



Subdivision Authority Decision
Friday, September 19th, 2025

1. The Subdivision Authority has reviewed the following proposed subdivisions on September 19, 2025:
 - a. SDA-25-05 Azur Lot Adjustment
Tentative plan of subdivision to adjust the lot line boundary between Lots 2 and 3, Block 8, Plan 242 1952.
 - b. SDA-25-06 Beauridge Lot Adjustment
Tentative plan of subdivision to adjust the lot line boundary between Lots 6 and 7, Block 11, Plan 802 2319.
 - c. SDA-24-14 Ruisseau Stage 8A Subdivision Approval Amendment
Tentative plan of subdivision to create 9 single side yard residential lots, 20 semi-detached residential lots, and 19 multi-attached residential lots.
 - d. SDA-24-20 Ruisseau Stage 8B Subdivision Approval Amendment
Tentative plan of subdivision to create 7 single side yard residential lots, 2 semi-detached residential lots, and 50 multi-attached residential lots.

Subdivision Authority's Decision:

- a. SDA-25-05 Azur Lot Adjustment
The Subdivision Authority conditionally approved the tentative plan of subdivision to adjust the lot line boundary between Lots 2 and 3, Block 8, Plan 242 1952.
 - *Attachments: Notice of Decision, Subdivision Conditions Map, Subdivision Application, Subdivision Plan*
- b. SDA-25-06 Beauridge Lot Adjustment
The Subdivision Authority conditionally approved the tentative plan of subdivision to adjust the lot line boundary between Lots 6 and 7, Block 11, Plan 802 2319.
 - *Attachments: Notice of Decision, Subdivision Application, Subdivision Plan*
- c. SDA-24-14 Ruisseau Stage 8A Subdivision Approval Amendment
The Subdivision Authority conditionally approved the tentative plan of subdivision to create 9 single side yard residential lots, 20 semi-detached residential lots, and 19 multi-attached residential lots.
 - *Attachments: Notice of Decision, Subdivision Conditions Map, Subdivision Application, Subdivision Plan*
- d. SDA-24-20 Ruisseau Stage 8B Subdivision Approval Amendment
The Subdivision Authority conditionally approved the tentative plan of subdivision to

create 7 single side yard residential lots, 2 semi-detached residential lots, and 50 multi-attached residential lots.

- *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: September 19, 2025

Pals Geomatics Corp.
10704 176 Street
Edmonton, AB T5S 1G7

Subdivision File Name: SDA-25-05 Azur MDR Lot Adjustment
Legal Description: Lots 2 and 3, Block 8, Plan 242 1952
Land Use District: Integrated Neighbourhood
Proposed Subdivision: 2 Medium Density Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was APPROVED on September 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 1086-25 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 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.
7. 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.
8. That the owner/developer provide individual servicing to each parcel, with all connections made directly to City-owned infrastructure, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality. Cross lot servicing shall not be permitted.
9. That the owner/developer shall construct and provide security for temporary secondary access connecting directly to 39 Avenue with a knock-down bollards and a temporary road connection to this access pursuant to the engineering drawings, 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.
10. That the owner/developer install "No Parking" signs along the south side of 39 Avenue to prevent conflicts with the future east parcel right-in/right-out access, 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.
11. 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:



Notice of Decision

Date of Decision: September 19, 2025

Subdivision File: SDA-25-05

- 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 1086-25 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 servicing to each parcel, with all connections made directly to City-owned infrastructure, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality. Cross lot servicing shall not be permitted.
- f. That the owner/developer shall construct and provide security for temporary secondary access connecting directly to 39 Avenue with a knock-down bollards and a temporary road connection to this access pursuant to the engineering drawings, 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.
- g. That the owner/developer install "No Parking" signs along the south side of 39 Avenue to prevent conflicts with the future east parcel right-in/right-out access, 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.

Pursuant to Section 654(2) in the Municipal Government Act, a variance has been granted to allow the maximum block length of 240 metres in the Integrated Neighbourhood District to be extended to 363.55 metres.

This approval is valid for one year expiring on September 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. 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>



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: planning@beaumont.ab.ca

Notice of Decision

Date of Decision: September 19, 2025

Subdivision File: SDA-25-05

If you have any further questions, please contact Aleshia Ingram at planning@beaumont.ab.ca or 780-340-0342.



Joannes Wong, RPP, MCIP, PMP, M.B.A
Acting Subdivision Authority

Encl:
Advisements
Conditions of Approval Map
Application for Subdivision
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

cc: Avillia Les Ciels Ltd.



