



**Subdivision Authority Agenda
Wednesday, March 19th, 2025 at 1:00pm**

1. The Subdivision Authority will review 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

- *Attachments: Location Map and Tentative Subdivision Plan*

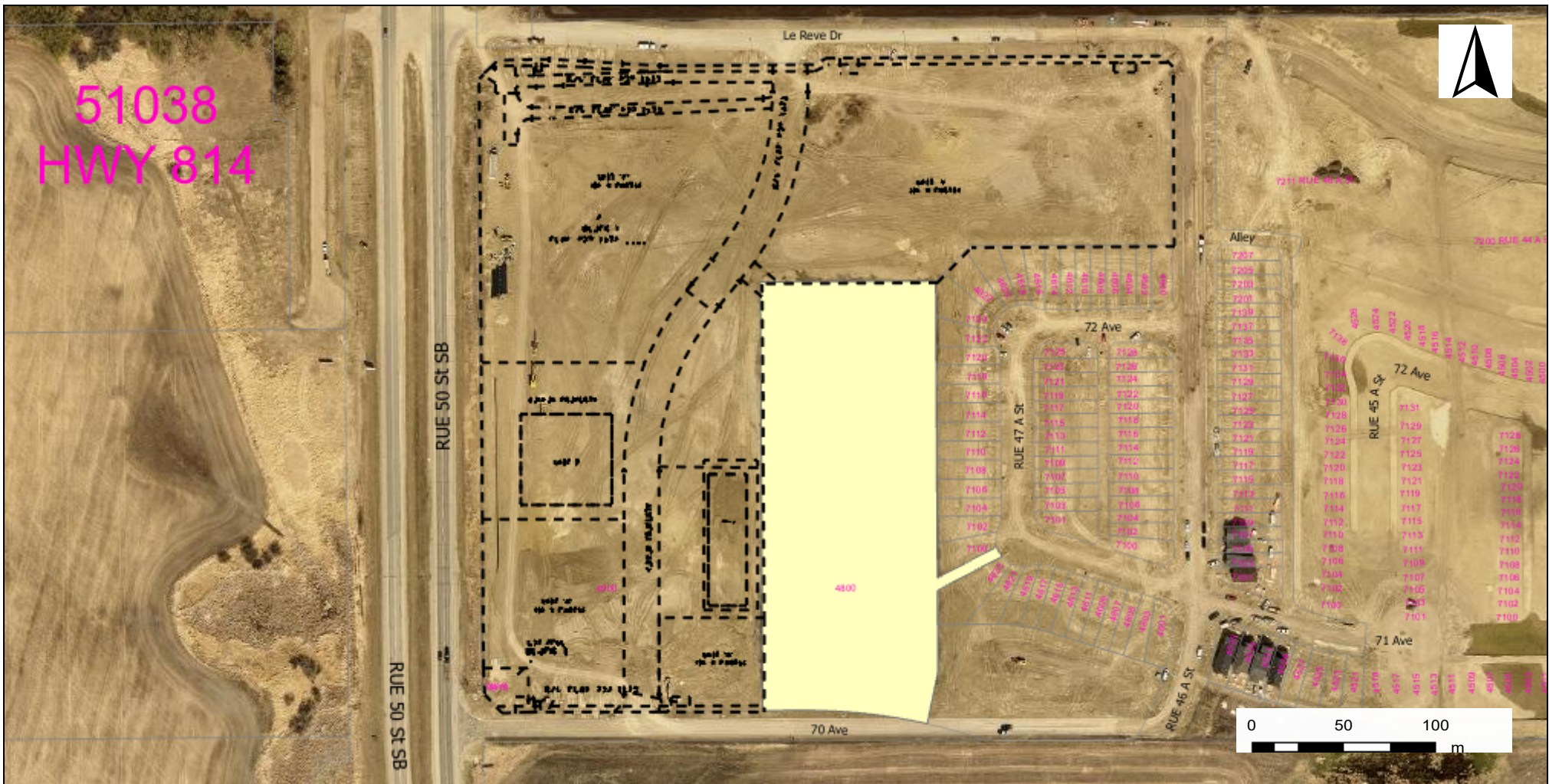
- b. SDA-24-08 Le Reve Phase 1D**

Tentative plan of subdivision to create 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: Location Map and Tentative Subdivision Plan*

2. The Subdivision Authority's decision will be posted on March 21th, 2025

Contact the File Planner at planning@beaumont.ab.ca or 780-929-8782 for more information.



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

Location Map

Portion of QS-SW SEC-1 TWP-051 RGE-24 MER-4

Application No.
SDA-24-05

Mapped By:
Sara B.




Checked By:

Numeric Scale
1: 3149

Date
March 21, 2024

Projected Coordinate System
CANADA NAD 83-3TM 114

Legend

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

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.

