



**Subdivision Authority Agenda  
Wednesday, March 5<sup>th</sup>, 2025 at 1:00pm**

**1. The Subdivision Authority has reviewed the following proposed Subdivision on March 19, 2025:**

- a. SDA-24-05 Le Reve Phase 1A Bare Land Condominium - Amendment**  
Tentative plan of subdivision to creating 4 units, 1 PUL and Remnant Unit A in a portion of NW ¼ Sec. 27-50-24-W4M
- b. SDA-24-08 Le Reve Phase 1D**  
Tentative plan of subdivision to create 45 Single Side Yard, 24 Semi-detached, 12 Single Family Dwelling, 1 PUL and 0.13ha of MR in a portion of Plan, 782 1085, Block, 01, Lot, TBD

**2. The Subdivision Authority's Decision:**

- a. SDA-24-05 Le Reve Phase 1A Bare Land Condominium - Amendment**  
The Subdivision Authority conditionally approved the tentative plan of subdivision to create a bareland condominium creating 4 units, 1 PUL and Remnant Unit A in a portion of NW ¼ Sec. 27-50-24-W4M.
  - *Attachments: Notice of Decision, Subdivision Conditions Map, Subdivision Application, Subdivision Plan*
- b. SDA-24-08 Le Reve Phase 1D**  
The Subdivision Authority has refused the tentative plan of subdivision to create a 45 Single Side Yard, 24 Semi-detached, 12 Single Family Dwelling, 1 PUL and 0.13ha of MR in a portion of Plan, 782 1085, Block, 01, Lot, TBD.
  - *Attachments: Notice of Decision, Subdivision Application, Subdivision Plan*

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Contact the File Planner at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-929-8782 for more information.

## Notice of Decision - **AMENDMENT**

Date of Decision: March 19, 2025

Pals Geomatics Corp.  
10704 176 Street NW  
Edmonton, AB T5S 1G7

<b>Subdivision File Name:</b>	SDA-24-05 – Amendment
<b>Legal Description:</b>	A portion of N.W. ¼ Sec. 27-50-24-W4M
<b>Land Use District:</b>	Integrated Neighbourhood
<b>Proposed Subdivision:</b>	Bare Land Condominium creating 4 units, 1 PUL, and Remnant Unit A in 2 Parts

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED on March 19, 2025**, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
3. That all existing easements, caveats, and restrictive covenants registered to the subject property be carried over and registered on the newly created lots.
4. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office. The plan shall show a 6m right-of-way along the east boundary of Lot 2 PUL Block 1 for access purposes to the Sanitary Lift Station, to the satisfaction of the City of Beaumont.
5. That the owner/Developer provide construction cost estimates for the 50th Street shared use path, from the point along 50<sup>th</sup> street parallel to the most northern property line of the Condominium plan, to the point along 50<sup>th</sup> street parallel to the most southern property line of the Condominium plan on the east side of 50<sup>th</sup> street, to the satisfaction of the Municipality, and that the Developer provide the construction cost as a result of the agreed upon construction estimates.

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

This approval is valid for one year expiring on March 19, 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 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.

Date of Decision: March 19, 2025

### **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](http://www.beaumont.ab.ca)

If you have any further questions, please contact Yasmin Sharp at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-340-1784



Joannes Wong, RPP, MCIP, PMP, M.B.A  
Acting Subdivision Authority

Encl:  
Conditions of Approval Map  
Application for Subdivision  
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

cc: RTPG GP Ltd.  
Avillia

UNIT NUMBER	UNIT FACTOR	UNIT AREA Approx. sq.m.
1	172	1083.0
2	242	1527.2
3	68	430.4
4	86	544.6
UNIT 'A'	9.432	5.95 ha.
TOTAL	10,000	

9,432 UNIT FACTORS HAVE BEEN ASSIGNED TO UNIT 'A' FOR FUTURE USE. THE REMAINING 568 UNIT FACTORS HAVE BEEN DIVIDED PROPORTIONALLY AMONGST THE 4 RESIDENTIAL UNITS, BASED ON INDIVIDUAL UNIT AREAS SHOWN ON THE ARCHITECTURAL PLAN.

