



**Subdivision Authority Decision
Friday, June 6, 2025**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on June 6, 2025:

a. SDA-25-01 Elan Phase 4B

Tentative plan to subdivide a portion of S.E. ¼ Sec. 33-50-24-W4M creating 24 multi-attached residential lots

b. SDA-25-04 Dansereau Meadows Phase 15

Tentative plan to subdivide a portion of S.E. ¼ Sec. 34-50-24-W4M creating 14 Single Family Dwelling Lots and 47 Single Side Yard Lots and 2 PUL

Subdivision Authority's Decision:

a. SDA-25-01 Elan Phase 4B

The Subdivision Authority conditionally approved the tentative plan of subdivision to create 24 multi-attached residential lots

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

c. SDA-25-04 Dansereau Meadows Phase 15

The Subdivision Authority conditionally approved the tentative plan of subdivision to create 14 Single Family Dwelling Lots and 47 Single Side Yard Lots and 2 PUL

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

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

Notice of Decision

Date of Decision: June 6, 2025

Stephen Yu
Invistec Consulting Ltd.
Suite 1700, 10130 103 Street NW
Edmonton, AB T5J 3N9

Subdivision File Name: SDA-25-01 Elan Phase 4B
Legal Description: A portion of S.E. ¼ Sec. 33-50-24-W4M
Land Use District: Integrated Neighbourhood
Proposed Subdivision: 24 Multi-Attached Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on June 6, 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. 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.
6. That the approved subdivision SDA-24-12 Elan Phase 4 be registered prior to or concurrent with this, to provide logical roadway extensions.
7. 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.

Notice of Decision

Date of Decision: June 6, 2025

Subdivision File: SDA-25-01

This approval is valid for one year expiring on **June 6, 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 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 Aleshia Ingram at planning@beaumont.ab.ca or 780-340-0342.



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: 1662825 Alberta Ltd.

