



**Subdivision Authority Decision
Wednesday, December 18, 2024 at 1:00pm**

The Subdivision Authority has reviewed the following proposed Subdivision on December 18, 2024:

a. SDA-24-10 Dansereau Meadows Phase 13BCD

Tentative plan of subdivision to create 12 single detached residential lots, 28 zero lot line residential lots and 13 multi-attached residential lots located in a portion of N.W ¼ Sec. 34-50-24 W4M

b. SDA-24-18 Parklane (Lot Adjustment)

Tentative Subdivision Plan to adjust the lot line boundary between Plan 812 0242, Block 5, Lots 28 and 29. This will straighten out the property line between the two properties.

Subdivision Authority's Decision:

a. SDA-24-10 Dansereau Meadows Phase 13BCD

The Subdivision Authority conditionally approved the tentative subdivision plan of SDA-24-10 Dansereau Phase 13 located in S.E. ¼ Sec. 34-50-24-W4M

- *Attachments: Notice of Decision, Advisements, Subdivision Conditions Map, Subdivision Application, Subdivision Plan*

c. SDA-24-18 Parklane (Lot Adjustment)

The Subdivision Authority conditionally approved the tentative subdivision plan of SDA-24-18 Parklane (Lot Adjustment) located in Plan 812 0242, Block 5, Lots 28 and 29.

- *Attachments: Notice of Decision, Subdivision Application, Subdivision Plan*

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

Notice of Decision

Date of Decision: December 18, 2024

Rod Heinrichs
Stantec Consulting Ltd.
300-10220 103 Avenue
Edmonton, AB T5J 0K4

Subdivision File Name:	SDA-24-10 Dansereau Meadows Phase 13BCD
Legal Description:	A portion of NW ¼ SEC. 34-50-24 W4M
Land Use District:	Integrated Neighbourhood and Conventional Neighbourhood
Proposed Subdivision:	12 single detached residential lots, 28 zero lot line residential lots, 13 multi-attached (townhouse) residential lots.

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on December 18, 2024, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That the owner/developer pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.
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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes. On a zero lot line lot, the 1.5m utility right of way must be on the opposite side of the 1.5m maintenance easement and the lot must be sized appropriately to accommodate both easements.
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 either a temporary gravel turnaround located north of Phase C, or a temporary emergency access road with knock-down bollards connecting to 64 Avenue, 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/developer be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Attachment 2.
9. 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.
 - c. That the owner/developer pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.

Notice of Decision

Date of Decision: December 18, 2024

Subdivision File: SDA-24-10

- 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 either a temporary gravel turnaround located north of Phase C, or a temporary emergency access road with knock-down bollards connecting to 64 Avenue, 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 north of Phase C 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 variance to section 3.2.6.I. of the General Design Standards has been granted to allow the stormwater management facility frontage southwest of Dansereau 13BCD to be reduced from 30% to 28.6%.

The application complies with all other regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Dansereau Meadows Outline Plan.

A Deferred Reserve Caveat (DRC) will be registered with SDA-24-10 at the time of endorsement. The DRC will note the remaining Municipal Reserve (MR) (0.21 ha) for NW 34-50-24-4.

This approval is valid for one year expiring on **December 18, 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/wp-content/uploads/2024/05/Endorsement-Application-Package.pdf>

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 Brenda Kolenbrander at planning@beaumont.ab.ca or 780-995-7850.



Brad McMurdo, RPP, MCIP
Acting Subdivision Authority

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

cc: Brad Clarke, Anthem (2007 United Lands Corp.)

Notice of Decision

Date of Decision: December 18, 2024

Subdivision File: SDA-24-10

Attachment 1: Advisements

1. A pedestrian crossing/intersection control will be required at intersection of 65 Street (Dansereau Way) and 61A Street (Phase B), as shown on the Conditions of Approval Map, Attachment 2. This will be reviewed at the engineering stage.

