



Subdivision Authority Decision
Thursday, September 3, 2026 at 1:00pm

- 1. On September 3, 2026, the Subdivision Authority reviewed and rendered decisions on the following Subdivisions:**
 - a. SDA-25-09 Azur Phase 9 Subdivision Approval Amendment**
Application to amend SDA-25-09 (Previously approved on April 24, 2026)
The Subdivision Authority conditionally approved the revised tentative plan of subdivision to divide the area of the previous subdivision approval into two phases.
 - *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 David Doell, Planner I at planning@beaumont.ab.ca or 780-929-8782 for more information.

Notice of Decision SUBDIVISION REVISION

Date of Decision: September 3, 2026

Blayden Dibben
Suite 100, 17413 – 107 Avenue NW
Edmonton AB, T5S 1E5

File Name:	SDA-25-09 Azur Phase 9
Legal Description:	A portion of N.W. ¼ Sec. 26-50-24-W4M
Land Use District:	Integrated Neighbourhood
RE:	REVISION of conditionally approved tentative Plan of subdivision to create 36 Single Detached residential Lots, 23 Single Side Yard residential Lots, 30 Semi-Detached Residential Lots, 25 Multi-Attached Residential Lots, and 1 Public Utility Lot

The subdivision was initially approved on April 24, 2026. This Amendment Application retains the original approved layout, but divides the area of the previous subdivision approval into two phases.

Pursuant to Section 654 of the MGA, the above-described Subdivision was **APPROVED** on April 24, 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. 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 1.5m utility right of way must be on the opposite side of the 1.5m maintenance easement and the lot must be sized appropriately to accommodate both easements.
6. That the approved subdivision SDA-25-03 Azur Phase 7 be registered prior to or concurrent with this subdivision, to provide logical roadway extensions.
7. That the owner/developer construct a 3m shared-use pathway on Lot 30PUL, Block 12, 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 construct a 3m shared-use pathway on Lot 1, Block 12 of SDA-25-03 Azur Phase 7 along Range Road 241, as per the Azur Area Structure Plan, in accordance with City of Beaumont General Design Standards and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2. Costs of construction will be offset from the Transportation Off-site Levy.
9. 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.

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Subdivision File: SDA-25-09

10. The dedication of a 4m wide public utility lot or non-credit municipal reserve lot and construction of a 3m wide shared-use pathway along entire southern boundary of the SE-26-50-24-W4M adjacent to Highway 625 is deferred to Azur Phase 10 or as agreed upon by the owner/developer and the City.
11. That the owner/developer be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Attachment 2.
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 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 submits 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 construct a 3m shared-use pathway on Lot 30PUL, Block 12, 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 construct a 3m shared-use pathway on Lot 1, Block 12 of SDA-25-03 Azur Phase 7 along Range Road 241, as per the Azur Area Structure Plan, in accordance with City of Beaumont General Design Standards and to the satisfaction of the Municipality, as shown on the "Conditions of Approval" map, Attachment 2. Costs of construction will be offset from the Transportation Off-site Levy.
 - g. 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.
 - h. That the owner/developer pays the proportionate share of sanitary oversizing in Beaumont Lakes benefiting the development area.
 - i. That the owner/developer provides watermain looping from Rue 39A Street and connection from Azur Drive at 39 Street and 37 Street, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
 - j. That the owner/developer conducts sanitary flow rate monitoring as outlined in the Development Agreement, to the satisfaction of the City of Beaumont.
 - k. That the owner/developer install concrete mini barriers with dead end signs and future road extension signs on the south end of both Rue 39 Street and Rue 40 Street.

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Subdivision File: SDA-25-09

- I. That the owner/developer install concrete mini barriers with dead end signs and future road extension signs, as well as a warning sign for 'No Exit', on the westbound lane near the intersection of Azur Drive and 40 Street.

This approval is valid for one year expiring on **September 3, 2027**. 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.

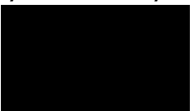
Once all conditions of approval have been complied with, the final plan of subdivision and endorsement plans/documents can be submitted. Please see our website for endorsement submission requirements at <https://www.beaumont.ab.ca/wp-content/uploads/2024/05/Endorsement-Application-Package.pdf?x28734>.

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 David Doell at planning@beaumont.ab.ca.



