



**Subdivision Authority Decision  
April 30<sup>th</sup>, 2026**

**1. On April 29<sup>th</sup>, 2026, the Subdivision Authority reviewed the following Subdivision, and on April 30<sup>th</sup> rendered a decision:**

**a. SDA-21-08 Le Reve Stage 1B – Subdivision Revision**

The Subdivision Authority approved the revision of a tentative plan of subdivision to create 98 Single Detached Residential Lots, 2 Medium Density Residential Lots, 1 Public Utility Lot, and 2 Municipal Reserve Lots from a portion of Plan 782 1085, Block 1.

- The revision retains the original approved layout, but adds a third phase and changes the order of the phases.

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

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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](mailto:planning@beaumont.ab.ca) or 780-929-8782 for more information.

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## **Notice of Decision SUBDIVISION REVISION**

Date: April 30, 2026

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

**File Name:** SDA-21-08 Le Reve SW 1B  
**Legal Description:** A portion of Plan 782 1085, Block 1  
**RE:** REVISION of conditionally approved tentative plan of subdivision to create 98 Single Detached Residential Lots, 2 Medium Density Residential Lots, 1 Public Utility Lot, and 2 Municipal Reserve Lots.

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The subdivision was initially approved on May 25, 2022. This Amendment Application retains the original approved layout, but adds a third phase and changes the order of the phases.

Pursuant to Section 654 of the MGA, the above-described Subdivision is **APPROVED** on April 30, 2026, 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 applicable to this subdivision
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 City, as shown on the "Conditions of Approval" map, Attachment 1.
7. That the owner dedicates Municipal Reserve of two parcels in the amount of 1.407 ha (Lot 1MR, Block 2) and 0.370 ha (Lot 27MR, Block 6) pursuant to Section 666 and Section 667 of the Municipal Government Act.
8. That at the time of endorsement the City of Beaumont will prepare Deferred Reserve Caveats with concurrent registration of Phase 3 at the Land Titles Office.
9. That the owner/developer construct a second water feed connection for Le Reve 1B servicing pursuant to the engineering drawings and to the satisfaction of the City.
10. That the owner/developer be permitted to register this plan of subdivision in phases as shown on the "Conditions of Approval" map, Attachment 1. Phase 3 shall be permitted to be registered first, followed by Phase 2, then finally Phase 1.
11. That the owner/developer abide by the Terms and Conditions of Water Act Approval, Approval Number DAUT0008787.
12. That the owner/developer construct the ultimate Stage 1 sanitary lift station, pursuant to the approved engineering drawings and to the satisfaction of the City prior to endorsement of Phases 2 and 3

13. That the owner/developer enter into and abide by a Development Agreement for each stage 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 applicable to this subdivision.
  - 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 1.
  - f. That the owner/developer provides security and constructs a trail on Lot 19PUL, Block 6 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 1.
  - g. That the owner/developer obtain approval of civil drawings for the District Park (1MR, Block 2) to the satisfaction of the Municipality and in alignment with Bylaw 994-21 Le Reve Area Structure Plan, and provide security and construct the District Park pursuant to these drawings.
  - h. That the owner/developer provide security and construct a second waterfeed connection for Le Reve 1B servicing. Should the alignment of the waterfeed not conform with the ultimate vertical and horizontal alignment, as outlined in the Le Reve SW Hydraulic Network Analysis, the developer shall enter into a maintenance agreement with the City for that portion of the waterfeed considered interim infrastructure.
  - i. That the owner/developer construct the ultimate Stage 1 sanitary lift station, pursuant to the approved engineering drawings and to the satisfaction of the City.
  - j. That the owner/developer must obtain a Construction Completion Certificate (CCC) for the Offsite Sanitary Force Main and Gravity Main From Le Reve Sanitary Lift Station Site (Manhole SA06 & Manhole SA07) to Manhole SA05 on TWP Road 510.
  - k. That the owner/developer either construct or negotiate with the Dansereau landowner for the construction of the sanitary gravity main connection from manhole SA209/MH12 on TWP Road 510 to the existing sanitary system in the Dansereau neighborhood, pursuant to the approved engineering drawings and to the satisfaction of the City.
  - l. That the owner/developer shall, at the developer's sole cost and expense, construct a temporary gravel road connecting Le Reve Drive to the alley south of Block 3.
  - m. That the owner/developer shall construct and provide security for temporary gravel turn arounds located at the intersection of 44 A street and Le Reve Drive, at the dead end of 71 Ave, at the intersection of the lane south of the MDR site and 44 A street, and at the dead end of Le Reve Drive, as shown on the "Conditions of Approval" map, Attachment 2.
  - n. That the owner/developer shall, at the Developer's sole cost and expense, construct a temporary drainage ditch and register a temporary easement to the satisfaction of the Municipality.

