



**Subdivision Authority Decision
February 13th, 2026**

1. On February 13th, 2026, the Subdivision Authority reviewed and rendered decisions on the following Subdivisions:

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

The Subdivision Authority extended the conditional approval of SDA-24-09 5109 55 St (to terminate condominium Units 12 to 34 of Plan 092 1315 to create 2 fee simple lots for townhouse and apartment development) for 1 year.

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

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

The Subdivision Authority conditionally approved the 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: 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 Katrina Tarnawsky, Senior Planner at planning@beaumont.ab.ca or 780-929-8782 for more information.

February 13, 2026

File: SDA-24-09

Hagen Surveys (1982) Ltd.
2107 87 Avenue
Edmonton, AB T6P 1L5

RE: Subdivision Approval Extension – SDA-24-09 5109 55 Street
Plan 0925 1315, Units 12-34 and Common Property – City of Beaumont

On February 13, 2026, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension Request for SDA 24-09. The extension was granted to provide the applicant additional time to complete the conditions associated with their subdivision approval.

This subdivision approval is valid for one (1) year expiring **February 19, 2027**. You will be required to apply for endorsement so that SDA 24-09 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 maybe 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,

Katrina Tarnwasky
Senior Planner, Land Development
Katrina.tarnwasky@beaumont.ab.ca

cc: Cira Homes Ltd.

Encls:
Conditional Subdivision Approval



Notice of Decision

Date of Decision: February 19, 2025

Hagen Surveys (1982) Ltd.
2107 87 Avenue
Edmonton, AB T6P 1L5

Subdivision File Name: SDA-24-09 5109 55 Street
Legal Description: Plan 092 1315, Units 12 – 34 and Common Property
Land Use District: Mature Neighbourhood (MN) District
Proposed Subdivision: 2 Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on February 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 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. That the owner/developer agrees to discharge Registered Instrument (Utility Right of Way 782 1385) at the time of endorsement.
7. That the owner/developer shall enter into and register an access easement agreement on title with the landowners to the west (Plan 092 1315, Common Property, Units 1-11 and 34-39). 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 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.
 - 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 shall enter into and register an access easement agreement on title with the landowners to the west (Plan 092 1315, Common Property, Units 1-11 and 34-39). The agreement must be approved by the City of Beaumont and include a provision stating that it cannot be discharged or released

Notice of Decision

Date of Decision: February 19, 2025

Subdivision File: SDA-24-09

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.

This approval is valid for one year expiring on **February 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.

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

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

cc: Cira Homes Ltd.

Notice of Decision

Date of Decision: February 19, 2025

Subdivision File: SDA-24-09

Attachment 1: Adviseements

1. A Traffic Impact Assessment (TIA) is required to be submitted at the development permit stage. This TIA will analyze Service Level at the two arterial road intersections, 52 Ave and 50 Street and 55 Street and 50 Avenue. Assessment is to include the current functionality of the intersections to evaluate the projected increase in traffic resulting from the new development. Specific attention is required to evaluate the impact of queue lengths impacting the response times of emergency vehicles from the fire hall during peak traffic conditions.
2. The Mature Neighbourhood (MN) District specifies a minimum lot width of 7.5m and a maximum of 15m, except for apartment buildings or institutional uses, where the lot width may be increased up to 30m at the discretion of the Development Authority. Lot 27 (28.61m) and Lot 28 (26.11m) exceed the maximum lot width permitted under the MN District. To comply with the Land Use Bylaw (LUB), each fee simple lot must accommodate an apartment building. If the development proposal includes townhouse product, a LUB Text Amendment would be required to expand discretion for comprehensive sites or multi-attached product. **It is recommended that the applicant review their proposal in alignment with these requirements and consider either pursuing apartment development or initiating a bylaw amendment process if townhouse development is preferred.**
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.

