



**Subdivision Authority Decision
Monday, April 28, 2023 at 1:00pm**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on April 28, 2023:

a. SDA-24-17 Place Chaleureuse Phase 9

Tentative plan of subdivision to create 45 multi-attached units and 12 semi-detached units in a portion of Plan 152 1520, Block 9, Lot 33

Subdivision Authority's Decision:

On April 28, 2023, the Subdivision Authority conditionally approved the tentative plan of subdivision to create 45 multi-attached units and 12 semi-detached units in a portion of Plan 152 1520, Block 9, Lot 33

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

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

Notice of Decision

Date of Decision: April 28, 2025

Scheffer Andrew Ltd.
310, 4803 87 Street
Edmonton, AB T6E 0V3

Subdivision File Name:	SDA-24-17 Place Chaleureuse Phase 9
Legal Description:	Plan: 152 1520 Block: 9 Lot: 33
Land Use District:	Integrated Neighbourhood
Proposed Subdivision:	45 multi-attached and 12 semi-attached residential dwelling units

Pursuant to Section 654 of the MGA, the above-described Subdivision was **CONDITIONALLY APPROVED** on April 28, 2025, 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.
6. Restrictive Covenants will be registered on the lots that are required to install step down board 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 acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot (or \$600 per residential unit in a multiple family building) towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. The Developer shall secure the full amount required to be paid to the Municipality for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.
8. That the owner/developer construct a second water feed connection Place Chaleureuse Phase 9 servicing pursuant to the engineering drawings and to the satisfaction of the City.

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.
 - 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. That the owner/developer construct a second water feed connection Place Chaleureuse Phase 9 servicing pursuant to the engineering drawings and to the satisfaction of the City.
 - f. 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.
 - g. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot (or \$600 per residential unit in a multiple family building) towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. The Developer shall secure the full amount required to be paid to the Municipality for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.

The Subdivision Authority received comments from adjacent landowners regarding property values, school location, density, infrastructure and traffic. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Place Chaleureuse Outline Plan

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

This approval is valid for one year expiring on April 28, 2026. 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/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 Sara Boulos at planning@beaumont.ab.ca or 780-340-0342.

A handwritten signature in black ink, appearing to read 'K. Raymond'.

Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: Owner

Notice of Decision

Date of Decision: April 16, 2025

Subdivision File: SDA-24-17

Attachment 1: Advisements

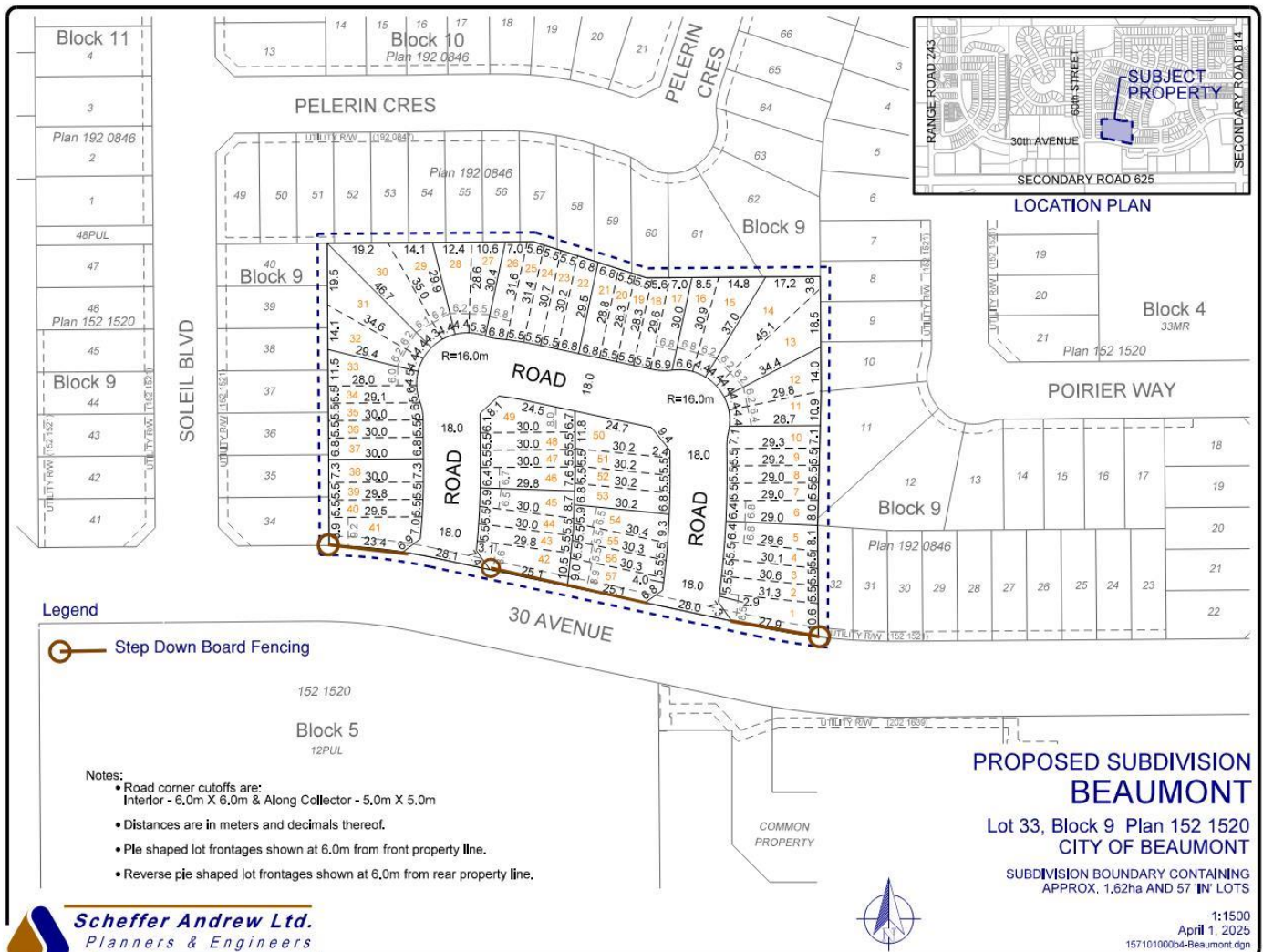
1. Homebuilders should be made aware of that any home placed on a lot with a zero lot line maintenance easement, requires a side yard setback of 1.5 m along the zero lot line side.
2. Homebuilders should be made aware that zero lot line properties must connect roof leaders to sump pump discharge services.
3. Homebuilders should be made aware that all building permit applications for Beaumont must meet construction requirements in the National Building Code Alberta Edition 2019 (NBC-AE 2019) for a location without a 10 minute response time as applicable.
4. Homebuilders must be made aware that lots with front or rear attached or detached garage product will not be permitted to construct a driveway within a corner cut as per the GDS (section 2.1.1.3 e. iv.).
5. The City of Beaumont will not vary the GDS to permit owners/builders to construct a driveway extension into the corner cut triangle. Buyers and/or builders of corner lot properties should be made aware of the development constraint.