CONDITIONS OF APPROVAL MAP







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

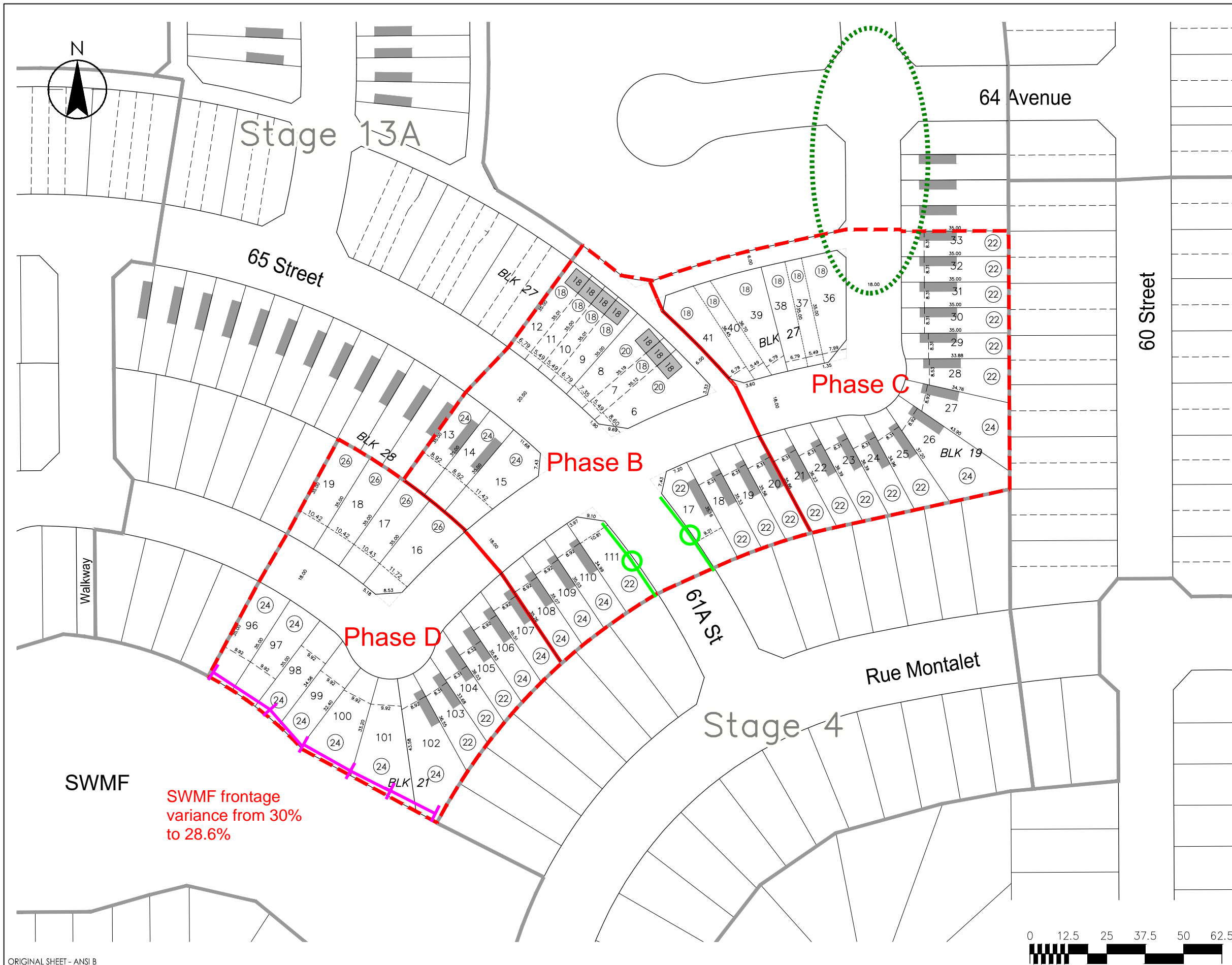
Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Notes

All distances are expressed in metres and decimals thereof.
Area to be subdivided outlined thus  and contains approximately 2.53 hectares, including 53 residential lots.

- Step-down wood fence 
- Chain link fence 
- Temporary turnaround or temporary connection to 64 Avenue required 



U:\116111690\drawing\planning\subd\subd_Dansereau Meadows_s113bcd_09dec2024.dwg
2024/12/09 11:38 AM By: Claudiolo, Kevin

ORIGINAL SHEET - ANSI B

Revision	By	YY.MM.DD

Client/Project
ANHEM 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 13 B/C/D

Project No. 1161 111690 KC
December 9, 2024
Scale 1:1250

Note: This map is for illustrative purposes only. Specific locations will be approved through IFC drawing process.

SDA-24-10 Dansereau Meadows
13BCD Conditionally Approved by
Brad McMurdo, RPP, MCIP, Acting
Subdivision Authority on December 18,
2024.

SDA-24-10 expires on December 18,
2025.