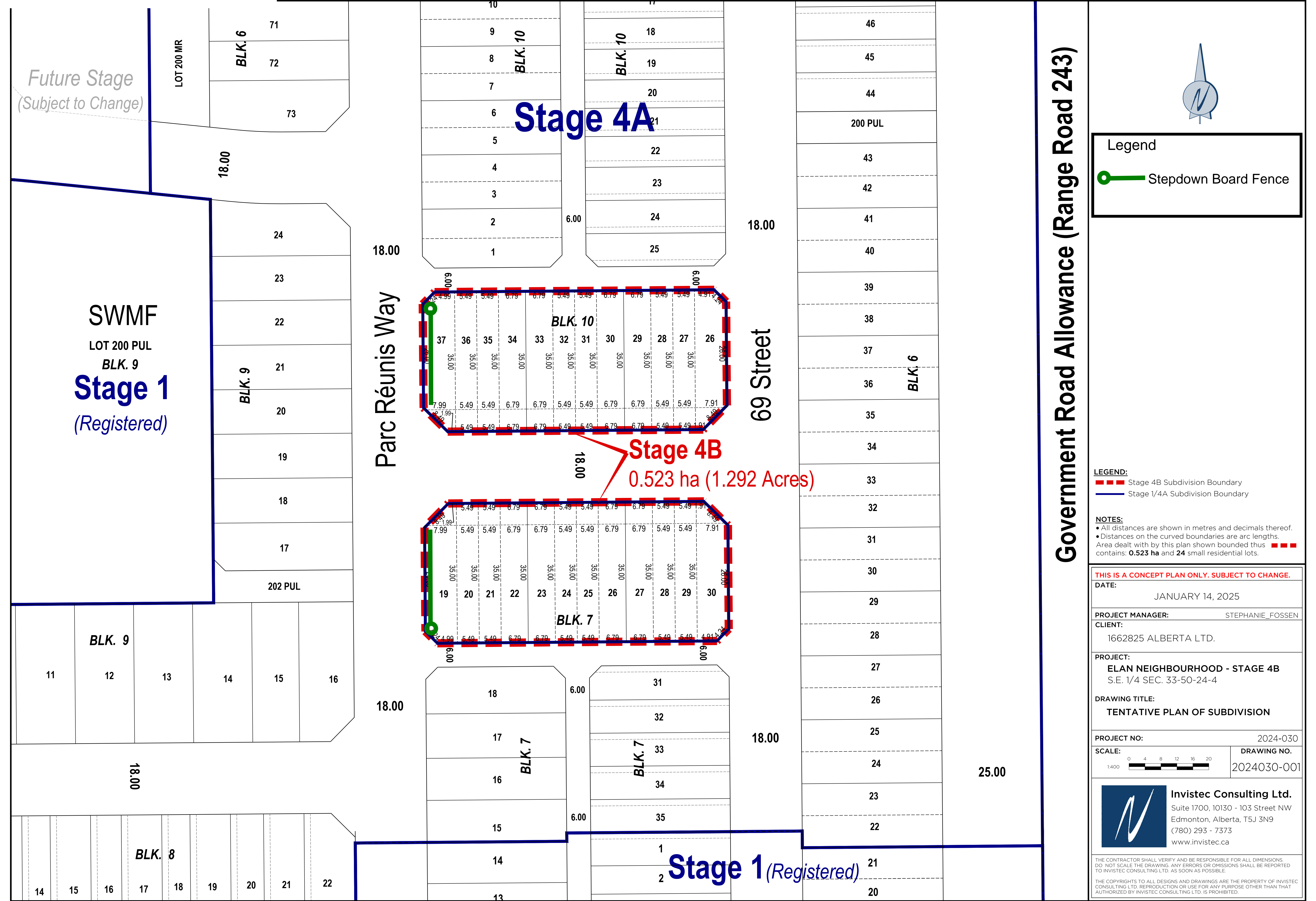
Notice of Decision

Date of Decision: June 6, 2025

Subdivision File: SDA-25-01

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. 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.
3. Ensure that corner cuts meet GDS for the following lots: Lots 26 and 37 of Block 10 and Lots 19 and 30 of Block 7.
4. A minimum of 1 tree per lot and 3 trees for each flankage is required. If not possible due to constraints or conflicts, money-in-lieu is required and an invoice to the Developer will be provided to be paid before FAC issuance.



Legend

Stepdown Board Fence

LEGEND:

- Stage 4B Subdivision Boundary
- Stage 1/4A Subdivision Boundary

NOTES:

- All distances are shown in metres and decimals thereof.
- Distances on the curved boundaries are arc lengths.
- Area dealt with by this plan shown bounded thus contains: **0.523 ha** and **24** small residential lots.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: JANUARY 14, 2025

PROJECT MANAGER: STEPHANIE_FOSSEN

CLIENT: 1662825 ALBERTA LTD.

PROJECT: ELAN NEIGHBOURHOOD - STAGE 4B
S.E. 1/4 SEC. 33-50-24-4

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT NO: 2024-030

SCALE: 1:400

DRAWING NO. 2024030-001

Invistec Consulting Ltd.

Suite 1700, 10130 - 103 Street NW
Edmonton, Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF INVISTEC CONSULTING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY INVISTEC CONSULTING LTD. IS PROHIBITED.

