



**Subdivision Authority Agenda  
February 13<sup>th</sup>, 2026**

**1. The Subdivision Authority will review the following proposed Subdivisions on February 13<sup>th</sup>, 2026:**

**a. SDA-24-09 5109 55 St (Time Extension)**

One-year time extension for a tentative plan of subdivision to terminate condominium Units 12 to 34 of Plan 092 1315 to create 2 fee simple lots for townhouse and apartment development located at 5109 55 Street.

- *Attachments: Location Map and Conditionally Approved Tentative Subdivision Plan*

**b. SDA-25-08 Coloniale Estates Phase 17C**

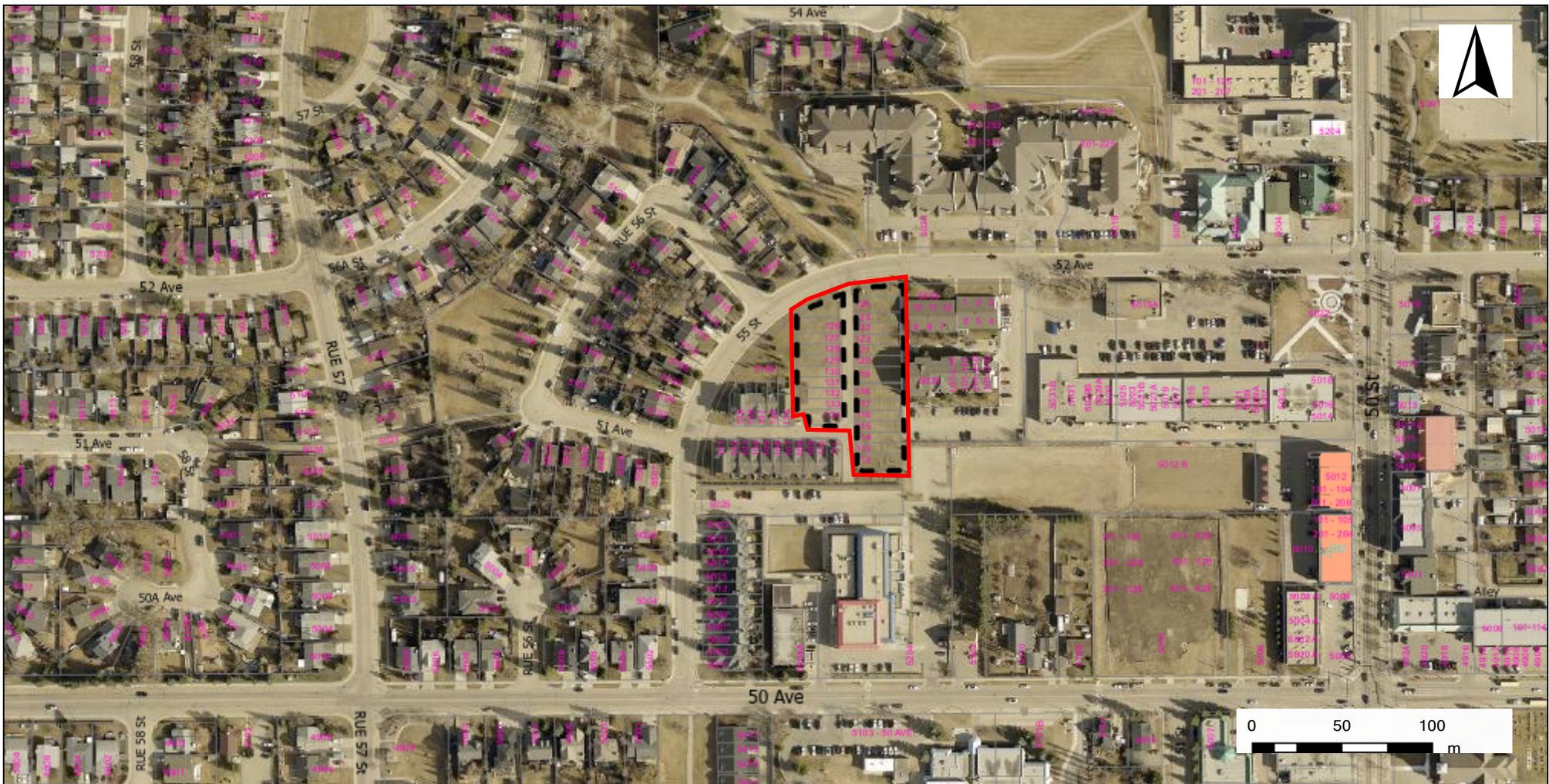
Tentative plan of subdivision to create 47 single detached residential lots and 2 public utility lots (1 walkway and 1 drainage swale) from a portion of Plan 962 4502, Lot W and a portion of Plan 932 2225, Lot Z.

