



**Subdivision Authority Decision
Tuesday, November 12, 2024 at 11:00am**

The Subdivision Authority has reviewed the following proposed Subdivision on November 12, 2024:

- a. SDA-24-13 Elan Phase 5**
Tentative plan of subdivision to create one commercial lot

Subdivision Authority's Decision:

- a. SDA-24-13 Elan Phase 5**
The Subdivision Authority has conditionally approved the subdivision application to subdivide one commercial lot from a portion of SE-33-50-24-W4.
 - *Attachments: Notice of Decision, Adviseements, Subdivision Conditions Map, Subdivision Application, Subdivision Plan*

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

Notice of Decision

Date of Decision: November 12, 2024

Stephen Yu
Invistec Consulting Ltd.
Suite 1700, 10130 103 Street NW
Edmonton, AB T5J 3N9

Subdivision File Name: SDA-24-13 – Elan Phase 5
Legal Description: A portion of S.E. ¼ Sec. 33-50-24-W4M
Land Use District: Commercial
Proposed Subdivision: 1 Commercial Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on November 12, 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 the owner/developer may defer payment of their proportionate share of the Off-Site Levies, as required under Bylaw 945-19, as amended or replaced from time to time, to the earlier of the following:
 - 2.) the date of application for a development permit for the subject lands, or
 - 3.) December 31, 2028.

This deferral is subject to the registration of a caveat against the property to secure the payment of the Off-Site Levies, which must be registered on title prior to subdivision endorsement. The levy amount payable will be determined in accordance with the Off-Site Levy Bylaw in effect at the time of the Development Permit application, or as of December 31, 2028, whichever occurs first.

4. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
5. That all existing easements, caveats, and restrictive covenants registered to the subject property be carried over and registered on the newly created lots.
6. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office.
7. That the owner/developer register a cross lot drainage easement for overland drainage as shown on the "Conditions of Approval Map", Attachment 2. The City shall be a party to the easement.
8. That the owner/developer enter into and register an access and utility easement agreement on title with the landowner to the East (Plan 4, Block 24, Lot 50 of SE-33-50-24-W4) and submit documentation to the satisfaction of the Municipality prior to construction on the site.
9. 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.

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Subdivision File: SDA-24-13

- c. That the owner/developer may defer payment of their proportionate share of the Off-Site Levies, as required under Bylaw 945-19, as amended or replaced from time to time, to the earlier of the following:
 - a. the date of application for a development permit for the subject lands, or
 - b. December 31, 2028.

This deferral is subject to the registration of a caveat against the property to secure the payment of the Off-Site Levies, which must be registered on title prior to subdivision endorsement. The levy amount payable will be determined in accordance with the Off-Site Levy Bylaw in effect at the time of the Development Permit application, or as of December 31, 2028, whichever occurs first.

- d. That the owner/developer register a cross lot drainage easement for overland drainage as shown on the "Conditions of Approval Map", Attachment 2. The City shall be a party to the easement.
- e. That the owner/developer enter into and register an access and utility easement agreement on title with the landowner to the East (Plan 4, Block 24, Lot 50 of SE-33-50-24-W4) and submit documentation to the satisfaction of the Municipality prior to construction on the site.
- f. 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.

Pursuant to Section 654(2) in the Municipal Government Act, a variance has been granted to not require a mid-block pedestrian walkway to be dedicated as a right-of-way or reserved with a permanent easement where the block length exceeds 100 m.

The application is in alignment with the Élan Area Structure Plan and Élan Neighbourhood Structure Plan.

Deferred Reserve Caveat (DRC) #212 284 145 associated with SDA-19-01 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 33-50-24-4. DRC #212 284 146 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on November 12, 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/wp-content/uploads/2024/05/Endorsement-Application-Package.pdf>.

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

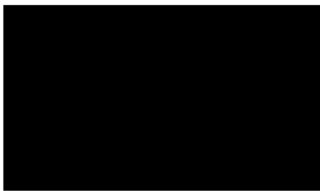
Notice of Decision

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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 Katrina Tarnawsky at planning@beaumont.ab.ca or 780-340-1678.



