

January 15, 2025

File No. SDA-24-20

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-24-20 – Ruisseau Stage 8B  
A portion of N.W. ¼ Sec. 27-50-24-W4M – City of Beaumont

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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 1.73 hectares (2.68 acres) of land within the Ruisseau neighbourhood to accommodate 24 single family zero lot line lots within the Conventional Neighbourhood District and 30 multi-attached lots within the future Integrated Neighbourhood (IN) District. Ruisseau Stage 8B is located south of 46 Avenue, east of Range Road 243 and west of 66 Street.

In addition to the subdivision application, a redistricting application (LUB-2024-04) is tentatively scheduled to be presented at the February 11, 2025 Council meeting. This redistricting application proposes to redistrict a block in the Ruisseau neighbourhood from CN District to IN District, see redistricting map. The purpose of this application is to facilitate subdivision SDA-24-20 by allowing for the development of narrower multi-attached residential lots.

Additionally, a Land Use Bylaw text amendment application (LUB-2024-06) has been received to reduce the lot width requirement in the IN District from 4.9m to 4.27m. This application is being advertised in accordance with Section 606 of the Municipal Government Act concurrently with the subdivision. The subdivision cannot occur until the redistricting and the LUB text amendment applications are approved by Council.

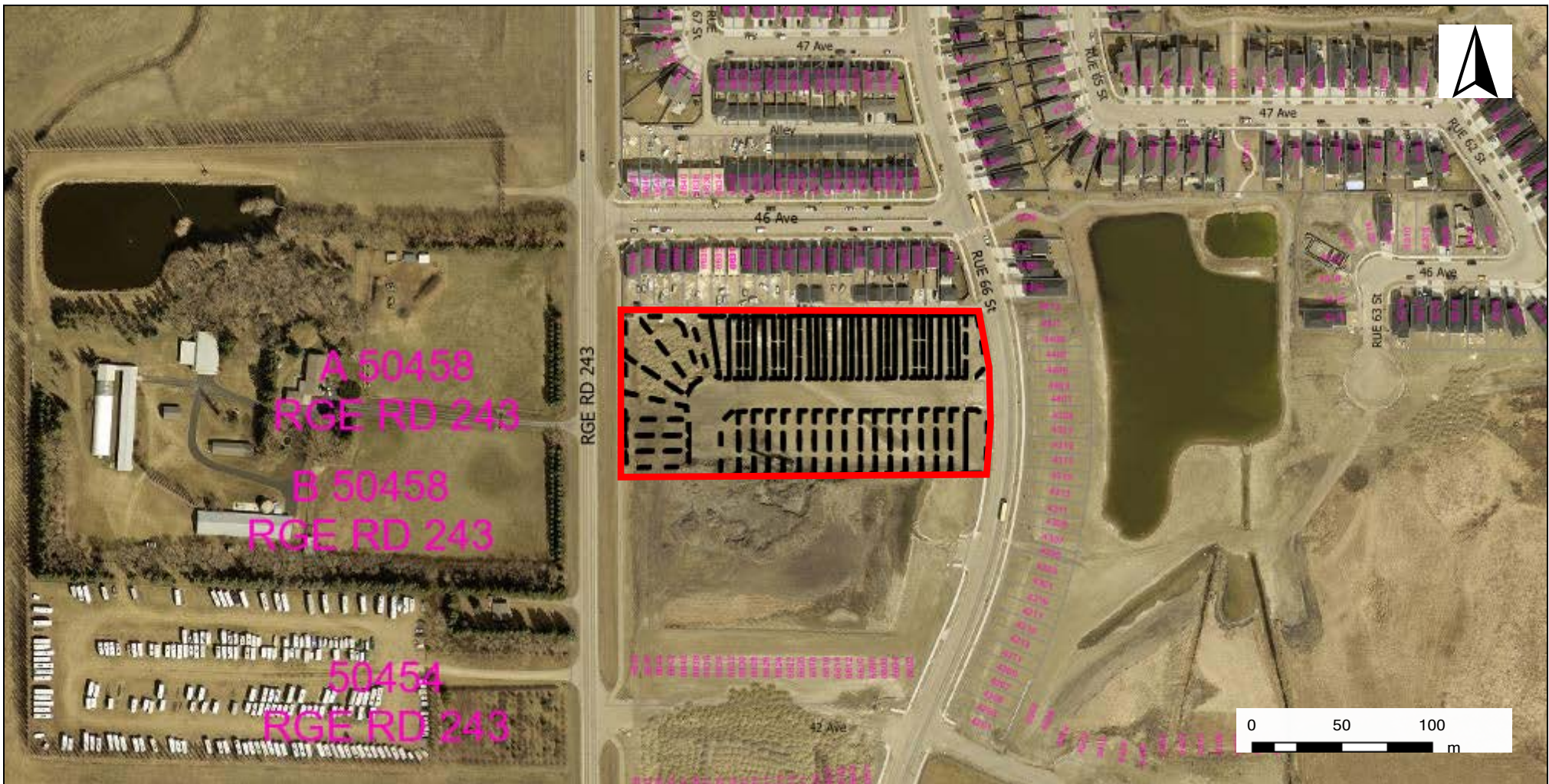
Please review the attached information and respond to this proposal by emailing your comments to [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) by **February 15, 2025**. For more information, please contact the undersigned.

