



**Subdivision Authority Decision
June 25th, 2026**

1. On June 25th, 2026, the Subdivision Authority reviewed and rendered decisions on the following Subdivisions:

a. SDA-25-02 Azur Phase 8 (Time Extension)

The Subdivision Authority extended the conditional approval for 1 year (from expiry date) of a tentative plan of subdivision to create 39 Single Family Dwelling Lots, and 2 Public Utility Lots located in S.E. ¼, Sec. 26-50-24-W4M

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

b. SDA-25-04 Dansereau Meadows Phase 15 (Time Extension)

The Subdivision Authority extended the conditional approval for 1 year (from expiry date) of a tentative plan of subdivision to create 47 Single Side Yard Lots, 12 Single Family Dwelling Lots, and 2 Public Utility Lots) located in a portion of N.W. ¼ Sec. 34-50-24-W4M

- *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 the File Planner at planning@beaumont.ab.ca or 780-929-8782 for more information.

June 25, 2026

File: SDA-25-02

Kate Gerla
Select Engineering Consultants Ltd
Suite 100, 17413 – 107 Avenue NW
Edmonton AB T5S 1E5

RE: Subdivision Approval Extension – SDA-25-02 Azur Phase 8
A portion of N.W. ¼ Sec. 26-50-24-W4M – City of Beaumont

On June 25, 2026, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for Azur Phase 8.


This subdivision approval is valid for one (1) year expiring **May 30, 2027**. You will be required to apply for endorsement so that Azur Phase 8 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*.

Take note that condition 12c of the SDA-25-02 Notice of Decision regarding obtaining a Construction Completion Certificate for the specified trails within Azur Phases 6, 7, and 8 within one (1) year of each other continues to apply to this Subdivision Approval Extension.

For more information, please contact the undersigned.

Yours truly,


David Doell
Planner I
780-229-6825
david.doell@beaumont.ab.ca

Encls: Conditional Subdivision Approval



Notice of Decision

Date of Decision: May 30, 2025

Coralie Volker, RPP, MCIP
#100, 17413-107 Avenue NW
Edmonton, AB

Subdivision File Name: SDA-25-02 Azur Phase 8
Legal Description: A portion of the North Half of SE-26-50-24-W4M
Land Use District: Conventional Neighbourhood District
Proposed Subdivision: 39 Residential Lots and 2 Public Utility Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on May 30, 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. 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 shall construct and provide security for a temporary gravel turnaround located at the south end of 39A Street 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.
8. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area, including any outstanding deferred oversizing recoveries from the subdivision and development of the north ½ of SE-26-50-24-W4.
9. That the owner/developer provides security and constructs a trail on Lots 86PUL and 96PUL of Block 2 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.
10. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot (or \$600 per residential unit in a multiple family building) towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. The Developer shall secure the full amount required to be paid to the Municipality for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-02

11. That the owner/developer consolidate the Storm Water Management Facility (SWMF) parcels consisting of lots 96PUL, Block 2, Plan _____ and 79PUL, Block 2, Plan 232 1111 into a single title, at the time of endorsement. Lot consolidation shall include 112PUL, Block 10 located within SDA-25-03 Azur Phase 7 if the aforementioned subdivision is registered in advance of, or concurrently with, SDA-25-02 Azur Phase 8.
12. 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 shall construct and obtain a Construction Completion Certificate (CCC) for the trail located within Lot 96PUL, Block 2, within one (1) year of CCC being granted for the trails located within SDA-25-03 Azur Phase 7 (Lots 10PUL, 111PUL and 112 PUL of Block 10) and SDA-24-19 Azur Phase 6 (Lot 11MR, Block 10), or such other date as may be approved in writing by the Municipality.
 - d. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area, including any outstanding deferred oversizing recoveries from the subdivision and development of the north ½ of SE-26-50-24-W4.
 - e. That the owner/developer provides security and constructs a trail on Lots 86PUL and 96PUL of Block 2 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 pays their proportionate share of the Off-Site Levies pursuant to Bylaw 945-19 as may be amended from time to time.
 - g. 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.
 - h. 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.
 - i. That the owner/developer acknowledges that the Municipality undertook and completed the construction of the South Sanitary Trunk Main to relieve flooding in the southeast quadrant for the main purpose to store wet weather flows, including the Development Area. The Developer agrees to pay to the Municipality \$600.00 per residential lot (or \$600 per residential unit in a multiple family building) towards the cost of the South Sanitary Trunk Line that was installed by the Municipality in the S.W. ¼ Sec. 26-50-24-4. The Developer shall secure the full amount required to be paid to the Municipality for the lands or phase or sub-phase upon submission for endorsement of a Plan of Subdivision for the Development Area.

