



Subdivision Authority Decision
Friday, October 3rd, 2025

1. The Subdivision Authority has reviewed the following proposed Subdivision:

- a. **SDA-24-15 Ruisseau Stage 9 Subdivision Approval Amendment**
Tentative plan of subdivision to create 86 residential lots and 2 public utility lots.

2. The Subdivision Authority's decision:

- a. **SDA-24-15 Ruisseau Stage 9 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 more information.

Notice of Decision AMENDMENT

Date of Decision: October 3, 2025

Brenda Kolenbrander
Qualico Communities
280 – 320393 Street NW
Edmonton, AB T6N 0B2

Subdivision File Name: SDA-24-15 Ruisseau Stage 9 - Amendment
Legal Description: A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District: Conventional Neighbourhood
Proposed Subdivision: 86 Residential Lots and 2 Public Utility Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **CONDITIONALLY APPROVED** on October 3, 2025, subject to the following:

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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes. On a single side yard lot, the 1.5m utility right of way must be on the opposite side of the 1.5m maintenance easement and the lot must be sized appropriately to accommodate both easements.
6. That the owner/developer be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Attachment 2.
7. That the approved subdivision SDA 20-02 Ruisseau School Site shall be registered either prior to or concurrently with this subdivision.
8. 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.
9. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 50PUL of Block 3 and on Lots 101PUL and 103PUL, Block 3, Plan 242 2622 as per the Ruisseau 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.
10. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 100PUL of Block 1 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 construct and provide security for a pedestrian crosswalk 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.

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12. That the owner/developer shall, install concrete mini barriers and erect "Dead-End" signs and "Future Road Extension" signs in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2.
13. That the owner/developer provide a corner cut (3mx3m) on Lots 1, 26, 27 and 46 of Block 7 of this subdivision as shown on the "Conditions of Approval" map, Attachment 2.
14. 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.
 - f. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 50PUL of Block 3 and on Lots 101PUL and 103PUL, Block 3, Plan 242 2622 as per the Ruisseau 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.
 - g. That the owner/developer construct and provide security for a 3.0m wide asphalt trail on Lot 100PUL of Block 1 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.
 - h. That the owner/developer construct and provide security for a pedestrian crosswalk 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.
 - i. That the owner/developer shall, only if sub-phasing occurs, install concrete mini barriers and erect "Dead-End" signs and "Future Road Extension" signs in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2.
 - j. That the owner/developer provide a corner cut (3mx3m) on Lots 1, 26, 27 and 46 of Block 7 of this subdivision as shown on the "Conditions of Approval" Map, Attachment 2.

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The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, 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 **October 3, 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.

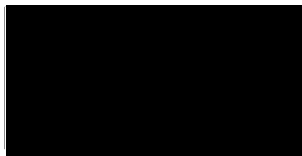
Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/DocumentCenter/View/6055/Endorsement-Application-Package>.

