



**Subdivision Authority Decision
Friday, May 30, 2025**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on May 30, 2025:

a. SDA-24-18 Azur Phase 6

Tentative plan to subdivide a portion of S.E. ¼ Sec. 26-50-24-W4M creating 69 Residential Lots, 1 Municipal Reserve Lot and 1 Public Utility Lot

b. SDA-25-03 Azur Phase 7

Tentative plan to subdivide a portion of S.E. ¼ Sec. 26-50-24-W4M creating 1 Commercial Lot, 1 High Density Residential Lot, 2 Medium Density Residential Lots, 87 Low to Medium Residential Lots and 3 Public Utility Lots

c. SDA-25-02 Azur Phase 8

Tentative plan to subdivide a portion of S.E. ¼ Sec. 26-50-24-W4M creating 39 Residential Lots and 2 Public Utility Lots

Subdivision Authority's Decision:

a. SDA-24-18 Azur Phase 6

The Subdivision Authority conditionally approved the tentative plan of subdivision to create 69 Residential Lots, 1 Municipal Reserve Lot and 1 Public Utility Lot

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

b. SDA-25-03 Azur Phase 7

The Subdivision Authority conditionally approved the tentative plan of subdivision to create 1 Commercial Lot, 1 High Density Residential Lot, 2 Medium Density Residential Lots, 87 Low to Medium Residential Lots and 3 Public Utility Lots

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

c. SDA-25-02 Azur Phase 8

The Subdivision Authority conditionally approved the tentative plan of subdivision to create 39 Residential Lots and 2 Public Utility Lots

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

Notice of Decision

Date of Decision: May 30, 2025

Coralie Volker, RPP, MCIP
#100, 17413-107 Avenue NW
Edmonton, AB

Subdivision File Name:	SDA-24-19 Azur Phase 6
Legal Description:	A portion of the North Half of SE-26-50-24-W4
Land Use District:	Conventional Neighbourhood and Integrated Neighbourhood Districts
Proposed Subdivision:	69 Residential Lots, 1 Municipal Reserve Lot and 1 Public Utility Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on May 30, 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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes.
6. 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.
7. That the owner/developer erect concrete barriers and signs indicating "Future Road Extension" in accordance with the 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.
8. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area, including any outstanding deferred oversizing recoveries from the subdivision and development of the north ½ of SE-26-50-24-W4.
9. That the owner/developer construct a trail on 11MR and 10PUL of Block 10 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.
10. That the owner dedicate Municipal Reserve as one parcel in the amount of 0.07 ha as non-credit Municipal Reserve pursuant to Section 666 and Section 667 of the Municipal Government Act

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-24-19

11. 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.
12. 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 shall construct and obtain a Construction Completion Certificate (CCC) for the trail located within Lot 11MR, Block 10, within one (1) year of CCC being granted for the trails located within SDA-25-03 Azur Phase 7 Lots 10PUL, 111PUL and 112 PUL of Block 10 and SDA-25-02 Azur Phase 8 Lot 96PUL of Block 2 , or such other date as may be approved in writing by the Municipality.
 - d. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area, including any outstanding deferred oversizing recoveries from the subdivision and development of the north ½ of SE-26-50-24-W4.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. 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.

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-24-19

- i. That the owner/developer erect concrete barriers and signs indicating "Future Road Extension" in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.

Pursuant to Section 654(2) in the *Municipal Government Act*, a variance has been granted to allow the block length for Block 4 and Block 10 to exceed the maximum block length of 240m by 22.5m and 5.5m respectively.

This approval is valid for one year expiring on **May 30, 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.

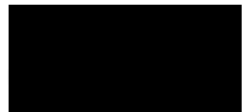
Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/DocumentCenter/View/6055/Endorsement-Application-Package>.

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 Yasmin Sharp at planning@beaumont.ab.ca or 780-243-0552.



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: Avillia Les Cielis Ltd.

