

City of Beaumont
Subdivision and Development Appeal Board Agenda

May 12, 2025

5:00 p.m.

City Hall, Council Chambers

Pages

1.	<u>CALL TO ORDER (HEARING 25-03)</u>	
2.	<u>PURPOSE OF HEARING</u>	
3.	<u>INTRODUCTION OF BOARD MEMBERS AND CLERK</u>	
4.	<u>PRELIMINARY MATTERS</u>	
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5.	<u>HEARING PROCESS</u>	
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10.	<u>CLOSED SESSION</u>	
11.	<u>ADJOURNMENT</u>	



NOTICE OF APPEAL
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with Sections 678 and 686 of the *Municipal Government Act* and the City of Beaumont Bylaw, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated timeframe and each Notice of Appeal must be accompanied by the legislated fee. For filling instructions and fee payment options, see reverse side of form.

Development Permit (Check one box only)		Subdivision Application (Check one box only)		Notice of Order	
Approval	☐	Approval	☐	Stop Order	☐
Conditions of Approval	☐	Conditions of Approval	☐		
Refusal	☐	Refusal	☐		

SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	6200 & 6300 65 Street, Beaumont, AB
Application File #	2024-037
Date Appeal Application Received	APRIL 17, 2025

SECTION 2 - APPELLANT INFORMATION	
Appellant Name	LAUREN DEGRAAF
Agent Name (if applicable)	
Address	[REDACTED] BEAUMONT, AB
Telephone	Residential # [REDACTED] Business # [REDACTED]
Email (for notification purpose)	[REDACTED]

Sections 678 and 686 of the *Municipal Government Act* requires that written Notice of Appeal must contain specific reasons for the appeal.

SECTION 3 - REASONS FOR APPEAL
I do hereby appeal the decision of the Development Authority/Subdivision for the following reasons (attach separate page if required):
PLEASE SEE ATTACHED

SECTION 4 - PAYMENT (In accordance to Fees & Charges Bylaw, as amended)							
Cheque	☐	Money Order	☐	Cash	☐	Debit	☐

SECTION 5 - SIGNATURE & DECLARATION	
I certify that the information given on this form is true and complete to the best of my knowledge and acknowledge my authorization of the information to be used for the purpose of handling development appeals.	
SIGNATURE	DATE: APRIL 17, 2025
The personal information contained on this form is being collected under the authority of the City of Beaumont SDAB Bylaw and the <i>Municipal Government Act</i> (Sections 678 and 686) in accordance with the FOIP Act (Section 33(c)), for the purpose of handling development appeals. This information is protected by the privacy provisions of the FOIP Act. If you have questions about the collection, contact the FOIP Coordinator at the City of Beaumont, 5600 - 49 Street, Beaumont, Alberta T4X 1A1, or Phone 929-8782.	
NOTE: This information will form part of the file available to the public.	

FOR OFFICE USE ONLY			
Fee Paid Yes ☐ No ☐	SDAB Appeal Number	Hearing Date	Date Received Stamp

April 17, 2025

City of Beaumont

Subdivision and Development Appeal Board

ATTN: SDAB Secretary

5600 49 Street

Beaumont, AB T4X1A1

As per direction from of Mayor WM.Daneluik, Beaumont City Council and city administration on the evening of Tuesday April 8th, 2025 at council chambers. Please accept this letter of appeal for Application #2024-037, located at 6202 & 6302 65 Street, Beaumont, AB.

I wish to appeal this development permit as it did not provide an appropriate public hearing for affected residents adjacent to the development. The lack of a public hearing contravened numerous sections of "Our Zoning Blueprint" (Land Use Bylaw 944-19), adopted April 9, 2019. The development also does not meet numerous objectives and principles of the Dansereau Meadows Outline Plan adopted June 02, 2017. No resolutions to the plan have been passed prior to this development plan approval. This development approval is in contravention to numerous policies stated in the Terms of Reference for Statutory and Non-Statutory Land Use Plans. This Document was adopted August 27, 2020.

I have been advised on Monday April 14, 2025 that the approval for this development without a public hearing was based on their interpretation that requirements fell within the scope of Land Use Bylaw 944-19. As a result of their interpretation I wish to proceed with an appeal based on the above noted contraventions.

I look forward to your response,

Regards,

Lauren de Graaf



City of Beaumont

5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782 Fax: (780) 929-8729
E-Mail: admin@beaumont.ab.ca

OFFICIAL RECEIPT
331402

BOUDREAU JAMES EDWARD
C/O LAUREN DEGAAAF
[REDACTED]
BEAUMONT, AB [REDACTED]

Date: Apr 17, 2025
Initials: ZW

Receipt Type	Roll/Account	Description	Outstanding Before Pmt	Receipt Amount
General	DEVAP	DEVEL APPEALS- 2024-037	\$0.00	\$129.00

----- PAYMENT SUMMARY -----

Tax Amount:	\$0.00
Receipt Total:	\$129.00
Cash Received:	
Cheque Received:	
Other Received:	\$129.00
	\$129.00



Notice of Hearing

File: 0111-S01-SDAB-25-03

APPELLANT

Lauren de Graaf

APPLICANT

Chad Kuzio
c/o VOSH Architecture & Design Inc.

RESPONDENT

Yasmin Sharp, Development Officer

RE: Appeal # SDAB-25-03**Proposed Development:**

Mixed Use Building: 54 Dwelling Units and 3 Commercial Units (2 CRU's and 1 Education Use – Daycare Facility)

Legal Description:

Plan 242 2259 Block 25 Lot 201A

Municipal Address:

180 Dansereau Way, Beaumont, Alberta

Land Use District:

Integrated Neighbourhood

Permit Application No:

2024-037

The Subdivision and Development Appeal Board (SDAB) has received an appeal of a decision of the Development Authority to approve a Development Permit for a Permitted Use within

Mixed Use Building: 54 Dwelling Units and 3 Commercial Units (2 CRU's and 1 Education Use – Daycare Facility)
Plan 242 2259 Block 25 Lot 201A, Dansereau Way, Beaumont,

The SDAB will hold the hearing as follows:

DATE:

Monday, May 12th, 2025

TIME:

5:00 pm

LOCATION:

City Hall Council Chambers, 5600 – 49 Street, Beaumont

You or any person acting on your behalf may present verbal, visual, or written submissions to the SDAB at the hearing.

If you wish to submit visual or written material to the SDAB, please email your submissions to the clerk at legislative@beaumont.ab.ca no later than **end of day on May 6th, 2025**. All materials submitted will be included in the hearing package and will be distributed to the hearing participants in advance of the hearing.

The hearing materials will also be made available for public inspection by appointment during regular business hours (8:30 am to noon and 1pm to 4:30 pm, Monday to Friday) at the City Administration Building (5600 49 Street, Beaumont) beginning on May 7th, 2025. Please contact the clerk at legislative@beaumont.ab.ca to arrange an appointment.



BEAUMONT
**Subdivision
and Development**
APPEAL BOARD

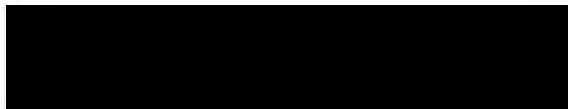
Important Information:

1. Any visual or written material received by the clerk in advance of the hearing will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the *Municipal Government Act*, RSA 2000, c M-26;
2. While the clerk of the SDAB will accept visual or written material in advance of the hearing, the decision on what materials will be considered by the SDAB remains with the SDAB; and
3. Depending on the complexity and volume of the materials submitted, there may be requests for adjournments which the SDAB would consider on a case-by-case basis.

You may participate in the hearing either in person or electronically. If you wish to participate electronically, contact the clerk in advance of the hearing date to receive the required instructions.

If you have questions, please contact the clerk at legislative@beaumont.ab.ca or call the City Hall main line at 780-929-8782.

Respectfully,



Chelaine Winter,
Clerk, Subdivision and Development Appeal Board

SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING
SDAB- 25-03
May 12, 2025

DEVELOPMENT **AUTHORITY'S** REPORT

Permit Number:	2024-037
Decision:	Approved
Decision Date:	October 10, 2024
Subject Property:	180 Dansereau Way; previously 6202 & 6302-65 Street Plan 2422259, Block 25, Lot 201A
Land Use District:	Integrated Neighbourhood (IN) District
Outline Plan:	Dansereau Meadows Outline Plan
Site Size:	0.29 hectares
Subject Site Description:	The site is located along a minor collector road, 65 street (Dansereau Way), and was vacant at the time of application. Dansereau Meadows. The site is across from a stormwater management facility to the east and across the street from a Municipal Reserve parcel to the south. The site has rear lane access that is shared with surrounding low and medium density residential development.
Existing Development:	None
Proposed Development:	Four Storey Mixed Use Building: 54 Dwelling Units and 3 Commercial/Institutional Units including 1 Education Use (6,106 Ft ² /567.3m ²) and 2 Commercial Retail Units (1,525 Ft ² / 141.7m ² and 1,148 Ft ² /106.7m ²)

Introduction

This submission is made by the City of Beaumont Development Authority (DA) in response to the appeal of the DA's approval of Development Permit 2024-037 for a Four Storey Building consisting of 54 Dwelling Units, 1 Education Use, and 2 Commercial Use bays.

The purpose of this submission is to provide information regarding the application for the development permit and to explain the land use considerations underlying the Decision.

Development Appeals:

Section 685(3) of the Municipal Government Act (MGA) states:

Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

The following sections of the report detail the mixed-use development permit application to assert the following:

1. Development permit 2024-037 is for permitted uses,
2. Development permit 2024-037 includes no relaxations, variances or misinterpretations of the Land Use Bylaw.

A copy of Section 685 Ground for Appeal is provided in Exhibit 7.

Application:

The Development Authority received an application on April 12, 2024 for a four storey mixed use building with 3 commercial/institutional units on the main floor and 54 residential units located on floors 2 through 4 ranging from 36.8m² to 77.9m² in area. A copy of the approved development is attached as Exhibit 5.

The application was submitted by Chad Kuzio, VOSH Architecture and Design Inc. on behalf of Dalpreet Viridi, Viridi Engineering (Attachment 4). On April 29, 2024 the applicant was made aware of outstanding information including a Beaumont Urban Design Guideline (BUDG) Brief and minor corrections to submission materials. The application was deemed complete in accordance with S. 683.1 of the Municipal Government Act on May 6, 2024. The Notice of Decision was issued on October 10, 2024. Full application timeline is provided as Exhibit 1.

Consideration of the Development Permit Application

Use Definition: There are two Uses associated with the application.

1. Dwelling Unit is a Permitted Use within the Integrated Neighbourhood District (LUB Section 3.4.2). Dwelling Unit is defined in Part 6: Definitions as:
"a self-contained living premise with cooking, eating, living, sleeping and sanitary facilities for domestic use by one or more individuals."
2. Education is a Permitted Use within the Integrated Neighbourhood District (LUB Section 3.4.2). Education is defined in Part 6: Definitions as:
"a development of public and private places of learning for any age including licensed child care facilities and / or research facilities."

Two bays on the main floor were identified as commercial retail units (CRU), meaning that a use permit is required prior to occupying the area. It is therefore unknown whether the future use will be permitted or discretionary, until the time of application. The known uses, Education and Dwelling Unit

dictate how the application is classified, and which use standards apply. The building must meet all site regulations, regardless of proposed future use.

Development Authority's Determination

The fifty four (54) units within the mixed use building are considered dwelling units which is a permitted use in the Integrated Neighbourhood District.

Daycare is classified under the Education use which is a permitted use in the Integrated Neighbourhood District.

Based on the application for a Dwelling Unit and an Education Use, the DA determined that the intended uses meet the Land Use Bylaw 944-19 definition of Dwelling Unit and Education Use respectively.

Land Use Bylaw and Development Regulations

- The Land Use Bylaw in place at the time of application and approval is Bylaw 944-19 Our Zoning Blueprint: Land Use Bylaw (LUB). The Integrated Neighbourhood (IN) District uses and regulations have been amended two times since the issuance of permit 2024-037. A copy of the IN District from the Land Use Bylaw in effect at the time of the Development Authority's decision is attached as Exhibit 3.
- The subject lands are located within the Integrated Neighbourhood District
- A Dwelling Unit is a Permitted Use within the Integrated Neighbourhood District
- An Education Use is a Permitted Use within the Integrated Neighbourhood District
- The following sections were reviewed against this permit application and include how the DA determined compliance, or if a variance was required:

3.4.3 Use Standards:

The only uses standards for Dwelling Units are applicable to a dwelling unit above a detached garage and a temporary dwelling unit. The application is for dwelling units above commercial units on a permanent foundation. There are no use standards for the Education Use. Therefore, no use standards apply to the application under S. 3.4.3 of the Land Use Bylaw.

3.4.4 Block/ Subdivision Standards

The mixed-use application proposed that 6202 & 6302 – 65 street be developed as a single site with lot consolidation as a condition of development approval (condition 3, Exhibit 5).

- a) Block length, the combined and contiguous frontages of one side of a block (from 62 Ave to 63 St), is a maximum of 240m. Lot consolidation has no impact on block length as approved in SDA-18-01 Dansereau Meadows Phase 7, SDA-18-07 Dansereau Meadows Phase 10, and SDA-21-07 Dansereau Meadows Phase 13A. The Development Authority regarded the block length maximum as not applicable, as the application proposes no changes to the block length.
- b) Block & Subdivision Standards
 - i. Additional block length requirements.

Development Authority determined this regulation is not applicable as the block length was approved as part of the subdivision approval process and no changes are being proposed by the lot consolidation.

- ii. Circumstances for block standard variation.

Approved through the subdivision process and not through a development permit application. Development Authority determined there are no changes to block length through consolidation.

- iii. A minimum 40% of net development area within the land use district shall have rear lanes as per the applicable...outline plan.

Block where the site is located is accesses through a rear lane. Overall access and laneway locations for Dansereau Meadows neighbourhood is approved through the Outline Plan, no changes to laneway access are proposed by the lot consolidation.

- iv. Shadow plans for future phases of development shall be required.

Development Authority determined this is not applicable as lot consolidation is an administrative process facilitated through the Land Titles Office and not through the City of Beaumont. Therefore, submission requirements are determined by Land Titles.

- c) Lot width is a minimum 4.9 to max 15m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.

Lot width is 73.84m after consolidation. The application is for a multi-unit building which includes an institutional use (Education), therefore, the Development Authority determined that a lot width exceeding 15m is consistent with the Land Use Bylaw requirements. The lot width regulation provides circumstances for the Development Authority to increase the maximum lot width requirement at its discretion. The application meets those circumstances; therefore, the application meets the lot width requirement and no variance is required.

3.4.5 Residential Density

a) Minimum

- i) For built up areas: 1 dwelling unit(s) per lot
- ii) For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan or outline plan. Shadow plans for future phased of development shall be required to demonstrate how the minimum density is achieved.

The application is considered under planned development as it is located within a neighbourhood that is undergoing subdivision and development guided by an Outline Plan (OP). The Dansereau Meadows Outline Plan (Exhibit 6) identifies estimated density through the Land Use & Population Statistics on page 11.

Dansereau Meadows OP Statistics

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population
Mixed Use	0.3ha	40	12	3.03	36

The application includes 54 dwelling units on the 0.29ha parcel which results in a density of 186 dwelling units per hectare(du/ha). The density exceeds the 40du/ha (12 units) density outlined in the OP. The application meets the minimum density regulation.

b) Maximum no requirement

There is no requirement for maximum density, therefore the application meets the maximum density regulation.

3.4.6 Building Placement Standards

a) Principal Building

- | | |
|-------------------------------|--|
| i. Principal Frontage Setback | i. 3m Minimum
ii. Principal frontage setbacks shall be different from the adjacent lot for single detached dwellings. |
|-------------------------------|--|

The principal frontage setback for the mixed use building is 3m. Application is not a single detached dwelling, therefore the setback does not need to be different from the adjacent lot. Application meets the minimum setback requirement.

- | | |
|--------------------------------|---|
| ii. Secondary Frontage Setback | Min 2.4m when adjacent to a public roadway or 1.2m when adjacent to a lane to a max 4m. |
|--------------------------------|---|

The secondary frontage, located on the west side of the property, is adjacent to a public roadway (62 Avenue) and has a setback of 4.0m. The secondary frontage exceeds the minimum and meets the maximum setback; the application meets the setback requirement.

- | | |
|-----------------------|---|
| ii. Side Yard Setback | Min 1.2 m to max 4 m except for attached buildings where side yard setback is 0 m on the attached side. |
|-----------------------|---|

The side yard, located on the east side of the site, adjacent to a private parcel, has a setback of 2.1m. The application meets the side yard setback regulation.

- | | |
|----------------------|---------|
| v. Rear Yard Setback | Min 1.2 |
|----------------------|---------|

The rear yard setback is 13.5m and meets the minimum requirement.

b) Accessory Building Site Standards – there are no accessory buildings included in the permit application, therefore, the regulations are not applicable.

c) Additional Site Standards

- | | |
|----------------------|---|
| i. Corner Visibility | No building, structure, fence, or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area. |
|----------------------|---|

There are no structure located within the corner cut (southwest corner of site); application meets the regulation.

ii. General Safety Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrating the pedestrian network with building entrances

Over 53% of the south frontage (ground floor) is composed of glazed windows and doors providing casual surveillance for the pedestrian network adjacent to the site. The rear elevation includes 30 balconies located on the second to fourth floors in addition to a daycare play area providing casual surveillance to the parking lot. Landscaping is located along the perimeter and is provided in accordance with the Land Use Bylaw requirements. Development Authority determined that the application meets the general safety design standards.

iii. Lighting- All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.

Development is illuminated by two types of wall mounted lights and pole lights. The specifications confirm that all three light standards are directed downward. Lighting plan indicates lux values that range from +0.13 to +2.7 providing adequate visibility while reducing adverse impacts to adjacent properties. Development Authority determined permanently installed lighting meets the regulations.

v. Solid Waste - All non-residential uses shall provide a solid waste storage area suitable for 2- or 3 stream waste diversion for the intended use and designed to the satisfaction of the Development Authority. All areas shall be located at the side or rear of a lot, screened from view and accessed from a public roadway or lane.

The application provides 2 stream solid waste storage located in the rear of the lot. Moloks are designed so that the portion of waste storage above grade is screened as part of the design. Application meets the regulation.

3.4.7 Building Profile Standards

a) Principal Building Height to Eave Max 4 storeys

In addition to the above regulation, the definition of storey outlines that the maximum height of a storey is 4.5m The mixed use building is 4 storeys with heights that range from 3m-4.23m as seen below.

