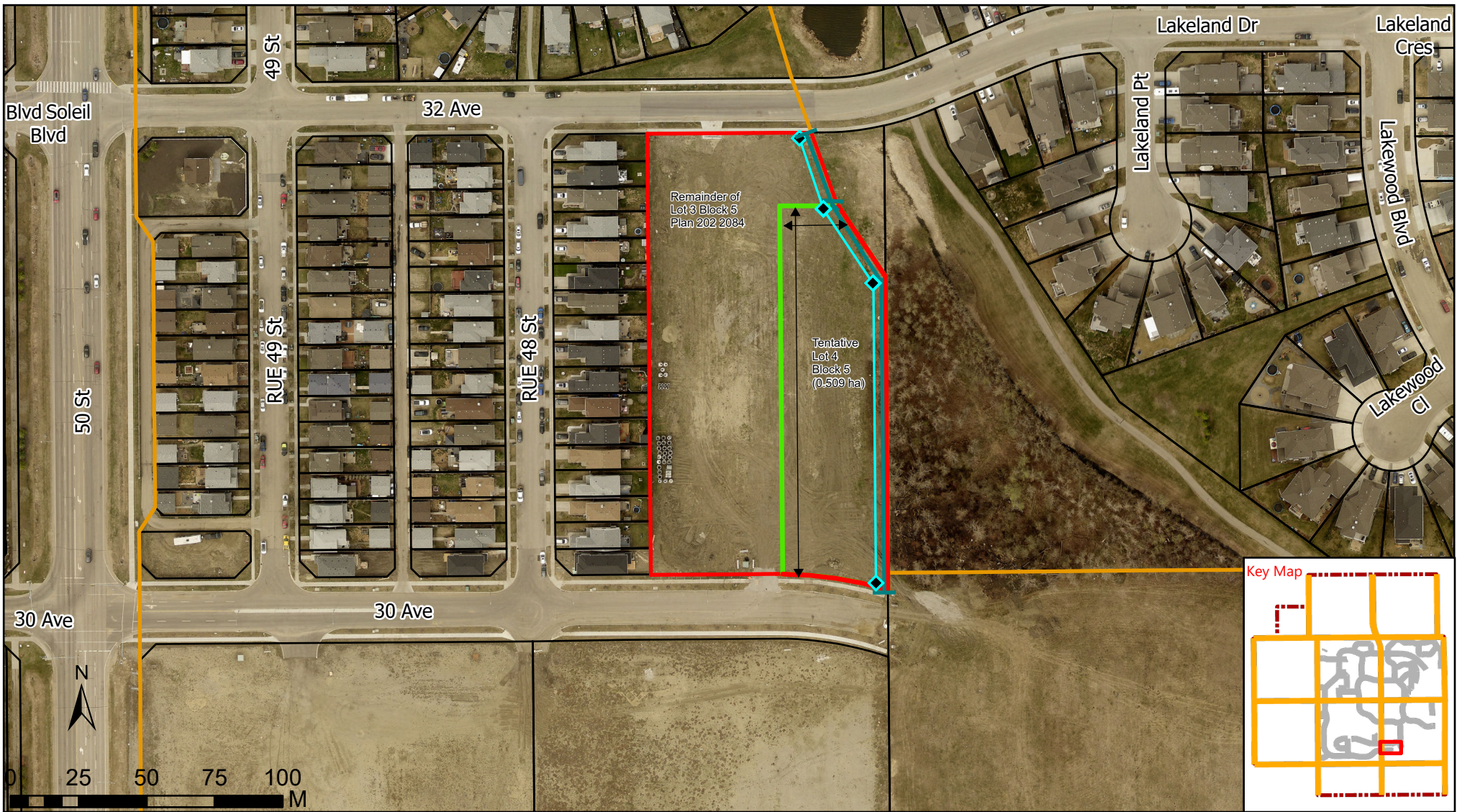
Kendra Raymond, RPP, MCIP  
Subdivision Authority

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

cc: East Pine (GP) Ltd.