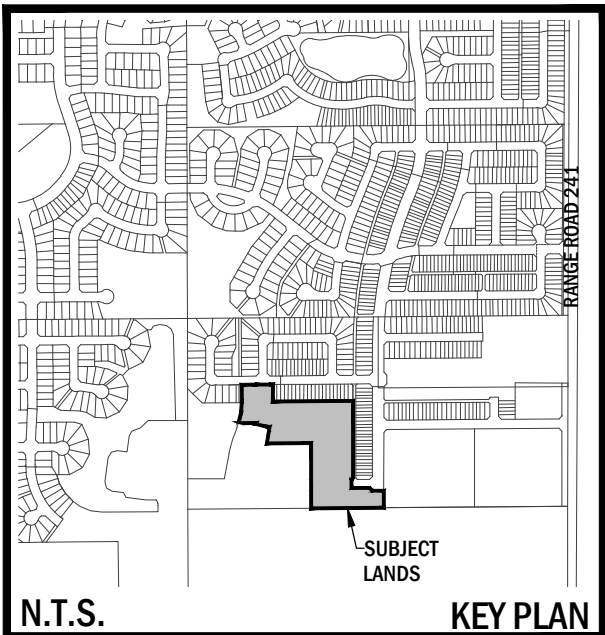
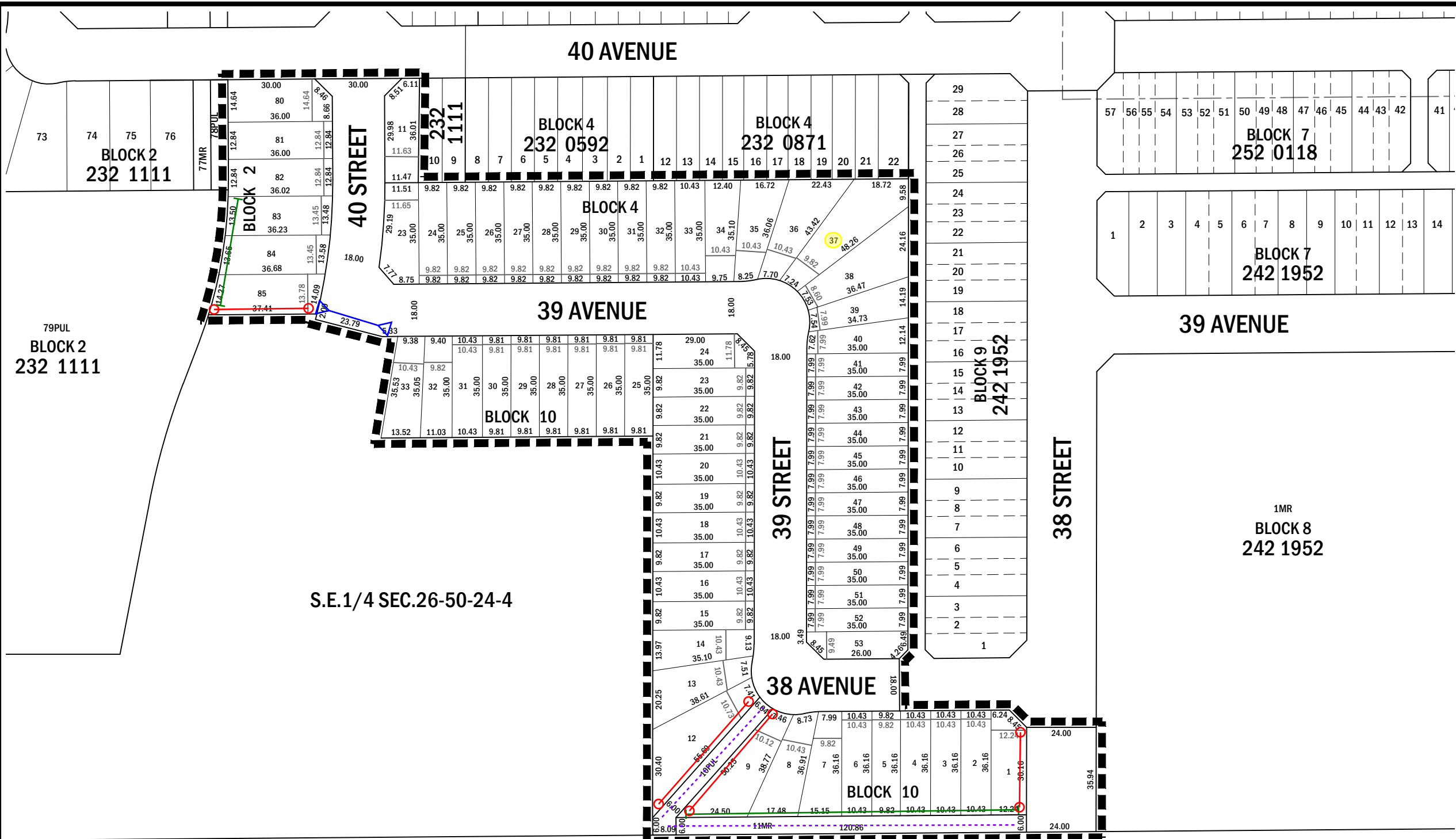
Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-24-19

Attachment 1: Advisements

1. In the event that deferred sanitary oversizing recovery has been collected through the endorsement of Azur Phase 8, the applicant/developer shall only pay for the proportionate share of the Azur Phase 6 development area.
2. 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.
3. 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.).



Trail - - - - -

Chainlink Fence - - - - -

Board Fence - - - - -

Concrete barriers and future road extension sign

Lot 37, Block 4 is permitted to have front access instead of lane access

SCALE 1:1500

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

NOTES:

SUBDIVISION INCLUDES AREA OUTLINED BY	
AND CONTAINS	= 3.55 ha
COLLECTOR ROAD	= 0.09 ha
LOCAL ROAD	= 0.72 ha
TOTAL CIRCULATION AREA	= 0.81 ha
MUNICIPAL RESERVE	= 0.07 ha
PUBLIC UTILITY LOT	= 0.04 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 0.11 ha
SINGLE DETACHED RESIDENTIAL	= 2.63 ha
TOTAL RESIDENTIAL AREA	= 2.63 ha
# OF SINGLE DETACHED RESIDENTIAL LOTS	= 69
TOTAL # OF RESIDENTIAL LOTS	= 69

* Detailed engineering drawings and final subdivision plan must conform to the Beaumont General Design Standards unless a variance is granted

Subdivision Application



SDA-24-19 Azur Phase 6 Conditionally
Approved by Kendra Raymond, RPP,
MCIP, Subdivision Authority on May 30,
2025.

SDA-24-19 expires on May 30, 2026

November 25, 2024

DATE RECEIVED
OFFICE USE ONLY

December 4, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-24-19

Land Use District(s): CN/IN

Subdivision Name: Azur Phase 6

Fees Receipt #: 326453/329520

Subdivision Application: \$19,234.00

Notification Fee: \$268.16

Total Fees: \$19,502.16

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:

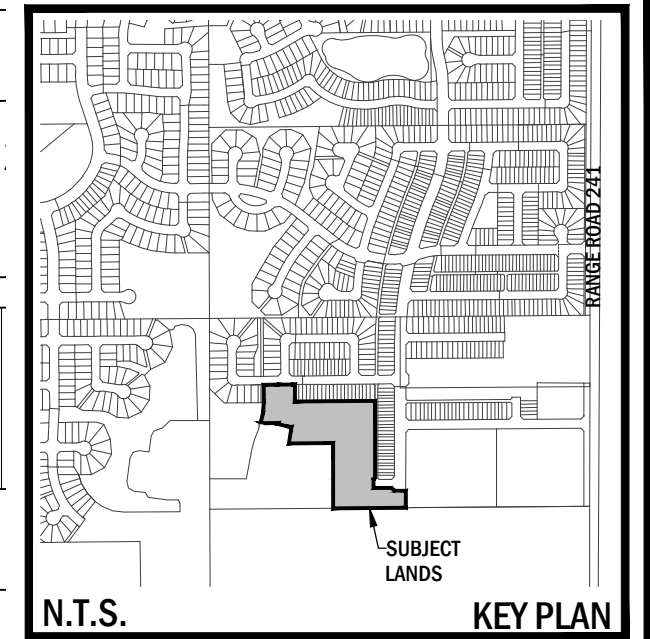
7. Water and Sewer Services

- 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

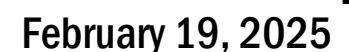
I, _____ hereby certify that
_____ I am the registered owner,
_____ I am the agent authorized to act on behalf of the registered owner
And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement is application for subdivision approval.
Address: _____ 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.