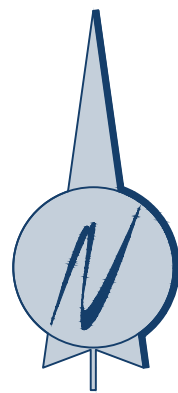
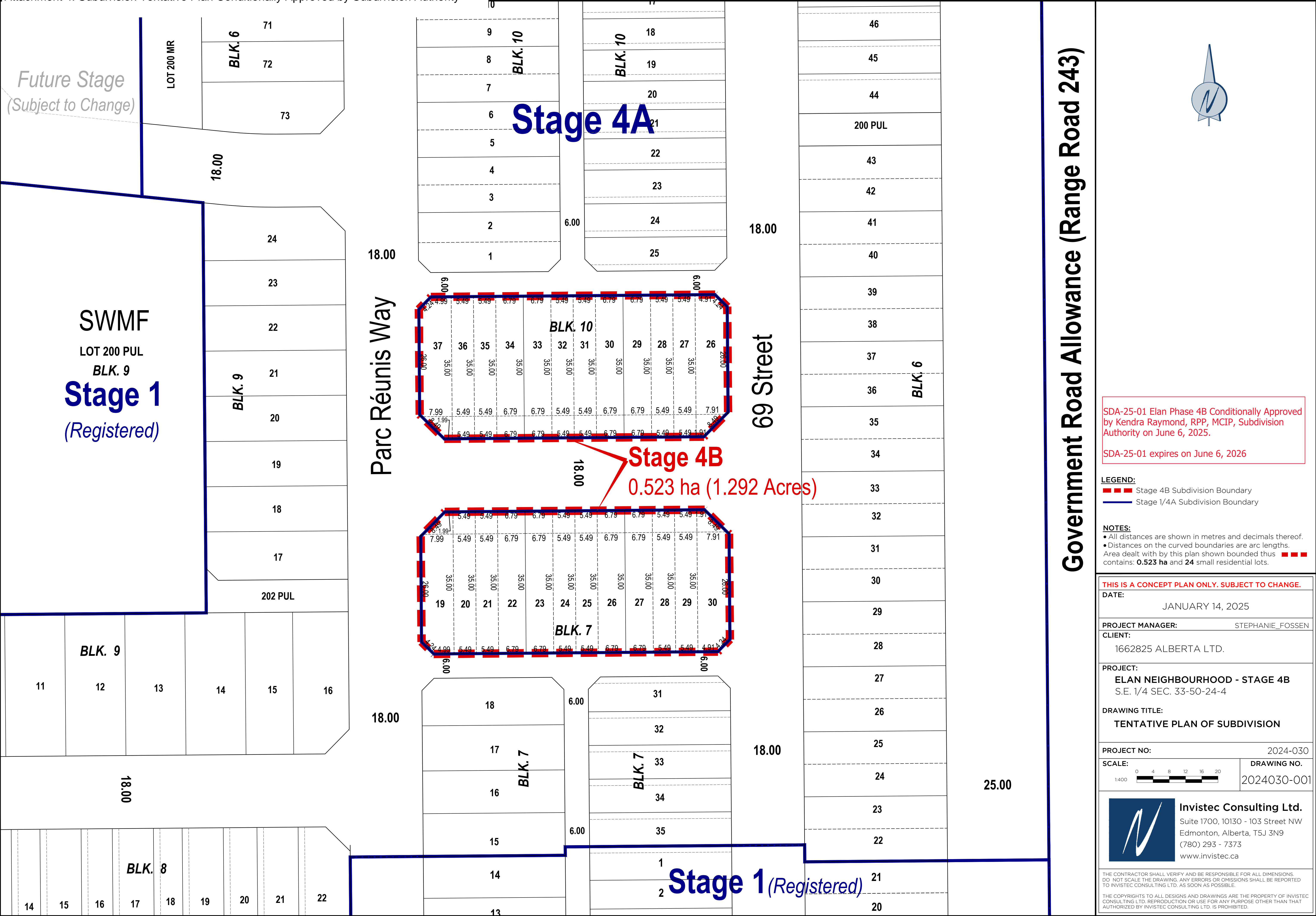
SDA-25-01 Elan Phase 4B Conditionally Approved
by Kendra Raymond, RPP, MCIP, Subdivision
Authority on June 6, 2025.

