



Subdivision Authority Decision
Wednesday, November 20, 2024 at 1:00pm

The Subdivision Authority has reviewed the following proposed Subdivision on November 20, 2024:

- a. SDA-22-14 Dansereau Meadows Phase 14 (Time Extension)**
Tentative plan of subdivision to create 10 residential lots in a portion of N.W ¼ Sec. 34-50-24 W4M
- b. SDA-24-12 Elan Phase 4**
Tentative plan of subdivision to create 35 single detached residential lots, 22 semi-detached lots, 60 zero lot line lots, 1 municipal reserve lot, 3 public utility lots, and 1 roadway dedication in a portion of SE ¼ Sec. 33-50-24 W4M

Subdivision Authority's Decision:

- a. SDA-22-14 Dansereau Meadows Phase 14 (Time Extension)**
The Subdivision Authority extended the conditional approval of the tentative plan of subdivision to create 10 residential lots in a portion of N.W ¼ Sec. 34-50-24 W4M
- b. SDA-24-12 Elan Phase 4**
The Subdivision Authority conditionally approved the tentative plan of subdivision to create 35 single detached residential lots, 22 semi-detached lots, 60 zero lot line lots, 1 municipal reserve lot, 3 public utility lots, and 1 roadway dedication in a portion of SE ¼ Sec. 33-50-24 W4M

- Attachments: Notice of Decision, Adviseements, Subdivision Conditions Map, Subdivision Application, Subdivision Plan

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

November 21, 2024

File: SDA-22-14

Rod Heinrichs
Stantec Consulting Ltd.
400, 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 20, 2024, 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 20, 2025. 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,



Aleshia Ingram
Planner II
780-340-0342
Aleshia.ingram@beaumont.ab.ca

cc: 2007 United Lands LP. Anthem Properties Group
Encls:
Conditional Subdivision Approval



September 20, 2024

File: SDA-22-14

Rod Heinrichs
Stantec Consulting Ltd.
400 – 10220 103 Avenue
Edmonton, AB T5J 0K4

Re: SDA-22-14 Dansereau Meadows Phase 14
Revised Notice of Decision

On July 12, 2024, Stantec Consulting Ltd. submitted a revised tentative plan for Dansereau Meadows Phase 14, in response to align the subdivision with the pre-servicing of the engineering drawings. The adjustments include:

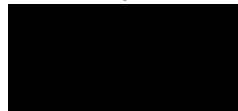
- Removing 2 residential lots

These modifications are consistent with the approved Dansereau Meadows Phase 13A engineering drawings which pre-serviced 10 residential lots opposed to 12 residential lots.

Administration has determined that the changes qualify as a "minor modification" under Section 5.3.10 of the Land Use Bylaw. As per the bylaw, the Subdivision Authority has the authorization to accept such amendments to the approved plan prior to endorsement.

Please find the revised tentative plan, which has been approved by the Subdivision Authority. Be advised that the original approval date of November 18, 2022, remains unchanged, and the expiration date of this application is still November 18, 2024.

Yours truly,



Kendra Raymond, RPP, MCIP
Subdivision Authority

Attachments:

1. Revised Tentative Plan (dated Sept 16, 2024)
2. Notice of Decision

Cc: United Communities LP.





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

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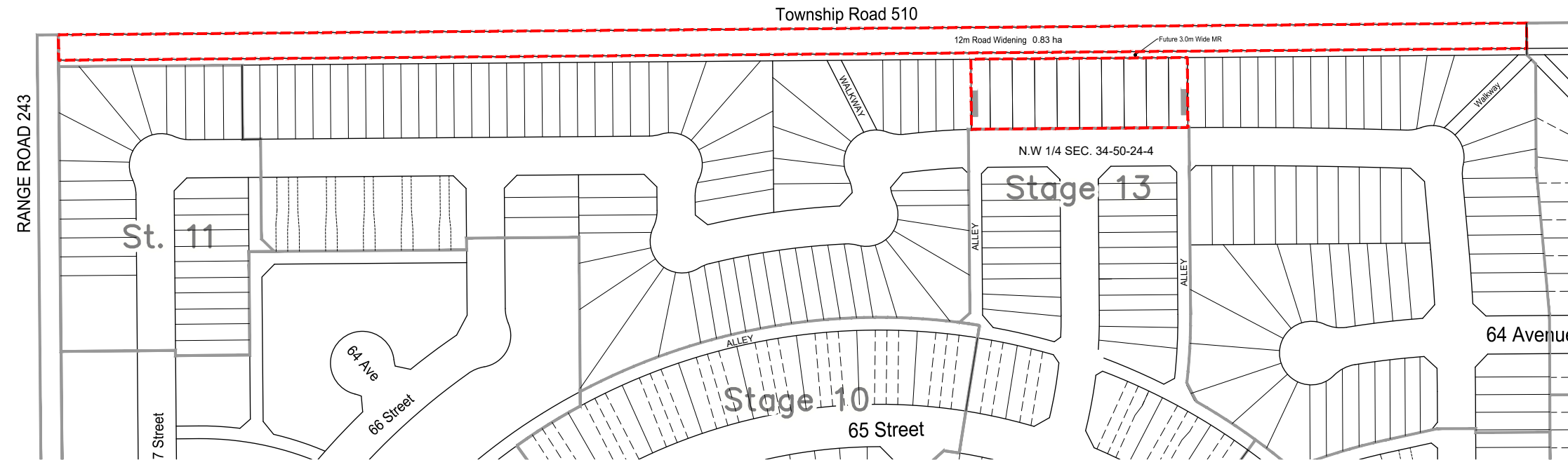
Notes

