



**Subdivision Authority Decision
Thursday, August 20, 2026, at 1:00pm**

1. On August 20, 2026, the Subdivision Authority reviewed and rendered decisions on the following Subdivisions:

a. SDA-26-04 Le Reve Stage 1A Lot Split

The Subdivision Authority conditionally approved the tentative plan of subdivision to create 1 Commercial Lot, from Condo Plan 252 1566, Unit A

- *Attachments: Notice of Decision, 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 David Doell, Planner I at planning@beaumont.ab.ca or 780-229-6825 for more information.

Notice of Decision

Date of Decision: August 20, 2026

Ben DeJong, ALS
PALS Geomatics Corp.
10704 176 Street
Edmonton, AB T5S 1G7

File Name:	SDA-26-04 Le Reve Stage 1A Lot Split
Legal Description:	A portion of Unit A, Condominium Plan 252 1566
RE:	Tentative Plan of subdivision to create 1 Commercial Lot

Pursuant to Section 654 of the MGA, the above-described Subdivision was APPROVED on August 20, 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 easement documents required to service this parcel shall be submitted for concurrent registration at the Land Titles Office.
6. That the owner/developer enter into and register a vehicular and pedestrian access easement agreement on title with the landowner to the west (remnant Condo Plan 2521566, Unit A and Common Property) and submit documentation to the satisfaction of the Municipality prior to endorsement of this subdivision. The City shall be a party to this agreement and the agreement shall not be discharged or modified without the prior written consent of the City.
7. 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. 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.

This approval is valid for one year expiring on August 20, 2027. Pursuant to the Land Use Bylaw 944-19, any extensions of the Subdivision approval may be authorized by the Subdivision Authority.

Attachment 1, includes a list of advisements effecting future regulatory stages of Subdivision and Development.

The conditions of approval 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.

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Date of Decision: August 20, 2026

Subdivision File: SDA-26-04

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 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 David Doell at planning@beaumont.ab.ca.



Kendra Raymond, RPP, MCIP
Subdivision Authority

Attachments:

1. Advisements
2. Approved Tentative Subdivision Plan
3. Application for Subdivision

cc: LRTPG GP Ltd.

Notice of Decision

Date of Decision: August 20, 2026

Subdivision File: SDA-26-04

Attachment 1: Advisements

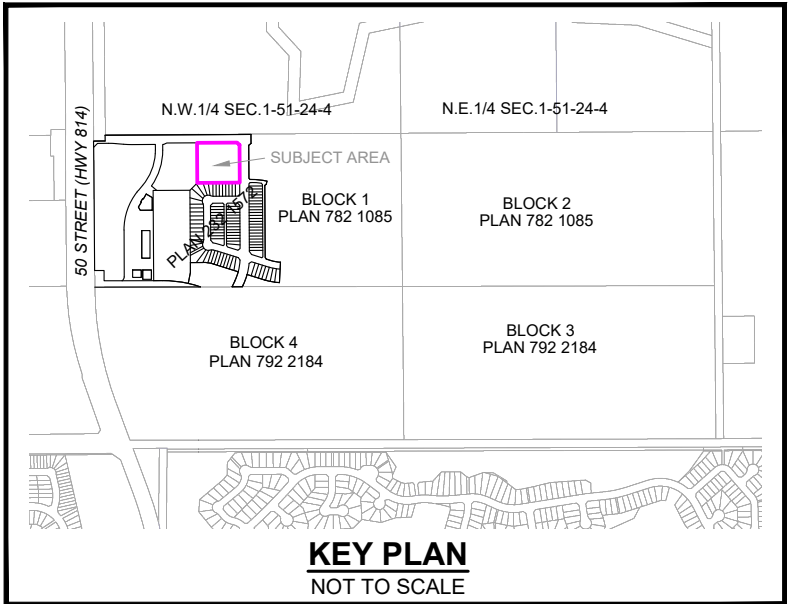
1. Builders should be made aware that all building permit applications for Beaumont must meet construction requirements in the National Building Code Alberta Edition 2019 (NBC-AE 2019) for a location without a 10 minute response time as applicable.
2. Separate utility services must be maintained for the existing adjacent condominium property and proposed Lot 2, Block 1. Servicing is available from 46A Street. Cross-lot servicing will not be permitted.
3. Be advised that a site-specific Traffic Impact Assessment may be required at the Development Permit stage at the discretion of the Development Authority.
4. A Sampling Manhole is required to be constructed at the Owner/Developer's expense at the Development Permit stage to the satisfaction of the City. The Sampling Manhole should be indicated within the Development Permit Civil Drawing package.
5. A Fire Protection Analysis will be required at the Development Permit stage in accordance with the Fire Underwriters Survey if the Le Reve second water feed remains incomplete at the time of the development application.

SDA-26-04 Le Reve Stage 1A Lot Split Conditionally Approved by Kendra Raymond, RPP, MCIP, Subdivision Authority on August 20, 2026.

SDA-26-04 expires on August 20, 2027.

L RTPG GP LTD.

- NOTES:
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS C.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 1.14 ha.



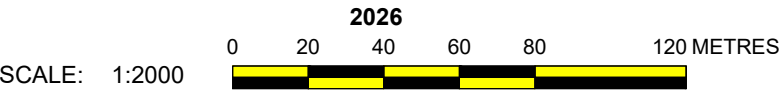
0	APR.23/26	ORIGINAL PLAN COMPLETED	JF
REV. NO.	DATE	ITEM	BY

REVISIONS

LE REVE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF PART OF
UNIT 'A', CONDOMINIUM PLAN 252 1566
WITHIN THE
S.W. 1/4 SEC.1-TWP.51-RGE.24-W.4TH MER.

BEAUMONT - ALBERTA





Pals Geomatics
Corp.

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10704-176 Street NW, Edmonton, Alberta T5S 1G7

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