Thank you,

  
Aleshia Ingram  
Planner II  
780-340-0342  
[aleshia.ingram@beaumont.ab.ca](mailto:aleshia.ingram@beaumont.ab.ca)

Attachments:  
Location Map  
Ruisseau Outline Plan Development Concept  
Redistricting Map  
Tentative Subdivision Plan





### Location Map - Ruisseau Stage 8B

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

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

Application No.  
SDA-24-20

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

- Boundary of SDA-24-20
- Registered Parcels
- Proposed Subdivision

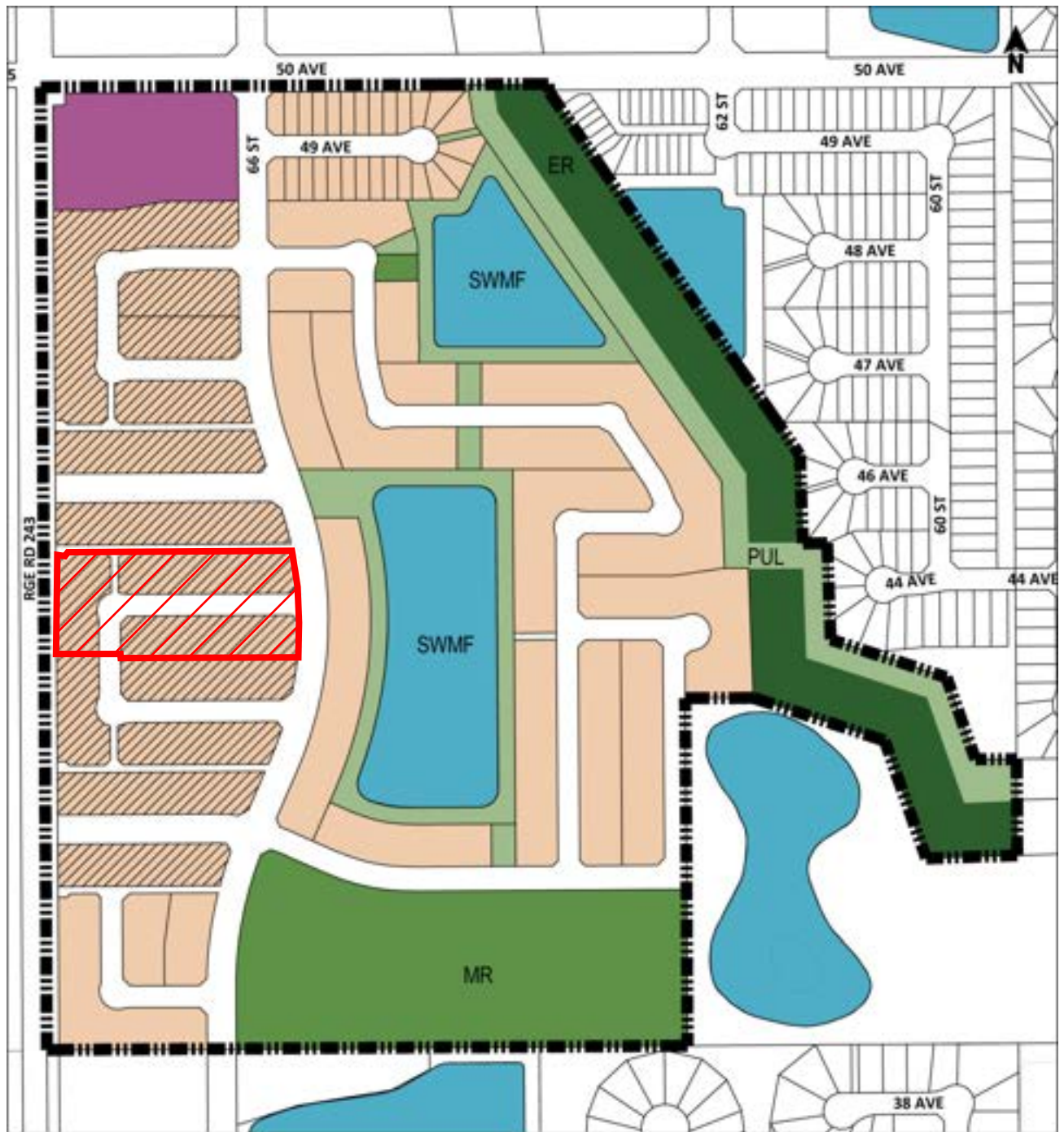
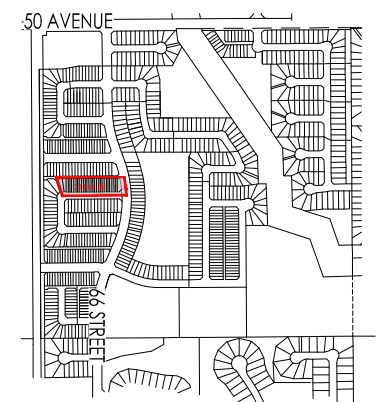


