



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

The Subdivision Authority has reviewed 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
- b. SDA-22-08 Coloniale Estates Phase 17B (Amendment)**
Tentative plan of subdivision to create 54 residential lots and 1 municipal reserve lot from a portion of Plan 962 4502, Lot W.

Subdivision Authority's Decision:

- a. SDA-24-08 Le Reve SW Phase 1D**
The Subdivision Authority tabled the decision to a future date.
- b. SDA-22-08 Coloniale Estates Phase 17B (Amendment)**
The Subdivision Authority has conditionally approved the subdivision application to subdivide 54 residential lots and 1 municipal reserve lot from portion of Plan 962 4502, Lot W.
 - *Attachments: Notice of Decision, Advise ment, Subdivision Conditions Map, Subdivision Application, Subdivision Plan*

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

Notice of Decision

Date of Decision: October 16, 2024

Tanya MacNeil
WSP
Suite 1200, 10909 Jasper Ave
Edmonton, AB T5J 3L9

Subdivision File Name:	SDA-22-08 Coloniale Estates Phase 17B (Amendment)
Legal Description:	A portion of Plan 962 4502, Lot W
Land Use District:	Conventional Neighbourhood
Proposed Subdivision:	54 Residential Lots, 1 Municipal Reserve Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on October 16, 2024, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That in accordance with the Capital Contribution Agreement, dated September 22, 1989, as amended by the Settlement and Amending Agreements, dated September 11, 2012, between the developer and the Town of Beaumont and the direction of the Alberta Court of Appeal in Docket 1003-0212-AC, the owner/developer pays to the Town of Beaumont a charge of \$3,500 per lot, or an amount as adjusted in accordance with the Settlement and Amending Agreements, for each residential lot created by the Plan of Subdivision to be used for road, sewage, storm sewage and water infrastructure as may be determined by the Town of Beaumont Council.
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.
6. 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 Municipality, as shown on the "Conditions of Approval" map, Attachment 2.
7. That the owner/developer shall construct and provide security for two temporary gravel turnarounds 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 2.
8. That the owner dedicate Municipal Reserve as one parcel in the amount of 0.237 ha pursuant to Section 666 and Section 667 of the Municipal Government Act.
9. That at the time of endorsement the City of Beaumont will prepare Deferred Reserve Caveats with concurrent registration at the Land Titles Office.
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.
 - 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.

Notice of Decision

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Subdivision File: SDA-22-08

- c. That in accordance with the Capital Contribution Agreement, dated September 22, 1989, as amended by the Settlement and Amending Agreements, dated September 11, 2012, between the developer and the Town of Beaumont and the direction of the Alberta Court of Appeal in Docket 1003-0212-AC, the owner/developer pays to the Town of Beaumont a charge of \$3,500 per lot, or an amount as adjusted in accordance with the Settlement and Amending Agreements, for each residential lot created by the Plan of Subdivision to be used for road, sewage, storm sewage and water infrastructure as may be determined by the Town of Beaumont Council.
- 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 Municipality, as shown on the "Conditions of Approval" map, Attachment 2.
- f. That the owner/developer shall construct and provide security for two temporary gravel turnarounds 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 2.
- g. That the owner/developer erect signs indicating "Future Road Extension" in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.

A Deferred Reserve Caveat (DRC) will be registered with SDA-22-08 at the time of endorsement. The DRC will note the remaining Municipal Reserve (MR) (2.27 ha) for Plan 962 4502, Lot W.

This approval is valid for one year expiring on **October 16, 2025**. 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

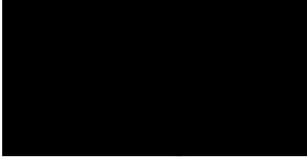
Please be advised that an appeal may be submitted in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board within 14 days of the written decision. Please visit our website for more details at www.beaumont.ab.ca

If you have any further questions, please contact Matthew Gratton at planning@beaumont.ab.ca or 780-340-0964.

Notice of Decision

Date of Decision: October 16, 2024

Subdivision File: SDA-22-08



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: ARW Development Corp.