All distances are expressed in metres and decimals thereof.
 Area to be subdivided outlined thus and contains approximately 1.17 hectares, including 10 residential lots.

Revised tentative plan September 20, 2024

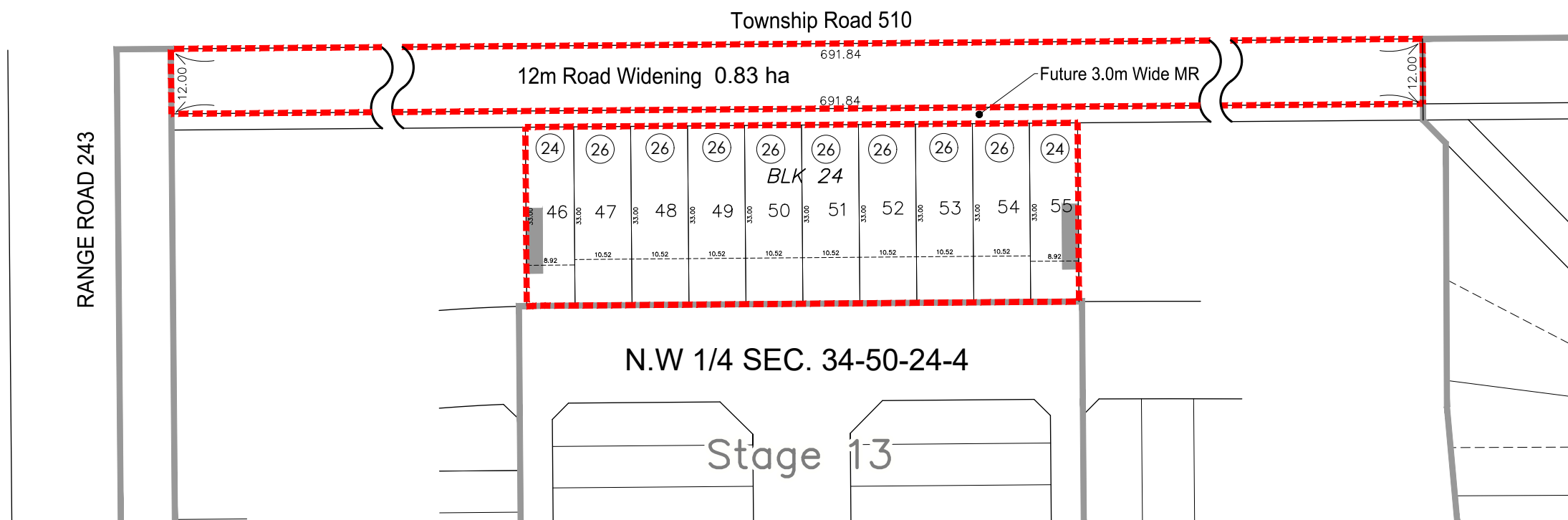
SDA-22-14 Dansereau Meadows Phase 14
 Conditionally Approved by
 Kendra Raymond, RPP, MCIP
 Subdivision Authority on November 18, 2022.
 SDA-22-13 expires on November 18, 2023.

Subdivision Approval Extension granted until
 November 20, 2025



KEY PLAN

Scale - 1:2500



Client/Project

2007 United Lands Corp

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
 July 12, 2024

Scale

1:1000

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

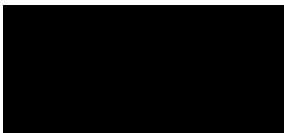
On November 29, 2023, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Timeline Extension for SDA-22-14 Dansereau Meadows Phase 14.

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

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 4th 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 4th 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 (See enclosure re: Subdivision and Development Appeals).

