



**Subdivision Authority Decision
Monday, October 21, 2024 at 1:00pm**

The Subdivision Authority has reviewed the following proposed Subdivision on October 16, 2024:

- a. SDA-24-16 Lakeview School Site**
Tentative plan of subdivision to 1 MR lot

Subdivision Authority's Decision:

- a. SDA-24-16 Lakeview School Site**
The Subdivision Authority has conditionally approved the subdivision to subdivide 1 municipal reserve lot from a portion of SE-26-54-24-W4.
 - *Attachments: Notice of Decision, Advisement, 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: October 21, 2024

Coralie Volker, RPP MCIP
#100, 17413-107 Avenue NW
Edmonton, AB T5J 0K4

Subdivision File Name: SDA-24-16 Lakeview School Site
Legal Description: A portion of SE-26-50-24-W4
Land Use District: Integrated Neighbourhood and Conventional Neighbourhood Districts
Proposed Subdivision: 1 Municipal Reserve Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on October 21, 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 the owner enter into an agreement with the City of Beaumont to service the Lands, including, but not limited to electricity, natural gas, water, storm, sanitary, fiber optics, roadways, pathways and sidewalks.
4. Restrictive Covenants will be registered on the lot that is required to install chain link fencing and noise attenuation 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.
5. That the owner dedicate Municipal Reserve as one parcel in the amount of 8.58ha pursuant to Section 666 and Section 667 of the Municipal Government Act and in accordance with the "Offer to Purchase" Agreement between the City of Beaumont and Beaumont Lakeview Development LP dated September 17, 2024.
6. That the owner consolidate proposed Lot 1 with Lot 1 MR, Block 8, Plan 242 1956 at the time of registration.

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Subdivision File: SDA-24-16

This approval is valid for one year expiring on October 21, 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.

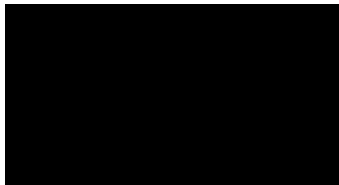
With regard to the conditions of approval, they are to be met and satisfied prior to the submission of the final plan of subdivision, which is to be prepared by an Alberta Land Surveyor.

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>.

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 Yasmin Sharp at planning@beaumont.ab.ca or 780-340-0342.



