

March 5, 2025

File No. SDA-**25-02**

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-25-02 Azur Stage 8
A portion of S.E. ¼ Sec. 26-50-24-W4M – City of Beaumont

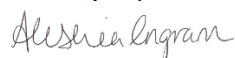
This letter contains information regarding a proposed subdivision application within the City of Beaumont. This information is referred to you in accordance with Section 653(3)(b) of the Municipal Government Act.

Select Engineering Consultants on behalf of Avillia Les Ciels Ltd. proposes to subdivide 3.25 hectares (8.03 acres) of land within the Azur neighbourhood to accommodate 37 Single Detached Residential Lots, 2 Public Utility Lots and 1 Municipal Reserve Lot (0.09 ha). Azur Stage 8 is located south of 39 Avenue, west of 38 Street and east of Lakewood Boulevard. The application includes a boundary adjustment for the existing stormwater management facility (Plan 232 1111, Block 2, Lot 79PUL) to provide additional land to the proposed residential lots within this subdivision (Lots 91 to 94).

In addition to the subdivision application, an Area Structure Plan (ASP) amendment 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. If the ASP amendment is approved by Council, the subdivision will conform to the statutory plans. The subdivision cannot occur until the ASP amendment is approved.

Please review the attached information and respond to this proposal by emailing your comments to 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

