



Subdivision Authority Decision
Wednesday, January 22nd, 2025 at 1:00pm

The Subdivision Authority has reviewed the following proposed Subdivision on January 22, 2025:

a. SDA-24-15 Ruisseau Stage 9

Tentative Plan of subdivision to create 92 single detached residential lots from a portion of Plan N.W. ¼ Sec. 27-50-24-W4M

b. SDA-22-13 Le Reve Phase 1C Time Extension

Tentative Plan of subdivision to create 1 Medium Density Residential Lot from a portion of Plan 782 1085, Block 1 and 2

Subdivision Authority's Decision:

a. SDA-24-15 Ruisseau Stage 9

The Subdivision Authority conditionally approved the tentative plan of subdivision to create 92 single detached residential lots from a portion of Plan N.W. ¼ Sec. 27-50-24-W4M

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

b. SDA-22-13 Le Reve Phase 1C Time Extension

The Subdivision Authority has refused this Subdivision Time Extension of subdivision to create 1 Medium Density Residential Lot from a portion of Plan 782 1085, Block 1 and 2

- *Attachments: Notice of Decision, Adviseements, Subdivision Application, Subdivision Plan*

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

a.



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: planning@beaumont.ab.ca

Notice of Decision

Date of Decision: January 23, 2025

Christine Lee
Qualico Communities
280 – 320393 Street NW
Edmonton, AB T6N 0B2

Subdivision File Name: SDA-24-15 Ruisseau Stage 9
Legal Description: A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District: Conventional Neighbourhood
Proposed Subdivision: 92 Residential Lots and 2 Public Utility Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on January 23, 2025, 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. On a zero lot line lot, the 1.5m utility right of way must be on the opposite side of the 1.5m maintenance easement and the lot must be sized appropriately to accommodate both easements.
6. That the approved subdivision SDA 20-02 Ruisseau School Site shall be registered either prior to or concurrently with this subdivision.
7. 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 City, as shown on the "Conditions of Approval" map, Attachment 2.
8. That the owner/developer be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Attachment 2.
9. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 50PUL of Block 3 and on Lots 101PUL and 103PUL, Block 3, Plan 242 2622 as per the Ruisseau Outline Plan 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.
10. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 100PUL of Block 1 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.
11. That the owner/developer construct and provide security for a pedestrian crosswalk 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.
12. That the owner/developer shall, install concrete mini barriers and erect "Dead-End" signs and "Future Road Extension" signs in accordance with the approved engineering drawings, the City of Beaumont General Design

Notice of Decision

Date of Decision: January 23, 2025

Subdivision File: SDA-24-15

Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2.

13. That the owner/developer provide a corner cut (3mx3m) on Lots 1, 26, 27 and 52 of Block 7 of this subdivision as shown on the "Conditions of Approval" Map, Attachment 2.
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 City, as shown on the "Conditions of Approval" map, Attachment 2.
 - f. That the owner/developer be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Attachment 2.
 - g. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 50PUL of Block 3 and on Lots 101PUL and 103PUL, Block 3, Plan 242 2622 as per the Ruisseau Outline Plan 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.
 - h. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 100PUL of Block 1 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.
 - i. That the owner/developer construct and provide security for a pedestrian crosswalk 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.
 - j. That the owner/developer shall, only if sub-phasing occurs, install concrete mini barriers and erect "Dead-End" signs and "Future Road Extension" signs in accordance with the 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.
 - k. That the owner/developer provide a corner cut (3mx3m) on Lots 1, 26, 27 and 52 of Block 7 of this subdivision as shown on the "Conditions of Approval" Map, Attachment 2.

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Subdivision File: SDA-24-15

The Subdivision Authority received comments from adjacent landowners regarding increased density, change to the neighbourhood look and feel, trail network, and parking and traffic concerns. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Ruisseau Outline Plan.