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: 1662825 Alberta Ltd.

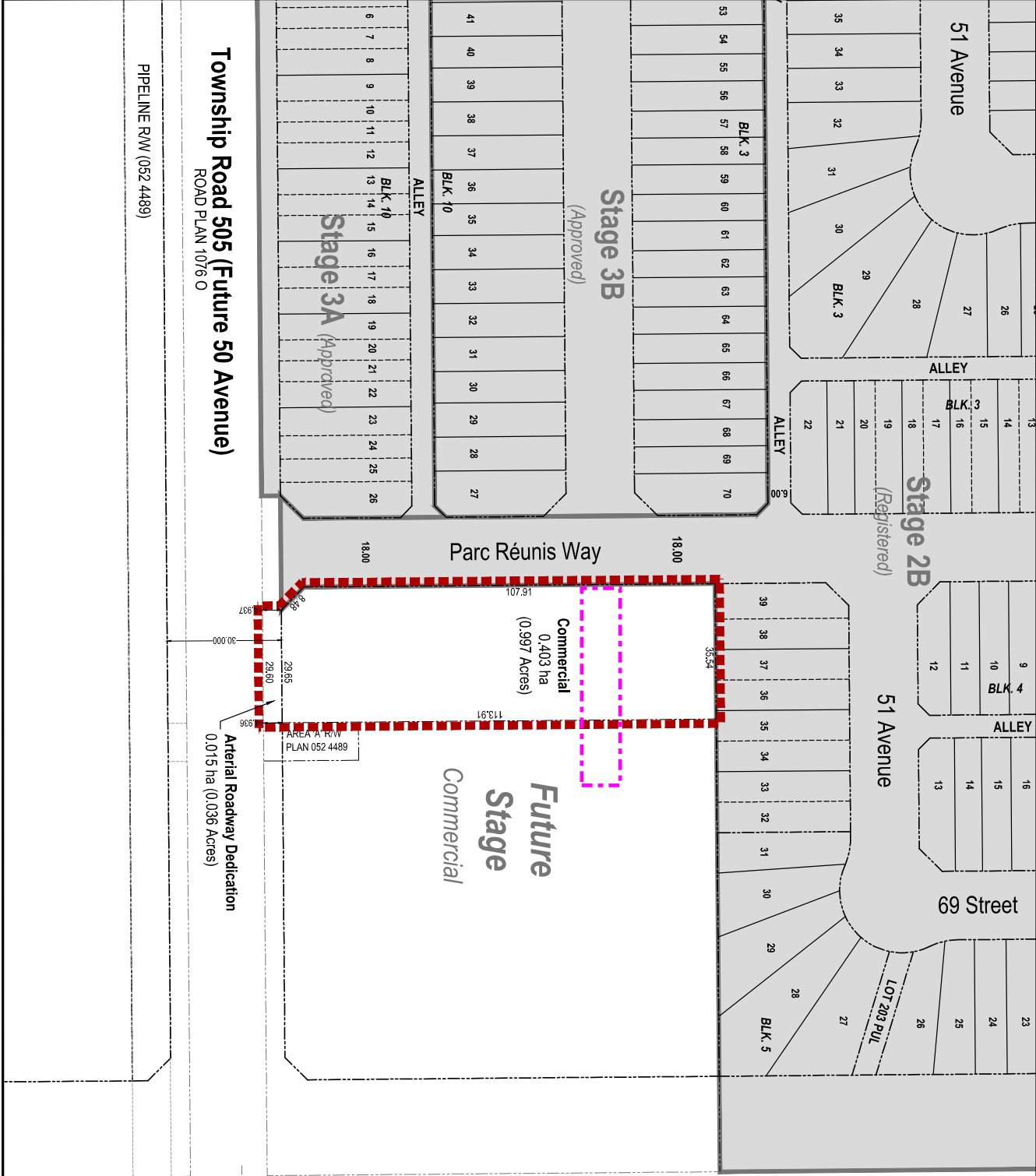
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Attachment 1: Advisements


1. This subdivision is required to meet block standards – at the time of application for a development permit for the subject lands, a midblock pedestrian walkway shall be dedicated as a right-of-way or reserved with a permanent easement where the block length exceeds 100 m. The location of the right-of-way cannot be located within 75 m of the ends of the block length. With the addition of the right-of-way, the new block length shall not exceed 100 m.
2. Seasonal parking restrictions will be in effect on Parc Réunis Way, from 51 Avenue to Township Road 505. Permanent street parking restrictions will also be in effect near the Parc Réunis Way and Township Road 505 intersection.