This approval is valid for one year expiring on **May 30, 2026**. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-02

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.

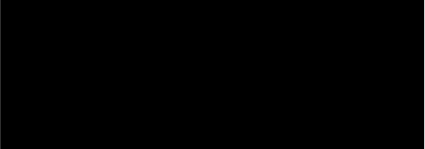
Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/DocumentCenter/View/6055/Endorsement-Application-Package>.

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 Land and Property Rights Tribunal of the Province of Alberta within 14 days of the written decision. Please visit the Government of Alberta website for more details at <https://www.alberta.ca/subdivision-appeals.aspx>

If you have any further questions, please contact Yasmin Sharp at planning@beaumont.ab.ca or 780-243-0552.



Subdivision Authority

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

cc: Avillia Les Ciels Ltd.

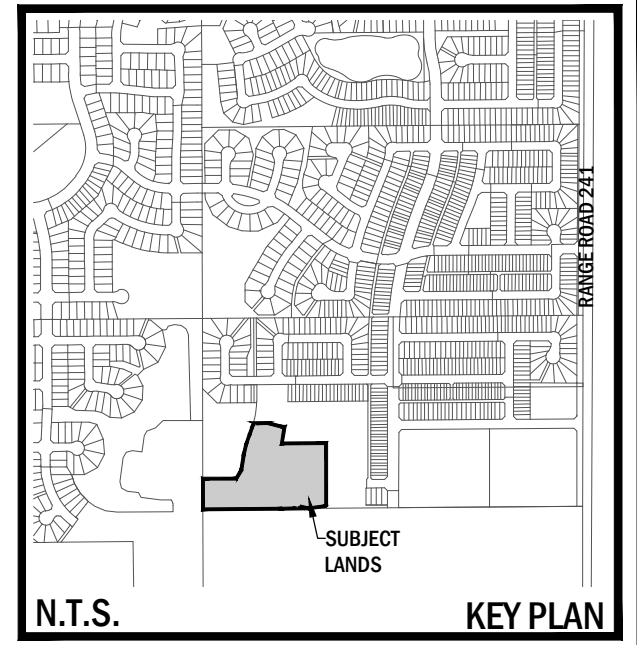
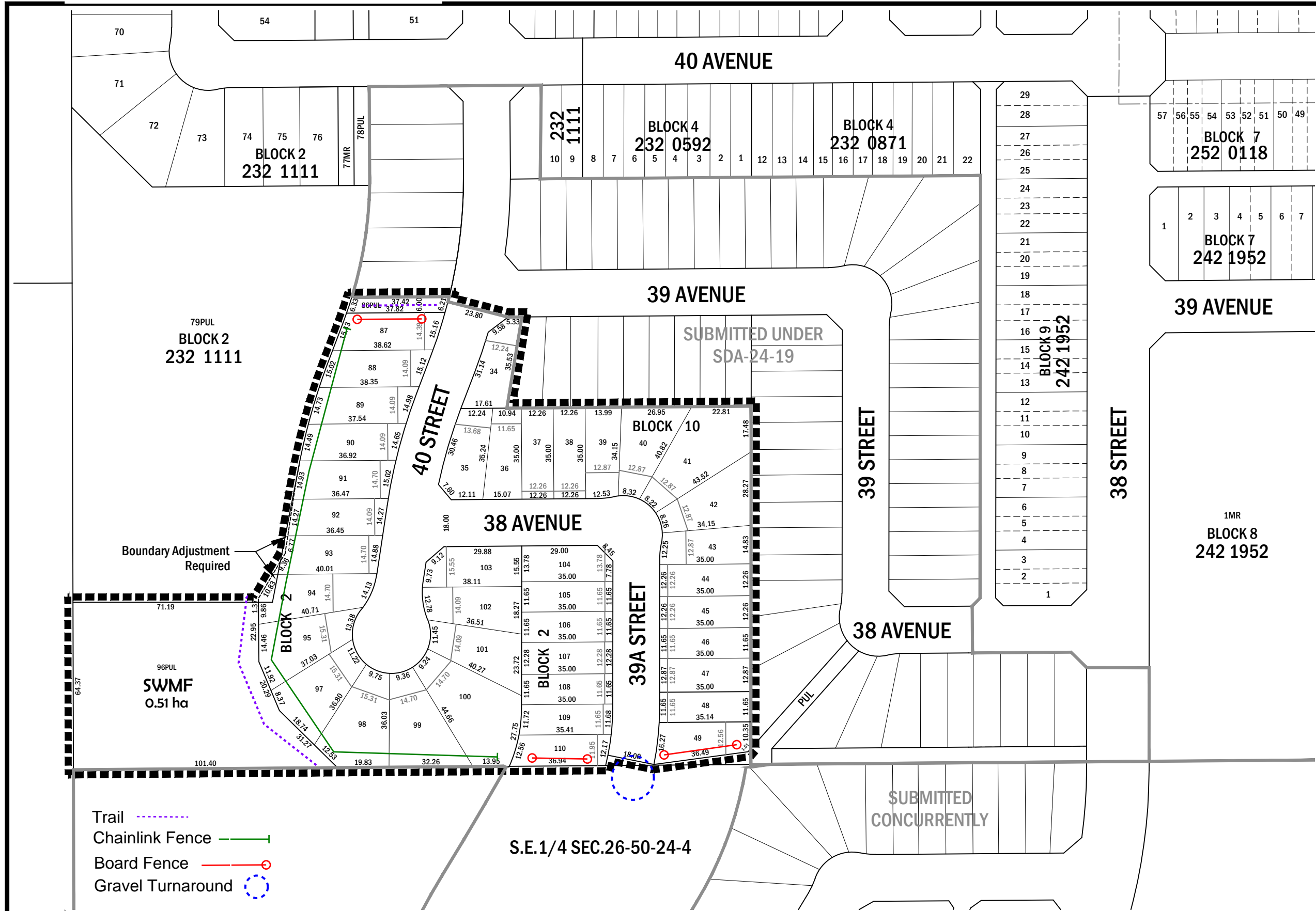
Notice of Decision

