

March 5, 2025

File No. SDA-**25-03**

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-25-03 Azur Stage 7
A portion of S.E. ¼ Sec. 26-50-24-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.

Select Engineering Consultants on behalf of Sirois-Beaumont LP Developments Ltd. proposes to subdivide 21.36 hectares (52.78 acres) of land within the Azur neighbourhood to accommodate 39 Single Detached Residential Lots, 10 Semi-Detached Residential Lots, 38 Multi-Attached Residential Lots, 2 Medium Density Residential Lots, 1 High Density Residential Lot, 1 Commercial Lot, 1 Public Utility Lot and road widening of Highway 625 and Range Road 241. Azur Stage 7 is located north of Highway 625, west of Range Road 241 and south of 38 Avenue.

In addition to the subdivision application, a Municipal Development Plan (MDP) amendment, Area Structure Plan (ASP) amendment and a redistricting application were submitted concurrently.

- The MDP amendment is proposing to introduce commercial land in the southeast, removal the community commercial/employment centre land use, and adjust the configuration of Institutional/Public Facilities land use to accommodate the school site.
- The ASP amendment is proposing to change the road and lot layout which will align with the proposed subdivision application design.
- The redistricting application is proposing to rezone a portion of the land from Conventional Neighbourhood (CN) District to Integrated Neighbourhood (IN) District and Commercial District and a portion of the land from Commercial District to IN District.

If the MDP amendment, ASP amendment and redistricting are approved by Council, the subdivision will conform to the statutory plans, except for, Block 12 length will exceed 240m with no pedestrian connectivity. There is opportunity to provide active transportation connection between the different land uses to provide access to the future shared use path along Highway 625. Administration is in consultation with the applicant to understand the flow of connectivity within this application. The subdivision cannot occur until the MDP amendment, ASP amendment and redistricting are approved.



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

Please review the attached information and respond to this proposal by emailing your comments to planning@beaumont.ab.ca by **April 4, 2025**. To find out more information on Planning and Development notifications, please visit <https://www.beaumont.ab.ca/projects-plans/notifications/>. For more information, please contact the undersigned.

