



**Subdivision Authority Decision
Friday, June 27, 2025**

1. The Subdivision Authority has reviewed the following proposed Subdivision on June 27, 2025:

a. SDA-24-03 Place Chaleureuse Phase 7A

Tentative plan to subdivide to terminate condominium Units 1 and A of Plan 212 0339 to create 1 commercial lot and 1 residential lot

Subdivision Authority's Decision:

a. SDA-24-03 Place Chaleureuse Phase 7A

The Subdivision Authority conditionally approved the tentative plan of subdivision to terminate condominium Units 1 and A of Plan 212 0339 to create 1 commercial lot and 1 residential lot

- *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 27, 2025

Dave Onishenko
Clarity Development Advisory
354 – 10113 104 Street
Edmonton, AB T5J 1A1

Subdivision File Name: SDA-24-03 Place Chaleureuse Phase 7A
Legal Description: Plan 212 0339, Units 1 and A
Land Use District: Integrated Neighbourhood and Commercial District
Proposed Subdivision: 1 Commercial Unit and 1 Residential Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on June 27, 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 owner/developer shall enter into and register an access and parking easement agreement on title within the subdivision boundary for vehicular and pedestrian connectivity. The agreement must be approved by the City of Beaumont and include a provision stating that it cannot be discharged or released without the City's approval. The easement must be registered at Land Titles on all affected properties, and the owner/developer shall provide documentation to the Municipality's satisfaction at the time of endorsement.
6. That the owner/developer shall enter into and register an overland drainage easement agreement on title within the subdivision boundary. The agreement must be approved by the City of Beaumont and include a provision stating that it cannot be discharged or released without the City's approval. The easement must be registered at Land Titles on all affected properties, and the owner/developer shall provide documentation to the Municipality's satisfaction at the time of endorsement.
7. That the owner/developer provide individual services to each parcel, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality. These services shall not cross into another parcel and must connect directly from city-owned infrastructure.
8. That the owner/developer construct and provide security for a 3.0m shared use path on Lot 9PUL, Block 5, Plan 152 1520 as per the Place Chaleureuse 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.

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Subdivision File: SDA-24-03

- c. That the owner/developer pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.
- d. That the owner/developer submit detailed engineering drawings in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City and affected utility agencies.
- e. That the owner/developer provide individual services to each parcel, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality. These services shall not cross into another parcel and must connect directly from city-owned infrastructure.
- f. That the owner/developer construct and provide security for a 3.0m shared use path on Lot 9PUL, Block 5, Plan 152 1520 as per the Place Chaleureuse 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.

This approval is valid for one year expiring on **June 27, 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 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: Place Chaleureuse GP Inc.

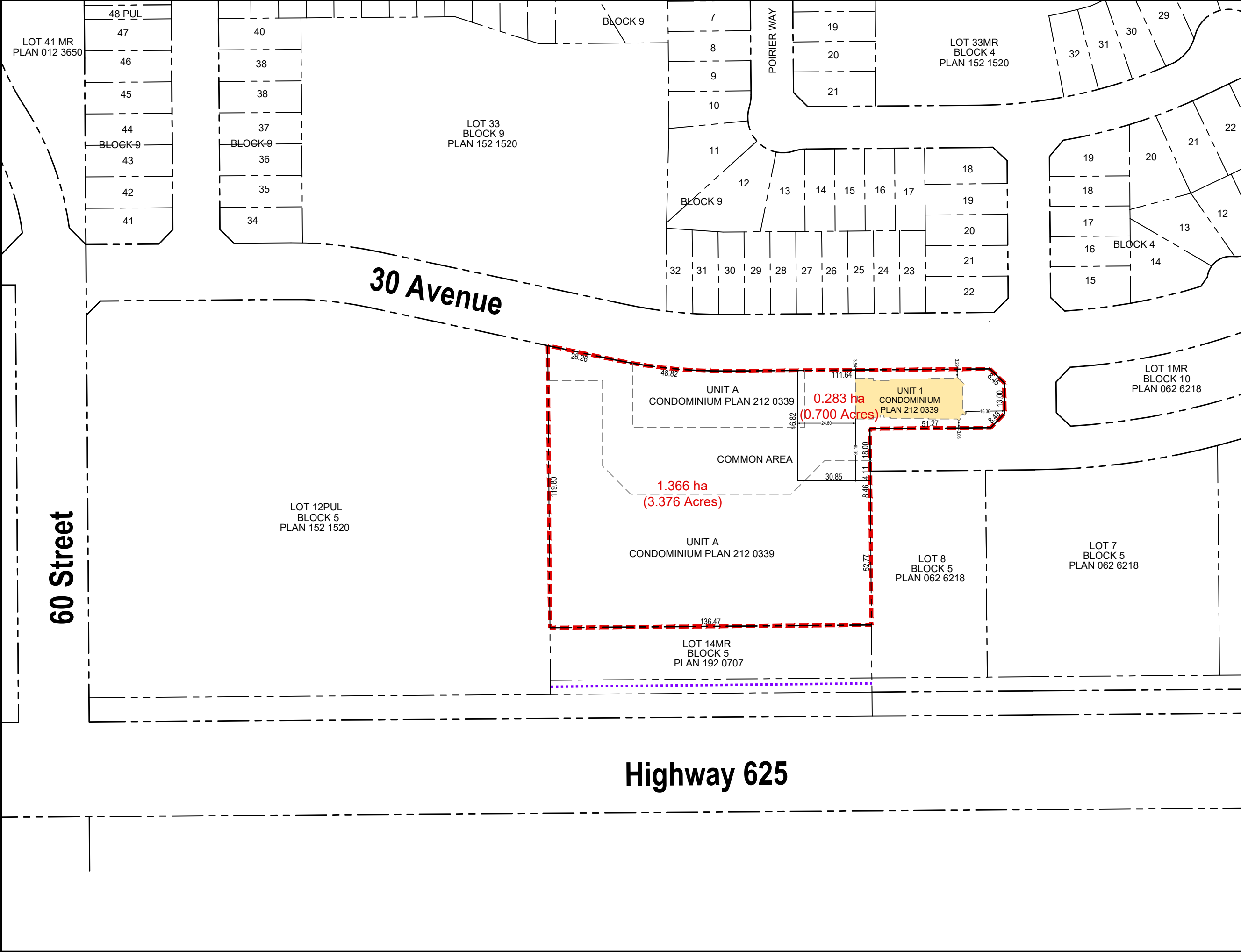
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


Attachment 1: Advisements


1. On June 10, 2025, Council passed the following motion:
THAT a traffic and pedestrian safety review be conducted, including public engagement, of the area of 30th Avenue and report back to Council for information on any recommended changes prior to the development permit being used.
2. The Integrated Neighbourhood (IN) District specifies a minimum lot width of 4.9m and a maximum of 15m, except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority. The residential lot (77.08m) exceed the maximum lot width permitted under the IN District. To comply with the Land Use Bylaw (LUB), each fee simple lot must accommodate a multi-unit building or institutional use.
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. That at the development permit stage, signage is to be installed, including any additional signs requested by the City, indicating "Private Road," in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.



..... 3m shared use path trail

Legend

-  Subdivision Boundary
-  Existing Subdivision Lines
-  Proposed Subdivision Lines
-  Existing Building

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  AND CONTAINS: 1.65 ha.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: February 12, 2024

PROJECT MANAGER: REUBEN_ROSS

CLIENT: PLACE DU MARAIS LP

PROJECT: DU MARAIS COMMERCIAL

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

PROJECT /DRAWING NO. 2023-046/001

SCALE
0 15 30 45 60 75
1:1500



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