- *Attachments: Location Map and Tentative Subdivision Plan*

**2. The Subdivision Authority's decision will be posted the week of February 16<sup>th</sup>, 2026.**

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Contact Katrina Tarnawsky, Senior Planner at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-929-8782 for more information.



City of Beaumont  
 5600 49 Street  
 Beaumont, AB  
 T4X 1A1

### Location Map

Units 12 - 34, Plan 092 1315

Application No.  
 SDA-24-09

Mapped By:  
 Aleshia Ingram

Checked By:  
 Yasmin Sharp

Numeric Scale  
 1: 3214

Date  
 Wednesday, December 18, 2024

Projected Coordinate System  
 CANADA NAD 83-3TM 114

### Legend



SDA-24-09



Registered Parcels



Proposed Subdivision

# TENTATIVE PLAN

SHOWING SUBDIVISION  
ON PART OF

## CONDOMINIUM PLAN 092 1315

IN THE

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

## BEAUMONT, ALBERTA

SCALE 1:500 2024 N.R. RONSKO, A.L.S.  
10m 0 10 20 30m

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

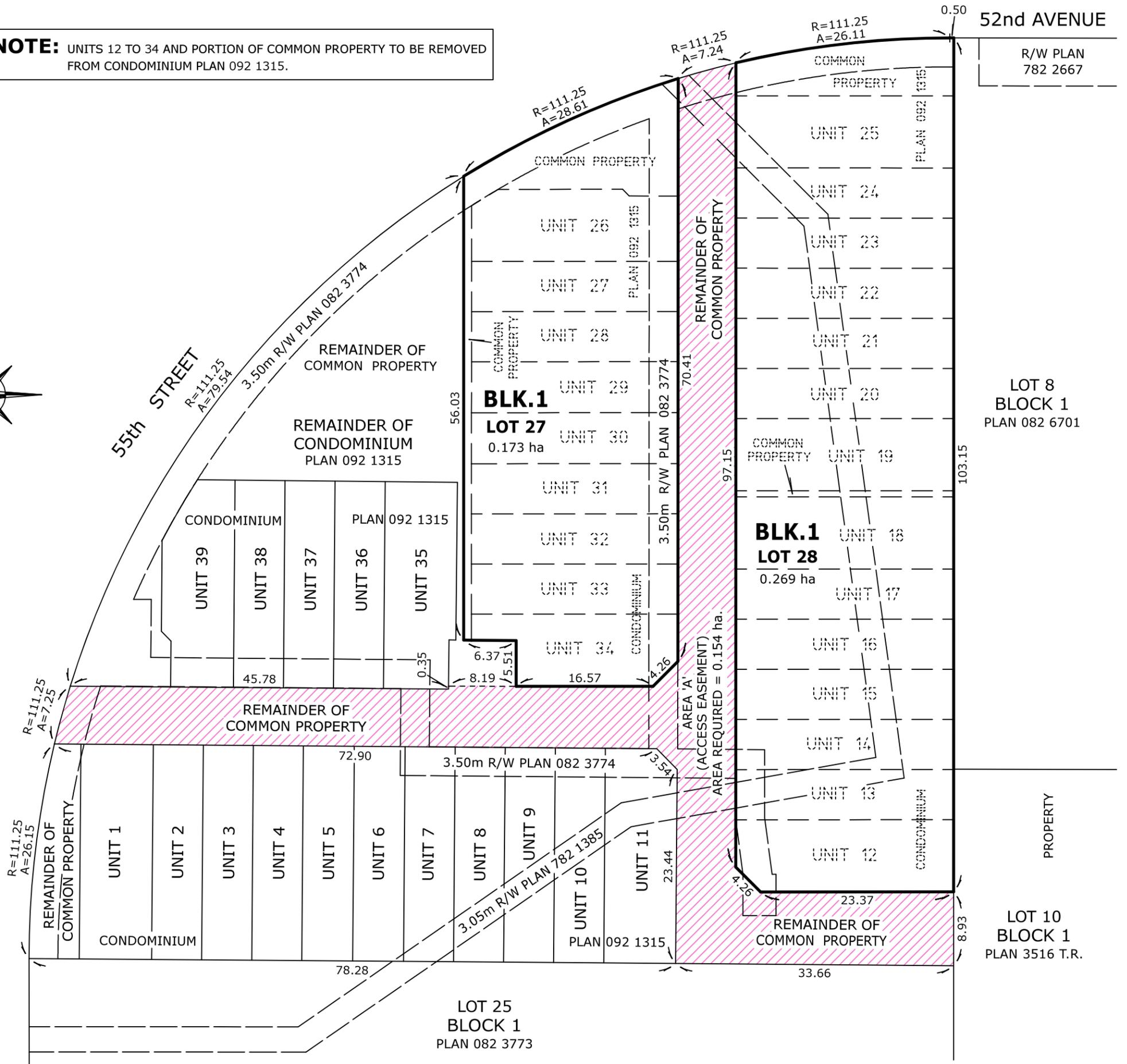
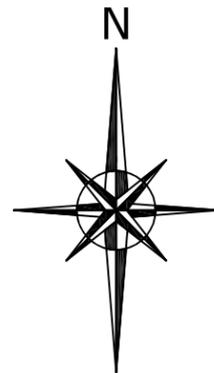
SDA-24-09 expires on February 19, 2026