The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

Deferred Reserve Caveat (DRC) #222 130 727 associated with SDA-20-02 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 27-50-24-4. DRC #222 130 727 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on **January 23, 2026**. 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 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 Aleshia Ingram 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

Notice of Decision

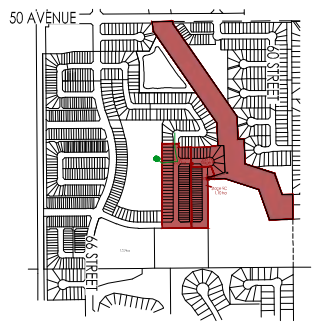
Date of Decision: January 23, 2025

Subdivision File: SDA-24-15

Attachment 1: Advisements

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. Any stormwater management works that outlet into the Leblanc Canal would require an Approval under the Water Act. As part of the application the developer would need to clearly demonstrate how they are following the Whitemud/Blackmud Master Drainage Plan (MDP) and achieving an adequate outlet. Uncontrolled release of storm drainage is generally discouraged, as it would likely not conform to the release rate prescribed by the MDP or be considered an adequate outlet. There is a water Act approval (00409550) with more details on this. COB Environmental team suggest cross-referencing the development plan (drainage/storm water in particular) to ensure compliance. Environmental team have copies of the approval and related documents if needed.

Attachment 2: Conditions of Approval Map



LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
"NW-27-50-25-W4M"

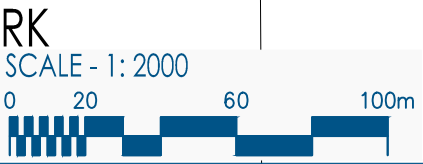
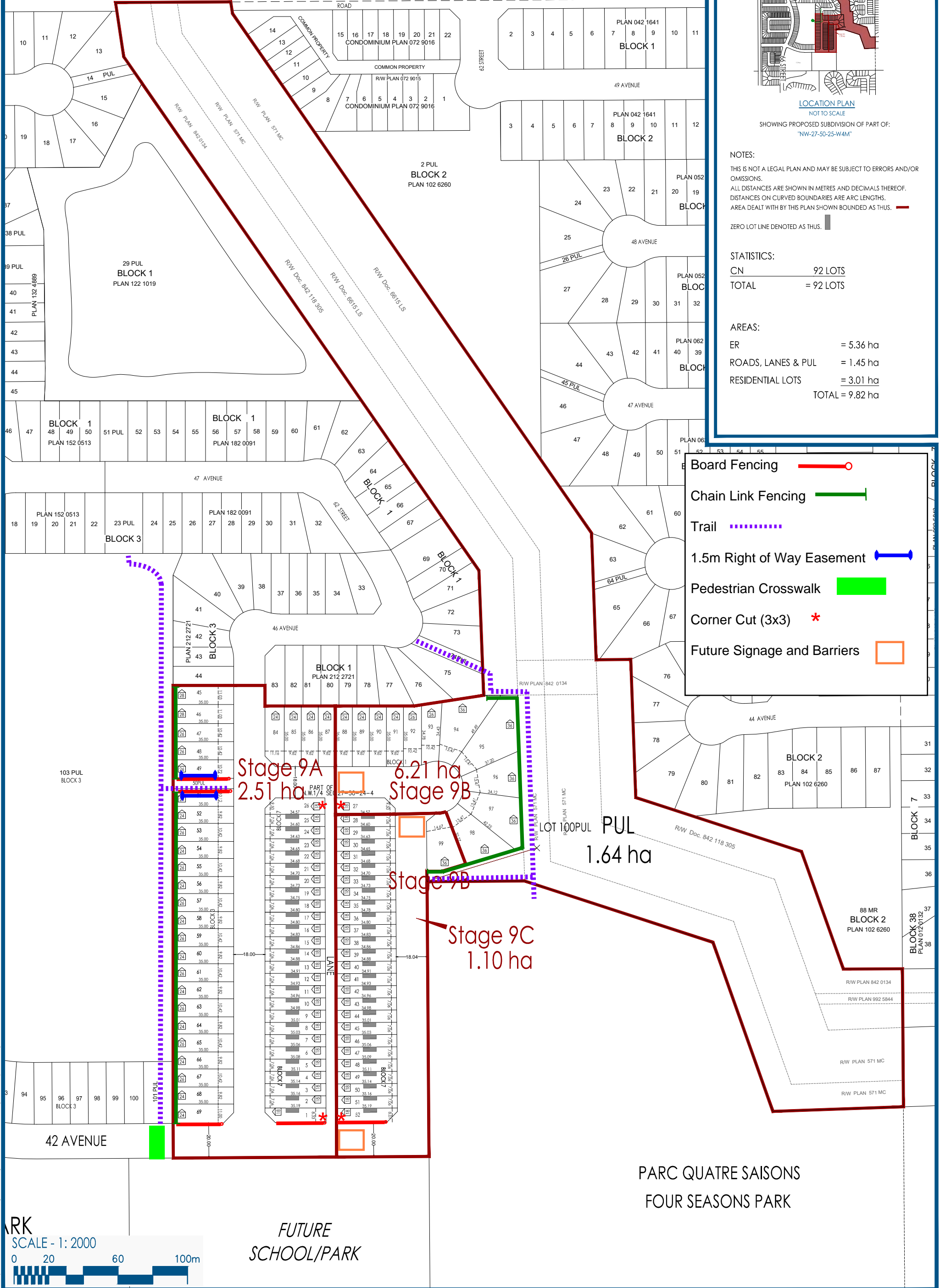
NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. —