SDA-25-01 expires on June 6, 2026

Subdivision Application

January 16, 2025	January 22, 2025	OFFICE USE ONLY
DATE RECEIVED OFFICE USE ONLY	DATE PAID OFFICE USE ONLY	
SDA Number: SDA-25-01		
Land Use District(s): IN		
Subdivision Name: Elan Phase 4B		
Fees		Receipt #: 328083
Subdivision Application:		\$7,237.00
Notification Fee:		\$223.85
Total Fees:		\$7,460.85

1. Property Information	
All/part of the SE ¼ Sec. 33, Twp. 50, Rge 24, West of the 4 th 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 0.523 Hectares (1.293 Acres)	
2. Applicant and Property Owner Information	
Applicant/Consultant Name: Investec Consulting Ltd., c/o Stephen Yu	
Mailing Address: Suite 1700, 10130 103 Street NW	
Municipality: Edmonton	Province: Alberta Postal Code: T5J 3N9
Phone: 780-217-7751	Cell Phone: _____
Email (required): stephen.yu@investec.ca	
Is the Applicant also the Registered Owner? <input type="checkbox"/> Yes (Do not fill out below) <input checked="" type="checkbox"/> No (Fill out below - written authorization from registered owner required)	
Owner Name: 1662825 Alberta Ltd.	
Mailing Address: 1167 Kensington Crescent, Suite 410	
Municipality: Calgary	Province: Alberta Postal Code: T2N 1X7
Phone: 780-863-8324	Cell Phone: _____
Email (required): jchan@dream.ca	
3. Location of Land to be Subdivided	
a. Is the land situated immediately adjacent to the municipal boundary?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
If "yes", state its name: _____	
d. Is the proposed parcel within 1.5 kilometers (0.9 miles) of a sour gas facility?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
e. Does the proposed parcel contain an abandoned well?	No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
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: Agriculture	_____
b. Proposed use of Land: Residential	_____
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.): clay	_____
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:	n/a
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: n/a	_____
8. Applicant Authorization	
I, Investec Consulting Ltd. c/o Stephen Yu hereby certify that	
_____ I am the registered owner,	
<input checked="" type="checkbox"/> 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.	
Suite 1700, 10130 103 Street NW	
Address: Edmonton, AB T5J 3N9	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-25-01 Elan Phase 4B Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on June 6, 2025.

SDA-25-01 expires on June 6, 2026

LEGEND:

- Stage 4B Subdivision Boundary
- Stage 1/4A Subdivision Boundary

NOTES:

- All distances are shown in metres and decimals thereof.
- Distances on the curved boundaries are arc lengths.
- Area dealt with by this plan shown bounded thus ■■■■ contains: **0.523 ha** and **24** small residential lots.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: JANUARY 14, 2025

PROJECT MANAGER: STEPHANIE_FOSSEN

CLIENT: 1662825 ALBERTA LTD.

PROJECT: ELAN NEIGHBOURHOOD - STAGE 4B
S.E. 1/4 SEC. 33-50-24-4

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT NO: 2024-030

SCALE: 1:400 0 4 8 12 16 20

DRAWING NO. 2024030-001

Invistec Consulting Ltd.
Suite 1700, 10130 - 103 Street NW
Edmonton, Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF INVISTEC CONSULTING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY INVISTEC CONSULTING LTD. IS PROHIBITED.

Notice of Decision

Date of Decision: June 6, 2025

Stantec Consulting Ltd. c/o Rod Heinrichs

Subdivision File Name: SDA-25-04
Legal Description: A portion of N.W. ¼ Sec. 34-50-24-W4M
Land Use District: Conventional Neighbourhood
Proposed Subdivision: 47 Single Side Yard Lots, 12 Single Family Dwelling Lots, 2 Public Utility Lots.

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on June 6, 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. On a single side yard lot, the plan shall show a 1.5m utility right of way which must be on the opposite side of the 1.5m maintenance easement.
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 dead end between Lot 17 Block 29 and Lot 42 Block 27 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 construct a trail on 32 PUL as per the Dansereau Meadows Outline Plan 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.
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.