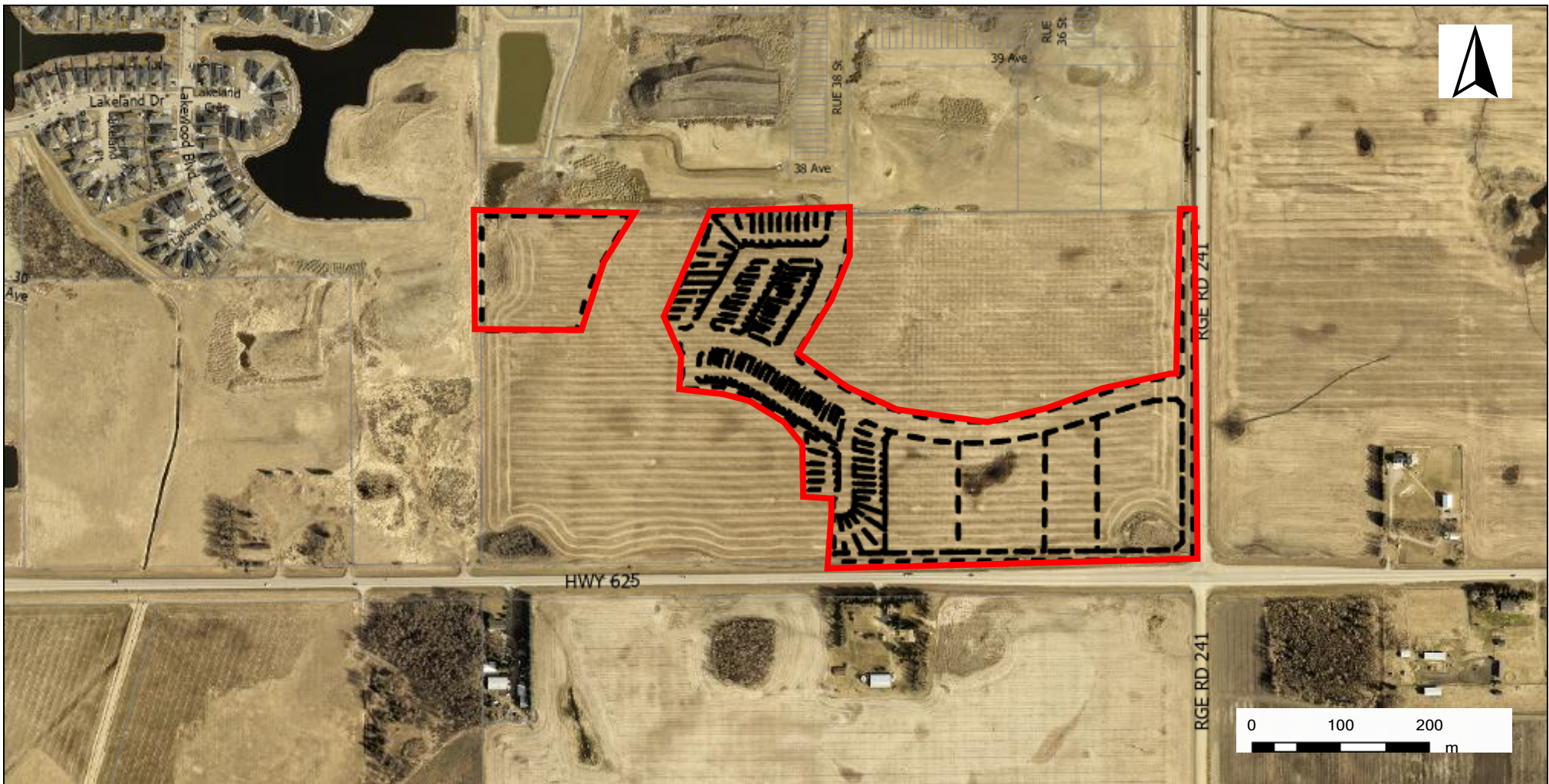
Thank you,

Aleshia Ingram

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

A portion of S.E. 1/4 Sec. 26-50-24-W4M

Application No.
SDA-25-03

Mapped By:
Aleshia Ingram

Checked By:
Yasmin Sharp

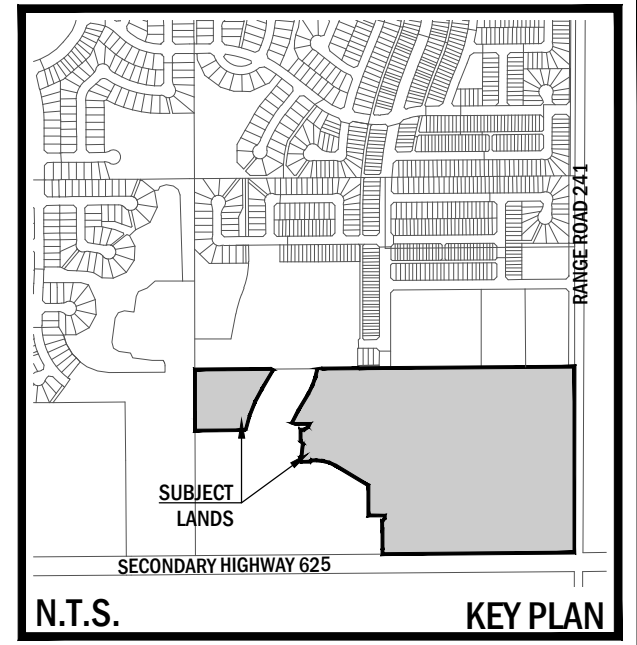
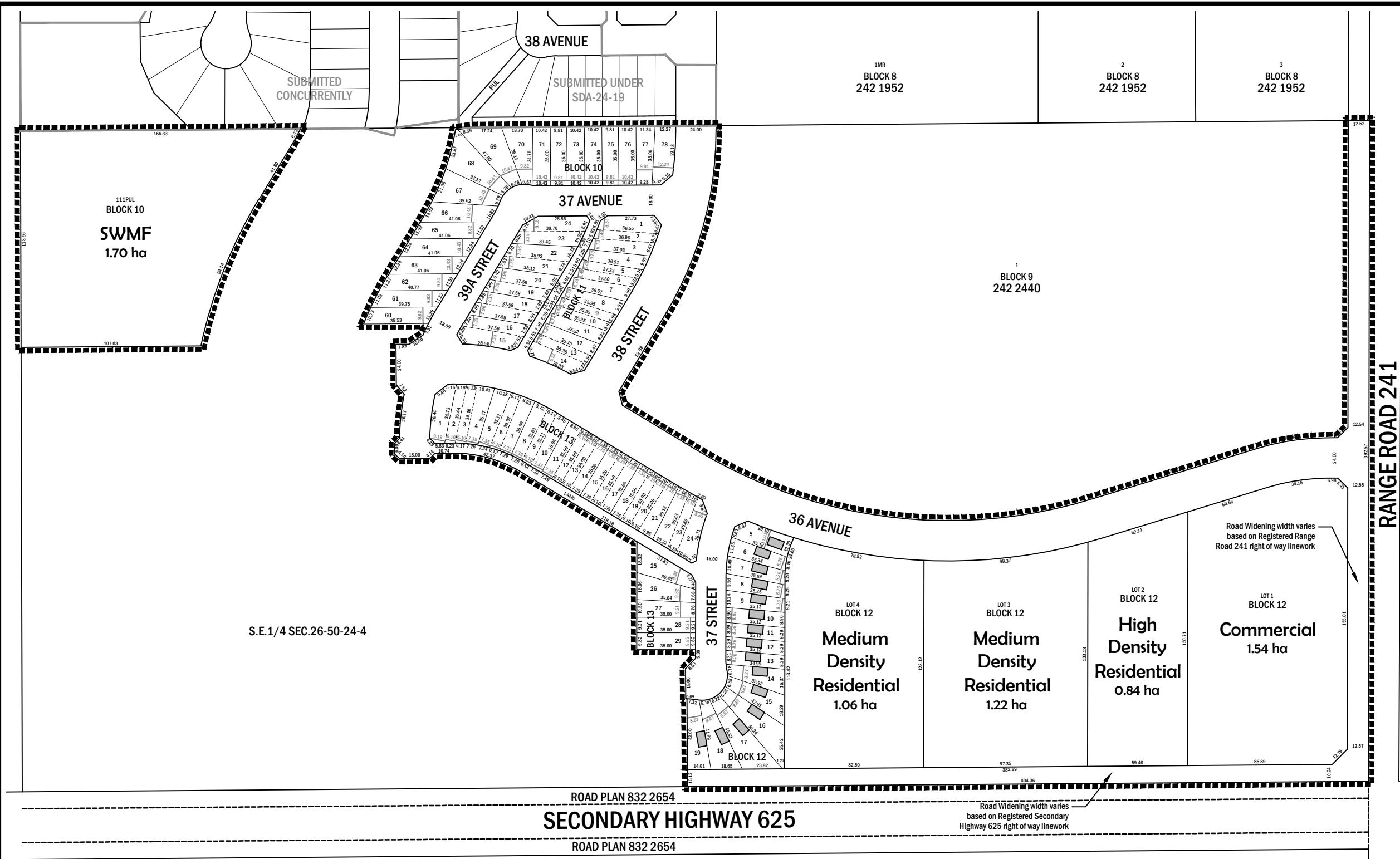
Numeric Scale
1: 6508