# Attachment 1: Conditions of Approval Map



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

## Conditions of Approval Map - SDA-23-03 Lot Split

Numeric Scale: 1:2,000	Date - mm\dd\lyr 02/09/24	Mapped by: Mon R.
Projected Coordinate System: CANADA NAD 83-3TM-114		Checked by:

**Disclaimer:**

ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE CITY OF BEAUMONT. THE CITY OF BEAUMONT PROVIDED THIS INFORMATION IN GOOD FAITH, BUT PROVIDES NO WARRANTY NOR ACCEPTS ANY LIABILITY ARISING FROM INCORRECT, INCOMPLETE OR MISLEADING INFORMATION OR ITS IMPROPER USE. INFORMATION IS MAINTAINED ON A REGULAR BASIS. DO NOT REPRODUCE WITHOUT PERMISSION. 2022 AERIAL IMAGERY  
City of Beaumont 5600 49 Street Beaumont Alberta T4X 1A1 Telephone: 780-929-8782 Web: www.beaumont.ab.ca

## Legend

- Boundary No: SDA-23-03
- Proposed Parcel Boundary
- Beau Val Neighbourhood Boundary
- ◆— Chain Link Fence Boundary
- ◆◆ Cross Lot Drainage Easement
- ↔ Register Utility Easement



## Notice of Decision

Date of Decision: March 15, 2024

**Subdivision File: SDA-23-03**

### Attachment 2: Advisements

1. The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as modification, relocation and/or removal of existing services.

SDA-23-03 Beau Val Phase 5 (Lot Split)  
Conditionally Approved by Kendra Raymond,  
RPP, MCIP, Subdivision Authority on March  
15, 2024.

SDA-23-03 expires on March 15, 2025

## Subdivision Application

Aug 14 2023

DATE RECEIVED  
OFFICE USE ONLY

Aug 16 2023

DATE PAID  
OFFICE USE ONLY

SDA Number: **SDA-23-03**

Land Use District(s): **IN**

Subdivision Name: **Beau Val Phase 7 (Lot Split)**

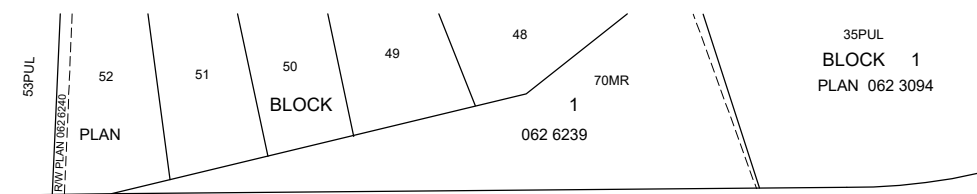
**Receipt #:**

Subdivision Application: **\$781.00**

Notification Fee: **-**

**Total Fees: \$781.00**

<b>1. Property Information</b>	
All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, West of the 4 <sup>th</sup> Meridian	
OR Being all/part of Lot: <b>3</b> Block <b>5</b> Plan <b>202 2084</b>	
OR Municipal Address: _____	
C.O.T. No(s): <b>202 243 759</b>	
Area of the above parcels of land to be subdivided <b>.509</b> Hectares ( <b>1.26</b> Acres)	
<b>2. Applicant and Property Owner Information</b>	
Applicant/Consultant Name: <b>Pals Geomatics Corp.</b>	
Mailing Address: <b>10704-176 Street</b>	
Municipality: <b>Edmonton</b>	Province: <b>Alberta</b> Postal Code: <b>T5S 1G7</b>
Phone: <b>780-455-3177</b>	Cell Phone: _____
Email (required): <b>legal@palsgeomatics.com</b>	
Is the Applicant also the Registered Owner? <input type="checkbox"/> Yes (Do not fill out below) <input checked="" type="checkbox"/> No (Fill out below - written authorization from registered owner required)	
Owner Name: <b>East Pine (GP) Ltd.</b>	
Mailing Address: <b>220 Summit Plaza, 190 Boudreau Road</b>	
Municipality: <b>St. Albert</b>	Province: <b>Alberta</b> Postal Code: <b>T8N 6B9</b>
Phone: <b>780-459-5623</b>	Cell Phone: <b>587-718-0906</b>
Email (required): <b>jeevan@landrex.com</b>	
<b>3. Location of Land to be Subdivided</b>	
a. Is the land situated immediately adjacent to the municipal boundary?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
If "yes", the Highway is No.: <b>HWY 625</b>	
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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
If "yes", state its name: _____	
d. Is the proposed parcel within 1.5 kilometers (0.9 miles) of a sour gas facility?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
e. Does the proposed parcel contain an abandoned well?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
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.	
<b>4. Existing and Proposed Use of Land to be Subdivided</b>	
a. Existing use of Land: <b>IN</b>	_____
b. Proposed use of Land: <b>IN</b>	_____
<b>5. Physical Characteristics of Land to be Subdivided</b>	
a. Describe the nature of topography of the land (flat, rolling, steep, mixed): <b>Flat</b>	_____
b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.): <b>Cleared</b>	_____
c. Describe the kind of soil on the land (sandy, loam, clay, etc.): <b>Loam</b>	_____
<b>6. Existing Buildings on the Land to be Subdivided</b>	
a. Describe any buildings and any structures on the land and whether they are to be demolished or moved: _____	
<b>7. Water and Sewer Services</b>	
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: _____	
<b>8. Applicant Authorization</b>	
I, <b>Jason Workman of Pals Geomatics Corp.</b> hereby certify that	
<input type="checkbox"/> I am the registered owner, <input checked="" type="checkbox"/> 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: <b>10704-176 Street Edmonton T5S 1G7</b> <span style="background-color: black; color: black;">[REDACTED]</span>	
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.	