Floor/Storey	Height
Ground floor (14ft)	4.23m
2 nd Floor (10ft)	3m
3 rd Floor (10ft)	3m

Top Floor to Eave (9ft)	2.7m
Total:	12.93m

The application meets the regulation.

b) Design Standards

- i. The finish and appearance of all buildings on the lot, including accessory buildings, shall complement the other structures and natural features located on the same lot.

The mixed use building is the only building on the lot, the regulation is not applicable.

- ii. The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.

The materials and architectural details on the south elevation are entirely distinct from the adjacent medium density dwelling units as they are distinct building typologies, the application meets the regulation.

- iii. Mechanical equipment shall be screened or incorporated into the roof envelope, where appropriate.

Mechanical equipment is incorporated into the roof envelope with additional screening provided by the metal clad mansard peaks visible across the top of the south elevation; the application meets the regulation.

- iv. Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.

South elevation (65 street/Dansereau Way) includes grey stone veneer, aged and arctic white hardie architectural panel with 53% of the façade consisting of glazed windows and doors. The west elevation (62 Avenue) includes aged pewter and arctic white hardie architectural panel and stone veneer with 56% of the façade consisting of glazed windows and doors. The metal clad mansard peaks are only located along the south and west elevations. Given the use of the same materials and architectural details, the application meets the regulation.

- v. No tarpaulin structures.

There are no tarpaulin structures proposed; meets the regulation.

3.4.8 Frontage Type Standards

The application is considered a stoop frontage type where the first storey is elevated from grade. There are 6 sets of stairs and two ramps that provide access to the first storey commercial and institutional uses.

Entrance Feature Characteristics

- i. Width – from outside edge of building element included in the entrance feature – minimum 1.8m (not including stairs or accessibility feature)

From west to east the entrance feature widths are 2m, 5m, 5m, 9m, 3m, 3m and 2.3m; the application meets the regulation.

- ii. Depth – Exterior foundation projection of the entrance feature – 2m max

The depth of each foundation projection of the entrance feature is 2m; meets the regulations.

- iii. Height from grade to highest point of the entrance feature – aligned with floor height.

First floor height is 4.23m, entrance features include 3m of glazing, 0.8m metal band or rock vaneer topped with 0.4m x 1.5m black metal cladding canopy; entrance feature is aligned with floor height and meets the regulation.

- iv. Projections, such as awnings, that overhang the entrance feature may be considered, but shall not be more than 4m from the floor height.

The entrance feature has a 2m depth and the canopy has a 1.5m depth therefore it cannot be considered to overhang the entrance feature and is not limited by the maximum 4m height; application meets the regulation.

3.4.9 Landscaping & Screening Standards

- a) Development Standards All landscaping shall comply with the General Design Standards except where Frontage Type Standards in Section 3.4.8 take precedence. Where possible use plants with seasonal interest. Drought tolerant plants are encouraged.

The General Design Standards outlines landscaping requirements for public open space, school & park space as well as sports fields. As the application does not fall under those categories, the Land Use Bylaw takes precedence. Section 3.4.8 e) Stoop Frontage Standards does not include landscaping requirements; meets the regulation.

- b) Mandatory Requirement Any portion of a site not occupied by a structure, parking area, patio, walkway, or storage area shall be landscaped.

All portions of the site not occupied with the above-listed elements is landscaped with trees, shrubs, planting beds or sod; meets the regulation.

- c) Number of Trees All lots greater than 2,500 m² shall be required to provide a minimum of 1 tree per 35 m², based on 10% of the site, where 40% of those trees shall be coniferous, except for municipal reserve land. Unless otherwise provided for by a frontage standard, all lots less than 2,500 m² shall be required to provide a minimum of 3 trees, except for municipal reserve land.

Site is 2,972m², 10% of the area is 297.2m². One tree per 35m² of 297.2m² area is equal to 9 trees. The applicant has provided 9 trees, 4 of which are coniferous (44%); the application meets the regulation.

- d) Tree Size At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.

Size of trees will be confirmed at the time of landscaping inspection and a requirement prior to the release of landscaping securities outlined within the Development Agreement (condition 4, Exhibit 5). Non-compliance will require re-planting to standard.

- e) Tree Location Where tree requirements are specified in the Frontage Type Standards, as per Section 3.4.8, the total number of trees required for the remainder of the lots shall be subtracted by those trees to be located in the principal frontage.

Section 3.4.8 e) Stoop Frontage Standards does not include landscaping requirements within the principal frontage; meets regulation.

- f) Number of Shrubs All lots greater than 2,500 m² , shall be required to provide a minimum of 1 shrub per 35 m² , based on 10% of the site, except for municipal reserve land. Unless otherwise provided for by a frontage standard, all lots less than 2,500 m² shall be required to provide a minimum of 5 shrubs, except for municipal reserve land.

Site is 2,972m², 10% of the area is 297.2m². One shrub per 35m² of 297.2m² area is equal to 9 shrubs. The applicant has provided 11 shrubs; meets the regulation.

- g) Shrub Size At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.

Size of shrubs will be confirmed at the time of landscaping inspection and a requirement prior to the release of landscaping securities outlined within the Development Agreement (condition 4, Exhibit 5). Non-compliance will require re-planting to standard.

- h) Soil Requirements A minimum of 15 cm of high-quality soil and growing material is required for all planting areas.

Approved landscape details show typical tree installation and planting bed installation which indicates the use of fertile agricultural soil to a depth that exceeds the 15cm minimum; meets the regulation.

- i) Fencing / Screening A fence, wall, or screening may not exceed 1.0 m within a principal frontage or 1.8 m in height on any other portion of the lot. A permit is required for a fence exceeding 1.0 m in height on a secondary frontage.

There are no fences along the primary or secondary frontage and the fence along the perimeter of the daycare outdoor space is a 1.8m wood fence; meets the regulation.

3.4.10 Parking, Access & Loading Standards

- a) Minimum Parking Standards
 ii. Residential Uses – Dwelling Unit(s) – 1 stall per unit over 75m²

The following table summarizes the number and size of dwelling units and associated parking requirements based on the above regulation.

Dwelling Unit Size	Number of Units	Parking Stalls Required
36.8m ²	3	0
48.1m ²	15	0
40.7m ²	3	0
48.8m ²	3	0
51.3m ²	3	0
68.9m ²	6	0
72.2m ²	12	0
70.5m ²	3	0
71.8m ²	3	0
77.9m ²	3	3
Total:	54	3

- b) Minimum Parking Standards
 vii. Institutional Uses – Education – 2 stalls per 100m² of lot coverage

Lot coverage is defined as the portion of the lot area covered by all covered structures. The daycare outdoor space is uncovered and therefore not considered part of the lot coverage.

Daycare lot coverage is 567.3m² and 2 stalls per 100m² is equal to 12 stalls ($2 \times 5.673 = 11.34$). The Education (daycare) use requires 12 stalls to meet minimum parking regulations

The uses of the remaining 2 CRU units is unknown. The most intensive minimum parking requirement within the Institutional, Commercial and Business use classes is 2 stalls per 100m² of lot coverage.

CRU 1 - 141.7m²
 CRU 2 – 106.7m²
 Total: 248.4m²

Number of parking stalls required, assuming the most intensive future use is 5 stalls ($2 \times 2.48 = 4.96$)

Minimum parking requirements for the site is:

Dwelling Unit(s)	3 stalls
Education Use	12 stalls
Commercial Retail Units (CRU)	5 stalls
Total:	20 stalls

The minimum required parking is 20 stalls, and the applicant has provided 33 parking stalls; meets the regulations.

c) Parking Standards

- i. Development Standards Any parking area having four or more parking stalls that are visible from an adjoining site, or from a thoroughfare other than a lane, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining site and enhance the view of the parking area from any adjacent thoroughfare.

There are 3 coniferous trees with a growth potential of 6m height and 2.5m diameter, along with 3 shrubs, along the secondary frontage providing visual separation from the parking lot to the thoroughfare (6 Avenue). The parking area is screened to the east with the exterior daycare area which provides separating and screening through a 1.8m wood fence. Application meets the regulation.

- ii. Pedestrian Network Design Parking lots shall be designed to efficiently, comfortably, and to safely direct pedestrians from parking areas and entrance features. Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principle frontage.

Parking area is located in the rear of the lot. All walkways are a minimum 2m in width and separated from grade. A 2m raised walkway is provided within the parking lot to slow traffic and providing a defined pathway for pedestrians moving from the back stalls to access the mixed-use building. Application meets the regulation.

- iii. Parking Location All parking stalls shall be provided on-site except where, at the discretion of the Development Authority, street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6.m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.4.10 (a).

All 20 required parking stalls are provided on site. The frontage allows for additional street parking, however, this was not considered as part of the approval. Application meets the regulation.

- iv. Shared Parking Where multiple buildings or uses are located on a site, parking minimums in Section 3.4.10 (a) may be reduced to the satisfaction of the Municipality.

The parking requirements have not been reduced. Regulation is not applicable.

- v. Parking Lot Size A maximum of 50% of the site can be used to accommodate parking. Where parking requirements in Section 3.4.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.

The parking area is 1,099m² in comparison of an overall site area of 2,972m². Parking area represents 37% of the site and meets the regulation.

- vi. Accessible Vehicle Parking For all lots with 11 or more vehicle parking stalls, accessible parking shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the Barrier Free Design Guide as per the Alberta Safety Codes Council.

Two (2) accessible parking stalls are required for parking lots with 26-50 stalls, in accordance with Alberta Safety Codes. Two (2) accessible stall have been provided, application meets the regulation.

- vii. Parking Structure Design Accesses shall be designed as an integral part of the building façade so they are in scale and character with the rest of the building. Accesses shall not interfere with pedestrian movement.

Parking is provided through a surface lot and not through a structure with parking separated by grade. Regulation is not applicable.

- viii. Parking Lot Stall Location Parking stalls shall be spread out through the site and integrated with buildings and landscaping to provide a comfortable pedestrian network.

Parking is spread throughout the rear of the site and bounded by landscaping along the perimeter which defines access and separation for pedestrians; application meets the regulation.

- ix. In addition to the landscape requirements in Section 3.4.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.

There are no landscaped islands on the site; regulation is not applicable.

- x. Calculations Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

Non-residential parking requirements have been rounded from 11.34 and 4.96 to 12 and 5 respectively, application meets the regulation.

d) Bicycle Parking Standards

- i. Development Standards Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.

Bicycle parking is provided in the frontage as a permanent system, in the middle of the site, adjacent to the largest entrance into the mixed-use building; meets the regulation.

- ii. Minimum Bicycle Parking All non-residential building less than 4,600 m² shall provide parking for at least 6 bicycles per building. All non-residential building greater than or equal to 4,600m² shall provide parking for 6 bicycles per entrance.

Non-residential area of the building is 815.7m² and therefore requires 6 bicycle parking stalls per building. Three (2) bicycle racks are provided, which can accommodate one bike on each side totaling 6 bicycle parking stalls, application meets the regulation.

- iii. **Bicycle Parking Location** All bicycle parking structures shall be located within 10 m of a public entrance, but shall not impede pedestrian circulation or access to a building.

Bicycle parking is located 2.6m from a public entrance, adjacent to a ramp and two staircases which provide several options for pedestrian circulation that do not interface with the bicycle parking, application meets the regulation.

- iv. **Bicycle Parking Access** Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures.

Bicycle parking is accessible from a ramp with an 8% slope, meets the regulation.

e) Access Standards

- i. **Number of Accesses** All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality. Additional accesses shall have prior approval from the Development Authority.

Site has 2 accesses from a legal and physical public roadway (rear lane), approved by the Development Authority to support site circulation; application meets the regulation.

- ii. **Lane Access** Lots fronting an arterial roadway shall be required to have access from a rear lane. Where the site is adjacent to a lane, the lane will be used for all vehicular access unless otherwise authorized by the Municipality, such as where a front attached garage frontage type is used with a lane.

Site is adjacent to a lane and has access from said lane, meets the regulation.

- iii. **Shared Access** Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm.

Accesses are not shared, as the parcel has been consolidated; regulation is not applicable.

f) Loading Standards

- i. **Development Standards** All non-residential use shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority.

A loading space has been provided in the rear lot which maintains a drive aisle and parking access; application meets the regulation.

- ii. **Clearance** All loading areas shall provide a minimum of 5.3 m vertical clearance from grade.

There are no structures that overhang the loading area; application meets the regulation.

- iii. **Loading Space Size** All loading space shall be at least 4 m wide and 8 m long

Loading space is 4m wide by 8m long; meets the regulation.

- iv. Access shall be from a public road, a lane, or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation.

Access to the loading space is provided from the lane and does not obstruct patron or emergency vehicle circulation. Fire hydrants are located off the thoroughfare which serves as primary access for fire trucks; application meets the regulation.

- v. Location Loading areas shall be located to the side or rear of a lot

Loading area is located at the rear of the lot; meets the regulation.

Development Permit Issuance

Based on the above considerations and determinations, on October 10, 2024 and subject to the conditions set out in the development permit, the Development Authority approved the mixed use building as a permitted use with no variances in the Integrated Neighbourhood District in accordance with the LUB.

Dansereau Meadows Outline Plan

An Outline Plan is a non-statutory plan that provides land use and servicing frameworks for future subdivision and development within neighbourhoods. These frameworks are consistent with the City's Municipal Development Plan land use policies as well as other relevant municipal policies and plans at the time of adoption. In Beaumont, Outline Plans are approved by Council through Resolution following a Public Hearing and public engagement process.

The subdivision of the subject parcel and the redistricting of the site to Integrated Neighbourhood (IN) District were approved in alignment with the Dansereau Meadows Outline Plan.

At the development permit stage, the Land Use Bylaw regulations become the standards to which an application for a permitted use is evaluated against. One (1) development regulation in the IN District references required compliance to the applicable outline plan:

a) Minimum Residential Density

- i) For built up areas: 1 dwelling unit(s) per lot
- ii) For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan or outline plan. Shadow plans for future phased of development shall be required to demonstrate how the minimum density is achieved.

Alberta's Municipal Government Act requires that a framework for subdivision and development describe the density of population proposed for the area either generally, or with respect to specific parts of the area.

Density and population statistics shown in outline plans are estimates used for the planning of services and infrastructure, such as calculating the student population to plan for future schools, or anticipated traffic volumes to help determine the transportation requirements. The density described is a minimum threshold, rather than a maximum.

The Dansereau Meadows Outline Plan estimates a density of 40 units per hectare and a corresponding population of 36 residents for the mixed-use area. As this is the minimum, the Dansereau Landing project is considered to meet the development requirements. No amendments to the Outline Plan were required to facilitate the development. Based on the Land Use Bylaw regulations at the time of approval, an OP amendment would only be considered if the application proposed a density less than 40 du/ha.

Issuance of Development Permit for a Permitted Use

The Municipal Government Act (S. 642, Exhibit 7) states that all applications for a permitted use that meet the district requirements must be approved with or without conditions.

The development authority is not legally able to add conditions that would require the applicant to do things that are beyond the requirements of the development standards set out in the land use bylaw.

For permitted uses, the applicant is entitled the right to a permit, if the project meets the bylaw requirements. Public notification is not required.

Based on the above considerations and determinations, the DA approved the application for a four storey mixed-use building consisting of 54 Dwelling Units and 1 Education Use at 180 Dansereau Way, in accordance with the LUB.

Conclusion

The application for 2024-037 Mixed Use Building: 54 Dwelling Units and 3 Commercial/Institutional Units including 1 Education Use and 2 Commercial Retail Units, considered under the IN District was approved with conditions by the DA for the following reason(s):

1. The application was for permitted uses (Dwelling Unit(s) and Education),
2. The application did not include any variances to the regulations of the IN District within the Land Use Bylaw, and therefore,
3. The Development Authority must, under S. 642 of the Municipal Government Act, issue the development permit with or without conditions.

Exhibits:	1. Timeline
	2. Location Map
	3. Zoning Regulations

4. Development Permit Application
5. Notice of Decision 2024-037
6. Dansereau Landing Outline Plan
7. Sections 685 and 642 of the Municipal Government Act

Development Permit 2024-037 Dansereau Landing Timeline

Application and Approvals	
April 12, 2024	Application Received by the City of Beaumont
May 6, 2024	2024-037 Deemed Complete
October 10, 2024	Development Permit 2024-037 Issued
December 3, 2024	Development Agreement Executed
January 24, 2025	Building Permit 2024-134 Issued
Construction Commencement	
January 28, 2025	Site Works Commencement (Stripping & Grading)
February 10, 2025	Foundation Work Commencement
Notification	
October 25, 2025	Development Permit Decision Posted on City of Beaumont Website
March 18, 2025	Frequently Asked Questions Resource Posted on Website
Resident Communication	
March 4, 2025 - Present	Emails addressed to Mayor, Council and/or Administration expressing objections to the development and requesting a Stop Work Order
April 8, 2025	Open Forum presentation from a member of the public to Council
April 14, 2025	Meeting between City Administration and Dansereau Steering Committee
Appeal	
April 17, 2025	Subdivision and Appeal Board (SDAB) Clerk Received Notice of Appeal
April 22, 2025	Notice of Hearing SDAB-25-03
May 12, 2025	SDAB Hearing



City of Beaumont
5600 49 Street
Beaumont, AB
T4X 1A1

180 Dansereau Way Location Map

180 DANSEREAU WAY

Application No.

SDAB-25-03

Mapped By:

Yasmin Sharp

Checked By:

Numeric Scale

1: 5322

Date

May 2, 2025

Projected Coordinate System
CANADA NAD 83-3TM 114

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Legend



Location:



Registered Parcels

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4 INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.1 Intent

General Intent: To provide a variety of housing options with integrated local commercial and business opportunities, primarily in greenfield areas.

How uses are mixed: Uses shall be primarily residential with opportunities for walkable local commercial or businesses to be spread out throughout the district, such as corner stores or a local restaurant.

Form of Development: Lot widths shall vary within an interconnected street network to enable different residential options on a block. Except in locations that have already been approved or a comprehensive site with an internal street system, rear lanes shall be mandatory for parts of the district to enable long term design flexibility of each lot and the overall neighbourhood.



PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.2 Uses

The [uses](#) identify whether a [use](#) is permitted, discretionary, or not allowed in this [land use district](#). Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture – General	-
Agriculture – Intensive	-
Agriculture – Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	-
RESIDENTIAL USES	
Dwelling Unit(s)	P
Mobile Home	-
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	D
Campground	D
Hotel / Motel	-
BUSINESS USES	
Arts & Crafts	D
Home Based Business – Major	D
Home Based Business – Minor	P
Office	P
COMMERCIAL USES	
Adult Entertainment	-
Drive Through Facility	-
Entertainment Establishment	D
Gas Station	-
Golf Course	D
Kennel	-
Restaurant / Café	D
Restricted Substance Retail	-

Retail & Service – General	P
Retail & Service – Large	-
Show Home	P
INDUSTRIAL USES	
Industrial – Medium	-
Industrial – Light	-
Recreational Vehicle Storage	-
Wash Station	-
INSTITUTIONAL USES	
After Life Care	D
Cemetery	-
Culture	P
Education	P
Government	P
Hospital	P
Human Services	D
Recreation – Active	P
Recreation – Passive*	P
Parking Lot with no associated Use	-
Special Events	D
OTHER USES	
Accessory Building or Structure	P
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

*No [Development Permit](#) required

P = [Permitted Use](#)

D = [Discretionary Use](#)

- = Not allowed

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.3 Use Standards

a) Bed & Breakfast	i. The use shall be restricted to dwelling unit(s); ii. The character or external appearance of the building shall not be changed, except where minimal alterations are required for the use; iii. Nuisances, in the opinion of the Development Authority, shall not be created by way of noise, parking, or traffic generation; and iv. 1 sign shall be permitted.
b) Campground	i. Campgrounds shall be in accordance with the <i>Our Place and Play Master Plan</i>; ii. Where possible, existing topography and natural features such as tree stands, shall be integrated in the site design; iii. The whole perimeter of the site shall be buffered sufficiently at the discretion of the Development Authority; iv. No outdoor speakers are permitted; and v. Nuisances, in the opinion of the Development Authority, shall not be created by way of noise, parking, or traffic generation.
c) Dwelling Unit above a detached garage	Where a dwelling unit is located above a detached garage, windows shall be placed and sized such that they minimize direct views of adjacent lot(s) through one or more of the following: i. Off-setting window placement to limit direct view into a window of an adjacent site; ii. Strategic placement of windows in conjunction with landscaping features; and/or iii. Placing larger windows to face a lane, flanking public roadway or other dwelling on the same site.
d) Home Based Business – Major	i. Up to 10 clients per day are permitted; ii. May include a day home; iii. 1 non-illuminated sign shall be permitted; iv. May include outdoor activities that do not cause a nuisance for adjacent lots, in the opinion of the Development Authority; and v. No more than two (2) employees shall be in attendance at any one time.

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

e) Home Based Business - Minor	i. No client visits are permitted; ii. The residential character of the building shall not be affected; iii. Shall be contained within a building ; iv. No signs are permitted; and v. No accessory structures can be utilized for the purpose of the use .
f) Restaurant / Café	Outdoor speakers shall comply with any noise restrictions set by the Municipality .
g) Temporary Dwelling Unit	Cannot include recreational vehicles or and shall be greater than 10m ² .

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.4 Block / Subdivision Standards

a) Block Length	Max 240 m
b) Block & Subdivision Standards	i. To create a pedestrian network throughout Beaumont a mid-block pedestrian walkway shall be dedicated as a right-of-way where the block length exceeds 240 m. The location of the right-of-way cannot be located within 75 m of the ends of the block length. With the addition of the right-of-way, the new block length shall not exceed 240m. At the discretion of the Development Authority, lots adjacent to arterial roads or highways may not be required to include a pedestrian right-of-way, or where the topographic changes, existing buildings or other natural or man-made obstructions prevent such access, and where strict compliance would pose a safety hazard. ii. Block standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints. iii. A minimum of 40% of net developable area within this land use district shall have rear lanes as per the area structure plan, neighbourhood structure plan, and / or outline plan. Net developable area does not include lots adjacent to storm water utilities, arterial roads, highways, or similar circumstances, including but not limited to public utility lots, municipal reserves, and environmental reserves. iv. Shadow plans of future phases of development shall be required to demonstrate how the minimum percentage of rear lanes is achieved.
c) Lot Width	Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority .

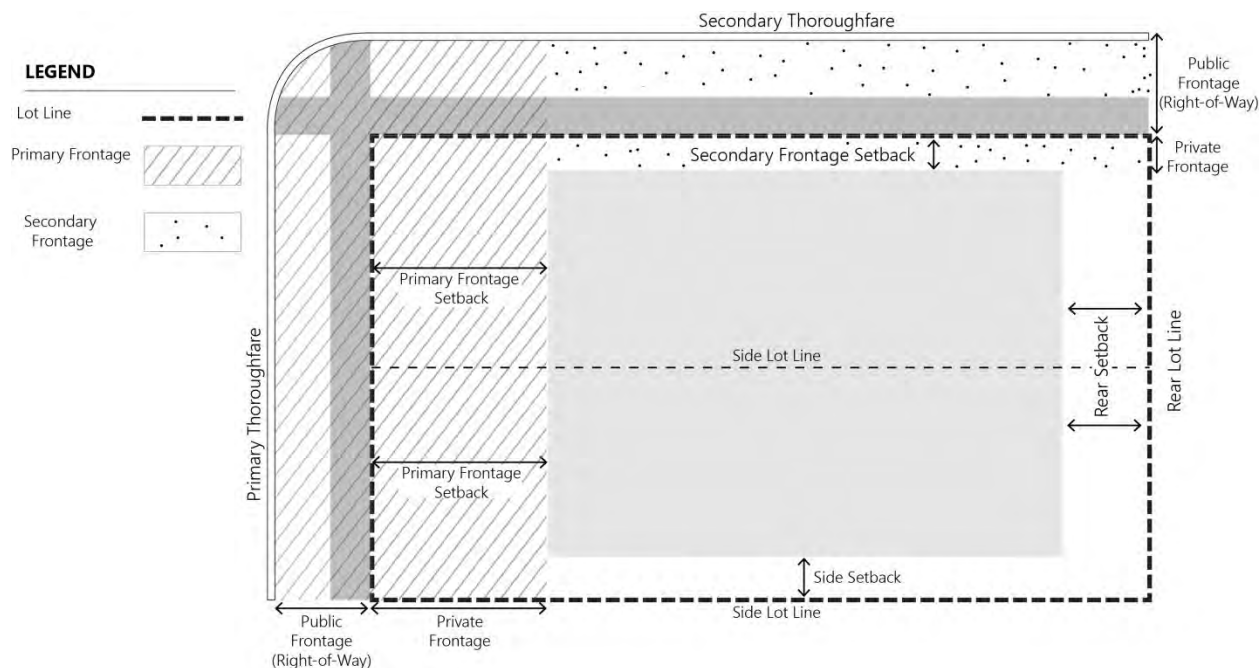
PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.5 Residential Density

a) Minimum	i. For built up areas: 1 dwelling unit(s) per lot ii. For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan, or outline plan. Shadow plans of future phases of development shall be required to demonstrate how the minimum density is achieved.
b) Maximum	No requirement

3.4.6 Building Placement Standards



a) PRINCIPAL BUILDINGS	
i. Principal Frontage Setback	i. 3 m Minimum ii. Principal frontage setbacks shall be different from the adjacent lot for single-detached dwellings.
ii. Secondary Frontage Setback	Min 2.4 m when adjacent to a public roadway or 1.2 m when adjacent to a lane to max 4 m
iii. Side Yard Setback	Min 1.2 m to max 4 m except for attached buildings where side yard setback is 0 m on the attached side
iv. Zero Side Yard	Min 1.5 m setback where other side yard is 0 m. A private

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

a) PRINCIPAL BUILDINGS

Standards	maintenance easement shall be registered on titles adjacent to the zero lot line that provide a 0.30 m eave encroachment easement where no eave shall be closer than 0.90 m to the eave of the adjacent building ; a 0.60 m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and lot grading shall be to the satisfaction of the Development Authority .
v. Rear Yard Setback	Min 1.2 m
vi. Lot Coverage	Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v))

b) ACCESSORY BUILDINGS

i. Principal Frontage Setback	Min 3 m and no closer than the principal building
ii. Secondary Frontage Setback	Min 2.4 m
iii. Side Yard Setback	Min 1.2 m, except for attached buildings where side yard setback is 0 m
iv. Rear Yard Setback	Min 1.2 m
v. Lot Coverage	Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority.

c) ADDITIONAL SITE STANDARDS

i. Corner Visibility	No building , structure , fence , or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii. General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and

PART 3: LAND USE DISTRICTS

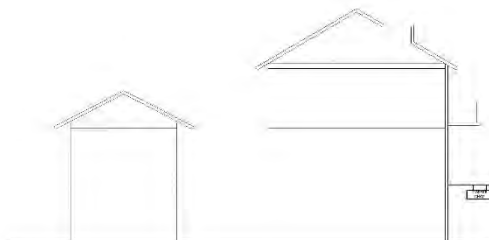
INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) ADDITIONAL SITE STANDARDS

		integrating the pedestrian network with building entrances.
iii.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
iv.	Vehicles	Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage . All vehicles shall be parked on a parking stall .
v.	Solid Waste	All non-residential uses shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended use and designed to the satisfaction of the Development Authority . All areas shall be located at the side or rear of a lot , screened from view and accessed from a public roadway or lane .

3.4.7 Building Profile Standards

- a) [Principal Building Height](#) to [Eave](#) Max 4 [storeys](#)



- b) Accessory [Building Height](#) to [Eave](#) Max 2 [storeys](#) but in any event, no taller than the [principal building](#).

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) Design Standards	i. The finish and appearance of all buildings on the lot, including accessory buildings, shall complement the other structures and natural features located on the same lot. ii. The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block. iii. Mechanical equipment shall be screened or incorporated into the roof envelope, where appropriate. iv. Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner. v. No tarpaulin structures.
d) Allowable Projections into Setbacks	Gallery, balcony , sign , awning, accessibility features , eave , cantilever, chimney / fireplace

PART 3: LAND USE DISTRICTS

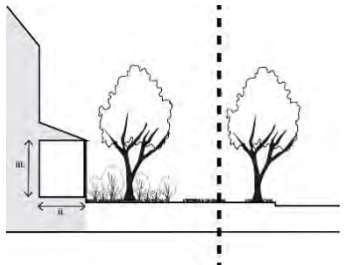
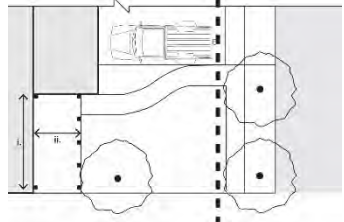
INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.8 Frontage Type Standards

Frontage Type Standards shall apply to each principal frontage for all uses except institutional uses where the character of each frontage type shall be maintained, but variations to the entrance feature characteristics do not apply. Entrance features are any pedestrian access / egress to a building.

a) FRONT ATTACHED GARAGE

A frontage wherein a driveway and attached garage are located with a front entrance feature perpendicular to the principal thoroughfare.

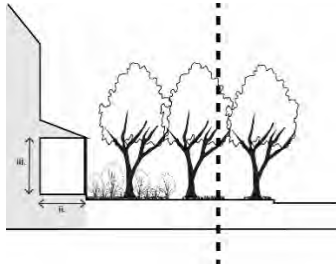
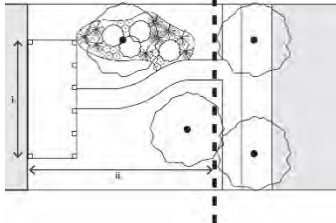
Section View	Plan View	Entrance Feature characteristics:		
LOT ▶ ◀ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE 	LOT ▶ ◀ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE 	i. Width	ii. Depth	iii. Height
		From outside edge of <u>building</u> element included in the <u>entrance feature</u>	Exterior foundation <u>projection of the entrance feature</u>	From <u>grade</u> to highest point of the <u>entrance feature</u>
		1.2 m min	1.2 m min	-
Additional Standards	iv. <u>Entrance features</u> shall be wholly visible from the <u>principal thoroughfare</u>. v. A minimum of 1 tree is required per <u>lot</u>. vi. All driveways shall extend a minimum of 6 m from the <u>lot line</u> to the garage foundation. vii. Driveways shall be no wider than the garage. viii. Where possible, curb cut widths shall be minimized.			

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

b) COMMON YARD

A planted [frontage](#) wherein the [façade](#) is set back from the [front lot line](#). The [principal frontage](#) remains unfenced and is visually continuous with [adjacent](#) yards, supporting a common landscape.

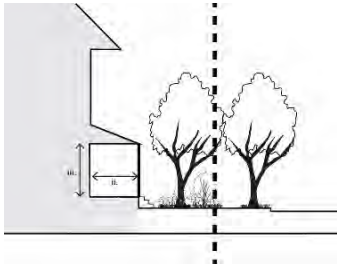
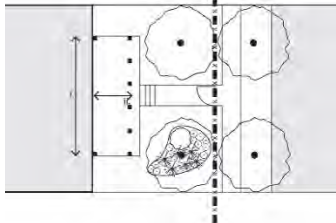
Section View	Plan View	Entrance Feature characteristics:		
LOT ► ◄ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE ► ◄ 	LOT ► ◄ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE ► ◄ 	i. Width From outside edge of <u>building</u> element included in the <u>entrance feature</u>	ii. Depth Exterior foundation <u>projection</u> of the <u>entrance feature</u>	iii. Height From <u>grade</u> to highest point of the <u>entrance feature</u>
Additional Standards		iv. A minimum of 2 trees are required per <u>lot</u> except for lots less than 6 m wide where 1 tree, or 3 shrubs, is required per <u>lot</u>. v. Where a <u>porch</u> is included, it shall project at least 1.2 m from the front <u>façade</u>, not including stairs, and shall be equal to or greater than the width of the <u>entrance feature</u> as per Section 3.4.8 (b) (i).		

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) PORCH & FENCE

A planted frontage where the façade is set back from the front lot line with an attached porch. A fence at the front lot line provides separation from the public realm.

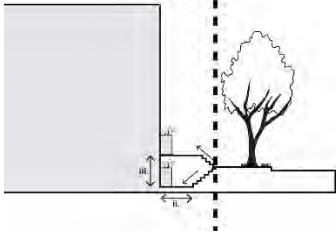
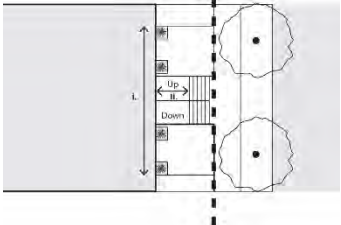
Section View	Plan View	Entrance Feature characteristics:		
LOT ► ◄ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE 	LOT ► ◄ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE 	i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection</u> of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>
Additional Standards	iv. A minimum of 2 trees are required per <u>lot</u>. v. Front fences shall be no higher than 1 m.	1.2 m min	1.2 m min	2.4 m min

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

d) ALTERNATE HEIGHT ENTRANCE

A [frontage](#) wherein the [façade](#) is [setback](#) back from the [lot line](#) by an elevated or sunken entrance. This [frontage](#) type [buffers uses](#) from urban sidewalks and removes the private yard from public encroachment. Entrances may be suitable for conversion to outdoor [restaurants / cafés](#) or similar [uses](#). This [frontage](#) shall be designed to incorporate [accessibility features](#).

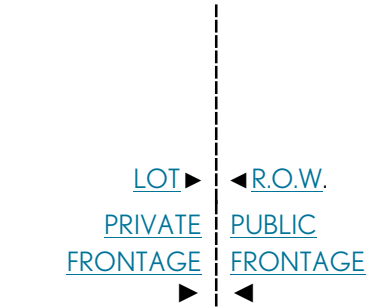
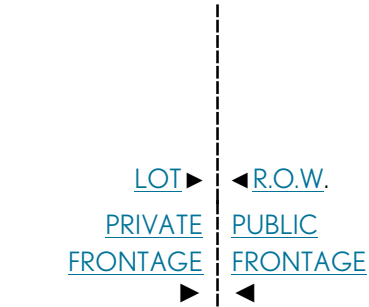
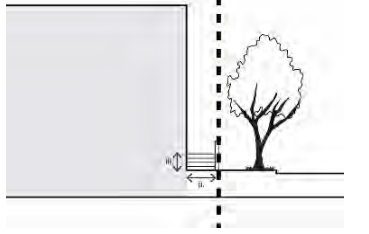
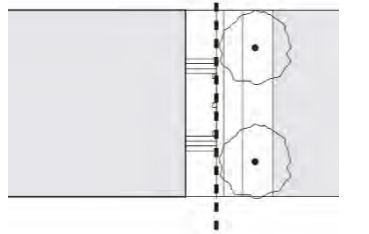
Section View LOT ▶ ◀ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE	Plan View LOT ▶ ◀ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE	Entrance Feature characteristics: i. Width <i>From outside edge of building element included in the entrance feature</i> ii. Depth <i>Exterior foundation projection of the entrance feature</i> iii. Height <i>From grade to highest point of the entrance feature</i>
		1.2 m min 2 m max (not including stairs or accessibility features) Aligned with floor heights
Additional Standards	iv. Fences shall be provided between the thoroughfare and the entrance feature that meets safety code requirements. v. Trees shall be incorporated in any area of the frontage that is not hardscaped. Every effort should be made to accommodate trees, however, where enough space cannot be accommodated alternate soft landscaping may be used, at the discretion of the Development Authority.	

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

e) STOOP

A [frontage](#) where the first [storey](#) is elevated from [grade](#). This [frontage](#) type is typically used for [buildings](#) where the elevation provide additional privacy for windows. As such, the [entrance feature](#) should be clearly welcoming and accommodating to reduce the perception of separation as a result of the change in [grade](#).

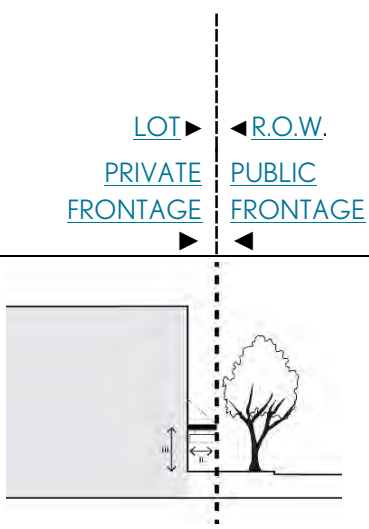
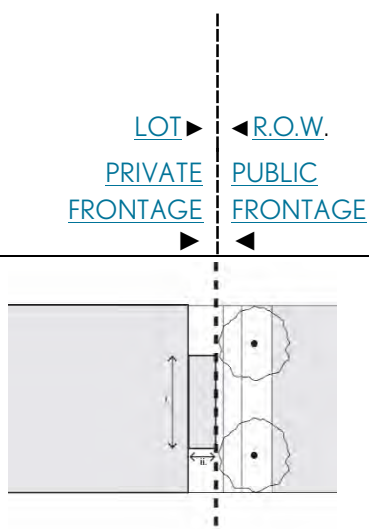
Section View	Plan View	Entrance Feature characteristics:		
		i. Width	ii. Depth	iii. Height
		From outside edge of building element included in the entrance feature	Exterior foundation projection of the entrance feature	From grade to highest point of the entrance feature
		1.8 m min (not including stairs or accessibility features)	2 m max	Aligned with floor height
Additional Standards	iv. Projections , such as awnings, that overhang the entrance feature may be considered, but shall not be more than 4 m from the floor height.			