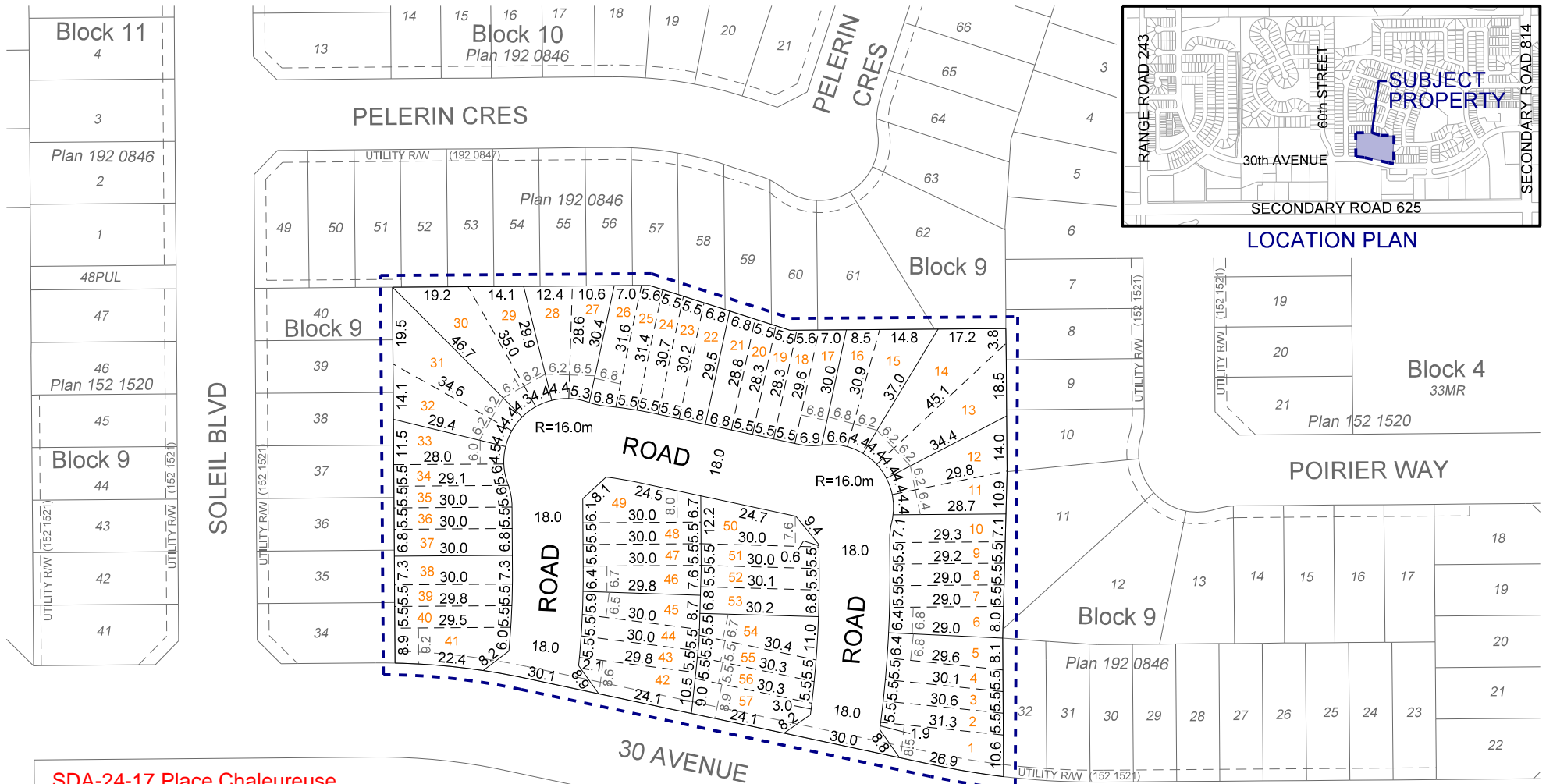
Notice of Decision

Date of Decision: April 16, 2025

Subdivision File: SDA-24-17

Attachment 1: Conditions of Approval Map





SDA-24-17 Place Chaleureuse
Phase 9 Conditionally Approved
by Kendra Raymon, RPP, MCIP,
Subdivision Authority on April 28, 2025.
SDA-24-17 expires on April 28, 2026

Notes:

- Road corner cutoffs are 6.0m X 6.0m.
- Distances are in meters and decimals thereof.
- Pie shaped lot frontages shown at 6.0m from front property line.
- Reverse pie shaped lot frontages shown at 6.0m from rear property line.

PROPOSED SUBDIVISION BEAUMONT

Lot 33, Block 9 Plan 152 1520
CITY OF BEAUMONT

SUBDIVISION BOUNDARY CONTAINING
APPROX. 1.62ha AND 57 'IN' LOTS





Subdivision Application

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

SDA-24-17 Place
Chaleureuse Phase 9
Conditionally Approved by
Kendra Raymon, RPP,
MCIP, Subdivision Authority
on April 28, 2025.

SDA-24-17 expires on April
28, 2026

November 8, 2024

DATE RECEIVED
OFFICE USE ONLY

November 26, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-17

Land Use District(s):

Subdivision Name: Place Chaleureuse
Phase 9

Fees Receipt #: 326000

Subdivision Application: \$16,444.00

Notification Fee: \$227.03

Total Fees: \$16,671.03

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.