

December 19, 2024

File No. SDA-**24-14**

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-24-14 – Ruisseau Stage 8A
A portion of N.W. ¼ Sec. 27-50-24-W4M – 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.

Qualico Communities proposes to subdivide 1.69 hectares (2.471 acres) of land within the Ruisseau neighbourhood to accommodate 26 single family lots and 18 semi-attached lots. Ruisseau Phase 8 is located south of 46 Avenue, east of Range Road 243 and west of 66 Street.

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.

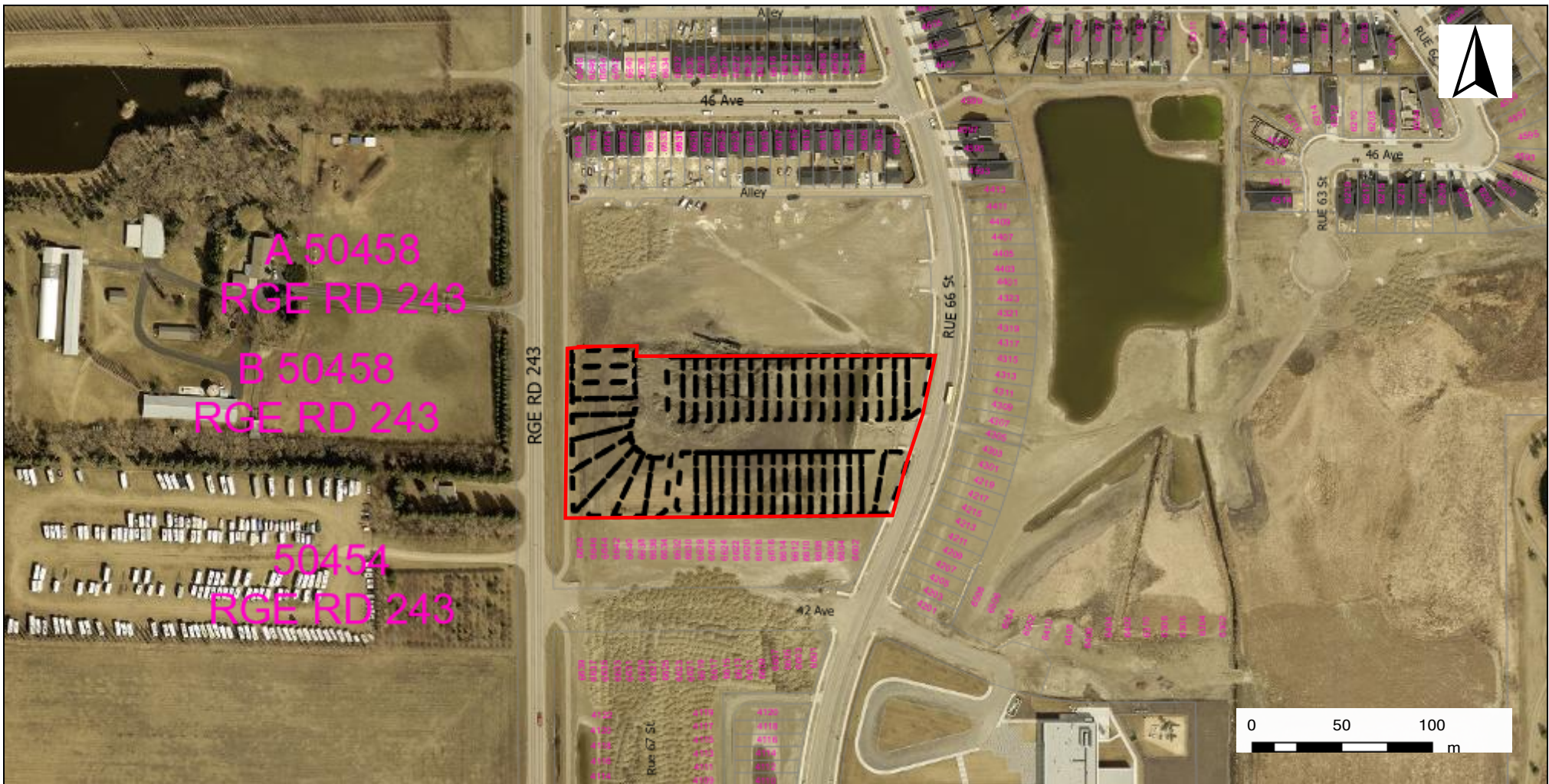
Thank you,



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 - Ruisseau Stage 8A

A portion of N.W. 1/4 Sec. 27-50-24-W4M

Application No.
SDA-24-14

Mapped By:
Aleshia Ingram

Checked By:
Yasmin Sharp

Numeric Scale
1: 3214

Date
Tuesday, December 17, 2024

Projected Coordinate System
CANADA NAD 83-3TM 114

Legend

- Ruisseau Stage 8A
- Registered Parcels
- Proposed Subdivision

GOVERNMENT ROAD ALLOWANCE (RANGE ROAD 243)