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: planning@beaumont.ab.ca

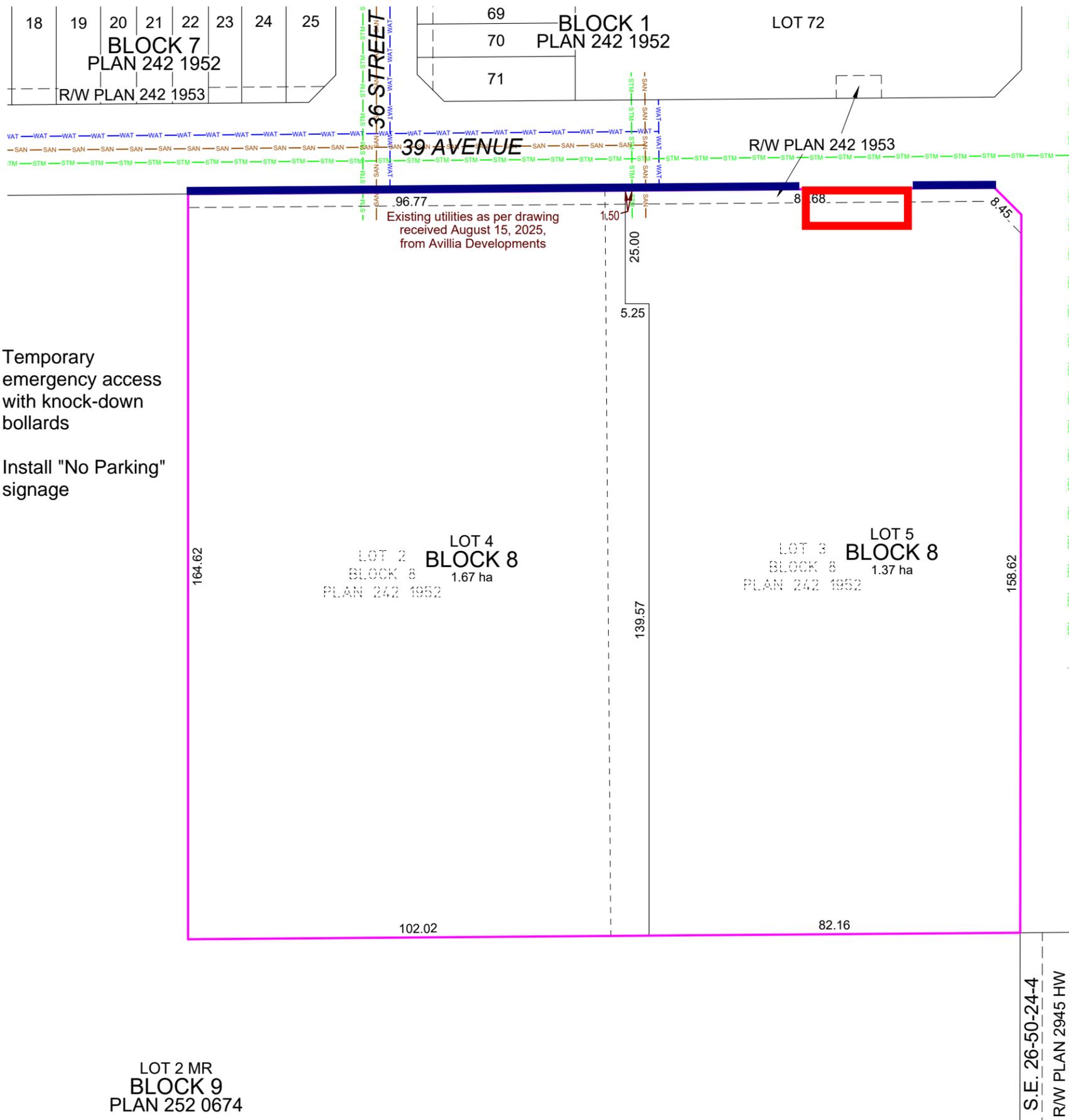
Notice of Decision

Date of Decision: September 19, 2025

Subdivision File: SDA-25-05

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.

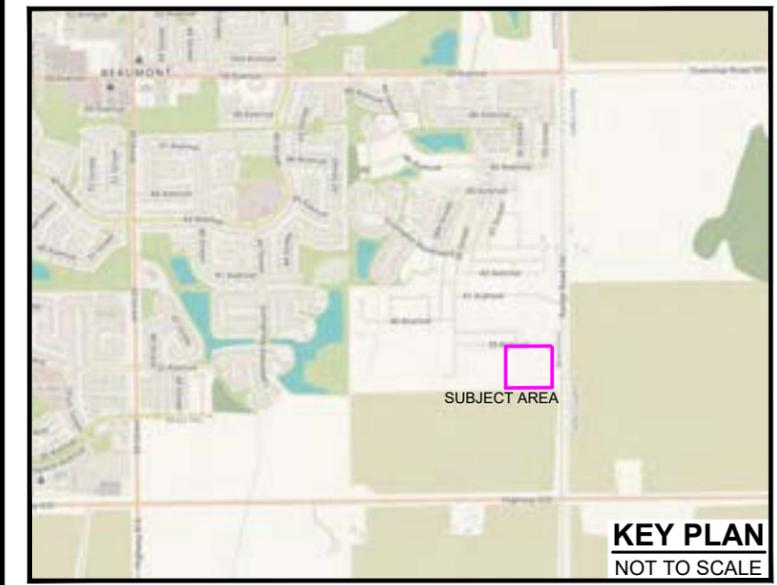


- Temporary emergency access with knock-down bollards
- Install "No Parking" signage

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



REV. NO.	DATE	ITEM	BY
2	AUG. 29/25	ADDED UTILITIES	ME
1	AUG. 18/25	ADJUSTED LOT LINE	ME
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



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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Subdivision Application



BEAUMONT

SDA-25-05 Conditionally Approved by
 Joannes Wong, RPP, MCIP, PMP, M.B.A,
 Acting Subdivision Authority on
 September 19, 2025

SDA-25-05 expires on September 19, 2026

May 12, 2025

DATE RECEIVED
OFFICE USE ONLY

July 10, 2025

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-25-05

Land Use District(s): IN

Subdivision Name: Azur MDR Lot Split

Fees Receipt #: 335529

Subdivision Application: 820.00

Notification Fee: 200.00

Total Fees: 1,020.00

1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, 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 _____ Hectares (_____ Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Phone: _____ Cell Phone: _____