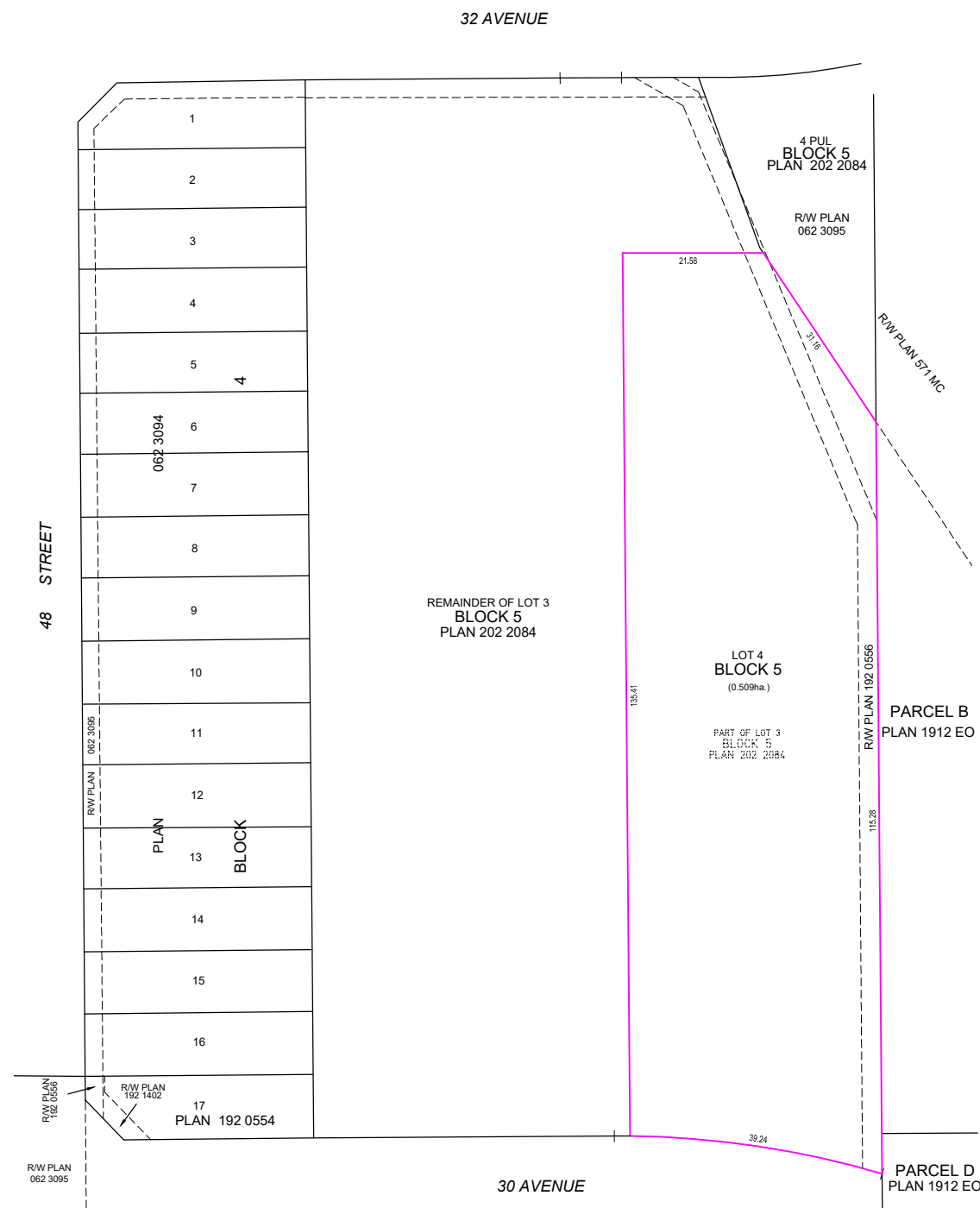
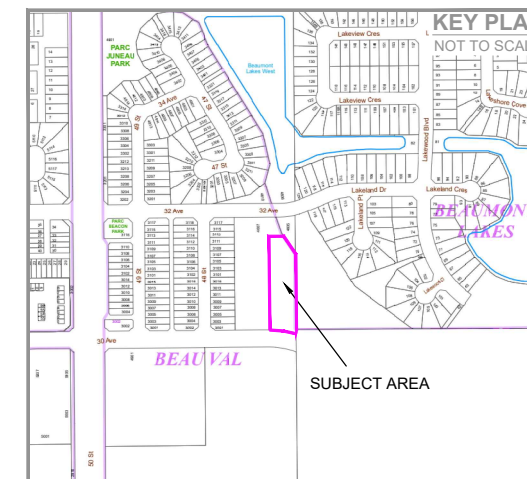
SDA-23-03 Beau Val Phase 5 (Lot Split) Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on March 15, 2024.