Kendra Raymond, RPP, MCIP
Subdivision Authority

Attachments:

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

cc: Owner

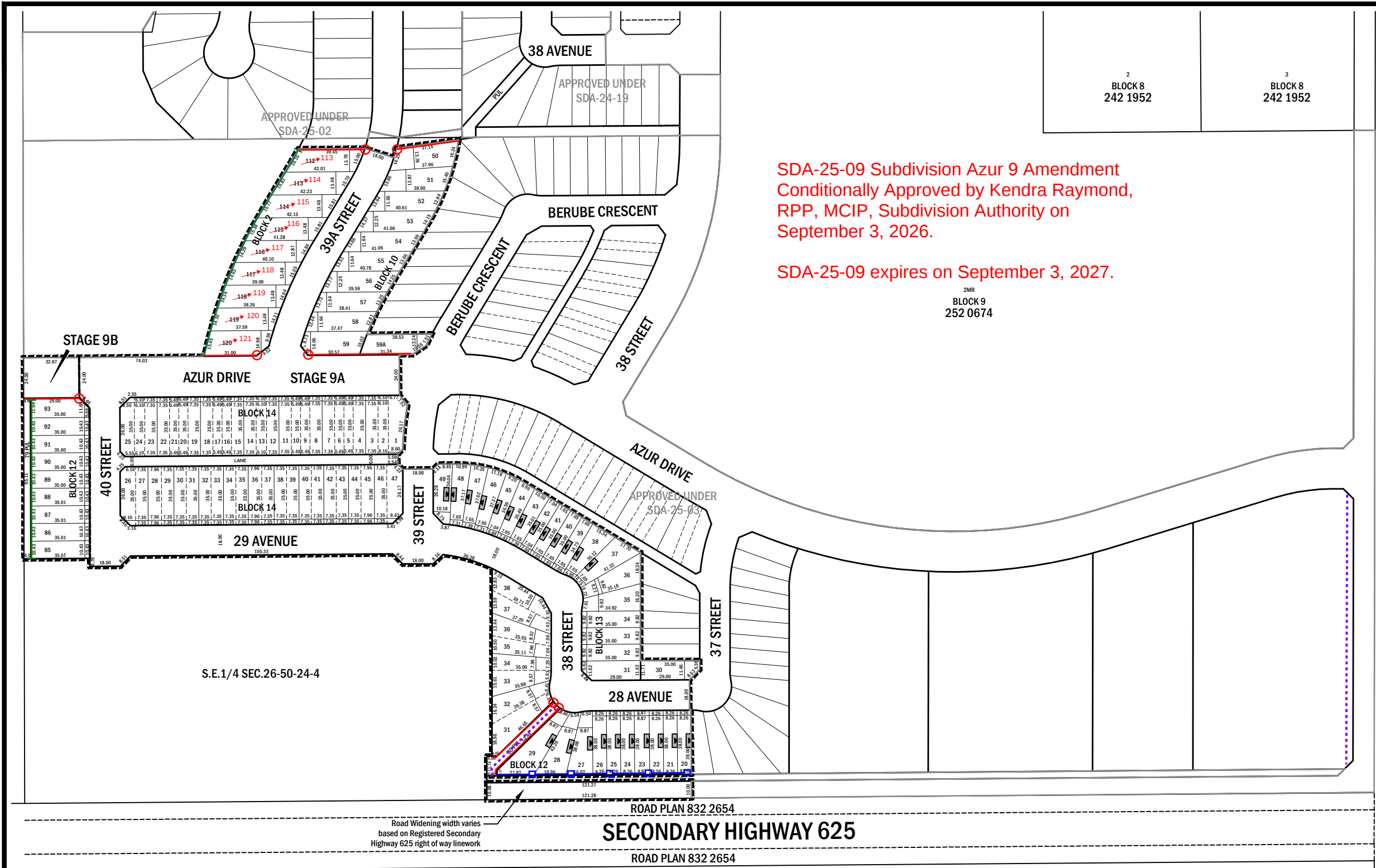
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Attachment 1: Advisements

