



**Subdivision Authority Decision  
Wednesday, November 29<sup>th</sup>, 2023 at 1:00pm**

**1. The Subdivision Authority has reviewed the following proposed Subdivisions on November 29, 2023:**

- a. One-year time extension: SDA-22-11 Triomphe Estates Phase 9**  
One-year time extension for SDA-22-11 Triomphe Estates Phase 9 for 44 single dwelling lots, and 1 PUL lot, from NE-1/4 SEC 26-50-24-W4M
- b. One-year time extension: SDA-22-12 Triomphe Estates Phase 10**  
One-year time extension for SDA-22-12 Triomphe Estates Phase 10 for 41 single dwelling lots, from NE-1/4 SEC 26-50-24-W4M
- c. One-year time extension: SDA-22-14 Dansereau Meadows Phase 14**  
One-year time extension for SDA-22-14 Dansereau Meadows Phase 14 for 12 single dwelling lots, from NW-1/4 SEC 34-50-24-W4M

**Subdivision Authority's Decision:**

The Subdivision Authority extended the conditional approval of SDA-22-11 Triomphe Estates Phase 9 located in NE-1/4 SEC 26-50-24-W4M by one-year.

The Subdivision Authority extended the conditional approval of SDA-22-12 Triomphe Estates Phase 10 in NE-1/4 SEC 26-50-24-W4M by one-year.

The Subdivision Authority extended the conditional approval of SDA-22-14 Dansereau Meadows Phase 14 in NW-1/4 SEC 34-50-24-W4M by one-year.

---

Contact the File Planner at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) for more information.

November 29, 2023

File: SDA-22-11

Kyla Oatway  
Select Engineering Consultants LTD.  
100, 17413 – 107 Avenue  
Edmonton, AB T5S 1E5

RE: Subdivision Approval Extension – SDA-22-11 Triomphe Estates Phase 9  
A portion of N.E. ¼ Sec. 26-50-24-W4M – City of Beaumont

---

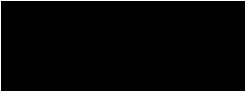
On November 22, 2023, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Timeline Extension for SDA-22-11 Triomphe Estates Phase 9.

This subdivision approval is valid for one (1) year expiring October 27, 2024. You will be required to apply for endorsement so that Triomphe Estates Phase 9 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,  
Thank you,



Sara Boulos  
Development Planner  
780.340.1784  
[Sara.boulos@beaumont.ab.ca](mailto:Sara.boulos@beaumont.ab.ca)

cc: Triomphe Land Company Inc.  
Encls:  
Conditional Subdivision Approval



---

## Notice of Decision – Revision 2022.11.09

Date of Decision: October 27, 2022

Blaydon Dibben  
Select Engineering Consultants Ltd.  
100, 17413 – 107 Avenue NW  
Edmonton, AB T5S 1E5

**Subdivision File Name:** SDA-22-11 Triomphe Estates Phase 9  
**Legal Description:** A portion of N.E. ¼ Sec. 26-50-24-W4M  
**Land Use District:** Conventional Neighbourhood District  
**Proposed Subdivision:** 42 Low-Density Residential Lots and 1 Public Utility Lot

---

Pursuant to Section 654 of the MGA, the above-described Subdivision was **CONDITIONALLY APPROVED** on October 26, 2022, 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. 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.
6. That the owner/developer provides security and constructs a trail on Lot 25 PUL, Block 9 as per the Transportation Master Plan, Triomphe Estates Outline Plan, and in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City. as shown on the "Conditions of Approval" map, Attachment 1.
7. That the owner/developer construct the shared-use path along Range Road 241 as per the Transportation Master Plan, Triomphe Estates Outline Plan, and 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 construct a secondary water feed connection for SDA-22-11 Triomphe Phase 9 in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
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.

**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 – Revision 2022.11.09**

Date of Decision: October 27, 2022

**Subdivision File: SDA-22-11**

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.
  - 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 provides security and constructs a trail on Lot 25 PUL, Block 9 as per the Transportation Master Plan, Triomphe Estates Outline Plan, and in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City. as shown on the "Conditions of Approval" map, Attachment 1.
  - g. That the owner/developer construct the shared-use path along Range Road 241 as per the Transportation Master Plan, Triomphe Estates Outline Plan, and 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.
  - h. 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.

Pursuant to Section 654(2) in the Municipal Government Act, a variance has been granted to allow the maximum block length of 240 metres in the Integrated Neighbourhood Districted to be extended to 290.16 metres.

The Deferred Reserve Caveat (222 086 156) registered with SDA-19-04 Triomphe Estates Phase 7 outlines the remaining 2.09 ha of Municipal Reserve owing for NE 1/4, Sec. 26, Twp. 50, Rge. 24, W4M.

This approval is valid for one year expiring on October 26, 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.