**NOTE:**  
FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM, NOTIFICATION, OR OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

**LAND TITLES OFFICE**  
PLAN No. \_\_\_\_\_  
ENTERED AND REGISTERED ON \_\_\_\_\_  
INSTRUMENT No. \_\_\_\_\_  
A.D. REGISTRAR  
N.A.L.R.D.

**SDA-24-05 Le Reve Phase 1A Bare Land Condominium Amendment**  
Conditionally Approved by Joannes Wong, RPP, MCIP, Acting Subdivision Authority on March 19, 2025

**SDA-24-05 expires March 19, 2026**

**SURVEYOR:**  
NAME: BEN DE JONG, A.L.S.  
DATES OF SURVEY: \*, 2025  
TO: \*, 2025  
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT

**SUBDIVISION AUTHORITY**  
NAME: CITY OF BEAUMONT  
FILE NO.: SDA-24-05

**REGISTERED OWNERS**  
RTPG GP LTD.

**NOTES:**  
- POSITIONS ESTABLISHED AS PER REGISTERED SUBDIVISION PLAN 232 1572 SHOWN THUS  
- STATUTORY IRON SURVEY POSTS PLANTED AND MARKED WITH CORPORATION PERMIT NUMBER P073 SHOWN THUS  
- GEO-REFERENCE POINT (RP) SHOWN THUS  
- BEARINGS ARE NAD83, 3TM GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.  
- COMBINED SCALE FACTOR IS 0.999810.  
- REFERENCE MERIDIAN IS 114°.  
- GEO-REFERENCE POINT (RP) 3TM NAD83(ORIG.) COORDINATES: NORTHING 5915442.142, EASTING 38906.797.  
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
- ALL UNIT AREAS ARE COMPUTED FROM THE DIMENSIONS SHOWN ON THE PLANS.  
- ALL UNIT DIMENSIONS ARE MEASURED ALONG THE UNIT BOUNDARIES.  
- THE BOUNDARIES OF BARE LAND UNITS 1 AND 4 AND UNIT 'A' ARE GOVERNED BY THE MONUMENTS FOUND AND PLACED PURSUANT TO THE SURVEYS ACT.  
- THE COMMON PROPERTY INCLUDES ALL THAT PORTION NOT CONTAINED WITHIN THE BARE LAND UNITS.  
- AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THUS \_\_\_\_\_ AND CONTAINS 7.93 ha.

**ABBREVIATIONS DENOTED THUS:**  
A.S.C.M. - ALBERTA SURVEY CONTROL MARKER  
C.A. - CENTRAL ANGLE  
C.S. - COUNTERSUNK  
C. OF T. - CERTIFICATE OF TITLE  
E. - EAST  
ER - ENVIRONMENTAL RESERVE  
Fd. - FOUND  
G.N.S.S. - GLOBAL NAVIGATION SATELLITE SYSTEM  
I. - STATUTORY IRON POST  
Inacc. - INACCESSIBLE  
MER. - MERIDIAN  
MK. - MARK  
MRD - MARKED  
MR. - MUNICIPAL RESERVE  
N. - NORTH  
Pos. - POSITION  
PUL - PUBLIC UTILITY LOT  
(R) - RADIAL  
R. - RADIUS  
Ref. - REFERENCE  
Res. - RESTORED

**LE REVE**  
PLAN SHOWING SURVEY OF  
**PHASED BARE LAND CONDOMINIUM**  
OF  
LOT 2, BLOCK 1, PLAN 232 1572  
WITHIN THE  
S.W. 1/4 SEC.1-TWP.51-RGE.24-W.4TH MER.  
**BEAUMONT - ALBERTA**  
BEN DE JONG, A.L.S. 2025