Figure 4: Ruisseau Development Concept



**ZONING LOCATION PLAN**

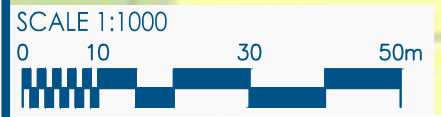
NOT TO SCALE

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

FROM: CN - Conventional Neighbourhood District  
 TO: IN - Integrated Neighbourhood District

AREAS:

IN = 0.80 ha  
 TOTAL = 0.80 ha



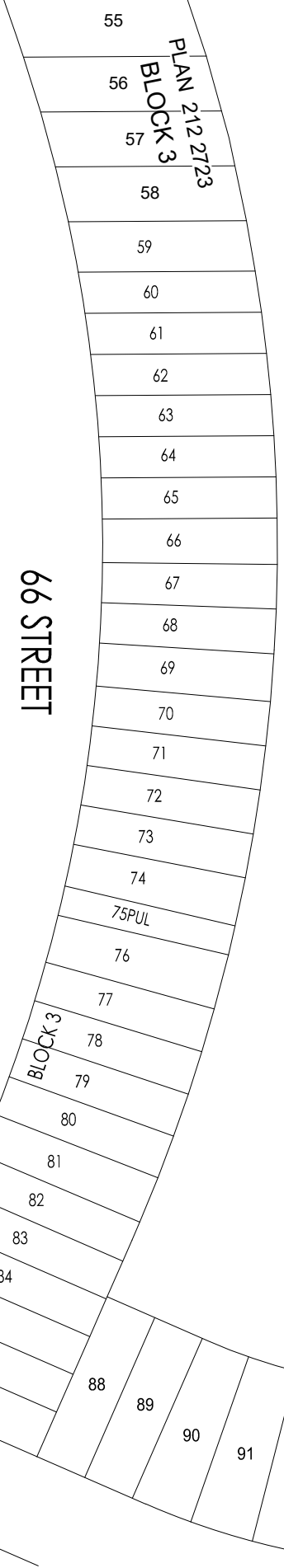
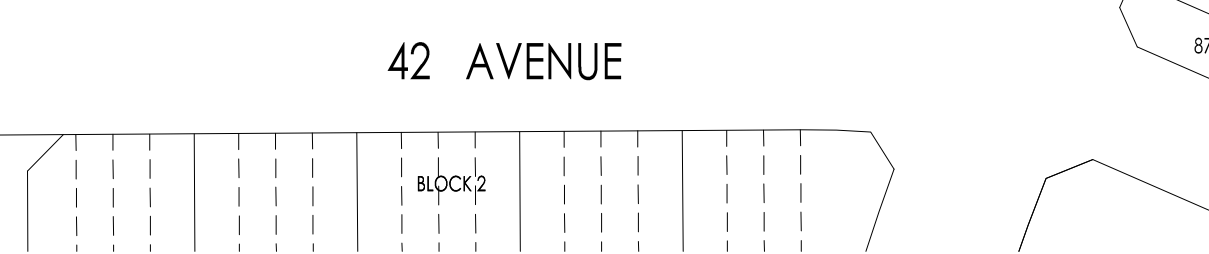
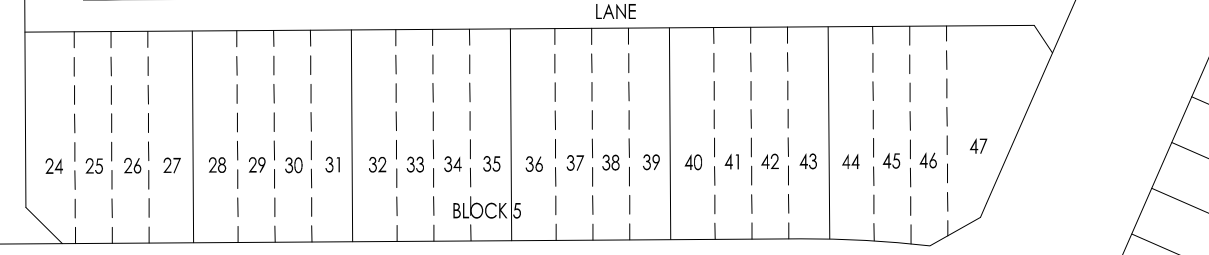
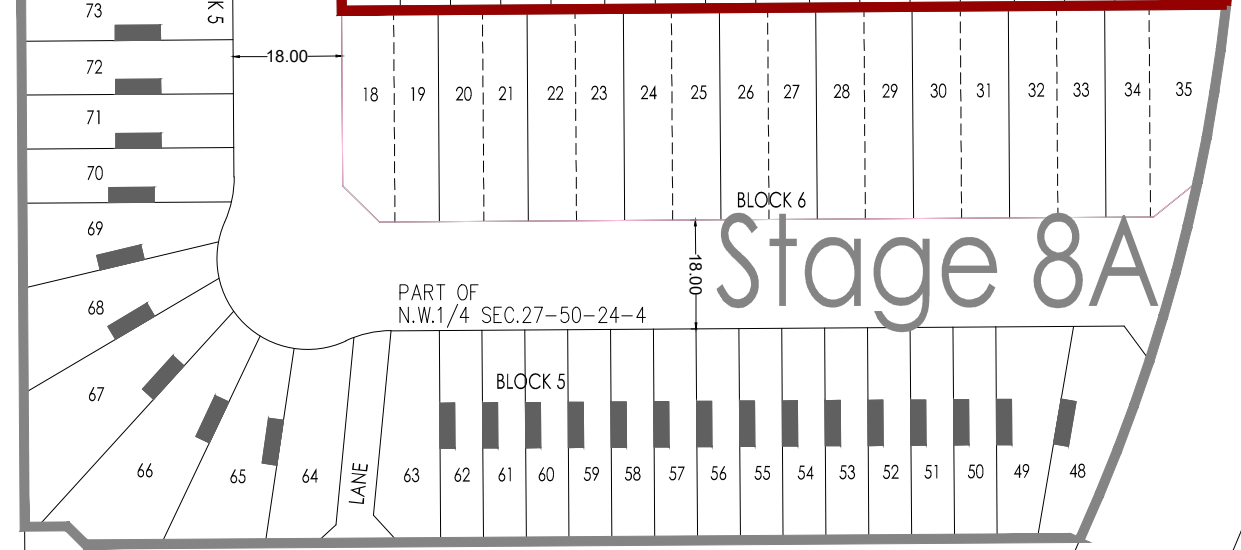
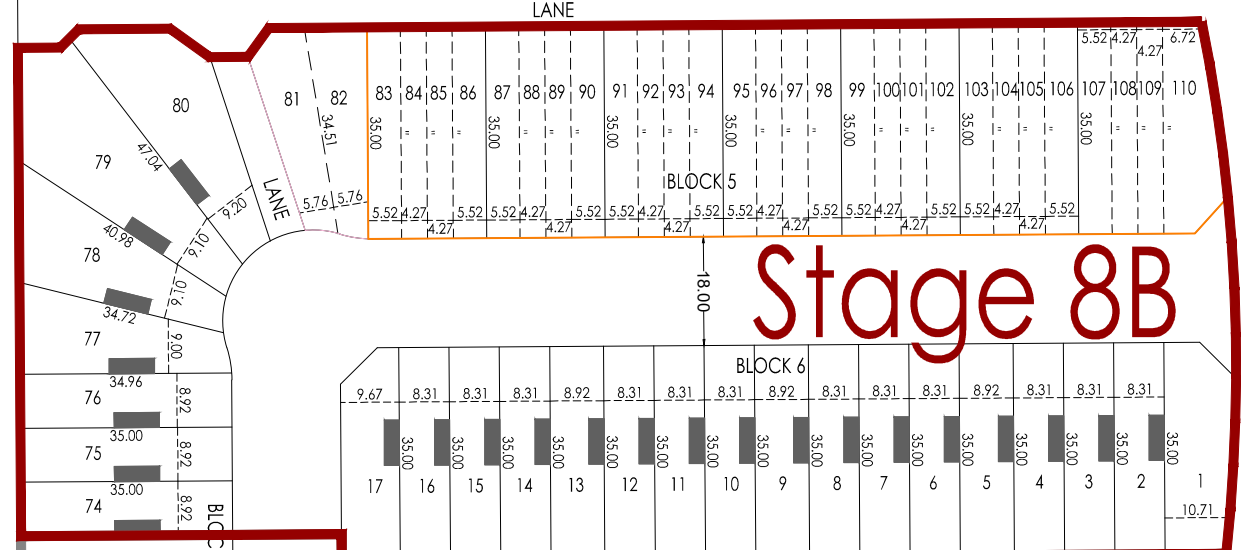
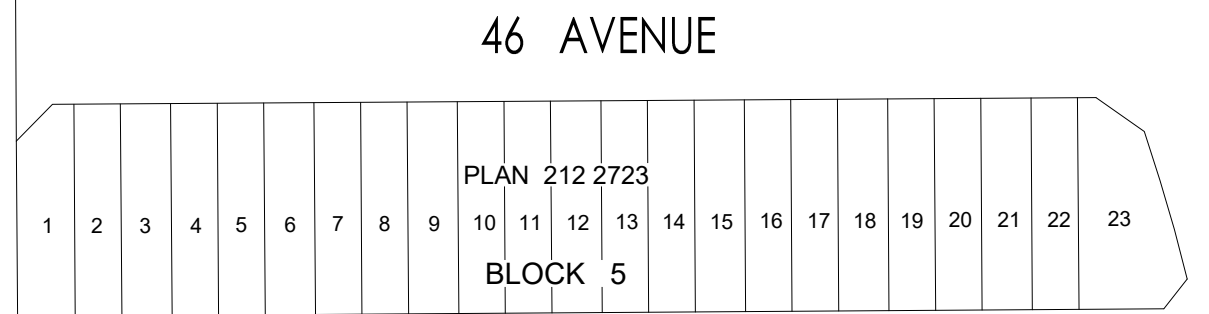
**ZONE PLAN**  
**RUISSEAU - STAGE 8**