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

Notice of Decision

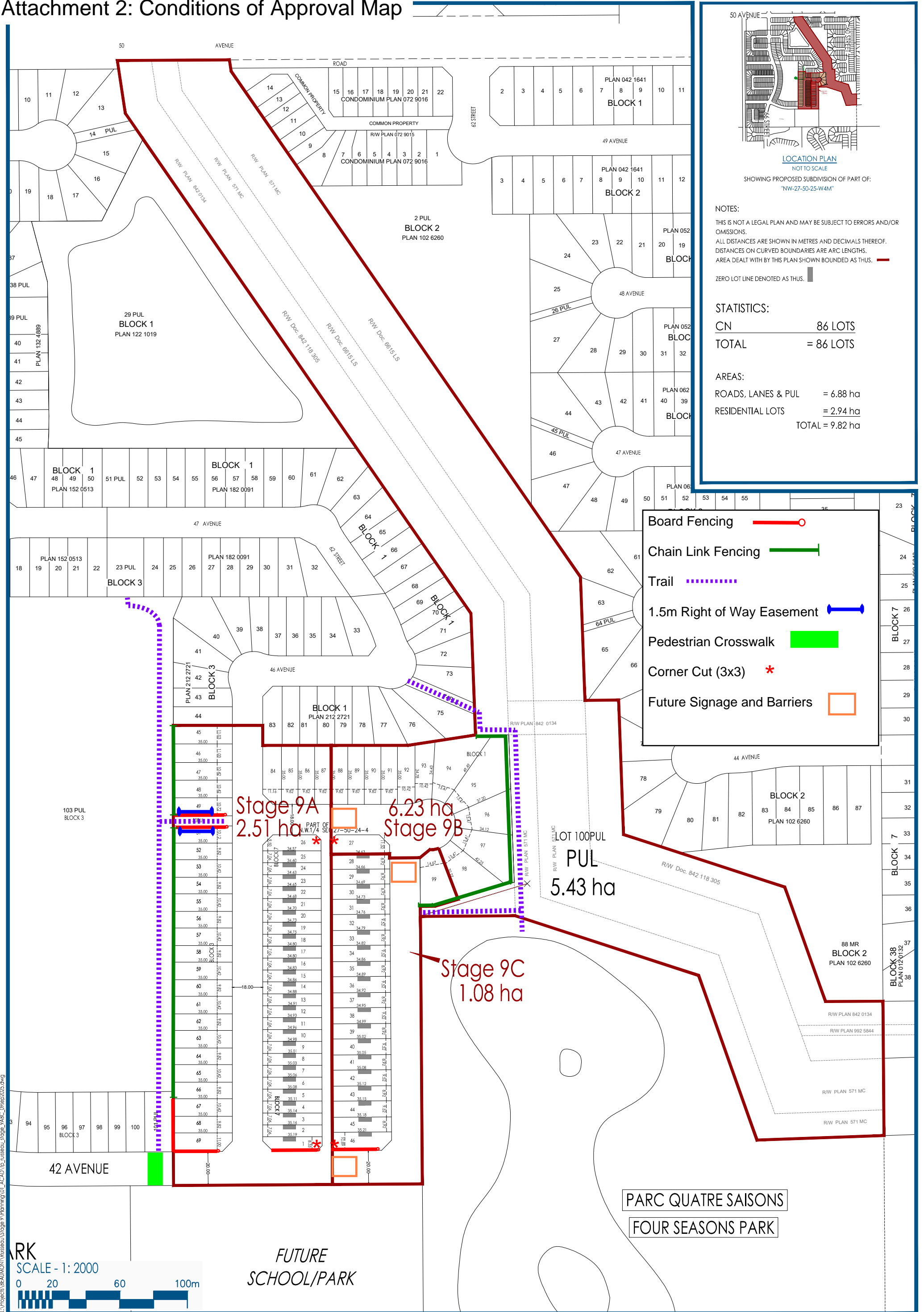
Date of Decision: October 3, 2025

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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 General Design Standards (Section 2.1.1.3 e. iv.). Buyers and/or builders of corner lot properties should be made aware of the development constraint.

Attachment 2: Conditions of Approval Map



SDA-24-15 Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on October 3, 2025

SDA-24-15 expires on October 3, 2026

Subdivision Application

September 18, 2024

DATE RECEIVED
OFFICE USE ONLY

October 15, 2024

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY	
SDA Number:	SDA-24-15
Land Use District(s):	CN
Subdivision Name: Ruisseau Ph 9	
Fees	Receipt #: 324571
Subdivision Application:	26,764
Notification Fee:	420.10
Total Fees:	27,187.10

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.

SHOWING PROPOSED SUBDIVISION OF PART OF:
"NW-27-50-25-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. 

