



**Subdivision Authority Decision
Wednesday, May 10, 2024 at 1:00pm**

1. The Subdivision Authority has reviewed the following proposed Subdivision on May 10, 2024:

a. SDA-24-02 Place Chaleureuse Phase 8

Tentative plan of subdivision to create 6 bare land condominium units for 6 existing commercial units and associated common property.

Subdivision Authority's Decision:

On May 10, 2024, the Subdivision Authority conditionally approved the tentative plan of subdivision to create 6 bare land condominium units for 6 existing commercial units and associated common property

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

Contact Mon Rosete, Current Planner at planning@beaumont.ab.ca or 587-335-2375 for more information.

Notice of Decision

Date of Decision: May 1, 2024

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

Subdivision File Name: SDA-24-02 Place Chaleureuse Phase 8
Legal Description: Plan 062 6218, Block 5, Lot 8
Land Use District: Commercial
Proposed Subdivision: 6 bare land condominium units and associated common property.

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on May 1, 2024, 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. 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. That the owner/developer to provide security and install a Sanitary Sampling Manhole at the north property line that connects to the existing Sanitary System pursuant to the engineering drawings, in accordance with the City of Beaumont General Design Standards, and to the satisfaction of the City.

Notice of Decision

Date of Decision: May 1, 2024

Subdivision File: SDA-24-02

This approval is valid for one year expiring on **May 1, 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 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 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 or 587-335-2375.



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: RJL Ventures Ltd.

Notice of Decision

Date of Decision: May 1, 2024

Subdivision File: SDA-24-02

Attachment 1: Advisements

1. The parking lot adjacent to the east of the site shall no longer serve the parcel, as it is City of Beaumont property and was only meant to temporarily serve the former land use.
2. If the applicant/landowner intends to change the onsite grading and planning to perform surface improvements, then the landowner shall submit a comprehensive drainage plan with civil drawings, including major and minor flows, that demonstrates the functionality of the current drainage of the parcel pursuant to the engineering drawings, in accordance with the City of Beaumont General Design Standards, and to the satisfaction of the City



Subdivision Application

SDA-24-02 Place Chaleureuse Phase 8
Conditionally Approved by Kendra Raymond, RPP,
MCIP, Subdivision Authority on May 1, 2024.

SDA-24-02 expires on May 1 2025

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

December 5, 2023

DATE RECEIVED
OFFICE USE ONLY

February 7, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-02

Land Use District(s): C

Subdivision Name: Place Chaleureuse
Phase 8

Fees Receipt #: 314517

Subdivision Application: \$2215.00

Notification Fee: \$214.20

Total Fees: \$2429.20

1. Property Information

All/part of the S.E ¼ Sec. 27, Twp. 50, Rge 24, West of the 4th Meridian

OR Being all/part of Lot: 8 Block 5 Plan 062 6218

OR Municipal Address: 5505 Magasin Avenue

C.O.T. No(s): 122 280 093

Area of the above parcels of land to be subdivided 0.15 Hectares (0.37 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: RJL Ventures Ltd.

Mailing Address: 196 Reichert Drive

Municipality: Beaumont Province: AB Postal Code: T4X 0B9

Phone: 780-499-6882 Cell Phone: _____

Email (required): lesale@telusplanet.net

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.: 625 & 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: School

b. Proposed use of Land: Commercial

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:
6 buildings, all to remain.

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: 2107 87 Avenue, 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 BARELAND CONDOMINIUM OF

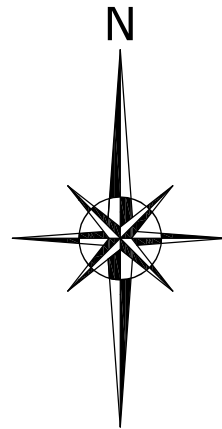
LOT 8, BLK.5, PLAN 062 6218

IN THE

S.E.1/4 SEC.27, TWP.50, RGE.24, W.4 M.

BEAUMONT, ALBERTA

SCALE 1:400 2023 N.R. RONSKO, A.L.S.



