



**Subdivision Authority Agenda  
Wednesday, November 20, 2024 at 1:00pm**

**1. The Subdivision Authority will review the following proposed Subdivision on November 20, 2024:**

**a. SDA-22-14 Dansereau Meadows Phase 14 (Time Extension)**

Tentative plan of subdivision to create 12 residential lots in a portion of N.W ¼ Sec. 34-50-24 W4M

- *Attachments: Location Map and Tentative Subdivision Plan*

**b. SDA-24-12 Elan Phase 4**

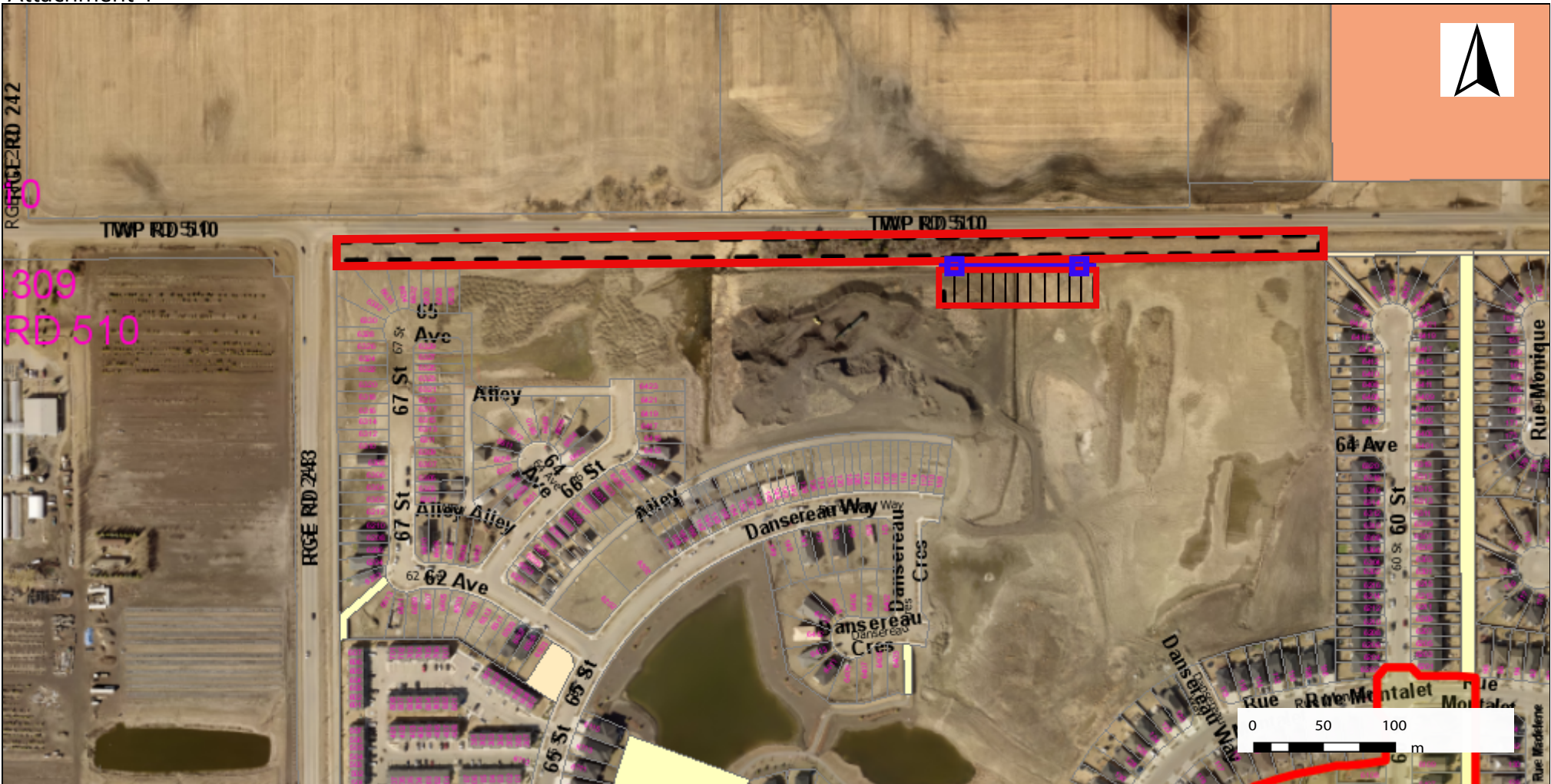
Tentative plan of subdivision to create 35 single detached residential lots, 22 semi-detached lots, 60 zero lot line lots, 1 municipal reserve lot, 3 public utility lots, and 1 roadway dedication in a portion of SE ¼ Sec. 33-50-24 W4M

