



**Subdivision Authority Decision
Wednesday, October 2nd, 2024 at 1:00pm**

The Subdivision Authority has reviewed the following proposed Subdivisions on October 2nd, 2024:

- a. SDA-24-05 Le Reve Phase 1A Bare Land Condominium**
Tentative Plan to accommodate a Bare Land Condominium creating 2 Commercial units, 1 PUL, and remnant Unit A from a portion of Plan 232 1572, Block 1, Lot 2
- b. SDA-20-02 Ruisseau School Site Stage 2 (one-year time extension)**
Tentative Plan to create 1 MR Lot from a portion of N.W. 27-50-24-W4M

Subdivision Authority's Decision:

- a. SDA-24-05 Le Reve Phase 1A Bare Land Condominium**
The Subdivision Authority has tabled the decision until October 4th, 2024.
- b. SDA-20-02 Ruisseau School Site Stage 2 (one-year time extension)**
The Subdivision Authority conditionally approved the one-year time extension to subdivide a portion of Plan 2022084; Block 5; Lot 5 into bare land condominiums.
 - *Attachments: Notice of Decision, Subdivision Application, Subdivision Plan*

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

October 7, 2024

File: SDA-20-02

Christine Lee
Qualico Developments West Ltd.
280-3209 93 Street NW
Edmonton, AB T6N 0B2

RE: Subdivision Approval Extension – SDA-20-02 Ruisseau School Site Stage 2
A Portion of N.W. 27;50;24;W4M – City of Beaumont

On October 2, 2024, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for SDA-20-02 Ruisseau School Site Stage 2 .

This subdivision approval is valid for one (1) year expiring September 8, 2025. You will be required to apply for endorsement so that SDA-20-02 Stage 2 may be registered at Land Titles before the expiry date.

If you do not apply for endorsement prior to the expiry date and the approval expires, you will be required to reapply with an entirely new Subdivision Application or you may wish to apply for an extension in accordance with the Section 657 of the *Municipal Government Act*.

For more information, please contact the undersigned.

Yours truly,



Katrina Tarnawsky
Planner II
780-340-1678
katrina.tarnawsky@beaumont.ab.ca

cc: Qualico Developments West Ltd.

Encls:
Conditional Subdivision Approval



October 31, 2023

File: SDA-20-02

Audrey Zimmerman
WSP
Suite 1200
10909 Jasper Avenue
Edmonton, AB, T5J 3L9

RE: Subdivision Approval Extension – SDA-20-02 Ruisseau School Site Stage 2
A Portion of N.W. 27;50;24;W4M – City of Beaumont

On October 31, 2023, the Subdivision Authority at their Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for SDA-20-02 Ruisseau School Site Stage 2.

This subdivision approval is valid for one (1) year expiring September 8, 2024. You will be required to apply for endorsement so that SDA-20-02 may be registered at Land Titles before the expiry date.

If you do not apply for endorsement prior to the expiry date and the approval expires, you will be required to reapply with an entirely new Subdivision Application or you may wish to apply for an extension in accordance with the Section 657 of the *Municipal Government Act*.

For more information, please contact the undersigned.

Yours truly,



Aleshia Ingram
Senior Development Planner
780-340-0342
Aleshia.ingram@beaumont.ab.ca

cc: Qualico Developments West Ltd.



September 1, 2022

File: SDA-22-02

Audrey Zimmerman
WSP
Suite 1200
10909 Jasper Avenue
Edmonton, AB, T5J 3L9

RE: Subdivision Approval Extension – SDA-22-02 Ruisseau School Site
A Portion of N.W. 27;50;24;W4M – City of Beaumont

On August 31, 2022, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for SDA-22-02 Ruisseau School Site .

This subdivision approval is valid for one (1) year expiring September 8, 2023. You will be required to apply for endorsement so that Stage 2 may be registered at Land Titles before the expiry date.

If you do not apply for endorsement prior to the expiry date and the approval expires, you will be required to reapply with an entirely new Subdivision Application or you may wish to apply for an extension in accordance with the Section 657 of the *Municipal Government Act*.

For more information, please contact the undersigned.