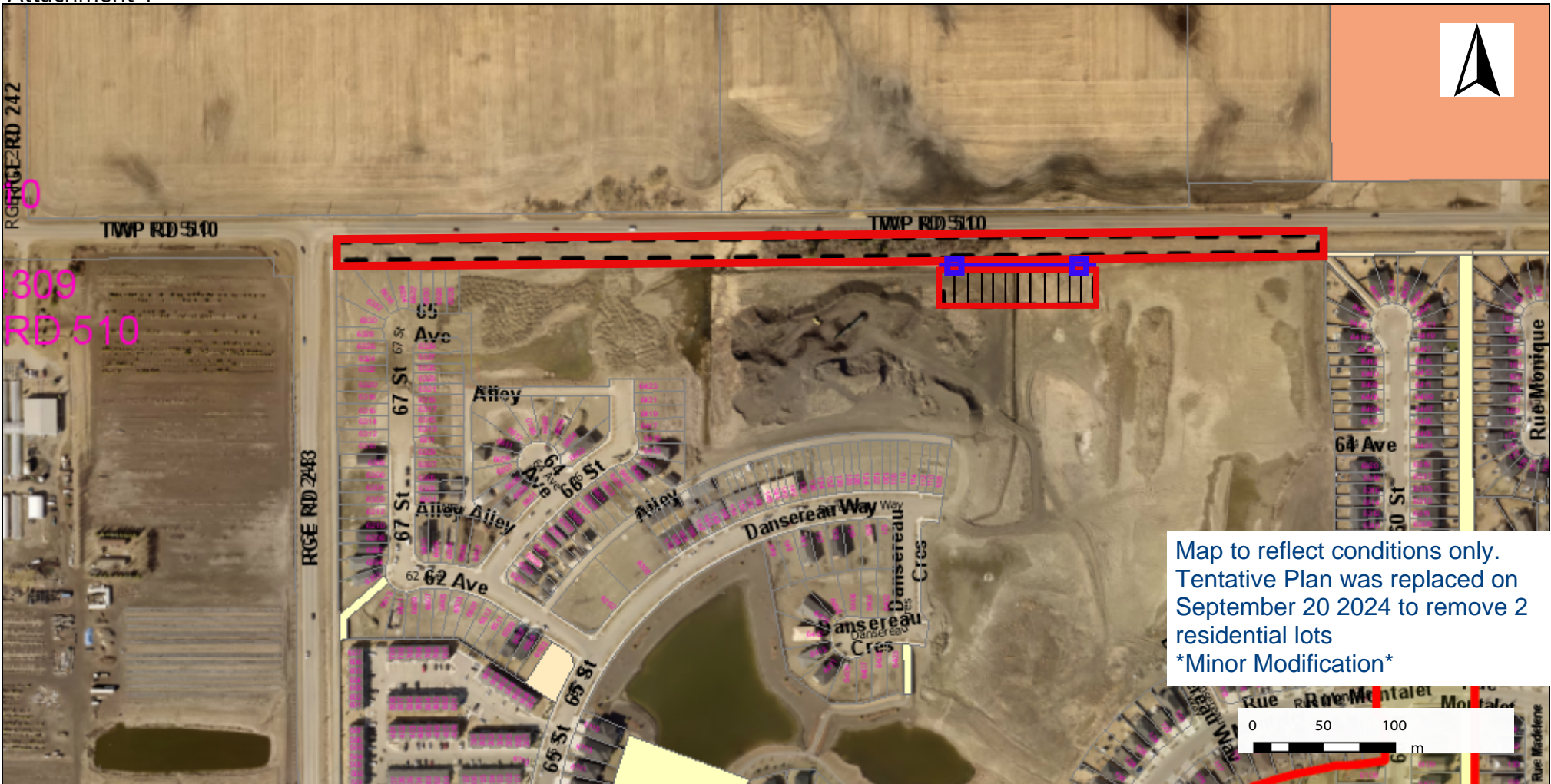
If you have any further questions, please contact Aleshia Ingram at planning@beaumont.ab.ca or 780-340-0342.



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: United Communities LP



Map to reflect conditions only.
 Tentative Plan was replaced on
 September 20 2024 to remove 2
 residential lots
 Minor Modification



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 Sec. 34, w. 50, Rge 24, Wes 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 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 determine its location 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

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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.