Subdivision Application

July 5, 2024

DATE RECEIVED
OFFICE USE ONLY

August 23, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-10

Land Use District(s): CN and IN

Subdivision Name: Dansereau Meadows
Phase 13BCD

Fees **Receipt #:** 322641

Subdivision Application: \$15,607

Notification Fee: \$374.66

Total Fees: \$15,981.66

1. Property Information

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

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

OR Municipal Address: _____

C.O.T. No(s): _____

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

2. Applicant and Property Owner Information

Applicant/Consultant Name: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Phone: _____ Cell Phone: _____

Email (required): _____

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: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Phone: _____ Cell Phone: _____

Email (required): _____

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. _____
- 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: _____

b. Proposed use of Land: _____

5. Physical Characteristics of Land to be Subdivided

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

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

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: _____

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: _____

8. Applicant Authorization

I, _____ 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: _____ Signed: _____


The personal information requested on this form is being collected under the authority Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used in the management and administration of the City of Beaumont's land development planning processes and may be communicated to relevant City Business Units. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782.

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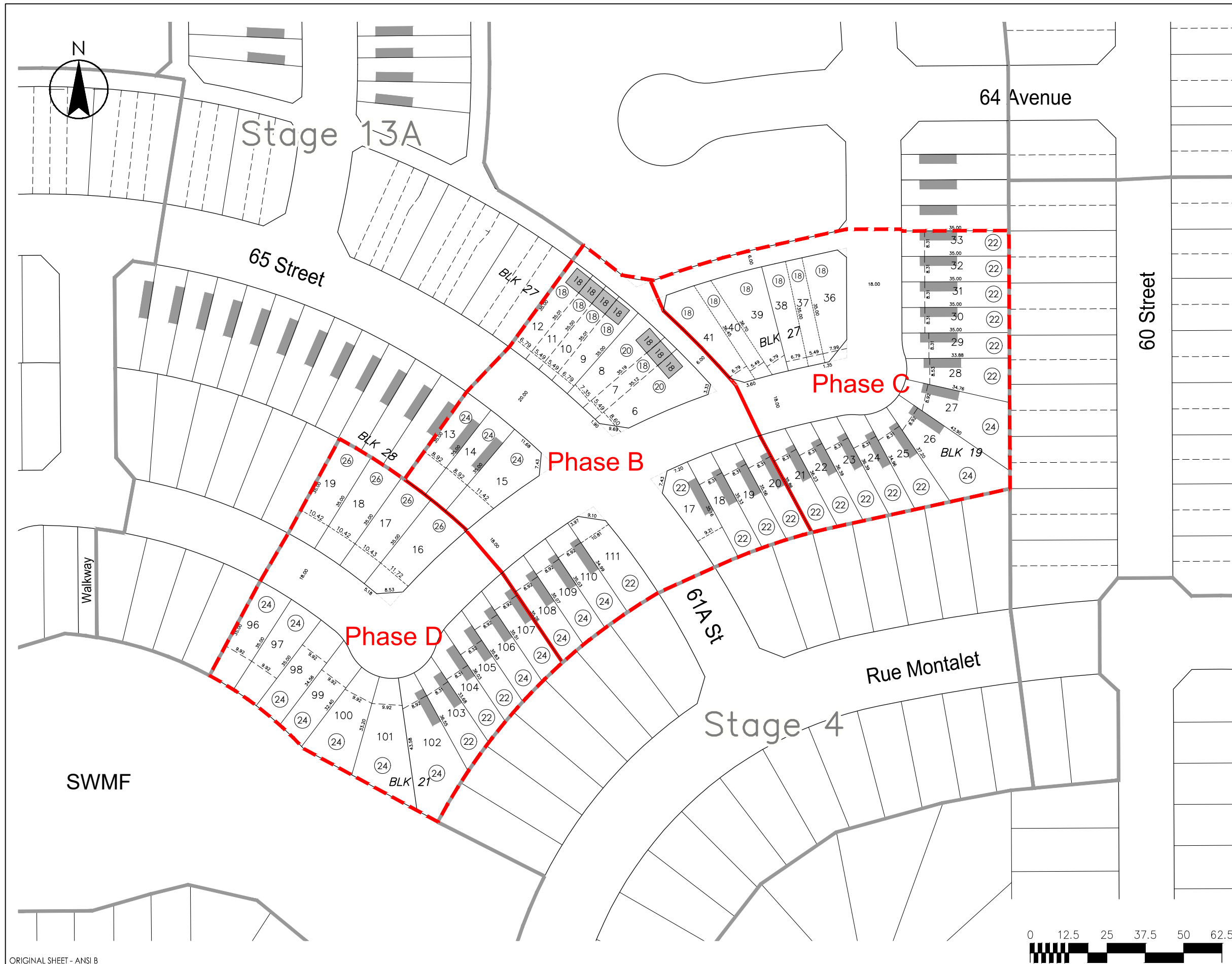
Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus  and contains approximately 2.53 hectares, including 53 residential lots.

