

March 5, 2025

File No. SDA-24-19

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-24-19 Azur Stage 6  
A portion of S.E. ¼ Sec. 26-50-24-W4M – City of Beaumont

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This letter contains information regarding a proposed subdivision application within the City of Beaumont. This information is referred to you in accordance with Section 653(3)(b) of the Municipal Government Act.

Select Engineering on behalf of Avillia Les Ciels Ltd. proposes to subdivide 3.55 hectares (8.77 acres) of land within the Azur neighbourhood to accommodate 69 Residential Lots, 1 Public Utility Lot and 1 Municipal Reserve (0.07ha). Azur Stage 6 is located south of 40 Avenue, west of 38 Street and north of Highway 625.

In addition to the subdivision application, an Area Structure Plan (ASP) amendment and redistricting application was submitted concurrently. The ASP amendment is proposing to change the road and lot layout which will align with the proposed subdivision application design. The redistricting application proposes to rezone a portion of the land from CN District to IN District. In a few weeks you will be receiving Notice of the Public Hearing for the redistricting of the site. The subdivision cannot occur until redistricting is approved.

Please review the attached information and respond to this proposal by emailing your comments to [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) by **April 4, 2025**. To find out more information on Planning and Development notifications, please visit <https://www.beaumont.ab.ca/projects-plans/notifications/>. For more information, please contact the undersigned.