Replaced on September 20 2024 to
 remove 2 residential lots
 Minor Modification

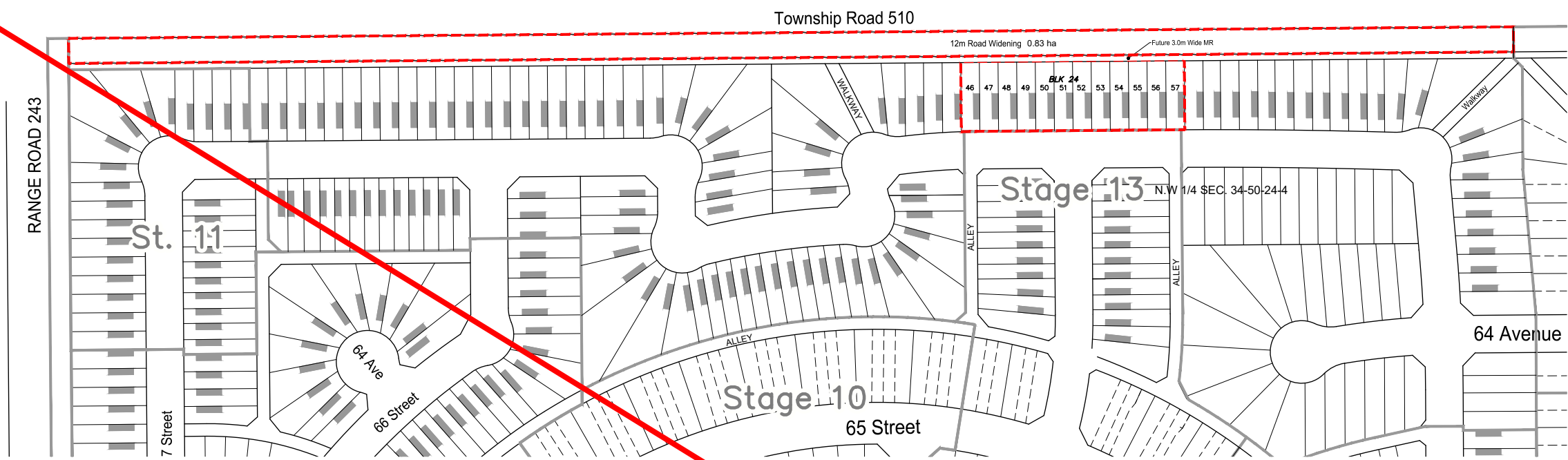
Revision	By	YY.MM.DD
2	Remove 3.0 MR	22.11.16
1	Add road widening dedication.	22.10.20
0	Original submission.	22.08.18

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

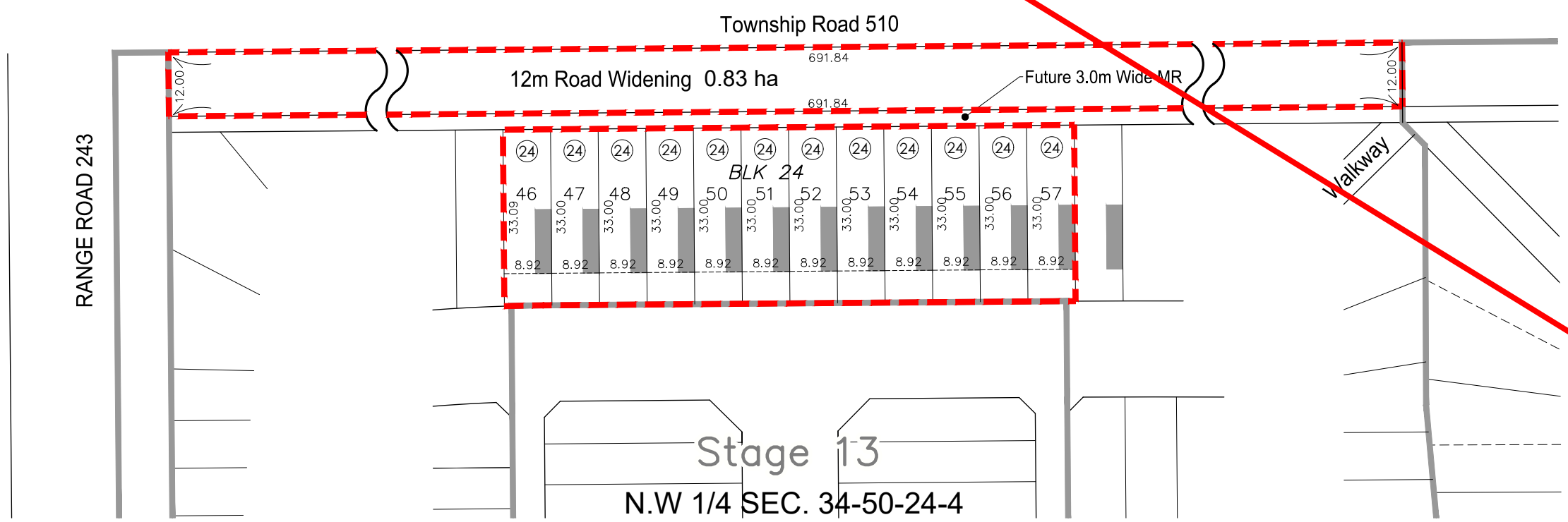
Title
 TENTATIVE PLAN OF SUBDIVISION
 DANSEREAU MEADOWS - STAGE 14

