

August 1, 2025

File No. SDA-**24-20**

To Adjacent Land Owners and Interested Parties

RE: Proposed Subdivision – SDA-24-20 – Ruisseau Stage 8B - Amendment
A portion of N.W. ¼ Sec. 27-50-24-W4M – 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.

Qualico Communities proposes to amend their subdivision approval, issued on May 23, 2025. This application was to subdivide 1.68 hectares (4.15 acres) of land within the Ruisseau neighbourhood to accommodate 24 single side yard residential lots and 30 multi-attached residential lots. The amendment seeks to instead accommodate 7 single side yard residential lots, 2 semi-detached residential lots, and 50 multi-attached residential lots. This represents 5 additional lots.

Please review the attached information and respond to this proposal by emailing your comments to planning@beaumont.ab.ca by **August 22, 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,



Katrina Tarnawsky
Senior Planner, Land Development
T: 780-340-1678
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Attachments
Location Map
Tentative Subdivision Plan





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

Location Map - Ruisseau Stage 8B - Amendment

Portion of QS-NW SEC-27 TWP-050 RGE-24 MER-4

Application No.

SDA-24-20

Mapped By:

K. Tarnawsky

Checked By:

Y. Sharp

Numeric Scale

1: 3101

Date

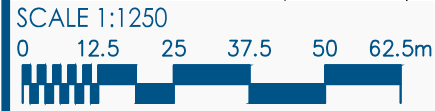
August 1, 2025

Projected Coordinate System
CANADA NAD 83-3TM 114

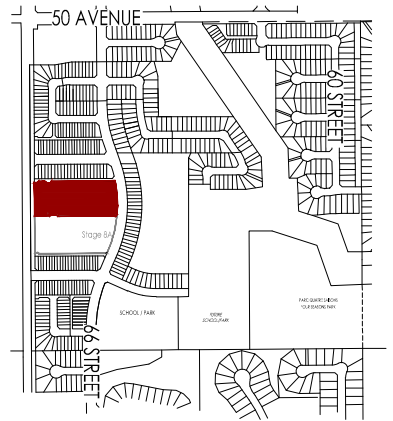
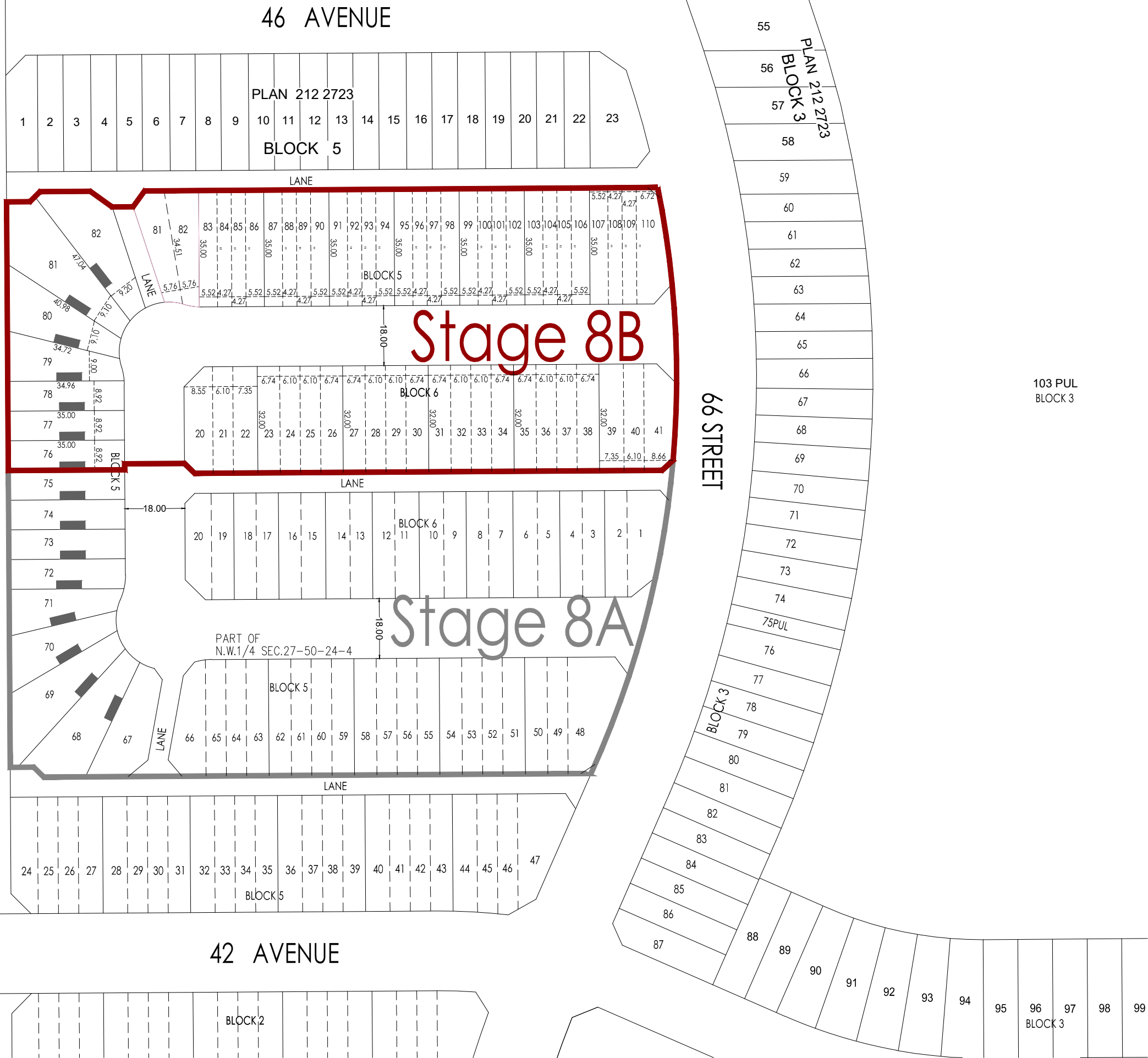
Legend

- Ruisseau Stage 8B
- Registered Parcels

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GOVERNMENT ROAD ALLOWANCE (RANGE ROAD 243)



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

N

TENTATIVE PLAN

RUISSEAU - STAGE 8B

BEAUMONT - ALBERTA

July 16, 2025

QUALICO[®]
communities