- o. That the owner/developer meets all requirements set out in the February 27, 2026 letter from the City, "Le Reve Sanitary Sewers – Engineering Interim Monitoring and Pumping Strategy - COB Conditional Acceptance", including delivery of an operational system, monitoring the systems as required, and providing all required documents for checkpoint/inspection dates to the satisfaction of the Municipality.

Attachment 1 is a map of the subdivision and the location of specific condition requirements. Attachment 2 is a list of advisements.

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 Districted to be extended to 282.45 metres.

A Deferred Reserve Caveat (DRC) will be registered with SDA-21-08 at the time of endorsement. The DRC will note the remaining Municipal Reserve (MR) (1.35ha) for Plan 782 1085, Blk 1.

This approval is valid for one year expiring on **April 30, 2027**. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

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>.

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 lapsed. The appeal period is calculated as 14 days from the date of this decision letter.

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 this decision. Please visit our website for more details at [www.beaumont.ab.ca](http://www.beaumont.ab.ca).

If you have questions, please contact Katrina Tarnawsky at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca).



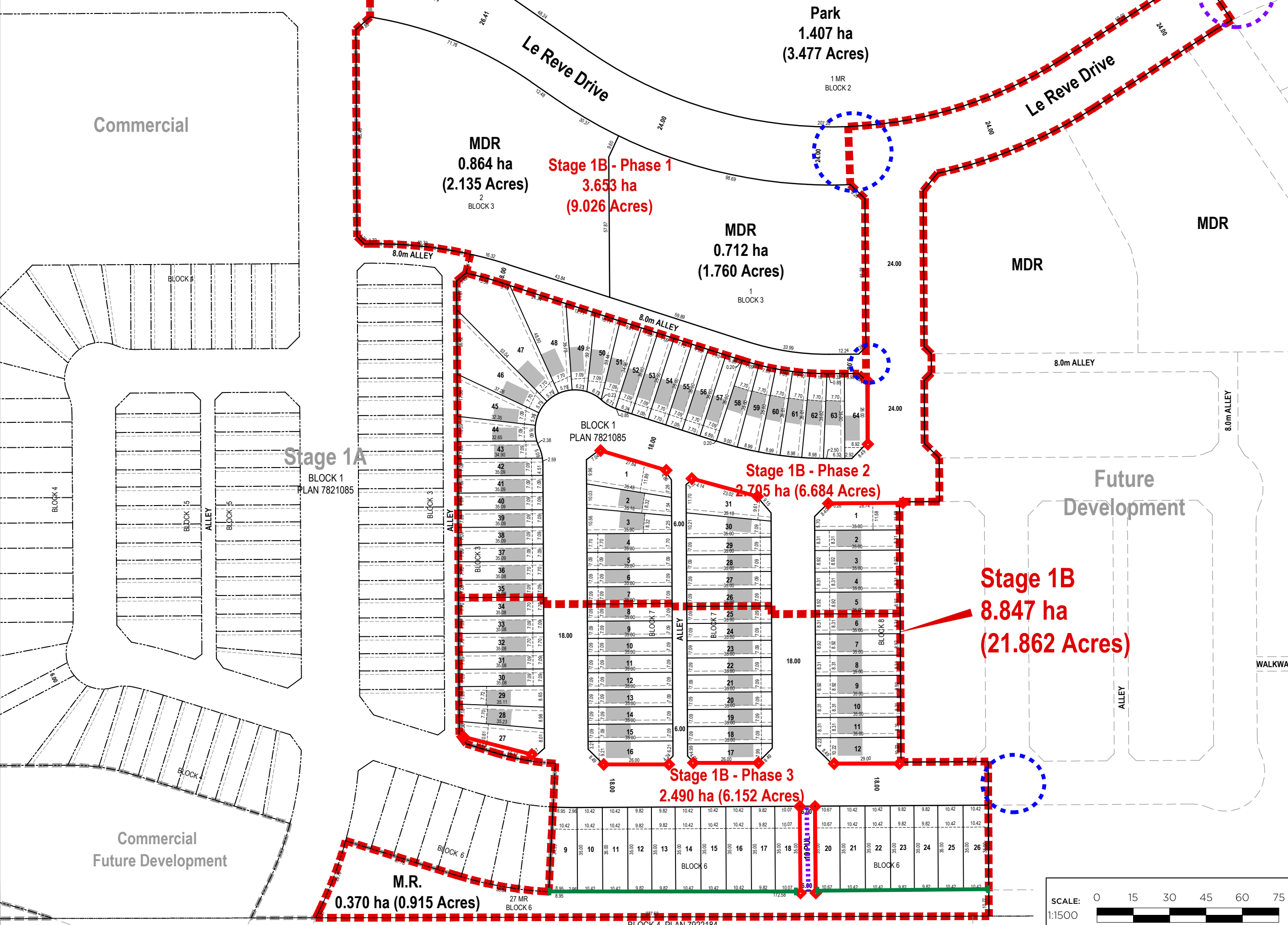
Kendra Raymond, RPP, MCIP  
Subdivision Authority