Project No. 1161 109500 KC
 November 16, 2022

Scale 1:1000



KEY PLAN
 Scale - 1:2500



V:\1161\Active\1161109500\drawing\planning\subd\stage_14\subd_Dansereau Meadows_sf14_16nov2022.dwg
 2022/11/16 3:55 PM By: Cianciolo, Kevin

Notice of Decision

Date of Decision: November 20, 2024

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

Subdivision File Name: SDA-24-12 Élan Stage 4
Legal Description: A portion of SE ¼ SEC. 33-50-24 W4M
Land Use District: Integrated Neighbourhood
Proposed Subdivision: 38 single detached residential lots, 36 semi-detached residential lots, 44 zero lot line residential lots, 1 municipal reserve (greenway) lot, and 3 public utility lots.

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on November 20, 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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes.
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 2.
7. That the owner/developer agree to construct and provide security for a temporary gravel turnaround at the stub road and north of the existing stage 1 SWMF 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 2.
8. That the owner/developer dedicates Road Dedication totaling in the amount of 0.706 ha pursuant to Section 661 and Section 662 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Attachment 2.
9. That the owner/developer construct a 3m asphalt trail on Lot 201 PUL, Block 6 and Lot 202, Block 9 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 2.
10. That the owner/developer dedicates Municipal Reserve of one parcel totaling in the amount of 0.221 ha, as identified on the subdivision plan as Greenway (MR), pursuant to Section 666 and Section 667 of the Municipal Government Act.
11. That the owner/developer construct a 3m asphalt trail on the Greenway (MR) parcel 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 2.
12. That at the time of endorsement the City of Beaumont will prepare Deferred Reserve Caveats with concurrent registration at the Land Titles Office.

Notice of Decision

Date of Decision: November 20, 2024

Subdivision File: SDA-24-12

13. That the applicant provides a servicing update memo or updates to the NSR and HNA to confirm servicing capacity and provide details of secondary water connection.

DEVELOPMENT AGREEMENT

14. 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 2.
 - f. That the owner/developer prepare the necessary plans and documentation to grant new or carry forward existing easements, caveats, and restrictive covenants in favor of the City of Beaumont and Capital Region Sewage Commission, as required by the agencies or shown on the engineering drawings that are deemed to be part of the Development Agreement.
 - g. That the owner/developer shall construct and provide security for a temporary gravel turnaround located at the stub road and north of the existing stage 1 SWMF in accordance with approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2.
 - h. That the owner/developer construct a 3m asphalt trail on Lot 201 PUL, Block 6 and Lot 202, Block 9 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 2.
 - i. That the owner/developer dedicates Municipal Reserve of one parcel totaling in the amount of 0.221 ha, as identified on the subdivision plan as Greenway (MR), pursuant to Section 666 and Section 667 of the Municipal Government Act.
 - j. That the owner/ developer provides security and constructs a 3m asphalt trail on the Greenway (MR) parcel 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 2.
 - k. That at the time of endorsement the City of Beaumont will prepare Deferred Reserve Caveats with concurrent registration at the Land Titles Office.

Notice of Decision

Date of Decision: November 20, 2024

Subdivision File: SDA-24-12

- I. That the owner/developer dedicate 0.706 ha for road widening, as shown on the "Conditions of Approval" map, Attachment 2.
- m. 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.

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 348.21 metres, to a maximum of 360 metres, for Block 6 extending from Lot 1 to Lot 43.

Pursuant to Section 654(2) of the Municipal Government Act, the City of Beaumont is authorizing a portion of the lots adjacent to lanes to have front attached garage product, as shown in the Conditions of Approval map, Attachment 2.

The application complies with all other regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Élan Neighborhood Structure Plan and Élan Area Structure Plan.

A Deferred Reserve Caveat (DRC) will be registered with SDA-24-12 at the time of endorsement. The DRC will note the remaining Municipal Reserve (MR) (4.03 ha) for SE-33-50-24-4.

This approval is valid for one year expiring on November 20, 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.

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 Brenda Kolenbrander at planning@beaumont.ab.ca or 780-995-7850.



Kendra Raymond, RPP, MCIP
Subdivision Authority

Notice of Decision

Date of Decision: November 20, 2024

Subdivision File: SDA-24-12

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

cc: Jonathan Chan, 1662825 Alberta Ltd.