## **Notice of Decision – Revision 2022.11.09**

Date of Decision: October 27, 2022

**Subdivision File: SDA-22-11**

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**

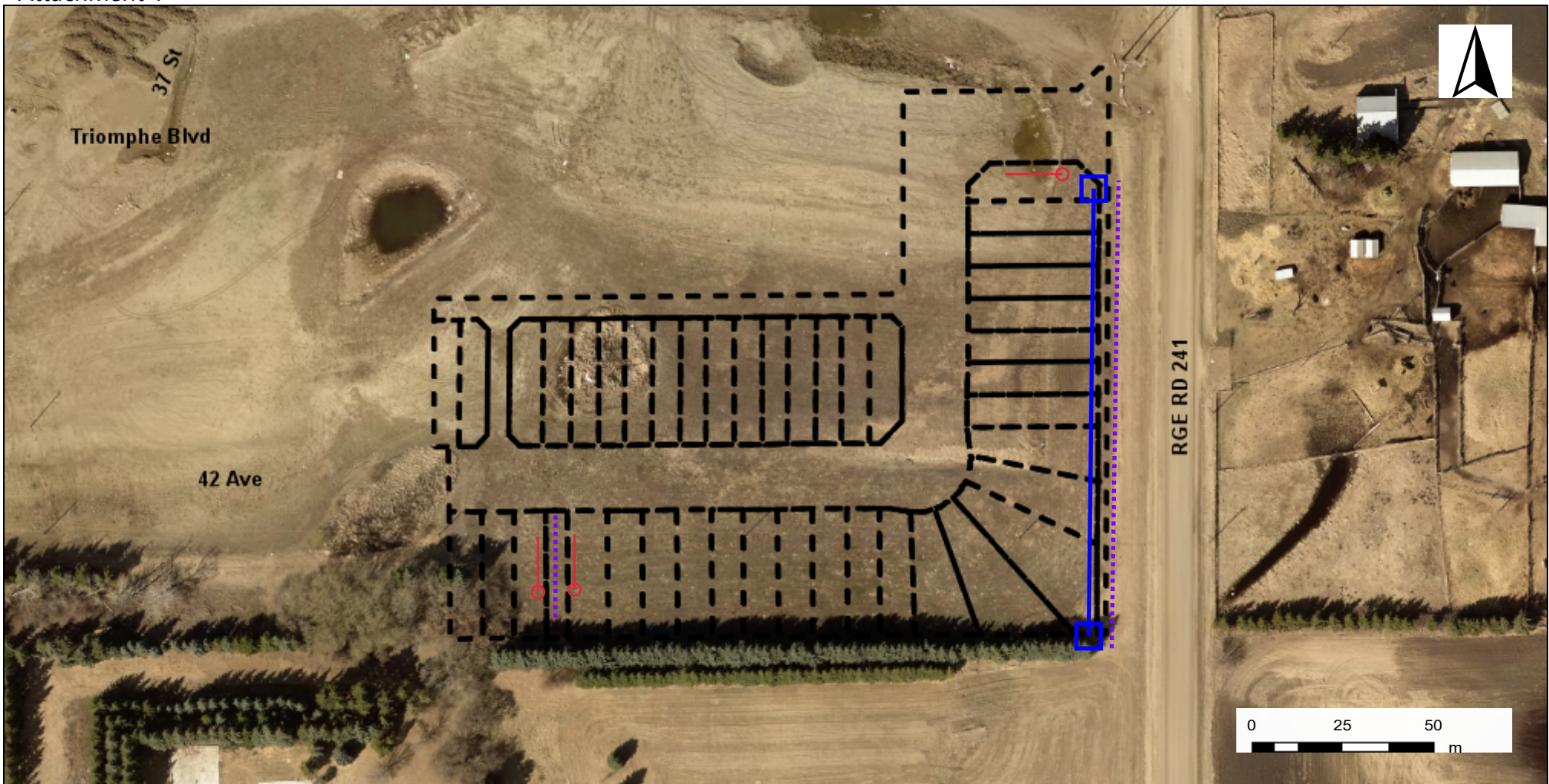
Please be advised that an appeal may be submitted in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board within 14 days of the written decision. Please visit our website for more details at [www.beaumont.ab.ca](http://www.beaumont.ab.ca) (See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

If you have any further questions, please contact Coralie Volker at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-995-7850.

  
Kendra Raymond, RPP, MCIP  
Subdivision Authority

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

cc: Triomphe Land Company Inc.



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

Revised.  
2022.11.08.

### Conditions of Approval

Portion of QS-NE-26-50-24-4

Application No.  
SDA-22-11

Mapped By:  
Coralie V

Checked By:  
Yasmin S

Numeric Scale  
1: 1594

Date  
Friday, October 14, 2022

Projected Coordinate System  
CANADA NAD 83-3TM 114

### Legend

- Location: Triomphe Phase 9
- Proposed Subdivision
- Board Fence
- Noise Attenuation Fence
- Multi-use trail

## **Notice of Decision – Revision 2022.11.09**

Date of Decision: October 27, 2022

**Subdivision File: SDA-22-11**

### 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.).
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.



SDA-22-11 Triomphe Estates Phase 9  
 Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on October 27, 2022.  
 SDA-22-11 Expires on October 27, 2023.

# Subdivision Application

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

2022.08.02  
 DATE RECEIVED  
 OFFICE USE ONLY

2022.08.22  
 DATE PAID  
 OFFICE USE ONLY

| OFFICE USE ONLY          |                          |
|--------------------------|--------------------------|
| SDA Number:              | SDA-22-11                |
| Land Use District(s):    | CN                       |
| Subdivision Name:        | Triomphe Estates Phase 9 |
| <b>Fees</b>              | <b>Receipt #:</b> 296924 |
| Subdivision Application: | \$11,852.00              |
| Notification Fee:        | \$181.07                 |
| <b>Total Fees:</b>       | <b>\$12,033.07</b>       |

**1. Property Information**

All/part of the NE ¼ Sec. 26, Twp. 50, Rge 24, West of the 4<sup>th</sup> Meridian  
 OR Being all/part of Lot: \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 OR Municipal Address: \_\_\_\_\_  
 C.O.T. No(s): 222 086 148 +34  
 Area of the above parcels of land to be subdivided 2.20 Hectares (5.44 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: \_\_\_\_\_  
 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, 10404 - 103 Avenue  
 Municipality: Edmonton Province: Alberta Postal Code: T5J 0H8  
 Phone: 780-401-2246 Cell Phone: \_\_\_\_\_  
 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.: 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: Vacant  
 b. Proposed use of Land: Conventional 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**

