



**Subdivision Authority Decision
Wednesday, May 9th, 2025**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on May 9, 2025:

a. SDA-23-03 Beau Val Phase 7 (Lot Split) Time Extension

Time extension to previously approved tentative plan of subdivision to subdivide a portion of Plan 202 2084, Block 5, Lot 3 into two lots

Subdivision Authority's Decision:

On May 9, 2025, the Subdivision Authority refused the time extension to the previously approved tentative plan to subdivide a portion of Plan 202 2084, Block 5, Lot 3 into two lots

- *Attachments: Refusal Letter, 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.

May 9, 2025

File: SDA-23-03

East Pine LP, East Pine GP
206 Summit Plaza, 200 Boudreau Road
St. Albert AB, T8N 6B9

RE: Subdivision Approval Extension – SDA-23-03 Beau Val Phase 7 (Lot Split)
Plan 202 2084, Block 5, Lot 3 – City of Beaumont

The subdivision for the above noted area (File: SDA-23-03) was conditionally approved by the Subdivision Authority on March 15, 2024 and was valid until March 15, 2025. Your request for a time extension to meet the conditions of approval and register the subdivision has been denied.

In reviewing the time extension request, it was determined that there was no intent to meet the conditions of subdivision approval within the extended time period and the application indicated that there was uncertainty if the subdivision would be registered in the future.

For these reasons, **SDA-23-03 is considered void** and should you wish to proceed you will be required to submit a new subdivision application.

For more information, please contact the undersigned.

Yours truly,



Sara Boulos
Planner II
Sara.boulos@beaumont.ab.ca
780-340-1784



Notice of Decision

Date of Decision: March 15, 2024

Pals Geomatics Corp.
10704 176 Street
Edmonton, AB T5S 1G7

Subdivision File Name: SDA-23-03 Beau Val Phase 7 (Lot Split)
Legal Description: Plan 2022084; Block 5; Lot 3
Land Use District: Integrated Neighbourhood
Proposed Subdivision: To subdivide a portion of Plan 2022084; Block 5; Lot 3 into two lots.

Pursuant to Section 654 of the MGA, the above-described Subdivision is **APPROVED** on March 15, 2024, subject to the following conditions:

1. That the subdivision be affected by plan of survey.
2. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
3. That all existing easements, caveats, and restrictive covenants registered to the subject property be carried over and registered on the newly created lots.
4. 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.
5. That the owner/developer register a Restrictive Covenant on the lots that are required to install chain link 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 1.
6. That the owner/developer register a cross lot access easement for vehicular & pedestrian connectivity, and utility easement for servicing as shown on the "Conditions of Approval Map", Attachment 1. The City shall be a party to the easement.
7. That the owner/developer register a cross lot drainage easement for overland drainage as shown on the "Conditions of Approval Map", Attachment 1. The City shall be party to the easement.
8. 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 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.
 - d. That the owner/developer constructs required fences wholly on privately-owned land 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 1.

PLEASE NOTE THAT THIS OFFICE WILL NOT ENDORSE ANY DOCUMENTS OR PLANS UNTIL THE APPEAL PERIOD AS SET OUT IN THE MUNICIPAL GOVERNMENT ACT HAS EXPIRED. THE APPEAL PERIOD IS CALCULATED AS 14 DAYS FROM THE DATE OF THIS DECISION LETTER.

Notice of Decision

Date of Decision: March 15, 2024

Subdivision File: SDA-23-03

This approval is valid for one year expiring on March 15, 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 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 Mon Rosete at planning@beaumont.ab.ca or 587-335-2375.



Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: East Pine (GP) Ltd.

Attachment 1: Conditions of Approval Map



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

Conditions of Approval Map - SDA-23-03 Lot Split

Numeric Scale:
1:2,000

Date - mm/dd/yr
02/09/24

Mapped by:
Mon R.

