



**Subdivision Authority Decision
Friday, May 23, 2025**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on May 23, 2025:

a. SDA-24-20 Ruisseau Phase 8B

Tentative plan to subdivide a portion of N.W. ¼ Sec. 27-50-24-W4M into 24 Single Side Yard lots and 30 multi-attached lots

Subdivision Authority's Decision:

On May 23, 2025, the Subdivision Authority conditionally approved the tentative plan of subdivision to create 24 Single Side Yard lots and 30 multi-attached lots from a portion of N.W. ¼ Sec. 27-50-24-W4M

- *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: May 23, 2025

Qualico Communities
280, 3203 93 Street NW
Edmonton, AB T6N 0B2

Subdivision File Name:	SDA-24-20
Legal Description:	A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District:	Integrated Neighbourhood and Conventional Neighbourhood
Proposed Subdivision:	Subdivide 1.73 hectares (2.68 acres) into 24 Single Side Yard lots and 30 multi-attached lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on May 23, 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 the approved subdivision SDA 20-02 Ruisseau School Site shall be registered either prior to or concurrently with this subdivision.
6. That easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office.
7. 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.
8. That the owner/developer provide a corner cut (3mx3m) on Lots 80, 81, and 110, Block 5; Lots 20 and 39 of Block 6 of this subdivision as shown on the "Conditions of Approval" Map, Attachment 2.
9. That the owner/developer construct the lane associated with Phase 8A block 6 as shown on the "Conditions of Approval" map, Attachment 2.
10. That the owner/developer shall construct and provide security for a temporary gravel turnaround on the west side of the lane of Block 6 in accordance with approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2.

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Subdivision File: SDA-24-20

11. 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. 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
 - f. That the owner/developer shall construct and provide security for a temporary gravel turnaround located on the west side of the lane of Block 6 in accordance with approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2.

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

Deferred Reserve Caveat (DRC) #222 130 727 associated with SDA-18-01 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 27-50-24-4 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on May 23, 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>.



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: planning@beaumont.ab.ca

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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 Subdivision and Development Appeal Board within 14 days of the written decision. Please visit our website for more details at www.beaumont.ab.ca

If you have any further questions, please contact Sara Boulos at planning@beaumont.ab.ca or 780-929-8782

Kendra Raymond, RPP, MCIP
Subdivision Authority

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

Notice of Decision

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Subdivision File: SDA-24-20

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.
6. Variance(s) to the GDS to permit encroachments of driveways into corner cuts will be required at the Civil Review stage
7. On a zero lot line lot, the 1.5m utility right of way must be on the opposite side of the 1.5m maintenance easement and the lot must be sized appropriately to accommodate both easements.

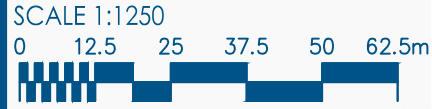
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Date of Decision: May 23, 2025