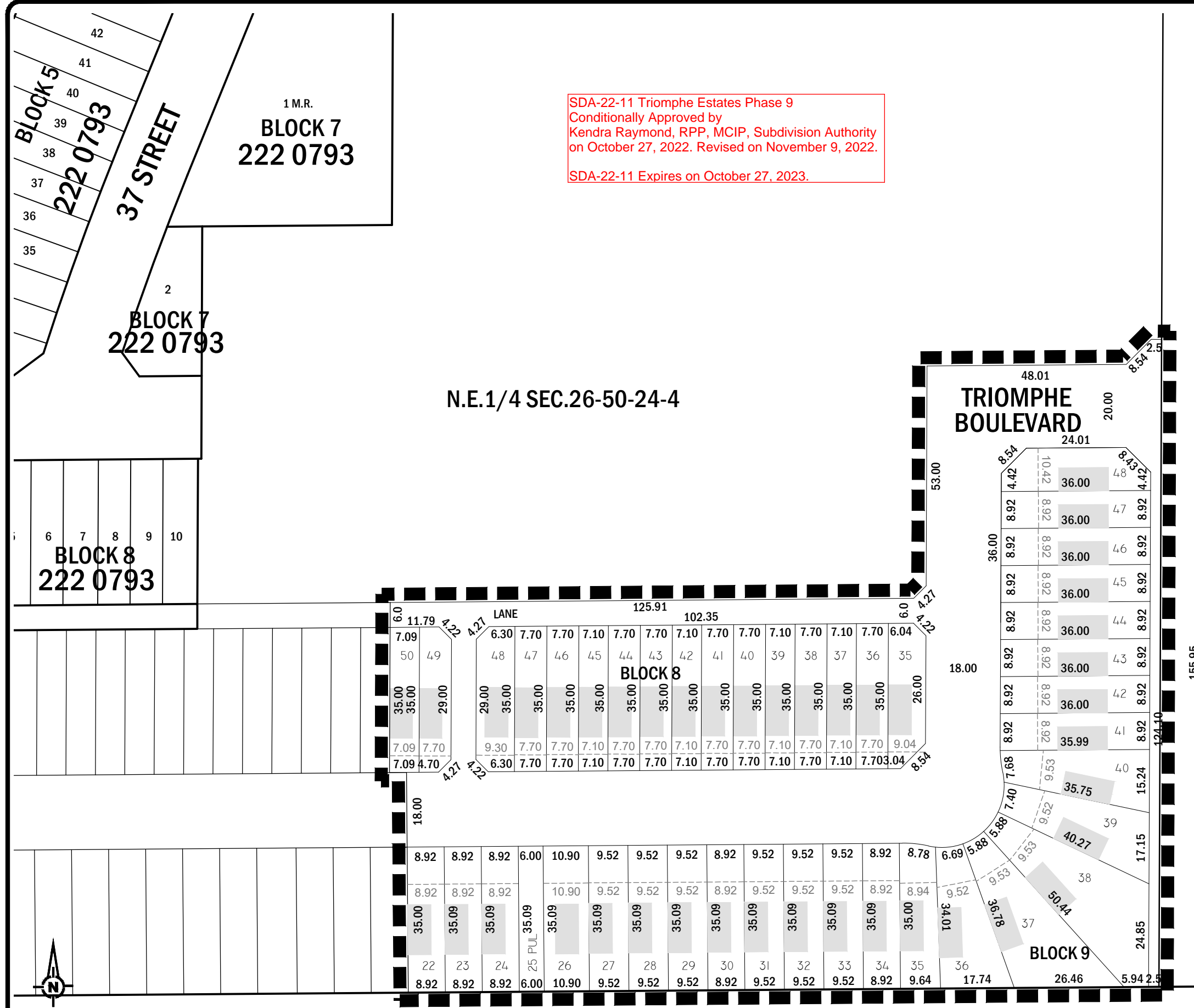
a. If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal or indicate N/A: N/A

**8. Applicant Authorization**

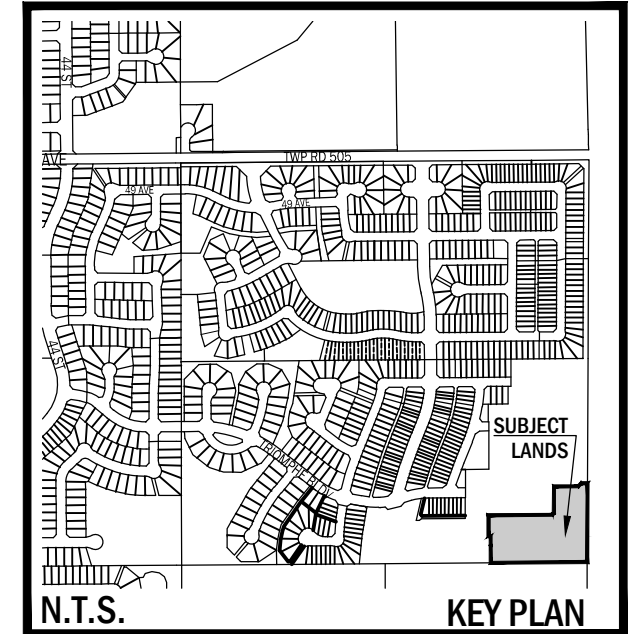
I, Blaydon Dibben (Select Engineering Consultants Ltd.) hereby certify that  
 I am the registered owner,  
 I am the agent authorized to act on behalf of the registered owner  
 And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of 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: July 28, 2022

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





SDA-22-11 Triomphe Estates Phase 9  
 Conditionally Approved by  
 Kendra Raymond, RPP, MCIP, Subdivision Authority  
 on October 27, 2022. Revised on November 9, 2022.  
 SDA-22-11 Expires on October 27, 2023.



NOTE: LOT NUMBERS ARE SUBJECT TO CHANGE UPON REGISTRATION.