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

f) SHOPFRONT

A [frontage](#) where the [entrance feature](#) is at sidewalk [grade](#) and where the [façade](#) has several windows on the ground floor with an awning or similar [structure](#) projecting over the entrance.

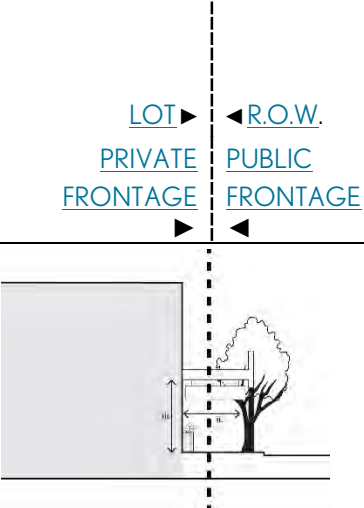
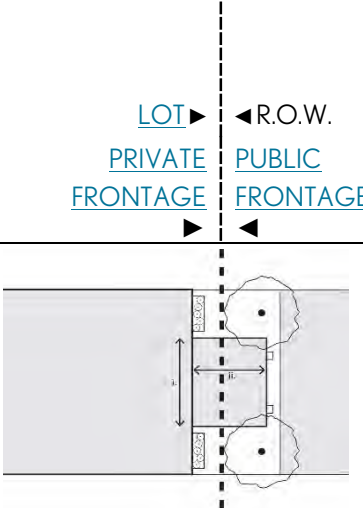
Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>Percentage of lot width</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to lowest point of the awning or overhang</i>
		30% min	1.5 m min	3.05 m max
Additional Standards		iv. Ground floor uses are limited to lodging, commercial, and institutional uses. v. Where appropriate, a projection sign shall be integrated with the entrance feature. vi. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments. vii. A minimum of 50% of the ground floor façade shall be composed of non-glazed windows and doors. viii. Sidewalk Cafés may be incorporated as per Beaumont's <i>Sidewalk Café Guidelines</i>.		

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

g) GALLERY

A [frontage](#) where the [entrance feature](#) is an attached cantilevered [eave](#) or lightweight colonnade overhanging the entrance. The [entrance feature](#) may overhang, or encroach on, the [lot line](#) where pedestrian movement is not hindered.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>Percentage of lot width</i>	ii. Depth <i>Exterior foundation projection of the entrance feature</i>	iii. Height <i>From grade to highest point of the entrance feature</i>
		30% min	3 m min	3.5 m min
Additional Standards		iv. Where appropriate, a projection sign shall be integrated with the entrance feature. v. Where appropriate, the width of the entrance feature may be seamlessly continued to adjacent buildings. vi. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments. vii. Where any structure encroaches on the public realm all maintenance and upkeep of the structure and surrounding area is the responsibility of the private owner.		

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the General Design Standards except where Frontage Type Standards in Section 3.4.8 take precedence. Where possible use plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a site not occupied by a structure , parking area, patio , walkway, or storage area shall be landscaped.
c) Number of Trees	All lots greater than 2,500 m ² shall be required to provide a minimum of 1 tree per 35 m ² , based on 10% of the site , where 40% of those trees shall be coniferous, except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 3 trees, except for municipal reserve land .
d) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a caliper of at least 50 mm.
e) Tree Location	Where tree requirements are specified in the Frontage Type Standards, as per Section 3.4.8, the total number of trees required for the remainder of the lot shall be subtracted by those trees to be located in the principal frontage .
f) Number of Shrubs	All lots greater than 2,500 m ² , shall be required to provide a minimum of 1 shrub per 35 m ² , based on 10% of the site , except for municipal reserve land . Unless otherwise provided for by a frontage standard, all lots less than 2,500 m ² shall be required to provide a minimum of 5 shrubs, except for municipal reserve land .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of high quality soil and growing material is required for all planting areas.
i) Fencing / Screening	A fence , wall, or screening may not exceed 1.0 m within a principal frontage or 1.8 m in height on any other portion of the lot . A permit is required for a fence exceeding 1.0 m in height on a secondary frontage .

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS			
i.	Agriculture Uses	Agriculture – General	-
		Agriculture – Intensive	-
		Agriculture – Urban	-
		Cannabis Production and Processing	-
		Medical Cannabis Production	-
ii.	Residential Uses	Dwelling Unit(s)	
		Mobile Home	1 stall per unit over 75 m ²
		Temporary Dwelling Unit(s)	
iii.	Lodging Uses	Bed & Breakfast	1 stall per unit or bedroom
		Campground	-
		Hotel / Motel	1 stall per unit or bedroom
iv.	Business Uses	Arts & Crafts	1 stall per business
		Home Based Business – Major	
		Home Based Business – Minor	-
		Office	1 stall per 100 m ² of lot coverage
v.	Commercial Uses	Adult Entertainment	
		Drive Through Facility	
		Entertainment Establishment	1 stall per 100 m ² of lot coverage
		Gas Station	
		Golf Course	
		Kennel	
		Restaurant / Café	2 stalls per 100 m ² of lot coverage
		Restricted Substance Retail	
		Retail & Service – General	1 stall per 100 m ² of lot coverage
		Retail & Service – Large	

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

a) MINIMUM PARKING STANDARDS

[Show Home](#)

-

b) MINIMUM PARKING STANDARDS

vi. Industrial [Uses](#)

[Industrial – Medium](#)

[Industrial – Light](#)

[Recreational Vehicle Storage](#)

[Wash Station](#)

1 stall per 100 m² of [lot coverage](#)

vii. Institutional [Uses](#)

[After Life Care](#)

[Cemetery](#)

[Culture](#)

[Education](#)

[Government](#)

[Hospital](#)

[Human Services](#)

[Recreation – Active](#)

[Recreation – Passive](#)

-

[Parking Lot](#) with no associated

[Use](#)

-

[Special Events](#)

-

viii. Other [Uses](#)

[Accessory Building or Structure](#)

-

[Public Utility](#)

-

[Excavation, Stripping & Grading](#)

-

[Private Utility](#)

-

[Sign](#)

-

[Temporary Development](#)

-

c) PARKING STANDARDS

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) PARKING STANDARDS

i.	Development Standards	Any parking area having four or more parking stalls that are visible from an adjoining site , or from a thoroughfare other than a lane , shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining site and enhance the view of the parking area from any adjacent thoroughfare .
ii.	Pedestrian Network Design	Parking lots shall be designed to efficiently, comfortably, and to safely direct pedestrians from parking areas and entrance features . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by grade from driving or parking areas, and be integrated with landscaping. Parking lots shall not be located in the principle frontage .
iii.	Parking Location	All parking stalls shall be provided on- site except where, at the discretion of the Development Authority , street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6.m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.4.10 (a).
iv.	Shared Parking	Where multiple buildings or uses are located on a site , parking minimums in Section 3.4.10 (a) may be reduced to the satisfaction of the Municipality .
v.	Parking Lot Size	A maximum of 50% of the site can be used to accommodate parking. Where parking requirements in Section 3.4.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
vi.	Accessible Vehicle Parking	For all lots with 11 or more vehicle parking stalls , accessible parking shall be provided in a location with the easiest pedestrian access to the principal building entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes Council .
vii.	Parking Structure	Accesses shall be designed as an integral part of the building façade

PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

c) PARKING STANDARDS

	Design	so they are in scale and character with the rest of the building . Accesses shall not interfere with pedestrian movement.
viii.	Parking Lot Stall Location	Parking stalls shall be spread out through the site and integrated with buildings and landscaping to provide a comfortable pedestrian network.
ix.	Landscaped Islands	In addition to the landscape requirements in Section 3.4.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
x.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

d) BICYCLE PARKING STANDARDS

i.	Development Standards	Bicycle parking structures shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum Bicycle Parking	All non-residential buildings less than 4,600 m ² shall provide parking for at least 6 bicycles per building . All non-residential building greater than or equal to 4,600 m ² shall provide parking for 6 bicycles per entrance.
iii.	Bicycle Parking Location	All bicycle parking structures shall be located within 10 m of a public entrance, but shall not impede pedestrian circulation or access to a building .
iv.	Bicycle Parking Access	Where a change in grade occurs in the bicycle parking network, ramps or similar structures shall be used to access all bicycle parking structures .

e) ACCESS STANDARDS

i.	Number of Accesses	All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality . Additional accesses shall have prior approval from the Development Authority .
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PART 3: LAND USE DISTRICTS

INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

ii.	Lane Access	Lots fronting an arterial roadway shall be required to have access from a rear lane . Where the site is adjacent to a lane , the lane will be used for all vehicular access unless otherwise authorized by the Municipality , such as where a front attached garage frontage type is used with a lane .
iii.	Shared Access	Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm .
f) LOADING STANDARDS		
i.	Development Standards	All non-residential uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority .
ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from grade .
iii.	Loading Space Size	All loading space shall be at least 4 m wide and 8 m long.
iv.	Access	Access shall be from a public road, a lane , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation.
v.	Location	Loading areas shall be located to the side or rear of a lot .

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

Submitted
Apr. 12, 2024

DATE RECEIVED
OFFICE USE ONLY

Paid
Apr. 16, 2024

DATE PAID
OFFICE USE ONLY

Note:
Building, Electrical, Plumbing, and Gas Permits
each have their own application forms.

Property Information		
Street Address: ~~202 & 302 Dansereau Way, Beaumont AB T4X 6J3~~ 6202 & 6302 65 St.		
Plan: 1823366	Block: 25	Lot: 200 & 201

Applicant and Property Owner Information	
Applicant/Contractor Name: Chad Kuzio c/o VOSH Architecture & Design Inc.	
Mailing Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell Phone: [REDACTED]
Email (required): [REDACTED]	

Is the Applicant also the Registered Owner?	
☒ Yes (Answer all out below)	☐ No (Filled below - written authorization from registered owner required)
Owner Name: Dalpreet Viri - Viri Engineering	
Mailing Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell Phone: [REDACTED]
Email (required): [REDACTED]	

Proposed Development	Square Footage (m ²): 950.7
Check one of the following:	
☒ Commercial	
☐ Industrial	
☐ Institutional	
☐ Other Non-Residential Use: _____	
☐ Signage → Provide Construction Value: (approx. cost of material and labor)	

Has work on the above indicated item already commenced?	☐ Yes ☒ No
---	---

Description of Work and Land Usage:
4 storey apartment building with CRU space on the main floor, floors 2-4 will have
18 units on each. Varying between bachelor, 1 bed 1 bath, 2 bed 2 bath, with 54 in total.

OFFICE USE ONLY	
Permit Number:	2024-037
Building Permit Number:	
Mail ☐ Pick-up ☐	
☐ Authorization or ID Received	
Land Use District:	IN
Subdivision:	DANS PH7
Tax Roll:	009243 / 009244
☐ Permitted Use	
☐ Permitted Use w/ Variance	
☐ Discretionary Use	

Fees	Receipt #
Development Permit:	4,000.00
Variance:	
Notification Fee:	
Other:	
Total Fees:	4,000.00

Applicant Authorization	
1. I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application. 2. I hereby give my consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only. 3. I understand this is only an application and does not constitute approval to commence construction. 4. I declare that the information contained in this application is correct and true to the best of my knowledge. 5. I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application. 6. I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application.	
Applicant Signature: [REDACTED]	Date: APRIL 12 / 24

OFFICE USE ONLY	
Development Permit	
Date Deemed Complete: _____	Date of Decision: _____ (See attached Notice of Decision)

Development Permit Notice of Decision

Date of Decision: October 10, 2024

Chad Kuzio c/o VOSH Architecture & Design Inc.
[REDACTED]
[REDACTED]

Proposed Development: Mixed Use Building: 54 Dwelling Units and 3 Commercial Units
(2 CRU's and 1 Education Use – Daycare Facility)
Legal Description: Plan 242 2259, Block 25, Lot 201A
Municipal Address: 180 Dansereau Way, Beaumont, AB
Land Use District: Integrated Neighbourhood
Permit Application No: 2024-037
Tax Roll: 009243

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use within the Integrated Neighbourhood District, and has been approved by the Development Authority subject to the conditions listed below. Unless otherwise provided for in this approval, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met. Be sure to review all the documentation included with this permit.

1. Development shall commence within one year from the date of decision noted above. If the development does not commence within this time frame, a new development permit will be required.
2. The site shall be developed in accordance with the attached plans issued for development dated October 10, 2024. Any changes to the attached plans require prior written approval by the City.
3. The properties located at 6202 65 Street (Plan 182 3366, Block 25, Lot 200) and 6302 65 Street (Plan 182 3366, Block 25, Lot 201) shall be consolidated at the Land Titles Office, and a record of a consolidation submission shall be provided to the City of Beaumont by December 31, 2024.
4. Prior to commencing any activity on the lands, the applicant shall enter into and during the currency of the permit abide by a Development Agreement (pursuant to the Municipal Government Act s. 650), containing terms acceptable to the Municipality. The Development Agreement shall include but not be limited to the following:
 - a. that the Applicant shall provide security in a form satisfactory to the City for all obligations under the Development Agreement, including but not limited to, pre-grading, civil works on public property, and hard and soft landscaping on private property.
 - b. The applicant shall meet all engineering requirements as set out in the City of Beaumont's Engineering General Design Standards or provide options that are acceptable and approved by the City.

Development Permit Notice of Decision

Date of Decision: October 10, 2024

Permit Number: 2024-037

- c. Final approval and acceptance by the municipality of all civil engineering plans must be completed prior to the execution of the development agreement.
5. Landscaping shall be provided as shown on the attached approved plans. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments.
6. Lighting for the building shall be provided as shown on the attached approved plans. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
7. An Education Use (Daycare) has been approved for 567.3m² and requires 12 parking stalls for the proposed use. A development permit is required prior to the remaining area being occupied on the ground floor.
8. The approved drawings do not show any rooftop mechanical equipment. Should rooftop mechanical equipment be required, revised drawings shall be submitted. Rooftop mechanical equipment shall be screened from view or incorporated into the roof envelope.
9. Based on the details of the approved plans, the development meets the minimum required 75% Essential Elements and 25% Suggested Elements of the Beaumont Urban Design Guidelines.
10. The owner/applicant shall obtain all federal, provincial and local permits as they apply to this project.

Additional Information

1. Prior to any work commencing on the site, a Letter of Credit in the amount of 100% of the construction costs for hard and soft landscaping shall be provided prior to building permit issuance, with such costs to include hard landscaping features such as brick pavers, shale, concrete curbing, sidewalks, patios, paved approaches including culvert and rip rap, fencing and painted lines for parking stalls.

50% of the landscaping security shall be released after planting and the remaining balance shall be released once an inspection of the site has demonstrated to the satisfaction of the Development Authority that the landscaping has been well maintained and is in healthy condition two growing seasons after approved inspection.
2. Prior to any construction commencing on the site, a Development Agreement and a Letter of Credit equal to 25% of the construction costs shall be submitted to the City of Beaumont for the following:
 - a. any pre-grading of the site including stripping, grubbing, etc.
 - b. the cost of work to be undertaken on municipal property, including but not limited to underground servicing and access.

All but \$7,000 of the above noted securities will be returned upon completion, with no deficiencies as confirmed by Engineering (the municipality will not take less than \$7,000 security). The remainder shall be released upon completion and receipt of as-built record drawings that are received and deemed acceptable by the municipality.

Development Permit Notice of Decision

Date of Decision: October 10, 2024

Permit Number: 2024-037

3. Prior to securing the Letter of Credit for this project, the Applicant shall provide cost estimates for approval by the Manager, Engineering & Environment.

The Letter of Credit shall have an initial term of one (1) year, shall be renewed by the owner 30 days prior to expiry, and shall:

- a. contain an automatic renewal clause; and
- b. allow for partial draws by the City of Beaumont.

4. The Applicant shall maintain comprehensive liability insurance in the amount of \$5 million as it relates to this project, for the duration of both phases of the project. A copy of the Certificate of Insurance must be provided, and Beaumont shall be named on same.

5. Engineering Advisements

- a. The owner shall be responsible for any engineering and legal costs incurred by the City related to this project.
- b. Any excavation into existing asphalt or concrete, fillcrete backfill will be required to the bottom of asphalt or concrete, as clay backfill will not be permitted.
- c. The owner shall ensure all ramps on this site are barrier-free compliant and meet all requirements of the Barrier-Free Design Guide and meet the Alberta Building Code requirements.
- d. The southwest building corner has a steep grade landing for access into the building at 5.3%.
- e. The owner shall ensure a silt fence is on the property.
- f. Any existing landscaped areas impacted or damaged by this project shall be repaired in accordance with the General Design Standards and to the satisfaction of the City of Beaumont.

6. Fire Advisements

- a. A Fire Safety Plan must be posted in a visible area on the construction site.
- b. The Fire Chief requires that the City of Beaumont Fire Department be provided with one (1) elevator key, to be used during a rescue operation, in the event occupants or visitors to the building become trapped inside the elevator car.
- c. The Applicant shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.

7. Infrastructure Advisements

- a. The owner shall contact all franchise utilities to arrange for any service connections that are required. Where City utilities and services are interfered with or for construction, which is on municipal property, the Applicant will be responsible for the cost of relocation/repair of these municipal services.

Development Permit Notice of Decision

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- b. The water meter(s) for this project shall be purchased from the City of Beaumont. For each meter to be installed a "Water Meter Permit Request" must be completed electronically and submitted to waterandwastewater@beaumont.ab.ca. This application must be submitted thirty (30) days prior to occupancy. Size, type, and number of meters per building must be approved by the City of Beaumont.
8. This Development Permit is issued under the City of Beaumont Land Use Bylaw 944-19. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.
9. The Applicant shall provide the Development Authority with AutoCAD drawings to the satisfaction of the Development Authority with the Building Permit application.
10. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the Alberta Safety Codes Act and any other applicable bylaws or regulations.
11. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
12. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
13. Failure to keep the sites clean of debris is an offence under Our Zoning Blueprint. The Peace Officers may issue offence tickets to any person who has committed or is committing an offence respecting this infraction and may be subject to the following penalties:
 - a. First Offence – a written warning or a stop work order shall be issued, and a bin will be required onsite;
 - b. Second Offence (on same lot) – a minimum fine of \$1,000.00 and a stop work order shall be issued;
 - c. Third (and Subsequent) offence(s) (on same lot) – a minimum fine of \$5,000.00 and a stop work order shall be issued.
14. Separate sign permit applications will be required for any on-site signage.
15. It is the responsibility of the Applicant to ensure they have reviewed and understand all Instruments registered against the Title of the subject property. This includes all easements, caveats, and restrictive covenants. The City shall not address, nor enforce, any Instruments of which we have no interest in and/or are not a party to.