SDA-24-19 expires on May 30, 2026

STAGE 6



Notice of Decision

Date of Decision: May 30, 2025

Coralie Volker, RPP, MCIP
#100, 17413-107 Avenue NW
Edmonton, AB

Subdivision File Name:	SDA-25-03 Azur Phase 7
Legal Description:	A portion of the S.E. ¼ Sec. 26-50-24-W4M
Land Use District:	Integrated Neighbourhood and Commercial Districts
Proposed Subdivision:	1 Commercial Lot, 1 High Density Residential Lot, 2 Medium Density Residential Lots, 38 Multi-Attached Residential Lots, 10 Semi-Detached Residential Lots, 39 Single Detached Residential Lots and 4 Public Utility Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on May 30, 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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes. The plan shall show a 1.5m utility right of way and 1.5m maintenance easement on all single side yard lots.
6. 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.
7. That the owner/developer dedicate road widening in this phase of subdivision, north of Highway 625 extending from the east boundary to the west boundary of the subdivision area within Southeast Section 26, Township 50, Range 24, West of the 4th Meridian, in accordance with the Highway Functional Study in effect at the time of endorsement.
8. That the owner/developer remove Lot 20PUL, Block 12 from the subdivision plan, prior to endorsement.
9. That the owner/developer prepare, enter into and abide by an agreement with the City of Beaumont to address the registration of a Public Utility Lot along the southern boundary of SE-26-50-24-W4 to facilitate a trail adjacent to HWY 625, in accordance with the Azur Area Structure Plan. The agreement shall be registered on the title of the parent parcel at the time of endorsement.
10. That the owner/developer shall construct and provide security for temporary gravel turnarounds located at the south end of 39A Street, west end of 30 Avenue and west end of 37 Street 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.

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-03

11. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area.
12. That the owner/developer provides security and constructs a trail on Lots 10PUL, 111 PUL and 112 PUL of Block 10 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.
13. 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.
14. That the owner/developer agrees to pay to the Municipality a cost contribution for their proportionate share of the preparation of a Traffic Impact Assessment of the Highway 625 and Range Road 241 Intersection.
15. That the owner/developer consolidate the Storm Water Management Facility (SWMF) parcels consisting of Lots 112PUL, Block 10 and 96PUL, Block 2 located in SDA-25-02 Azur Phase 8 and 79PUL, Block 2, Plan 232 1111 into a single title, at the time of endorsement. Lot consolidation shall be required in the event that SDA-25-02 Azur Phase 8 is endorsed prior to, or concurrently with, SDA-25-03 Azur Phase 7.
16. 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 shall construct and obtain a Construction Completion Certificate (CCC) for the trail located within Lots 10PUL, 111PUL and 112 PUL of Block 10 within one (1) year of CCC being granted for the trails located within SDA-25-02 Azur Phase 8 Lot 96PUL, Block 2 and SDA-24-19 Azur Phase 6 Lot 11MR, Block 10, or such other date as may be approved in writing by the Municipality.
 - d. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area.
 - e. That the owner/developer conduct sanitary flow rate monitoring as outlined in the Development Agreement, to the satisfaction of the City of Beaumont.
 - f. That the owner/developer submit detailed engineering drawings for a trail along the southern border of the plan area to demonstrate that a 3.0m asphalt trail is able to be accommodated within a 4.0m width PUL and

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-03

sufficiently meet City of Beaumont General Design Standards. Lot lines for all affected parcels shall be adjusted to accommodate the future PUL if a 4.0m width is proven to be inadequate.

- g. 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.
- h. 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.
- i. That the owner/developer provides security and constructs off-site infrastructure to connect the watermain from 39A Street in SDA-25-02 Azur Phase 8 to the watermain on 30 Avenue located within Azur Phase 7 to provide sufficient water looping, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City.
- j. 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.
- k. 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.
- l. That the owner/developer agrees to pay to the Municipality a cost contribution for their proportionate share of the preparation of a Traffic Impact Assessment of the Highway 625 and Range Road 241 Intersection.

Pursuant to Section 654(2) in the Municipal Government Act, a variance has been granted to allow the block length for Block 12 to exceed the maximum block length of 240m by 115m.

This approval is valid for one year expiring on May 30, 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>.

Notice of Decision

Date of Decision: May 30, 2025

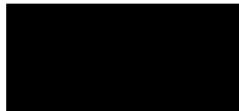
Subdivision File: SDA-25-03

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 Yasmin Sharp at planning@beaumont.ab.ca or 780-243-0552.



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: Avillia Les Ciels Ltd.