**SDA-24-10 Dansereau Meadows
 13BCD Conditionally Approved by
 Brad McMurdo, RPP, MCIP,
 Acting Subdivision Authority on
 December 18, 2024.**

**SDA-24-10 expires on December
 18, 2025.**



Revision _____ By YY.MM.DD

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 13 B/C/D

Project No. _____ Scale _____

1161 111690 KC 1:1250
 December 9, 2024

Notice of Decision

Date of Decision: December 18, 2024

TITAN Land Surveying Ltd.
5419 Baie Caillou Bay
Beaumont, AB T4X 1W7

Subdivision File Name: SDA-24-18 Parklane (Lot Adjustment)
Legal Description: Plan 812 0242, Block 5, Lots 28 and 29
Land Use District: Mature Neighbourhood District
Proposed Subdivision: Property Line Adjustment between two residential lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on December 18, 2024, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That the owner/developer pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.
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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19.

The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

This approval is valid for one year expiring on **December 18, 2025**. 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 Land and Property Rights Tribunal of the Province of Alberta within 14 days of the written decision. Please visit the Government of Alberta website for more details at <https://www.alberta.ca/subdivision-appeals.aspx>

If you have any further questions, please contact Aleshia Ingram at planning@beaumont.ab.ca or 780-340-0342.



Brad McMurdo
Acting Subdivision Authority

Notice of Decision

Date of Decision: December 18, 2024

Subdivision File: SDA-24-18

Encl:
Application for Subdivision
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority



Subdivision Application

SDA-24-18 Parklane (lot adjustment)
Conditionally Approved by Brad McMurdo, RPP,
MCIP, Acting Subdivision Authority on
December 18, 2024.

SDA-24-18 expires on December 18, 2025.

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
planning@beaumont.ab.ca

October 5, 2024

November 15, 2024

DATE RECEIVED
OFFICE USE ONLY

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-18

Land Use District(s): MN

Subdivision Name: Parklane (lot adjustment)

Fees Receipt #: 325573

Subdivision Application: 820.00

Notification Fee: 201.42

Total Fees: 1,021.42

1. Property Information

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

OR Being all/part of Lot: 28 & 29 Block 5 Plan 812 0242

OR Municipal Address: 4319 54 Street and 4317 54 Street, Beaumont, Alberta

C.O.T. No(s): 212 192 745 and 082 462 215

Area of the above parcels of land to be subdivided N/A 0.118 Hectares (N/A - 0.292 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: TITAN Land Surveying Ltd.

Mailing Address: 5419 Baie Caillou Bay

Municipality: Beaumont Province: Beaumont Postal Code: T4X 1W7

Phone: 780-975-1726 Cell Phone: 780-975-1726

Email (required): patrick@titanlandsurveying.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: Kevin Lefebvre and Courtney Lefebvre

Mailing Address: 4319 54 Street

Municipality: Beaumont Province: Alberta Postal Code: T4X 1C6

Phone: 780-278-8731 Cell Phone:

Email (required): courtneysoleil@gmail.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.: Highway 625
- 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: Residential Property
- b. Proposed use of Land: Residential Property

5. Physical Characteristics of Land to be Subdivided

- a. Describe the nature of topography of the land (flat, rolling, steep, mixed): N/A
- b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.): N/A
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.): N/A

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: Houses/Garages/Sheds

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, Patrick Boudreau (TITAN Land Surveying Ltd.) 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 and belief, true and correct for subdivision approval.

