

July 10, 2025

File No. SDA-**25-05**

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-25-05 Azur MDR Lot Split
Plan 242 1952, Block 8, Lots 2 and 3 – City of Beaumont

This letter contains information regarding a proposed subdivision application within the City of Beaumont. This information is referred to you in accordance with Section 653(3)(b) of the Municipal Government Act.

Pals Geomatics Corp, on behalf of Avillia Les Ciels Ltd., is proposing to subdivide 3.03 hectares (7.49 acres) of land within the Azur neighbourhood to facilitate a lot line adjustment between the two existing Medium Density Residential (MDR) lots located at 3501 and 3503 39 Avenue. The proposed adjustment includes shifting the shared lot line to the east to better align with development plans. The subject lands are located south of 39 Avenue, west of Range Road 241, and north/east of the future school site.

Please review the attached information and respond to this proposal by emailing your comments to planning@beaumont.ab.ca by **August 10, 2025**. To find out more information on Planning and Development notifications, please visit <https://www.beaumont.ab.ca/projects-plans/notifications/>. For more information, please contact the undersigned.

Thank you,



Aleshia Ingram
Planner II
780-340-0342
aleshia.ingram@beaumont.ab.ca

Attachments
Location Map
Tentative Subdivision Plan





0 150 300 m



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

Location Map

Plan 242 1952, Block 8, Lots 2 and 3

Application No.

SDA-25-05

Mapped By:

Aleshia Ingram

Checked By:

Numeric Scale

1: 11060

Date

Tuesday, June 24, 2025

Projected Coordinate System
CANADA NAD 83-3TM 114

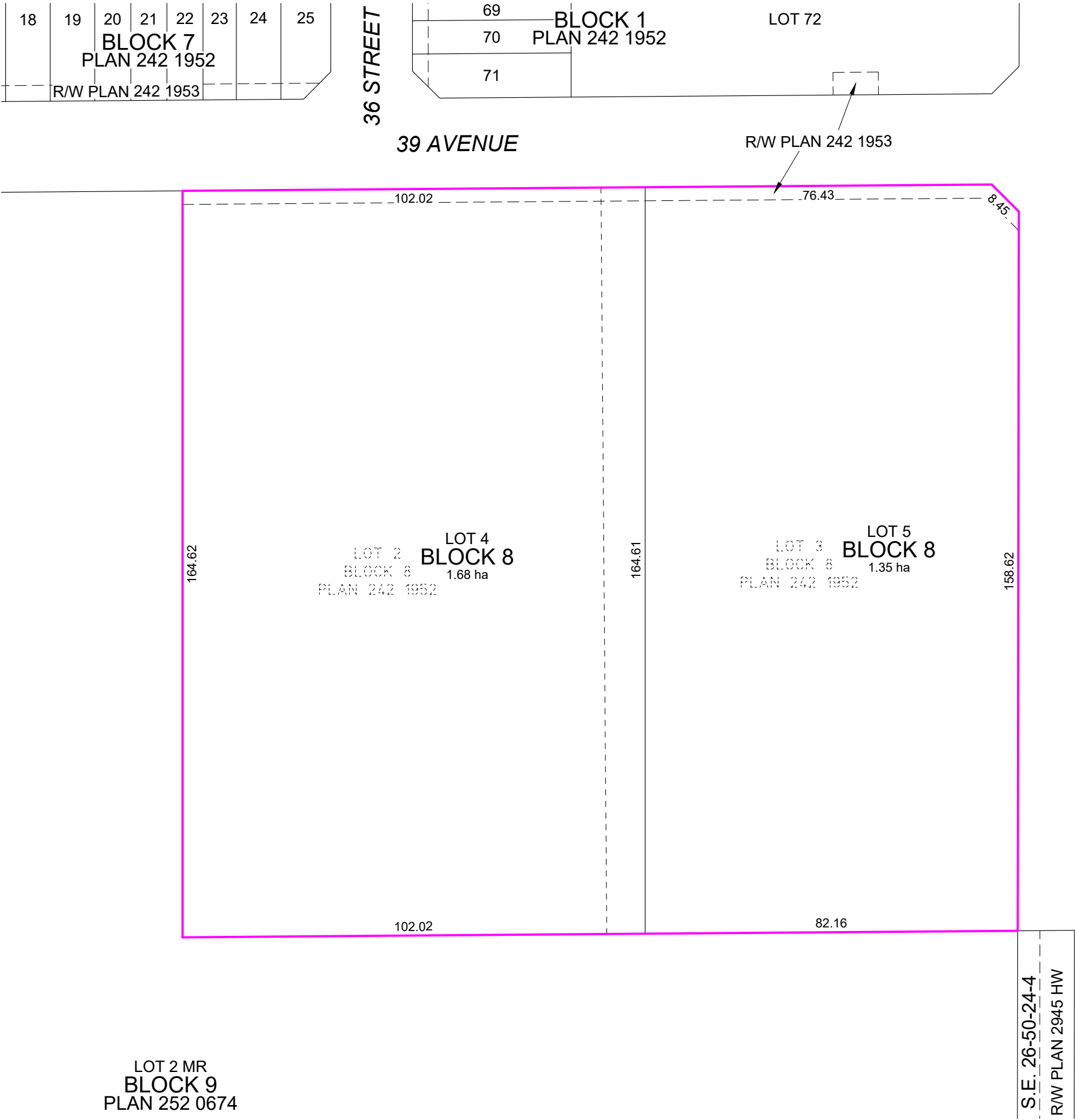
Legend



SDA-25-05



Registered Parcels



AVILLIA DEVELOPMENTS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS Integrated Neighbourhood District (IN).
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 3.03 ha

KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	MAY 9/25	ORIGINAL PLAN COMPLETED	ME

REVISIONS

AZUR

TENTATIVE PLAN SHOWING

CONSOLIDATION AND SUBDIVISION

OF

LOTS 2 AND 3, BLOCK 8, PLAN 242 1952

WITHIN THE

S.E. 1/4 SEC. 26 - TWP. 50 - RGE. 24 - W. 4TH MER.

BEAUMONT - ALBERTA

SCALE: 1:1000

0 10 20 30 40 60 METRES

Pals Geomatics
Corp.

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

FILE NO.	12200092T23	DRAFTED BY:	ME	CHECKED BY:	MK
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