TENTATIVE PLAN

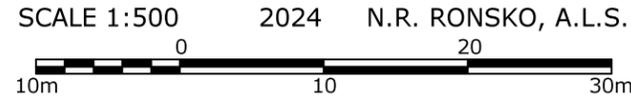
SHOWING SUBDIVISION
ON PART OF

CONDOMINIUM PLAN 092 1315

IN THE

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

BEAUMONT, ALBERTA



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

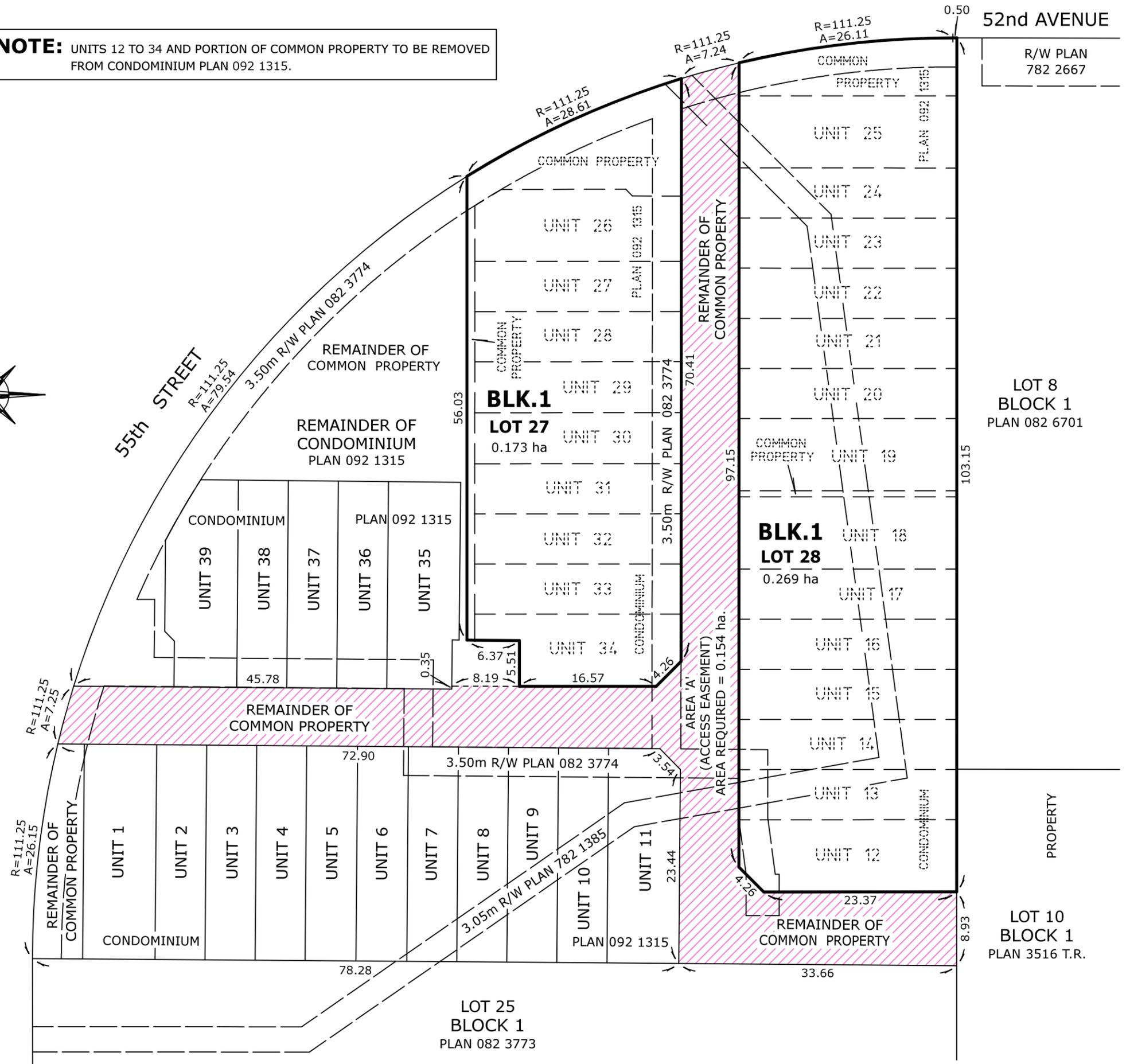
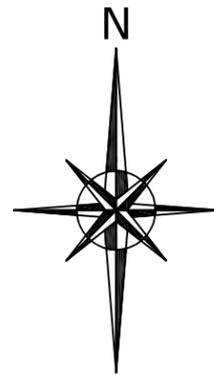
SDA-24-09 expires on February 19, 2026