Development Permit Notice of Decision

Date of Decision: October 10, 2024

Permit Number: 2024-037

Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notice regarding this Development Permit has been published on our website, only.

Appeal Information

Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board (SDAB) or the Land and Property Rights Tribunal within 21 days of the date the decision was made, noted above.

Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at www.beaumont.ab.ca

For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:


Aleshia Ingram
Planner II
780-340-0342
Aleshia.Ingram@beaumont.ab.ca

cc:
Olly Morrison, Chief Financial Officer, DCAO Internal Services
Kendra Raymond, Director, Planning & Development
Jennifer Niesink, Director, Economic Development
Jay Melvin, Director, Protective Services & Fire Chief
Aaron Lewicki, Director, Infrastructure
Paul Suiter, Director, Community Services
Ryan Anders, Manager, Engineering & Environment
Joannes Wong, Manager, Long Range Planning
Wendy Jones, Manager, Investment Attraction & Growth
Bryce Piacentini, Manager, Parks and Roads Operations
Ryan Orlovsky, Manager, Facility & Utility Operations
Cory Chartrand, Municipal Projects
Brad McMurdo, Manager, Development Services



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

Development Permit Notice of Decision

Date of Decision: October 10, 2024

Permit Number: 2024-037

Yasmin Sharp, Senior Planner
Carley Krahn, Fire Prevention Officer
Joe Ross, Safety Codes Team Lead
Parth Mehta, Engineering Lead
Iolanda Troiani, Engineering Coordinator
Sara Edge, Operations Facility Administrative Assistant
Troy Birtles, Accurate Assessment
Dermian Ayalefac – Alberta Health Services - Leduc Public Health

DANSEREAU MIXED-USE APARTMENT

ISSUE FOR DEVELOPMENT PERMIT

~~6202 65 ST. & 6302 65 ST~~, BEAUMONT, AB T4X 0J3
180 Dansereau Way

2024-10-07



CLIENT: VIRDI ENGINEERING
CONTACT: DALPREET VIRDI

VOSH
ARCHITECTURAL: VOSHELL ARCHITECTURE & DESIGN INC.
CONTACT: TODD VOSHELL
ADDRESS: [REDACTED] T8L 2E8
PHONE: [REDACTED]

DesignWorks
Engineering

STRUCTURAL: DESIGNWORKS ENGINEERING
CONTACT: RICHARD NEUFELD
ADDRESS: [REDACTED] TRAIL SE,
CALGARY
PHONE: [REDACTED]

MECHANICAL: DESIGNWORKS ENGINEERING
CONTACT: JONES BONCATO
ADDRESS: [REDACTED] ICE ROAD,
BURLINGHAM
PHONE: [REDACTED]

ELECTRICAL: DESIGNWORKS ENGINEERING
CONTACT: SHERRY KALIDAS
ADDRESS: [REDACTED] STREET NW,
EDMONTON
PHONE: [REDACTED]

CVL
ENGINEERS

CIVIL: CVLS ENGINEERING
CONTACT: J.T.
ADDRESS: [REDACTED] EDMONTON, AB
PHONE: [REDACTED]

GSA
Green Space Alliance

LANDSCAPE: GREEN SPACE ALLIANCE
CONTACT: RAHUL KHUMKAR
ADDRESS: [REDACTED] NW, EDMONTON, AB
PHONE: [REDACTED]

Approved: October 10, 2024
Permit No: 2024-037

City of Beaumont
Development Authority

Aleshia Ingram [REDACTED]

ARCHITECTURAL DRAWINGS

No.	Issued For	Date
1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-20
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02
5	IFDP R4	2024-09-03

A0.0	TITLE SHEET
A0.1	PROJECT NOTES & SCHEDULES
A0.2	CONSTRUCTION ASSEMBLIES AND SYMBOLS
A1.0	SITE PLAN
A1.1	SITE DETAILS
A3.0	OVERALL FOUNDATION PLAN
A3.1	OVERALL MAIN FLOOR PLAN
A3.2	ENLARGED MAIN FLOOR PLAN
A3.3	OVERALL 2ND-4TH FLOOR PLAN
A3.4	OVERALL 3RD FLOOR PLAN
A3.5	OVERALL 4TH FLOOR PLAN
A3.6	ENLARGED SUITES
A3.7	ENLARGED SUITES
A4.0	RCP
A4.1	RCP
A4.2	UNIT RCP
A4.3	UNIT RCP
A5.0	ROOF PLAN
A6.0	BUILDING ELEVATIONS
A6.1	BUILDING ELEVATIONS
A7.0	BUILDING SECTIONS
A8.0	WALL SECTIONS
A8.1	WALL SECTIONS
A8.2	SECTION DETAILS
A8.3	SECTION & PLAN DETAILS
A8.4	PLAN DETAILS
A9.0	VERTICAL CIRCULATION
A9.1	VERTICAL CIRCULATION
A9.2	VERTICAL CIRCULATION
A10.0	DOOR & WINDOW SCHEDULES

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DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

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TITLE SHEET

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SYMBOL LEGEND	
NUMBER REFERENCE DOOR REFERENCE WINDOW REFERENCE WALL/FLOOR REFERENCE DESCRIPTION ELEVATION DRAWING NUMBER SHEET NUMBER ROOM NUMBER GRID NUMBER DRAWING NUMBER SHEET NUMBER TRUE	CODED NOTES TAG DOOR TAG WINDOW TAG WALL/FLOOR TAG ELEVATION DATUM WALL & BUILDING SECTION CALLOUT ROOM TAG GRID BUBBLE DETAIL CALLOUT NORTH ARROW

FLOOR ASSEMBLIES LIST

TYPE MARK	Floor Construction	COMMENTS
F1	-6" CONG SLAB, REFER TO STRUCT FOR ADD. INFO -18 MIL POLY -4" RIGID INSUL -6" COMPACTED GRANULAR FILL	
F2	-12" CONG SLAB, REFER TO STRUCT FOR ADD. INFO	
F3	-FIN FLR -1 1/2" GYPSUM-CONCRETE TOPPING -3/4" PLYND -TJI JOIST, REFER TO STRUCT FOR SIZE AND LOCATION -2 LAYERS 5/8" TYPE-X GYP	
F4	-VINYL DECK MEMBRANE -3/4" EXT GRADE PLY -TJI, SEE STRUCT -2X4 HORZ MD STRAPP'G -PRE-FIN MTL SOFFIT	IND BALCONY
F5	<varies>	<varies>
F6	-FIN FLR -3/4" PLYND MD JOIST, REFER TO STRUCT 1/2" GYP, PAINTED	STAIR LANDING

ROOF ASSEMBLIES LIST

TYPE MARK	DESCRIPTION	COMMENTS
R1	- SINGLE PLY MECHANICALLY FASTENED MEMBRANE (EPDM) - 5/8" FIBREBOARD - 1 1/2" RIGID INSUL (+ SLOPED INSUL TOWARD ROOF DRAINS) - 5/8" PLYND SHEATHING - MD TRUSS, SEE TRUSS DESIGNER DRAWINGS - FILL CAVITY W/ BATT INSUL - 6 MIL POLY V.B. - 1/2" GYP CEILING	
R2	- SINGLE PLY MECHANICALLY FASTENED MEMBRANE (EPDM) - 5/8" FIBREBOARD - 1 1/2" RIGID INSUL (+ SLOPED INSUL TOWARD ROOF DRAINS) - 5/8" PLYND SHEATHING - 11 7/8" TJI MD TRUSS - FILL CAVITY W/ BATT INSUL - 6 MIL POLY V.B. - 1/2" GYP CEILING	ELEV

WALL ASSEMBLIES LIST

TYPE MARK	Wall Construction	FIRE RATING	U.L.C. #	COMMENTS
EW1	- VINYL OR HARDIEBOARD PANEL SIDING (REFER TO EXT. ELEVS FOR LOCATIONS) - AIR BARRIER - 5/8" DENSGLASS - 6" MTL STUD FRAM'G @ 16" O.C. - INFILL STUD SPACE W/ R22 BATT INSUL - V.B. - 1/2" GNB	N/A		
EW2	- HARDIEBOARD PANEL SIDING (SEE ELEVS FOR LOCATIONS) - AIR BARRIER - 5/8" DENSGLASS SHT'G - 6" MTL STUD FRAM'G @ 16" O.C. - INFILL STUD SPACE W/ R 22 ROCKWOOL INSUL - V.B. - 5/8" GNB TYPE-X	1 HR	ULC DES U423	
EW3	- STONE VENEER - GROUT AND MTL LATH - AIR BARRIER - 5/8" PLYND SHT'G - 2"X6" MD STUDS, SEE STRUCT FOR SPACING - R22 BATT INSUL - V.B. - 5/8" GNB TYPE-X	N/A		1, 2
EW4	- HARDIEBOARD ARCHITECTURAL PANEL (REFER TO EXT. ELEVS FOR LOCATIONS) - AIR BARRIER - 5/8" DENSGLASS SHT'G - 2X6" MD STUD FRAM'G @ 16" O.C. - INFILL STUD SPACE W/ R22 ROCKWOOL INSUL - V.B. - 5/8" GNB TYPE-X	1 HR		
EW5	- 10" CONG - 5/8" DENSGLASS SHEATHING - V.B. - 2" RIGID INSUL - GALV MTL THERMAL CLIPS @ 48" O.C. (VERTICAL)			
IW1	- 1/2" GNB - 2"X4" MD STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 1/2" GNB			
IW2	- 1/2" GNB - 2"X6" MD STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 1/2" GNB			
IW3	- 5/8" GNB TYPE X - 2"X4" MD STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 1" AIR GAP - 2"X4" MD STUDS, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 5/8" GNB TYPE X	1 HR	A.B.C. 2019 M13A	
IW4	- 1/2" GNB - 2"X4" MD STUD, SEE STRUCT FOR SPACING			<varies>
IW5	- 8" CMU BLOCK WALL	1 HR		4
IW6	- 5/8" TYPE X GNB - 2"X4" MD STUDS STAGGERED ON A 2"X6" TOP AND BOTTOM MD PLATE, SEE STRUCT FOR SPACING - FILL CAVITY W/ BATT INSUL - 5/8" TYPE X GNB	1 HR	ULC DES U340	
IW7	- 1/2" GNB - 6" MTL STUDS, SEE STRUCT FOR SPACING - 1/2" GNB			
IW8	- 5/8" GNB - 6" MTL STUDS, SEE STRUCT FOR SPACING - 5/8" GNB			
IW9	10" CONG			
IW10	- 5/8" TYPE X GNB - 2"X4" MD STUDS, SEE STRUCT FOR SPACING - 5/8" TYPE X GNB	1 HR	ULC DES M301	
IW11	- 1/2" GNB - FILL CAVITY W/ BATT INSUL - 6" MTL STUDS, SEE STRUCT FOR SPACING			

WALL ASSEMBLY COMMENTS
1. COORD EXT FINISHES W/ EXT ELEVS ON SHEET A6.0 & A6.1
2. ENSURE 1HR RATED ASSEMBLY IS USED ON EXT WALLS FOR 1 HR FIRE PROTECTION AS PER A.B.C. TABLE 3.2.3.1
3. FURRING WALL
4. ELEV WALL

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DANSEREAU MEADOWS APARTMENT

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CONSTRUCTION
ASSEMBLIES AND
SYMBOLS

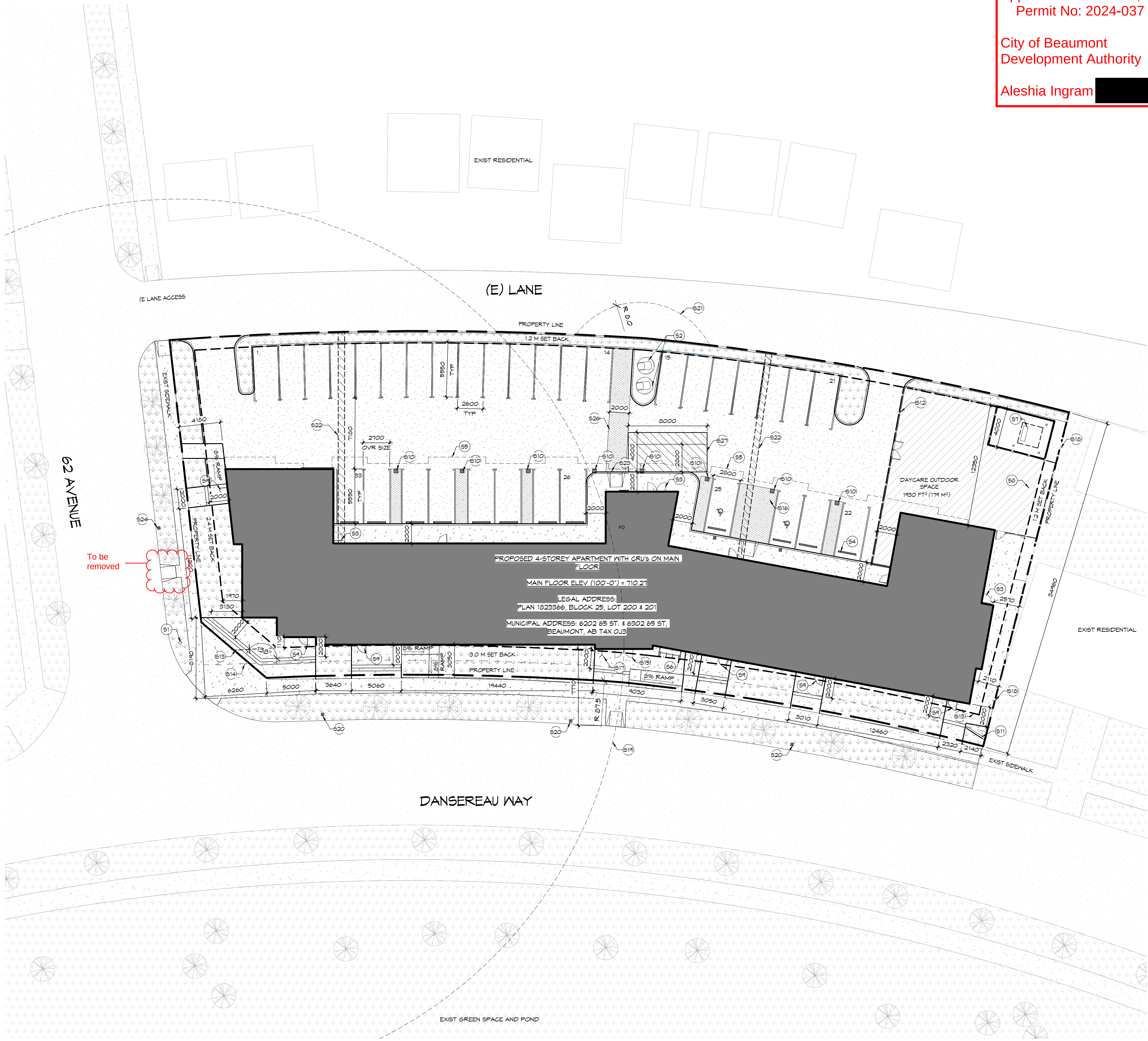
Sheet No:

A0.2

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Permit No: 2024-037

City of Beaumont
Development Authority

Aleshia Ingram



1 OVERALL SITE PLAN
A1.0 1:200

Approved: October 10, 2024
Permit No: 2024-037

City of Beaumont
Development Authority

Aleshia Ingram

PROJECT NOTES:

ZONING- INTEGRATED NEIGHBORHOOD DISTRICT

SITE COVERAGE PERMITTED - 55%
SITE AREA = 2,912 M² (31,989 FT²)
BUILDING COVERAGE = 950 M² (10,293 FT²) = 32% SITE COVERAGE
TOTAL BUILDING AREA = 52,989 FT² (4,922 M²)

PARKING
RESIDENTIAL - 1 STALL PER UNIT OVER 75 M²
RETAIL & SERVICE (GENERAL) - 1 STALL PER 100 M² LOT COVERAGE

REQ'D = 11
PROVIDED = 33 (2 BARRIER FREE)

PARKING LOT COVERAGE: 1,099 M² (11,827 FT²) / 2,912 M² (31,989 FT²) = 37% OF SITE

GENERAL NOTES:

- SEE CIVIL FOR DRAINAGE/UTILITY PLAN/LOCATIONS AND BARRIER-FREE RAMP SLOPES
- SEE ELEC AND MECH SITE DVNGS FOR EXTENT OF SUB-SURFACE WORK TO BE DONE.
- SEE E1.0 SITE PLAN FOR EXTENT OF SITE LTGS
- SEE L101 FOR LANDSCAPING PLAN.
- AT CONCRETE SIDEWALKS, INSTALL JOINTS AT 10'-0" C/C AND 1/2' CONTROL JOINTS W/ BITUMINOUS JOINT FILLER EVERY 30'-0", AND AT START/END OF CURVES.
- CONTROL JOINTS (CJ) SHALL BE LOCATED WHERE SIDEWALK ABUTS CONC DRIVEWAYS, CURBS OR OTHER ADJACENT STRUCTURES.
- 1" DEEP CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF APPROX. 15'-0" (4572mm), OR AT SPACING THAT MATCHES ADJACENT CURB.
- FORMED CONTROL JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 3/8" (9mm) RADIUS.
- SCORED JOINTS (SJ) SHALL BE 1/4" (6mm) DEEP AND PLACED AT THE SPACING INDICATED FOR THE WIDTH OF SIDEWALK OR MATCH SCORED JOINTS OF ADJACENT CURB.
- CONC SHALL BE FINISHED BY MEANS OF A FLOAT, STL TROWEL AND BROOMED W/ A FINE BRUSH IN A TRANSVERSE DIRECTION.
- CONTR TO LAYOUT FRONT PORTION OF PARK'G AND LANDSCAPING PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT FOR SITE MEETINGS. START LAYOUT FROM FRONT OF BLDG AND PRIORITIZE CRITICAL DIMS.
- ALL BARRIER-FREE PARK'G STALLS TO BE PROVIDED WITH PROPER SIGNAGE AS PER CAN/CSA-B651-04, SECTION 5.2.2 (SIGNS FOR DESIGNATED PARK'G). SEE DTL 3/A1.1.
- WHERE (E) CURB IS REQ'D TO BE RMVD, CONTR TO ALLOW FOR ADDITIONAL DEMO FOR NEW CONST, AND PROVIDE SMOOTH TRANSITION FROM NEW TO OLD, TYP.
- EXIST TREES INSTALLED BY CITY SHOWN GREY
- BUILDING LOCATION DIM'D FROM EXT OF SHEATHING
- FIRETRUCK ACCESS TO BE ALONG PRIMARY BUILDING FRONTAGE