STATISTICS:
CN 92 LOTS
TOTAL = 92 LOTS

AREAS:
ER = 5.36 ha
ROADS, LANES & PUL = 1.45 ha
RESIDENTIAL LOTS = 3.01 ha
TOTAL = 9.82 ha

Legend:

- Board Fencing (Red line with circles)
- Chain Link Fencing (Green line with T-bars)
- Trail (Purple dotted line)
- 1.5m Right of Way Easement (Blue double line)
- Pedestrian Crosswalk (Green rectangle)
- Corner Cut (3x3) (Red asterisk)
- Future Signage and Barriers (Orange square)



FUTURE SCHOOL/PARK

PARC QUATRE SAISONS
FOUR SEASONS PARK

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
planning@beaumont.ab.ca

September 18, 2024

DATE RECEIVED
OFFICE USE ONLY

October 15, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-15

Land Use District(s): CN

Subdivision Name: Ruisseau Ph 9

Fees **Receipt #:** 324571

Subdivision Application: 26,764

Notification Fee: 420.10

Total Fees: 27,187.10

1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, 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 _____ Hectares (_____ Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Phone: _____ Cell Phone: _____

Email (required): _____

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: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Phone: _____ Cell Phone: _____

Email (required): _____

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: _____

b. Proposed use of Land: _____

5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): _____

b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.): _____

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): _____

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: _____

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: _____

8. Applicant Authorization

I, _____ hereby certify that

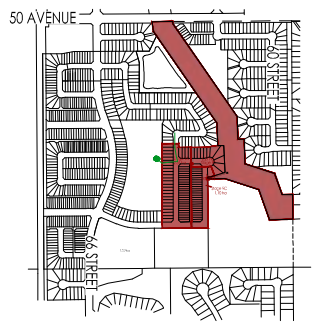
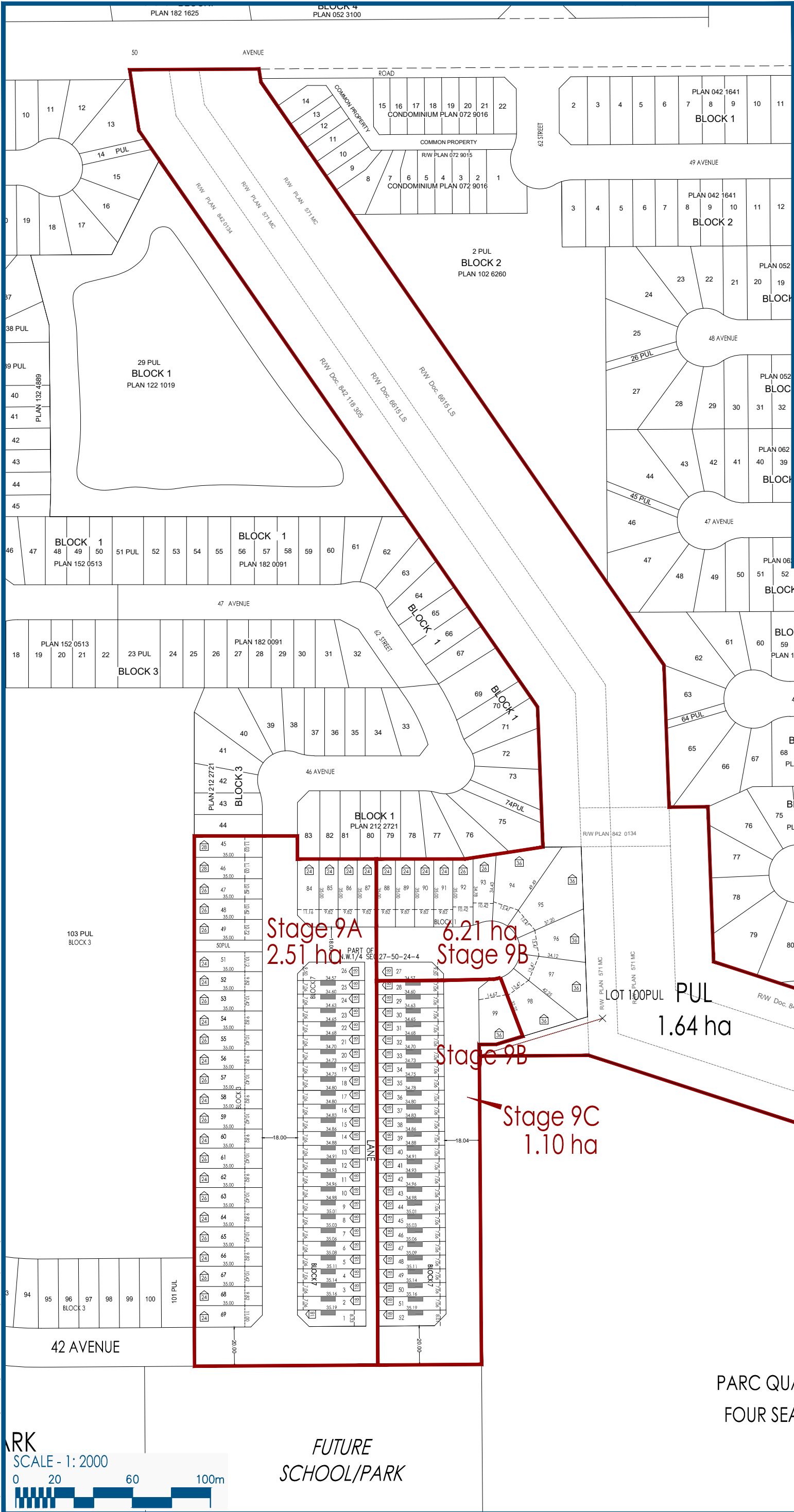
_____ I am the registered owner,