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

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.



2107 - 87th 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:	J.V.	DRAWN BY:	J.V. / DA
DATE:	JUNE 11, 2024	REVISED:	DEC. 13, 2024
DRAWING	240653T	FILE NO.	240653

Notice of Decision

Date of Decision: February 13, 2026

WSP
1200, 10909 Jasper Avenue
Edmonton, AB
T5J 3L9

Subdivision File Name: SDA-25-08 Coloniale Estates Phase 17C
Legal Description: A portion of Plan 962 4502, Lot W and a portion of Plan 932 2225, Lot Z
Land Use District: Conventional Neighbourhood
Proposed Subdivision: 47 Single Detached Residential Lots and 2 Public Utility Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was APPROVED on February 13, 2026, subject to the following conditions:

1. That the subdivision be effected by plan of survey.
2. That in accordance with the Capital Contribution Agreement, dated September 22, 1989, as amended by the Settlement and Amending Agreements, dated September 11, 2012, between the developer and the Town of Beaumont and the direction of the Alberta Court of Appeal in Docket 1003-0212-AC, the owner/developer pays to the Town of Beaumont a charge of \$3,500 per lot, or an amount as adjusted in accordance with the Settlement and Amending Agreements, for each residential lot created by the Plan of Subdivision to be used for road, sewage, storm sewage and water infrastructure as may be determined by the Town of Beaumont Council.
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.
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 2.
7. That the owner/developer construct and provide security for a trail on Lot 84PUL, Block 109, and in Plan 3734TR, Block 8, Lot R1 from the east boundary of this lot to where it meets the existing trail, 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 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 in accordance with the Capital Contribution Agreement, dated September 22, 1989, as amended by the Settlement and Amending Agreements, dated September 11, 2012, between the developer and the Town of Beaumont and the direction of the Alberta Court of Appeal in Docket 1003-0212-AC, the owner/developer pays

Notice of Decision

Date of Decision: February 13, 2026

Subdivision File: SDA-25-08

to the Town of Beaumont a charge of \$3,500 per lot, or an amount as adjusted in accordance with the Settlement and Amending Agreements, for each residential lot created by the Plan of Subdivision to be used for road, sewage, storm sewage and water infrastructure as may be determined by the Town of Beaumont Council.

- 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 construct and provide security for a trail on Lot 84PUL, Block 109, and in Plan 3734TR, Block 8, Lot R1 from the east boundary of this lot to where it meets the existing trail, 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 application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Coloniale Estates Outline Plan.

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.

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 273.46 metres along Block 8 and to 499.63 metres along Block 109.

Deferred Reserve Caveat (DRC) # 252 297 758 associated with SDA-22-08 addresses the Municipal Reserve (MR) for Plan 962 4502, Lot W. DRC #252 297 758 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on February 13, 2027. 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>.

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If you have any further questions, please contact Katrina Tarnawsky at planning@beaumont.ab.ca or 780-929-8782.



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: ARW Development Corp.