SITE LEGEND

	LANDSCAPING		DESIGNATES NO PARK'G
	ASPHALT		EXIST GAS LINE
	CONCRETE SIDEWALK		

CODED NOTES

CODED NOTES SHOWN PERTAIN TO THIS SHEET ONLY

- EXIST FIRE HYDRANT, 42.8m TO FDG
- MOLOK MODERN CLASSIC BIN - (1) GARBAGE AND (1) RECYCLE, FINISHED W/ STONE GREY. LOCATE MIN. 300MM FROM CONC CURB
- APARTMENT ENTRANCE /EXIT
- RBR WHEEL STOP, TYP
- LINE OF FLOOR AND BALCONIES ABV
- BIKE RACK W/ 6 STALLS
- PROPOSED TRANSFORMER LOCATION, CONTR TO ADJUST LOC TO SUIT
- DAYCARE OUTDOOR SPACE W/ ARTIFICIAL TURF
- GRU ENTRANCE
- CONC COL, SEE STRUCT FOR SIZE AND LOCATION
- FREE STANDING ADDRESS SIGNAGE, SIZE TBD
- 1800MM WD FENCE ON 150MM CONC CURB
- EXIST 3.0M U.R.O/W
- EXIST GAS LINE, EXACT LOCATION TO BE FIELD VERIFIED
- PRINCIPAL ENTRANCE
- PAINTED NON SLIP LINES
- FDG
- EXIST WD FENCE ALONG RESIDENTIAL PROPERTY LINE
- LINE OF EXIST FIRE HYDRANT COVERAGE
- SEASONAL PARKING SIGNAGE, TBC BY CITY OF BEAUMONT
- AREA REQ'D FOR MOLOK CRANE COLLECTION
- UTILITY TRENCH TO EXIST STORM, SEE CIVIL AND MECH FOR ADD. INFO
- PROPOSED RESIDENT DROP OFF
- COMMERCIAL LOADING 15 MIN. MAX SIGNAGE
- 2m WIDE RAISED WALKWAY/SPEEDBUMP
- 2.8m YELLOW PAINTED LINES, 1.2m WHITE PAINTED LINES LOADING ZONE

Revisions		
No.	Issued For	Date
2	IFDP R1	2024-04-30
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02
5	IFDP R4	2024-09-03
6	IFDP R5	2024-09-25

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3



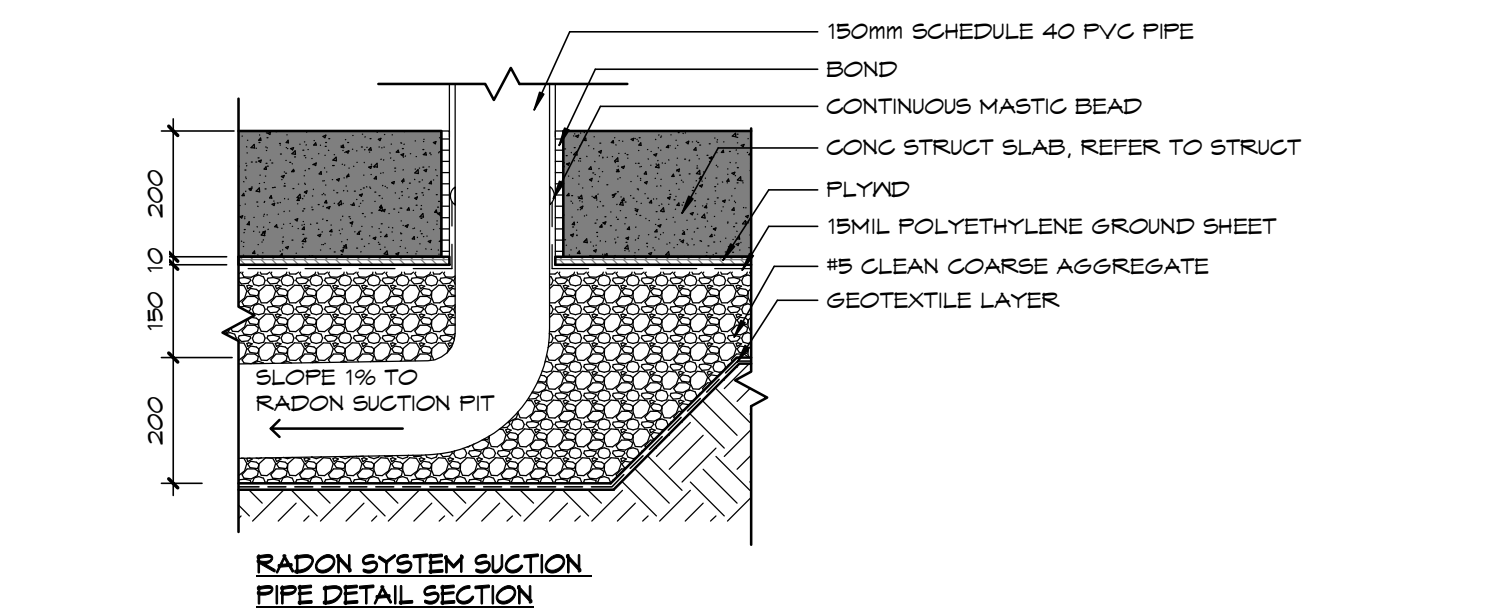
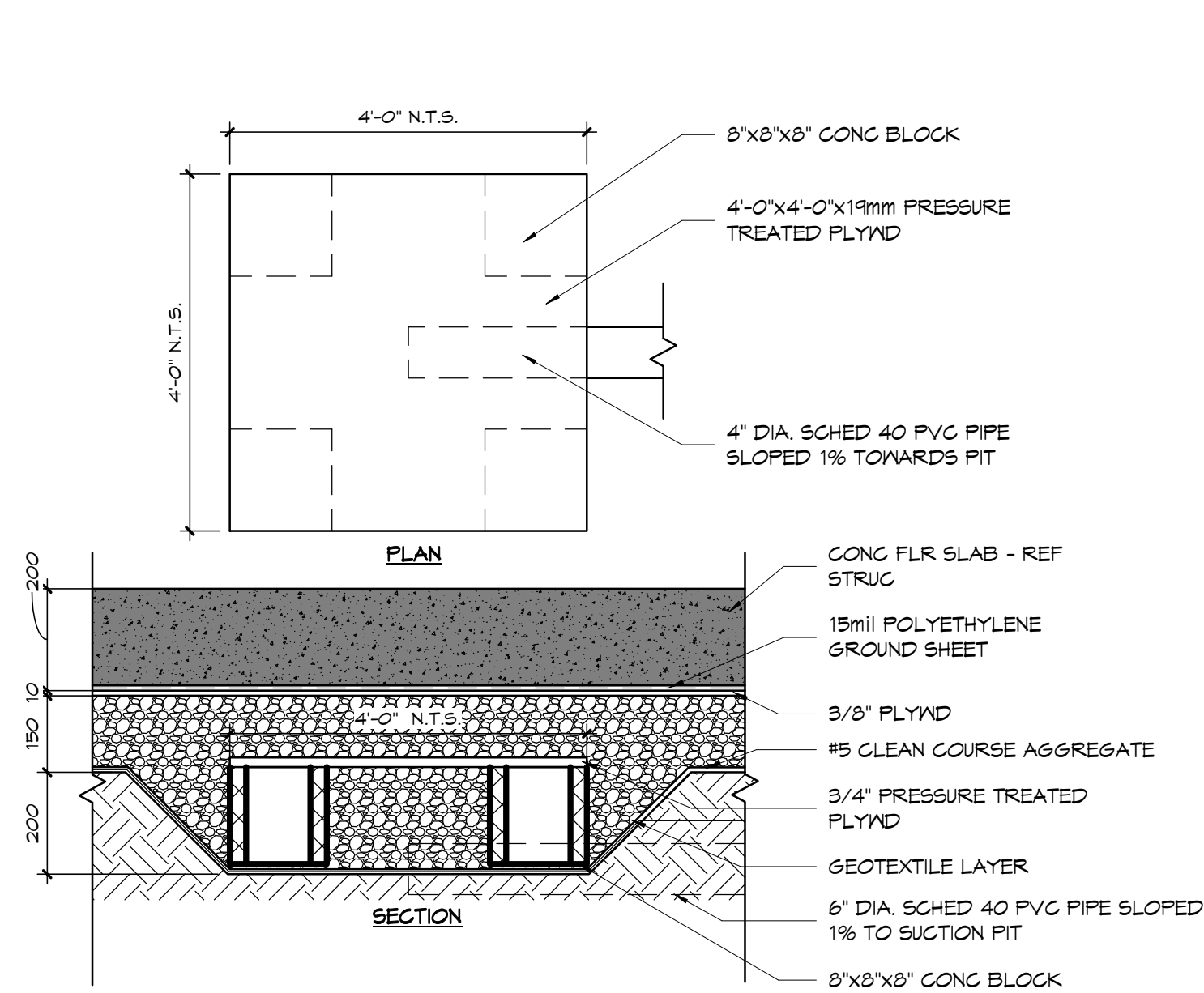
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SITE PLAN

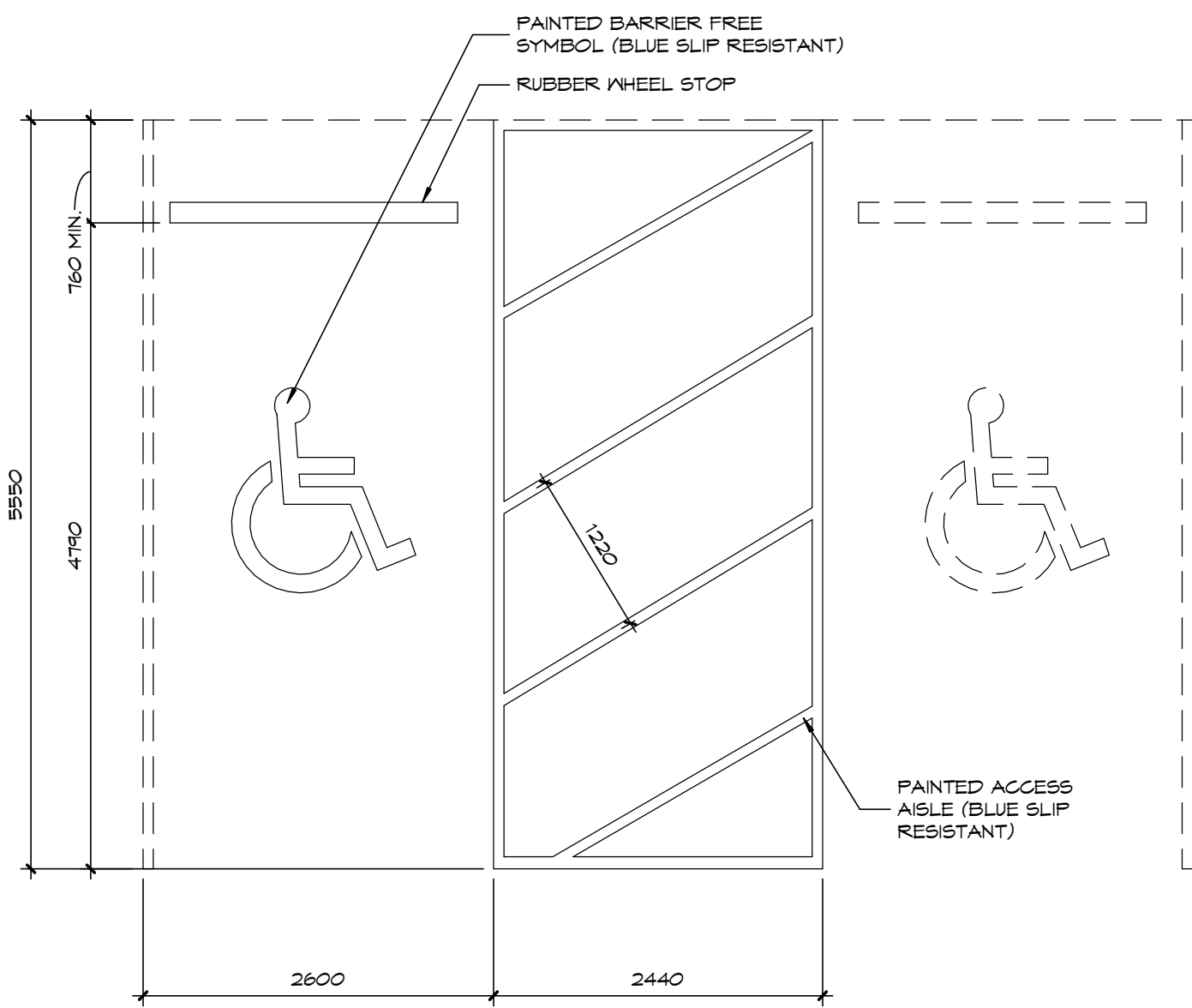
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A1.0

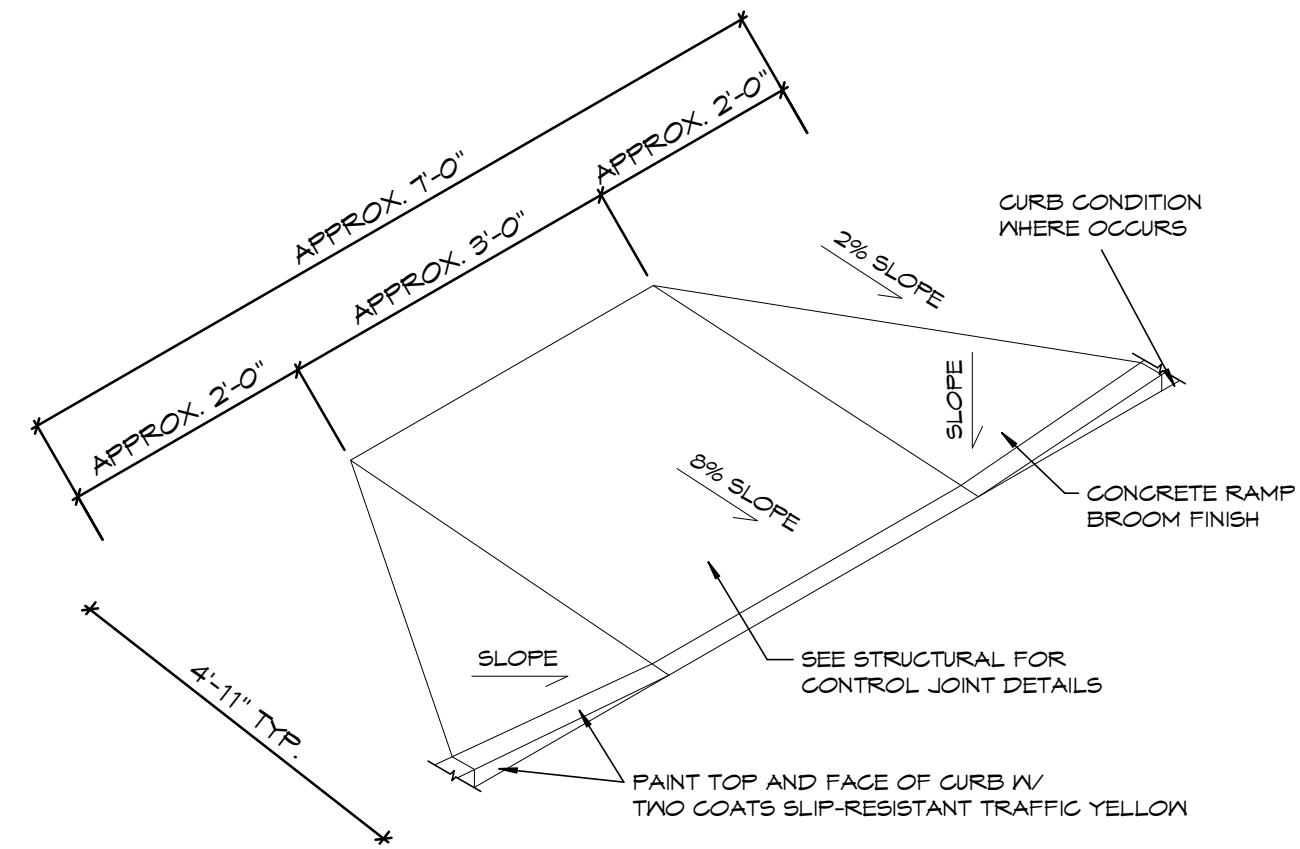
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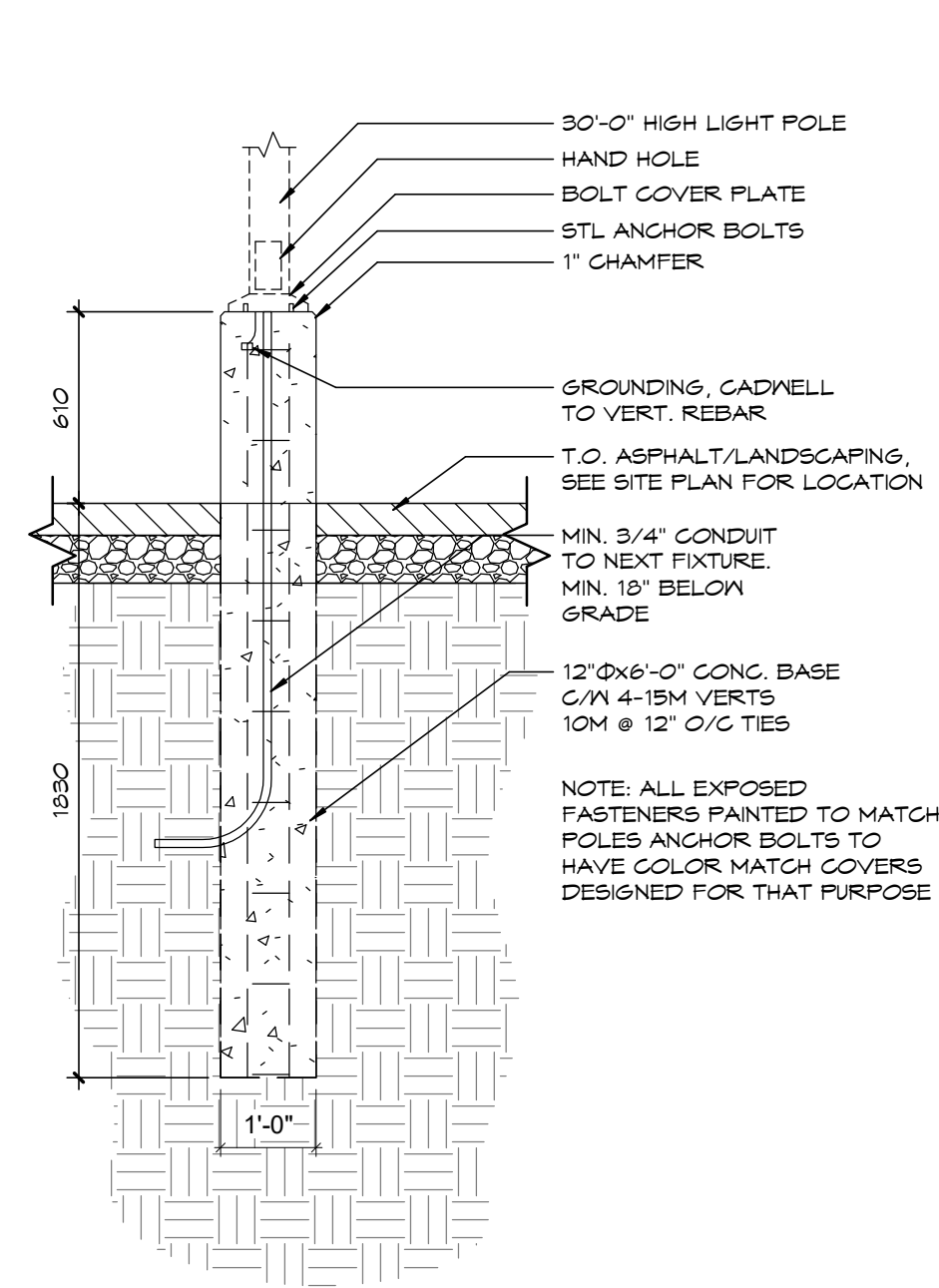
10 RADON PIT DETAILS
A1.1 1" = 1'-0"