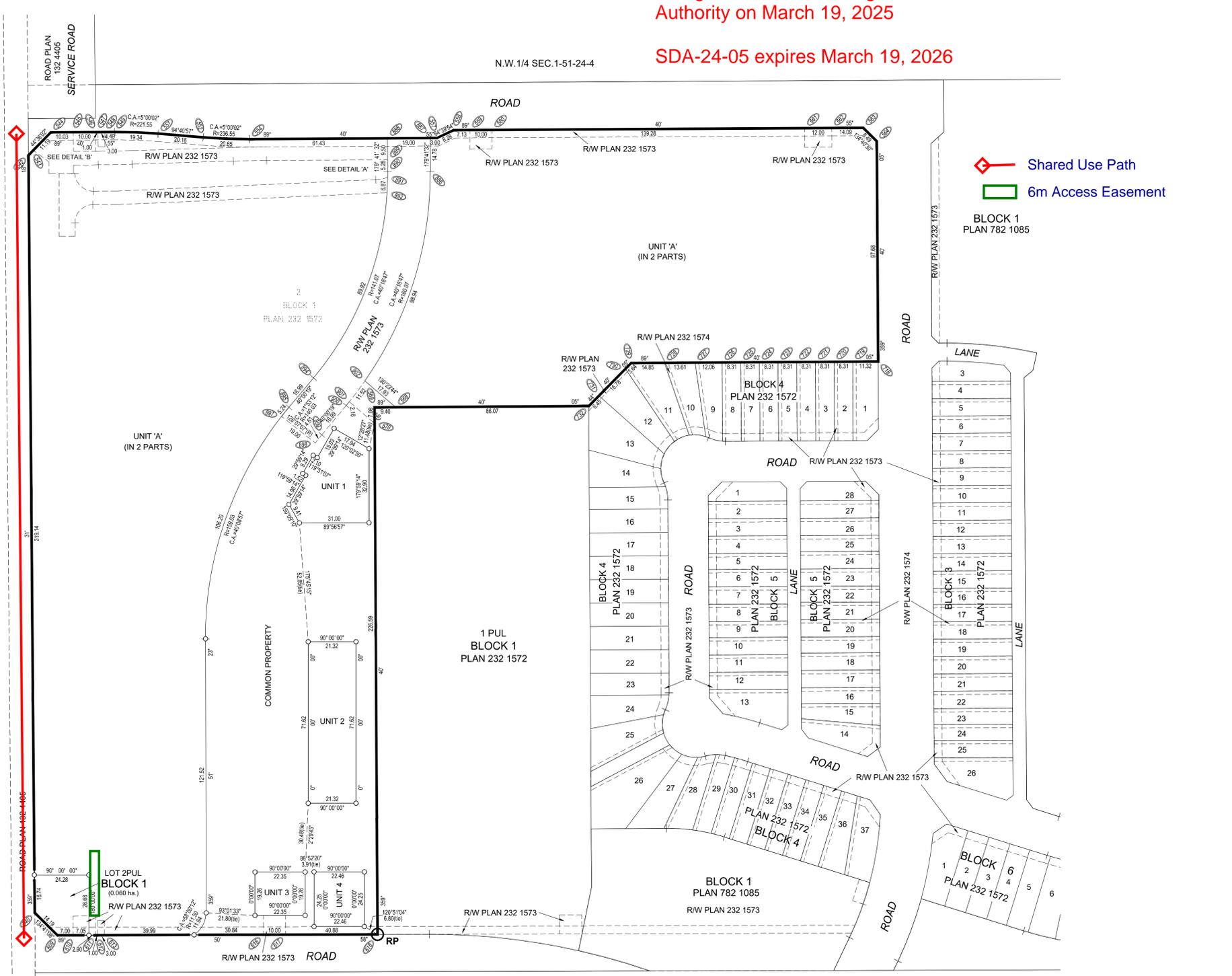
SCALE: 1:1000

**THE DEVELOPER'S ADDRESS:**  
8105 DAVIES ROAD NW  
EDMONTON, AB T6E 4N1

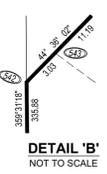
**THE CORPORATION'S ADDRESS:**  
8105 DAVIES ROAD NW  
EDMONTON, AB T6E 4N1

**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 120025800BLC  
DRAFTED BY: JF  
CHECKED BY: MK



GOVERNMENT ROAD ALLOWANCE 50 STREET (HWY 814)