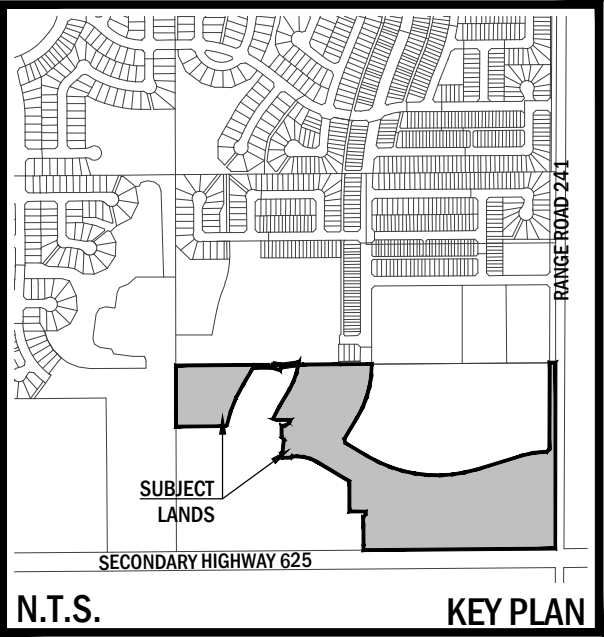
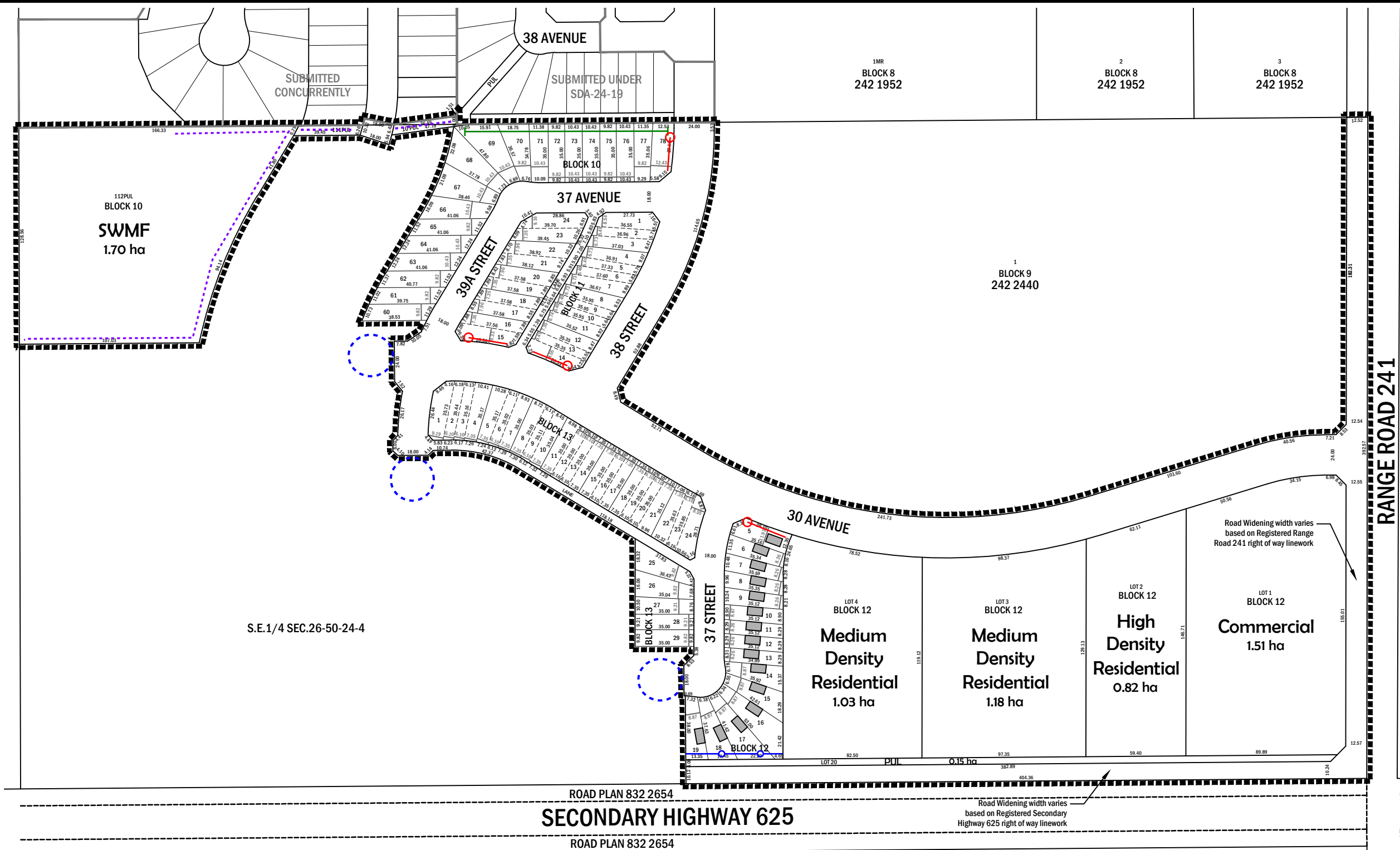
Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-03

Attachment 1: Advisements

1. 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.
2. Homebuilders should be made aware that single side yard properties must connect roof leaders to sump pump discharge services.
3. On a single side yard 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.
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 GDS requires that Storm Water Management Facilities be designed with a minimum of 30% of the property open to adjacent municipal roadways. The subdivision requires a variance of the GDS which is supported based on consistency with the Azur Area Structure Plan.
6. Noise attenuation fencing for the two (2) MDR Lots (Lot 3 and 4, Block 12) will be evaluated at the development permit stage to allow consideration for access to the planned trail adjacent to HWY 625.



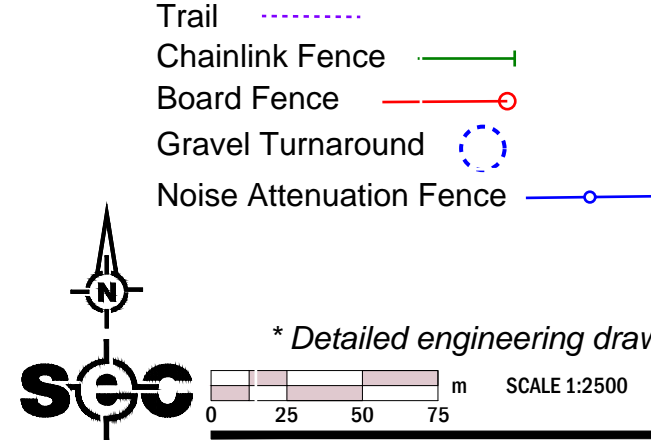
PART OF: SE 1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