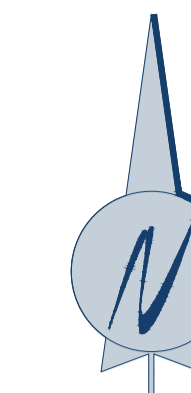
Notice of Decision

Date of Decision: November 20, 2024

Subdivision File: SDA-24-12

Attachment 1: Advisements

1. Where deep utilities are present within PULs, easements of 1.5m in width are required inside private property for the adjacent lots. Zero lot lines must not be accepted where there is not enough room to accommodate easements.
2. Dedication and construction of a shared-use path along the ARROW Utilities Right of Way, identified as "Future PUL" on the "Conditions of Approval" map (Attachment 2), will be deferred to a future subdivision stage. A pedestrian crossing across RR 243 may be required as part of "Future PUL" lot trail construction. This advisement is to be carried over for future subdivision stages.
3. Frontage requirements for the SWMF abutting Stage 4 (adjacent to the west boundary of this phase) does not meet section 3.2.6 l. of the General Design Standards as currently proposed. A variance will be required at a future stage to permit a front reduction in SWMF frontage from 30% to 18%, or some lot reconfiguration may be required. This advisement shall be carried over to the next stage of Elan.
4. The owner/developer assumes any associated risk by pre-servicing and constructing a road for future phases prior to land use approval (i.e., for a use that requires a plan amendment to permit). Pre-servicing lot-level connections and GDS requirements would be assessed for future stages at those subdivision stages. If lotting changes at the time of these subdivision stage applications, any additional road improvements or underground improvements needed would require road cut restoration.
5. Secondary water/water looping is required. Servicing update memo or updates to the NSR and HNA to confirm servicing capacity and provide details of secondary water connection must be provided prior to endorsement.
6. This proposed subdivision borders directly on the CRSWSC water main and as such, it should be noted that crossing agreements or proximity agreements are required for any work that falls within 5 m of the waterline along the north edge of the development. If the property line bordering the CRSWSC water main is less than 5m from the actual water, a crossing/proximity agreement will be required to install a fence and the fence post holes would likely need to be hydrovaccated. If the developer does not install the fence, this responsibility would fall on the individual property owners which is more than the typical landowner anticipates when installing a fence.



LEGEND:

- Noise Attenuation Fencing
- Board Fencing
- Chain Link Fencing
- Trail
- 1.5 m Right of Way Easement
- Temporary Turnaround
- Approved for front attached with no access via rear lane
- Block length variance

LEGEND:

- Stage 4 Subdivision Boundary
- Registered Subdivision Boundary
- Zero Lot Line Dwelling (Does Not Represent The Building Size or Location).
- Principal Frontage from Flanking Side

NOTES:

- All distances are shown in metres and decimals thereof.
- Distances on the curved boundaries are arc lengths.
- Area dealt with by this plan shown bounded thus contains: **6.898 ha** and **118** small residential lots.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: NOVEMBER 12, 2024

PROJECT MANAGER: STEPHANIE_FOSSEN
CLIENT: 1662825 ALBERTA LTD.