Notice of Decision

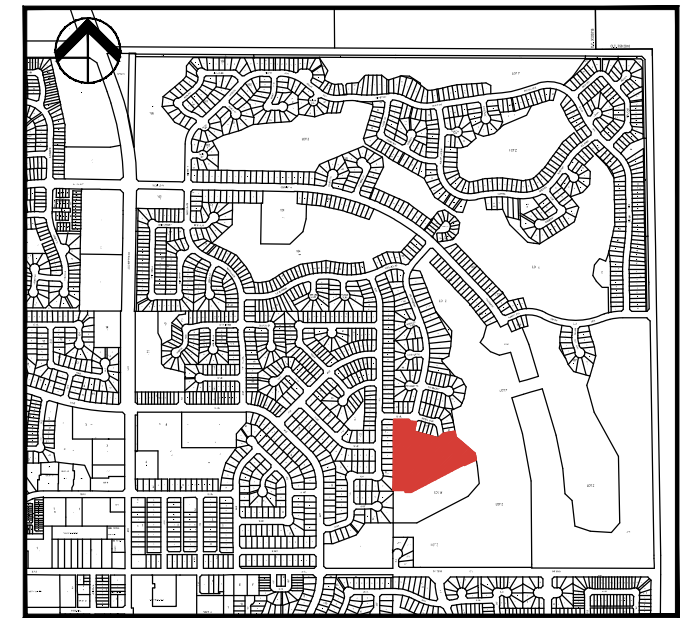
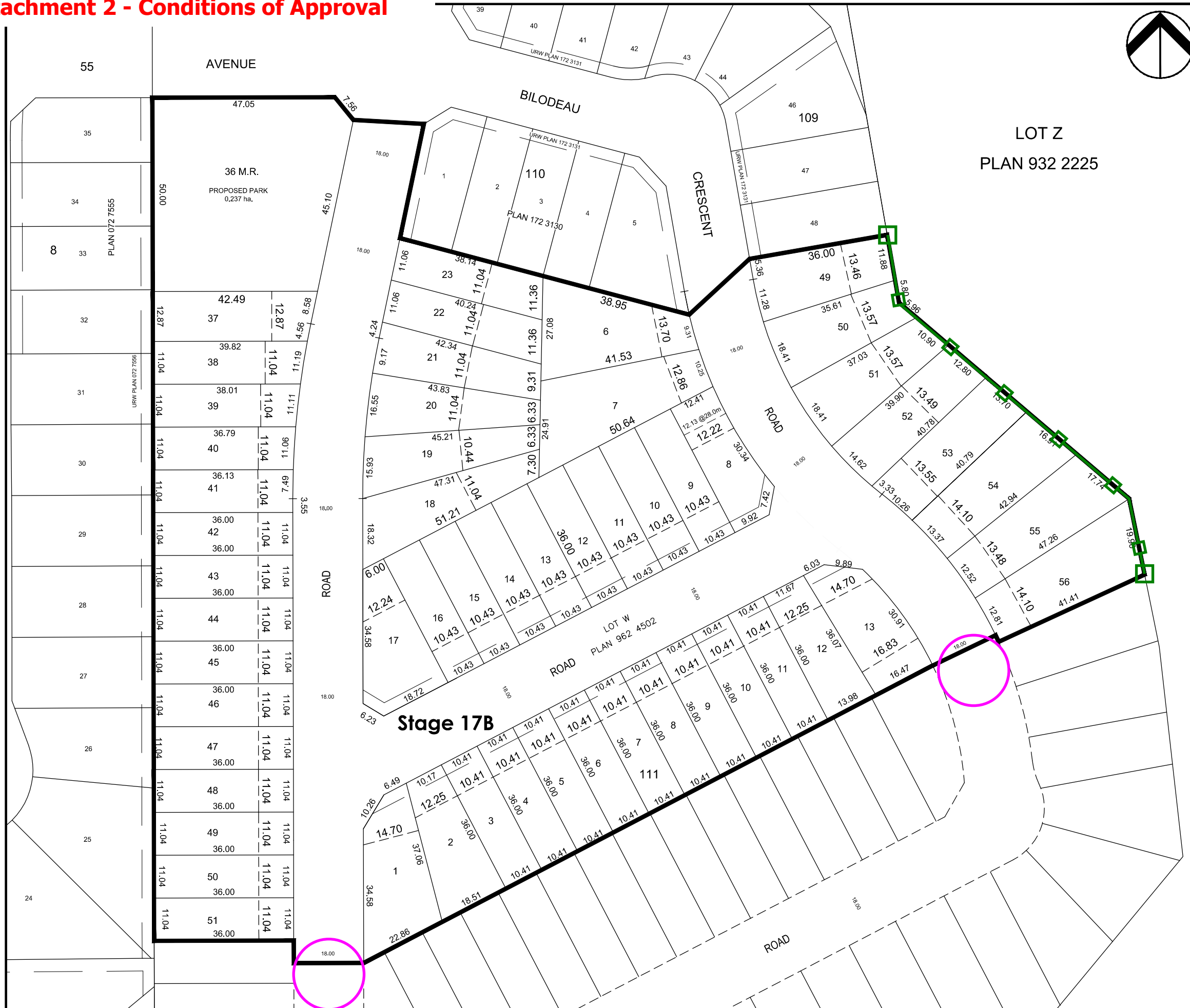
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Attachment 1: Advisements

1. 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.
2. 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.).
3. 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.
4. All undeveloped areas / future stages adjacent to this subdivision should be adequately graded to avoid lot drainage ponding.