NOTES:	
SUBDIVISION INCLUDES AREA OUTLINED BY [thick dashed line] AND CONTAINS	= 12.85 ha
ARTERIAL ROAD	= 0.91 ha
COLLECTOR ROAD	= 1.88 ha
LOCAL ROAD	= 0.62 ha
LANE	= 0.17 ha
TOTAL CIRCULATION AREA	= 3.58 ha
PUBLIC UTILITY LOT	= 0.20 ha
STORM WATER MANAGEMENT FACILITY	= 1.70 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 1.85 ha
COMMERCIAL	= 1.51 ha
TOTAL COMMERCIAL AREA	= 1.51 ha
HIGH DENSITY RESIDENTIAL	= 0.82 ha
MEDIUM DENSITY RESIDENTIAL	= 2.21 ha
SINGLE FAMILY RESIDENTIAL	= 1.55 ha
SEMI-DETACHED RESIDENTIAL	= 0.31 ha
TOWNHOUSE RESIDENTIAL	= 0.97 ha
TOTAL RESIDENTIAL AREA	= 5.86 ha
# OF HIGH DENSITY RESIDENTIAL LOTS	= 1
# OF MEDIUM DENSITY RESIDENTIAL LOTS	= 2
# OF SINGLE FAMILY RESIDENTIAL LOTS	= 39
# OF SEMI-DETACHED RESIDENTIAL LOTS	= 10
# OF TOWNHOUSE RESIDENTIAL LOTS	= 38
TOTAL # OF RESIDENTIAL LOTS	= 90

SUBDIVISION PLAN

AZUR NEIGHBOURHOOD

STAGE 7



* Detailed engineering drawings and final subdivision plan must conform to the Beaumont General Design Standards unless a variance is granted

SDA-25-03 Azur Phase 7 Conditionally
Approved by Kendra Raymond, RPP, MCIP,
Subdivision Authority on May 30, 2025.

SDA-25-03 expires on May 30, 2026

planning@beaumont.ab.ca

February 18, 2025

DATE RECEIVED
OFFICE USE ONLY

March 3, 2025

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-25-03

Land Use District(s): IN, C (CN)

Subdivision Name: Azur Stage 7

Fees Receipt #: 329514

Subdivision Application: \$ 25,930

Notification Fee: \$ 207.95

Total Fees: \$ 26,137.95

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

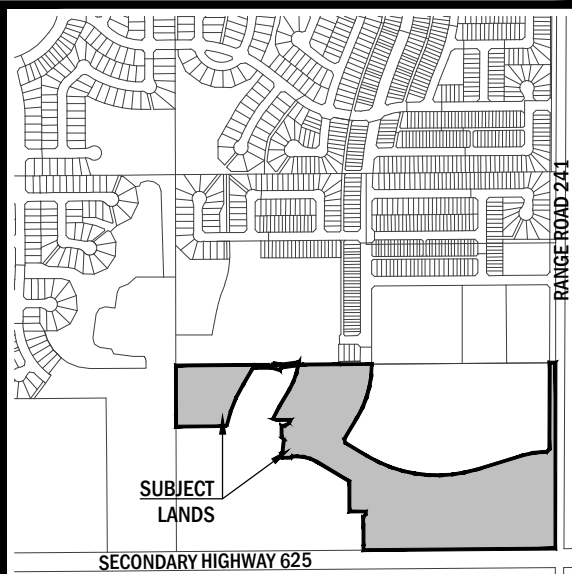
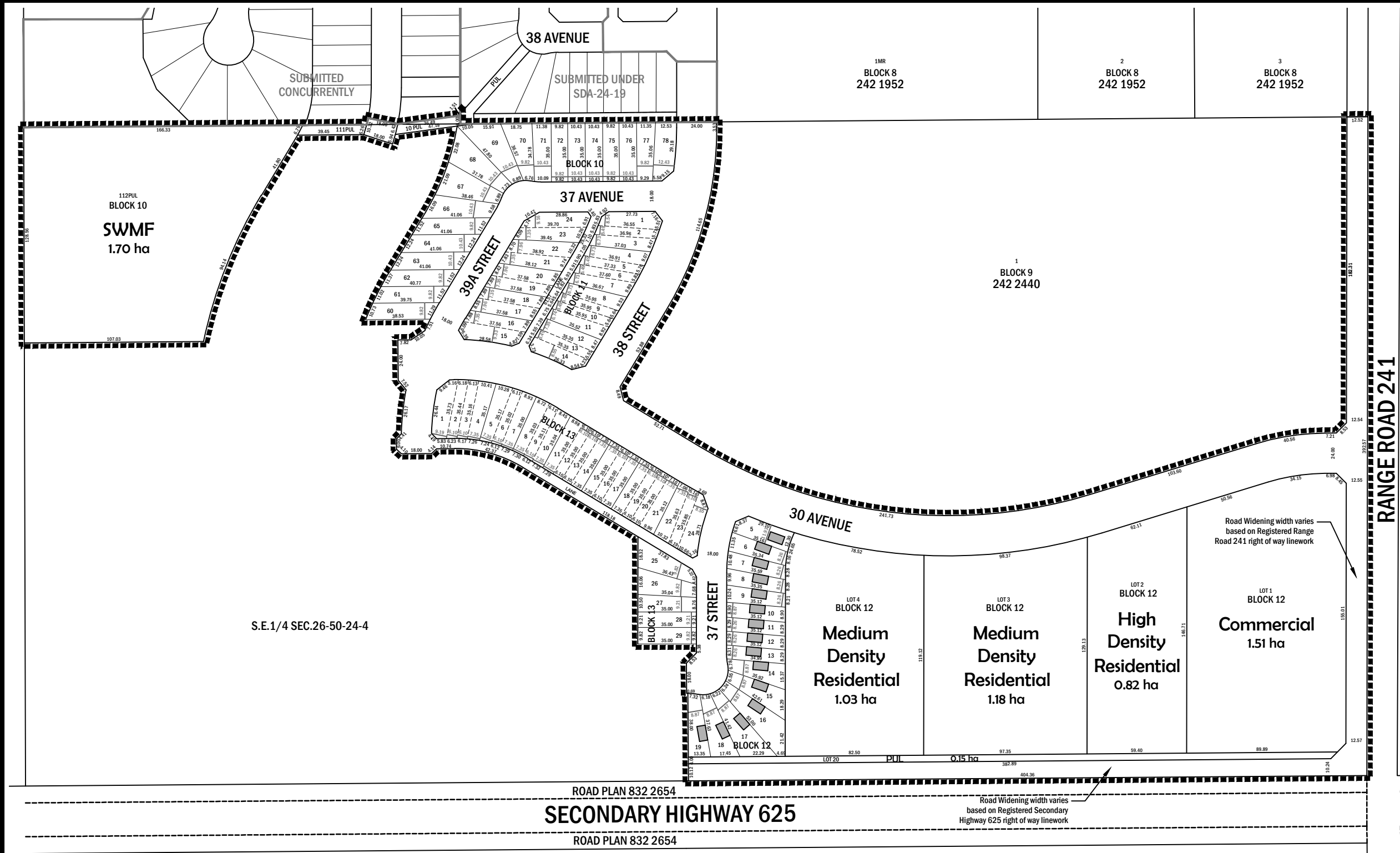
- a.