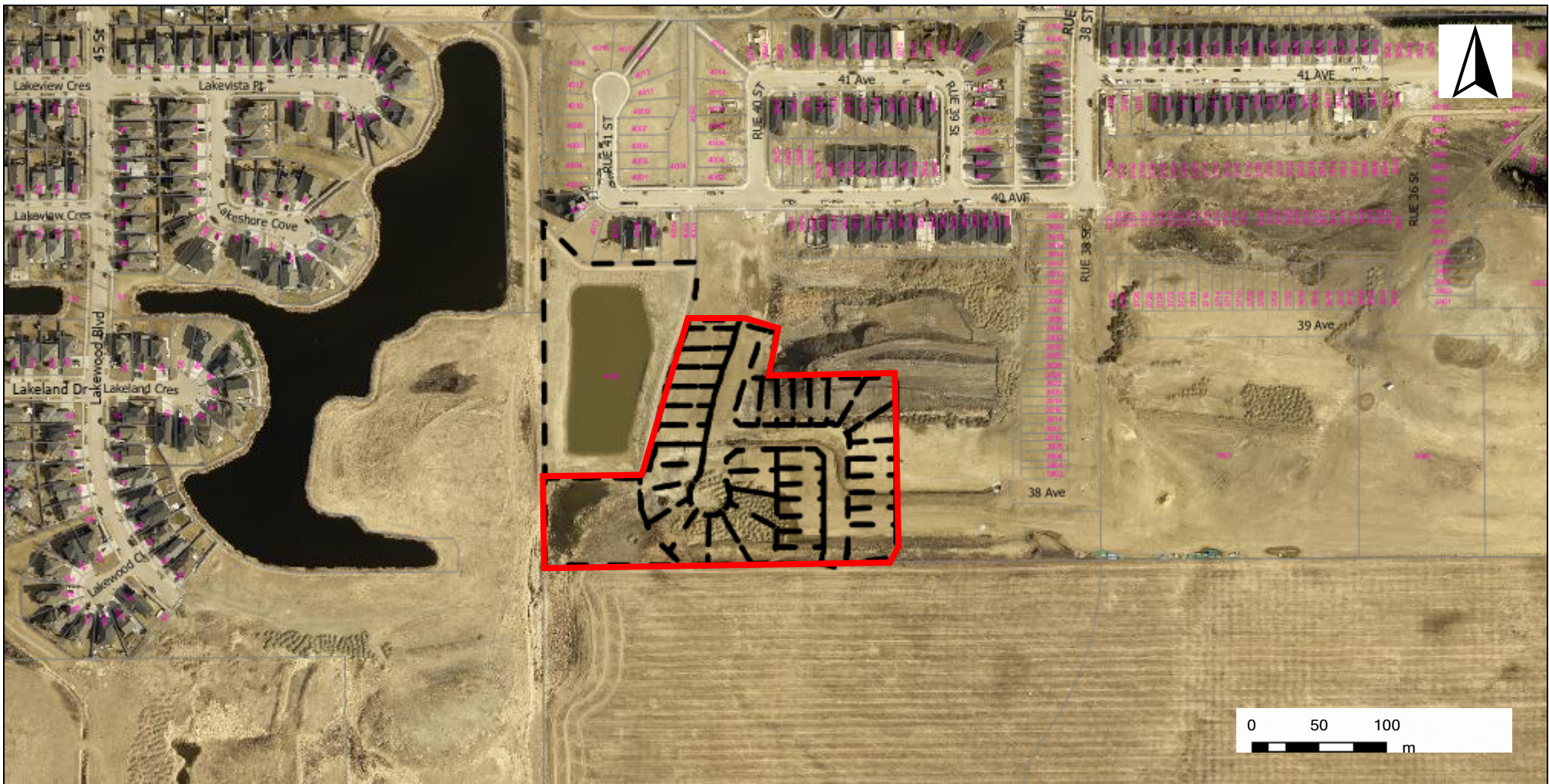
aleshia.ingram@beaumont.ab.ca

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. 26-50-24-W4M

Application No.
 SDA-25-02

Mapped By:
 Aleshia Ingram




Checked By:
 Yasmin Sharp

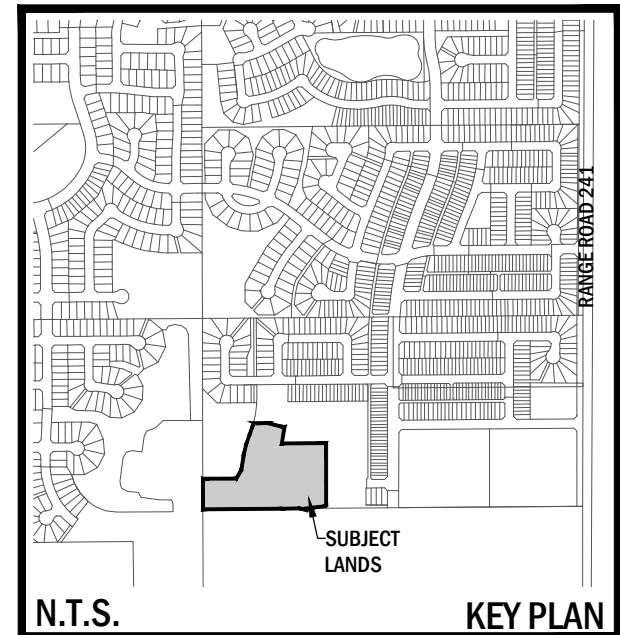
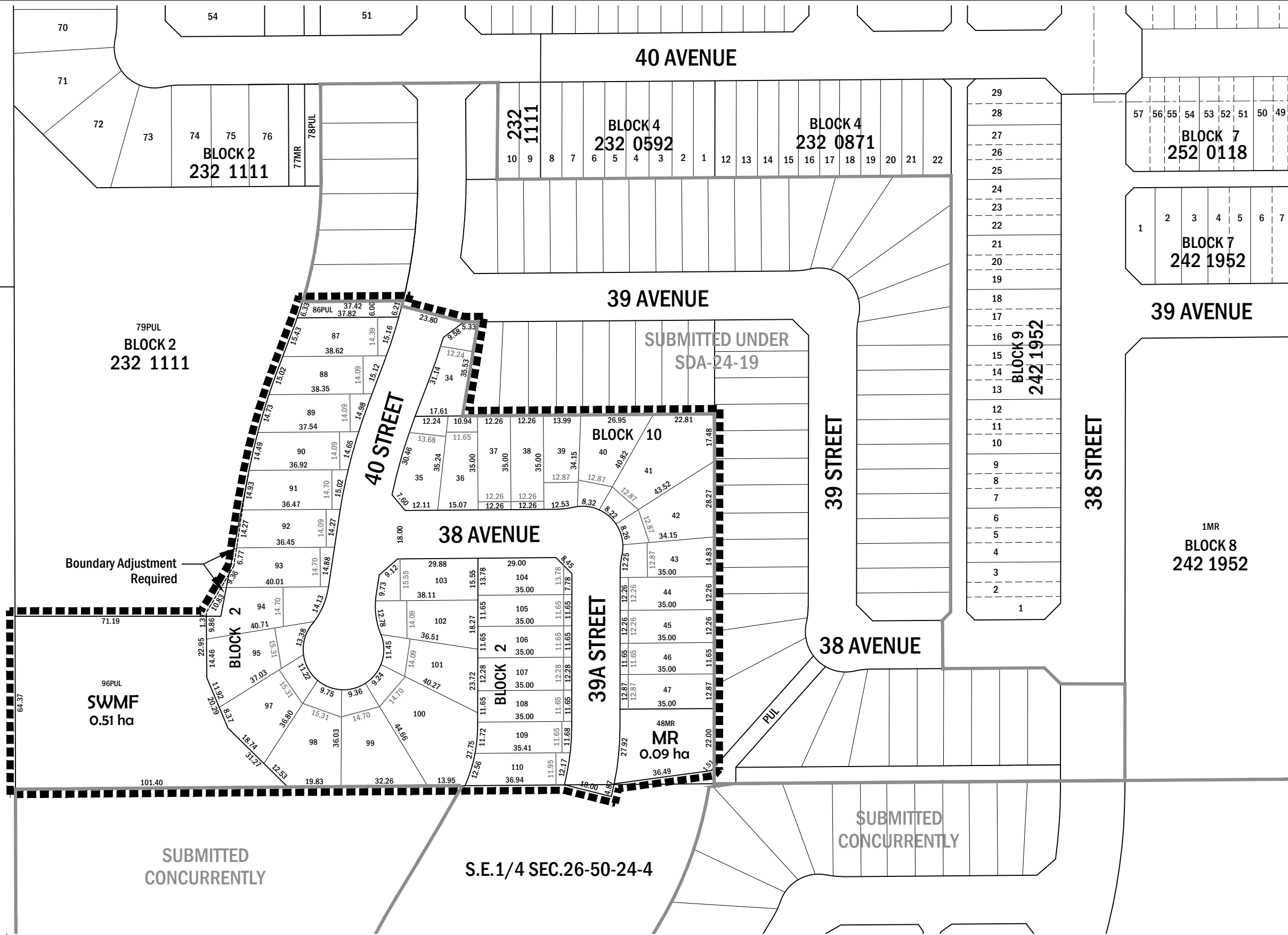
Numeric Scale
 1: 4285

Date
 Wednesday, February 19, 2025

Projected Coordinate System
 CANADA NAD 83-3TM 114

Legend

-  Azur Stage 8
-  Registered Parcels
-  Proposed Subdivision



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

NOTES:

SUBDIVISION INCLUDES AREA OUTLINED BY [Dashed Line] AND CONTAINS	= 3.25 ha
LOCAL ROAD	= 0.60 ha
TOTAL CIRCULATION AREA	= 0.60 ha
STORM WATER MANAGEMENT FACILITY	= 0.51 ha
MUNICIPAL RESERVE	= 0.09 ha
PUBLIC UTILITY LOT	= 0.02 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 0.62 ha
SINGLE FAMILY RESIDENTIAL	= 2.03 ha
TOTAL RESIDENTIAL AREA	= 2.03 ha
# OF SINGLE FAMILY RESIDENTIAL LOTS	= 37
TOTAL # OF RESIDENTIAL LOTS	= 37

**SUBDIVISION PLAN
AZUR NEIGHBOURHOOD
STAGE 8**

