

December 19, 2024

File No. SDA-**24-09**

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-24-09 5109 55 Street
Units 12-34, Plan 092 1315 – City of Beaumont

This letter contains information regarding a proposed subdivision application within the City of Beaumont. This information is referred to you in accordance with Section 653(3)(b) of the Municipal Government Act.

Hagen Surveys (1982) Ltd. on behalf of Cira Homes Ltd. proposes to subdivide 0.542 hectares (1.34 acres) of land within the previously subdivided property located at 5109 55 Street (also known as Stonehouse) within the Centre Ville neighbourhood. An application has been made to terminate condominium units 12 to 34 and a portion of the common property in order to accommodate 2 fee simple lots for residential townhouse (Lot 27) and apartment (Lot 28) development. SDA-24-09 5109 55 Street is located north of 50 Avenue, east of 55 Street and south of 52 Avenue.

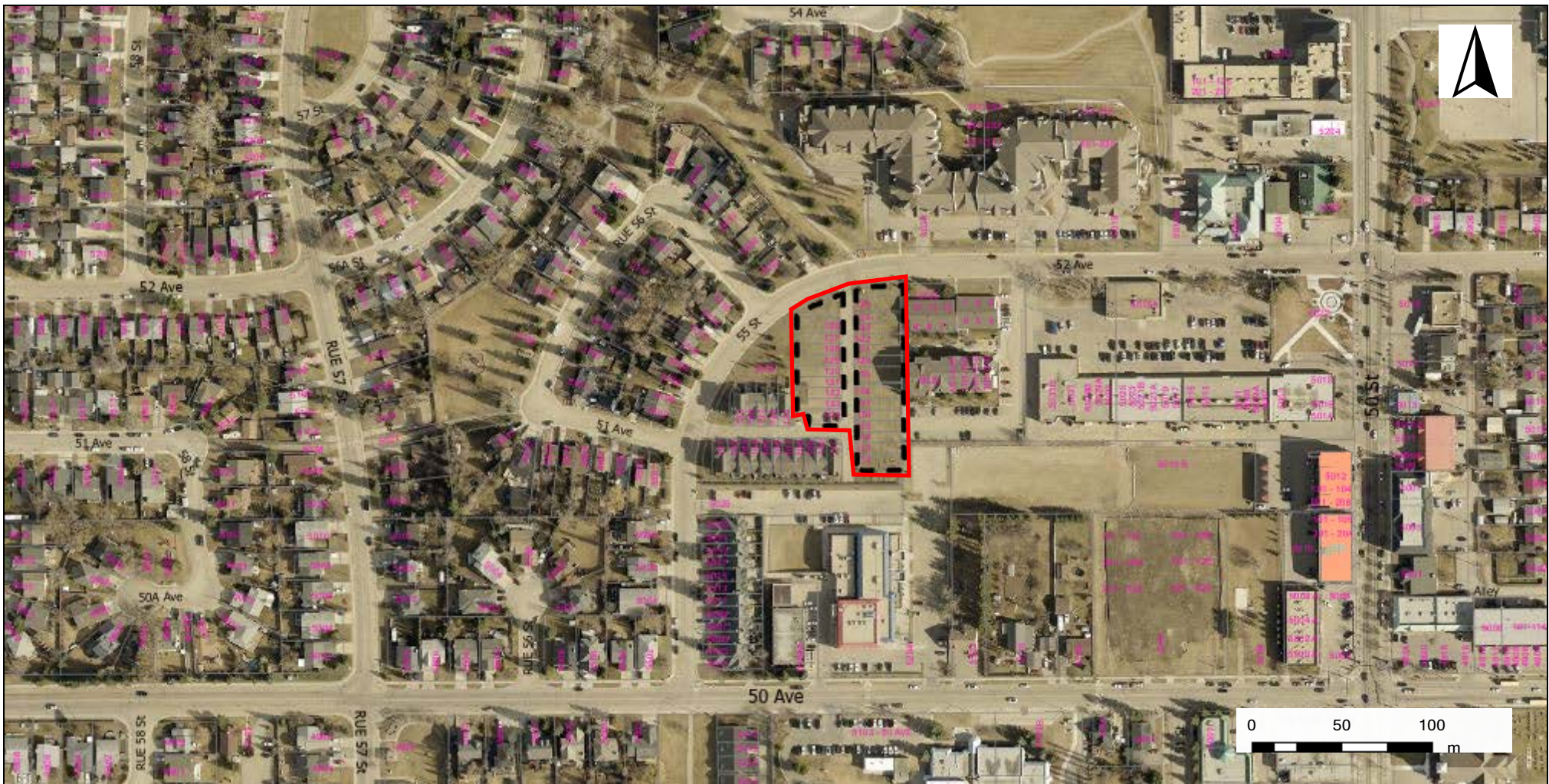
Please review the attached information and respond to this proposal by emailing your comments to planning@beaumont.ab.ca by **January 18, 2025**. For more information, please contact the undersigned.

Thank you,

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

Attachments
Location Map
Tentative Subdivision Plan





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

Location Map

Units 12 - 34, Plan 092 1315

Application No.
 SDA-24-09

Mapped By:
 Aleshia Ingram

Checked By:
 Yasmin Sharp

Numeric Scale
 1: 3214

Date
 Wednesday, December 18, 2024

Projected Coordinate System
 CANADA NAD 83-3TM 114

Legend



SDA-24-09



Registered Parcels

Proposed Subdivision

TENTATIVE PLAN

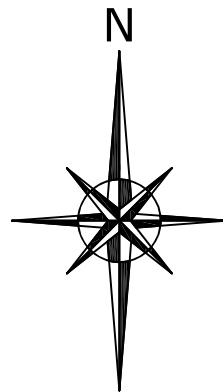
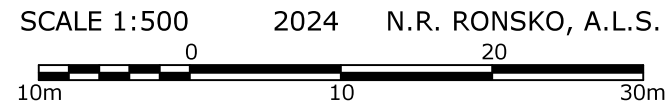
SHOWING SUBDIVISION
ON PART OF

CONDOMINIUM PLAN 092 1315

IN THE

S.E.1/4 SEC.34, TWP.50, RGE.24, W.4 M.

BEAUMONT, ALBERTA



NOTE: UNITS 12 TO 34 AND PORTION OF COMMON PROPERTY TO BE REMOVED FROM CONDOMINIUM PLAN 092 1315.

FROM UNITS 12 - 34, CONDOMINIUM PLAN 092 1315	0.397 ha.
FROM COMMON PROPERTY, CONDOMINIUM PLAN 092 1315	0.045 ha.
TOTAL	0.442 ha.

NOTES:

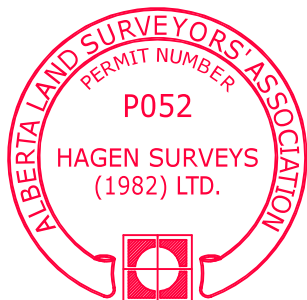
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V. / DA
DATE:	JUNE 11, 2024	REVISED:	DEC. 13, 2024
DRAWING	240653T	FILE NO.	240653