SDA-23-03 expires on March 15, 2025

# EAST PINE LP

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS 'IN'.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.509 ha.



REV. NO.	DATE	ITEM	BY
0	JULY21/23	ORIGINAL PLAN COMPLETED	RH

REVISIONS

## EAST PINE LP

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

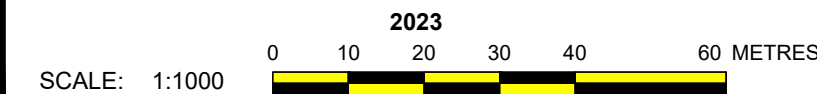
OF

PART OF LOT 3, BLOCK 5, PLAN 202 2084

WITHIN THE

S.W. 1/4 SEC. 26 - TWP. 50 - RGE. 24 - W. 4TH MER.

## BEAUMONT - ALBERTA



**Pals Geomatics Corp.** Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
 Email: edmonton@palsgeomatics.com  
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	123001000T1	DRAFTED BY:	RH	CHECKED BY:	MK
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## Notice of Decision

Date of Decision: March 15, 2024

Pals Geomatics Corp.  
10704 176 Street  
Edmonton, AB T5S 1G7

**Subdivision File Name:** SDA-23-04 Beau Val Phase 7 (Bare Land Condominium)  
**Legal Description:** Plan 2022084; Block 5; Lot 3  
**Land Use District:** Integrated Neighbourhood  
**Proposed Subdivision:** 12 bare land condominium units for 11 townhome units and associated common property.

Pursuant to Section 654 of the MGA, the above-described Subdivision is **APPROVED** on March 15, 2024, subject to the following conditions:

1. That the subdivision be affected 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 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.
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  - 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 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.
  - D. That the owner/developer constructs required fences wholly on privately-owned land 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.

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## Notice of Decision

Date of Decision: March 15, 2024

**Subdivision File: SDA-23-04**

This approval is valid for one year expiring on March 15, 2024. 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.

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.

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### Appeal Information

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If you have any further questions, please contact Mon Rosete at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 587-335-2375.



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: East Pine (GP) Ltd.