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 is 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.



SDA-25-03 Azur Phase 7 Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on May 30, 2025.

SDA-25-03 expires on May 30, 2026

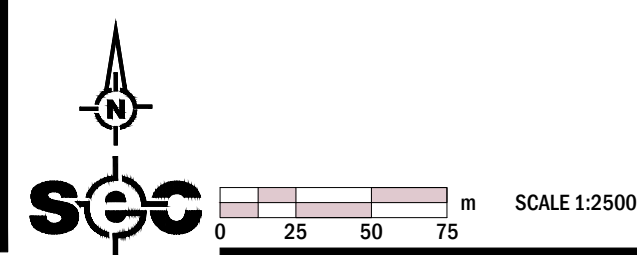
PART OF: SE 1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

NOTES:	
SUBDIVISION INCLUDES AREA OUTLINED BY ■■■■■■ AND CONTAINS	= 12.85 ha
ARTERIAL ROAD	= 0.91 ha
COLLECTOR ROAD	= 1.88 ha
LOCAL ROAD	= 0.62 ha
LANE	= 0.17 ha
TOTAL CIRCULATION AREA	= 3.58 ha
PUBLIC UTILITY LOT	= 0.20 ha
STORM WATER MANAGEMENT FACILITY	= 1.70 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 1.85 ha
COMMERCIAL	= 1.51 ha
TOTAL COMMERCIAL AREA	= 1.51 ha
HIGH DENSITY RESIDENTIAL	= 0.82 ha
MEDIUM DENSITY RESIDENTIAL	= 2.21 ha
SINGLE FAMILY RESIDENTIAL	= 1.55 ha
SEMI-DETACHED RESIDENTIAL	= 0.31 ha
TOWNHOUSE RESIDENTIAL	= 0.97 ha
TOTAL RESIDENTIAL AREA	= 5.86 ha
# OF HIGH DENSITY RESIDENTIAL LOTS	= 1
# OF MEDIUM DENSITY RESIDENTIAL LOTS	= 2
# OF SINGLE FAMILY RESIDENTIAL LOTS	= 39
# OF SEMI-DETACHED RESIDENTIAL LOTS	= 10
# OF TOWNHOUSE RESIDENTIAL LOTS	= 38
TOTAL # OF RESIDENTIAL LOTS	= 90

SUBDIVISION PLAN

AZUR NEIGHBOURHOOD

STAGE 7



Notice of Decision

Date of Decision: May 30, 2025

Coralie Volker, RPP, MCIP
#100, 17413-107 Avenue NW
Edmonton, AB

Subdivision File Name: SDA-25-02 Azur Phase 8
Legal Description: A portion of the North Half of SE-26-50-24-W4M
Land Use District: Conventional Neighbourhood District
Proposed Subdivision: 39 Residential Lots and 2 Public Utility Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on May 30, 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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes.
6. 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.
7. That the owner/developer shall construct and provide security for a temporary gravel turnaround located at the south end of 39A Street 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.
8. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area, including any outstanding deferred oversizing recoveries from the subdivision and development of the north ½ of SE-26-50-24-W4.
9. That the owner/developer provides security and constructs a trail on Lots 86PUL and 96PUL of Block 2 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.
10. 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.

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-02

11. That the owner/developer consolidate the Storm Water Management Facility (SWMF) parcels consisting of lots 96PUL, Block 2, Plan _____ and 79PUL, Block 2, Plan 232 1111 into a single title, at the time of endorsement. Lot consolidation shall include 112PUL, Block 10 located within SDA-25-03 Azur Phase 7 if the aforementioned subdivision is registered in advance of, or concurrently with, SDA-25-02 Azur Phase 8.
12. 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 shall construct and obtain a Construction Completion Certificate (CCC) for the trail located within Lot 96PUL, Block 2, within one (1) year of CCC being granted for the trails located within SDA-25-03 Azur Phase 7 (Lots 10PUL, 111PUL and 112 PUL of Block 10) and SDA-24-19 Azur Phase 6 (Lot 11MR, Block 10), or such other date as may be approved in writing by the Municipality.
 - d. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area, including any outstanding deferred oversizing recoveries from the subdivision and development of the north ½ of SE-26-50-24-W4.
 - e. That the owner/developer provides security and constructs a trail on Lots 86PUL and 96PUL of Block 2 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 pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.
 - g. 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.
 - h. 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.
 - i. 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.

This approval is valid for one year expiring on **May 30, 2026**. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-02

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 Yasmin Sharp at planning@beaumont.ab.ca or 780-243-0552.



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: Avillia Les Ciels Ltd.