Date of Decision: May 30, 2025

Subdivision File: SDA-25-02

Attachment 1: Advisements

1. In the event that deferred sanitary oversizing recovery has been collected through the endorsement of Azur Phase 6, the applicant/developer shall only pay for the proportionate share of oversizing for the Azur Phase 8 development area.
2. 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.
3. 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.).
4. The GDS requires that Storm Water Management Facilities be designed with a minimum of 30% of the property open to adjacent municipal roadways. This subdivision will require a variance to Section 3.2.6.I of the GDS, which can be submitted with the civil drawing package. The variance is supported due to it's consistency with the Azur Area Structure Plan.



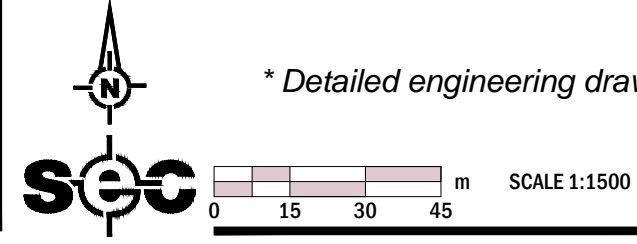
PART OF: S.E.1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

NOTES:

SUBDIVISION INCLUDES AREA OUTLINED BY [thick dashed line] AND CONTAINS	= 3.24 ha
LOCAL ROAD	= 0.59 ha
TOTAL CIRCULATION AREA	= 0.59 ha
STORM WATER MANAGEMENT FACILITY	= 0.51 ha
PUBLIC UTILITY LOT	= 0.02 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 0.53 ha
SINGLE FAMILY RESIDENTIAL	= 2.12 ha
TOTAL RESIDENTIAL AREA	= 2.12 ha
# OF SINGLE FAMILY RESIDENTIAL LOTS	= 39
TOTAL # OF RESIDENTIAL LOTS	= 39

