



Subdivision Authority Decision
Thursday, Sep 17, 2026

1. On September 17, 2026, the Subdivision Authority reviewed and rendered decisions on the following Subdivisions:

a. SDA-24-20 Ruisseau Phase 8B (Time Extension)

One-year time extension for SDA-24-20 Ruisseau Phase 8B (7 Single Detached Residential Lots, 2 Semi-Detached Residential Lots, and 50 Multi Attached Residential Lots) from a portion of ¼ Sec. 27-50-24-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 Ernest Chan, Planner I at planning@beaumont.ab.ca or 780-929-8782 for more information.

September 17, 2026

File: SDA-24-20

Brenda Kolenbrander
Qualico Communities
280 – 3203 93 Street NW
Edmonton, AB T6N 0B2

RE: Subdivision Approval Extension – SDA-24-20 Ruisseau Stage 8B Approval Amendment
A portion of N.W. ¼ Sec. 27-50-24-W4M – City of Beaumont

On September 17, 2026, the Subdivision Authority at their regular Subdivision Authority meeting approved the Subdivision Approval Timeline Extension for Ruisseau Stage 8B.

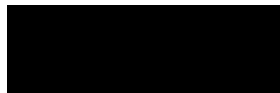
This subdivision approval is valid for one (1) year expiring **September 19, 2027**. You will be required to apply for endorsement so that Ruisseau Stage 8B may be registered at Land Titles before the expiry date.

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*.

Subject to the discretion of Engineering, please be advised that you may be required to submit a new set of Engineering Drawings to verify that the site conditions remain unchanged.

For more information, please contact the undersigned.

Yours truly,



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

Encls:
Conditional Subdivision Approval



Notice of Decision

Date of Decision: September 19, 2025

Brenda Kolenbrander
Qualico Communities
280 – 3203 93 Street NW
Edmonton, AB T6N 0B2

Subdivision File Name: SDA-24-20 Ruisseau Stage 8B Subdivision Approval Amendment
Legal Description: A portion of N.W. ¼ Sec. 27-50-24-W4M
Land Use District: Conventional Neighbourhood District and Integrated Neighbourhood District
Proposed Subdivision: 7 Single Detached Residential Lots, 2 Semi-Detached Residential Lots, and 50 Multi-Attached Residential Lots

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on September 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 1086-25 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 approved subdivisions SDA-20-02 Ruisseau School Site and SDA-24-14 Ruisseau Stage 8A shall be registered either prior to or concurrently with this subdivision.
7. 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.
8. That the owner/developer provide a corner cut (3mx3m) on Lots 82 and 83 of Block 5 of this subdivision 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 1086-25 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: September 19, 2025

Subdivision File: SDA-24-20

- 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.

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) #222 130 727 associated with SDA-20-02 addresses the Municipal Reserve (MR) for N.W. ¼ Sec. 27-50-24-4. DRC #222 130 727 will be applied to the remaining portion of the title.

This approval is valid for one year expiring on September 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. 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.

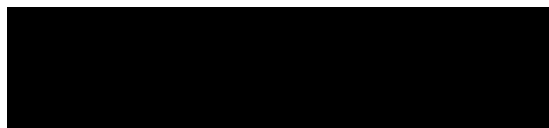
Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/DocumentCenter/View/6055/Endorsement-Application-Package>.

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 Katrina Tarnawsky at planning@beaumont.ab.ca or 780-340-1678.



Joannes Wong, RPP, MCIP, PMP, M.B.A
Acting Subdivision Authority

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

Notice of Decision

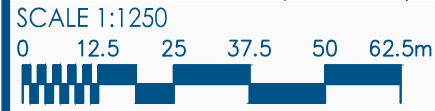
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Subdivision File: SDA-24-20