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	G.N.S.S. - GLOBAL NAVIGATION SATELLITE SYSTEM	MR - MUNICIPAL RESERVE
C.A. - CENTRAL ANGLE	I. - STATUTORY IRON POST	N. - NORTH
C.S. - COUNTERSUNK	Inacc. - INACCESSIBLE	Pos. - POSITION
C. OF T. - CERTIFICATE OF TITLE	Mp. - MARKER POST	PUL - PUBLIC UTILITY LOT
E. - EAST	MER. - MERIDIAN	(R) - RADIAL
ER - ENVIRONMENTAL RESERVE	Mk. - MARK	R. - RADIUS
Fd. - FOUND	Mk'd - MARKED	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

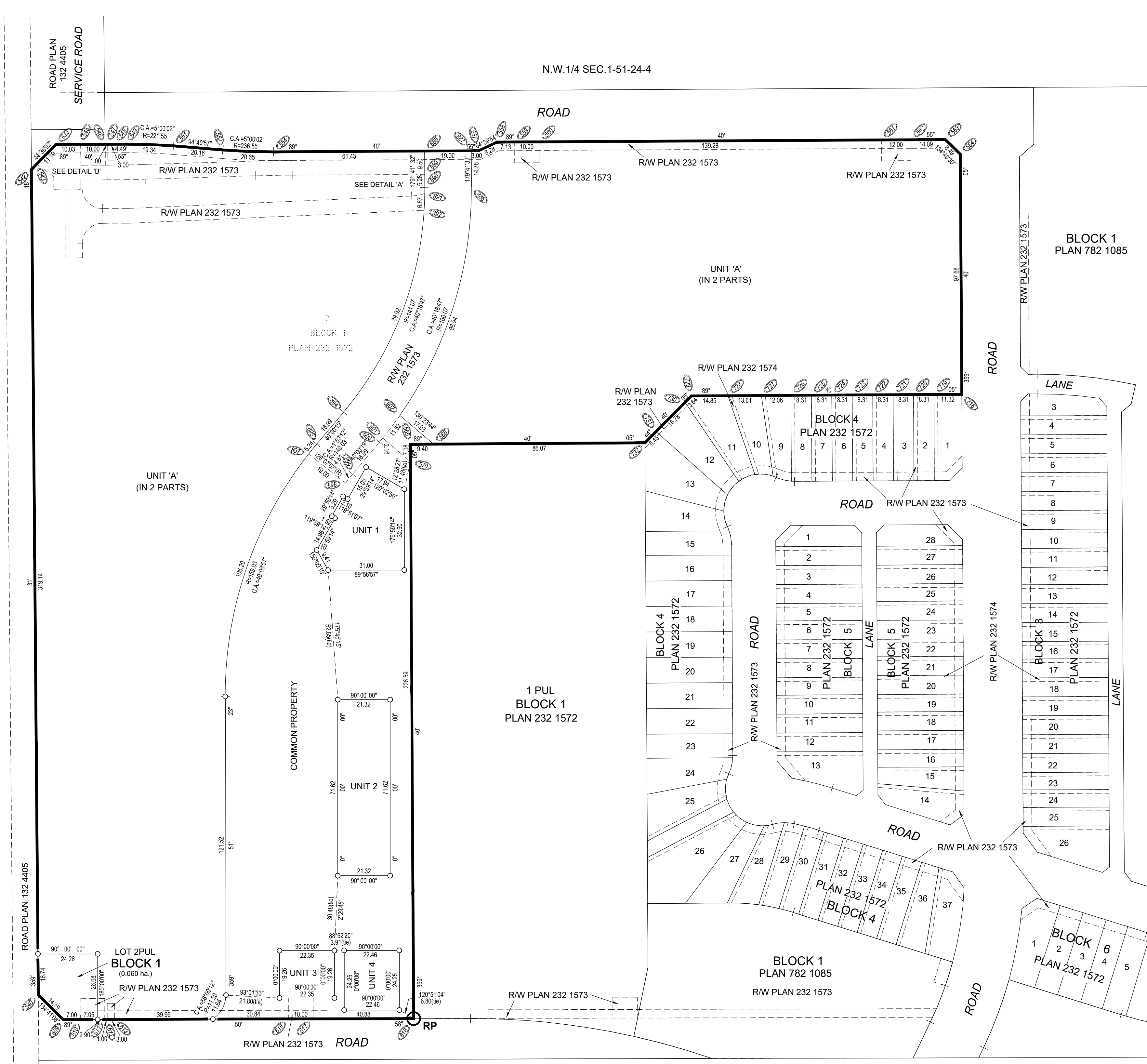
THE CORPORATION'S ADDRESS:

8105 DAVIES ROAD NW
EDMONTON, AB T6E 4N1

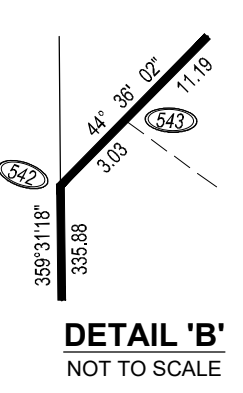
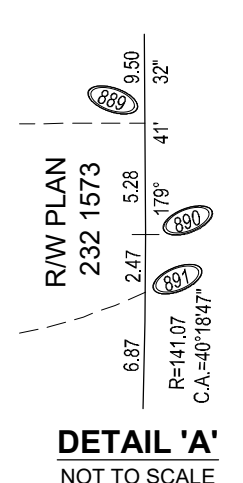
Pals Geomatics

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)





Location Map

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

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

Application No.
SDA-24-08

Mapped By:
Sara B.