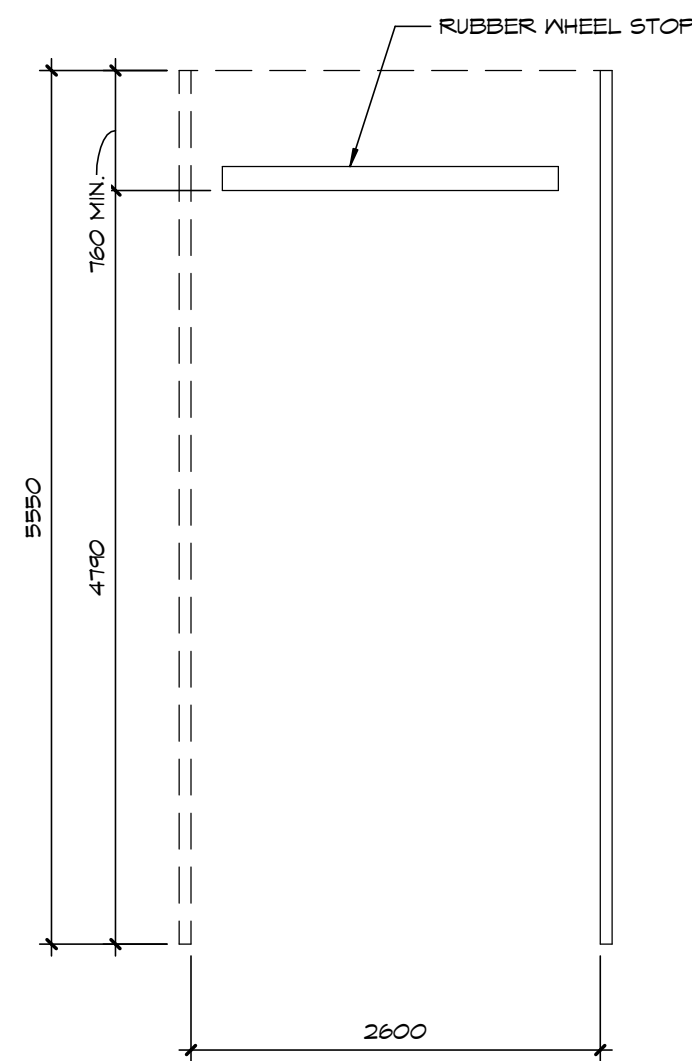
7 TYPICAL BARRIER FREE STALL
A1.1 1/4" = 1'-0"



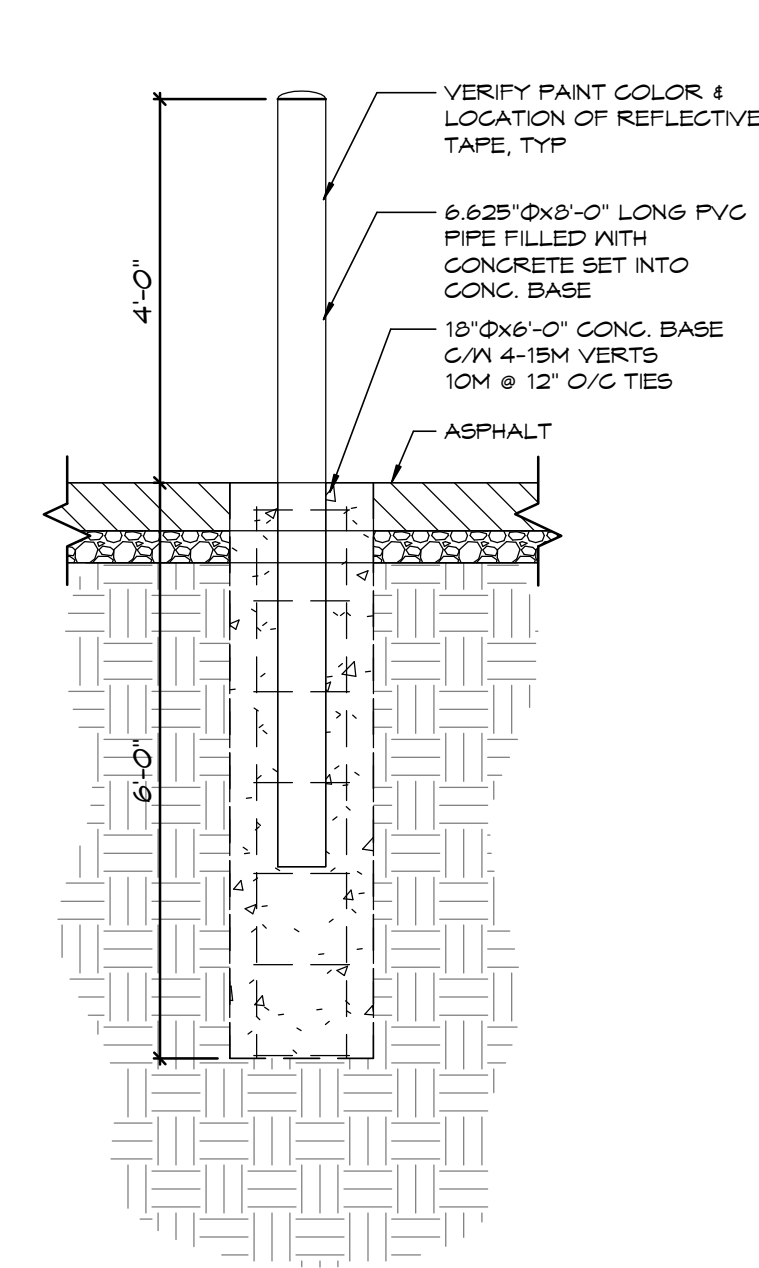
8 TYPICAL CURB CUT
A1.1 1/8" = 1'-0"



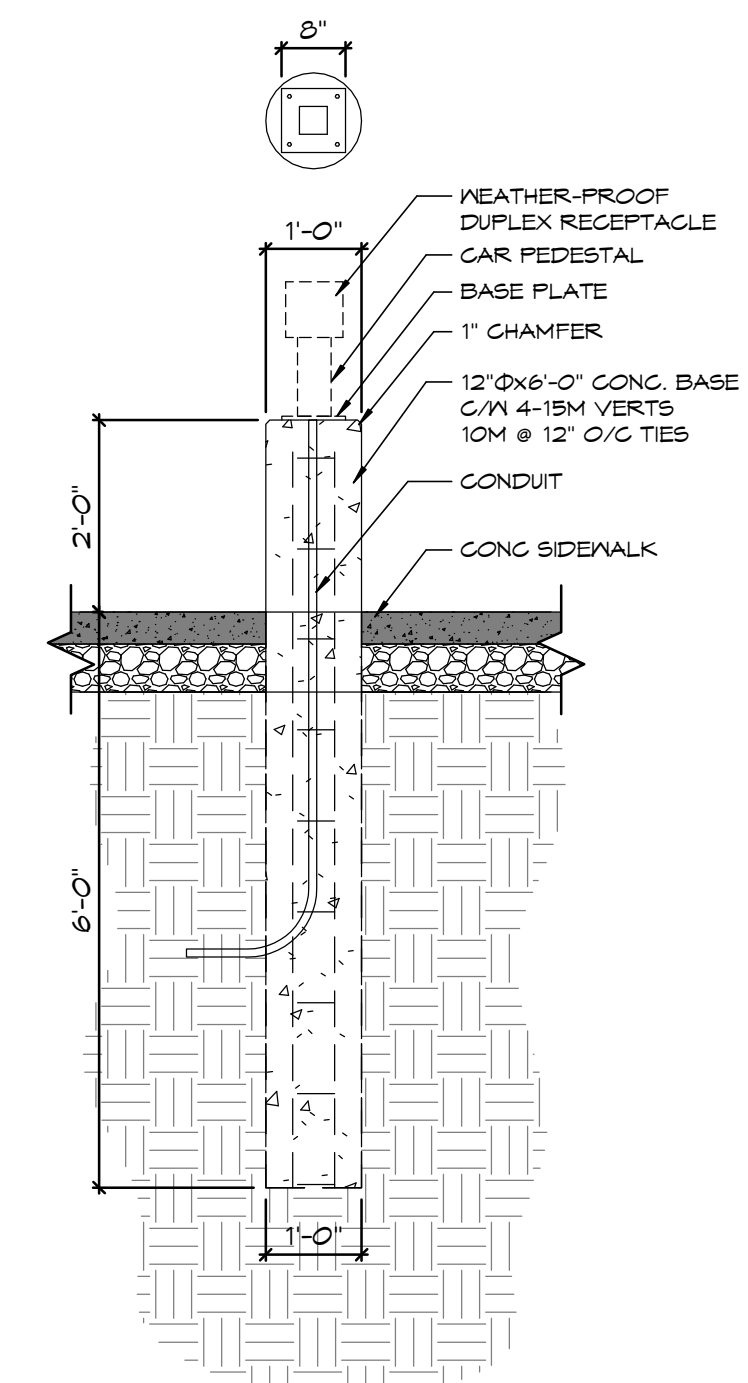
4 TYPICAL LIGHT SECTION
A1.1 1/2" = 1'-0"



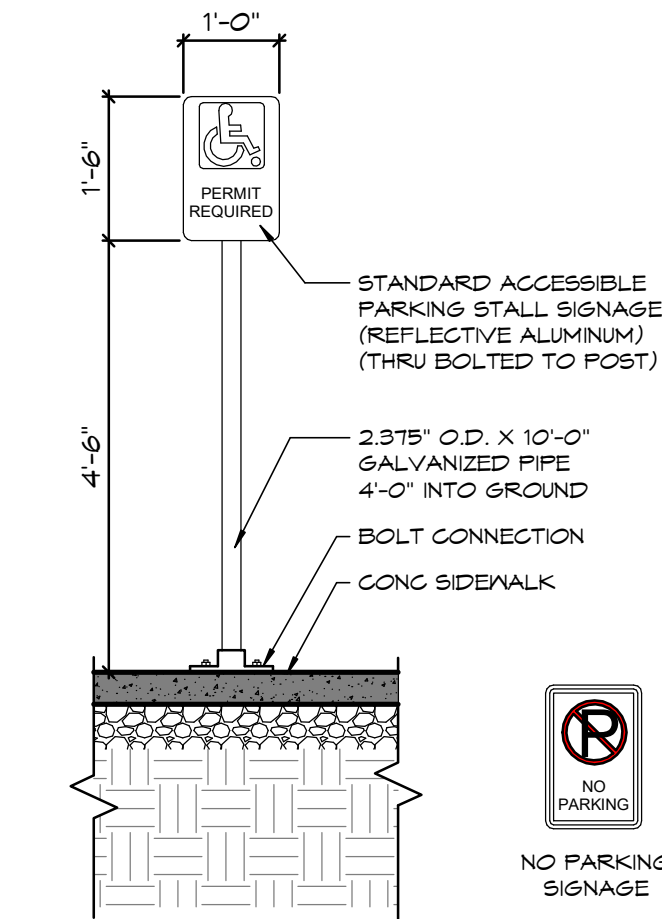
6 TYPICAL PARKING STALL
A1.1 1/4" = 1'-0"



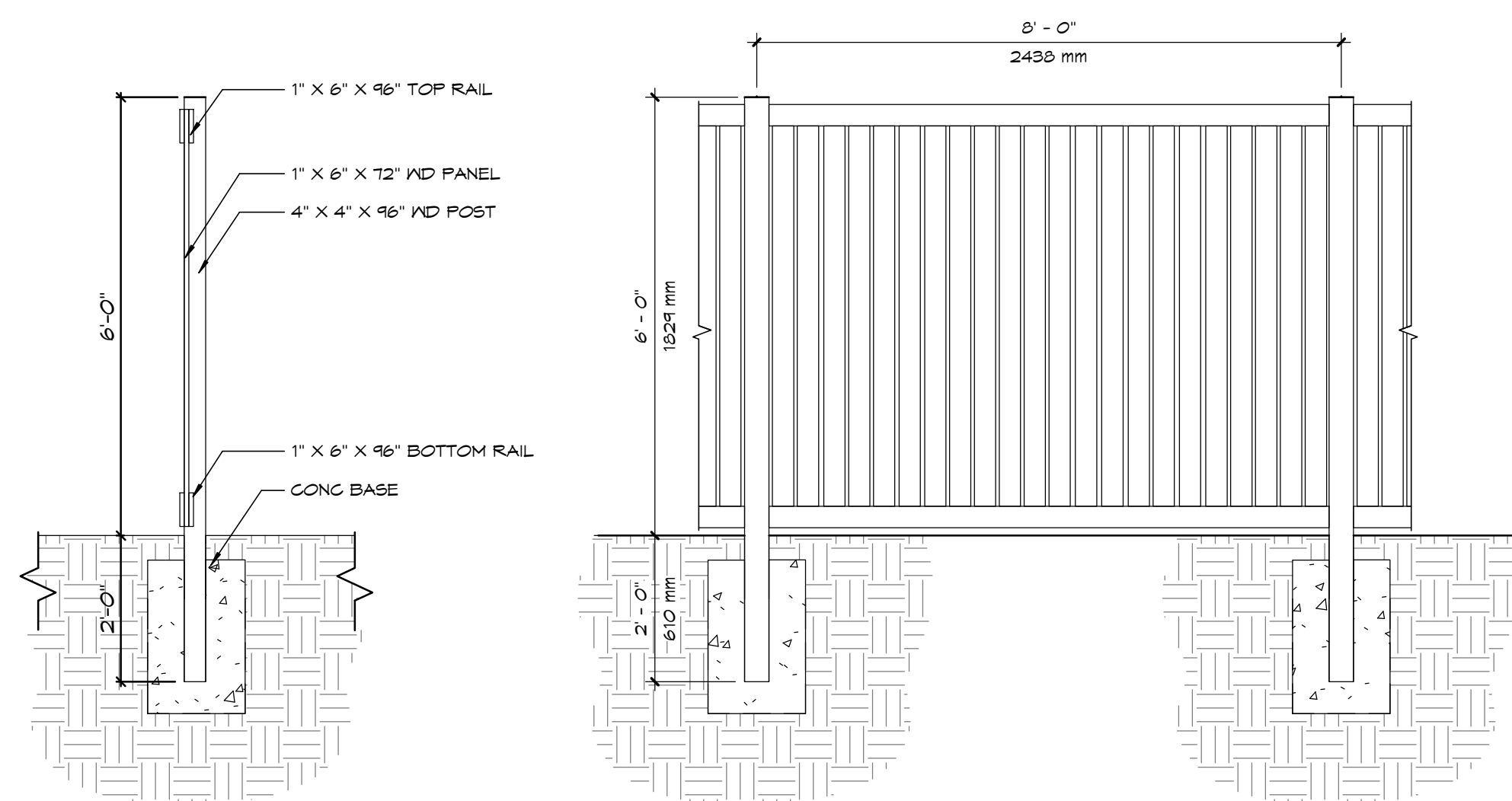
1 TYPICAL BOLLARD SECTION
A1.1 1/2" = 1'-0"



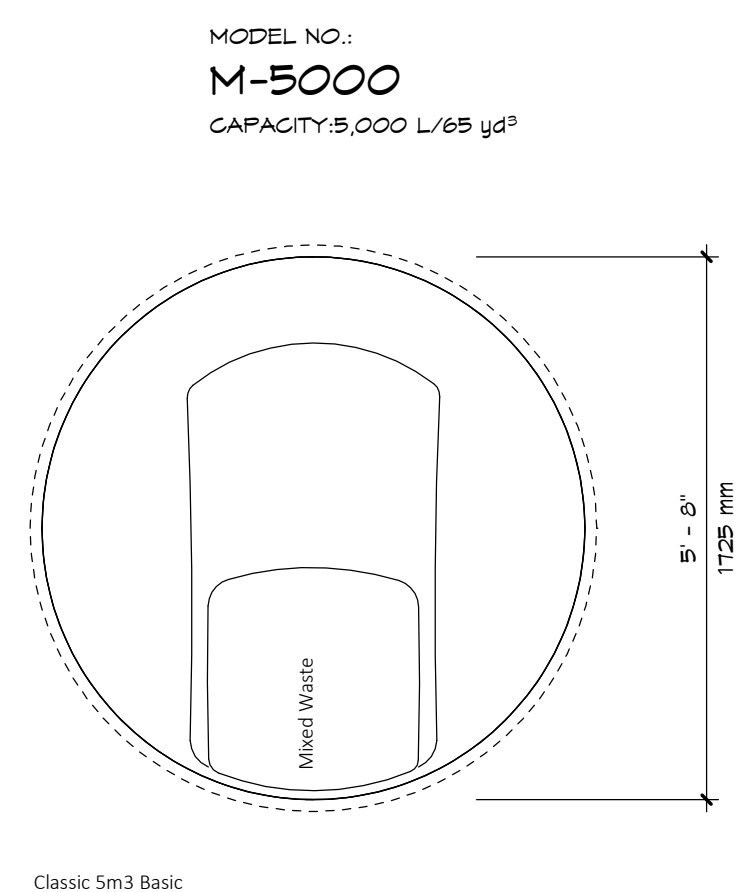
2 TYPICAL PLUG PEDESTAL
A1.1 1/2" = 1'-0"