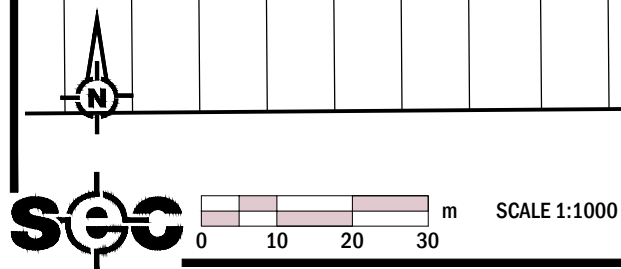
PART OF: N.E. 1/4 SEC 26 TWP 50 RGE 24 W4M

**NOTES:**

- SUBDIVISION INCLUDES AREA OUTLINED BY [Symbol] AND CONTAINS = 2.04 ha
- TOTAL ARTERIAL ROAD AREA = 0.04 ha
- TOTAL COLLECTOR ROAD AREA = 0.11 ha
- TOTAL LOCAL ROAD AREA = 0.40 ha
- TOTAL LANE AREA = 0.10 ha
- TOTAL PUBLIC UTILITY LOT AREA = 0.02 ha
- TOTAL SINGLE DETACHED RESIDENTIAL AREA = 1.37 ha
- TOTAL NO. OF SINGLE DETACHED RESIDENTIAL LOTS = 42

**SUBDIVISION PLAN  
 TRIOMPHE ESTATES**

**STAGE 9**



November 29, 2023

File: SDA-22-12

Kyla Oatway  
Select Engineering Consultants LTD.  
100, 17413 – 107 Avenue  
Edmonton, AB T5S 1E5

RE: Subdivision Approval Extension – SDA-22-12 Triomphe Estates Phase 10  
A portion of N.E. ¼ Sec. 26-50-24-W4M – City of Beaumont

---

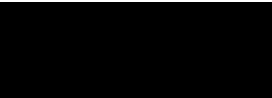
On November 29, 2023, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Timeline Extension for SDA-22-12 Triomphe Estates Phase 10.

This subdivision approval is valid for one (1) year expiring October 27, 2024. You will be required to apply for endorsement so that Triomphe Estates Phase 9 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,  
Thank you,



Sara Boulos  
Development Planner  
780.340.1784  
[Sara.boulos@beaumont.ab.ca](mailto:Sara.boulos@beaumont.ab.ca)

cc: Triomphe Land Company Inc.  
Encls:  
Conditional Subdivision Approval



---

## Notice of Decision – Revision 2022.11.09

Date of Decision: October 27, 2022

Blaydon Dibben  
Select Engineering Consultants Ltd.  
100, 17413 – 107 Avenue NW  
Edmonton, AB T5S 1E5

**Subdivision File Name:** SDA-22-12 Triomphe Phase 10  
**Legal Description:** A portion of N.E. ¼ Sec. 26-50-24-W4M  
**Land Use District:** Conventional Neighbourhood  
**Proposed Subdivision:** 42 Low Density Residential Lots

---

Pursuant to Section 654 of the MGA, the above-described Subdivision was **CONDITIONALLY APPROVED** on October 26, 2022, 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. That the owner/developer agree to construct and provide security for temporary gravel turnarounds in locations as required due to subdivision phasing for roads pursuant to the engineering drawings and to the satisfaction of the City, as shown on the "Conditions of Approval" map, Attachment 1.
8. That the owner/developer construct the shared-use path along Range Road 241 as per the Transportation Master Plan, Triomphe Estates Outline Plan, and 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.
9. 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 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:

**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 – Revision 2022.11.09**

Date of Decision: October 27, 2022

**Subdivision File: SDA-22-12**

- 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.
- 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 agree to construct and provide security for temporary gravel turnarounds in locations as required due to subdivision phasing for roads pursuant to the engineering drawings and to the satisfaction of the City, as shown on the "Conditions of Approval" map, Attachment 1.
- g. 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.
- h. 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.

---

**Notice of Decision – Revision 2022.11.09**

Date of Decision: October 27, 2022

**Subdivision File: SDA-22-12**

Pursuant to Section 654(2) in the Municipal Government Act, a variance has been granted to allow the maximum block length of 240 metres in the Conventional Neighbourhood District to be extended to 284.19 metres.

The Deferred Reserve Caveat (222 086 156) registered with SDA-19-04 Triomphe Estates Phase 7 outlines the remaining 2.09 ha of Municipal Reserve owing for NE 1/4, Sec. 26, Twp. 50, Rge. 24, W4M.

This approval is valid for one year expiring on October 26, 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).

If you have any further questions, please contact Coralie Volker at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-995-7850.

  
Kendra Raymond, RPP, MCIP  
Subdivision Authority

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

cc: Triomphe Land Company Inc.



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

### Conditions of Approval

Portion of QS-NE-26-50-24-4

Application No.  
 SDA-22-12

Mapped By:  
 Coralie V







Checked By:  
 Yasmin S

Numeric Scale  
 1: 1697

Date  
 Friday, October 14, 2022

Projected Coordinate System  
 CANADA NAD 83-3TM 114

### Legend

-  Location: Triomphe Phase 10
-  Proposed Subdivision
-  Temp Turn Around
-  Board Fence
-  Noise Attenuation Fence
-  Multi-use trail

## Notice of Decision – Revision 2022.11.09

Date of Decision: October 27, 2022

**Subdivision File: SDA-22-12**

### 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.).
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.



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

SDA-22-12 Triomphe Estates Phase 10  
Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on October 27, 2022.

SDA-22-12 expires on October 27, 2023.