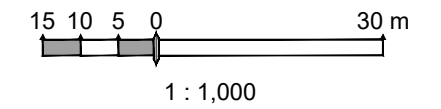
Attachment 2 - Conditions of Approval



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.

Legend:

- Chain-link Fencing
- Temporary Turnaround (with "Future Stage" Signage and Barricades)

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



SDA-22-08 Coloniale Estates Phase 17B (Amendment) Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on October 16, 2024. SDA-22-08 expires on October 16, 2025.

May 06, 2024

DATE RECEIVED
OFFICE USE ONLY

June 11, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: **SDA-22-08**

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

Subdivision Name: Coloniale Estates Stage 17B

Fees	Receipt #:
Subdivision Application: \$4224.00	
Notification Fee: \$309.34	
Total Fees: \$4533.34	

1. Property Information

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

OR Being all/part of Lot: **W** Block _____ Plan **962 4502**

OR Municipal Address: _____

C.O.T.No(s): **172 288 717 +64**

Area of the above parcels of land to be subdivided _____ Hectares (_____ Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: **WSP**

Mailing Address: **1200- 10909-Jasper Avenue NW**

Municipality: **Edmonton** Province: **AB** Postal Code: **T5J 3L9**

Phone: **778-879-0983** Cell Phone: _____

Email (required): **morgan.mcleod@wsp.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: **A.R.W. DEVELOPMENT CORPORATION**

Mailing Address: **199 Bay Street, Suite 2900, P.O. Box 459**

Municipality: **Toronto** Province: **ON** Postal Code: **M5L 1G4**

Phone: **416-214-6859** Cell Phone: _____

Email (required): **apatel@armelcorp.com**

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: **Vacant**

b. Proposed use of Land: **Residential and Park**

5. Physical Characteristics of Land to be Subdivided

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

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

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): **Sandy, loam, 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, **Morgan McLeod c/o WSP** _____ hereby certify that

