

March 13, 2025

File No. SDA-**25-04**

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-25-04 Dansereau Phase 15
A portion of N.W. ¼ Sec. 34-50-24-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.

Stantec Consulting Ltd. on behalf of Anthem Properties (2007 United Lands Corps) proposes to subdivide 6.00 hectares (14.82 acres) of land within the Dansereau neighbourhood to accommodate 62 Single Detached Residential Lots and 2 Public Utility Lots. Dansereau Phase 15 is located south of Township 510, east of Range Road 243 and north of 60 Avenue.

The proposed subdivision conforms to the Dansereau Meadows Outline Plan and complies with the Land Use Bylaw – Conventional Neighbourhood District subdivision standards.

Please review the attached information and respond to this proposal by emailing your comments to planning@beaumont.ab.ca by **April 12, 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
planning@beaumont.ab.ca

Attachments
Location Map
Tentative Subdivision Plan





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

Location Map

A portion of N.W. 1/4 Sec. 34-50-24-W4M

Application No.
 SDA-25-04

Mapped By:
 Aleshia Ingram




Checked By:
 Yasmin Sharp

Numeric Scale
 1: 6505

Date
 Friday, March 7, 2025

Projected Coordinate System
 CANADA NAD 83-3TM 114

Legend

-  Dansereau Phase 15
-  Registered Parcels
-  Proposed Subdivision



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

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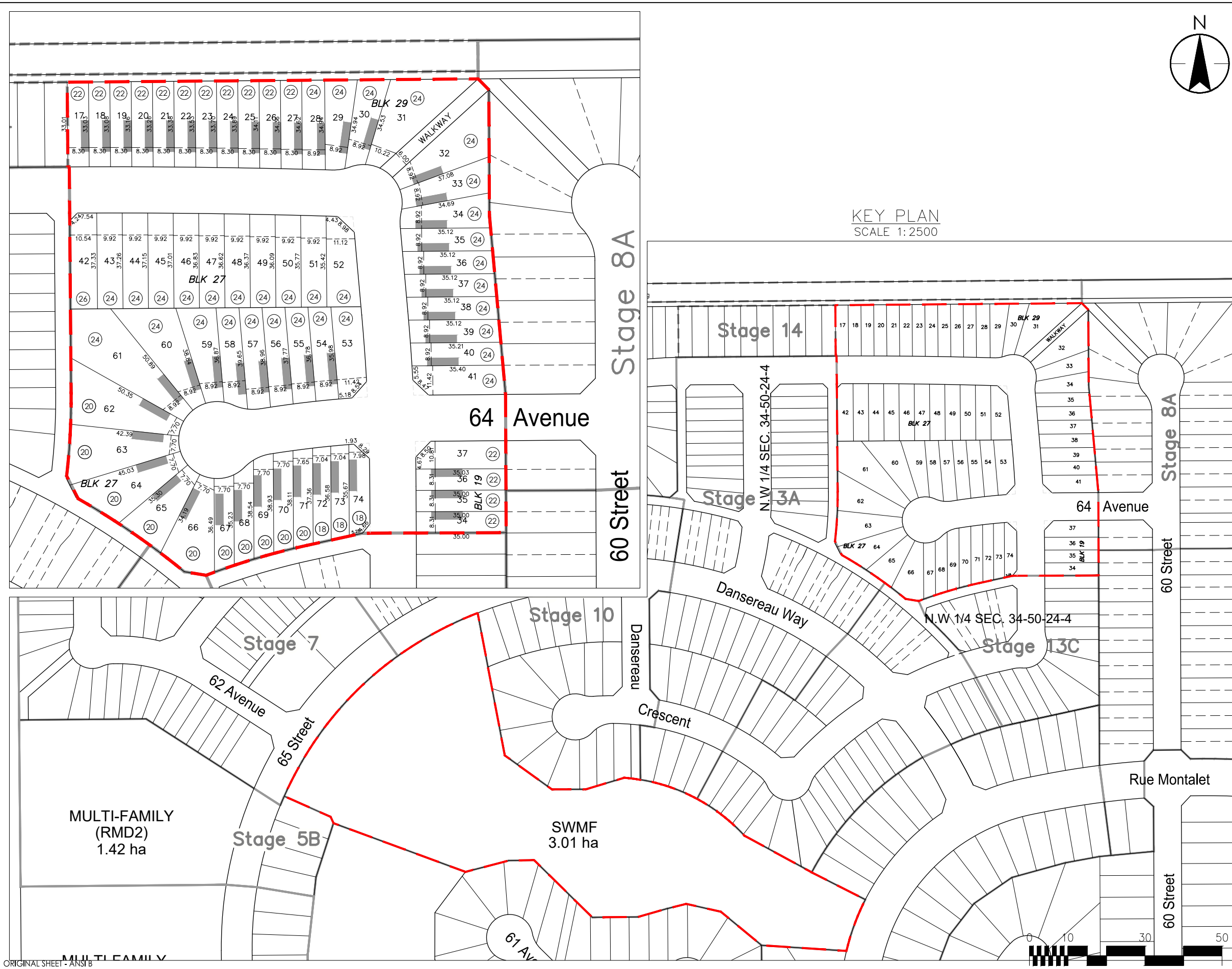
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ▬▬▬ and contains approximately 6.00 hectares, including 62 residential lots.

KEY PLAN
 SCALE 1:2500



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 2025/02/27 10:12 AM By: Stafford, Shane
 ORIGINAL SHEET - ANS1B

0	Original submission.	25.02.05
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 15

Project No. 1161 109500 SAs
 February 27, 2025
 Scale 1:1000