



**Subdivision Authority Decision
January 16th, 2026**

1. On January 16th, 2026, the Subdivision Authority reviewed and rendered decisions on the following Subdivision:

a. SDA-23-05 Elan Phase 3 (Time Extension)

The Subdivision Authority extended the conditional approval of SDA-23-05 Elan Phase 3 (45 single detached residential lots and 36 medium density row housing residential lots) located in a portion of S.E. ¼ Sec. 33-50-24-W4M, for 1 year.

- *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 Aleshia Ingram, Planner II at planning@beaumont.ab.ca or 780-929-8782 for more information.

January 21, 2026

File: SDA-23-05

Stephen Yu
Invistec Consulting Ltd.
Suite 1700, 10130 103 Street NW
Edmonton, AB T5J 3N9

RE: Subdivision Approval Extension – SDA-23-05 Elan Phase 3
A portion of S.E. ¼ Sec. 33-50-24-W4M – City of Beaumont

On January 16, 2026, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for Elan Phase 3.

This subdivision approval is valid for one (1) year expiring **January 17, 2027**. You will be required to apply for endorsement so that Phase 3 may be registered at Land Titles before the expiry date.

If you do not apply for endorsement prior to the expiry date and the approval expires, you will be required to reapply with an entirely new Subdivision Application or you may wish to apply for an extension in accordance with the Section 657 of the *Municipal Government Act*.

For more information, please contact the undersigned.

Yours truly,



Aleshia Ingram
Planner II
780-340-0342
aleshia.ingram@beaumont.ab.ca

cc: 1662825 Alberta Ltd.

Encls:
Conditional Subdivision Approval



January 9, 2025

File: SDA-23-05

Stephen Yu
Invistec Consulting Ltd.
Suite 1700, 10130 103 Street NW
Edmonton, AB T5J 3N9

RE: Subdivision Approval Extension – SDA-23-05 Elan Phase 3
A portion of S.E. ¼ Sec. 33-50-24-W4M – City of Beaumont

On January 8, 2025, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for Elan Phase 3.

This subdivision approval is valid for one (1) year expiring **January 17, 2026**. You will be required to apply for endorsement so that Phase 3 may be registered at Land Titles before the expiry date.

If you do not apply for endorsement prior to the expiry date and the approval expires, you will be required to reapply with an entirely new Subdivision Application or you may wish to apply for an extension in accordance with the Section 657 of the *Municipal Government Act*.

For more information, please contact the undersigned.

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Planner II
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cc: 1662825 Alberta Ltd.

Encls:
Conditional Subdivision Approval



Notice of Decision

Date of Decision: January 17, 2024

Stephen Yu, RPP, MCIP
Invistec Consulting Ltd.
Suite 1700, 10130 103 Street NW
Edmonton, AB T5J 3N9

Subdivision File Name:	SDA-23-05 Elan Phase 3
Legal Description:	A portion of N.W. ¼ Sec. 33-50-24-W4M
Land Use District:	Integrated Neighbourhood District (IN)
Proposed Subdivision:	45 Single-Detached Lots, 26 Medium Density Row Housing Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on January 17, 2024, 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. 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 1.
7. 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 access, as shown on the "Conditions of Approval" map, Attachment 1.
8. That the owner/developer shall dedicate road widening along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1.
9. The owner/developer shall construct a multi-use path (3 metres wide) along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1, to the satisfaction of the Municipality.
10. 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.

Notice of Decision

Date of Decision: January 17, 2024

Subdivision File: SDA-23-05

- 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 1.
- f. 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 access, as shown on the "Conditions of Approval" map, Attachment 1.
- g. That the owner/developer shall dedicate road widening along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1. The total road right of way shall equal 30m.
- h. The owner/developer shall construct a multi-use path (3 metres wide) along Township Road 505 as shown on the "Conditions of Approval" map, Attachment 1, to the satisfaction of the Municipality.

The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Elan Area Structure Plan and Elan Neighbourhood Structure Plan.

Deferred Reserve Caveat (DRC) #212 284 145 associated with SDA-19-01 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 33-50-24-4. DRC #212 284 145 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on **January 17, 2025**. 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 map of the subdivision and the location of specific condition requirements. Attachment 2 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.

PLEASE NOTE THAT THIS OFFICE WILL NOT ENDORSE ANY DOCUMENTS OR PLANS UNTIL THE APPEAL PERIOD AS SET OUT IN THE MUNICIPAL GOVERNMENT ACT HAS EXPIRED. THE APPEAL PERIOD IS CALCULATED AS 14 DAYS FROM THE DATE OF THIS DECISION LETTER.

Notice of Decision

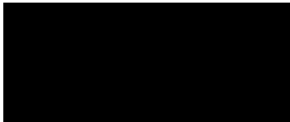
Date of Decision: January 17, 2024

Subdivision File: SDA-23-05

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 Georgina Campos at planning@beaumont.ab.ca or 780-243-0552.

