



**Subdivision Authority Agenda  
Wednesday, October 16, 2024 at 1:00pm**

**1. The Subdivision Authority will review the following proposed Subdivision on October 16, 2024:**

**a. SDA-24-08 Le Reve SW Phase 1D**

Tentative plan of subdivision to create 87 Low Density Residential Lots: 45 Single Side Yard, 24 Semi-detached, 12 Single Family Dwelling, 1 PUL, and 0.13ha or MR

- *Attachments: Location Map and Tentative Subdivision Plan*

**b. SDA-22-08 Coloniale Estates Phase 17B – Subdivision Amendment**

Tentative plan of subdivision to create 54 Residential lots and 1 MR

- *Attachments: Location Map and Tentative Subdivision Plan*

**2. The Subdivision Authority's decision will be posted on October 18, 2024**

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Contact Yasmin Sharp, Senior Planner at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) for more information.



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

### Location Map

Portion of QS-S SEC-33 TW-051 RGE-24 MER-4

Application No.  
 SDA-24-08

Mapped By:  
 Sara B.




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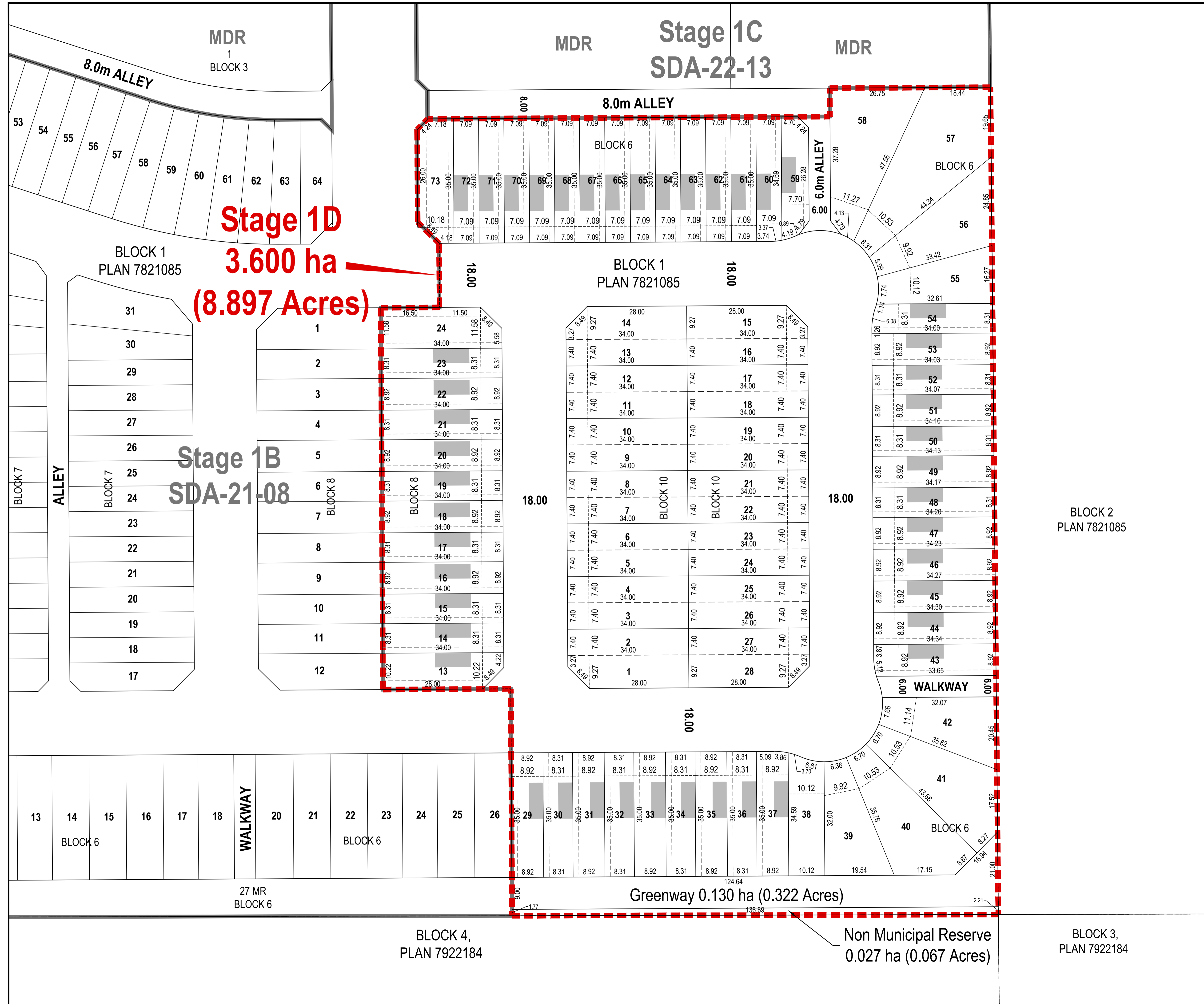
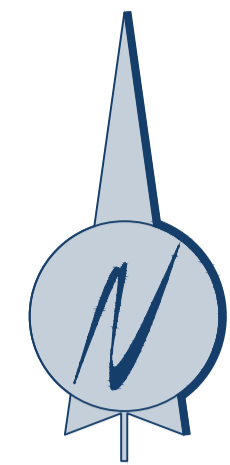
Numeric Scale  
 1: 3314