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

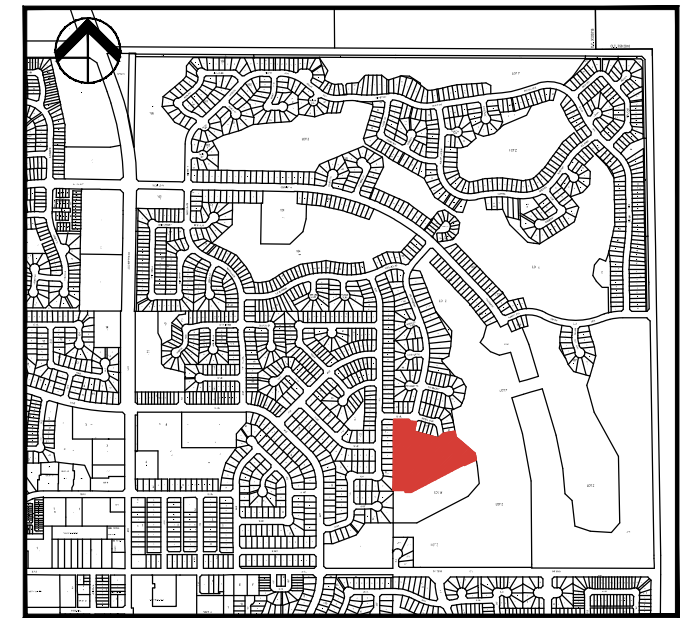
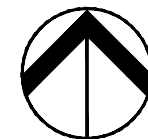
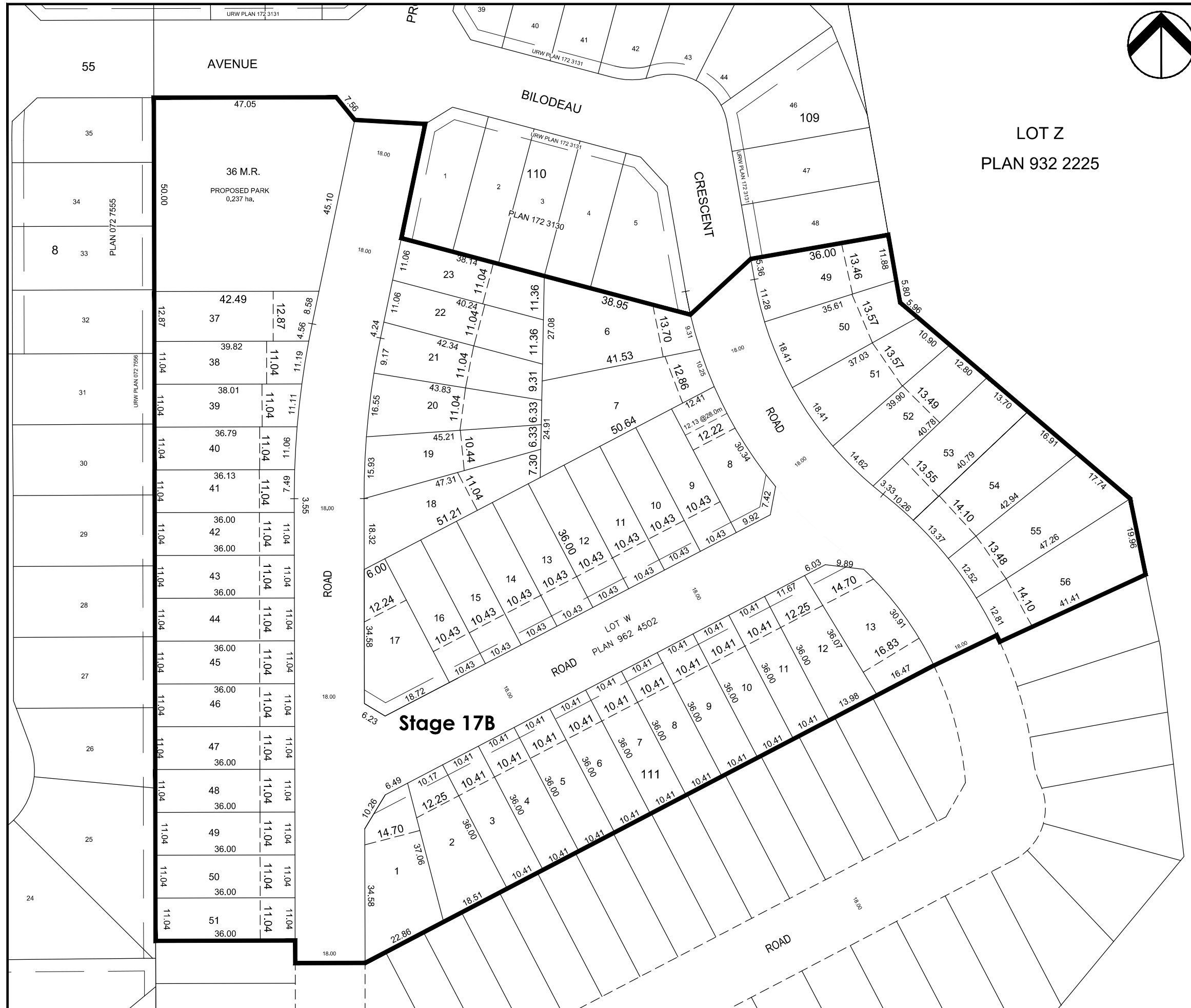
And that the information given on this form is full and complete and is, to the best of my knowledge, a true and correct statement of the facts relating to this application for subdivision approval.

Address: **1200 - 10909-Jasper Avenue NW Edm. AB T5J 3L9** Signed: **Morgan McLeod (CAMM097393)**

Phone Number: **778-879-09832** Date: **May 1, 2024**

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

MODIFIED DATE: 2023.12.07
 N:\CA0013497\3525 CA-Coloniale Stage 17B and 17C Beaumont Group\CA0105 - Planning\Submission\20240715-COLONIAL STAGE 17B TENTATIVE PLAN.dwg

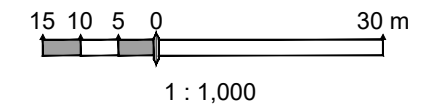


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Area to be subdivided shown thus and contains 46 single detached residential lots, 1 Park and is approximately 3.02 hectares. All dimensions are in metres and decimals thereof.

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

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