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

### NOTES:

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

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



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SURVEYOR'S STAMP



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



City of Beaumont  
 5600 49 Street  
 Beaumont, AB  
 T4X 1A1

### Location Map

Portion of Plan: 962 4502 Block: - Lot: W

Application No.  
 SDA-25-08

Mapped By:  
 Sara B.

Checked By:

Numeric Scale  
 1: 5507

Date  
 December 9, 2025

Projected Coordinate System  
 CANADA NAD 83-3TM 114

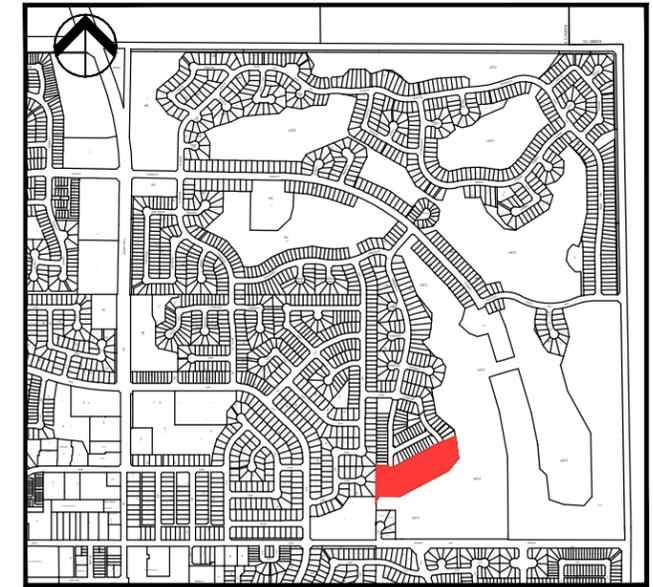
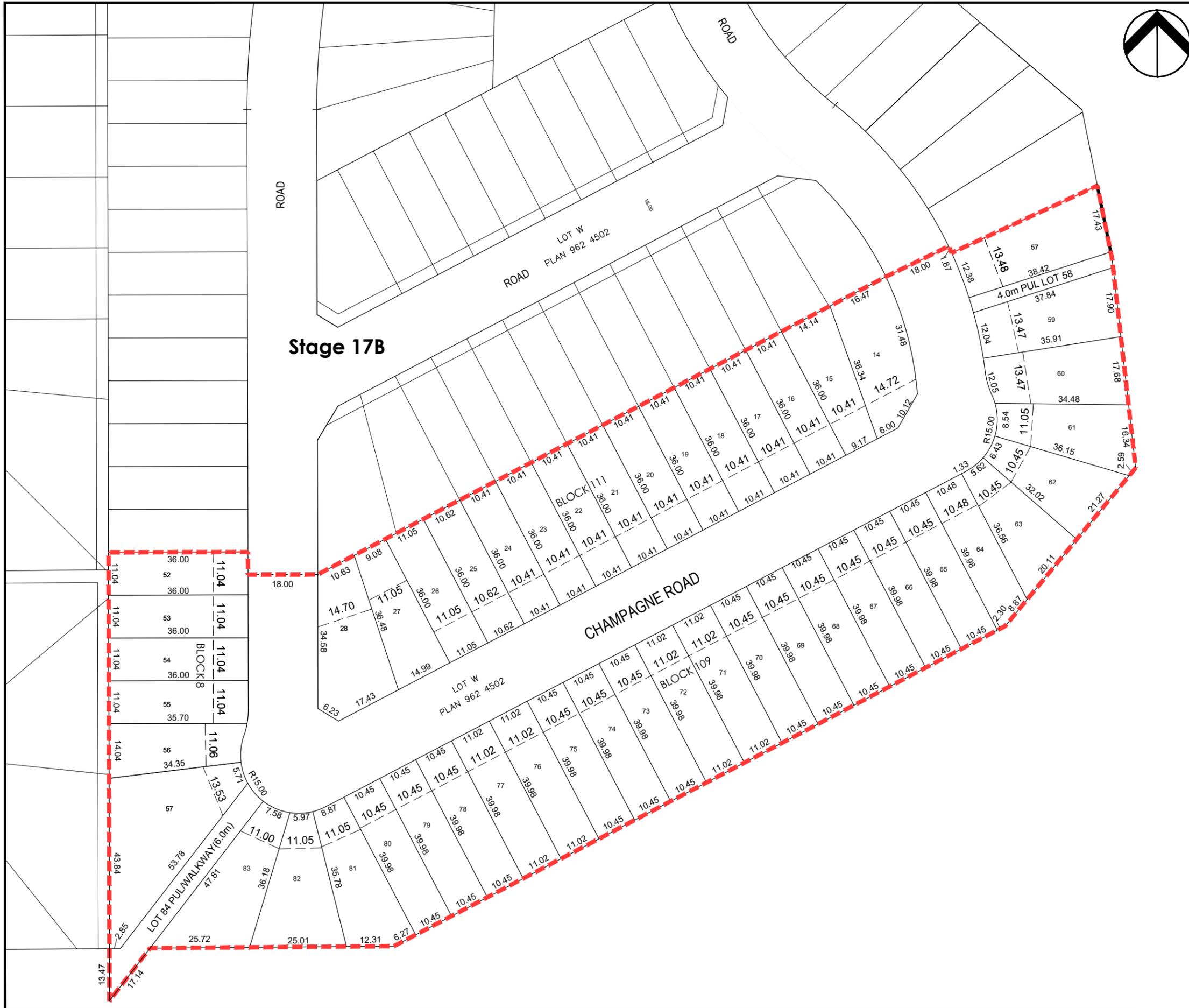
### Legend

 Coloniale 17C

 Registered Parcels

 Proposed Subdivision

MODIFIED DATE: 2025.11.14  
 N:\CA0013497\3525 CA-Coloniale Stage 17B and 17C Beaumont Group\CAD\05 - Planning\Drawings\20260203-COLONIAL STAGE 17C TENTATIVE PLAN-V15.dwg

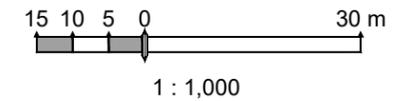


KEY PLAN  
 N.T.S.

# COLONIALE ESTATES

## Stage 17C

Tentative Plan showing Proposed Subdivision  
 of Part of  
 LOT W, PLAN 962 4502  
 within  
 BEAUMONT, ALBERTA



Area to be subdivided shown thus and contains 47 single detached residential lots, and is approximately 2.68 hectares. All dimensions are in metres and decimals thereof.

Land Use Type	ha.	Unit Count
CN Lots	2.09	47
Walkway/PUL	0.04	
Drainage Swale (PUL)	0.02	
Roads	0.53	
<b>TOTALS</b>	<b>2.68</b>	<b>47</b>

Submission Date: November 14, 2025  
 Revision Date: February 3, 2026  
 Project Number: CA0013497.3525