Email (required): _____

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: _____

Mailing Address: _____

Municipality: _____ Province: _____ Postal Code: _____

Phone: _____ Cell Phone: _____

Email (required): _____

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.: _____

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: _____

b. Proposed use of Land: _____

5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): _____

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

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

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: _____

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: _____

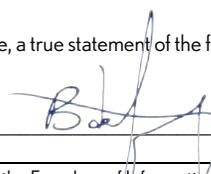
8. Applicant Authorization

I, _____ hereby certify that

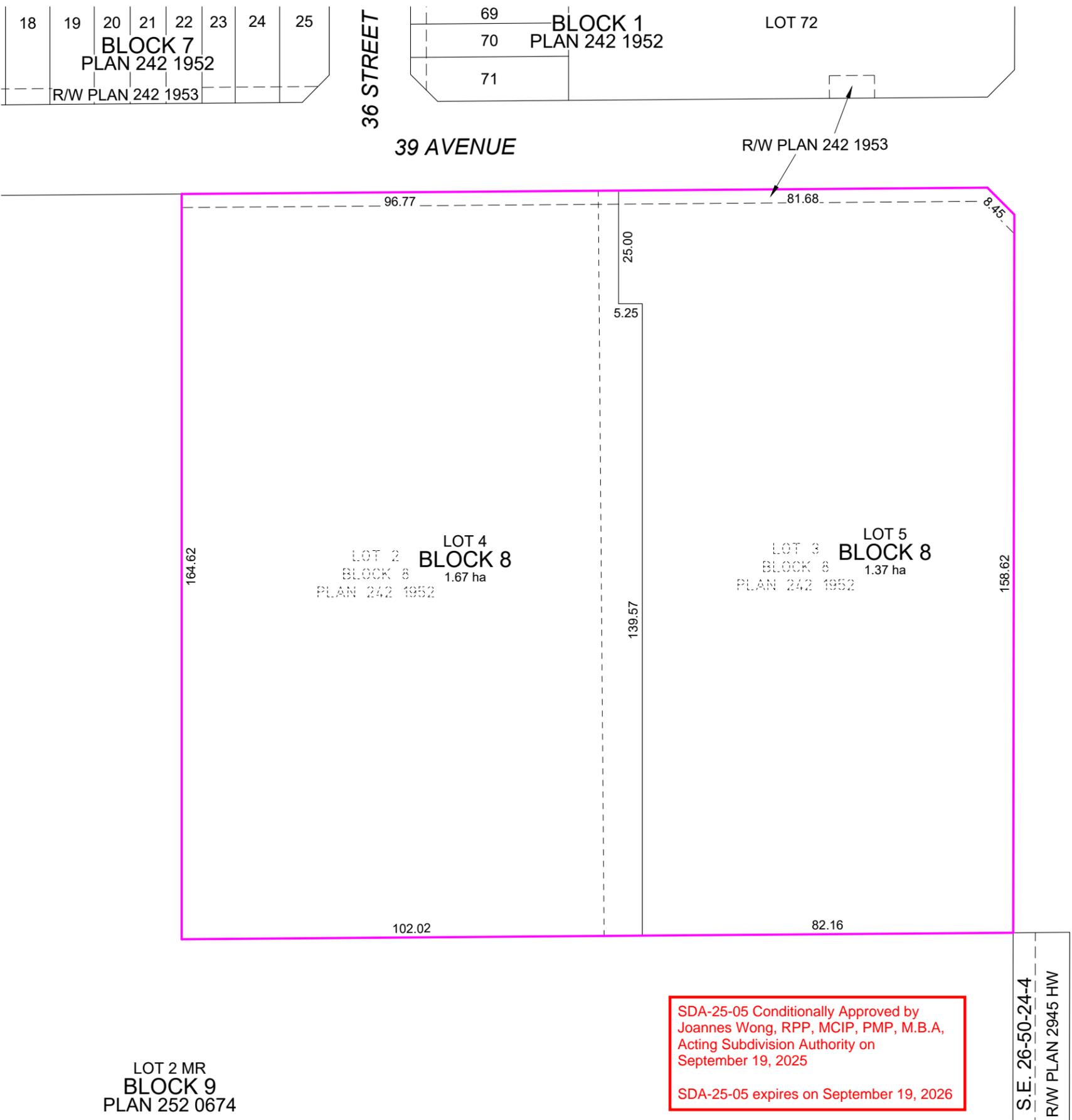
_____ I am the registered owner,

_____ 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.

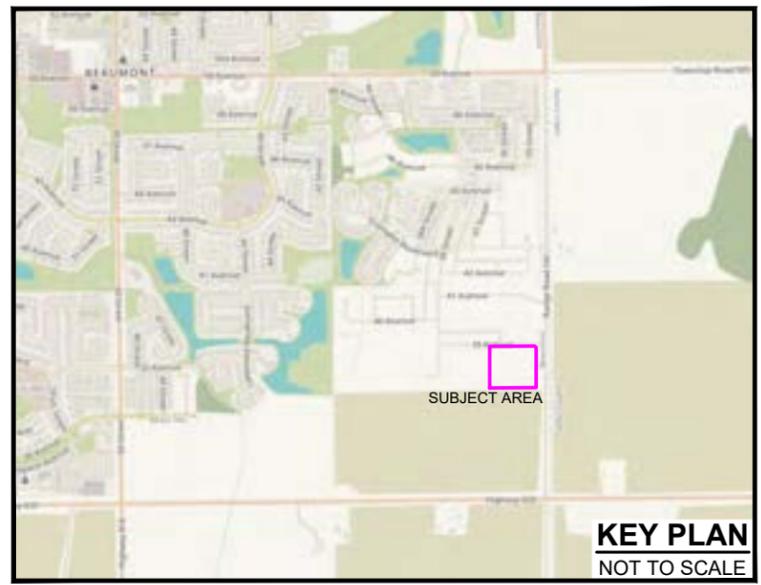
Address: _____ Signed: 

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.



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



REV. NO.	DATE	ITEM	BY
1	AUG. 18/25	ADJUSTED LOT LINE	ME
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

LOT 2 MR
BLOCK 9
PLAN 252 0674

SDA-25-05 Conditionally Approved by
Joannes Wong, RPP, MCIP, PMP, M.B.A,
Acting Subdivision Authority on
September 19, 2025

SDA-25-05 expires on September 19, 2026

S.E. 26-50-24-4
R/W PLAN 2945 HW

S.W. 1/4 SEC. 25 - TWP. 50 - RGE. 24 - W. 4TH MER.

Notice of Decision

Date of Decision: September 19, 2025

Gary Boles
5610 56A Street
Beaumont, AB T4X 1A7

Subdivision File Name: SDA-25-06 Beauridge Lot Adjustment
Legal Description: Lots 6 and 7, Block 11, Plan 802 2319
Land Use District: Conventional Neighbourhood District
Proposed Subdivision: Property Line Adjustment between two residential lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was APPROVED on September 19, 2025, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That any outstanding taxes be paid or satisfactory arrangements be made with the City of Beaumont.
3. That all existing easements, caveats, and restrictive covenants registered to the subject property be carried over and registered on the newly created lots.
4. That the owner/developer submit a Lot Grading Certificate to the satisfaction of the City prior to endorsement of the Plan of Subdivision. In the event that the Lot Grading Certificate demonstrates that the properties do not meet the requirements of the Surface Drainage Bylaw 1058-25, as may be amended from time to time, the owner/developer shall be required to undertake such grading activities as may be required to comply with the Bylaw.

The Subdivision Authority received one comment from an adjacent landowner regarding site drainage concerns and stormwater runoff into adjacent properties. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19.

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.

This approval is valid for one year expiring on September 19, 2026. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

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



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: planning@beaumont.ab.ca

Notice of Decision

Date of Decision: September 19, 2025

Subdivision File: SDA-25-06

If you have any further questions, please contact Katrina Tarnawsky at planning@beaumont.ab.ca or 780-340-1678.