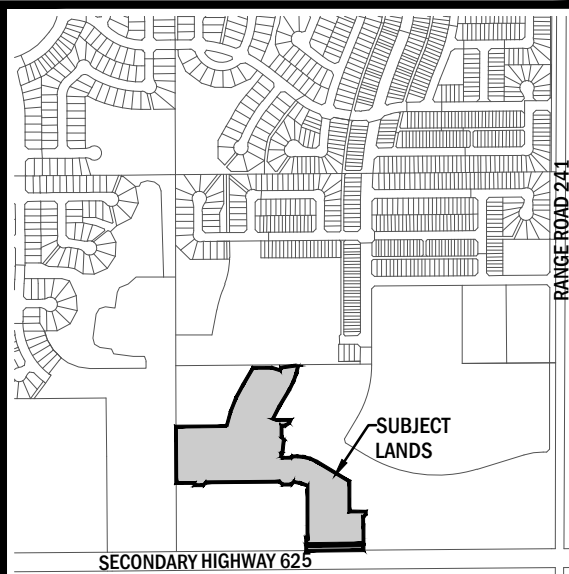
1. Homebuilders should be made aware of that any home placed on a lot with a single side yard lot line maintenance easement, requires a side yard setback of 1.5 m along the single side yard lot line side.
2. Homebuilders should be made aware that single side yard lot line properties must connect roof 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.



SDA-25-09 Subdivision Azur 9 Amendment
Conditionally Approved by Kendra Raymond,
RPP, MCIP, Subdivision Authority on
September 3, 2026.

SDA-25-09 expires on September 3, 2027.

2MR
BLOCK 9
252 0674



N.T.S. KEY PLAN

- Legend**
- Trail
 - Chainlink Fence
 - Board Fence
 - Noise Attenuation Fence

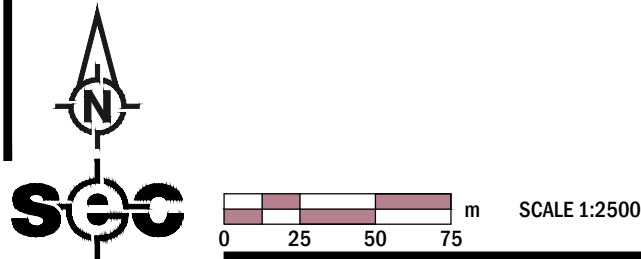
PART OF: S.E.1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

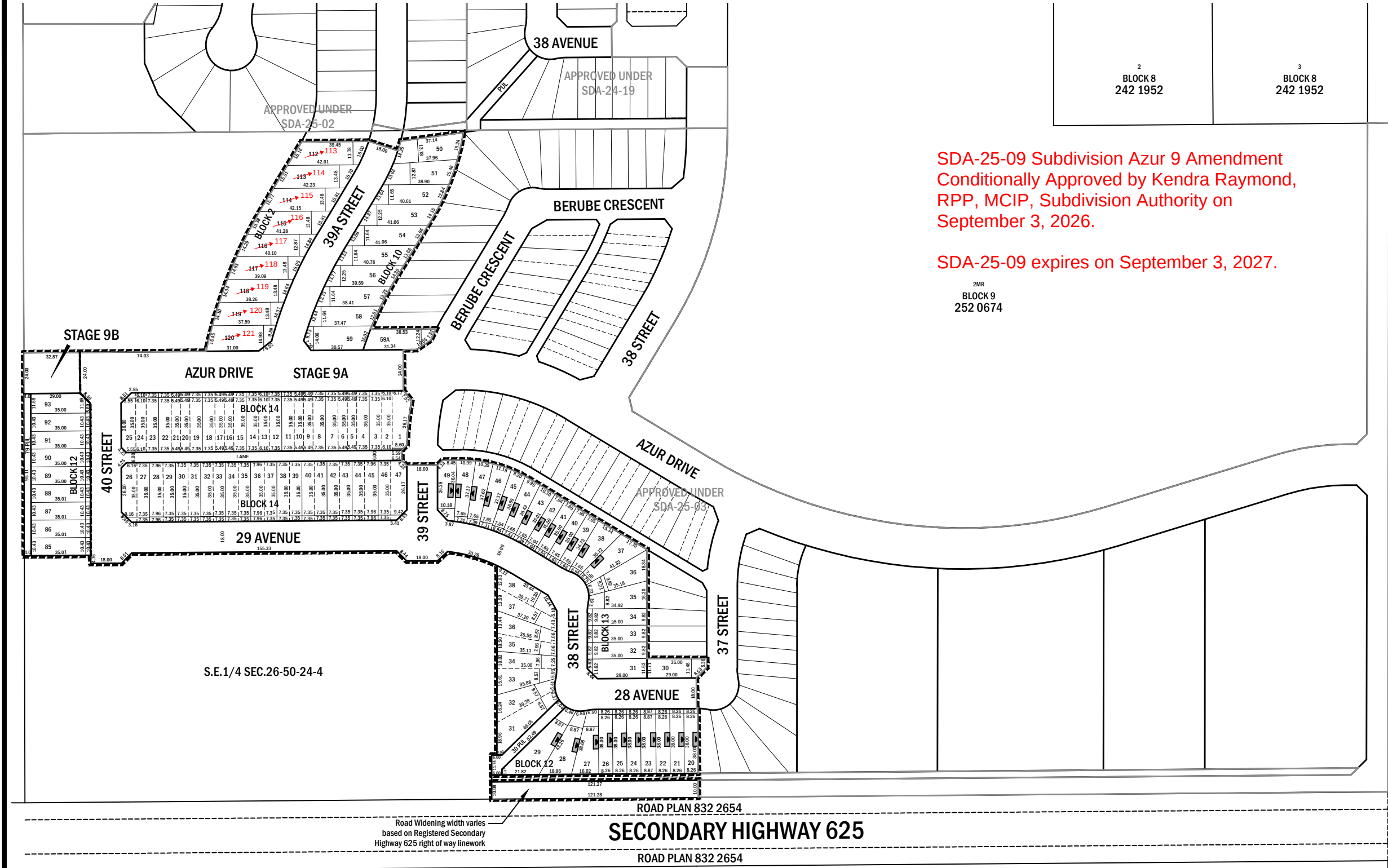
NOTES:

SUBDIVISION INCLUDES AREA OUTLINED BY AND CONTAINS = 5.95 ha

HIGHWAY ROAD DEDICATION	= 0.12 ha
COLLECTOR ROAD	= 0.56 ha
LOCAL ROAD	= 1.21 ha
LANE	= 0.10 ha
TOTAL CIRCULATION AREA	= 1.99 ha
PUBLIC UTILITY LOT	= 0.08 ha
TOTAL PUBLIC LAND DEDICATION AREA	= 0.08 ha
SINGLE DETACHED RESIDENTIAL	= 2.41 ha
SEMI-DETACHED RESIDENTIAL	= 0.88 ha
TOWNHOUSE RESIDENTIAL	= 0.59 ha
TOTAL RESIDENTIAL AREA	= 3.88 ha
# OF SINGLE DETACHED RESIDENTIAL LOTS	= 59
# OF SEMI-DETACHED RESIDENTIAL LOTS	= 30
# OF TOWNHOUSE RESIDENTIAL LOTS	= 25
TOTAL # OF RESIDENTIAL LOTS	= 114

SUBDIVISION PLAN
AZUR NEIGHBOURHOOD
STAGE 9

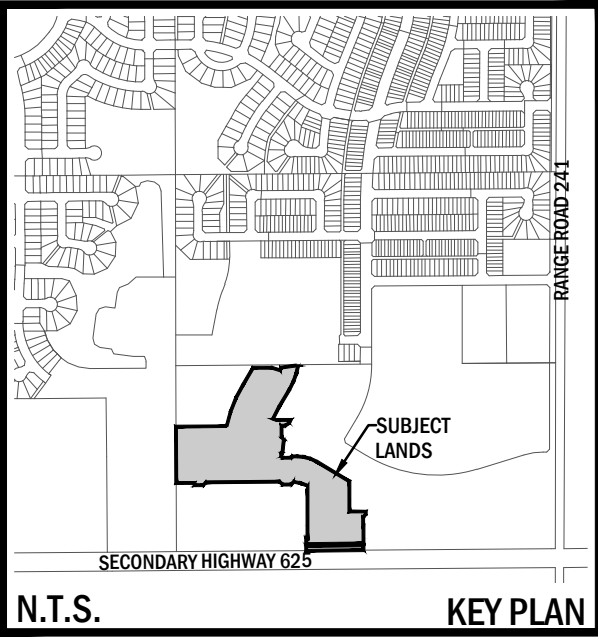




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PART OF: S.E.1/4, SECTION 26, TOWNSHIP 50, RANGE 24, W4M

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**SUBDIVISION PLAN
AZUR NEIGHBOURHOOD**

STAGE 9