### Conditions of Approval Map

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

Lot 3, Block 5, Plan 202 2084

Application No.  
SDA-23-04 Beau Val Phase 7  
(Bare Land Condominium)

Mapped By:  
Mon R.

Checked By:

Scale  
1: 1635

Date  
March 14, 2024

Projected Coordinate System  
CANADA NAD 83-3TM 114

### Legend

- Boundary No: SDA-23-04
- Bare Land Condominium
- Beau Val Neighbourhood Boundary
- Chain Link Fence Boundary
- ◆◆ Cross Lot Drainage Easement
- ↔ Register Utility Easement



## Notice of Decision

Date of Decision: March 15, 2024

**Subdivision File: SDA-23-04**

### Attachment 2: Advisements

1. The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as modification, relocation and/or removal of existing services.

Attachment 3: Application for Subdivision

SDA-23-04 Beau Val Phase 5 (Bare Land Condominiums) Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on March 15, 2024.

SDA-23-04 expires on March 15, 2025

Subdivision Application

Aug 14, 2023

DATE RECEIVED  
OFFICE USE ONLY

Aug 16 2023

DATE PAID  
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-23-04 (Bare Land)

Land Use District(s): IN

Subdivision Name: East Pine (Bare Land Condo)

Receipt #:

Subdivision Application: \$781.00

Notification Fee: -

Total Fees: \$781.00

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: 3 Block 5 Plan 202 2084

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

C.O.T. No(s): 202 243 759

Area of the above parcels of land to be subdivided .831 Hectares (2.05 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Pals Geomatics Corp.

Mailing Address: 10704-176 Street

Municipality: Edmonton Province: Alberta Postal Code: T5S 1G7

Phone: 780-455-3177 Cell Phone: \_\_\_\_\_

Email (required): legal@palsgeomatics.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: East Pine (GP) Ltd.

Mailing Address: 220 Summit Plaza, 190 Boudreau Road

Municipality: St. Albert Province: Alberta Postal Code: T8N 6B9

Phone: 780-459-5623 Cell Phone: 587-718-0906

Email (required): jeevan@landrex.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.: \_\_\_\_\_

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: IN

b. Proposed use of Land: IN

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.): 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: \_\_\_\_\_

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, Jason Workman of Pals Geomatics Corp. hereby certify that