Joannes Wong, RPP, MCIP, PMP, M.B.A
Acting Subdivision Authority

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



Subdivision Application

SDA-25-06 Conditionally Approved by
Joannes Wong, Acting Subdivision
Authority on September 19, 2025

SDA-25-06 expires on September 19, 2026

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

July 14, 2025

July 17, 2025

OFFICE USE ONLY

SDA Number: SDA-25-06

Land Use District(s): CN

Subdivision Name: Beuridge Lot Adjustment

Fees Receipt #: 335810

Subdivision Application: \$820.00

Notification Fee: \$313.46

Total Fees: \$1,133.46

1. Property Information

All/part of the _____ 1/4 Sec. _____ Twp. _____ Rge _____ West of the 4th Meridian
OR Being all/part of Lot: 6 & 7 Block 11 Plan 802 2319
OR Municipal Address: 5610 - 56 A street & 5608 56A St
C.O.T. No(s): _____
Area of the above parcels of land to be subdivided 0.087 Hectares (0.214 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Gary Boles
Mailing Address: 5610 - 56 A street
Municipality: Beaumont Province: Alberta Postal Code: T4X 1A7
Phone: 780-237-4304 Cell Phone: _____
Email (required): nascar96@telus.net
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: _____
Mailing Address: _____
Municipality: _____ Province: _____ Postal Code: _____
Phone: _____ Cell Phone: _____
Email (required): _____

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.: _____
- 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
- 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.): grass

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: NO

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: _____

B. Applicant Authorization

I, Gary Boles 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: 5610-56A st. Beau. AB Signed: [Signature]

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 OF
LOTS 6 & 7, BLK.11, PLAN 802 2319
 IN THE
S.E.1/4 SEC.34, TWP.50, RGE.24, W. 4M.
BEAUMONT, ALBERTA



NOTES:

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

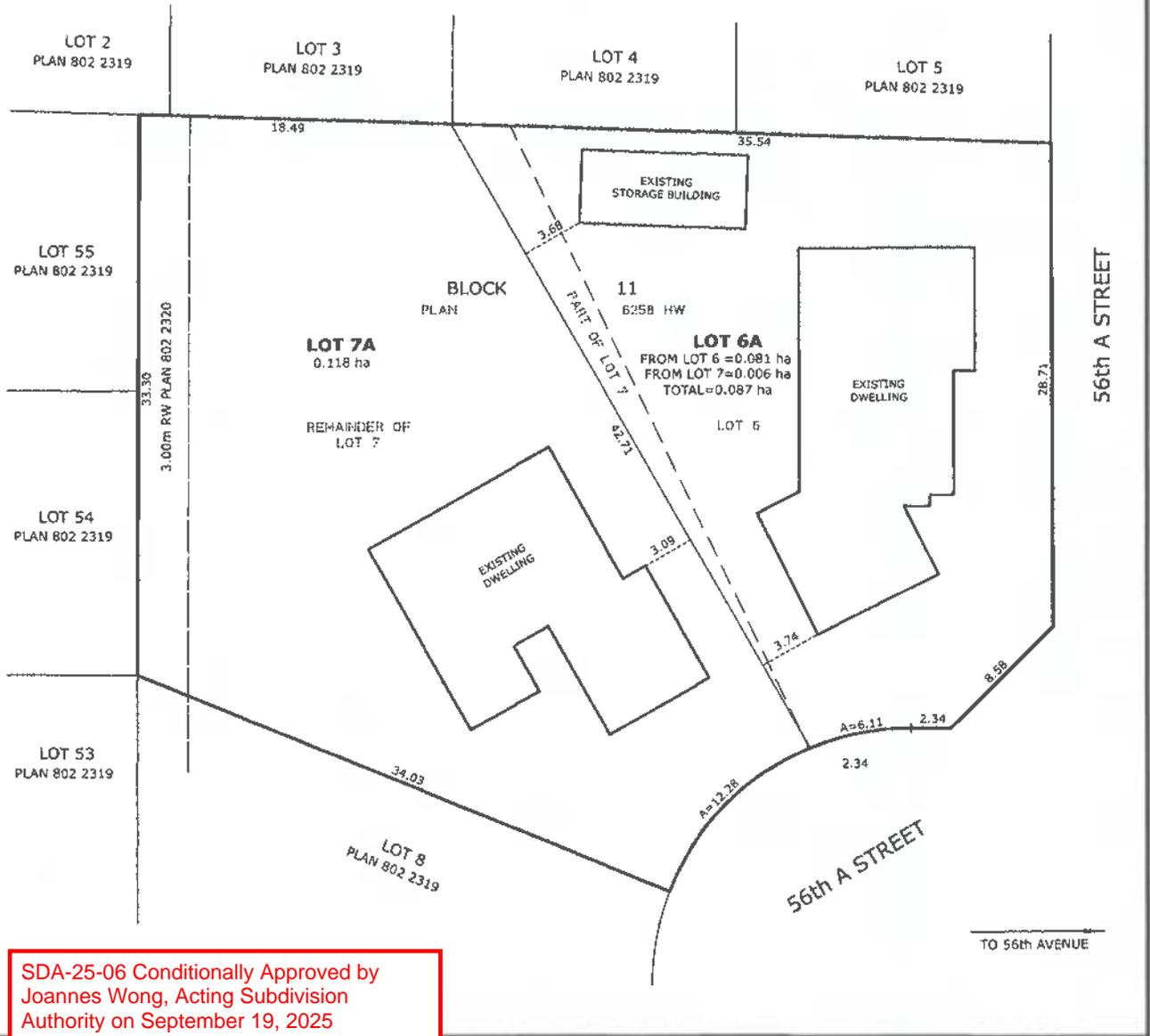


2107 - 67th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
 Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	ETH	DRAWN BY:	ETH
DATE:	JULY 09, 2025	REVISED:	--
DRAWING	250639T	FILE NO.	250639



SDA-25-06 Conditionally Approved by
 Joannes Wong, Acting Subdivision
 Authority on September 19, 2025

SDA-25-06 expires on September 19, 2026

Notice of Decision

Date of Decision: September 19, 2025

Brenda Kolenbrander
Qualico Communities
280 – 3203 93 Street NW
Edmonton, AB T6N 0B2

Subdivision File Name: SDA-24-14 Ruisseau Stage 8A Subdivision Approval Amendment
Legal Description: A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District: Conventional Neighbourhood District
Proposed Subdivision: 9 Single Side Yard Residential Lots, 20 Semi-Detached Residential Lots, and 19 Multi-Attached Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was APPROVED on September 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 1086-25 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 approved subdivision SDA 20-02 Ruisseau School Site shall be registered either prior to or concurrently with this subdivision.
7. 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 City, as shown on the "Conditions of Approval" map, Attachment 2.
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 1086-25 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 City, as shown on the "Conditions of Approval" map, Attachment 2.