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



**Feb. 12,  
2025**

**OFFICE USE ONLY**

SDA Number:

Land Use District(s):

**1. Property Information**

All/part of the \_\_\_\_\_ ¼ Sec. \_\_\_\_\_, Twp. \_\_\_\_\_, Rge \_\_\_\_\_, West of the 4  
OR Being all/part of Lot: 2 Block 1 Plan 2321572  
OR Municipal Address: \_\_\_\_\_  
C.O.T. No(s): 232 201 847  
Area of the above parcels of land to be subdivided 7.93 Hectares (19.60)

**SDA-24-05 Le Reve Phase 1A Bare Land  
Condominium Amendment Conditionally  
Approved by Joannes Wong, RPP, MCIP,  
Acting Subdivision Authority on March 19,  
2025**

**SDA-24-05 expires March 19, 2026**

**2. Applicant and Property Owner Information**

Applicant/Consultant Name: Pals Geomatics Corp.  
Mailing Address: 10704-176 Street NW  
Municipality: Edmonton Province: Alberta Postal Code: T5S 1G7  
Phone: 780-455-3177 Cell Phone: \_\_\_\_\_  
Email (required): bdejong@palsgeomatics.com

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: RTPG GP Ltd.  
Mailing Address: 8105 Davies Road NW  
Municipality: Edmonton Province: Alberta Postal Code: T6E 4N1  
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.: 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, \_\_\_\_\_
- 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: Integrated Neighbourhood District
- b. Proposed use of Land: Integrated Neighbourhood District

**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.): loam

**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:  
vacant

**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, Ben De Jong of Pals Geomatics Corp., 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: 10704-176 Street Edmonton T5S 1G7 Signed: Ben de Jong

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.

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**SDA-24-05 expires March 19, 2026**

**SURVEYOR:**  
NAME: BEN DE JONG, A.L.S.  
DATES OF SURVEY: \*. 2025  
TO: \*. 2025  
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT

**SUBDIVISION AUTHORITY** CITY OF BEAUMONT  
**REGISTERED OWNERS** RTPG GP LTD.  
FILE NO. SDA-24-05

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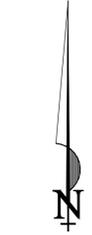
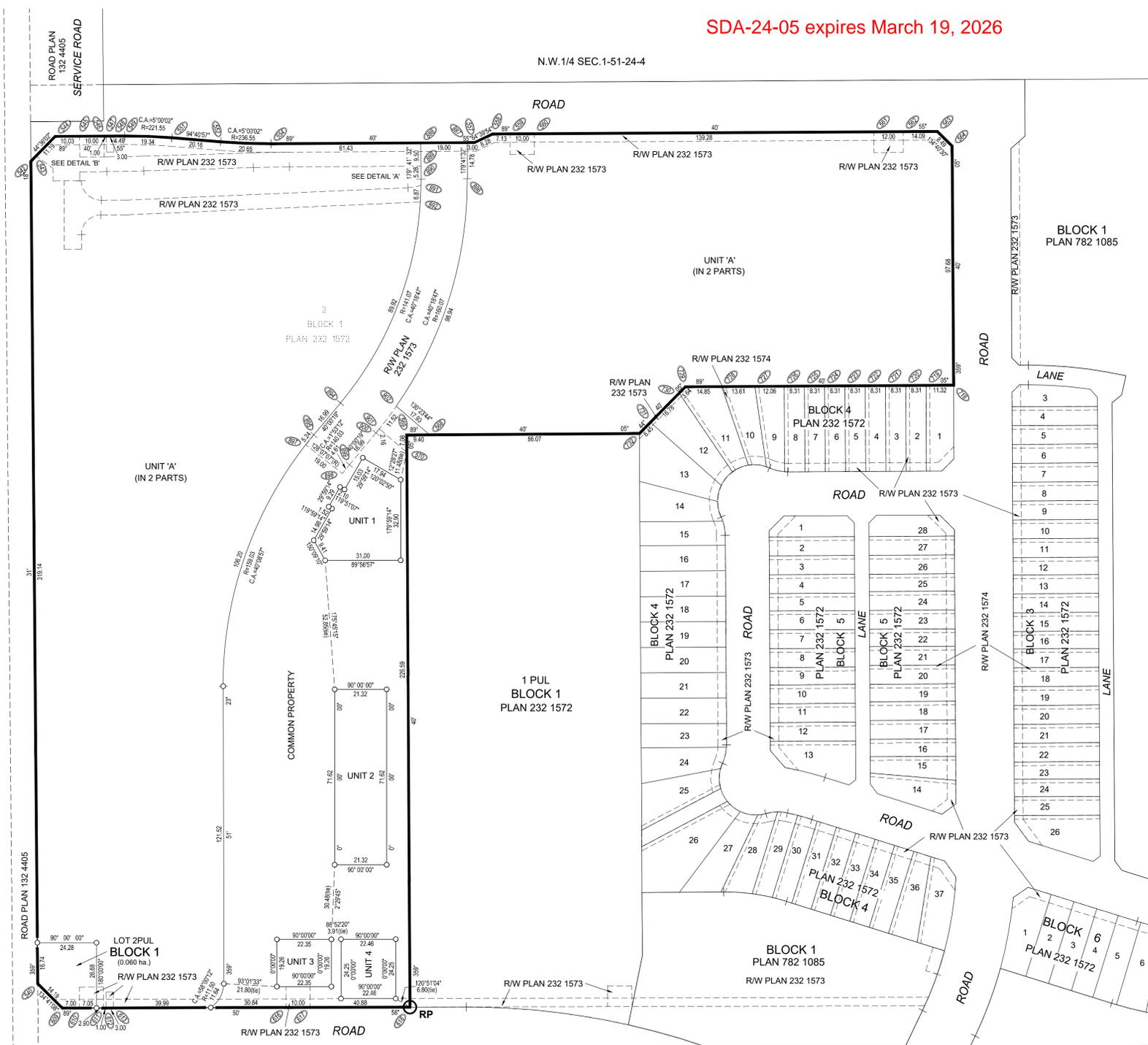
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PLAN SHOWING SURVEY OF  
**PHASED BARE LAND CONDOMINIUM**  
OF  
LOT 2, BLOCK 1, PLAN 232 1572  
WITHIN THE  
S.W. 1/4 SEC.1-TWP.51-RGE.24-W.4TH MER.  
**BEAUMONT - ALBERTA**  
BEN DE JONG, A.L.S. 2025

SCALE: 1:1000  
0 10 20 30 40 50 100 150 METRES

**THE DEVELOPER'S ADDRESS:** 8105 DAVIES ROAD NW EDMONTON, AB T6E 4N1  
**THE CORPORATION'S ADDRESS:** 8105 DAVIES ROAD NW EDMONTON, AB T6E 4N1

**Pals Geomatics**  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704 - 176 Street NW, Edmonton, Alberta T5S 1G7  
FILE NO. 120025800BLC  
DRAFTED BY: JF  
CHECKED BY: MK



GOVERNMENT ROAD ALLOWANCE 50 STREET (HWY 814)

ROAD PLAN 132 4405  
SERVICE ROAD

N.W.1/4 SEC.1-51-24-4

BLOCK 4  
PLAN 792 2184

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## Notice of Decision

Date of Decision: March 19, 2025

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

<b>Subdivision File Name:</b>	Le Reve SW Phase 1D: SDA-24-08
<b>Legal Description:</b>	A portion of Plan: 782 1085 Block: 1 Lot: TBD
<b>Land Use District:</b>	Integrated Neighbourhood
<b>Proposed Subdivision:</b>	85 Low Density Residential lots: 45 Single Side Yard, 24 Semi-detached, 12 Single Family Dwelling and 1 PUL and 0.13ha of MR

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Please be advised that the above-described Subdivision was **REFUSED** by the Subdivision Authority on March 19, 2025 for the following reasons:

1. Part 654(1) of the Municipal Government Act requires that: "A subdivision authority must not approve an application for subdivision approval unless: a) the land that is proposed to be subdivided, is in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended."
2. Part 9 of Matters Related to Subdivision and Development Regulation requires that: "In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application: f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal."
3. In the opinion of the subdivision authority, adequate water supply is unavailable as the second water feed connection required to support an excess of 150 residential parcels, as outlined in the Le Reve Hydraulic Network Analysis prepared February 2021, is not constructed. There are currently 97 residential parcels registered and an additional 98 residential parcels approved in the Le Reve neighbourhood and the above-described subdivision would bring this to a total of 280 residential lots, which is a 36% increase from what has previously been approved by the subdivision authority. The second water feed was a requirement in the Le Reve 1B Phase 1 and Phase 2 Development Agreements, dated October 3, 2023, and remains outstanding.
4. In the opinion of the subdivision authority, an adequate sewage disposal system for the above-described subdivision is unavailable as the sanitary lift station and sanitary force main, as outlined in the Le Reve Neighbourhood Servicing Report prepared February 2021, is not constructed. This was a requirement in the Le Reve 1A Development Agreement, dated June 16, 2022, and remains outstanding.
5. In the opinion of the subdivision authority, the currently constructed water supply and sewage disposal system is inadequate to support an additional 85 residential lots. The subdivision authority considered imposing a condition to provide an adequate and available water supply and sewage disposal system; however, the applicant indicated that the anticipated substantial completion date of these items is not able to be achieved before the subdivision application expiry date which is one year from the date of approval. Therefore, the subdivision authority has determined that the application is premature, and it would be inappropriate to impose this condition.
6. For these reasons the subdivision authority concludes that this application creates a condition in which the land that is proposed to be subdivided is unsuitable for the purpose for which the subdivision is intended.

Date of Decision: March 19, 2025

**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](http://www.beaumont.ab.ca)

If you have any further questions, please contact Yasmin Sharp at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-340-1784



Joannes Wong, RPP, MCIP, PMP, M.B.S  
Acting Subdivision Authority

**Attachments:** Application  
Tentative Plan for Subdivision Refused by the Subdivision Authority

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

June 14, 2024

DATE RECEIVED  
OFFICE USE ONLY

June 24, 2024

DATE PAID  
OFFICE USE ONLY

SDA Number: **SDA-24-08**

Land Use District(s): **IN**

Subdivision Name: **Le Reve 1D**

**Fees** Receipt #: **319812**

Subdivision Application: **\$24,273**

Notification Fee: **\$204.26**

**Total Fees: \$25,018.26**

### 1. Property Information

All/part of the \_\_\_\_\_ ¼ Sec. \_\_\_\_\_, Twp. \_\_\_\_\_, Rge \_\_\_\_\_, West of the 4<sup>th</sup> Meridian  
 OR Being all/part of Lot: \_\_\_\_\_ Block <sup>1</sup> \_\_\_\_\_ Plan **7821085**  
 OR Municipal Address: \_\_\_\_\_  
 C.O.T. No(s): \_\_\_\_\_  
 Area of the above parcels of land to be subdivided **2.591** Hectares (**6.4025004** 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@investec.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: **RTPG GP 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**