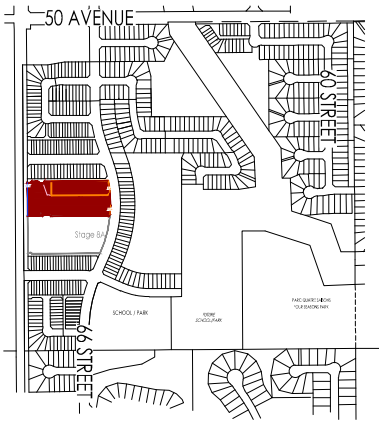
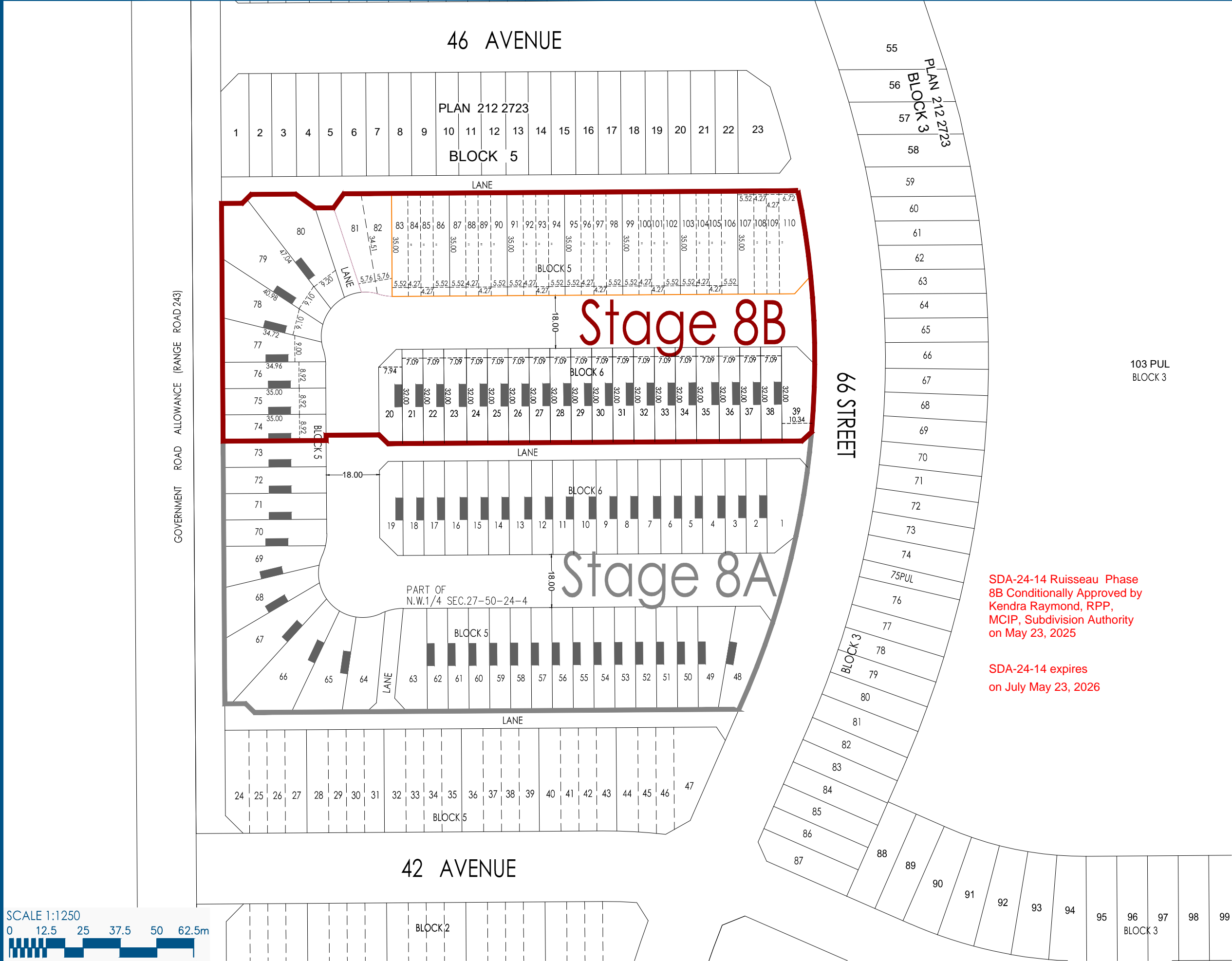
Subdivision File: SDA-24-20

Attachment 2: Conditions of Approval





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LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
"N.W. 1/4 SEC. 27-50-24-W4M"

NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. —

ZERO LOT LINE DENOTED AS THUS. —

STATISTICS:

CN	27 LOTS
IN	30 LOTS
TOTAL	= 57 LOTS

AREAS:

ROADS & LANES	= 0.36 ha
RESIDENTIAL LOTS	= 1.32 ha
TOTAL	= 1.68 ha

SDA-24-14 Ruisseau Phase 8B Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on May 23, 2025

SDA-24-14 expires on July May 23, 2026

TENTATIVE PLAN

RUISSEAU - STAGE 8B

BEAUMONT - ALBERTA

January 30, 2025



SDA-24-14 Ruisseau Phase
8B Conditionally Approved by
Kendra Raymond, RPP,
MCIP, Subdivision Authority
on May 23, 2025

Subdivision Application

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

SDA-24-14 expires
on July May 23, 2026

Dec. 9, 2024

DATE RECEIVED
OFFICE USE ONLY

Oct. 15, 2024 &
Jan. 10, 2025

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-14

Land Use District(s): CN

Subdivision Name: Ruisseau 8A

Fees Receipt #: 324572/327647

Subdivision Application: \$27,883

Notification Fee: \$258.22

Total Fees: \$28,141.22

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 1.73 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.