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: Owner

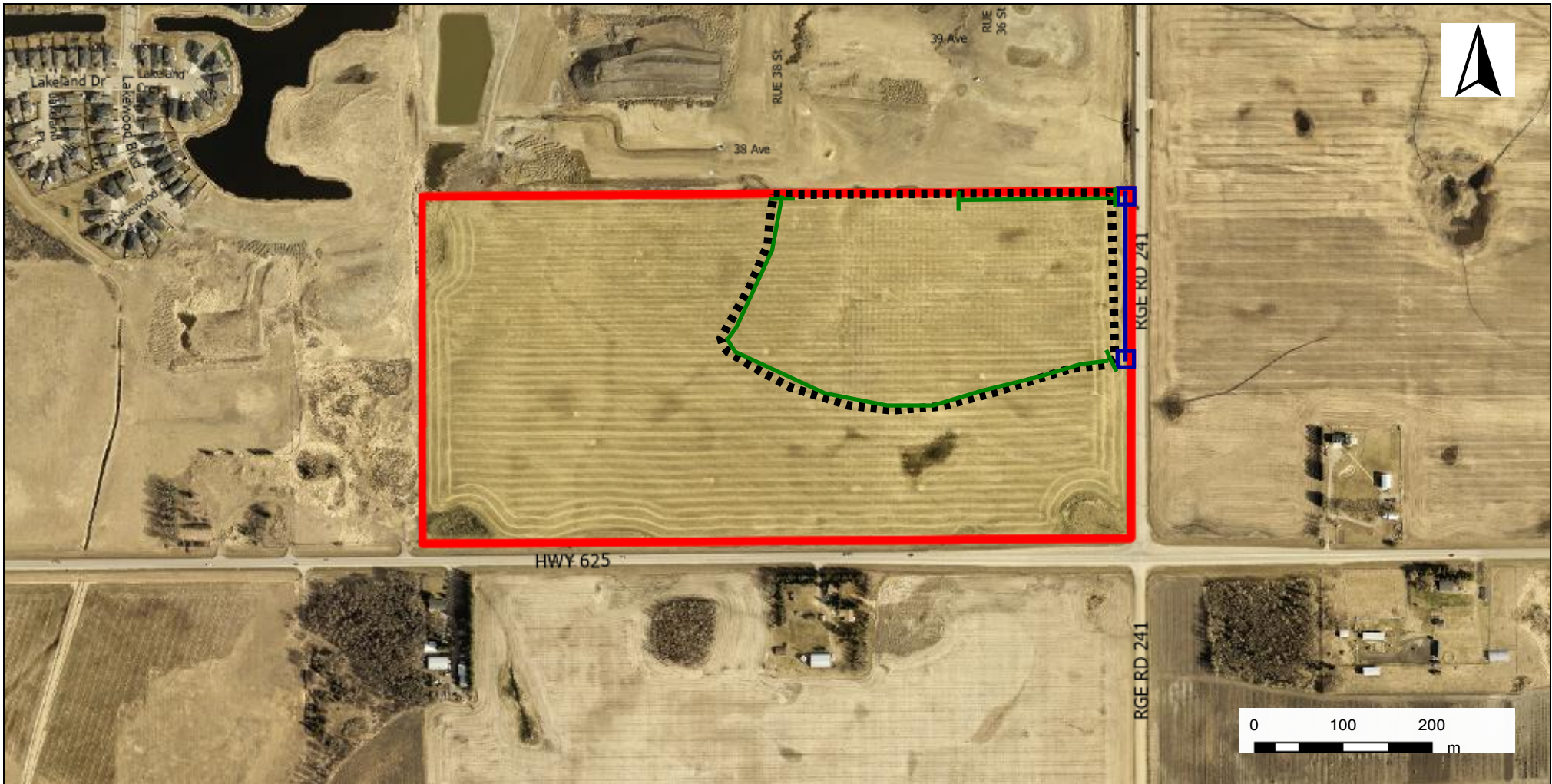
Notice of Decision

Date of Decision: October 21, 2024

Subdivision File: SDA-24-16

Attachment 1: Advisements

1. The applicant is required to make an Area Structure Plan amendment application, as soon as feasible, to align SDA-24-16 with Bylaw 1028-23 Azur/Lakeview Area Structure Plan.
2. The applicant is required to make a redistricting application, as soon as feasible, to make that portion of SE-26-50-24-W4 being subdivided entirely Integrated Neighbourhood (IN) District.



City of Beaumont
 5600 49 Street
 Beaumont, AB
 T4X 1A1

Conditions of Approval

1 EAST SECTION OF TOWN

Application No.
 SDA-24-16

Mapped By:





Checked By:

Numeric Scale
 1: 6532

Date
 October 16, 2024

Projected Coordinate System
 CANADA NAD 83-3TM 114

Legend

-  Location:
-  Registered Parcels
-  Noise Attenuation Fencing
-  Chain Link Fencing

SDA-24-16 Lakeview School Site
Conditionally Approved by Kendra
Raymond, RPP, MCIP, Subdivision
Authority on October 21, 2024.
SDA-24-16 expires on October 21, 2025.

**October 1,
2024**

DATE RECEIVED
OFFICE USE ONLY

**Fees
Waived**

OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: **SDA-2024-16**

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

Subdivision Name: **Lakeview
Blockshell**

Fees	Receipt #:
Subdivision Application: _____	_____
Notification Fee: _____	_____
Total Fees:	N/A

1. Property Information

All/part of the SE ¼ Sec. 26, 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): 202 072 696
Area of the above parcels of land to be subdivided 8.58 Hectares (_____ Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Coralie Volker(Select Engineering Consultants)
Mailing Address: #100, 17413 – 107 Avenue NW
Municipality: Edmonton Province: Alberta Postal Code: T5S 1E5
Phone: 780-701-7563 Cell Phone: _____
Email (required): cvolker@selecteng.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: Beaumont GP Ltd.
Mailing Address: 2500, 10220-103 Ave NW
Municipality: Edmonton Province: Alberta Postal Code: T5J 0K4
Phone: 780-435-1388 Cell Phone: _____
Email (required): eric@avillia.com

3. Location of Land to be Subdivided

a. Is the land situated immediately adjacent to the municipal boundary?
If "yes", the adjoining municipality is: Leduc County No Yes

b. Is the land situated within 1.6 kilometers (1 mile) of the right of way of a highway?
If "yes", the Highway is No.: HWY 625 No Yes

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?
If "yes", state its name: _____ No Yes

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?
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. No Yes