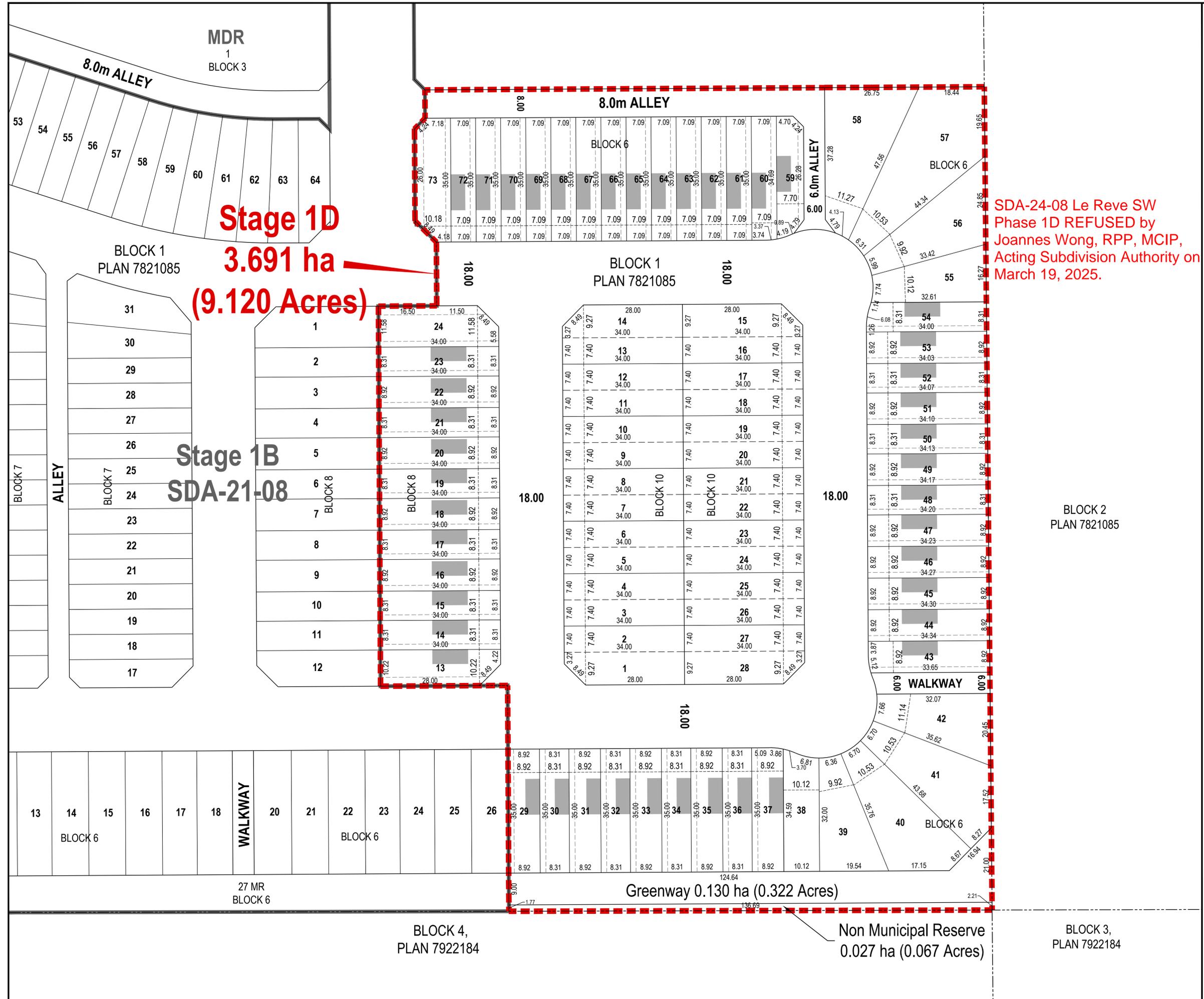
### 7. Water and Sewer Services

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



**Stage 1D**  
**3.691 ha**  
**(9.120 Acres)**

**Stage 1B**  
**SDA-21-08**

**SDA-24-08 Le Reve SW**  
**Phase 1D REFUSED by**  
**Joannes Wong, RPP, MCIP,**  
**Acting Subdivision Authority on**  
**March 19, 2025.**

**LEGEND:**  
■ Stage 1D Subdivision Boundary  
— Approved Subdivision Boundary  
■ Zero Lot Line Dwelling (Does Not Represent The Building Size or Exact Location).

**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: **3.691 ha** and **85** small residential lots.

**THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.**

**DATE:** FEBRUARY 21, 2025

**PROJECT MANAGER:** ROB\_DOLLEVOET

**CLIENT:** REDCO DEVELOPMENTS LTD

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

**DRAWING TITLE:**  
**TENTATIVE PLAN OF SUBDIVISION**

**PROJECT NO:** 2019-074D

**SCALE:** 0 5 10 15 20 25  
1500  
**DRAWING NO.:** 2019074D-001

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

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