- *Attachments: Location Map and Tentative Subdivision Plan*

**2. The Subdivision Authority's decision will be posted on November 22, 2024**

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



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

### Conditions of Approval

Portion of QS-NW SEC-34 TWP-050 RGE-24 MER-4

Application No.

SDA-22-14

Mapped By:

Aleshia Ingram

Checked By:

Yasmin Sharp

Numeric Scale

1: 4078

Date

Thursday, November 17, 2022

Projected Coordinate System  
 CANADA NAD 83-3TM 114

### Legend

- Dansereau Meadows Ph 14
- Registered Parcels
- Proposed Subdivision
- Noise Attenuation Fencing



400-10220 103 Avenue  
 Edmonton, AB T5J 0K4  
 Tel. 780.917.7000  
 www.stantec.com

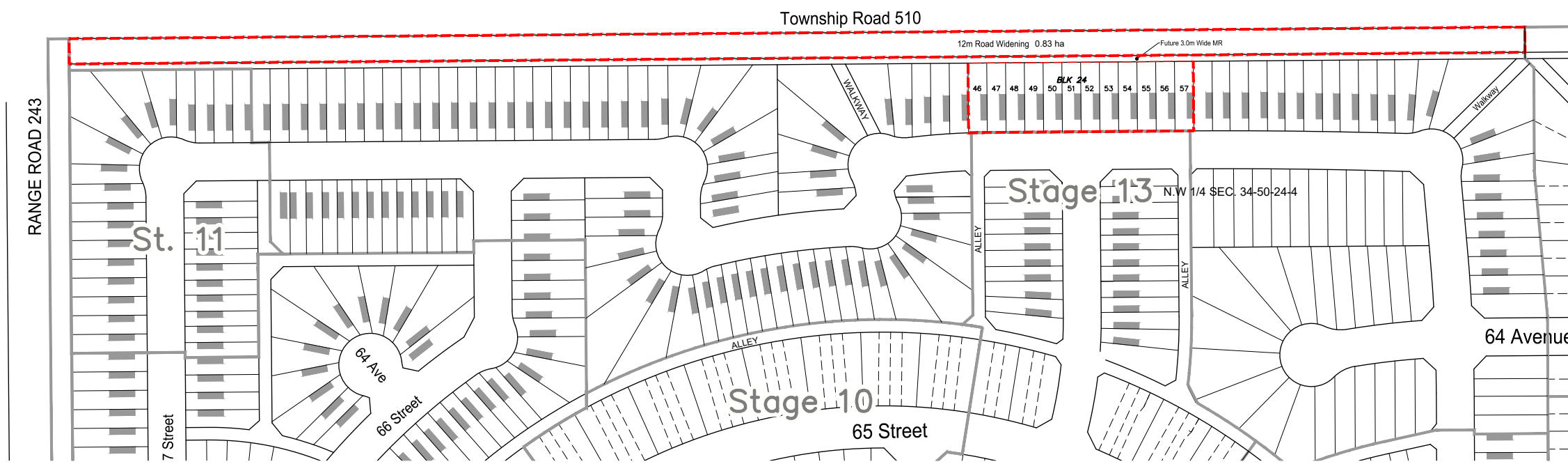
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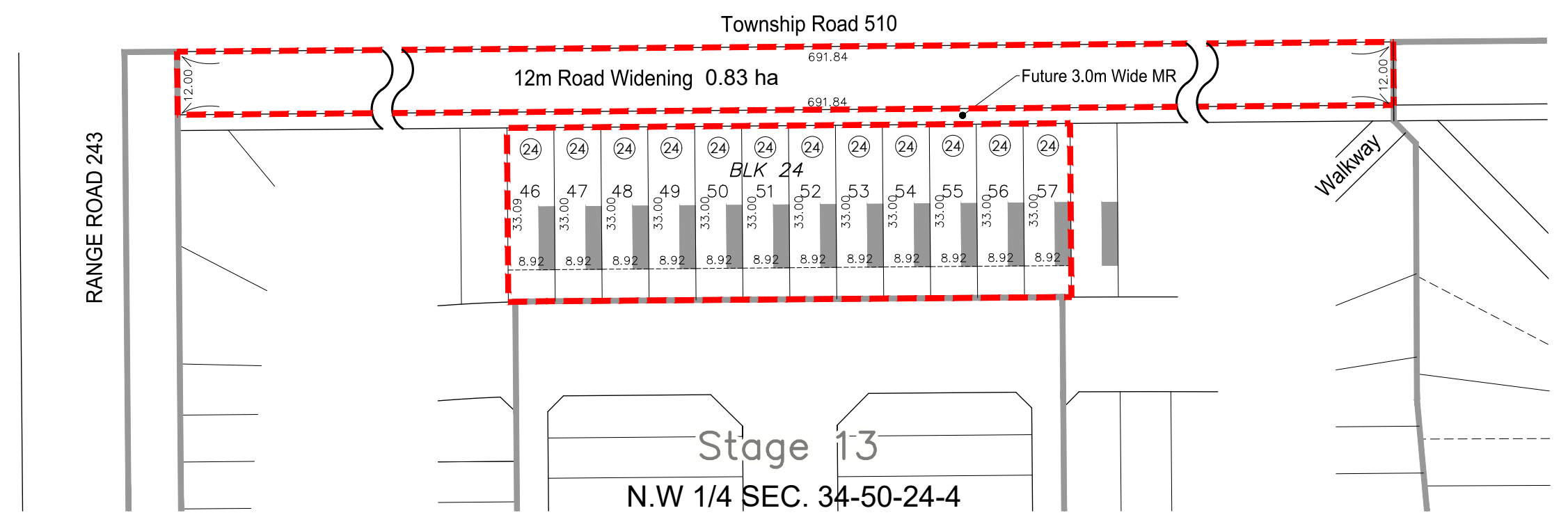
**Notes**