_____ 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: _____ 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.



LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
"NW-27-50-25-W4M"

NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
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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 92 LOTS
TOTAL = 92 LOTS

AREAS:
ER = 5.36 ha
ROADS, LANES & PUL = 1.45 ha
RESIDENTIAL LOTS = 3.01 ha
TOTAL = 9.82 ha

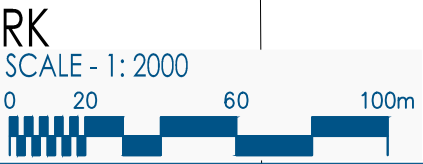
Stage 9A
2.51 ha

6.21 ha
Stage 9B

Stage 9B

Stage 9C
1.10 ha

LOT 100 PUL
PUL
1.64 ha



FUTURE
SCHOOL/PARK

PARC QUATRE SAISONS
FOUR SEASONS PARK

TENTATIVE PLAN
RUISSEAU - STAGE 9ABC
BEAUMONT - ALBERTA

SDA-24-15 Conditionally Approved by
Kendra Raymond, RPP, MCIP, Subdivision
Authority on January 23, 2025
SDA-24-15 expires on January 23, 2026

QUALICO
communities

January 9, 2025

b.



With **spirit** | Avec **esprit**

January 23, 2025

File: SDA-22-13

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

RE: Subdivision Approval Extension – SDA-22-03 Le Reve Phase 1C
Plan 782 1085, Block 1 – City of Beaumont

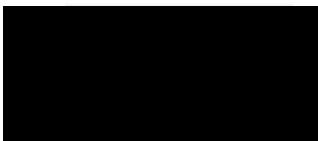
On January 22, 2025, the Subdivision Authority at their regular Subdivision Authority meeting **refused** the time extension request for SDA-22-13 Le Reve Phase 1C.

In reviewing a time extension, the Subdivision Authority takes into consideration the current and new circumstances that may impact the previously conditionally approved application moving forward. It was determined that circumstances with respect to proper servicing to this phase of subdivision have substantially changed since the initial application and do not meet the current needs of this phase of subdivision.

You will be required to submit a new subdivision application, should you wish to proceed, at the appropriate time when servicing requirements can be met within a reasonable timeline to apply, endorse, and register this phase of subdivision.

For more information, please contact the undersigned.

