



**Subdivision Authority Decision
Wednesday, June 12, 2024 at 1:00pm**

1. The Subdivision Authority has reviewed the following proposed Subdivision on June 12, 2024:

a. SDA-24-04 Eaglemont Lot Split (5411 64 St)

Hagan Surveys (1982) Ltd. on behalf of 1813098 Alberta Ltd. submitted a subdivision application to split an existing residential lot into 2 residential lots.

Subdivision Authority's Decision:

a. SDA-24-04 Eaglemont Lot Split (5411 64 St)

The Subdivision Authority Conditionally approved the subdivision application to split an existing residential lot into 2 residential lots.

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

Contact the File Planner at planning@beaumont.ab.ca or 780-243-0552 for more information.

Notice of Decision

Date of Decision: June 12, 2024

Hagen Surveys (1982) Ltd.
2107 87 Avenue
Edmonton, AB T6P 1L5

Subdivision File Name: SDA-24-04 Eaglemont Phase 3 Lot Split (5411 64 Street)
Legal Description: Plan 082 0891 Block 7 Lot 13
Land Use District: Conventional Neighbourhood
Proposed Subdivision: 2 Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on June 12, 2024, 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 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. 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.
 - b. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
 - c. That all existing easements, caveats, and restrictive covenants registered to the subject property be carried over and registered on the newly created lots.
 - d. That the owner make satisfactory arrangements for, and pay for all costs associated with separate servicing to each lot, as well as modification, relocation and/or removal of existing services to the satisfaction of the municipality.

The Subdivision Authority received comments from adjacent landowners regarding property values, neighbourhood character, traffic and the planning process. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19, the land is serviceable, and the proposal advances a more compact urban form which aligns with the higher order plans, including the Eaglemont Heights Outline Plan and the Municipal Development Plan. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to 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 **June 12, 2025**. 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.

Notice of Decision

Date of Decision: June 12, 2024

Subdivision File: SDA-24-04

Appeal Information

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

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



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: 1813098 Alberta Ltd

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

Feb 28, 2024

DATE RECEIVED
OFFICE USE ONLY

March 14, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: **SDA-24-04**

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

Subdivision Name: **Eaglemont Lot Split**

Fees	Receipt #: 315709
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Subdivision Application:	\$820.00
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Notification Fee:	201.42
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Total Fees:	\$1021.42
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1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, West of the 4th Meridian

OR Being all/part of Lot: **13** Block **7** Plan **082 0891**

OR Municipal Address: _____

C.O.T. No(s): **232 384 397**

Area of the above parcels of land to be subdivided **0.074** Hectares (**0.183** Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: **Hagen Surveys (1982) Ltd.**

Mailing Address: **2107 87 Avenue**

Municipality: **Edmonton** Province: **AB** Postal Code: **T6P 1L5**

Phone: **780-464-5506** Cell Phone: _____

Email (required): **jwidmer@hagensurveys.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: **1813098 Alberta Ltd.**

Mailing Address: **3801 48 Avenue**

Municipality: **Beaumont** Province: **AB** Postal Code: **T4X 1Y8**

Phone: **780-978-2223** Cell Phone: _____

Email (required): **1813098abltd@gmail.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**

5. Physical Characteristics of Land to be Subdivided

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

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

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

6. Existing Buildings on the Land to be Subdivided

a. Describe any buildings and any structures on the land and whether they are to be demolished or moved: **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, **Jordan Widmer of Hagen Surveys (1982) 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: **Edmonton, AB** Signed: 

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.

TENTATIVE PLAN

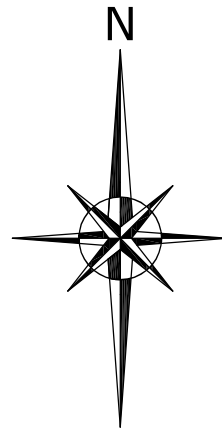
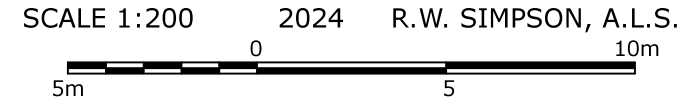
SHOWING SUBDIVISION OF

LOT 13, BLK.7, PLAN 082 0891

IN THE

S.W.1/4 SEC.34, TWP.50, RGE.24, W. 4M.

BEAUMONT, ALBERTA



SDA-24-04 Conditionally Approved by
Kendra Raymond, RPP, MCIP, Subdivision
Authority on June 12, 2024

SDA-24-04 expires on June 12, 2025

NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP

CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	FEBRUARY 23, 2024	REVISED:	--
DRAWING	240087T	FILE NO.	240087