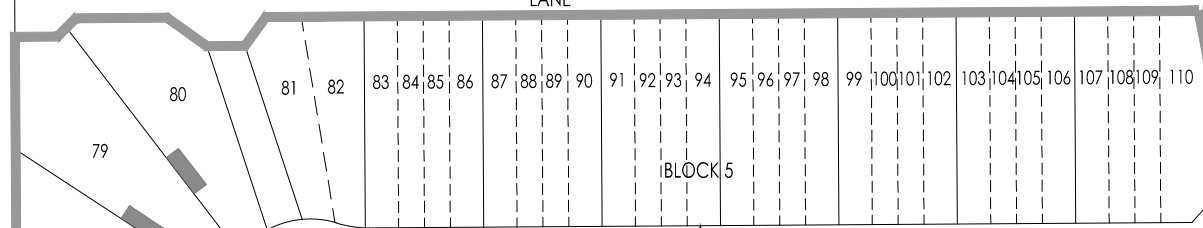
46 AVENUE

PLAN 212 2723

BLOCK 5

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

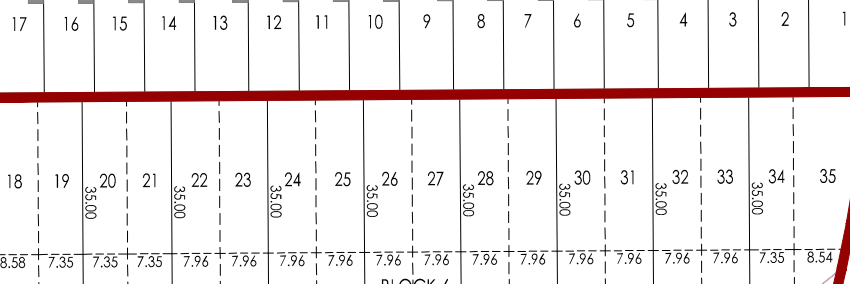
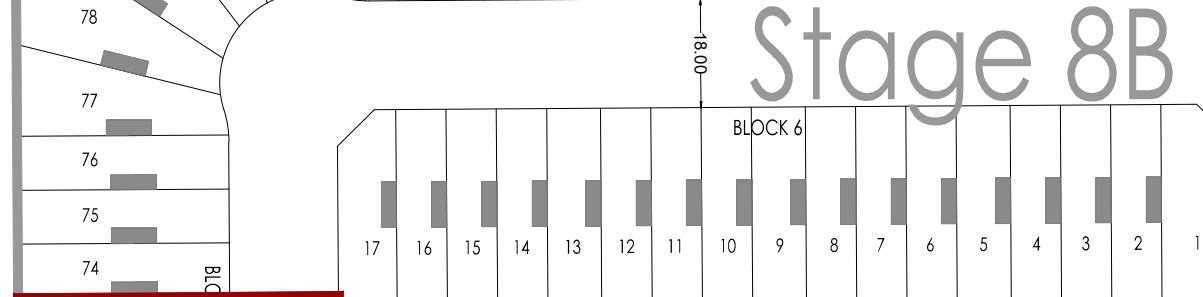
LANE



BLOCK 5

Stage 8B

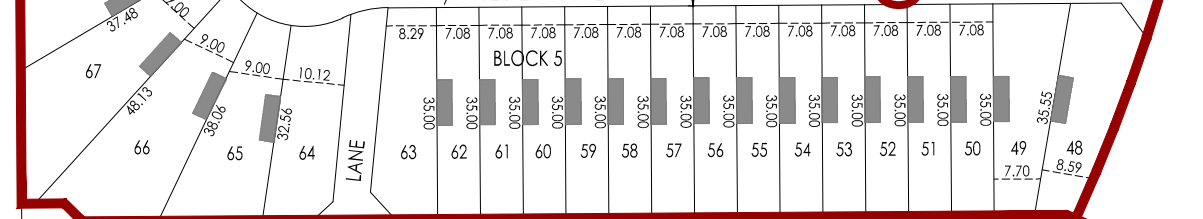
BLOCK 6



Stage 8A

PART OF N.W.1/4 SEC.27-50-24-4

BLOCK 5



LANE

42 AVENUE

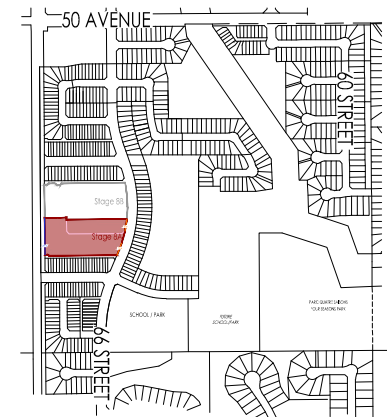
BLOCK 2

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66 STREET

BLOCK 3

103 PUL
BLOCK 3



LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
"N.W.1/4 SEC.27-50-24-W4M"

NOTES:

THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.

ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS. AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. —

ZERO LOT LINE DENOTED AS THUS. —

STATISTICS:

CN 44 LOTS
TOTAL = 44 LOTS

AREAS:

ROADS & LANES = 0.39 ha
RESIDENTIAL LOTS = 1.30 ha
TOTAL = 1.69 ha



TENTATIVE PLAN

RUISSEAU - STAGE 8A

BEAUMONT - ALBERTA

December 9, 2024