Government Road Allowance (Range Road 243)

Attachment 1:
Conditions of Approval Map

Cross Lot Drainage
Easement



LEGEND:

- Elin Commercial Boundary
- Elin Stage 2B & 3A & 8&9 Subdivision Boundary

NOTES:

- All distances are shown in metres and decimets thereof.
- All bearings are given in degrees and minutes and seconds.
- All areas are in hectares and decimal parts thereof.
- This plan shows a boundary that contains **0.418 ha**.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: JULY 10, 2024

PROJECT MANAGER: STEPHANIE FOSSER


CLIENT: DREAM UNLIMITED CORP.

PROJECT: ELAN COMMERCIAL
S.E. 1/4 SEC. 33-50-24-W4M

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

SCALE: 0 10 20 30 40 50
1:1000

PROJECT NO/ DRAWING NO: 2024004-01/



Invistec Consulting Ltd.
Suite 1700, 1030 - 103 Street NW
Edmonton, Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

THE CONSULTANT SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, BEARINGS, AND AREAS SHOWN ON THIS PLAN. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

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SDA-24-13 Elan Phase 5
 Conditionally Approved by Kendra
 Raymond, RPP, MCIP, Subdivision
 Authority on November 12, 2024.
 SDA-24-13 expires on November 12, 2025.

July 11, 2024

DATE RECEIVED
OFFICE USE ONLY

July 31, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-13

Land Use District(s): IN

Subdivision Name: ELAN PHASE 5

Fees Receipt #: 321825

Subdivision Application: \$820.00

Notification Fee: \$207.10

Total Fees: \$1,027.10

1. Property Information

All/part of the SE ¼ Sec. 33, Twp. 50, Rge 24, West of the 4th 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 0.403 Hectares (0.99 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Invistec Consulting Ltd. c/o Emma Zurawell

Mailing Address: Suite 1700, 10130 103 Street NW

Municipality: Edmonton Province: Alberta Postal Code: T5J3N9

Phone: 780-233-1081 Cell Phone: _____

Email (required): emma.zurawell@invistec.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: 1662825 Alberta Ltd.