Yours truly,



Sara Boulos
Planner II, Development Services
Sara.boulos@beaumont.ab.ca
780-340-1784
cc: RTPG GP Ltd.
Encls:
Previous Subdivision Decision



October 31, 2023

File: SDA-22-13

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

RE: Subdivision Approval Extension – SDA-22-03 Le Reve Phase 1C
Plan 782 1085, Block 1 – City of Beaumont


On October 31, 2023, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for SDA-22-13 Le Reve Phase 1C.

This subdivision approval is valid for one (1) year expiring November 18, 2024. You will be required to apply for endorsement so that Le Reve Phase 1C 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,
Thank you,



Coralie Volker, BA
Long Range Planner
780.995.7850
coralie.volker@beaumont.ab.ca

cc: RTPG GP Ltd.

Encls:
Conditional Subdivision Approval



Notice of Decision

Date of Decision: November 18, 2022

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

Subdivision File Name: SDA-22-13 Le Reve Phase 1C
Legal Description: Plan 782 1085, Block 1 and 2
Land Use District: Integrated Neighbourhood
Proposed Subdivision: 1 Medium Density Residential Lot

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. That the owner/developer construct a second water feed connection for Le Reve 1C servicing pursuant to the engineering drawings and to the satisfaction of the City.
7. That the owner/developer install "No Parking" signs along the north side of the alley in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.
8. That the owner/developer install temporary signs along the south alley in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.
9. That the owner/developer shall construct and provide security for a temporary gravel turnaround and install temporary barriers and a check board sign located at the east end of the alley 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 1.
10. 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.

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-22-13

- 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. That the owner/developer construct a second water feed connection for Le Reve 1C servicing pursuant to the engineering drawings and to the satisfaction of the City.
- f. That the owner/developer install "No Parking" signs along the north side of the alley in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.
- g. That the owner/developer install temporary signs along the south alley in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.
- h. That the owner/developer shall construct and provide security for a temporary gravel turnaround and install temporary barriers and a check board sign located at the east end of the alley 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 1.

[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.

Notice of Decision

Date of Decision: November 18, 2022

Subdivision File: SDA-22-13



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: REDCO Properties Ltd.



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-22-13

Mapped By:

Aleshia Ingram

Checked By:

Yasmin Sharp

Numeric Scale





1: 2040

Date

Thursday, November 17, 2022

Projected Coordinate System
CANADA NAD 83-3TM 114

Legend

-  Le Reve SW Stage 1C
-  Boundary Registered Parcels
-  Proposed Subdivision
-  Temporary Turnaround, temporary barriers and a check board sign

Notice of Decision

Date of Decision: November 18, 2022

Subdivision File: SDA-22-13

Attachment 2: Adviseements

1. A Feasibility Study for constructing the primary access directly off Le Reve Drive may be required for the City for review.

Planning & Development
 5600 - 49 Street
 Beaumont, AB T4X 1A1
 780-929-8782
 planning@beaumont.ab.ca

August 12, 2022

DATE RECEIVED
OFFICE USE ONLY

August 15, 2022

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-22-13

Land Use District(s): IN

Subdivision Name: Le Reve
Phase 1C

Fees **Receipt #:** 296834

Subdivision Application: 940.48

Notification Fee: _____

Total Fees: 940.48

1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, West of the 4th Meridian

OR Being all/part of Lot: _____ Block **1 and 2** Plan **7821085**

OR Municipal Address: _____

C.O.T. No(s): _____

Area of the above parcels of land to be subdivided **1.509** Hectares (**3.729** Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: **Invistec Consulting Ltd. c/o 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@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: **Redco Properties Ltd.**

Mailing Address: **8105 Davies Road NW**

Municipality: **Edmonton** Province: **Alberta** Postal Code: **T6E 4N1**

Phone: **780-466-1820** Cell Phone: _____

Email (required): **john@redco.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.: **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. **unregistered drainage ditch**
- 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, **Invistec Consulting Ltd** hereby certify that

- I am the registered owner,
- I am the agent authorized to act on behalf of the registered owner

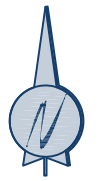
And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Address: **Suite 1700, 10130 103 Street NW**
Edmonton, AB T5J 3N9