Date
Wednesday, February 19, 2025

Projected Coordinate System
CANADA NAD 83-3TM 114

Legend

- Azur Stage 7
- Registered Parcels
- Proposed Subdivision

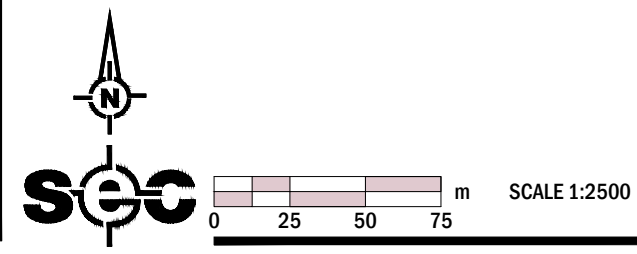


PART OF: SE 1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

NOTES:

SUBDIVISION INCLUDES AREA OUTLINED BY [Dashed Line] AND CONTAINS = 12.78 ha

ARTERIAL ROAD	= 0.91 ha
COLLECTOR ROAD	= 1.88 ha
LOCAL ROAD	= 0.60 ha
LANE	= 0.17 ha
TOTAL CIRCULATION AREA	= 3.56 ha
STORM WATER MANAGEMENT FACILITY	= 1.70 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 1.70 ha
COMMERCIAL	= 1.54 ha
TOTAL COMMERCIAL AREA	= 1.54 ha
HIGH DENSITY RESIDENTIAL	= 0.84 ha
MEDIUM DENSITY RESIDENTIAL	= 2.28 ha
SINGLE FAMILY RESIDENTIAL	= 1.58 ha
SEMI-DETACHED RESIDENTIAL	= 0.31 ha
TOWNHOUSE RESIDENTIAL	= 0.97 ha
TOTAL RESIDENTIAL AREA	= 5.98 ha
# OF HIGH DENSITY RESIDENTIAL LOTS	= 1
# OF MEDIUM DENSITY RESIDENTIAL LOTS	= 2
# OF SINGLE FAMILY RESIDENTIAL LOTS	= 39
# OF SEMI-DETACHED RESIDENTIAL LOTS	= 10
# OF TOWNHOUSE RESIDENTIAL LOTS	= 38
TOTAL # OF RESIDENTIAL LOTS	= 90



SUBDIVISION PLAN
AZUR NEIGHBOURHOOD
STAGE 7