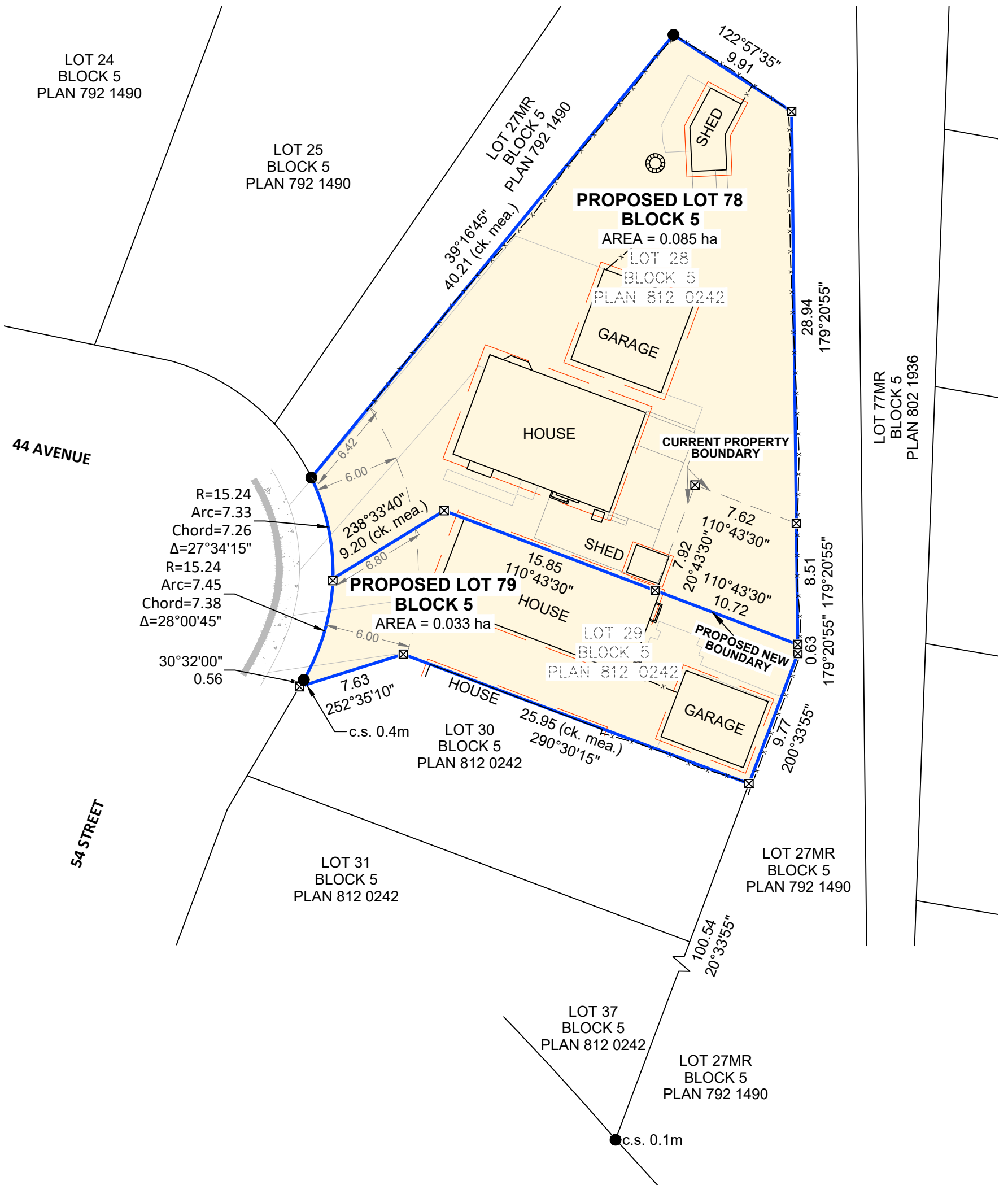
Address: 5419 Baie Caillou Bay, Beaumont, AB Signed: _____

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TENTATIVE PLAN

SHOWING PROPOSED LOT LINE ADJUSTMENT BETWEEN LOTS 28 & 29, BLOCK 5, PLAN 812 0242 WITHIN N.E. 1/4 SEC. 27, TWP. 50, RGE. 24, W.4M. CITY OF BEAUMONT, ALBERTA

SDA-24-18 Parklane (lot adjustment)
Conditionally Approved by Brad McMurdo, RPP,
MCIP, Acting Subdivision Authority on
December 18, 2024.
SDA-24-18 expires on December 18, 2025.



LEGEND:

- Statutory Iron Post found shown as: ●
- Temporary Positions shown as: ☒
- Proposed Parcel shown as: ————
- Eaves shown as: ————
- Fences shown as: —x—x—
- Distances are in metres and decimals thereof.
- Bearings are Grid and derived from GNSS observations



SCALE 1:300

TITAN
Land Surveying Ltd.

5419 CAILLOU BAY
BEAUMONT, AB T4X 1W7
PHONE: 780.975.1726
www.titanlandsurveying.com

DWG NAME: 20240154_TENT-R1
CLIENT: LEFEBVRE
DR / CH BY: K.R. / P.B.

JOB No.: 20240154-R1
DATE: OCT. 3rd, 2024
PAGE: 1 OF 1