



**Subdivision Authority Decision
December 5th, 2025**

1. The Subdivision Authority has reviewed the following proposed Subdivisions on December 5th, 2025

a. SDA-25-07 Elan Phase 6

Tentative plan of subdivision to create 83 Single side yard, 28 semi-attached, and 16 single detached lots, from SE ¼ Sec. 33, Twp. 50, Rge. 24, W4M

Decision: The Subdivision Authority conditionally approved the tentative plan for SDA-25-07

- *Attachments: Notice of Decision, Conditions of Approval Map, Advisements, Subdivision Plan*

Per Section 678 of the Municipal Government Act, the following groups may appeal a subdivision:

- The Applicant
- A Government of Alberta Department
- School Boards

Contact Sara Boulos, Planner II at planning@beaumont.ab.ca or 780-929-3329 for more information.

Notice of Decision

Date of Decision: December 5, 2025

Invistec Consulting Ltd. c/o Alex Niznik
1700, 10130 103 Street NW
Edmonton, AB T5J 3N9

Subdivision File Name:	SDA-25-07
Legal Description:	A portion of N.W. ¼ Sec. 33-50-24-W4M
Land Use District:	Integrated Neighbourhood
Proposed Subdivision:	84 Single Side Yards, 28 semi-detached, 14 single detached and 2 PUL's

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on December 5, 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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot (including the lot identified as "Future PUL" on the "Conditions of Approval" map, Attachment 2) 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 prepare the necessary plans and documentation to grant new or carry forward existing easements, caveats, and restrictive covenants in favor of the City of Beaumont and Capital Region Sewage Commission, as required by the agencies or shown on the engineering drawings that are deemed to be part of the Development Agreement.
7. A disturbed soil restrictive covenant is required for lots that back onto the future PUL as shown on the "Conditions of Approval" Map, Attachment 2.
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 Municipality, as shown on the "Conditions of Approval" map, Attachment 2.
9. That the owner/developer shall construct and provide security for a temporary gravel turnaround located adjacent to Lot 112, Block 6 in accordance with 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.
10. That the owner/developer provides security and constructs a trail on 205PUL and 204 PUL, Block 6 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 install concrete mini barriers with dead-end sign and "Future Road Extension" signs as shown on the "Conditions of Approval" map, Attachment 2, in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.
12. That the owner/developer provide separate walks along the blocks containing front/back duplex product as shown on the "Conditions of Approval" map, Attachment 1.

13. That the owner/developer construct and provide security for a trail connection between the SWMF trail connecting to 56 ave and provide for a crossing from 56 ave to the trail on Lot 200MR.
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 Municipality, as shown on the "Conditions of Approval" map, Attachment 2.
 - f. That the owner/developer shall construct and provide security for a temporary gravel turnaround adjacent to lot 112 Block 6 in accordance with 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.
 - g. That the owner/developer provides security and constructs a trail on 205PUL and 204 PUL, Block 6 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 install concrete mini barriers with dead-end sign and "Future Road Extension" signs at the end of 56 Avenue as shown on the "Conditions of Approval" map, Attachment 2, in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.
 - i. That the owner/developer prepare the necessary plans and documentation to grant new or carry forward existing easements, caveats, and restrictive covenants in favor of the City of Beaumont and Capital Region Sewage Commission, as required by the agencies or shown on the engineering drawings that are deemed to be part of the Development Agreement.
 - j. 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 (including the lot identified as "Future PUL" on the "Conditions of Approval" map, Attachment 2) for maintenance purposes.
 - k. A disturbed soil restrictive covenant is required for lots that back onto the future PUL as shown on the "Conditions of Approval" Map, Attachment 2.
 - l. That the owner/developer provide separate walks along the blocks containing front/back duplex product 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 circulation, that the land is suitable for the purpose for which the subdivision is intended.

Pursuant to Section 654(2) of the Municipal Government Act, the City of Beaumont is authorizing a portion of the lots adjacent to lanes to have front attached garage product, as shown in the Conditions of Approval map, Attachment 2.