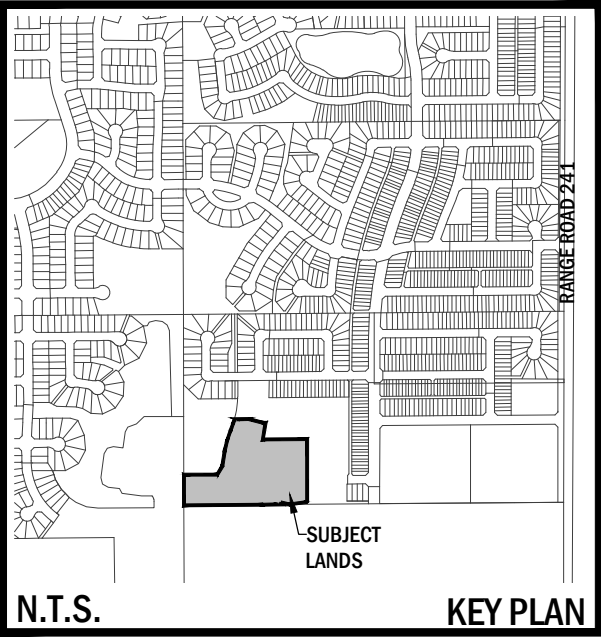
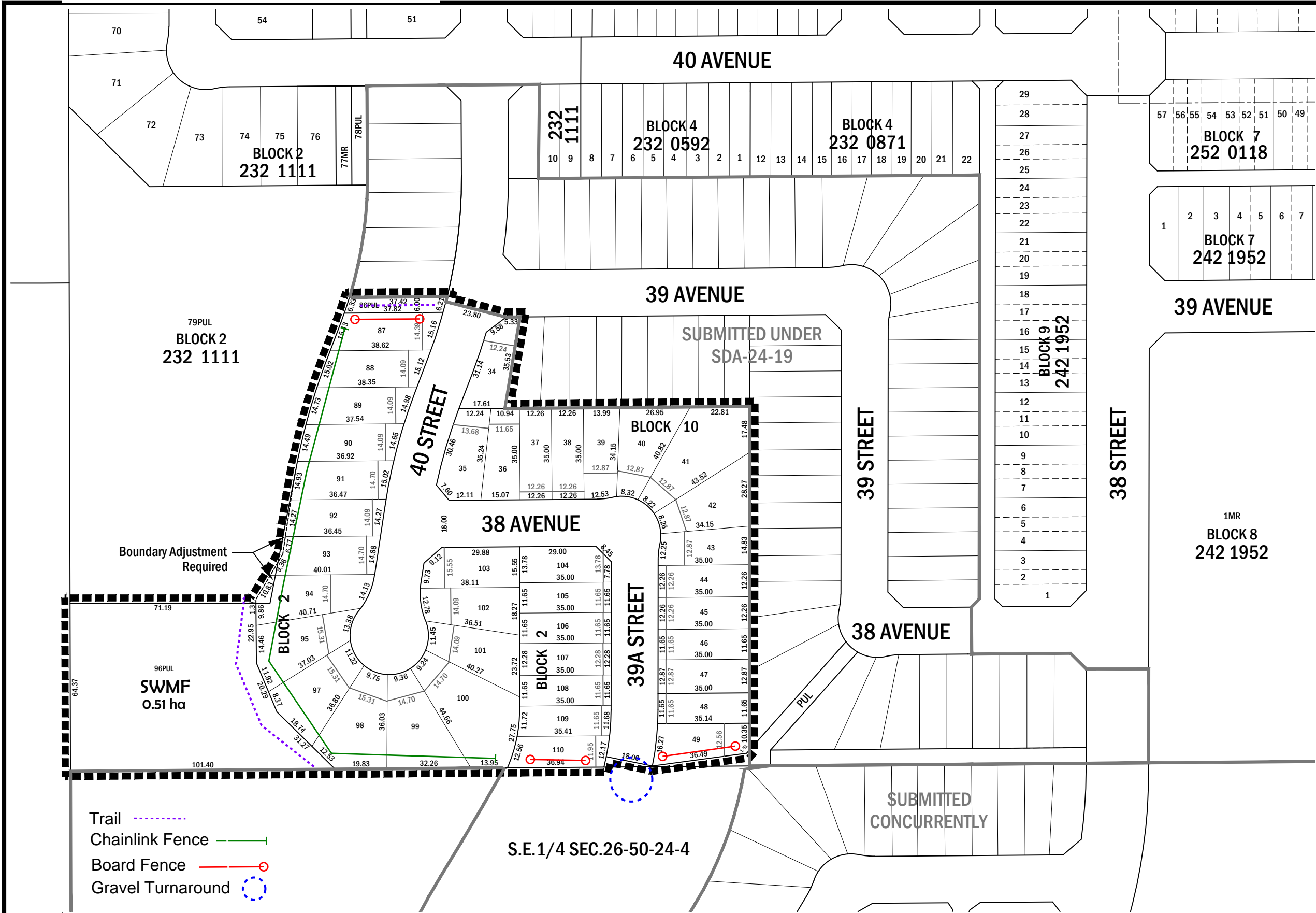
Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-02

Attachment 1: Advisements

1. In the event that deferred sanitary oversizing recovery has been collected through the endorsement of Azur Phase 6, the applicant/developer shall only pay for the proportionate share of oversizing for the Azur Phase 8 development area.
2. 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.
3. 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.).
4. The GDS requires that Storm Water Management Facilities be designed with a minimum of 30% of the property open to adjacent municipal roadways. This subdivision will require a variance to Section 3.2.6.I of the GDS, which can be submitted with the civil drawing package. The variance is supported due to it's consistency with the Azur Area Structure Plan.



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

NOTES:	
SUBDIVISION INCLUDES AREA OUTLINED BY ■■■■■■ AND CONTAINS	= 3.24 ha
LOCAL ROAD	= 0.59 ha
TOTAL CIRCULATION AREA	= 0.59 ha
STORM WATER MANAGEMENT FACILITY	= 0.51 ha
PUBLIC UTILITY LOT	= 0.02 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 0.53 ha
SINGLE FAMILY RESIDENTIAL	= 2.12 ha
TOTAL RESIDENTIAL AREA	= 2.12 ha
# OF SINGLE FAMILY RESIDENTIAL LOTS	= 39
TOTAL # OF RESIDENTIAL LOTS	= 39

SUBDIVISION PLAN

AZUR NEIGHBOURHOOD

STAGE 8



Subdivision Application

SDA-25-02 Azur Phase 8 Conditionally
Approved by Kendra Raymond, RPP,
MCIP, Subdivision Authority on May 30,
2025.