Notice of Decision

Date of Decision: June 6, 2025

Subdivision File: SDA-25-04

- 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 at the dead end between Lot 17 Block 29 and Lot 42 Block 27 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.
- g. That the owner/developer construct a trail on 32 PUL as per the Dansereau Meadows Outline Plan 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 erect 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.
- i. That the owner/developer construct storm infrastructure under TWP 510 connecting the existing infrastructure located in the North ditch and storm infrastructure within the proposed Dansereau Stage 15, as per the City's latest U&SMP plan.
- j. That the owner/developer verify Capacity available to accept flows from this new storm connection.

The Subdivision Authority received comments from adjacent landowners regarding concerns around the impacts to the Storm Water Management Facility and increased traffic. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Dansereau Meadows Outline Plan. The intent of this application is to create a separate parcel for the Storm Water Management Facility so that it may be transferred to the City of Beaumont in accordance with the Dansereau Meadows Outline Plan. There are no alterations being proposed to the Storm Water Management Facility.

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) #182 307 560 associated with SDA-18-01 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 34-50-24-4. DRC #182 307 560 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on June 6, 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: June 6, 2025

Subdivision File: SDA-25-04

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 780-340-1784



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: June 6, 2025

Subdivision File: SDA-25-04

Attachment 1: Advisements

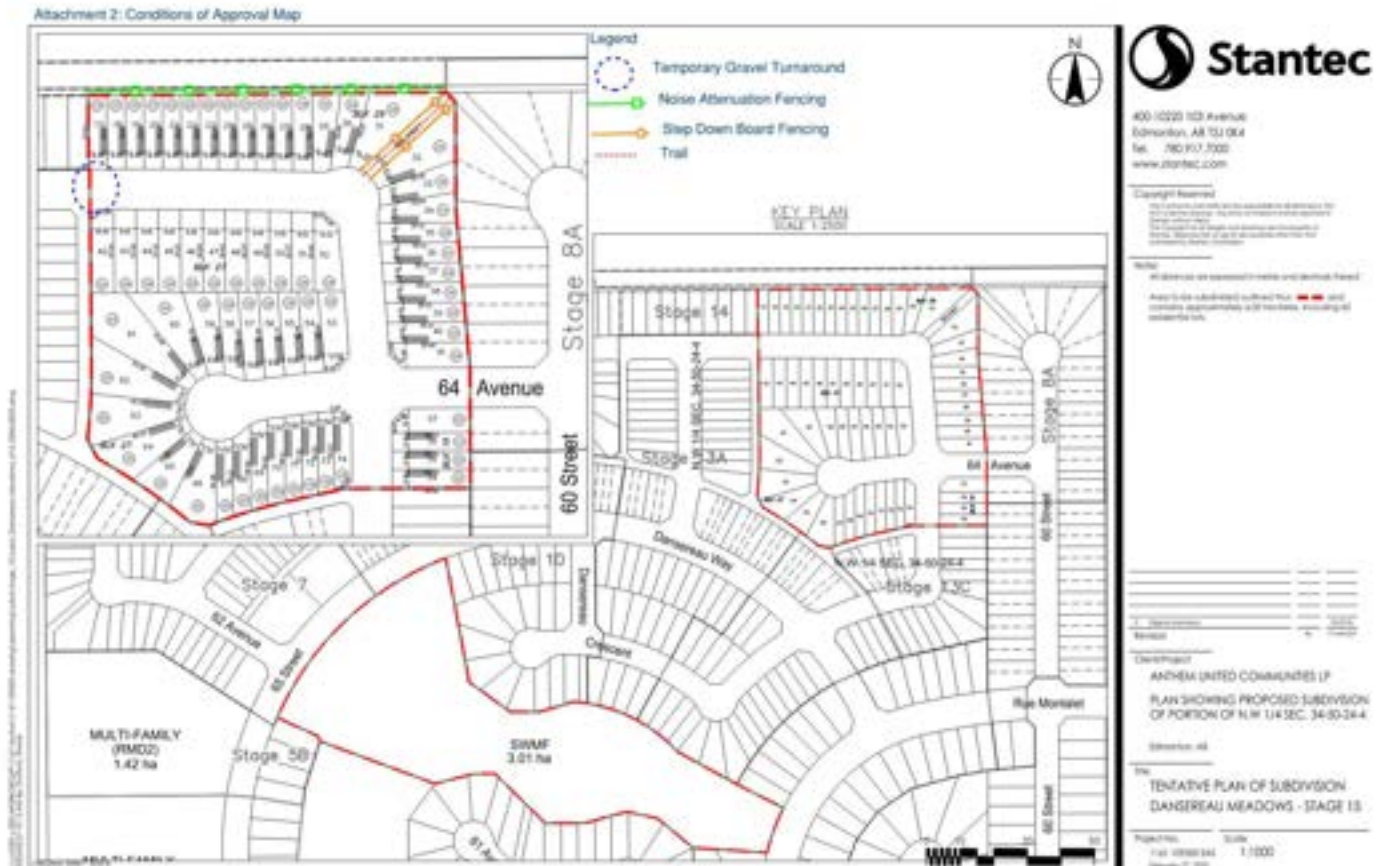
1. Homebuilders should be made aware of that any home placed on a lot with a single side yard lot line maintenance easement, requires a side yard setback of 1.5 m along the single side yard lot line side.
2. Homebuilders should be made aware that single side yard lot line properties must connect roof 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. That the owner/developer dedicate trail at a future stage of subdivision, south of Township Road 510 extending from the east boundary to west boundary of the entire quarter section of Southeast Section.