Projected Coordinate System:
CANADA NAD 83-3TM-114

Checked by:

Disclaimer:

ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE CITY OF BEAUMONT. THE CITY OF BEAUMONT PROVIDED THIS INFORMATION IN GOOD FAITH, BUT PROVIDES NO WARRANTY NOR ACCEPTS ANY LIABILITY ARISING FROM INCORRECT, INCOMPLETE OR MISLEADING INFORMATION OR ITS IMPROPER USE. INFORMATION IS MAINTAINED ON A REGULAR BASIS. DO NOT REPRODUCE WITHOUT PERMISSION. 2022 AERIAL IMAGERY
City of Beaumont 5600 49 Street Beaumont Alberta T4X 1A1 Telephone: 780-929-8782 Web: www.beaumont.ab.ca

Legend

- Boundary No: SDA-23-03
- Proposed Parcel Boundary
- Beau Val Neighbourhood Boundary
- T Chain Link Fence Boundary
- ◆◆ Cross Lot Drainage Easement
- ↔ Register Utility Easement

Notice of Decision

Date of Decision: March 15, 2024

Subdivision File: SDA-23-03

Attachment 2: Advisements

1. The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as modification, relocation and/or removal of existing services.

SDA-23-03 Beau Val Phase 7 (Lot Split)
Conditionally Approved by Kendra Raymond,
RPP, MCIP, Subdivision Authority on March
15, 2024.

SDA-23-03 expires on March 15, 2025

Subdivision Application

Aug 14 2023

DATE RECEIVED
OFFICE USE ONLY

Aug 16 2023

DATE PAID
OFFICE USE ONLY

SDA Number: **SDA-23-03**

Land Use District(s): **IN**

Subdivision Name: **Beau Val Phase 7 (Lot Split)**

Receipt #:

Subdivision Application: **\$781.00**

Notification Fee: **-**

Total Fees: **\$781.00**

1. Property Information

All/part of the _____ 1/4 Sec. _____ Twp. _____ Rge _____ West of the 4th Meridian

OR Being all/part of Lot: **3** Block **5** Plan **202 2084**

OR Municipal Address: _____

C.O.T. No(s): **202 243 759**

Area of the above parcels of land to be subdivided **.509** Hectares (**1.26** Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: **Pals Geomatics Corp.**

Mailing Address: **10704-176 Street**

Municipality: **Edmonton**

Province: **Alberta**

Postal Code: **T5S 1G7**

Phone: **780-455-3177**

Cell Phone: _____

Email (required): **legal@palsgeomatics.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: **East Pine (GP) Ltd.**

Mailing Address: **220 Summit Plaza, 190 Boudreau Road**

Municipality: **St. Albert**

Province: **Alberta**

Postal Code: **T8N 6B9**

Phone: **780-459-5623**

Cell Phone: **587-718-0906**

Email (required): **jeevan@landrex.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.: **HWY 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: **IN**

