



Subdivision Authority Decision
Wednesday, February 19th, 2025 at 1:00pm

The Subdivision Authority has reviewed the following proposed Subdivision on February 19th, 2025:

a. SDA-24-09 5109 55 Street

Tentative Plan of subdivision to terminate condominium Units 12 to 34 of Plan 092 1315 to create 2 fee simple lots for townhouse and apartment development located at 5109 55 Street.

Subdivision Authority's Decision:

a. SDA-24-14 Ruisseau Stage 8A

The Subdivision Authority conditionally approved the tentative plan of subdivision to terminate condominium Units 12 to 34 of Plan 092 1315 to create 2 fee simple lots for townhouse and apartment development located at 5109 55 Street.

- *Attachments: Notice of Decision, Advisements, 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: February 19, 2025

Hagen Surveys (1982) Ltd.
2107 87 Avenue
Edmonton, AB T6P 1L5

Subdivision File Name: SDA-24-09 5109 55 Street
Legal Description: Plan 092 1315, Units 12 – 34 and Common Property
Land Use District: Mature Neighbourhood (MN) District
Proposed Subdivision: 2 Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on February 19, 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.
6. That the owner/developer agrees to discharge Registered Instrument (Utility Right of Way 782 1385) at the time of endorsement.
7. That the owner/developer shall enter into and register an access easement agreement on title with the landowners to the west (Plan 092 1315, Common Property, Units 1-11 and 34-39). 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.
8. 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. That the owner/developer shall enter into and register an access easement agreement on title with the landowners to the west (Plan 092 1315, Common Property, Units 1-11 and 34-39). The agreement must be approved by the City of Beaumont and include a provision stating that it cannot be discharged or released

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Subdivision File: SDA-24-09

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.

This approval is valid for one year expiring on **February 19, 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.

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.

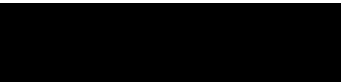
Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/DocumentCenter/View/6055/Endorsement-Application-Package>.

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
Application for Subdivision
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

cc: Cira Homes Ltd.

Notice of Decision

Date of Decision: February 19, 2025

Subdivision File: SDA-24-09

Attachment 1: Advisements

1. A Traffic Impact Assessment (TIA) is required to be submitted at the development permit stage. This TIA will analyze Service Level at the two arterial road intersections, 52 Ave and 50 Street and 55 Street and 50 Avenue. Assessment is to include the current functionality of the intersections to evaluate the projected increase in traffic resulting from the new development. Specific attention is required to evaluate the impact of queue lengths impacting the response times of emergency vehicles from the fire hall during peak traffic conditions.
2. The Mature Neighbourhood (MN) District specifies a minimum lot width of 7.5m and a maximum of 15m, except for apartment buildings or institutional uses, where the lot width may be increased up to 30m at the discretion of the Development Authority. Lot 27 (28.61m) and Lot 28 (26.11m) exceed the maximum lot width permitted under the MN District. To comply with the Land Use Bylaw (LUB), each fee simple lot must accommodate an apartment building. If the development proposal includes townhouse product, a LUB Text Amendment would be required to expand discretion for comprehensive sites or multi-attached product. **It is recommended that the applicant review their proposal in alignment with these requirements and consider either pursuing apartment development or initiating a bylaw amendment process if townhouse development is preferred.**
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.



Subdivision Application

SDA-24-09 Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on February 19, 2025

SDA-24-09 expires on February 19, 2026

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
planning@beaumont.ab.ca

July 3, 2024

DATE RECEIVED
OFFICE USE ONLY

July 9, 2024

Updated Dec 19/24

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY	
SDA Number:	SDA-24-09
Land Use District(s):	MN
Subdivision Name:	5109 55 Street
Fees	Receipt #: 320840
Subdivision Application:	\$820.00
Notification Fee:	\$238.78
Total Fees: \$1,103.78	
+ \$279 for additional lot	
Receipt #: 326948	

1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, West of the 4th Meridian

OR Being all/part of Lot: _____ Units 12-34 Plan 092 1315

OR Municipal Address: 5109 55 Street

242 149 157 and 242 149 157 +1 to 22

C.O.T. No(s): _____

Area of the above parcels of land to be subdivided 0.542 Hectares (1.34 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Hagen Surveys (1982) Ltd.

Mailing Address: 2107 87 Avenue

Municipality: Edmonton Province: AB Postal Code: T6P 1L5

Phone: 780-464-5506 Cell Phone: _____

Email (required): jwidmer@hagensurveys.ca

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: Cira Homes Ltd. Tapan Vaidya

Mailing Address: 212, 6958 76 Avenue NW

Municipality: Edmonton Province: AB Postal Code: T6B 2R2

Phone: 825-975-2974 Cell Phone: _____

Email (required): design@cira-homes.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: Vacant

b. Proposed use of Land: Mixed-use development Revised to residential only (townhouse/apartment)

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.): Grass

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: 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, Jordan Widmer of Hagen Surveys (1982) Ltd. 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: 2107 87 Avenue, Edmonton, AB Signed: Jordan Widmer

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.

TENTATIVE PLAN

SHOWING SUBDIVISION
ON PART OF

CONDOMINIUM PLAN 092 1315

IN THE

S.E.1/4 SEC.34, TWP.50, RGE.24, W.4 M.

BEAUMONT, ALBERTA



SDA-24-09 Conditionally Approved by
Kendra Raymond, RPP, MCIP, Subdivision
Authority on February 19, 2025

SDA-24-09 expires on February 19, 2026

FROM UNITS 12 - 34, CONDOMINIUM PLAN 092 1315	0.397 ha.
FROM COMMON PROPERTY, CONDOMINIUM PLAN 092 1315	0.045 ha.
TOTAL	0.442 ha.

NOTES:

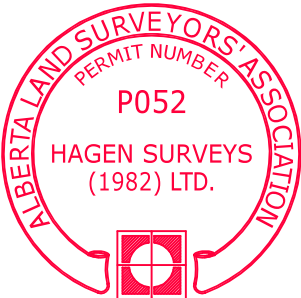
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



**HAGEN
SURVEYS**

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V. / DA
DATE:	JUNE 11, 2024	REVISED:	DEC. 13, 2024
DRAWING	240653T	FILE NO.	240653

NOTE: UNITS 12 TO 34 AND PORTION OF COMMON PROPERTY TO BE REMOVED
FROM CONDOMINIUM PLAN 092 1315.