Notice of Decision

Date of Decision: June 6, 2025

Subdivision File: SDA-25-04

Attachment 2: Conditions of Approval Map





SDA-25-04 Dansereau Phase 15
Conditionally Approved by Kendra Raymond,
RPP, MCIP, Subdivision Authority on June 6,
2025.

SDA-25-04 expires on June 6, 2026

Subdivision Application

February 25, 2025

DATE RECEIVED
OFFICE USE ONLY

February 26, 2025

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-25-04

Land Use District(s): CN

Subdivision Name: Dansereau Meadows
Phase 15

Fees Receipt #:329343

Subdivision Application: \$ 17,997.24

Notification Fee: \$ 648.96

Total Fees: \$ 18,487.96

1. Property Information

All/part of the NW ¼ Sec. 34 Twp. 50 Rge 24 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 6.00 Hectares (14.82 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Rod Heinrichs of Stantec Consulting Ltd.

Mailing Address: 300-10220 103 Avenue

Municipality: Edmonton

Province: AB

Postal Code: T5J 0K4

Phone: 780-969-2297

Cell Phone: 587-597-0366

Email (required): rod.heinrichs@stantec.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: Brad Clarke of Anthem Properties (2007 United Lands Corps)

Mailing Address: #412, 10339 124 Street

Municipality: Edmonton

Province: AB

Postal Code: T5N 3W1

Phone: 780-412-7272

Cell Phone:

Email (required): edmonton@anthemproperties.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.: 814

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: Residential - undeveloped

b. Proposed use of Land: Residential

5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): flat, no notable features

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

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

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:
none

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: n/a

8. Applicant Authorization

I, Rod Heinrichs 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: 300-10220 103 Avenue NW

Signed: Heinrichs, Rod Digitally signed by Heinrichs, Rod
Date: 2025.02.05 16:33:32 -07'00'

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.

Attachment 4: Subdivision Tentative Plan Conditionally Approved by Subdivision Authority



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

Copyright Reserved

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.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

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.

SDA-25-04 Dansereau Phase 15
Conditionally Approved by Kendra Raymond,
RPP, MCIP, Subdivision Authority on June 6,
2025.