Thank you,

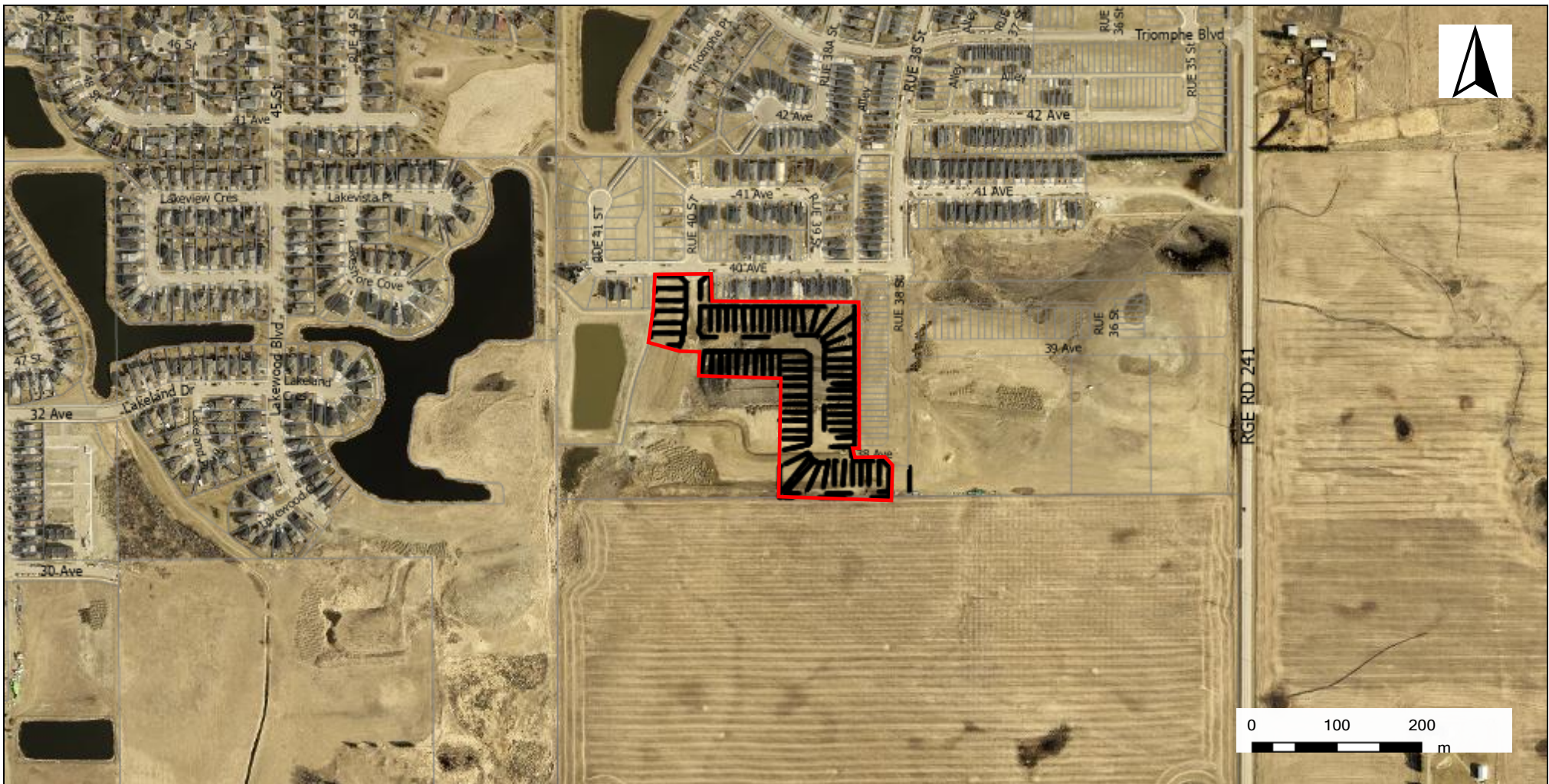


Aleshia Ingram  
Planner II  
780-340-0342  
[aleshia.ingram@beaumont.ab.ca](mailto:aleshia.ingram@beaumont.ab.ca)

Attachments  
Location Map  
Tentative Subdivision Plan







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



### Location Map

A portion of S.E. 1/4 Sec. 26-50-34-W4M

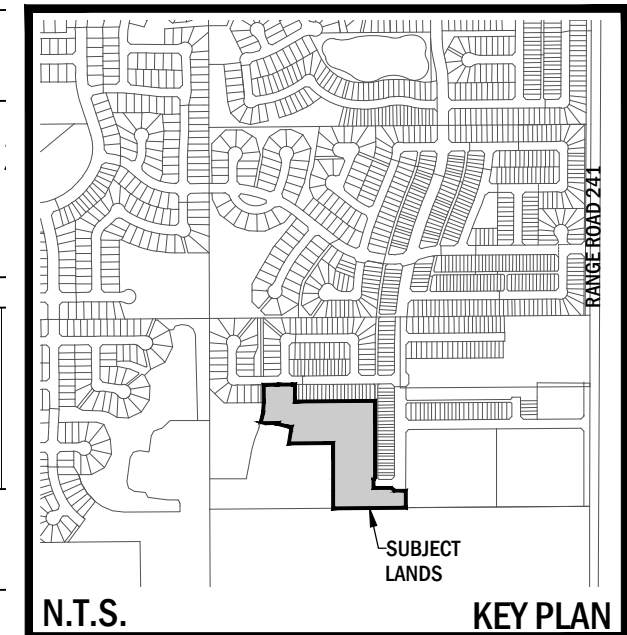
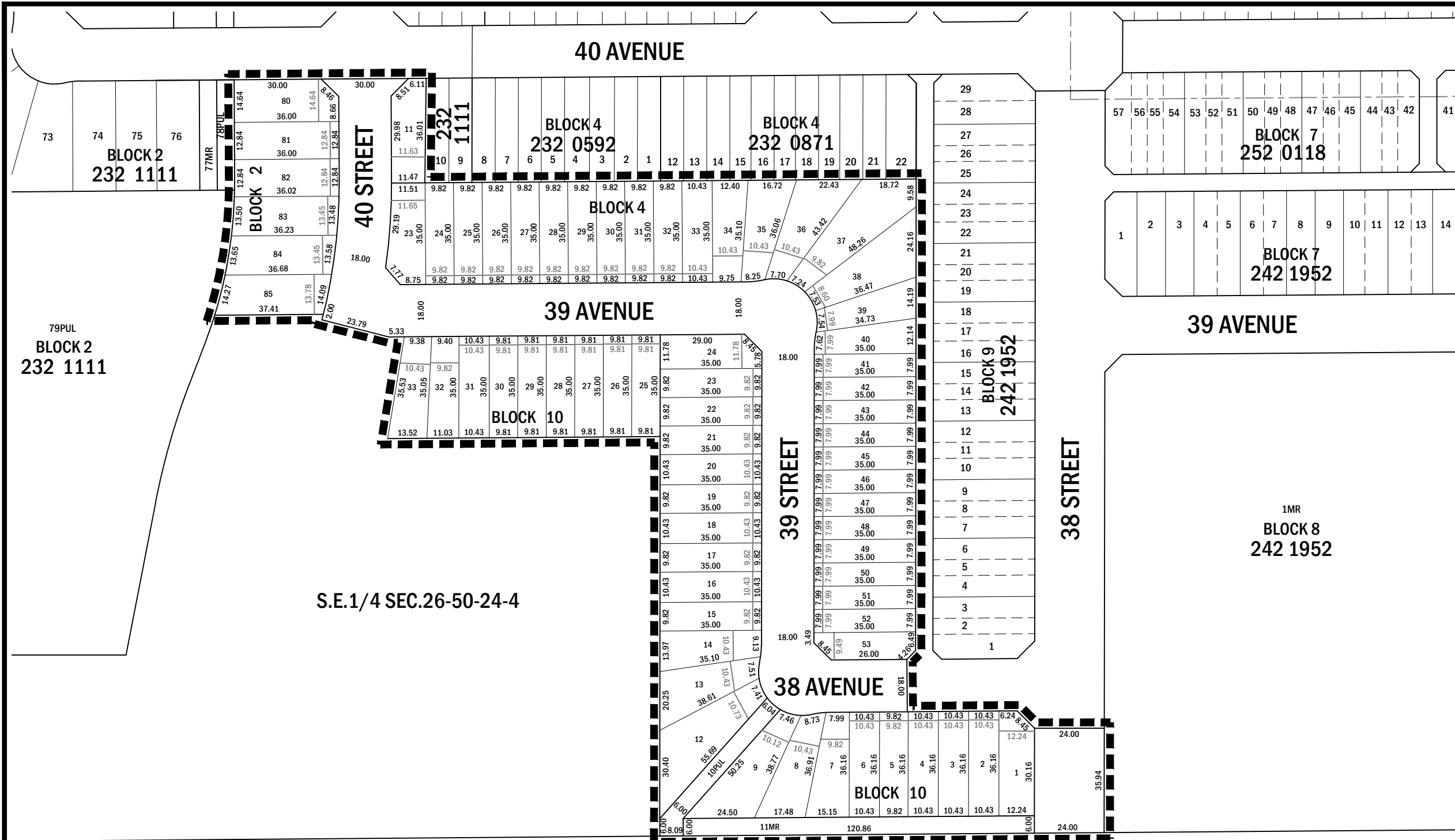
Application No. SDA-24-19	Mapped By: Aleshia Ingram	Checked By: Yasmin Sharp
1: 6796	Date Wednesday, November 27, 2024	