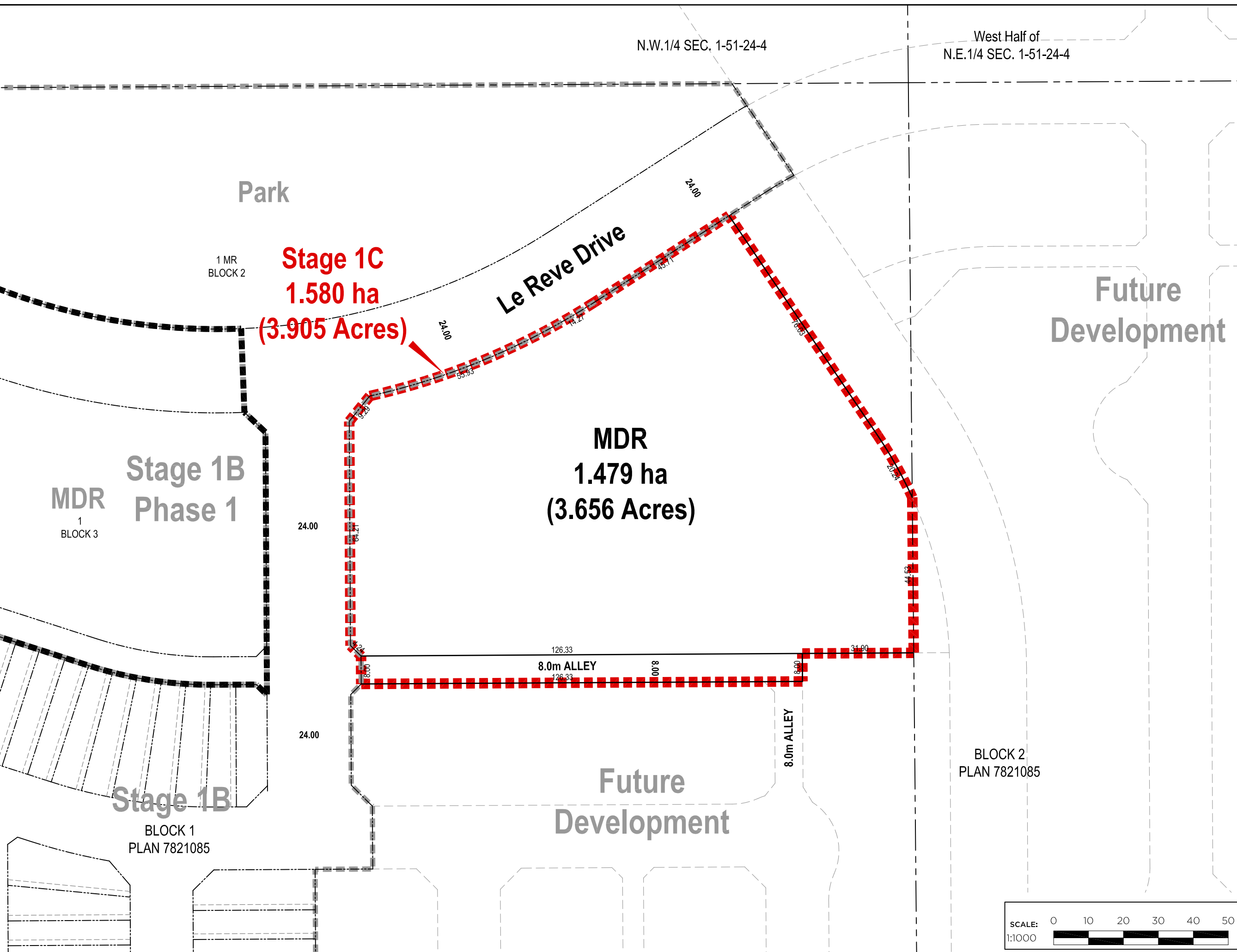
Signed: 

Phone Number: **780-217-7751** Date: **August 12, 2022**

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT, ON THE RESERVE OF THIS FORM



SDA-22-13 Le Reve SW Stage 1C
 Conditionally Approved by
 Kendra Raymond, RPP, MCIP
 Subdivision Authority on November 18, 2022.
 SDA-22-13 expires on November 18, 2023.



LEGEND:
 ■■■ Stage 1C Subdivision Boundary
 - - - Stage 1B Phase 2 Boundary
 - - - Stage 1B Phase 1 Boundary

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: **1.580 ha**, 1 MDR parcels.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: NOVEMBER 15, 2022

PROJECT MANAGER: VINCENT_LIU

CLIENT: REDCO DEVELOPMENTS LTD

PROJECT: LE RÊVE SOUTHWEST - STAGE 1C
 BLOCK 1, PLAN 7821085

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT NO/ DRAWING NO: 2019074-001

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

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