SUBDIVISION PLAN
AZUR NEIGHBOURHOOD
STAGE 8

* Detailed engineering drawings and final subdivision plan must conform to the Beaumont General Design Standards unless a variance is granted



June 25, 2026

File: SDA-25-04

Brad Clarke
2007 United Lands Corp.
Suite 412, 10339 124 Street
Edmonton, AB T5N 3W1

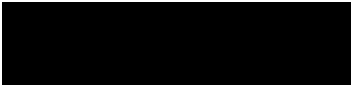
RE: Subdivision Approval Extension – SDA-23-4 Dansereau Meadows Phase 15
A portion of N.W. ¼ Sec. 34-50-24-W4M – City of Beaumont

On June 25, 2026, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for Dansereau Meadows Phase 15.

This subdivision approval is valid for one (1) year expiring **June 6, 2027**. You will be required to apply for endorsement so that Dansereau Meadows Phase 15 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.



Ernest Chan
Planner I
780-229-5336
ernest.chan@beaumont.ab.ca

Encls:
Conditional Subdivision Approval



Notice of Decision Revised

Date of Decision: June 6, 2025

Stantec Consulting Ltd. c/o Rod Heinrichs

Subdivision File Name: SDA-25-04
Legal Description: A portion of N.W. ¼ Sec. 34-50-24-W4M
Land Use District: Conventional Neighbourhood
Proposed Subdivision: 47 Single Side Yard Lots, 12 Single Family Dwelling Lots, 2 Public Utility Lots.

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on June 6, 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. The plan shall show a 1.5 m right-of-way on all lots adjacent to any Public Utility Lot for maintenance purposes. On a single side yard lot, the plan shall show a 1.5m utility right of way which must be on the opposite side of the 1.5m maintenance easement.
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 shall construct and provide security for a temporary gravel turnaround located at the dead end between Lot 17 Block 29 and Lot 42 Block 27 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.
8. That the owner/developer construct a trail on 32 PUL as per the Dansereau Meadows Outline Plan 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 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.

Notice of Decision

Date of Decision: June 6, 2025

Subdivision File: SDA-25-04

- 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 located at the dead end between Lot 17 Block 29 and Lot 42 Block 27 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 construct a trail on 32 PUL as per the Dansereau Meadows Outline Plan 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 erect signs indicating "Future Road Extension" in accordance with the approved engineering drawings, the City of Beaumont General Design Standards, and to the satisfaction of the Municipality.

The Subdivision Authority received comments from adjacent landowners regarding concerns around the impacts to the Storm Water Management Facility and increased traffic. The application complies with regulations set out in the Beaumont Land Use Bylaw 944-19 and is in alignment with the Dansereau Meadows Outline Plan. The intent of this application is to create a separate parcel for the Storm Water Management Facility so that it may be transferred to the City of Beaumont in accordance with the Dansereau Meadows Outline Plan. There are no alterations being proposed to the Storm Water Management Facility.

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 adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

Deferred Reserve Caveat (DRC) #182 307 560 associated with SDA-18-01 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 34-50-24-4. DRC #182 307 560 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on June 6, 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/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

Page 2 of 5

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: June 6, 2025

Subdivision File: SDA-25-04

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 at planning@beaumont.ab.ca or 780-340-1784



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: June 6, 2025

Subdivision File: SDA-25-04

Attachment 1: Adviseements

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. That the owner/developer dedicate trail at a future stage of subdivision, south of Township Road 510 extending from the east boundary to west boundary of the entire quarter section of Southeast Section.