Deferred Reserve Caveat (DRC) #252 246 952 associated with SDA-24-12 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 33-50-24-4. DRC #252 246 952 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on December 5, 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/projects-plans/subdivision/?highlight=endorsement>

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 Sara Boulos, Planner II 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

cc: Owner

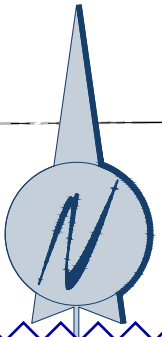
Notice of Decision

Date of Decision: December 5, 2025

Subdivision File: SDA-25-07

Attachment 1: Advisements

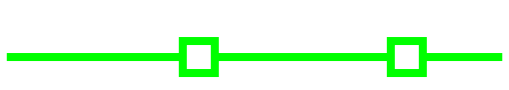
1. Homebuilders should be made aware of that any home placed on a lot with a single side yard lot line maintenance easement, requires a side yard setback of 1.5 m along the single side yard lot line side.
2. Homebuilders should be made aware that single side yard lot line properties must connect roof 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.
6. Dedication and construction of a shared-use path along the ARROW Utilities Right of Way, identified as "Future PUL" on the "Conditions of Approval" map (Attachment 2), will be deferred to the future subdivision stage that either includes or abuts the planned North-South collector road as per the Elan NSP. A pedestrian crossing across RR 243 may be required as part of "Future PUL" lot trail construction. This advisement is to be carried over for future subdivision stages.
7. This proposed subdivision borders directly on the CRSWSC water main and as such, it should be noted that crossing agreements or proximity agreements are required for any work that falls within 5 m of the waterline along the north edge of the development. If the property line bordering the CRSWSC water main is less than 5m from the actual water, a crossing/proximity agreement will be required to install a fence and the fence post holes would likely need to be hydrovaccated. If the developer does not install the fence, this responsibility would fall on the individual property owners which is more than the typical landowner anticipates when installing a fence.
8. Water looping was required with Elan Phase 4. This has been constructed, and will be sufficient to service te lots proposed in Phase 6. Future development may not exceed 150 residential lots without further improvements to the water servicing scheme.
9. Future lots directly to the west of this subdivision must have rear-access product only on the shared alley of the front/back duplex product.
10. The City of Beaumont is authorizing a portion of the lots adjacent to lanes to have front attached product, as shown on the "Conditions of Approval" map, Attachment 2



Future Stage
(Subject to Change)

Stage 4
(Registered)

Stage 1
(Registered)



step down board fence



Authorized front access
lots



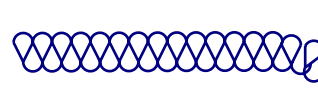
Trail



chain link fence



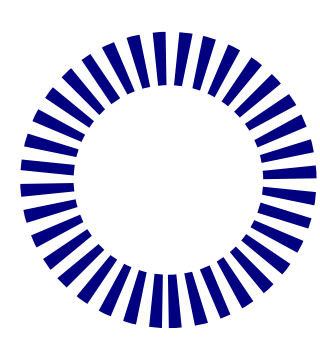
Disturbed soil RC



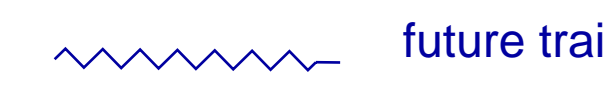
required separate walks



Concrete mini barriers
and dead end road sign



Temporary Gravel turn
around



future trail



principle frontage not
permitted to be from
flanking side

LEGEND:

- Stage 6 Subdivision Boundary
- Registered Subdivision Boundary
- Zero Lot Line Dwelling (Does Not Represent The Building Size or Location).
- Driveway Access Location
- Principal Frontage from Flanking Side

NOTES:

- All distances are shown in metres and decimals thereof.
- Distances on the curved boundaries are arc lengths.
- Area dealt with by this plan shown bounded thus ■■■■ contains: **5.397 ha (13.336 Acres): 126** small residential lots.

THIS PLAN IS SUBJECT TO CHANGE AND NOT FOR CONSTRUCTION.

PROJECT NO:

ELAN NEIGHBOURHOOD STAGE 6
S.E. 1/4 SEC. 33-50-24-4

DRAWING TITLE:

TENTATIVE PLAN OF SUBDIVISION

DATE:

NOVEMBER 20, 2025

PROJECT MANAGER:

STEPHANIE_FOSSEN

CLIENT:

1662825 ALBERTA LTD.

PROJECT NO:

2025-040

SCALE:



DRAWING NO.

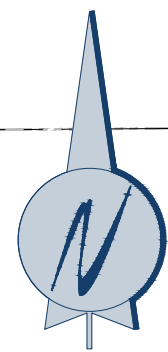
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Future Stage
(Subject to Change)

Stage 4
(Registered)

Future Stage
(Subject to Change)

Future Greenway

SDA-25-07 Elan phase 6
Conditionally Approved by
Kendra Raymon, RPP, MCIP,
Subdivision Authority on
December 5th, 2025

SDA-25-07 expired on
December 5th, 2026

LEGEND:

- Stage 6 Subdivision Boundary
- Registered Subdivision Boundary
- Zero Lot Line Dwelling (Does Not Represent The Building Size or Location).
- Driveway Access Location
- Principal Frontage from Flanking Side

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