All distances are expressed in metres and decimals thereof.  
 Area to be subdivided outlined thus  and contains approximately 1.18 hectares, including 12 residential lots.

**SDA-22-14 Dansereau Meadows Phase 14**  
 Conditionally Approved by  
 Kendra Raymond, RPP, MCIP  
 Subdivision Authority on November 18, 2022.  
 SDA-22-13 expires on November 18, 2023.



**KEY PLAN**  
 Scale - 1:2500



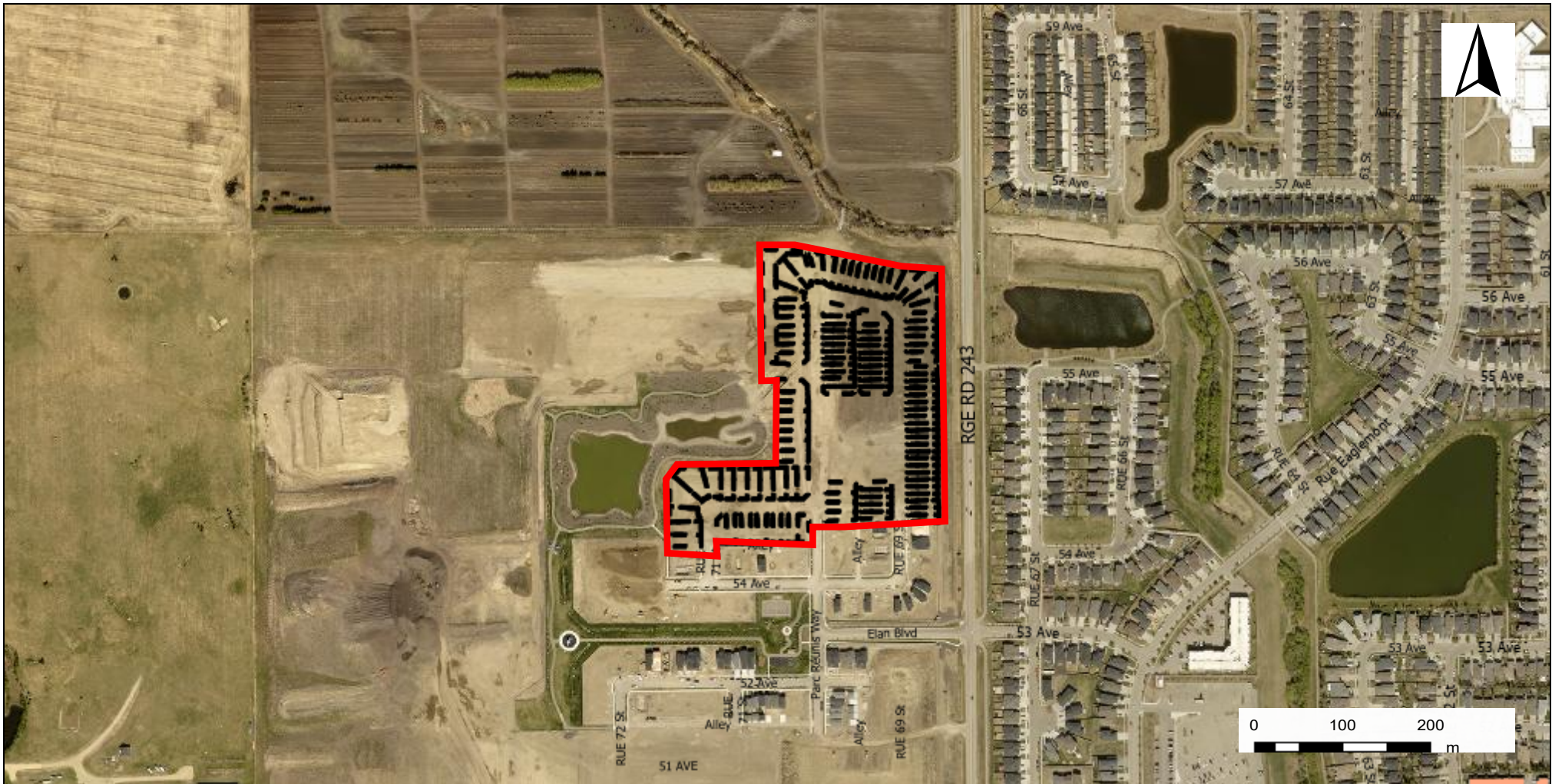
Revision	By	YY.MM.DD
2	Remove 3.0 MR	22.11.16
1	Add road widening dedication.	22.10.20
0	Original submission.	22.08.18

Client/Project  
**ANTHEM UNITED COMMUNITIES LP**  
 PLAN SHOWING PROPOSED SUBDIVISION  
 OF PORTION OF N.W 1/4 SEC. 34-50-24-4  
 Edmonton, AB  
 Title  
**TENTATIVE PLAN OF SUBDIVISION**  
**DANSEREAU MEADOWS - STAGE 14**

Project No. 1161 109500 KC  
 November 16, 2022  
 Scale 1:1000

V:\1161\Active\1161109500\drawing\planning\subd\stage\_14\subd\_Dansereau Meadows\_sf14\_16nov2022.dwg  
 2022/11/16 3:55 PM By: Cianciolo, Kevin





### Location Map

A portion of S.E. 1/4 Sec. 33-50-24-W4M

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

Application No.  
SDA-24-12

Mapped By:  
Aleshia Ingram




Checked By:

Numeric Scale  
1: 6568

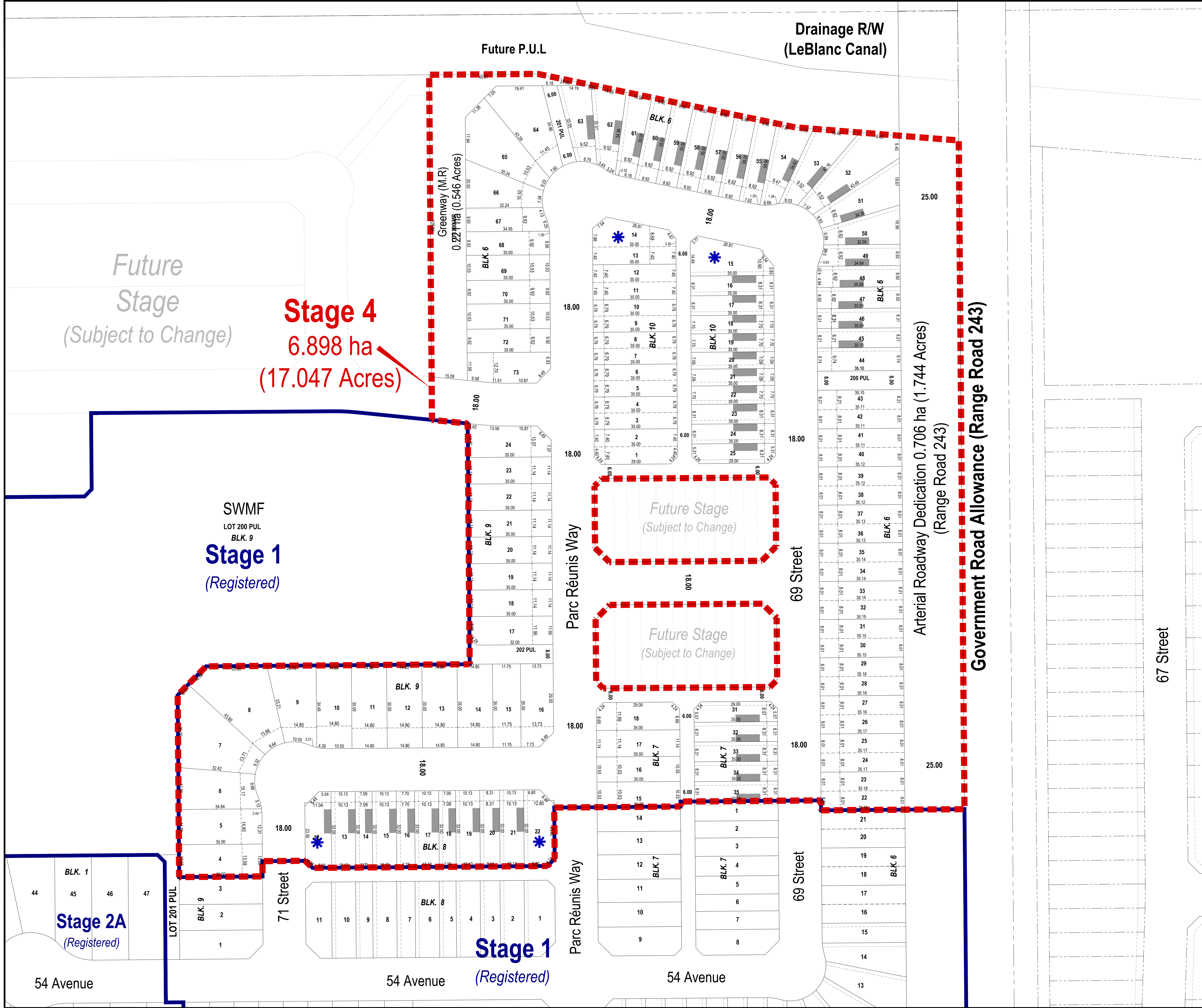
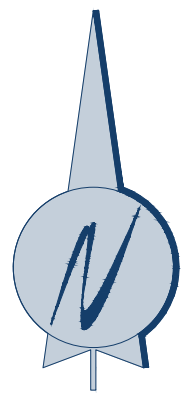
Date  
Tuesday, August 20, 2024

Projected Coordinate System  
CANADA NAD 83-3TM 114

### Legend

-  Elan Phase 4 Boundary
-  Registered Parcels
-  Proposed Subdivision





**LEGEND:**

- Stage 4 Subdivision Boundary
- Registered Subdivision Boundary
- Zero Lot Line Dwelling (Does Not Represent The Building Size or Location).
- \* Principal Frontage from Flanking Side

**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: **6.898 ha** and **118** small residential lots.

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

**DATE:** NOVEMBER 12, 2024

**PROJECT MANAGER:** STEPHANIE\_FOSSEN  
**CLIENT:** 1662825 ALBERTA LTD.

**PROJECT:** ELAN NEIGHBOURHOOD - STAGE 4  
S.E. 1/4 SEC. 33-50-24-4

**DRAWING TITLE:** TENTATIVE PLAN OF SUBDIVISION

**PROJECT NO:** 2024-030

**SCALE:** 1:750   
**DRAWING NO.** 2024030-001



**Invistec Consulting Ltd.**  
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www.invistec.ca

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