4. Existing and Proposed Use of Land to be Subdivided

a. Existing use of Land: Vacant

b. Proposed use of Land: Future Development

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.): Sandy, Loam

6. Existing Buildings on the Land to be Subdivided

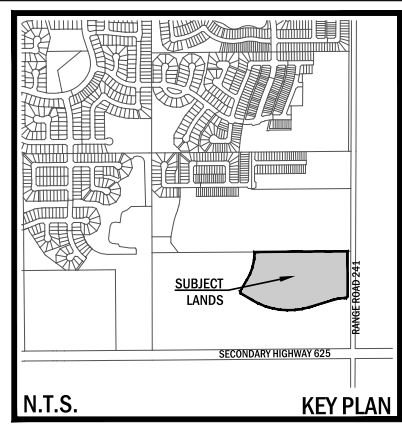
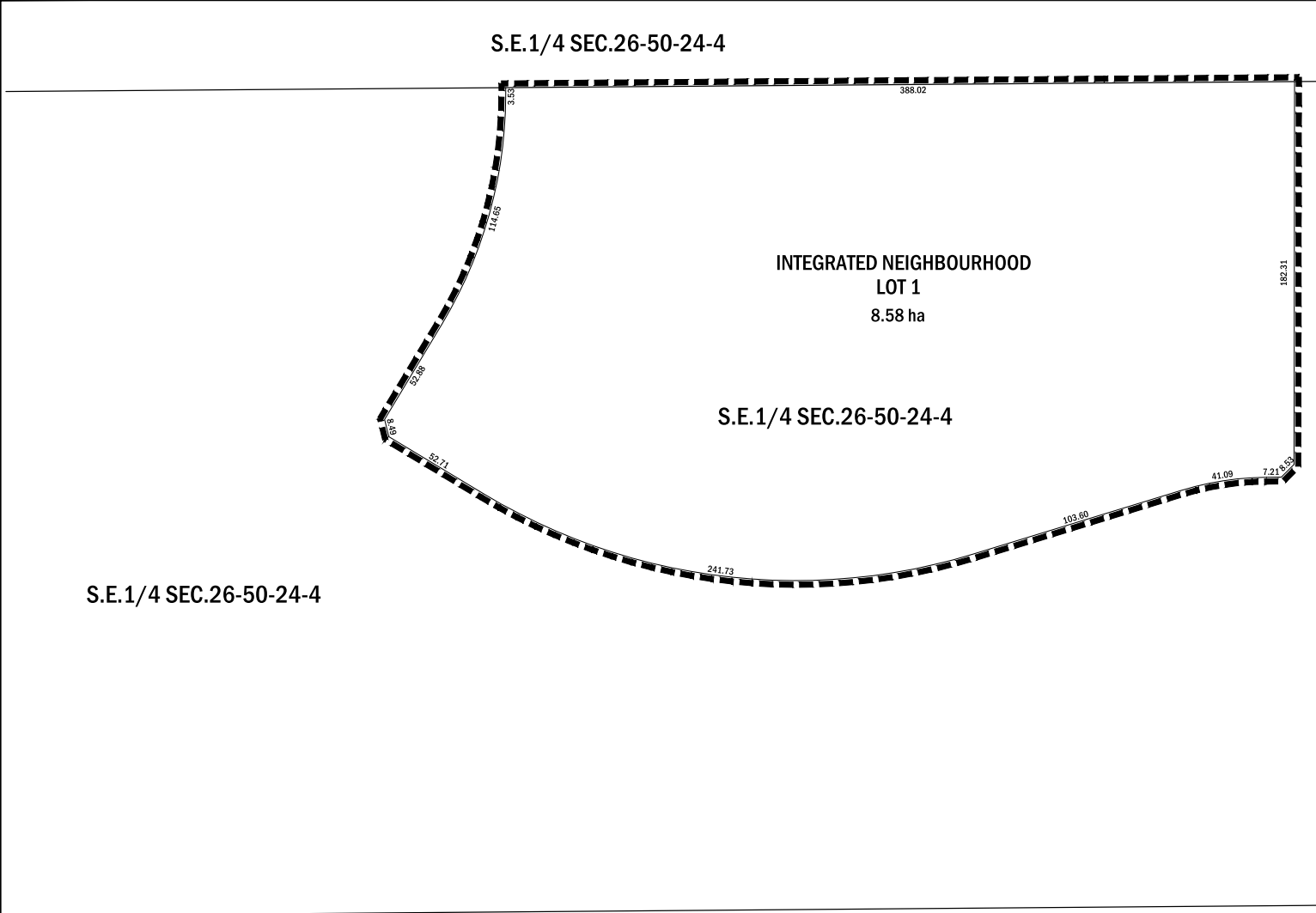
a. Describe any buildings and any structures on the land and whether they are to be demolished or moved:
No buildings exist on site.

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, Coralie Volker (Select Engineering Consultants 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: #100, 17413 – 107 Avenue NW, Edmonton AB T5S 1E5 Signed: Coralie Volker
Phone Number: 780-701-7563 Date: October 1, 2024
FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE RESERVE OF THIS FORM



SDA-24-16 Lakeview School Site
 Conditionally Approved by Kendra Raymond,
 RPP, MCIP, Subdivision Authority on October
 21, 2024.
 SDA-24-16 expires on October 21, 2025.

RANGE ROAD 241

SECONDARY HIGHWAY 625

PART OF: S.E. 1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

- NOTES:**
- SUBDIVISION INCLUDES AREA OUTLINED BY AND CONTAINS = 8.58 ha
 - INTEGRATED NEIGHBOURHOOD DISTRICT LOT AREA = 8.58 ha
 - TOTAL # OF INTEGRATED NEIGHBOURHOOD DISTRICT LOTS = 1

SUBDIVISION PLAN
LAKEVIEW NEIGHBOURHOOD
BLOCKSHELL SUBDIVISION