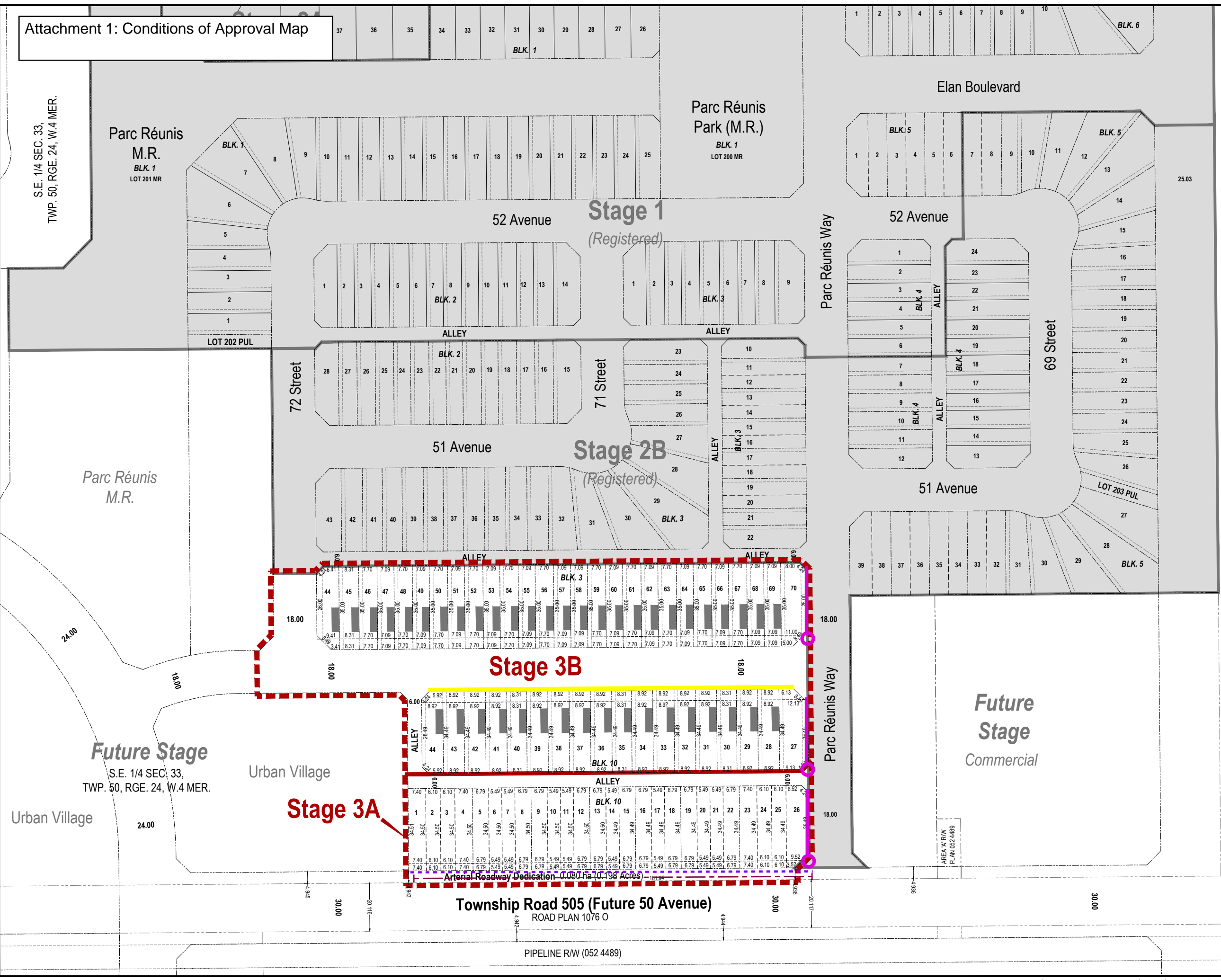


Kendra Raymond, RPP, MCIP
Subdivision Authority

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

cc: Jonathan Chan of 1662825 Alberta Ltd.

Attachment 1: Conditions of Approval Map



Government Road Allowance (Range Road 243)



- Subdivision Boundary
- Subdivision Stage Boundary
- Step-Down Board Fencing
- Lots with Front Access
- 3.0m Shared Use Path
- Road Right of Way Dedication

LEGEND:

- Elan Stage 3 Subdivision Boundary
- Elan Stage 1 & 2B Subdivision Boundary
- Zero Lot Line Location

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: **2.529 ha**, including **45 single residential lots** and **26 medium density rowhousing lots**.

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: NOVEMBER 8, 2023

PROJECT MANAGER: STEPHANIE_FOSSEN

CLIENT: DREAM UNLIMITED CORP.