Notice of Decision

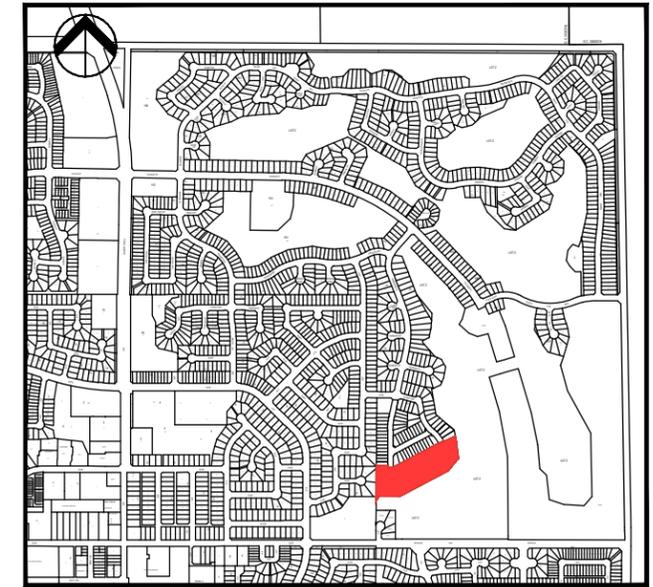
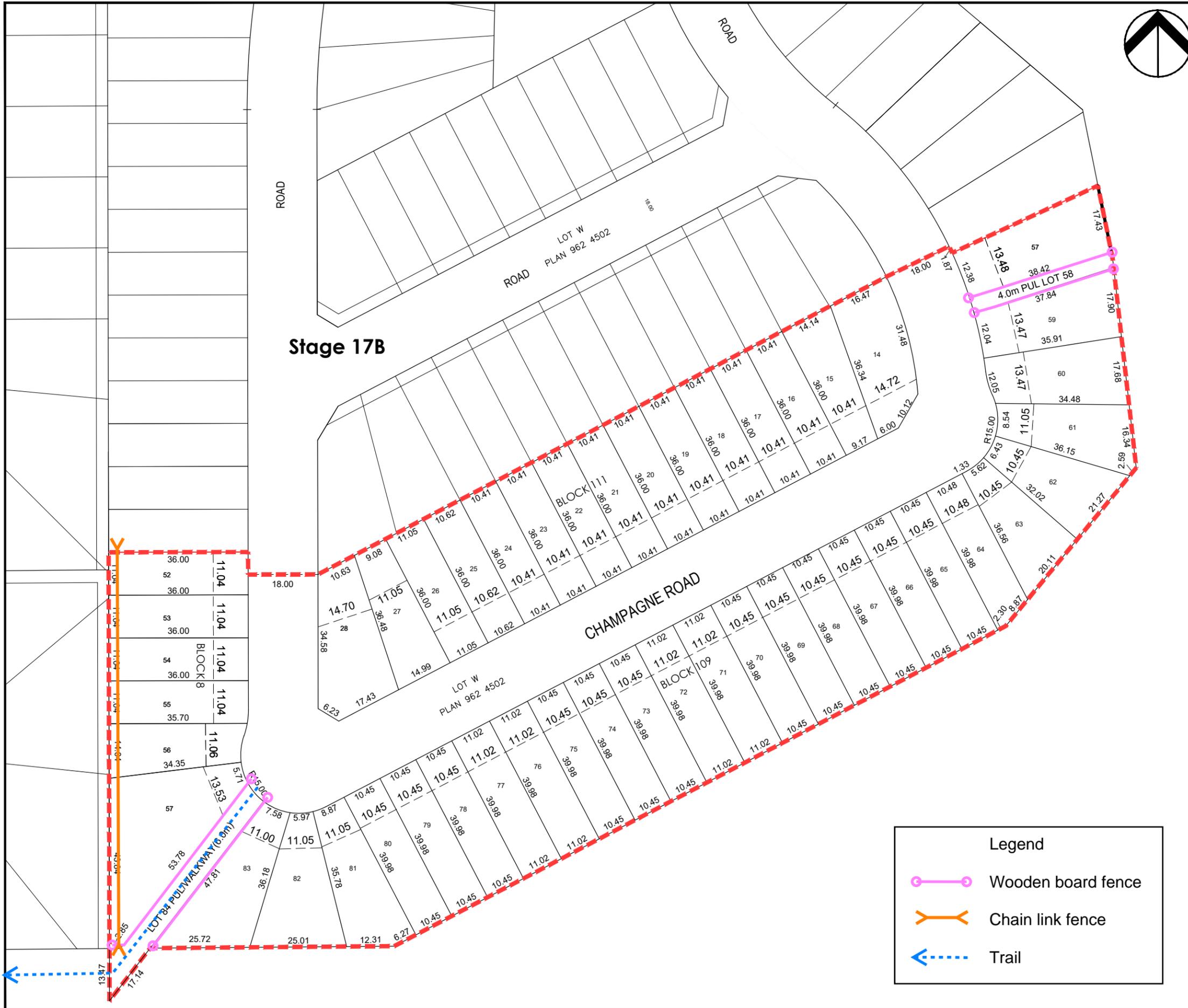
Date of Decision: February 13, 2026