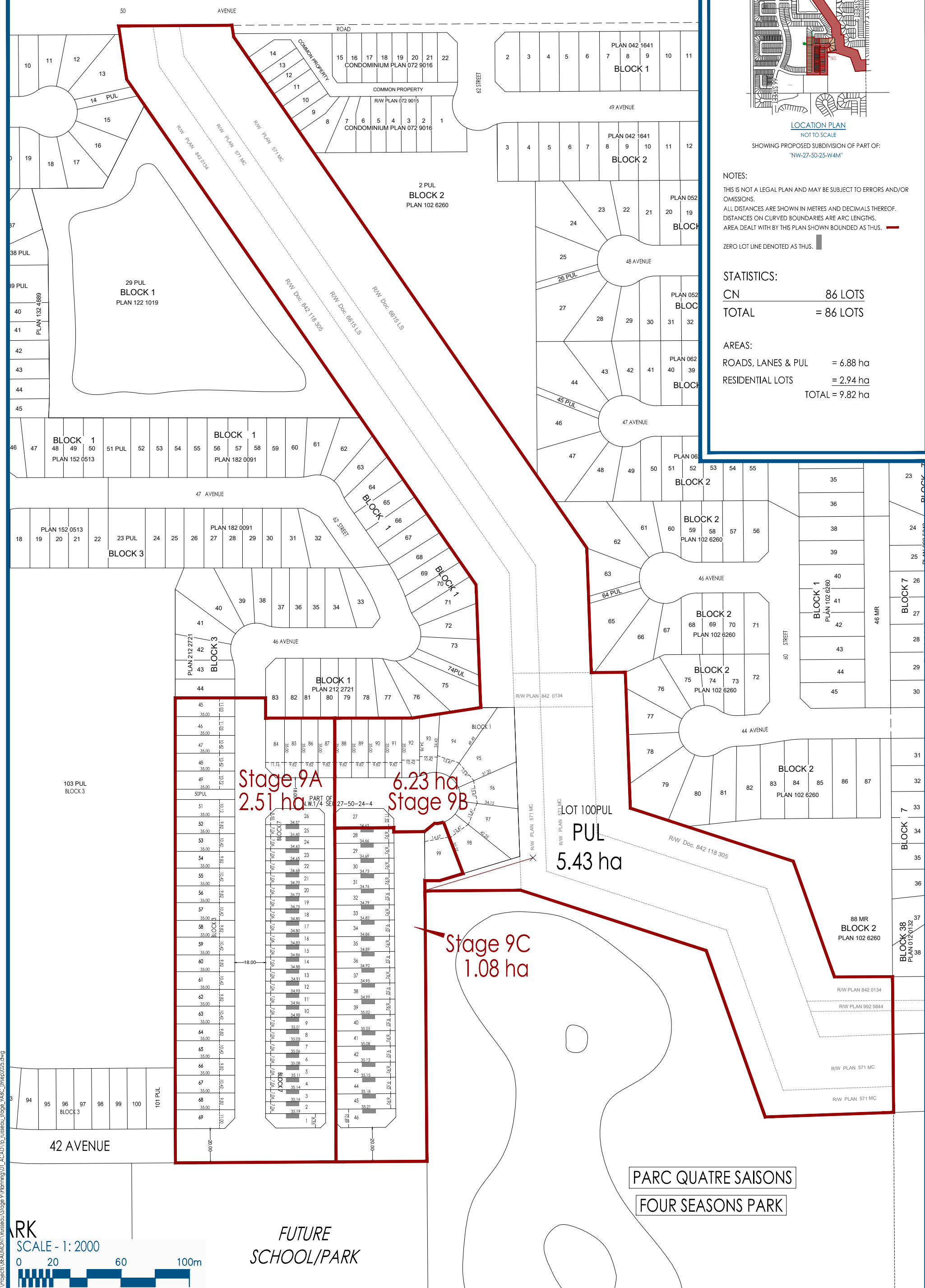
ZERO LOT LINE DENOTED AS THUS.

STATISTICS:

CN	86 LOTS
<hr/>	
TOTAL	= 86 LOTS

AREAS:

ROADS, LANES & PUL = 6.88 ha
RESIDENTIAL LOTS = 2.94 ha
TOTAL = 9.82 ha



QUALICO®
communities

September 9, 2025



TENTATIVE PLAN

RUISSEAU - STAGE 9ABC

BEAUMONT - ALBERTA

SDA-24-15 Conditionally Approved by Kendra
Raymond, RPP, MCIP, Subdivision Authority on
October 3, 2025

SDA-24-15 expires on October 3, 2026