# Subdivision Application

August 2, 2022

DATE RECEIVED  
OFFICE USE ONLY

August 22, 2022

DATE PAID  
OFFICE USE ONLY

## OFFICE USE ONLY

SDA Number: SDA-22-12

Land Use District(s): CN

Subdivision Name: Triomphe estates phase 10

Fees Receipt #: 296924

Subdivision Application: \$9,788.00

Notification Fee: \$202.22

Total Fees: \$9,900.22

### 1. Property Information

All/part of the NE ¼ Sec. 26, Twp. 50, Rge 24, West of the 4<sup>th</sup> Meridian

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

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

C.O.T. No(s): 222 086 148 +34

Area of the above parcels of land to be subdivided 1.79 Hectares (4.42 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: \_\_\_\_\_

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, 10404 - 103 Avenue

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

Phone: 780-401-2246 Cell Phone: \_\_\_\_\_

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

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: Conventional 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

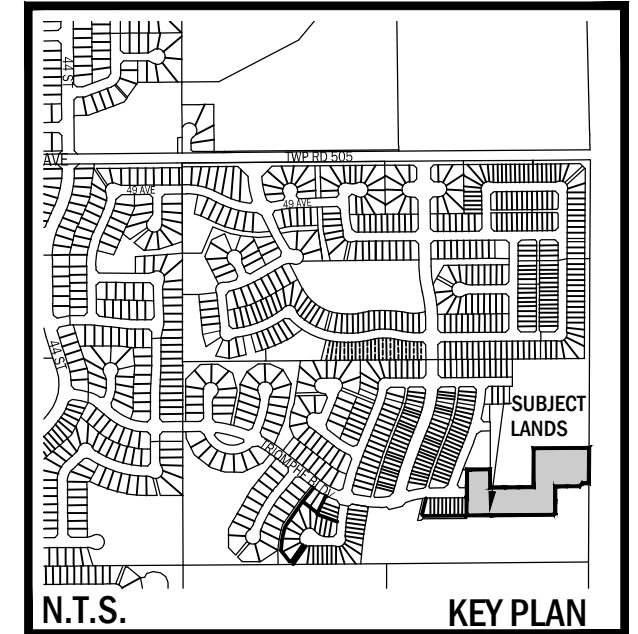
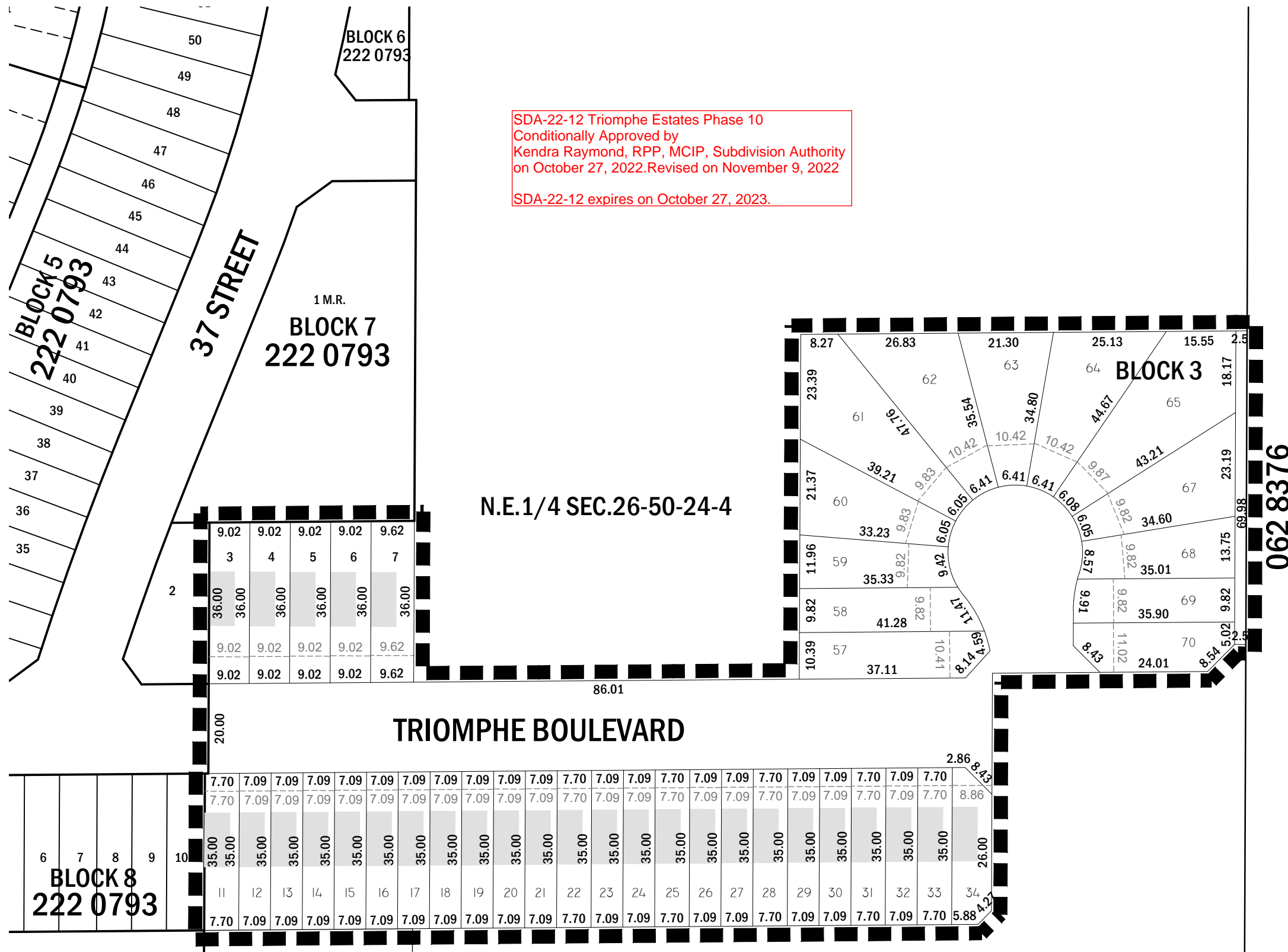
And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Address: #100, 17413 - 107 Avenue NW, Edmonton AB T5S 1E5 Signed:

Phone Number: 587-786-3506 Date: July 28, 2022

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





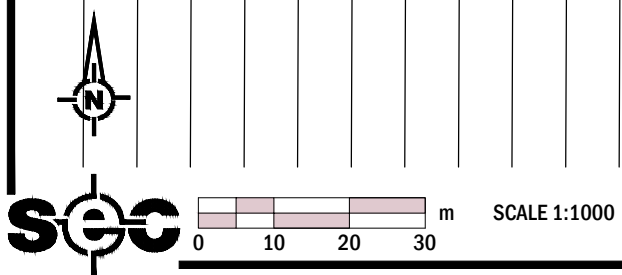
NOTE: LOT NUMBERS ARE SUBJECT TO CHANGE UPON REGISTRATION.

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

- NOTES:**
- SUBDIVISION INCLUDES AREA OUTLINED BY [Dashed Line] AND CONTAINS = 1.88 ha
  - TOTAL ARTERIAL ROAD AREA = 0.02 ha
  - TOTAL COLLECTOR ROAD AREA = 0.35 ha
  - TOTAL LOCAL ROAD AREA = 0.10 ha
  - TOTAL SINGLE DETACHED RESIDENTIAL AREA = 1.41 ha
  - TOTAL NO. OF SINGLE DETACHED RESIDENTIAL LOTS = 42

**SUBDIVISION PLAN**  
**TRIOMPHE ESTATES**  
**STAGE 10**

N.E.1/4 SEC.26-50-24-4



November 29, 2023

File: SDA-22-14

Ghazal Lotfi  
Stantec Consulting Ltd.  
300, 10220 – 103 Avenue NW  
Edmonton, AB T5J 0K4

RE: Subdivision Approval Extension – SDA-22-14 Dansereau Meadows Phase 14  
A portion of N.E. ¼ Sec. 34-50-24-W4M – City of Beaumont

---

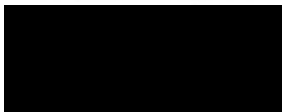
On November 29, 2023, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Timeline Extension for SDA-22-14 Dansereau Meadows Phase 14.

This subdivision approval is valid for one (1) year expiring November 18, 2024. You will be required to apply for endorsement so that Dansereau Meadows Phase 14 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,



Georgina Campos  
Development Planner  
780-243-0552  
[Georgina.campos@beaumont.ab.ca](mailto:Georgina.campos@beaumont.ab.ca)

cc: Anthem Properties  
Encls:  
Conditional Subdivision Approval



## Notice of Decision

Date of Decision: November 18, 2022

Keith Davies  
Stantec Consulting Ltd.  
400 – 10220 103 Avenue  
Edmonton, AB T5J 0K4

**Subdivision File Name:** SDA-22-14 Dansereau Meadows Phase 14  
**Legal Description:** A portion of N.W. ¼ Sec. 34-50-24-W4M  
**Land Use District:** Conventional Neighbourhood  
**Proposed Subdivision:** 12 Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on November 18, 2022, 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 in accordance with the City of Beaumont General Design Standards, and to the satisfaction of the City and affected utility agencies.
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. That the owner/developer dedicate road widening in this phase of subdivision, south of Township 510 extending from the east boundary to west boundary of the entire quarter section of Northwest Section 34, Township 50, Range 24, West of the 4<sup>th</sup> Meridian.
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 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.

**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: November 18, 2022

**Subdivision File: SDA-22-14**

- 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 dedicate road widening in this phase of subdivision, south of Township 510 extending from the east boundary to west boundary of the entire quarter section of Northwest Section 34, Township 50, Range 24, West of the 4<sup>th</sup> Meridian.

[Attachment 1](#) is a map of the subdivision and the location of specific condition requirements. Attachment 2 is a list of advisements.

This approval is valid for one year expiring on **November 18, 2023**. 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.

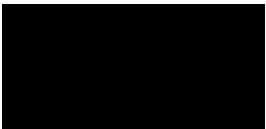
Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/DocumentCenter/View/6055/Endorsement-Application-Package>.

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](http://www.beaumont.ab.ca) (See enclosure re: Subdivision and Development Appeals).