b. Proposed use of Land: **IN**

5. Physical Characteristics of Land to be Subdivided

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

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

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): **Loam**

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: _____

B. Applicant Authorization

I, **Jason Workman of Pals Geomatics Corp.**

hereby certify that

☐ I am the registered owner,

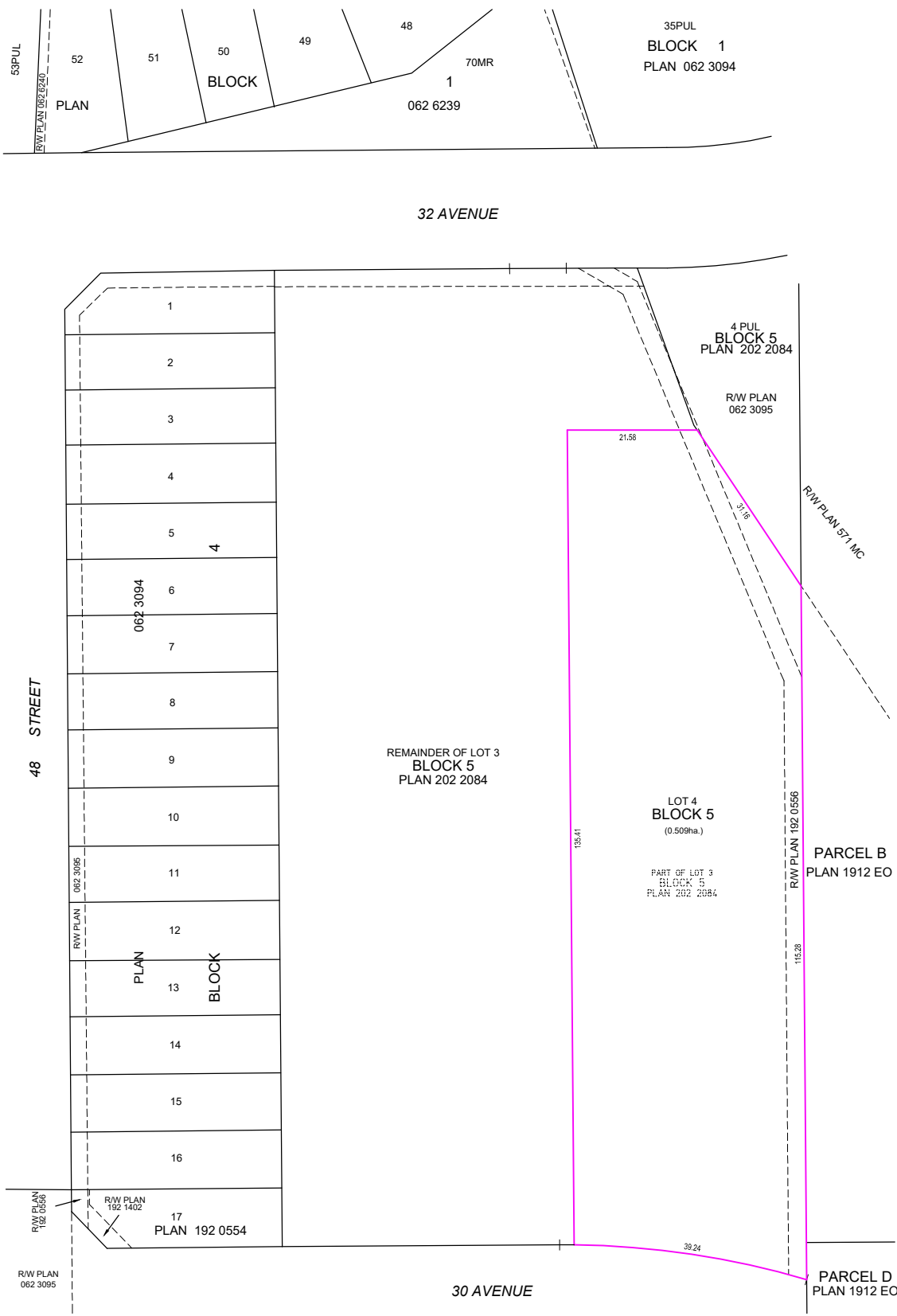
☒ I am the agent authorized to act on behalf of the registered owner

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: **10704-176 Street Edmonton T5S 1G7**

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.

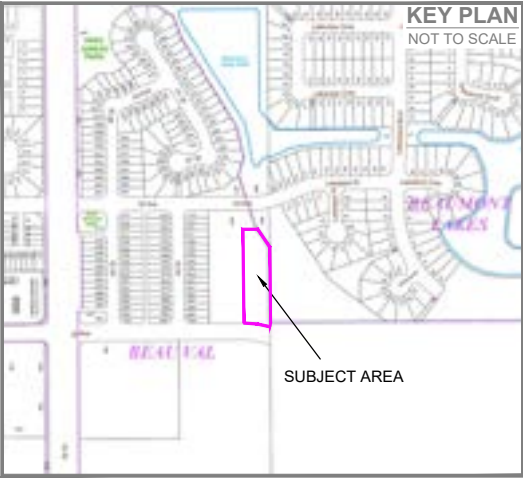


SDA-23-03 Beau Val Phase 7
(Lot Split) Conditionally
Approved by Kendra Raymond,
RPP, MCIP, Subdivision
Authority on March 15, 2024.

SDA-23-03 expires on March 15,
2025

EAST PINE LP

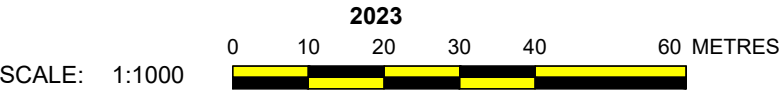
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS 'IN'.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.509 ha.



0	JULY21/23	ORIGINAL PLAN COMPLETED	RH
REV. NO.	DATE	ITEM	BY

REVISIONS

EAST PINE LP
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
PART OF LOT 3, BLOCK 5, PLAN 202 2084
WITHIN THE
S.W. 1/4 SEC. 26 - TWP. 50 - RGE. 24 - W. 4TH MER.
BEAUMONT - ALBERTA





Pals Geomatics
Corp.

Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	123001000T1	DRAFTED BY:	RH	CHECKED BY:	MK
----------	-------------	-------------	----	-------------	----