BEAUMONT - ALBERTA  
September 17, 2024

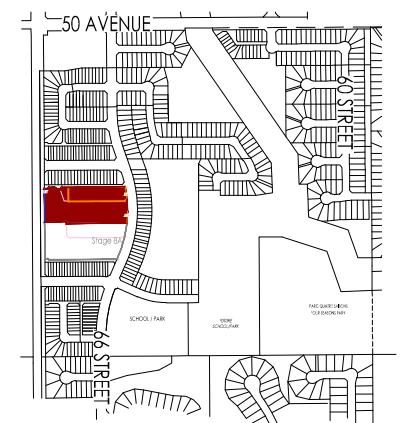


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GOVERNMENT ROAD ALLOWANCE (RANGE ROAD 243)



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.

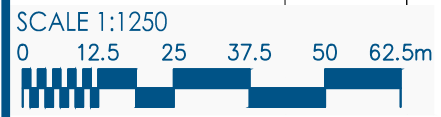
ZERO LOT LINE DENOTED AS THUS.

STATISTICS:

CN	24 LOTS
IN	30 LOTS
TOTAL	= 54 LOTS

AREAS:

ROADS & LANES	= 0.38 ha
RESIDENTIAL LOTS	= 1.35 ha
TOTAL	= 1.73 ha



  
**TENTATIVE PLAN**  
**RUISSEAU - STAGE 8B**  
 BEAUMONT - ALBERTA  
 December 9, 2024  


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