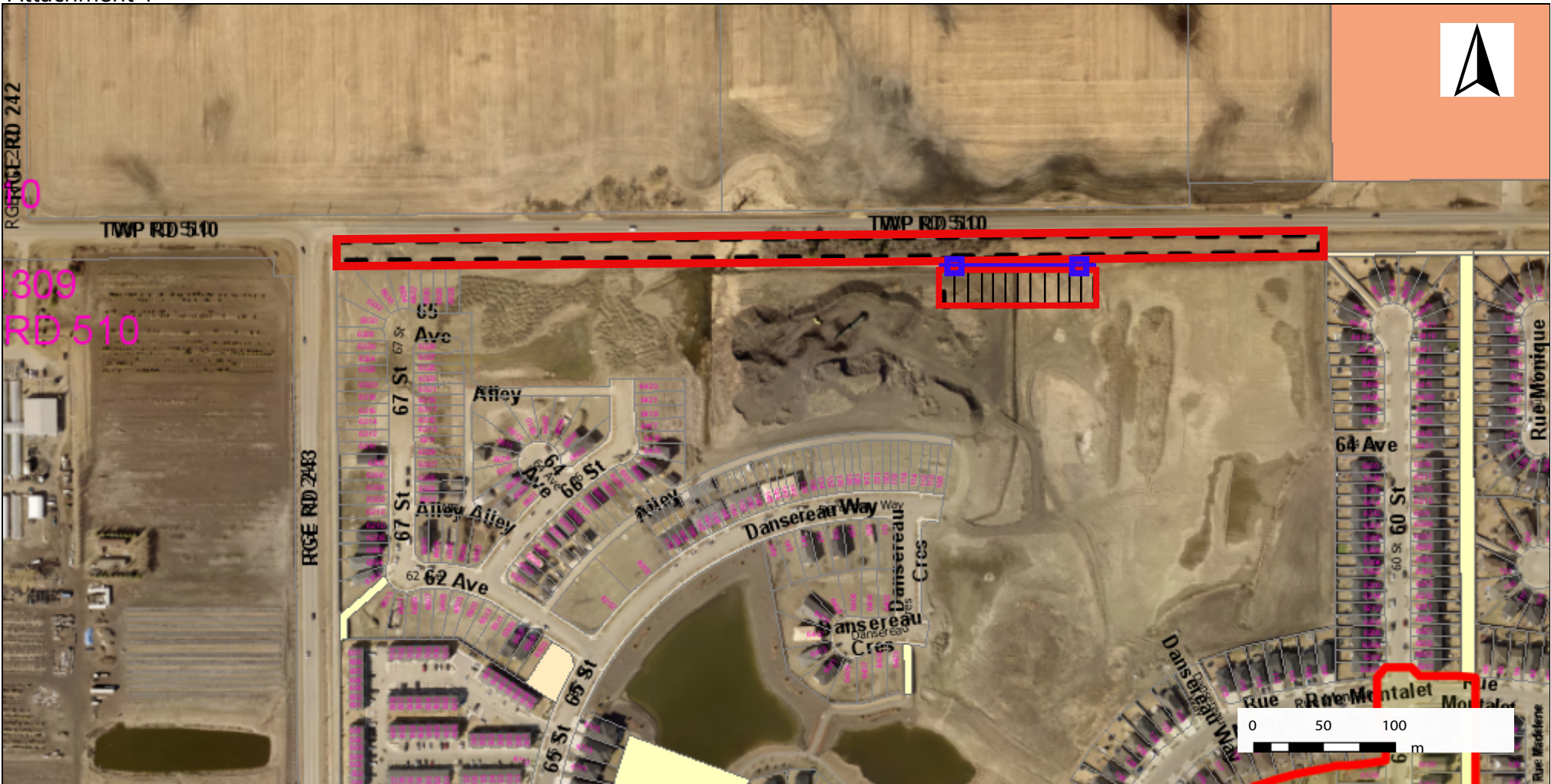
If you have any further questions, please contact Aleshia Ingram at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-340-0342.



Kendra Raymond, RPP, MCIP  
Subdivision Authority

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

cc: United Communities LP



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

### Conditions of Approval

Portion of QS-NW SEC-34 TWP-050 RGE-24 MER-4

Application No.

SDA-22-14

Mapped By:

Aleshia Ingram

Checked By:

Yasmin Sharp

Numeric Scale





1: 4078

Date

Thursday, November 17, 2022

Projected Coordinate System  
 CANADA NAD 83-3TM 114

### Legend

-  Dansereau Meadows Ph 14
-  Registered Parcels
-  Proposed Subdivision
-  Noise Attenuation Fencing

## Notice of Decision

Date of Decision: November 18, 2022

**Subdivision File: SDA-22-14**

### 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.
6. Area on Township Road 510 adjacent to Lots 46-57 (inclusive) Block 24 disturbed by construction activities within ROW or private property to be restored (graded and seeded).

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

August 18,  
 2022

DATE RECEIVED  
 OFFICE USE ONLY

Sep 30, 2022

DATE PAID  
 OFFICE USE ONLY

**OFFICE USE ONLY**

SDA Number: SDA-22-14

Land Use District(s): CN

Subdivision Name: Dansereau Meadows  
 Phase 14

**Fees**    **Receipt #:** 298045

Subdivision Application: 3775.66

Notification Fee: included above

**Total Fees:** 3775.66

**1. Property Information**

All/part of the NW ¼ Section 34, width 50, Range 24, 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 1.18 Hectares ( 2.91 Acres)

**2. Applicant and Property Owner Information**

Applicant/Consultant Name: Stantec Consulting Ltd (Keith Davies)

Mailing Address: 400-10220 103 Avenue

Municipality: Edmonton

Province: AB

Postal Code: T5J 0K4

Phone: 780-969-2297

Cell Phone: 780-700-4900

Email (required): keith.davies@stantec.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: United Communities LP

Mailing Address: #412, 10339-124 Street

Municipality: Edmonton

Province: AB

Postal Code: T5N 3W1

Phone: (780) 421-7272

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

Email (required): edmonton@anthemunited.com

**3. Location of Land to be Subdivided**

a. Is the land situated immediately adjacent to the unit boundary? No  Yes

If "yes", the adjoining unit 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 unit used to acquire the same as shown in ERCB Directive 079.

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

a. Existing use of Land: Agricultural

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, no notable features

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

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

**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: N/A

**8. Applicant Authorization**

I, Keith Davies, \_\_\_\_\_ here certify that

\_\_\_\_\_ is the registered owner,

\_\_\_\_\_ is the authorized agent 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: 10220-103 Avenue

Signed: 

Phone Number: 780 969-2297

Date: July, 18, 2022

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



400-10220 103 Avenue  
 Edmonton, AB T5J 0K4  
 Tel. 780.917.7000  
 www.stantec.com