Subdivision File: SDA-25-08

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. 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 (GDS) (section 2.1.1.3 e. iv.).
3. 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.
4. As per the GDS, a minimum of 1 tree per lot and 3 trees for each flankage is required in addition to any planting in MR, PUL or any other green spaces. If this is not possible due to constraints or conflicts, money-in-lieu is required and an invoice to the Developer will be provided to be paid before FAC issuance.
5. Any area outside the property that will be impacted by fence installation or any other construction activity is to be graded, top-dressed and seeded to allow the City's equipment to maintain the area and mow along the fence line.

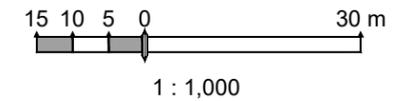
Attachment 2: Conditions of Approval Map



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.

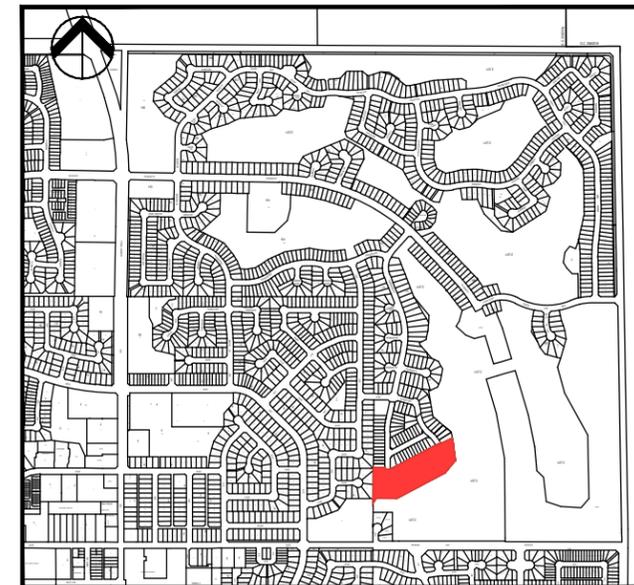
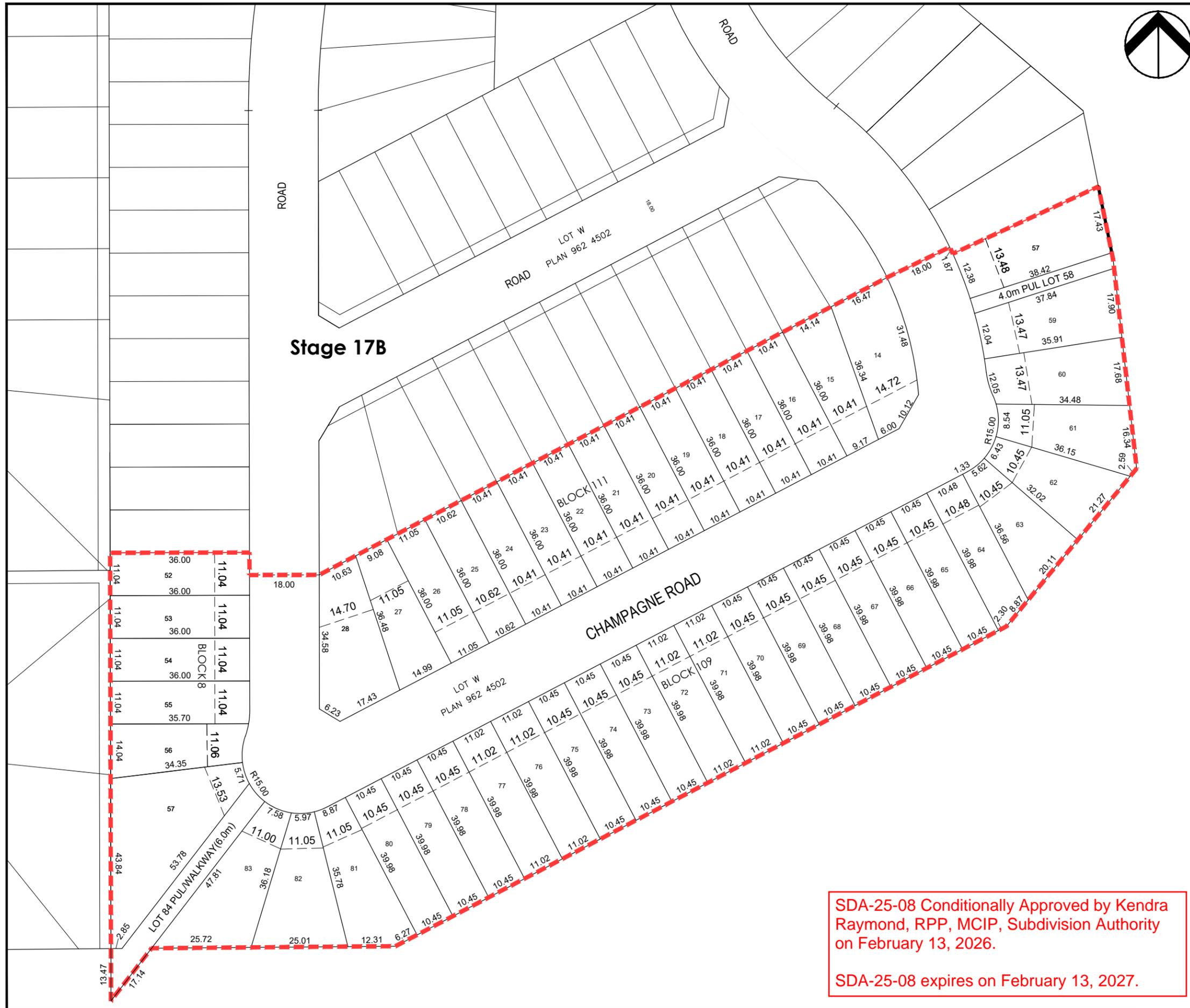
Land Use Type	ha.	Unit Count
CN Lots	2.09	47
Walkway/PUL	0.04	
Drainage Swale (PUL)	0.02	
Roads	0.53	
TOTALS	2.68	47

Legend	
	Wooden board fence
	Chain link fence
	Trail

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



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

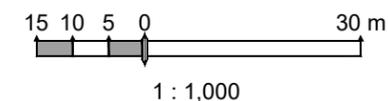


KEY PLAN
N.T.S.

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	
TOTALS	2.68	47

SDA-25-08 Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on February 13, 2026.

SDA-25-08 expires on February 13, 2027.

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