Subdivision Application

BEAUMONT

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
planning@beaumont.ab.ca

February 25, 2025

DATE RECEIVED
OFFICE USE ONLY

February 26, 2025

DATE PAID
OFFICE USE ONLY

OFFICE USE ONLY

SDA Number: SDA-25-04

Land Use District(s): CN

Subdivision Name: Dansereau Meadows
Phase 15

Fees Receipt #: 329343

Subdivision Application: \$ 17,997.24

Notification Fee: \$ 648.96

Total Fees: \$ 18,487.96

1. Property Information

All/part of the NW ¼ Sec. 34, Twp. 50, Rge 24, West of the 4th Meridian

OR Being all/part of Lot: _____ Block _____ Plan _____

OR Municipal Address: _____

C.O.T. No(s): _____

Area of the above parcels of land to be subdivided 6.00 Hectares (14.82 Acres)

2. Applicant and Property Owner Information

Applicant/Consultant Name: Rod Heinrichs of Stantec Consulting Ltd.

Mailing Address: 300-10220 103 Avenue

Municipality: Edmonton Province: AB Postal Code: T5J 0K4

Phone: 780-969-2297 Cell Phone: 587-597-0366

Email (required): rod.heinricks@stantec.com

Is the Applicant also the Registered Owner? Yes (Do not fill out below) No (Fill out below - written authorization from registered owner required)

Owner Name: Brad Clarke of Anthem Properties (2007 United Lands Corps)

Mailing Address: #412, 10339 124 Street

Municipality: Edmonton Province: AB Postal Code: T5N 3W1

Phone: 780-412-7272 Cell Phone: _____

Email (required): edmonton@anthemproperties.com

3. Location of Land to be Subdivided

a. Is the land situated immediately adjacent to the municipal boundary? No Yes

If "yes", the adjoining municipality is: _____

b. Is the land situated within 1.6 kilometers (1 mile) of the right of way of a highway? No Yes

If "yes", the Highway is No.: 814

c. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? No Yes

If "yes", state its name: _____

d. Is the proposed parcel within 1.5 kilometers (0.9 miles) of a sour gas facility? No Yes

e. Does the proposed parcel contain an abandoned well? No Yes

If "yes", please attach a map showing the actual well bore location of the abandoned well with a description of the minimum setback requirements as set out in ERCB Directive 079.

4. Existing and Proposed Use of Land to be Subdivided

a. Existing use of Land: Residential - undeveloped

b. Proposed use of Land: Residential

5. Physical Characteristics of Land to be Subdivided

a. Describe the nature of topography of the land (flat, rolling, steep, mixed): flat, no notable features

b. Describe the nature of vegetation and water on the land (brush, cleared, shrubs, tree stands, woodlots, sloughs, creeks, etc.):
Cleared Land

c. Describe the kind of soil on the land (sandy, loam, clay, etc.): clay, loam, morainal disposition

6. Existing Buildings on the Land to be Subdivided

a. Describe any buildings and any structures on the land and whether they are to be demolished or moved:
none

7. Water and Sewer Services

a. If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal or indicate N/A: n/a

8. Applicant Authorization

I, Rod Heinrichs hereby certify that

I am the registered owner,

I am the agent authorized to act on behalf of the registered owner

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Address: 300-10220 103 Avenue NW

Signed: Heinricks, Rod Digitally signed by Heinrichs, Rod

Date: 2025.02.05 16:33:32 -07'00'

The personal information requested on this form is being collected under the authority Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used in the management and administration of the City of Beaumont's land development planning processes and may be communicated to relevant City Business Units. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782.