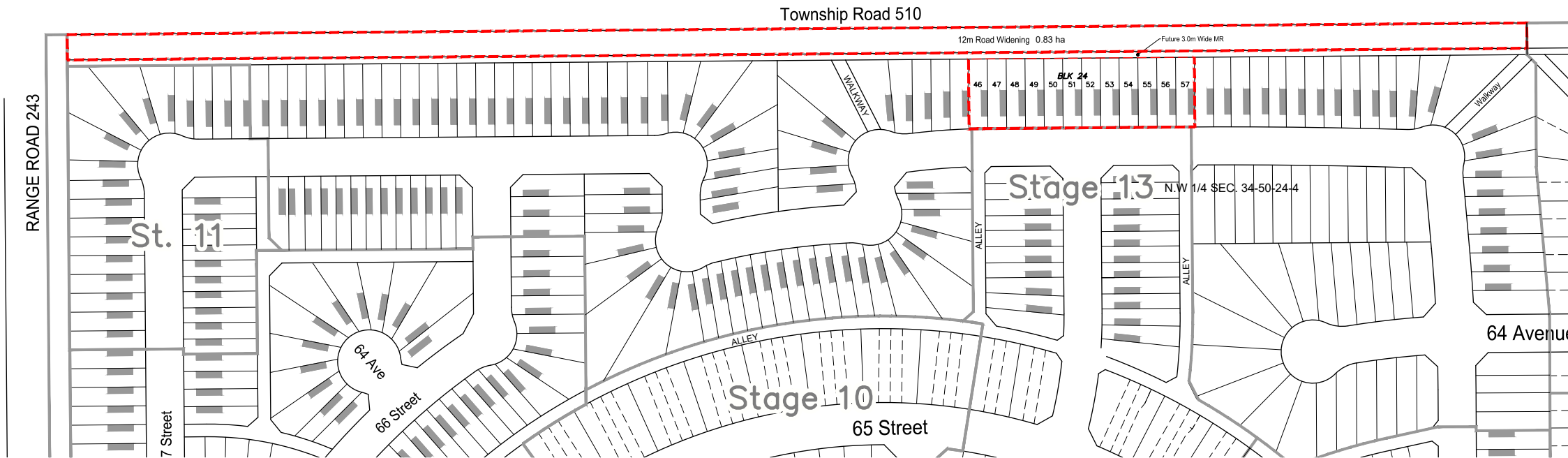
**Copyright Reserved**

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

**Notes**

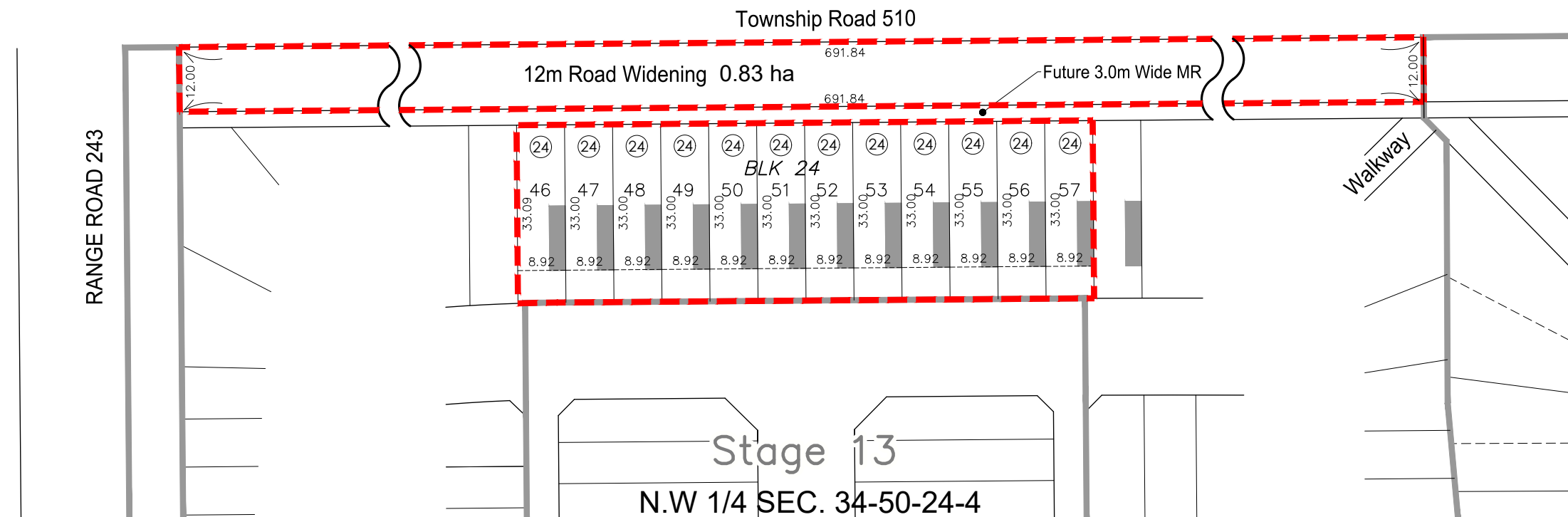
All distances are expressed in metres and decimals thereof.  
 Area to be subdivided outlined thus  and contains approximately 1.18 hectares, including 12 residential lots.

**SDA-22-14 Dansereau Meadows Phase 14**  
**Conditionally Approved by**  
**Kendra Raymond, RPP, MCIP**  
**Subdivision Authority on November 18, 2022.**  
**SDA-22-13 expires on November 18, 2023.**



**KEY PLAN**

Scale - 1:2500



| Revision | By                            | YY.MM.DD |
|----------|-------------------------------|----------|
| 2        | Remove 3.0 MR                 | 22.11.16 |
| 1        | Add road widening dedication. | 22.10.20 |
| 0        | Original submission.          | 22.08.18 |

**Client/Project**

ANTHEM UNITED COMMUNITIES LP  
 PLAN SHOWING PROPOSED SUBDIVISION  
 OF PORTION OF N.W 1/4 SEC. 34-50-24-4

Edmonton, AB

**Title**

TENTATIVE PLAN OF SUBDIVISION  
 DANSEREAU MEADOWS - STAGE 14

**Project No.**

1161 109500 KC  
 November 16, 2022

**Scale**

1:1000