Notice of Decision

Date of Decision: September 19, 2025

Subdivision File: SDA-24-14

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) #222 130 727 associated with SDA-20-02 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 27-50-24-4. DRC #222 130 727 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on September 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. 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/wp-content/uploads/2024/05/Endorsement-Application-Package.pdf>.

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 Katrina Tarnawsky at planning@beaumont.ab.ca or 780-340-1678.



Joannes Wong, RPP, MCIP, PMP, M.B.A
Acting Subdivision Authority

Encl:
Advisements
Conditions of Approval Map
Application for Subdivision
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

Notice of Decision

Date of Decision: September 19, 2025

Subdivision File: SDA-24-14

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.

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

**Amendment received:
July 16, 2025**

**Date paid: July 24,
2025**

Sept. 18/24

Oct. 15, 2024

DATE RECEIVED
OFFICE USE ONLY

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: **SDA-24-14**

Land Use District(s): **CN**

Subdivision Name: **Ruisseau 8A**

Fees **Receipt #: 324572**

Subdivision Application: ~~\$27,883~~ ^{12,817}

Notification Fee: ~~\$258.22~~ ^{228.40}

Total Fees: 13,045.40
~~\$28,141.22~~

Amendment fee: \$1,587.00

1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, 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 ----- **1.69** Hectares (_____ Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: _____
 Mailing Address: _____
 Municipality: _____ Province: _____ Postal Code: _____
 Phone: _____ Cell Phone: _____
 Email (required): _____

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: _____
 Mailing Address: _____
 Municipality: _____ Province: _____ Postal Code: _____
 Phone: _____ Cell Phone: _____
 Email (required): _____

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.: _____

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: _____
 b. Proposed use of Land: _____

5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): _____
 b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.): _____
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.): _____

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: _____

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: _____

8. Applicant Authorization

I, _____ hereby certify that
 _____ I am the registered owner,
 _____ I am the agent authorized to act on behalf of the registered owner

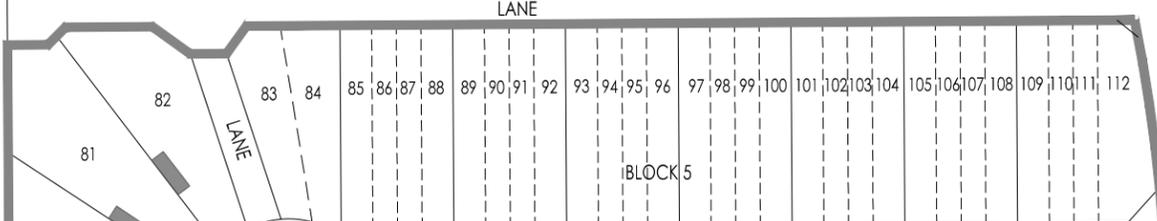
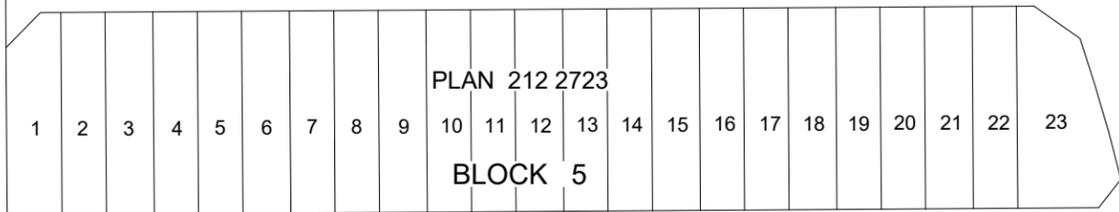
And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Address: _____ Signed: _____

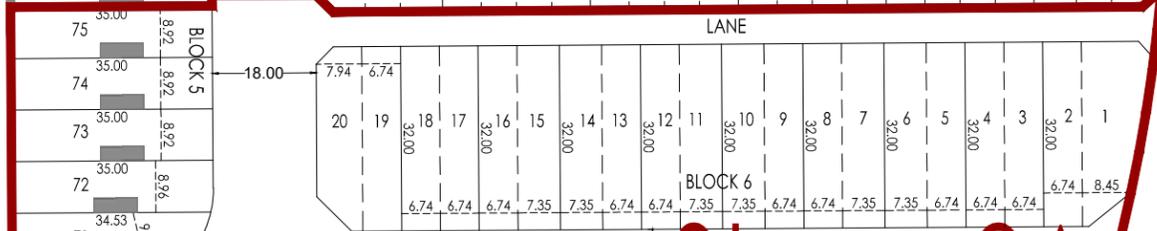
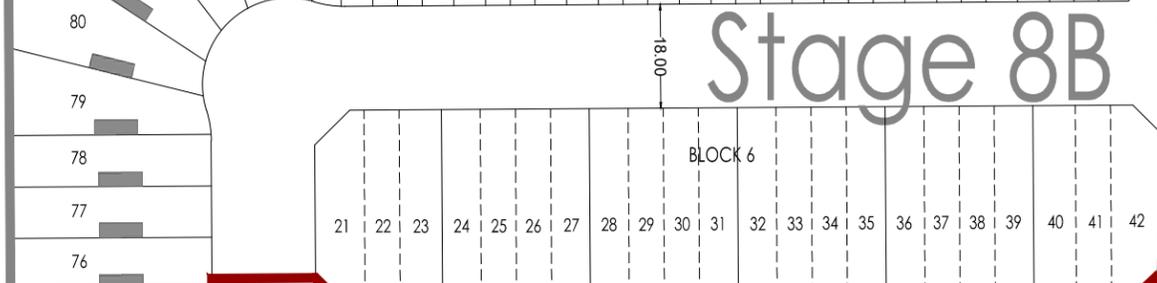
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GOVERNMENT ROAD ALLOWANCE (RANGE ROAD 243)