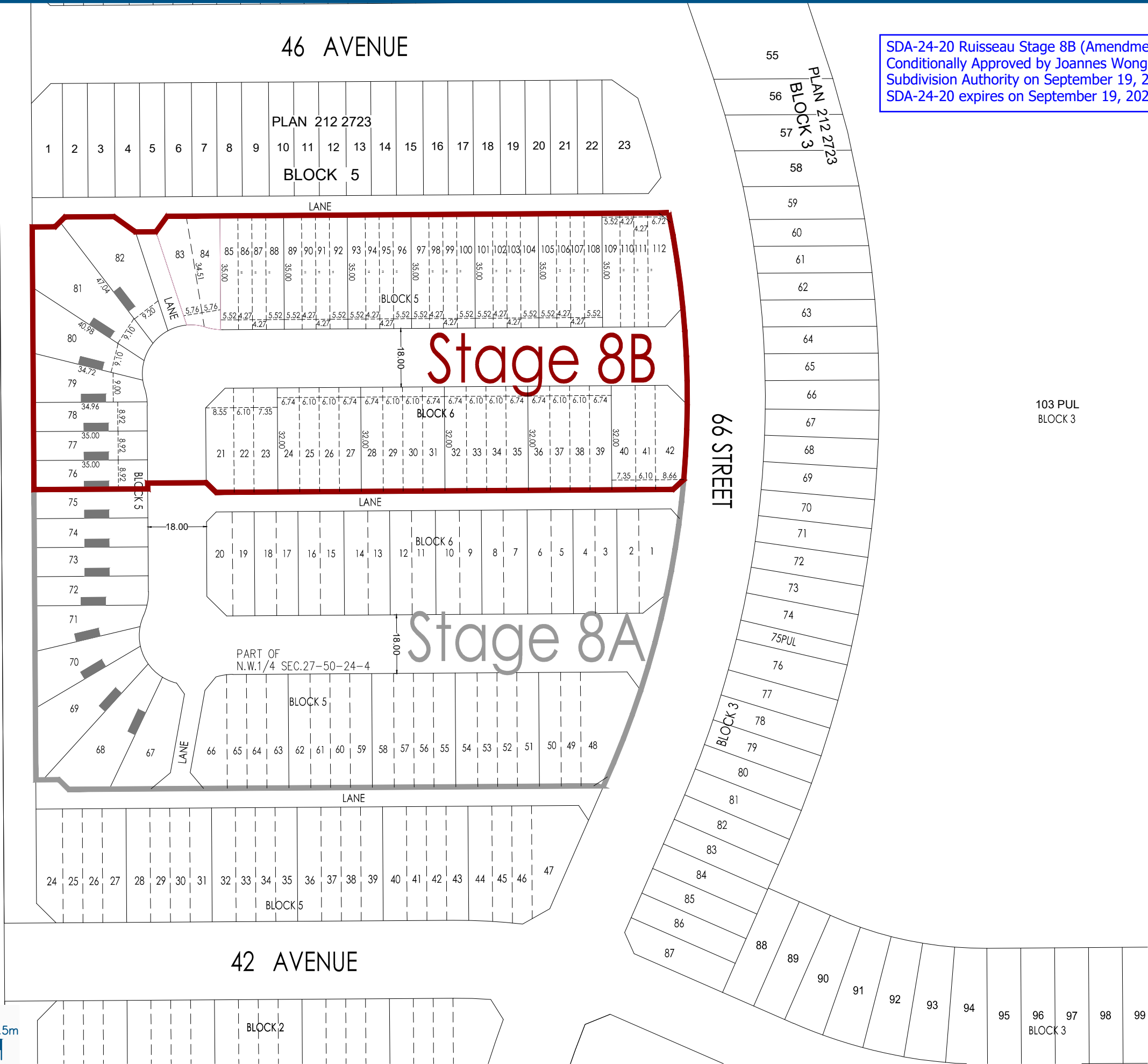
Attachment 1: Advisements

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.

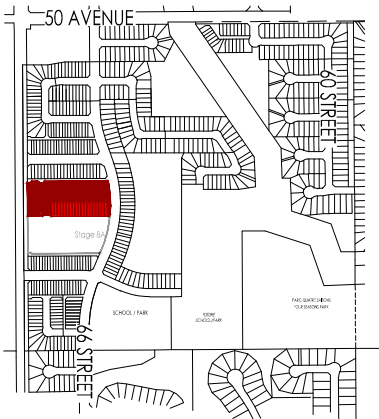
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GOVERNMENT ROAD ALLOWANCE (RANGE ROAD 243)



SDA-24-20 Ruisseau Stage 8B (Amendment)
Conditionally Approved by Joannes Wong, Acting
Subdivision Authority on September 19, 2025.
SDA-24-20 expires on September 19, 2026.



LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
"N.W. 1/4 SEC. 27-50-24-W4M"

NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. —

ZERO LOT LINE DENOTED AS THUS. —

STATISTICS:	
CN	27 29 LOTS
IN	30 30 LOTS
TOTAL	= 57 LOTS 59 Lots

AREAS:	
ROADS & LANES	= 0.36 ha
RESIDENTIAL LOTS	= 1.32 ha
TOTAL	= 1.68 ha

TENTATIVE PLAN

RUISSEAU - STAGE 8B

BEAUMONT - ALBERTA

September 10, 2025

QUALICO[®]
communities