Projected Coordinate System  
CANADA NAD 83-3TM 114

### Legend

-  Azur Stage 6
-  Registered Parcels





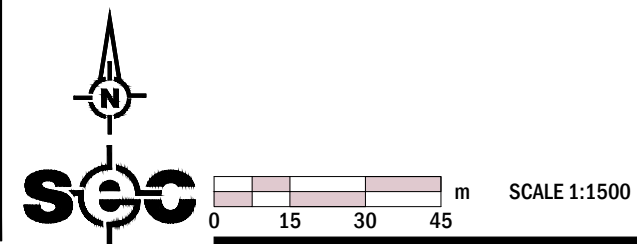
S.E.1/4 SEC.26-50-24-4

S.E.1/4 SEC.26-50-24-4

PART OF: S.E.1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

**NOTES:**

SUBDIVISION INCLUDES AREA OUTLINED BY ■■■■■ AND CONTAINS	= 3.55 ha
COLLECTOR ROAD	= 0.09 ha
LOCAL ROAD	= 0.72 ha
TOTAL CIRCULATION AREA	= 0.81 ha
MUNICIPAL RESERVE	= 0.07 ha
PUBLIC UTILITY LOT	= 0.04 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 0.11 ha
SINGLE DETACHED RESIDENTIAL	= 2.63 ha
TOTAL RESIDENTIAL AREA	= 2.63 ha
# OF SINGLE DETACHED RESIDENTIAL LOTS	= 69
TOTAL # OF RESIDENTIAL LOTS	= 69



**SUBDIVISION PLAN  
AZUR NEIGHBOURHOOD  
STAGE 6**