



**Subdivision Authority Decision
Wednesday, October 4th, 2024 at 1:00pm**

The Subdivision Authority has reviewed the following proposed Subdivision on October 4th, 2024:

a. SDA-24-05 Le Reve Phase 1A Bare Land Condominium

Tentative Plan to accommodate a Bare Land Condominium creating 2 Commercial units, 1 PUL, and remnant Unit A from a portion of Plan 232 1572, Block 1, Lot 2

Subdivision Authority's Decision:

a. SDA-24-05 Le Reve Phase 1A Bare Land Condominium

The Subdivision Authority has conditionally approved the subdivision application to accommodate a Bare Land Condominium creating 2 Commercial units, 1 PUL, and remnant Unit A from a portion of Plan 232 1572, Block 1, Lot 2

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

Contact the File Planner at planning@beaumont.ab.ca for more information.

Notice of Decision

Date of Decision: October 4, 2024

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

Subdivision File Name:	SDA-24-05
Legal Description:	A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District:	Integrated Neighbourhood
Proposed Subdivision:	Bare Land Condominium creating 2 units, 1 PUL, and remnant A

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED on October 4, 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 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 provide construction cost estimates for the 50th Street shared use path, from the point along 50th street parallel to the most northern property line of the Condominium plan, to the point along 50th street parallel to the most southern property line of the Condominium plan, to the satisfaction of the Municipality, and that the Developer provide the construction cost as a result of the agreed upon construction estimates

The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

This approval is valid for one year expiring on October 4, 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. Attachment 2 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.

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Subdivision File Name: SDA-24-05
Legal Description: A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District: Integrated Neighbourhood
Proposed Subdivision: Bare Land Condominium creating 2 units, 1 PUL, and remnant A

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 Sara Boulos at planning@beaumont.ab.ca or 780-340-1784



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: RTPG GP Ltd.

Notice of Decision

Date of Decision: October 4, 2024

Subdivision File: SDA-24-05

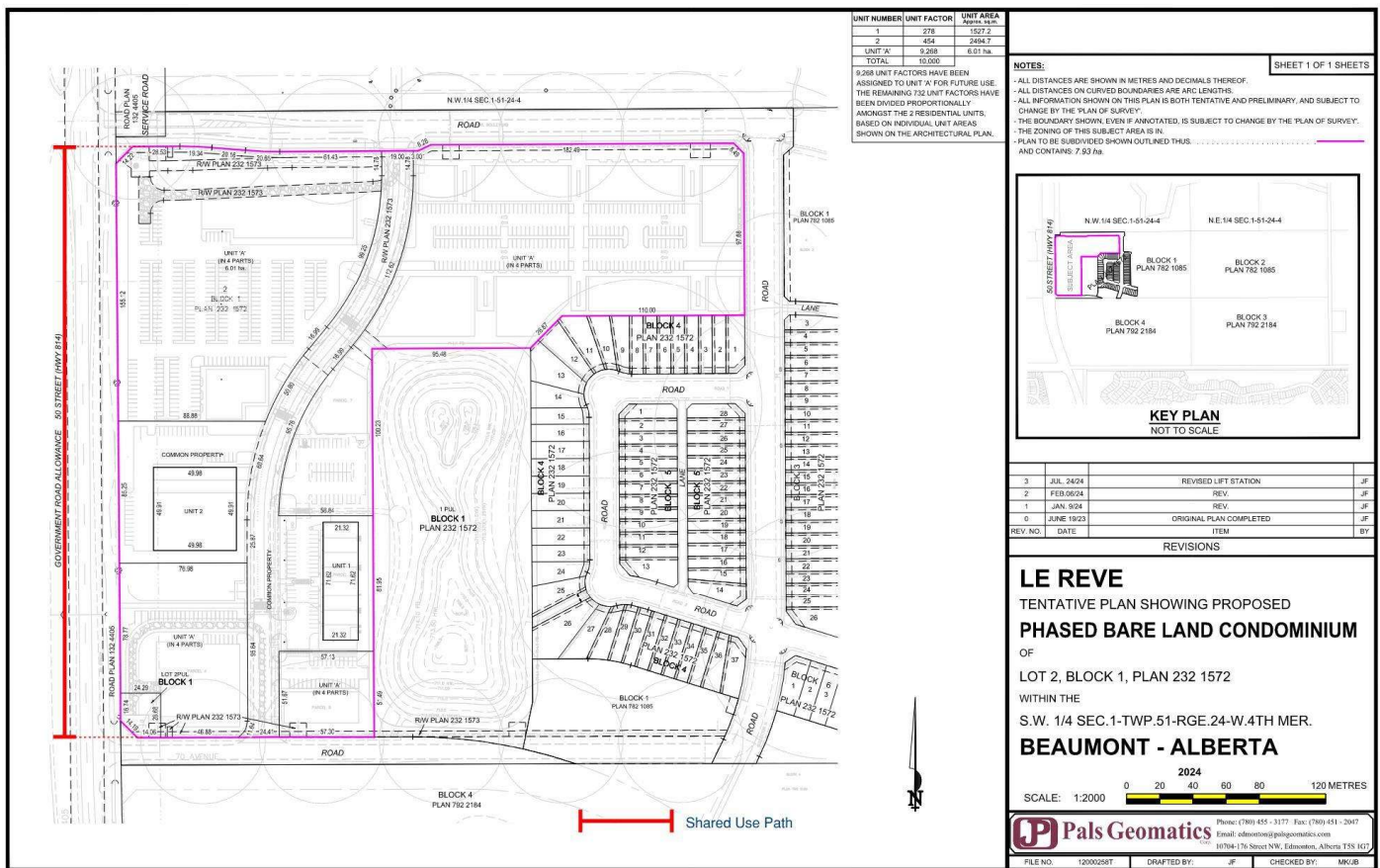
Attachment 1: Advisements

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.

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Subdivision File: SDA-24-05



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

Feb 29, 2024

March 5, 2024

DATE RECEIVED
OFFICE USE ONLY

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: **SDA-24-05**

Land Use District(s):

Subdivision Name: **Le Reve Phase 1A**
(Bare Land Condominium)

Fees Receipt #: **315377**

Subdivision Application: **\$820.00**

Notification Fee: **\$201.42**

Total Fees: \$1021.42

1. Property Information

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

OR Being all/part of Lot: **2** Block **1** Plan **2321572**

OR Municipal Address: _____

C.O.T. No(s): **232 201 847**

Area of the above parcels of land to be subdivided **7.93** Hectares (**19.60** Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: **Pals Geomatics Corp.**

Mailing Address: **10704-176 Street NW**

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

Phone: **780-455-3177** Cell Phone: _____

Email (required): **bdejong@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: **RTPG GP Ltd.**

Mailing Address: **8105 Davies Road NW**

Municipality: **Edmonton** Province: **Alberta** Postal Code: **T6E 4N1**

Phone: _____ Cell Phone: _____

Email (required): _____

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: **Integrated Neighbourhood District**

b. Proposed use of Land: **Integrated Neighbourhood District**

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: **vacant**

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, **Ben De Jong 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** Signed: **Ben de Jong**

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.