Attachments:

1. Conditions of Approval Map
2. Advisements
3. Approved Tentative Subdivision Plan

cc: Owner

**Attachment 1:  
Conditions of Approval**



**Legend**

- Step down board fence
- Chain link fence
- Trail
- Temporary gravel turn around

**LEGEND:**  
 Stage 1B Subdivision Boundary  
 Stage 1A Subdivision Boundary  
 Zero Lot Line Dwelling (Does Not Represent The Building Size or 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: **8.847 ha**, **2 MDR parcels**, and **98 small residential lots** ( 48 lots in Phase 2 and 50 lots in Phase 3).

**THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.**

**DATE:** NOVEMBER 25, 2025

**PROJECT MANAGER:** ROB\_DOLLEVOET

**CLIENT:** REDCO DEVELOPMENTS LTD

**PROJECT:** LE RÈVE SOUTHWEST - STAGE 1B  
BLOCK 1, PLAN 7821085

**DRAWING TITLE:** TENTATIVE PLAN OF SUBDIVISION

**PROJECT NO/ DRAWING NO:** 2019074-001

**Invistec Consulting Ltd.**  
 Suite 1700, 10130 - 103 Street NW  
 Edmonton, Alberta, T5J 3N9  
 (780) 293 - 7373  
 www.invistec.ca

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## Attachment 2: Adviseements

1. 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.
2. Homebuilders should be made aware that zero 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. No multi-family development will be allowed to proceed and low-density residential development shall be limited to 150 dwellings in the entirety of the Le Reve development until the second waterfeed has been constructed to the satisfaction of the City.



Revision to SDA-21-08 Le Reve Stage 1B  
 Conditionally Approved by  
 Kendra Raymond, RPP,  
 MCIP, Subdivision  
 Authority on April 30, 2026.  
 SDA-21-08 expires on April  
 30, 2027.

**LEGEND:**  
 ■■■ Stage 1B Subdivision Boundary  
 --- Stage 1A Subdivision Boundary  
 ■ Zero Lot Line Dwelling (Does Not Represent The Building Size or Location).

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Le Reve Drive

Commercial

Park  
 1.407 ha  
 (3.477 Acres)  
 1 MR  
 BLOCK 2

MDR  
 0.864 ha  
 (2.135 Acres)  
 2  
 BLOCK 3

Stage 1B - Phase 1  
 3.653 ha  
 (9.026 Acres)

MDR  
 0.712 ha  
 (1.760 Acres)  
 1  
 BLOCK 3

MDR

MDR

Stage 1A  
 BLOCK 1  
 PLAN 7821085

Stage 1B - Phase 2  
 2.705 ha (6.684 Acres)

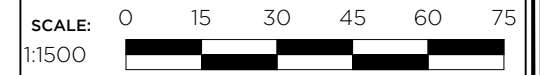
Future  
 Development

Stage 1B  
 8.847 ha  
 (21.862 Acres)

Stage 1B - Phase 3  
 2.490 ha (6.152 Acres)

M.R.  
 0.370 ha (0.915 Acres)  
 27 MR  
 BLOCK 6

Commercial  
 Future Development



BLOCK 4, PLAN 7922184