Mailing Address: 1167 Kensington Crescent, Suite 410

Municipality: Calgary Province: Alberta Postal Code: T2N1X7

Phone: 780-863-8324 Cell Phone: _____

Email (required): jchan@dream.ca

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: Agricultural

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: n/a

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

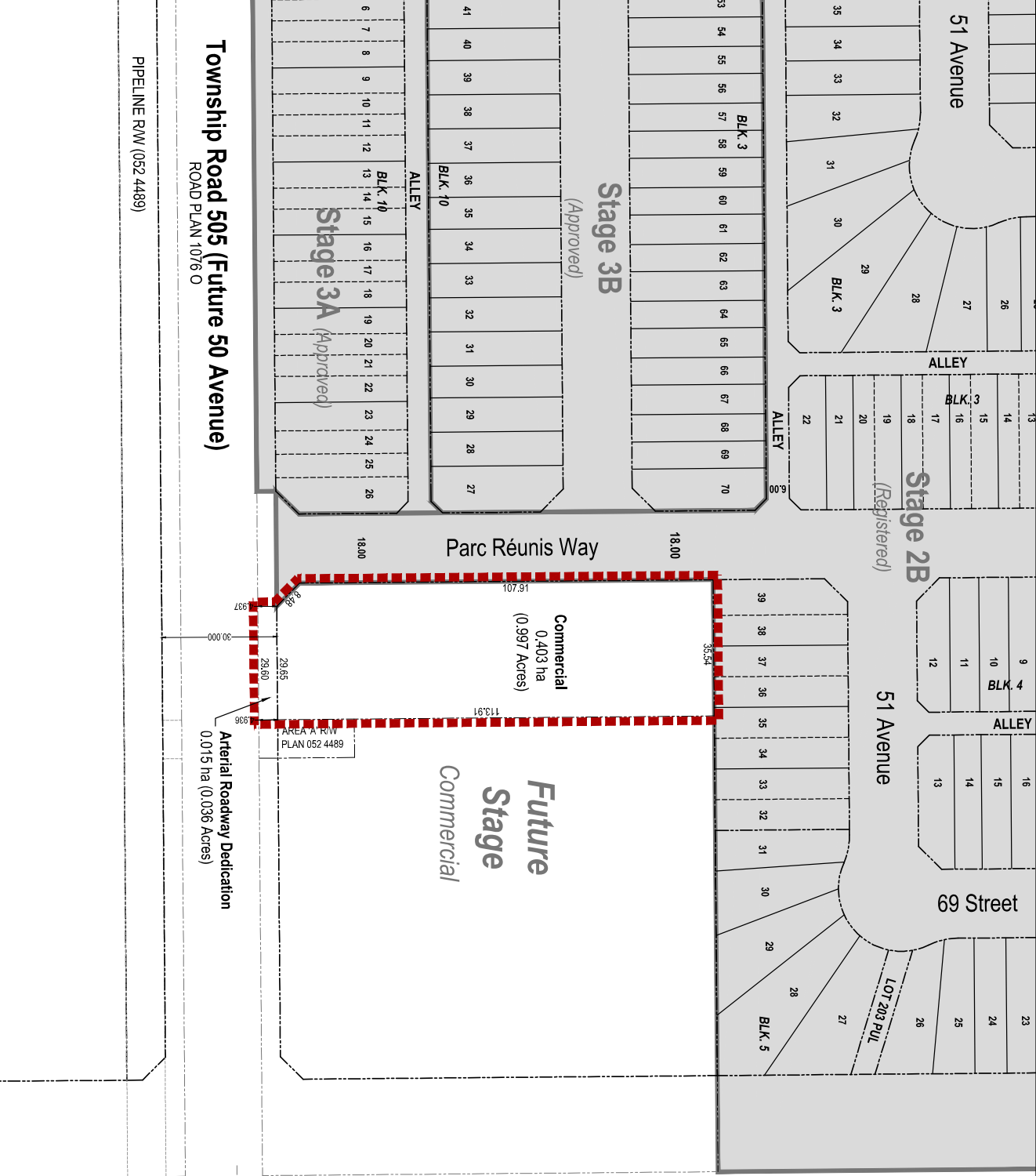
I, Invistec Consulting Ltd. c/o Emma Zurawell hereby certify that

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: Suite 1700, 10130 103 Street NW, Edmonton Signed: Emma Zurawell date: July 10, 2024

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.



Government Road Allowance (Range Road 243)



SDA-24-13 Elan Phase 5
Conditionally Approved by Kendra
Raymond, RPP, MCIP, Subdivision
Authority on November 12, 2024.
SDA-24-13 expires on November
12, 2025.

LEGEND:
 Elan Commercial Boundary
 Elan Stage 2B, 3A, & 3B Subdivision Boundary

NOTES:
 * All distances are shown in metres and decimets thereof.
 * All dimensions are shown in metres and decimets thereof.
 * Areas shown in red with a dashed red border are subject to a
 change of use and are not shown on the plan.
 * This drawing contains 0.418 ha.
THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: JULY 10, 2024
PROJECT MANAGER: STEPHANIE FOSSER
CLIENT: DREAM UNLIMITED CORP.
PROJECT: ELAN COMMERCIAL
S.E.T. I/4 SEC. 33-50-24-W/4M
DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION
SCALE: 0 10 20 30 40 50
1:1000
PROJECT NO./DRAWING NO.: 2024004-001


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