



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

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

a. SDA-26-03 Place Chaleureuse Phase 7A

Tentative plan of subdivision to consolidate Plan 1920707 Block 5 Lot 14 with Plan 2120339 Block A and create one medium residential density condominium unit and one commercial condominium unit from Plan 1920707 Block 5 Lot 14, and Plan 2120339 Block 1, Block A and Block CS.

- *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.

Notice of Decision

Date of Decision: July 16, 2026

Subdivision File: SDA-26-03

Dave Onishenko
Clarity Development Advisory
354 – 10113 104 Street
Edmonton, AB T5J 1A1

Subdivision File Name:	SDA-26-03 Place Chaleureuse Phase 7A
Legal Description:	Plan 2120339 Block 1, Plan 2120339 Block A, Plan 2120339 Block CS, and Plan 1920707 Block 5 Lot 14
Land Use District:	Integrated Neighbourhood and Commercial District
Proposed Subdivision:	1 Commercial Unit and 1 Residential Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on July 16, 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 pursuant to the Offsite Levy Bylaw in effect at the time when the Development Agreement is executed.
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 the owner/developer register an access easement for vehicular & pedestrian connectivity, as shown on the "Conditions of Approval Map", Attachment 1. The City shall be a party to the access easement agreement, and the agreement shall not be discharged or modified without the prior written consent of the City. The easement shall ensure public access into Unit 1 and Unit 2 for the purpose of connectivity from Magasin Avenue and 30 Avenue. The City must have no obligation, financial or otherwise, to construct, maintain, or contribute to any portion of the access easement area.
6. Prior to endorsement, the applicant shall submit a swept path analysis for the access easement, prepared by a qualified professional engineer. The analysis must demonstrate that the easement area accommodates safe and unobstructed ingress and egress for large vehicles, including fire apparatus and solid waste collection vehicles. Based on the findings of the swept path analysis, the size, configuration, and location of the access easement may be required to be revised from that shown on the "Conditions of Approval Map".
7. A Utility Easement and Cross-Lot Servicing Agreement shall be registered against title to the affected lands prior to or at the time of registration of the Plan of Subdivision. The agreement shall be in a form and on terms and conditions satisfactory to the Subdivision Authority and without limitation to the foregoing shall provide for: the landowner(s) to construct or arrange for the construction, maintenance and repair of the required gas pipelines, electrical power and telephone distribution, transmission systems and cable television systems, sanitary and storm sewer lines, and water distribution lines at their sole cost and expense and for such access to these utility lines and systems as is required for the operation, maintenance and repair of the utility lines and systems. The City of Beaumont shall be a party to the Agreement, and the Agreement shall not be discharged or modified without the prior written consent of the City.

Notice of Decision

Date of Decision: July 16, 2026

Subdivision File: SDA-26-03

8. An Overland Drainage Easement shall be registered against title to the affected lands prior to or at the time of registration of the Plan of Subdivision. The agreement shall be in a form and on terms and conditions satisfactory to the Subdivision Authority and without limitation to the foregoing shall provide for: the landowner(s) to construct, maintain and repair Overland Drainage Facilities for the purpose of flow and encroachment of storm water from the Dominant Lands to and over the Servient Lands. The City of Beaumont shall be a party to the Agreement, and the Agreement shall not be discharged or modified without the prior written consent of the City.
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 the Offsite Levy Bylaw in effect at the time when the Development Agreement is executed.
 - 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 install signs to the satisfaction of the Municipality for the purpose of directing traffic from Magasin Avenue to 30 Avenue at the Magasin Avenue entrance of the site.
 - f. That the owner/developer construct and provide security for a 3.0m shared use path on Lot 9PUL, Block 5, Plan 152 1520 as per the Place Chaleureuse 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.
 - g. That the owner/developer shall construct and provide security for the access easement 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 1.

The Integrated Neighbourhood District provides a lot width of minimum 4.9 m to maximum 15 m except for multi-unit buildings. The increase in width is justified in this case as the proposed development is for a comprehensively planned condo site. A variance has been granted by the Subdivision Authority.

Within the Commercial District, Section 3.7.4.ii of Bylaw 944-19 states that "All vehicular rights-of-way shall terminate at other vehicular rights-of-way to form a network". In this subdivision, Magasin Avenue terminates at the subdivision boundary and will enter via a private roadway; a variance has been granted by the Subdivision Authority.

This approval is valid for one year expiring on July 16, 2027. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

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

Notice of Decision

Date of Decision: July 16, 2026

Subdivision File: SDA-26-03

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/wp-content/uploads/2024/05/Endorsement-Application-Package.pdf?x28734>.

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 Ernest Chan at planning@beaumont.ab.ca.



Kendra Raymond, RPP, MCIP
Subdivision Authority

Attachments:

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

cc: Place Chaleureuse GP Inc.

Attachment 2: 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. A Traffic Impact Assessment and a servicing memo may be required at the Development Permit Stage.
3. Noise attenuation will be evaluated at the development permit stage for the multi-residential site to allow consideration for access to the planned trail adjacent to HWY 625.

TENTATIVE PLAN

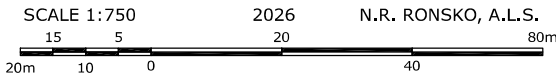
SHOWING BARELAND CONDOMINIUM OF

CONDOMINIUM PLAN 212 0339

IN THE

S.E.1/4 SEC.27, TWP.50, RGE.24, W.4 M.

BEAUMONT, ALBERTA



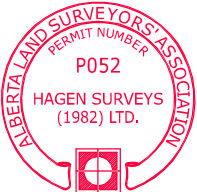
NOTES:

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



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.
DATE:	APRIL 24, 2026	REVISED:	--
DRAWING	260143T	FILE NO.	260143