Yours truly,



Sara Boulos
Development Planner
780-340-1784
Sara.boulos@beaumont.ab.ca

cc: Owner

Encls:
Conditional Subdivision Approval



Notice of Decision

Date of Decision: September 8, 2021

Chuck McNutt, RPP, MCIP / Audrey Zimmerman, WSP
Suite 1200, 10909 Jasper Avenue
Edmonton, AB T5J 3L9

Subdivision File Name: SDA-20-02 Ruisseau School Site
Legal Description: A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District: Integrated Neighbourhood
Proposed Subdivision: 1 Municipal Reserve Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was **CONDITIONALLY APPROVED** on September 8, 2021, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. The easements documents required on the entire property for a future municipal trail on this parcel shall be submitted for concurrent registration at the Land Titles Office.

This approval is valid for one year expiring on September 8, 2022. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

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 (See enclosure re: Subdivision and Development Appeals).

If you have any further questions, please contact Coralie Volker at planning@beaumont.ab.ca or 780-995-7850.


Kendra Raymond, RPP, MCIP
Subdivision Authority

(L_SA Approval_SDA-20-02)
End:
Application for Subdivision
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

cc: Owner

PLEASE NOTE THAT THIS OFFICE WILL NOT ENDORSE ANY DOCUMENTS OR PLANS UNTIL THE APPEAL PERIOD AS SET OUT IN THE MUNICIPAL GOVERNMENT ACT HAS EXPIRED. THE APPEAL PERIOD IS CALCULATED AS 14 DAYS FROM THE DATE OF THIS DECISION LETTER.

Conditionally Approved by
Kendra Raymond, RPP,
MCIP. Expires September 8,
2022

Subdivision Application

planning@beaumont.ab.ca

2021.08.26

DATE RECEIVED
OFFICE USE ONLY

N/A

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: **SDA-20-02**

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

Subdivision Name: **Ruisseau School Site**

Fees Receipt #: **N/A**

Subdivision Application: **N/A**

Notification Fee: **N/A**

Total Fees: N/A

1. Property Information

All/part of the NW ¼ Sec. 27, Twp. 50, Rge 24, West of the 4th Meridian

OR Being all/part of Lot: _____ Block _____ Plan _____

OR Municipal Address: _____

C.O.T. No(s): 182 288 353 +35

Area of the above parcels of land to be subdivided 6.06 Hectares (14.97 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: WSP

Mailing Address: 1100, 10909-Jasper Avenue

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

Phone: 780-466-6555 Cell Phone: 780-423-8252

Email (required): chuck.mcnutt@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: Qualico Developments West Ltd.

Mailing Address: 3203-93 STREET

Municipality: Edmonton Province: AB Postal Code: T6N 0B2

Phone: 780-463-1126 Cell Phone: _____

Email (required): sgerein@qualico.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.: _____

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: Unnamed 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: Vacant

b. Proposed use of Land: School

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.):
Cleared

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): _____

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, Audrey Zimmerman c/o WSP hereby certify that