PROJECT: ELAN NEIGHBOURHOOD - STAGE 4
 S.E. 1/4 SEC. 33-50-24-4

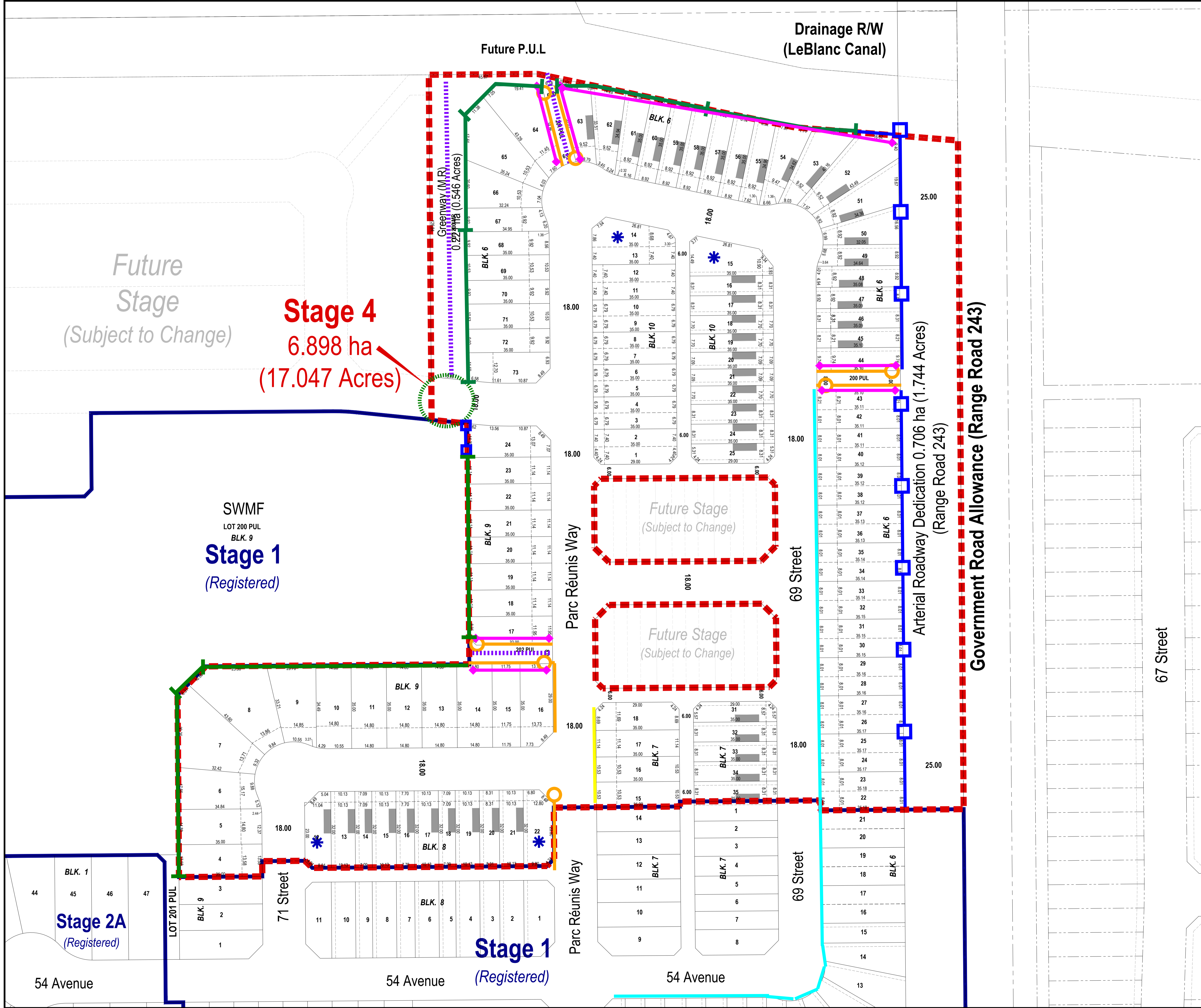
DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT NO: 2024-030

SCALE: 1:750 **DRAWING NO.** 2024030-001

Invistec Consulting Ltd.
 Suite 1700, 10130 - 103 Street NW
 Edmonton, Alberta, T5J 3N9
 (780) 293 - 7373
 www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
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SDA-24-12 Elan Phase 4 Conditionally
Approved by Kendra Raymond, RPP,
MCIP, Subdivision Authority on November
20, 2024.

SDA-24-12 expires November 20, 2025.

<p>July 22, 2024</p> <p>DATE RECEIVED OFFICE USE ONLY</p>	<p>July 31, 2024</p> <p>DATE PAID OFFICE USE ONLY</p>
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OFFICE USE ONLY	
SDA Number:	SDA-24-12
Land Use District(s):	IN
Subdivision Name:	Elan Ph 4
Fees	Receipt #: 321823
Subdivision Application:	\$33,184.00
Notification Fee:	\$282.36
Total Fees: \$33,466.36	

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 ~~7.421~~ **6.898** Hectares (~~18.330~~ **17.04** Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Stephen Yu

Mailing Address: Suite 1700, 10130 - 103 Street NW

Municipality: Edmonton Province: Alberta Postal Code: T5J 3N9

Phone: 780-217-7751 Cell Phone: _____

Email (required): stephen.yu@investec.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: T2N 1X7

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: Agriculture

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:
n/a

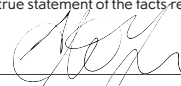
7. Water and Sewer Services

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

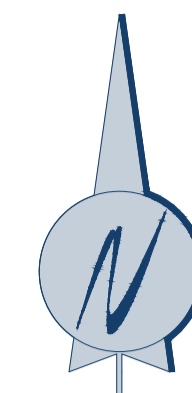
8. Applicant Authorization

I, Stephen Yu 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 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.



SDA-24-12 Elan Phase 4 Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on November 20, 2024.

SDA-24-12 expires November 20, 2025.

LEGEND:

- Stage 4 Subdivision Boundary
- Registered Subdivision Boundary
- Zero Lot Line Dwelling (Does Not Represent The Building Size or Location).
- Principal Frontage from Flanking Side

NOTES:

- All distances are shown in metres and decimals thereof.
- Distances on the curved boundaries are arc lengths.
- Area dealt with by this plan shown bounded thus contains: **6.898 ha** and **118** small residential lots.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: NOVEMBER 12, 2024

PROJECT MANAGER: STEPHANIE_FOSSEN

CLIENT: 1662825 ALBERTA LTD.