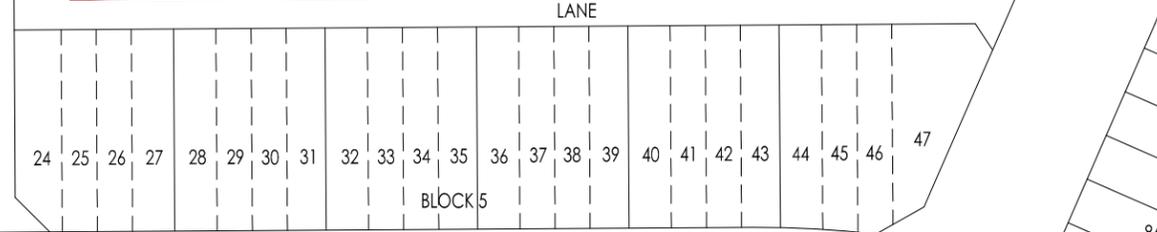
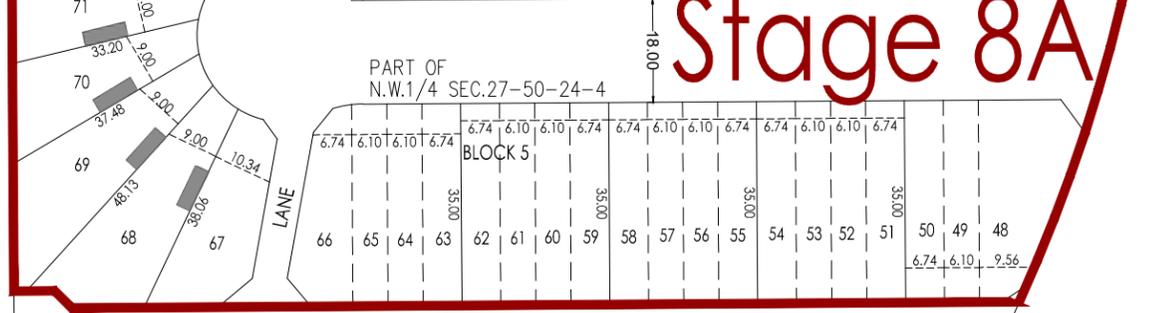
46 AVENUE



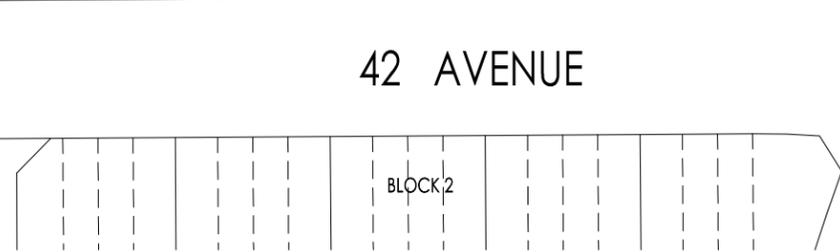
Stage 8B



Stage 8A

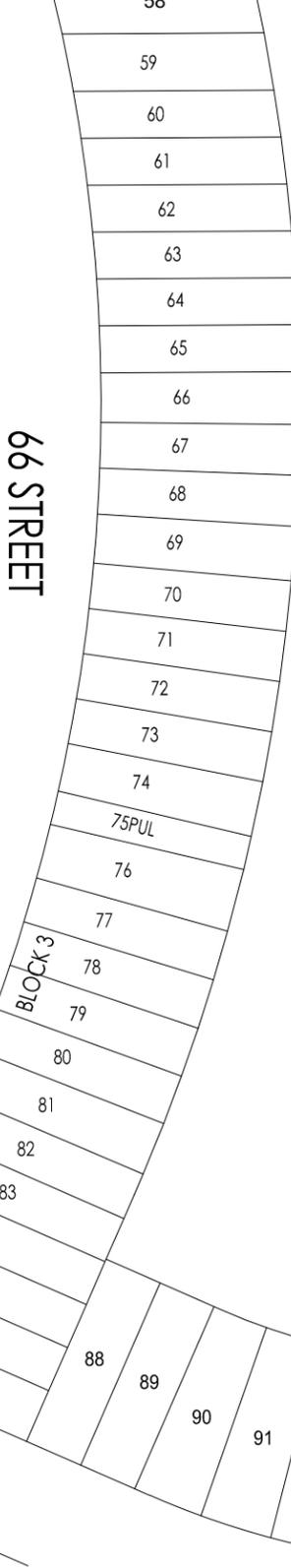


42 AVENUE



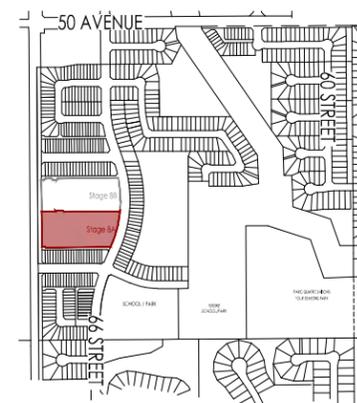
55PUL

PLAN 212 2723 BLOCK 3



SDA-24-14 Ruisseau Stage 8A (Amendment) Conditionally Approved by Joannes Wong, Acting Subdivision Authority on September 19, 2025. SDA-24-14 expires on September 19, 2026.

103 PUL BLOCK 3



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	48 LOTS
TOTAL	= 48 LOTS

AREAS:

ROADS & LANES	= 0.46 ha
RESIDENTIAL LOTS	= 1.28 ha
TOTAL	= 1.74 ha



TENTATIVE PLAN

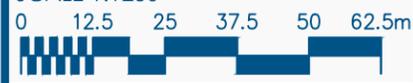
RUISSEAU - STAGE 8A

BEAUMONT - ALBERTA

September 17, 2025

QUALICO communities

SCALE 1:1250



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Notice of Decision

Date of Decision: September 19, 2025

Brenda Kolenbrander
Qualico Communities
280 – 3203 93 Street NW
Edmonton, AB T6N 0B2

Subdivision File Name: SDA-24-20 Ruisseau Stage 8B Subdivision Approval Amendment
Legal Description: A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District: Conventional Neighbourhood District and Integrated Neighbourhood District
Proposed Subdivision: 7 Single Detached Residential Lots, 2 Semi-Detached Residential Lots, and 50 Multi-Attached Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was APPROVED on September 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 1086-25 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 approved subdivisions SDA-20-02 Ruisseau School Site and SDA-24-14 Ruisseau Stage 8A shall be registered either prior to or concurrently with this subdivision.
7. 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.
8. That the owner/developer provide a corner cut (3mx3m) on Lots 82 and 83 of Block 5 of this subdivision 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 1086-25 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: September 19, 2025

Subdivision File: SDA-24-20

- 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.