_____ I am the registered owner,

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

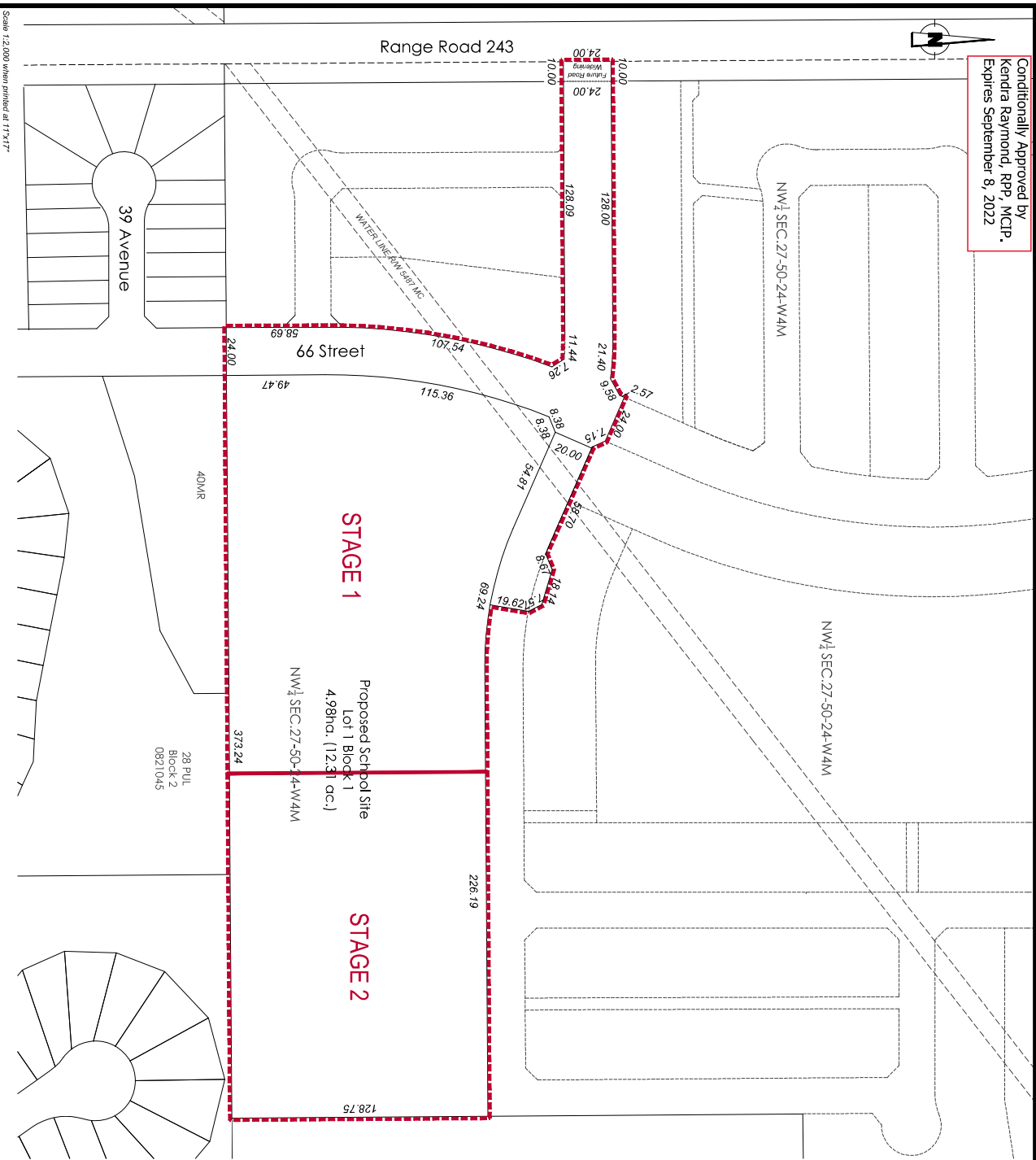
And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Address: Suite 1100, 10909-Jasper Avenue, Edmonton, AB T5J 3L9 Signed: A. Zimmerman

Phone Number: 780-423-8252 Date: August 24, 2021

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

Conditionally Approved by
 Kendra Raymond, RPP, MCIP.
 Expires September 8, 2022.



STAGE 1

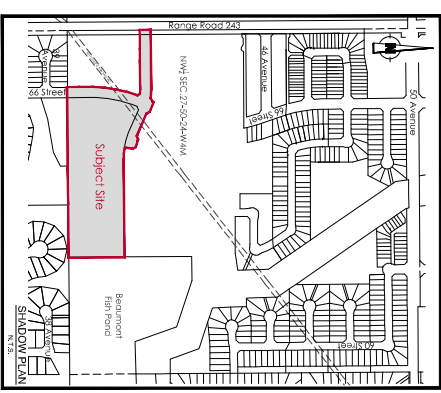
STAGE 2

Proposed School Site
 Lot 1 Block 1
 4.98ha. (12.31 ac.)
 NW $\frac{1}{4}$ SEC. 27-50-24-W4M

28 PUL.
 Block 2
 0821045

40M/R

Scale 1:2,000 when printed at 11"x17"



RUISSEAU School Site

Tentative Plan Showing Proposed Subdivision of
 Part of Portion of the
 N.W. 1/4 Section 27 Township 50 Range 24 W4M
 within BEAUMONT, ALBERTA

Land Summary	Area ha.	Unit Count
School Site	4.98	1
Collector Road	0.86	
Road Widening	0.22	
Total	6.06	1

Area to be subdivided shown thus -----
 and is approximately 6.06 hectares.
 All dimensions are in metres and decimals thereof.
 August 18, 2021