SDA-25-04 expires on June 6, 2026

1	Revise Lot Numbering	25.05.29
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

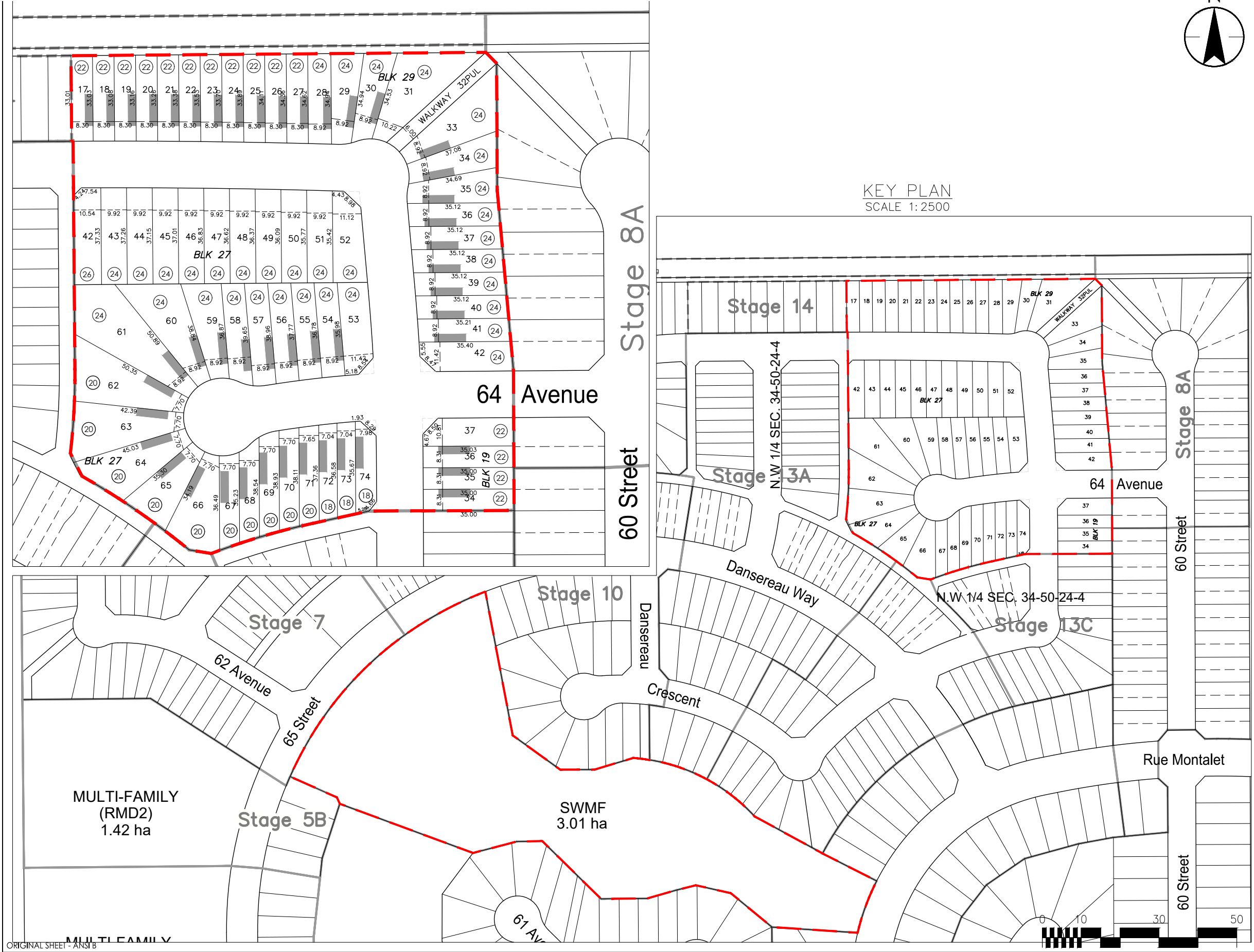
TENTATIVE PLAN OF SUBDIVISION
DANSEREAU MEADOWS - STAGE 15

Project No.

1161 112425 KC
May 29, 2025

Scale

1:1000



U:\1161112425\drawing\planning\subd\stage_15\subd_Dansereau Meadows_s115_29may2025.dwg
2025/05/29 11:33 AM By: Ciancio, Kevin

ORIGINAL SHEET - ANS1B