SDA-25-02 expires on May 30, 2026

February 13, 2025

DATE RECEIVED
OFFICE USE ONLY

March 3, 2025

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-25-02

Land Use District(s): SDA-25-02

Subdivision Name: Azur Stage 8

Fees Receipt #: 329520

Subdivision Application: \$ 10,864

Notification Fee: \$ 257.04

Total Fees: \$ 11,121.04

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

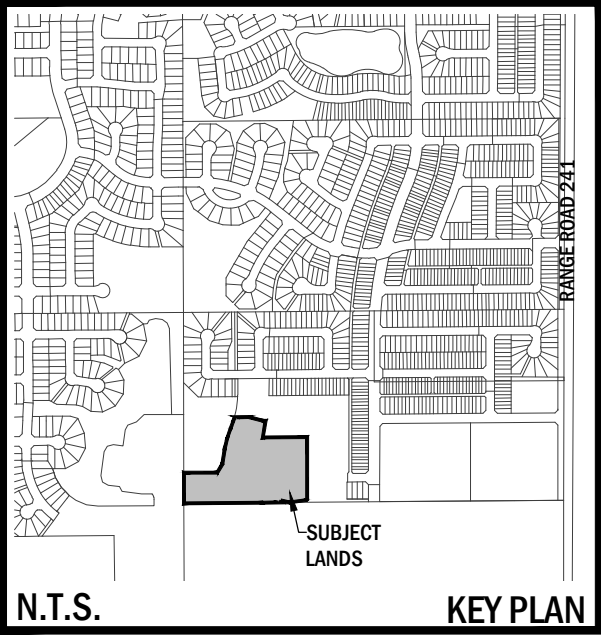
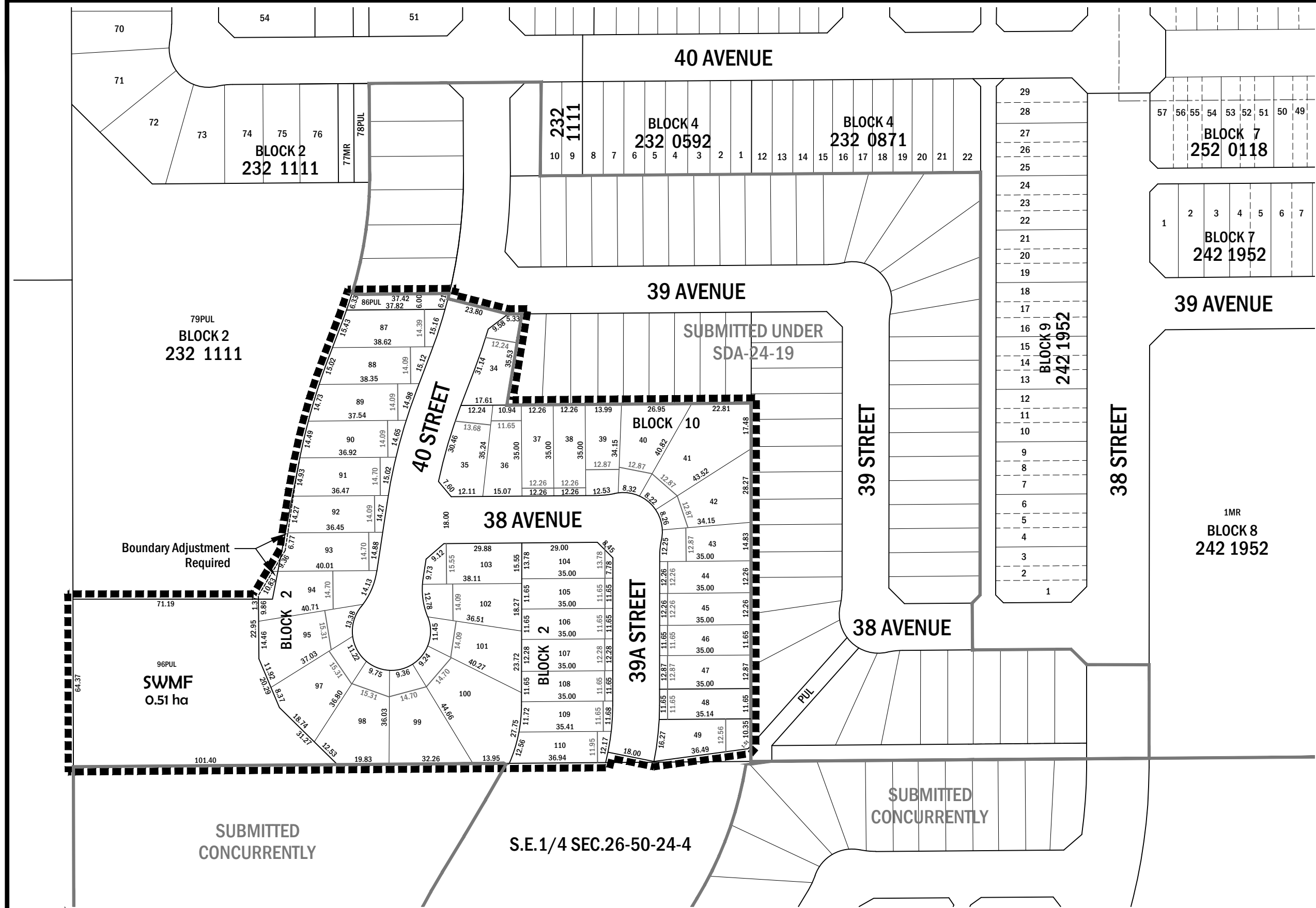
- a.

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 is 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.



SDA-25-02 Azur Phase 8 Conditionally
Approved by Kendra Raymond, RPP,
MCIP, Subdivision Authority on May 30,
2025.

SDA-25-02 expires on May 30, 2026

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

NOTES:	
SUBDIVISION INCLUDES AREA OUTLINED BY ■■■■■■■■■■ AND CONTAINS	= 3.24 ha
LOCAL ROAD	= 0.59 ha
TOTAL CIRCULATION AREA	= 0.59 ha
STORM WATER MANAGEMENT FACILITY	= 0.51 ha
PUBLIC UTILITY LOT	= 0.02 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 0.53 ha
SINGLE FAMILY RESIDENTIAL	= 2.12 ha
TOTAL RESIDENTIAL AREA	= 2.12 ha
# OF SINGLE FAMILY RESIDENTIAL LOTS	= 39
TOTAL # OF RESIDENTIAL LOTS	= 39

SUBDIVISION PLAN
AZUR NEIGHBOURHOOD
STAGE 8