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) #222 130 727 associated with SDA-20-02 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 27-50-24-4. DRC #222 130 727 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on September 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. 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.

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If you have any further questions, please contact Katrina Tarnawsky at planning@beaumont.ab.ca or 780-340-1678.



Joannes Wong, RPP, MCIP, PMP, M.B.A
Acting Subdivision Authority

Encl:
Advisements
Conditions of Approval Map
Application for Subdivision
Tentative Subdivision Plan Conditionally Approved by the Subdivision Authority

Notice of Decision

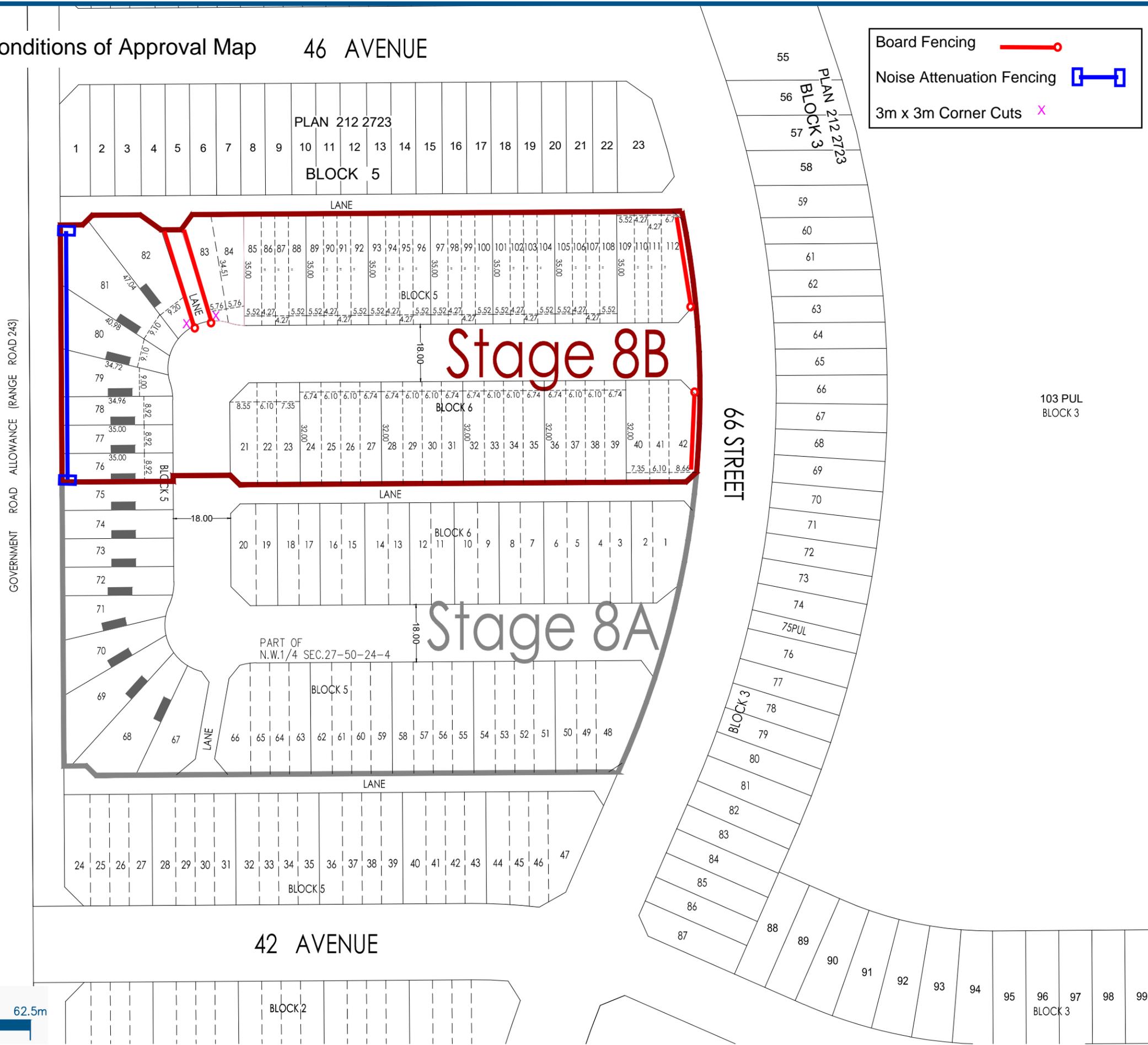
Date of Decision: September 19, 2025

Subdivision File: SDA-24-20

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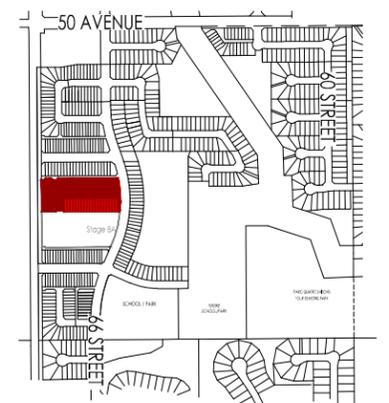
Attachment 2: Conditions of Approval Map 46 AVENUE



Board Fencing 

Noise Attenuation Fencing 

3m x 3m Corner Cuts 



LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
"N.W. 1/4 SEC. 27-50-24-W4M"

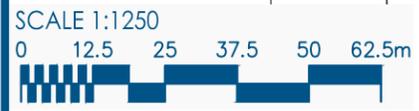
NOTES:
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DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. 
ZERO LOT LINE DENOTED AS THUS. 