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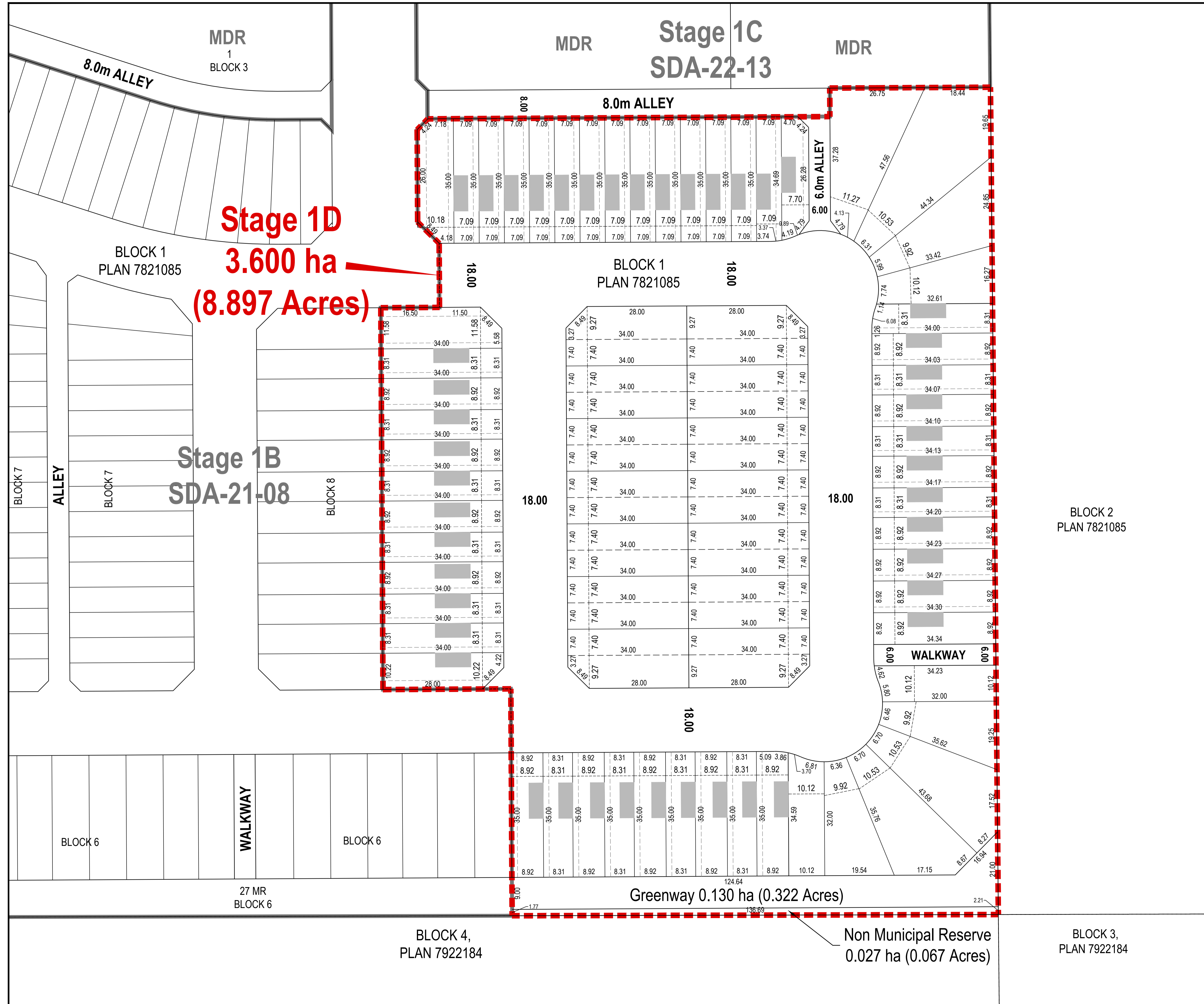
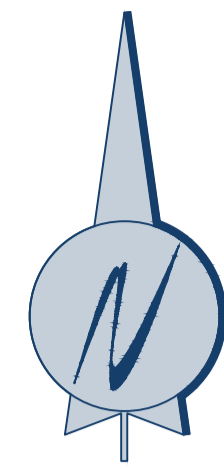
Numeric Scale
1: 3314

Date
August 12, 2024

Projected Coordinate System
CANADA NAD 83-3TM 114

Legend

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



Stage 1D
3.600 ha
(8.897 Acres)

Stage 1B
SDA-21-08

Stage 1C
SDA-22-13

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: JULY 29, 2024

PROJECT MANAGER: REUBEN_ROSS

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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