NOTES:

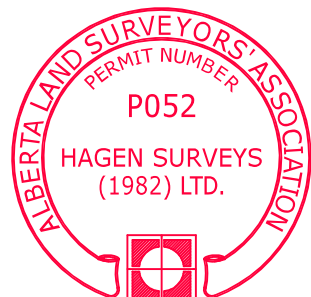
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



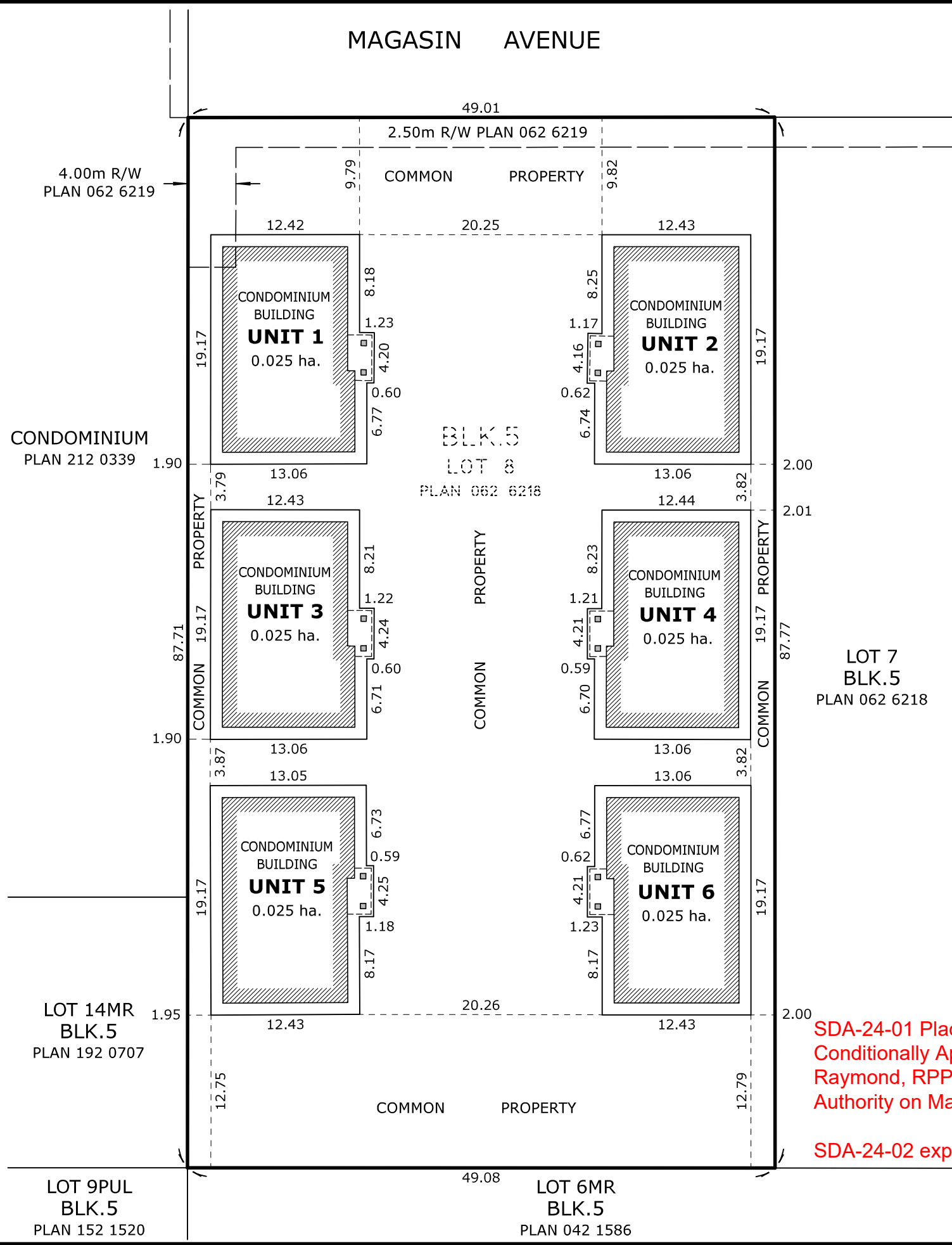
HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	NOV. 24, 2023	REVISED:	--
DRAWING	23S0667T	FILE NO.	23S0667



SDA-24-01 Place Chaleureuse Phase 8
Conditionally Approved by Kendra
Raymond, RPP, MCIP, Subdivision
Authority on May 1, 2024

SDA-24-02 expires on May 1, 2025