STATISTICS:

CN	27 29 LOTS
IN	30 30 LOTS
TOTAL	57 59 Lots

AREAS:

ROADS & LANES	= 0.36 ha
RESIDENTIAL LOTS	= 1.32 ha
TOTAL	= 1.68 ha




TENTATIVE PLAN
RUISSEAU - STAGE 8B
 BEAUMONT - ALBERTA
 September 10, 2025


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

**Amendment received:
July 16, 2025**

**Date paid: July 24,
2025**

Dec. 9, 2024

DATE RECEIVED
OFFICE USE ONLY

**Oct. 15, 2024 &
Jan. 10, 2025**

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: **SDA-24-20**

Land Use District(s): **CN**

Subdivision Name: **Ruisseau 8B**

Fees **Receipt #: 324572/327647**

Subdivision Application: ~~\$27,883~~ **15,607**

Notification Fee: ~~\$258.22~~ **263.90**

Total Fees: \$28,141.22

Amendment fee: \$1,308.00

1. Property Information

All/part of the _____ ¼ Sec. _____, Twp. _____, Rge _____, 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 ----- **1.73** Hectares (_____ Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: _____
 Mailing Address: _____
 Municipality: _____ Province: _____ Postal Code: _____
 Phone: _____ Cell Phone: _____
 Email (required): _____

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: _____
 Mailing Address: _____
 Municipality: _____ Province: _____ Postal Code: _____
 Phone: _____ Cell Phone: _____
 Email (required): _____

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.: _____

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: _____
 b. Proposed use of Land: _____

5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): _____
 b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.): _____
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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: _____

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: _____

8. Applicant Authorization

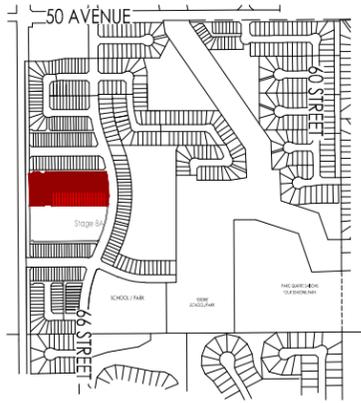
I, _____ hereby certify that
 _____ I am the registered owner,
 _____ I am the agent authorized to act on behalf of the registered owner

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: _____ 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-24-20 Ruisseau Stage 8B (Amendment)
 Conditionally Approved by Joannes Wong, Acting
 Subdivision Authority on September 19, 2025.
 SDA-24-20 expires on September 19, 2026.



LOCATION PLAN

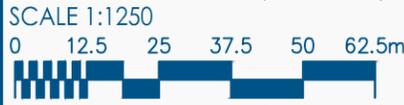
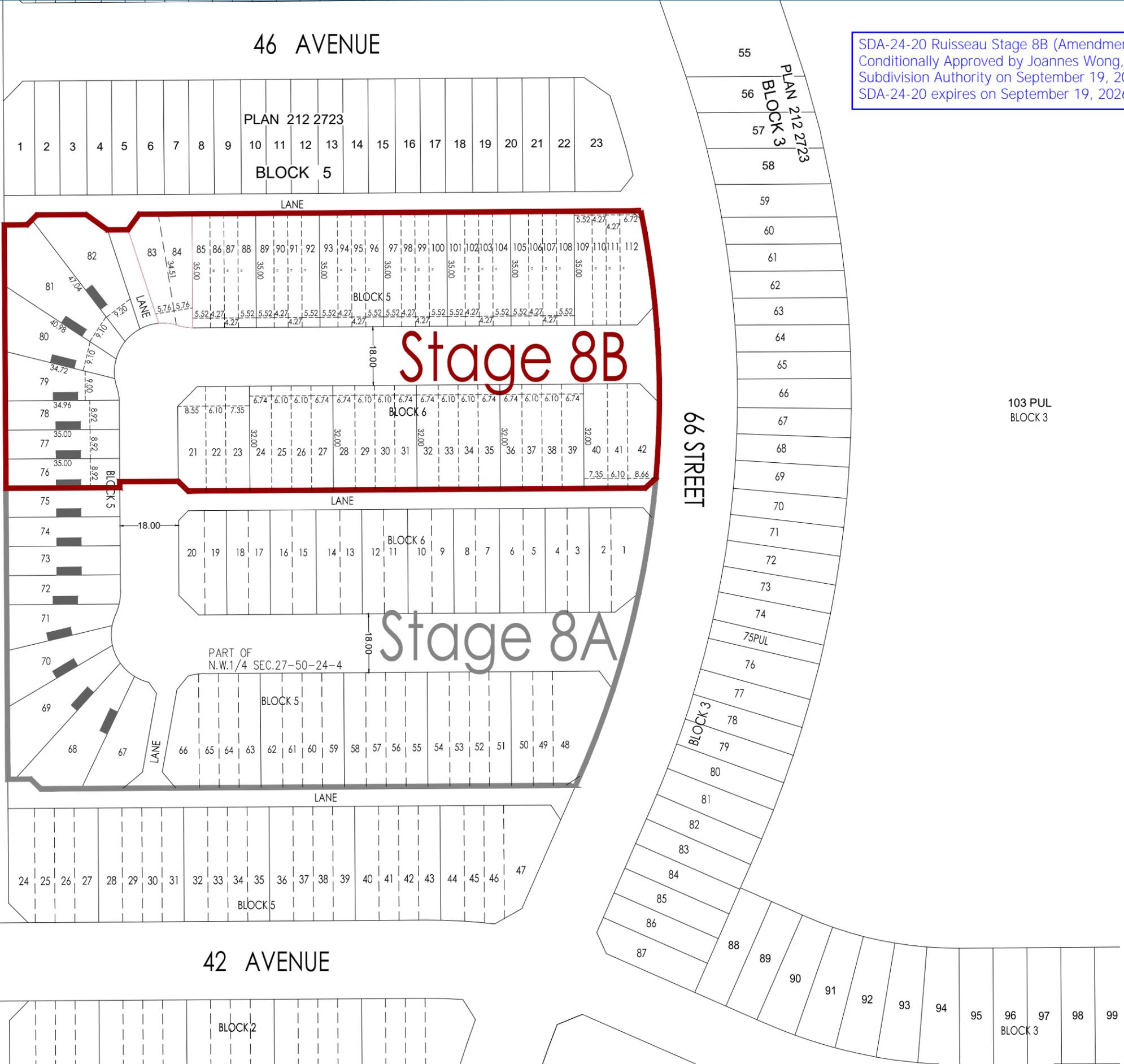
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SHOWING PROPOSED SUBDIVISION OF PART OF:
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 ZERO LOT LINE DENOTED AS THUS. 

STATISTICS:
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 IN ~~27~~ LOTS
 30 LOTS
 TOTAL ~~= 57 LOTS~~ **59 Lots**

AREAS:
 ROADS & LANES = 0.36 ha
 RESIDENTIAL LOTS = 1.32 ha
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TENTATIVE PLAN
RUISSEAU - STAGE 8B
 BEAUMONT - ALBERTA
 September 10, 2025


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