PROJECT: ELAN NEIGHBOURHOOD - STAGE 4
S.E. 1/4 SEC. 33-50-24-4

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT NO: 2024-030

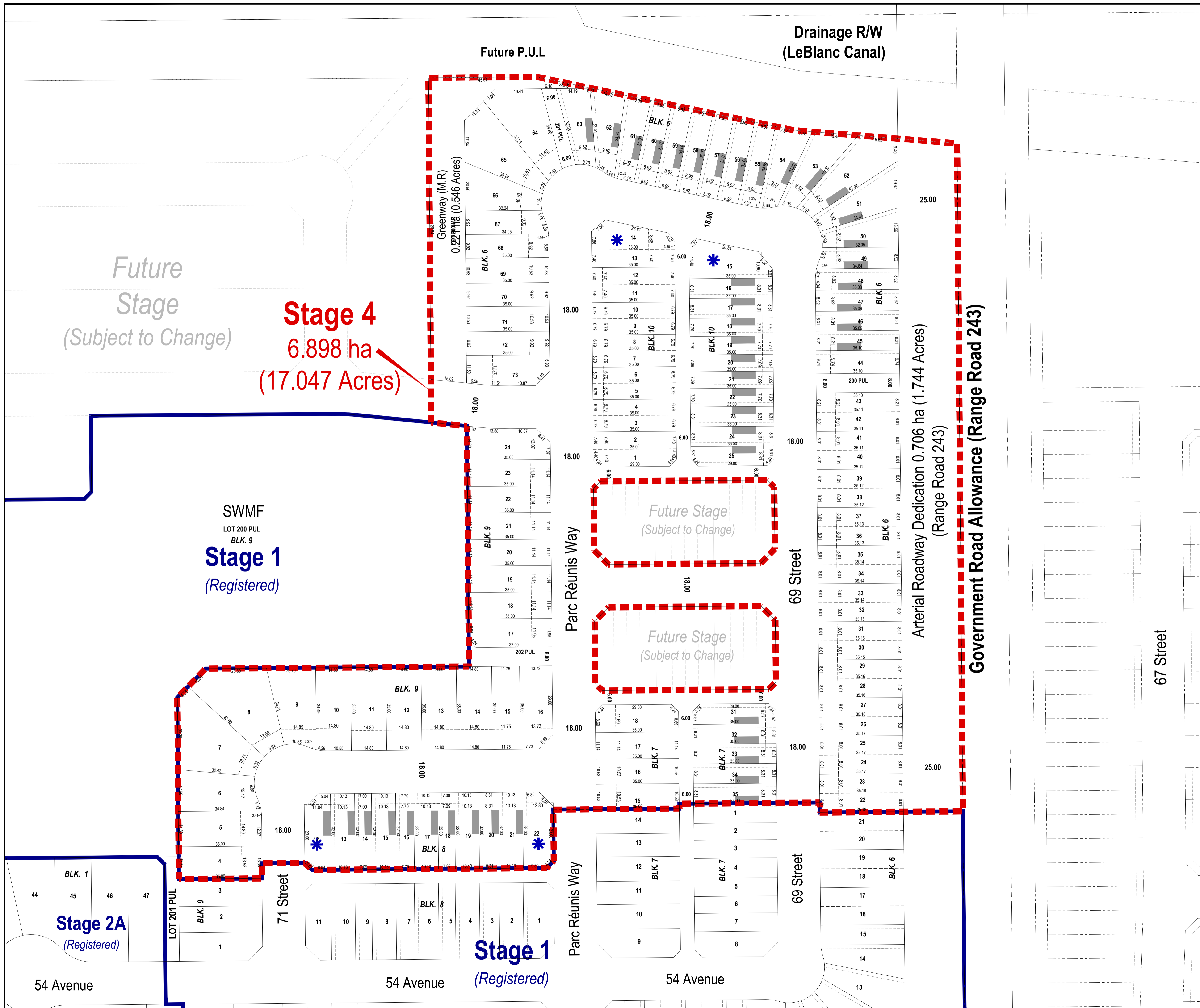
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Government Road Allowance (Range Road 243)

Arterial Roadway Dedication 0.706 ha (1.744 Acres) (Range Road 243)

Future P.U.L.

Drainage R/W (LeBlanc Canal)

Stage 4
6.898 ha
(17.047 Acres)

SWMF
LOT 200 PUL
BLK. 9
Stage 1
(Registered)

Stage 2A
(Registered)

Stage 1
(Registered)