400-10220 103 Avenue
 Edmonton, AB T5J 0K4
 Tel. 780.917.7000
 www.stantec.com

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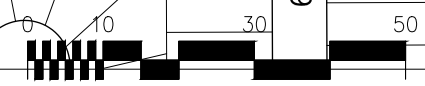
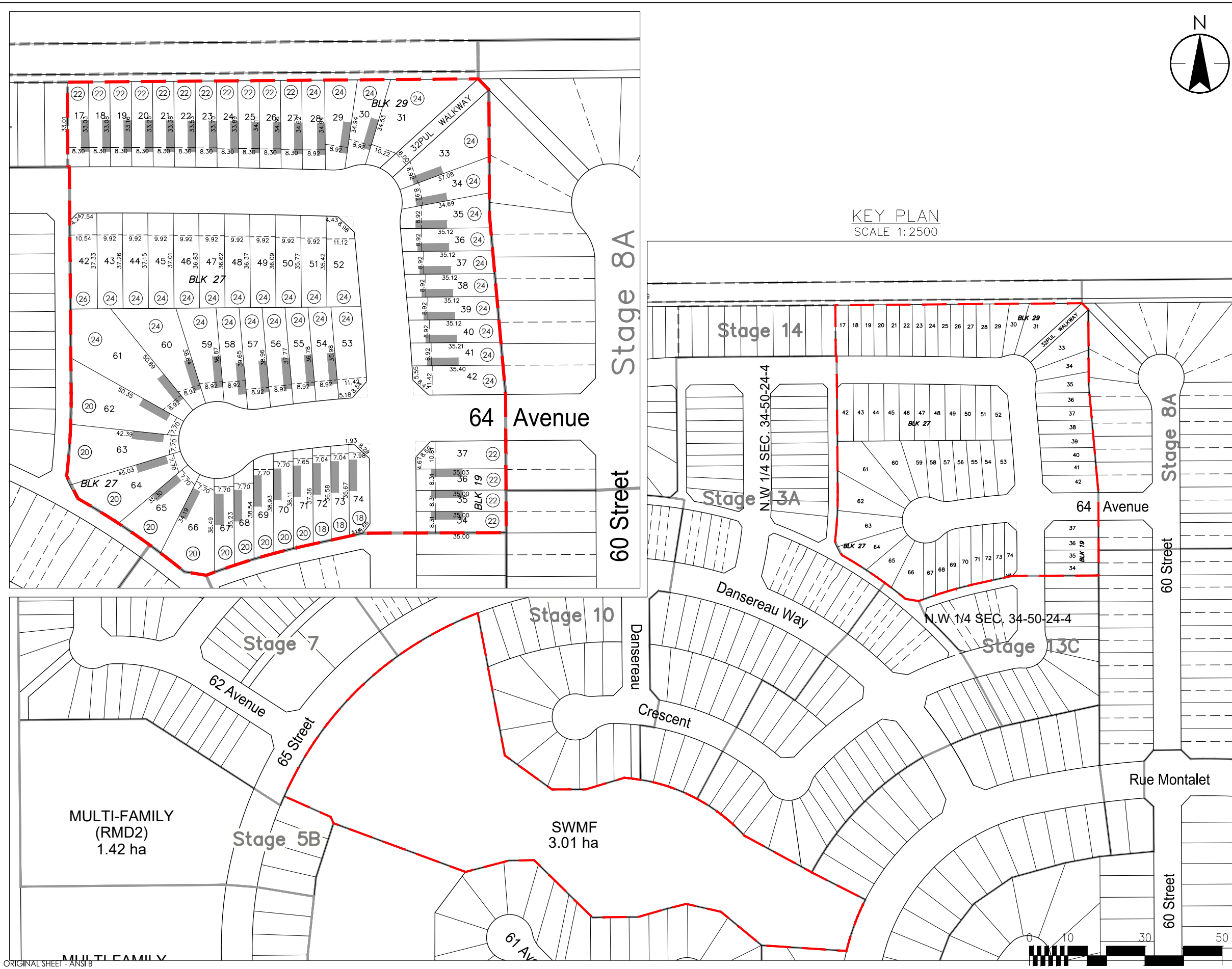
Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ▬▬▬ and contains approximately 6.00 hectares, including 62 residential lots.

SDA-25-04 Dansereau Meadows Phase 15
 Conditionally Approved by
 Kendra Raymond, RPP, MCIP
 Subdivision Authority on June 6, 2025.
 SDA-25-04 expires on June 6, 2026.

KEY PLAN
 SCALE 1:2500



V:\1161\Promotion\1612026promo\Anthem_Dansereau Meadows\subd_Dansereau Meadows_sfl15_14jan2026.dwg
 2026/01/14 2:22 PM By: Ciancio, Kevin

ORIGINAL SHEET - ANS1B

0	Original submission.	25.02.05
Revision		By YY.MM.DD

Client/Project
 ANTHEM UNITED COMMUNITIES LP
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF N.W 1/4 SEC. 34-50-24-4
 Edmonton, AB
 Title
 TENTATIVE PLAN OF SUBDIVISION
 DANSEREAU MEADOWS - STAGE 15

Project No. 1161 109500 KC
 January 14, 2026
 Scale 1:1000