PROJECT: ELAN NEIGHBOURHOOD - STAGE 3
S.E. 1/4 SEC. 33-50-24-4

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

SCALE: 0 15 30 45 60 75
1:1500

PROJECT NO/ DRAWING NO: 2023035-001



Invistec Consulting Ltd.
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Edmonton, Alberta, T5J 3N9
(780) 293 - 7373
www.invistec.ca

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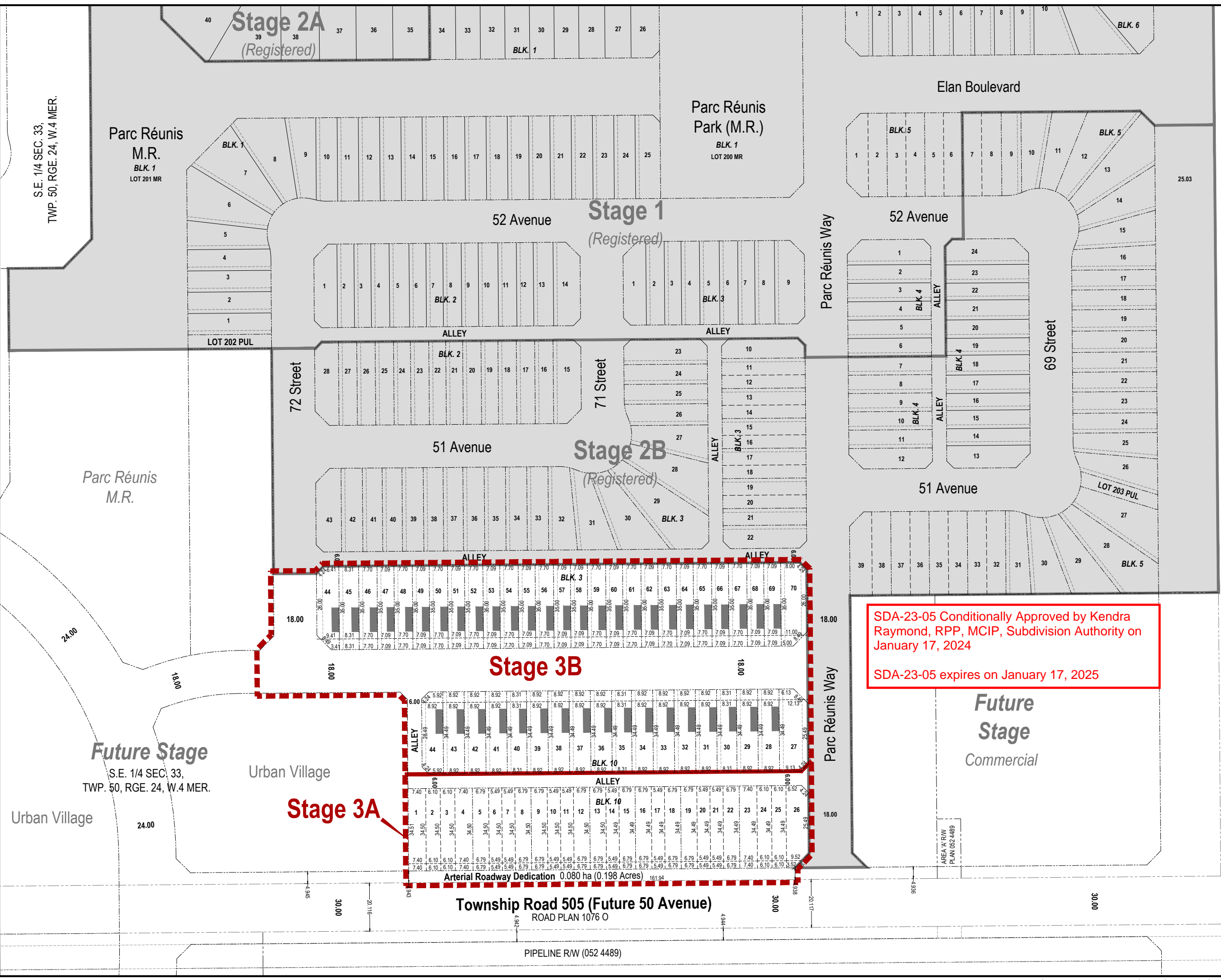
Notice of Decision

Date of Decision: January 17, 2024

Subdivision File: SDA-23-05

Attachment 2: Advisements

1. Owner/Developer to ensure all approvals required from Alberta Environment to alter the drainage path north of Township Road 505 have been obtained, including but not limited to Water Act approvals.
2. Homebuilders should be made aware of that any home placed on a lot with a zero lot line maintenance easement, requires a side yard setback of 1.5 m along the zero lot line side.
3. Homebuilders should be made aware that zero lot line properties must connect roof leaders to sump pump discharge services.
4. 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.
5. 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.).
6. 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.



GOVERNMENT ROAD ALLOWANCE (Range Road 243)



LEGEND:

- Elan Stage 3 Subdivision Boundary
- Elan Stage 1 & 2B Subdivision Boundary
- Zero Lot Line Location

NOTES:

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PROJECT: ELAN NEIGHBOURHOOD - STAGE 3
S.E. 1/4 SEC. 33-50-24-4

DRAWING TITLE: TENTATIVE PLAN OF SUBDIVISION

SCALE: 0 15 30 45 60 75
1:1500

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