Date  
 August 12, 2024

Projected Coordinate System  
 CANADA NAD 83-3TM 114

### Legend

-  Location: Le Reve 1D
-  Registered Parcels
-  Proposed Subdivision



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

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

**DATE:** SEPTEMBER 24, 2024

**PROJECT MANAGER:** ROB\_DOLLEVOET

**CLIENT:** REDCO DEVELOPMENTS LTD

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

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

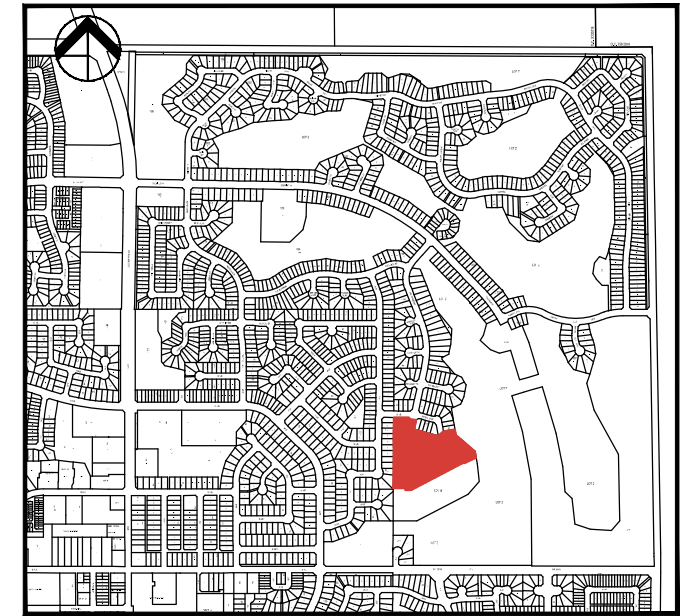
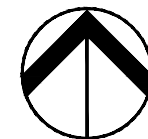
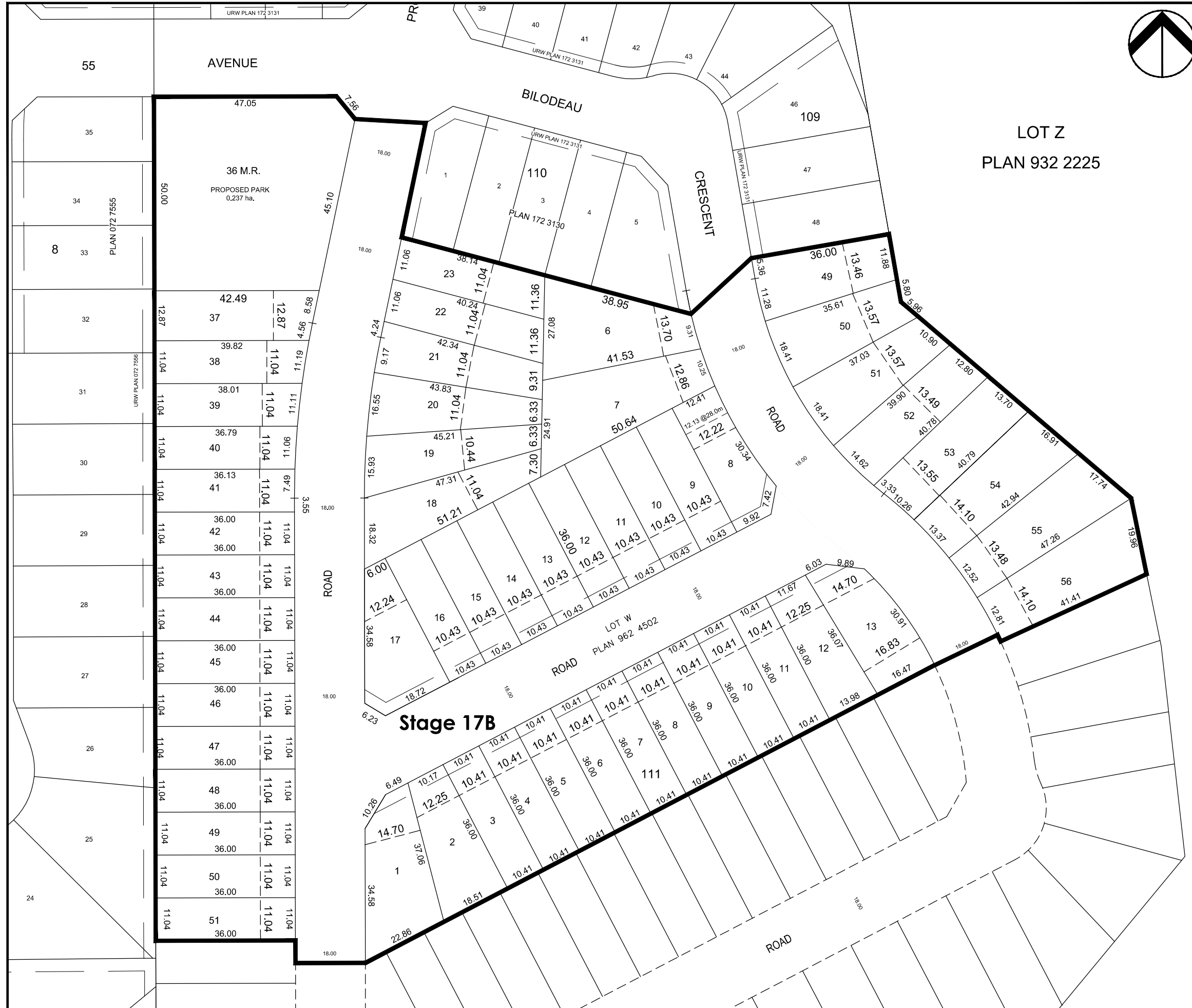
**PROJECT NO:** 2019-074D

**SCALE:** 1:500 **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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MODIFIED DATE: 2023.12.07  
 N:\CA0013497\3525 CA-Coloniale Stage 17B and 17C-Beaumont Group\CAD\05 - Planning\Submission\20240715-COLONIAL STAGE 17B TENTATIVE PLAN.dwg

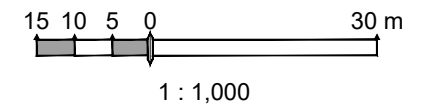


KEY PLAN  
N.T.S.

# COLONIALE ESTATES

## Stage 17B

Tentative Plan showing Proposed Subdivision  
 of Part of  
 LOT W, PLAN 962 4502  
 within  
 BEAUMONT, ALBERTA



Area to be subdivided shown thus and contains 46 single detached residential lots, 1 Park and is approximately 3.02 hectares. All dimensions are in metres and decimals thereof.

Land Use Type	ha.	Unit Count
CN Lots	2.48	54
Park	0.24	
Roads	0.84	
<b>TOTALS</b>	<b>3.56</b>	<b>54</b>

Submission Date: MAY 6, 2024  
 Revision Date: August 8, 2024  
 Project Number: CA0013497.3525