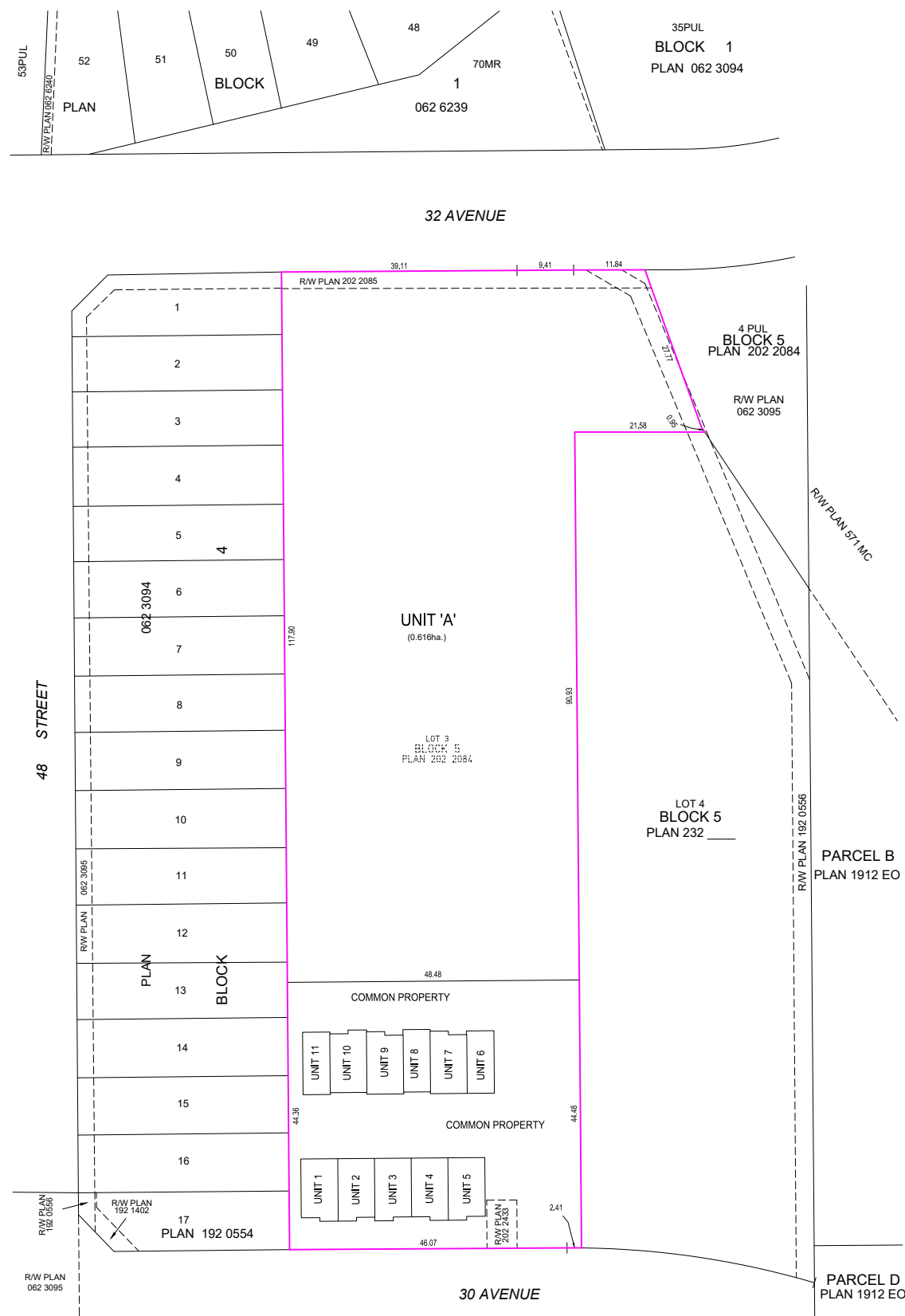
I am the registered owner,

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: 10704-176 Street Edmonton T5S 1G7

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.



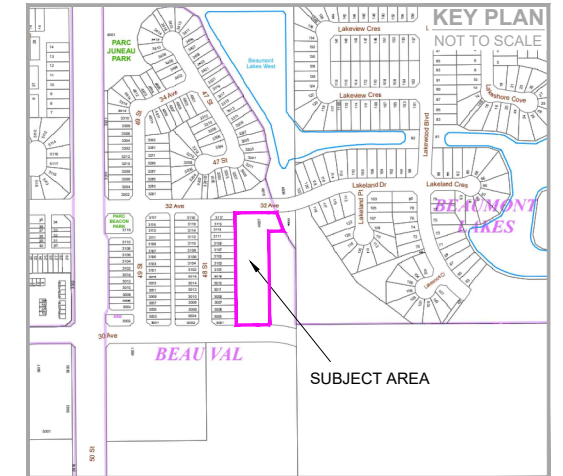
SDA-23-04 Beau Val Phase 5  
(Bare Land Condominiums)  
Conditionally Approved by  
Kendra Raymond, RPP, MCIP,  
Subdivision Authority on March  
15, 2024.

SDA-23-04 expires on March 15,  
2025

## EAST PINE LP

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
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- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS 'IN'.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.831 ha.



REV. NO.	DATE	ITEM	BY
0	JULY21/23	ORIGINAL PLAN COMPLETED	RH

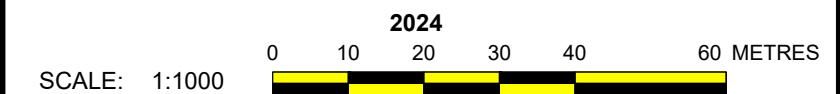
REVISIONS

## EAST PINE LP

### TENTATIVE PLAN SHOWING PROPOSED CONDOMINIUM DEVELOPMENT

OF  
LOT 3, BLOCK 5, PLAN 202 2084  
WITHIN THE  
S.W. 1/4 SEC. 26 - TWP. 50 - RGE. 24 - W. 4TH MER.

## BEAUMONT - ALBERTA



**Pals Geomatics Corp.** Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	123001000T2	DRAFTED BY:	RH	CHECKED BY:	MK
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