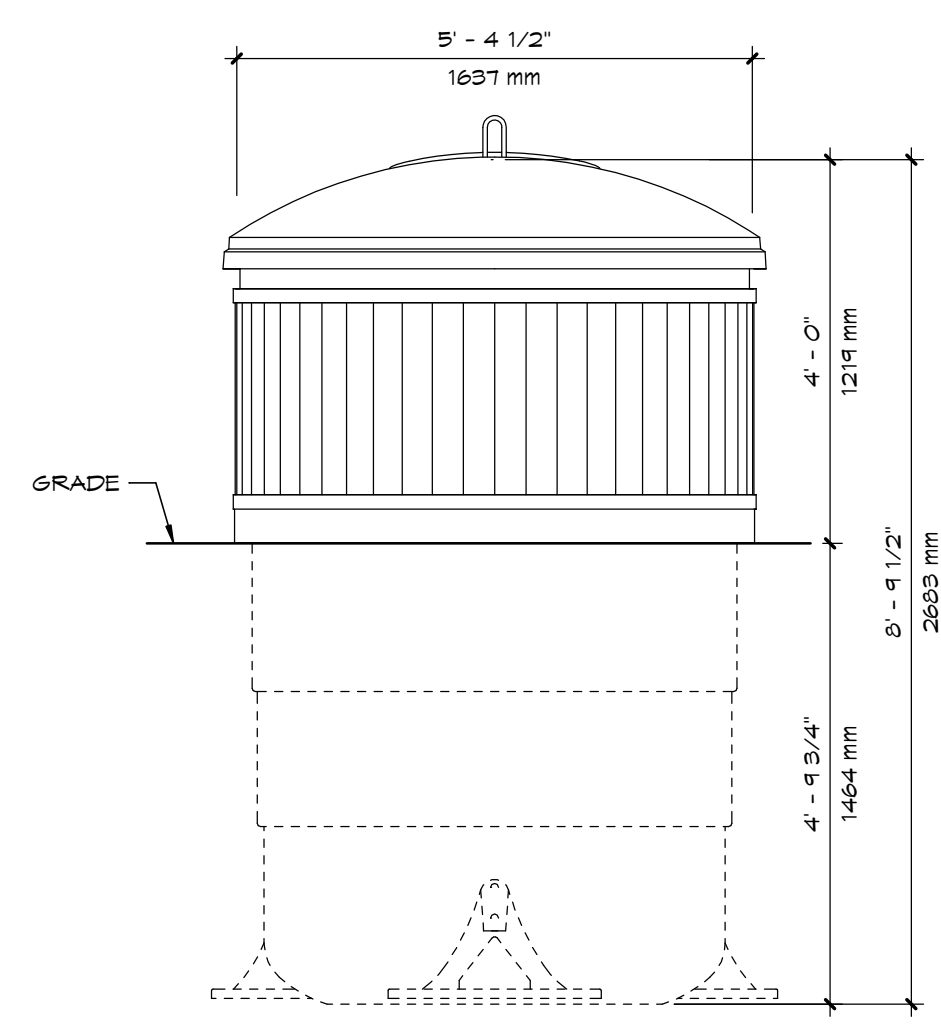
3 TYPICAL SIGN DETAIL
A1.1 1/2" = 1'-0"



9 TYPICAL WD FENCE DETAIL
A1.1 1/2" = 1'-0"



MOLOK DETAIL
1/2" = 1'-0"



3 TYPICAL SIGN DETAIL
A1.1 1/2" = 1'-0"

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City of Beaumont
Development Authority

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DANSEREAU MEADOWS APARTMENT

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SITE DETAILS

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A1.1

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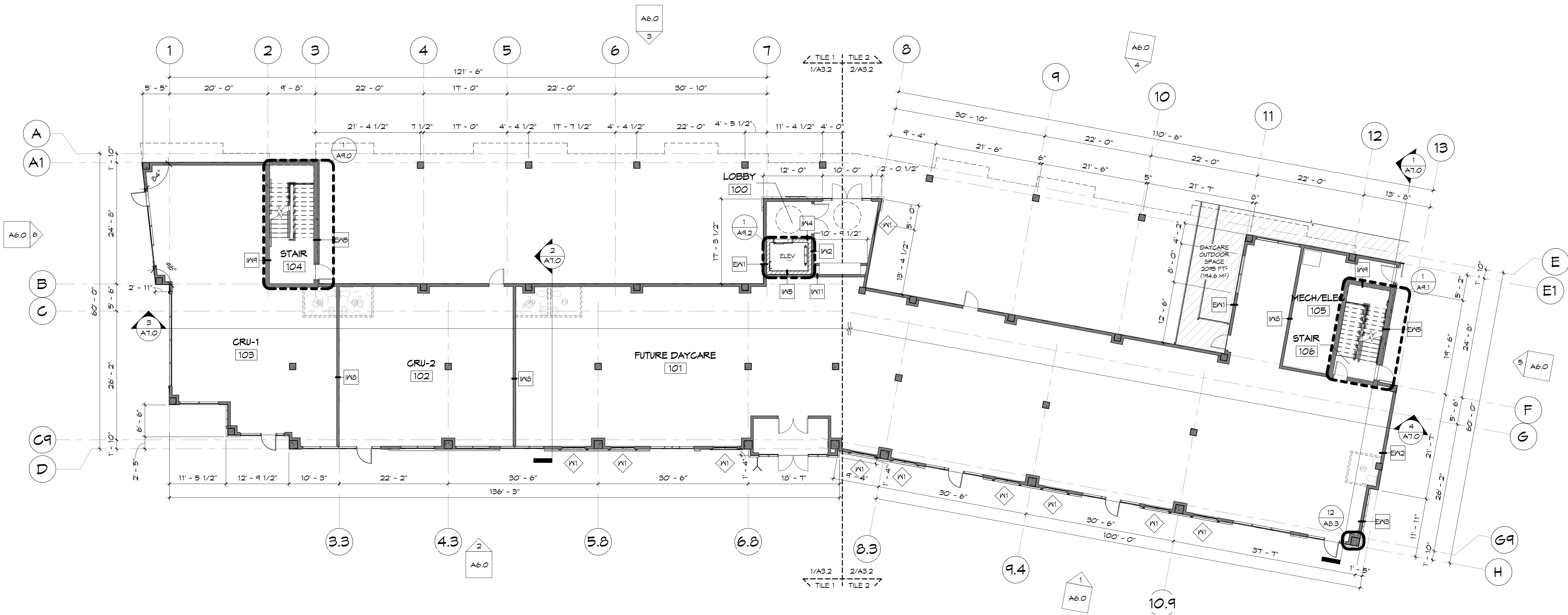
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- GENERAL NOTES
1. SEE A0.1 & A0.2 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPES
 2. SEE A13.0 FOR DR AND WDW SCHED
 3. INT DIMS ARE TAKEN TO FACE OF STUD, U.N.O.
 4. FE LOCATIONS- SEE MECH
 5. SEE A6.1 FOR MAIN FLOOR CURTAIN WALL ELEVATIONS
 6. ALL EXT WALLS ON MAIN FLR TO BE EX1 U.N.O.
 7. ITEMS SUCH AS MILLWORK, AND INT FIN, ARE TO BE DETERMINED ON AN AS-BUILT BASIS AND ARE SUBJECT TO APPROVAL BY OWNER.
 8. SEE SITE PLAN FOR EXTENT OF CONC WALKWAYS, TYP.

PROPOSED CRU	
CRU-1	1525 FT² (141.1 M²)
CRU-2	1148 FT² (106.7 M²)
FUTURE DAYCARE	8106 FT² (867.9 M²)
TOTAL	8779 FT² (815.7 M²)
OUTDOOR SPACE	2095 FT² (194.6 M²)

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1 OVERALL MAIN FLOOR PLAN
A3.1 3/32" = 1'-0"

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
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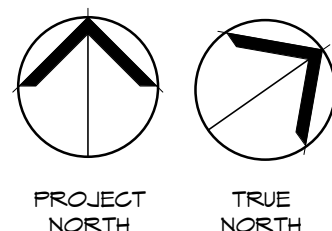
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OVERALL MAIN
FLOOR PLAN

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A3.1



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 - SEE A13.0 FOR DR AND MDW SCHED
 - INT DIMS ARE TAKEN TO FACE OF STUD, U.N.O.
 - FE LOCATIONS- SEE MECH
 - SEE A6.1 FOR MAIN FLOOR CURTAIN WALL ELEVATIONS
 - ALL INT WALLS TO BE IW1, U.N.O.
 - ALL EXT WALLS TO BE EN3 U.N.O.
 - ALL MILLWORK TO BE DESIGNED/COORD BY CLIENT

EXTERIOR FINISH LEGEND

	CANOPY PROJECTION
--	-------------------

PROPOSED UNITS		TOTAL
BACHELOR (A)	391 FT² (36.3 M²)	3
1 BED 1 BATH (A)	518 FT² (48.1 M²)	15
1 BED 1 BATH (B)	439 FT² (40.7 M²)	3
1 BED 1 BATH (CORNER)	526 FT² (48.8 M²)	3
1 BED 1 BATH (D)	553 FT² (51.3 M²)	3
2 BED 2 BATH (A)	142 FT² (60.9 M²)	6
2 BED 2 BATH (B)	183 FT² (17.2 M²)	12
2 BED 2 BATH (MIDDLE)	159 FT² (10.5 M²)	3
2 BED 2 BATH (CORNER)	113 FT² (11.8 M²)	3
2 BED 2 BATH (CORNER)	839 FT² (171.9 M²)	3
TOTAL		54

MAIN FLOOR (TO EXT WALL) = 10,233 FT² (950 M²)
FLOORS 2-4 (TO EXT WALL) = 14,252 FT² (1,324 M²)
TOTAL BUILDING AREA = 52,484 FT² (4,922 M²)



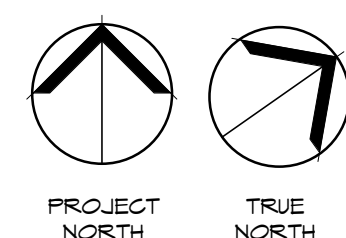
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- 
- CANOPY PROJECTION



6202 65 ST. AND 6302 65 ST.,
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A3.4



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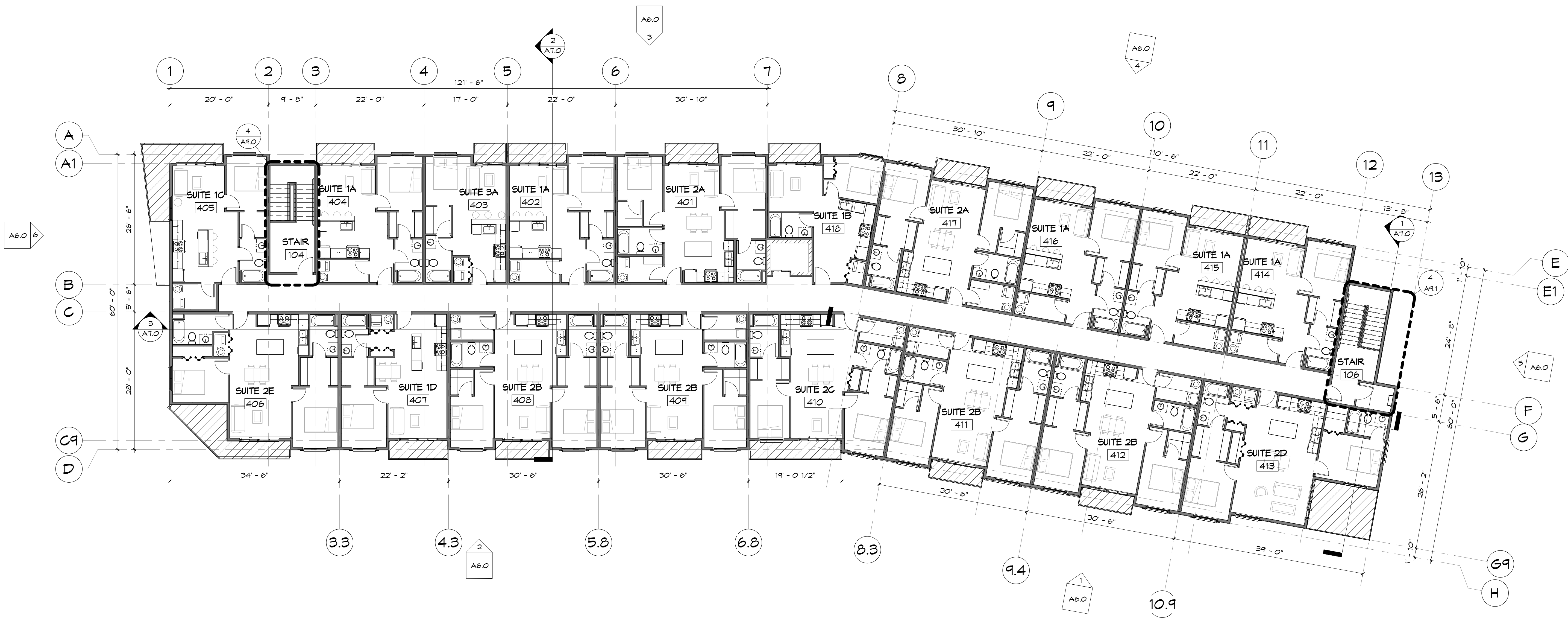
Aleshia Ingram

- GENERAL NOTES**
1. SEE A0.1 & A0.2 FOR ALL NOTES, SYMBOL LEGENDS, AND ASSEMBLY TYPES
 2. SEE A10.0 FOR DR. AND MDW SCHED
 3. INT DIMS ARE TAKEN TO FACE OF STUD, U.N.O.
 4. FE LOCATIONS- SEE MECH
 5. SEE A6.1 FOR MAIN FLOOR CURTAIN WALL ELEVATIONS
 6. ALL INT WALLS TO BE INT, U.N.O.
 7. ALL EXT WALLS TO BE EMB U.N.O.
 8. ALL MILLWORK TO BE DESIGNED/COORD BY CLIENT

EXTERIOR FINISH LEGEND

CANOPY PROJECTION

Revisions		
No.	Issued For	Date
1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-20
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02



1 OVERALL FOURTH FLOOR PLAN
A3.5 3/32" = 1'-0"

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

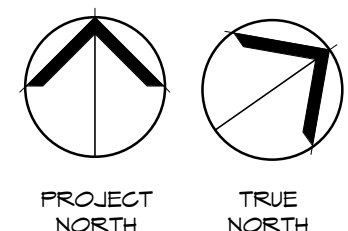
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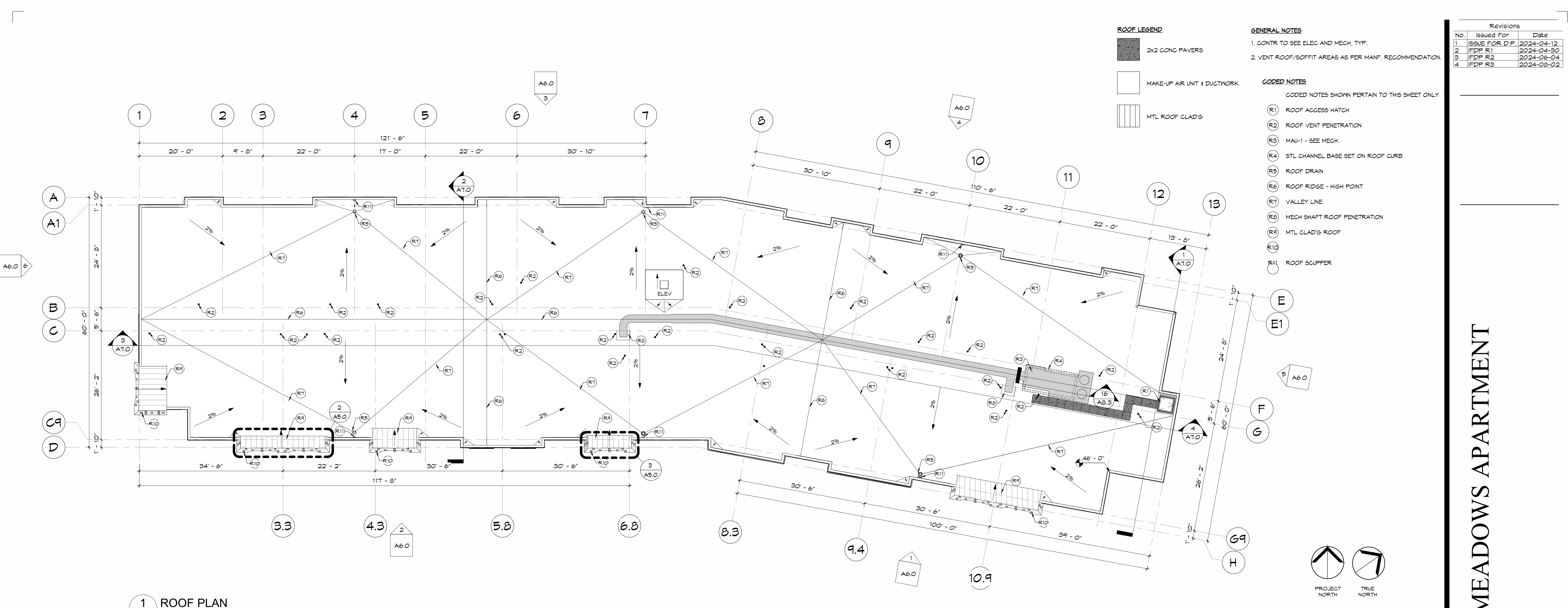
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Drawn by: EA
Checked by: CK
Scale: As indicated
File: 24-008
Sheet Name:

OVERALL 4TH
FLOOR PLAN

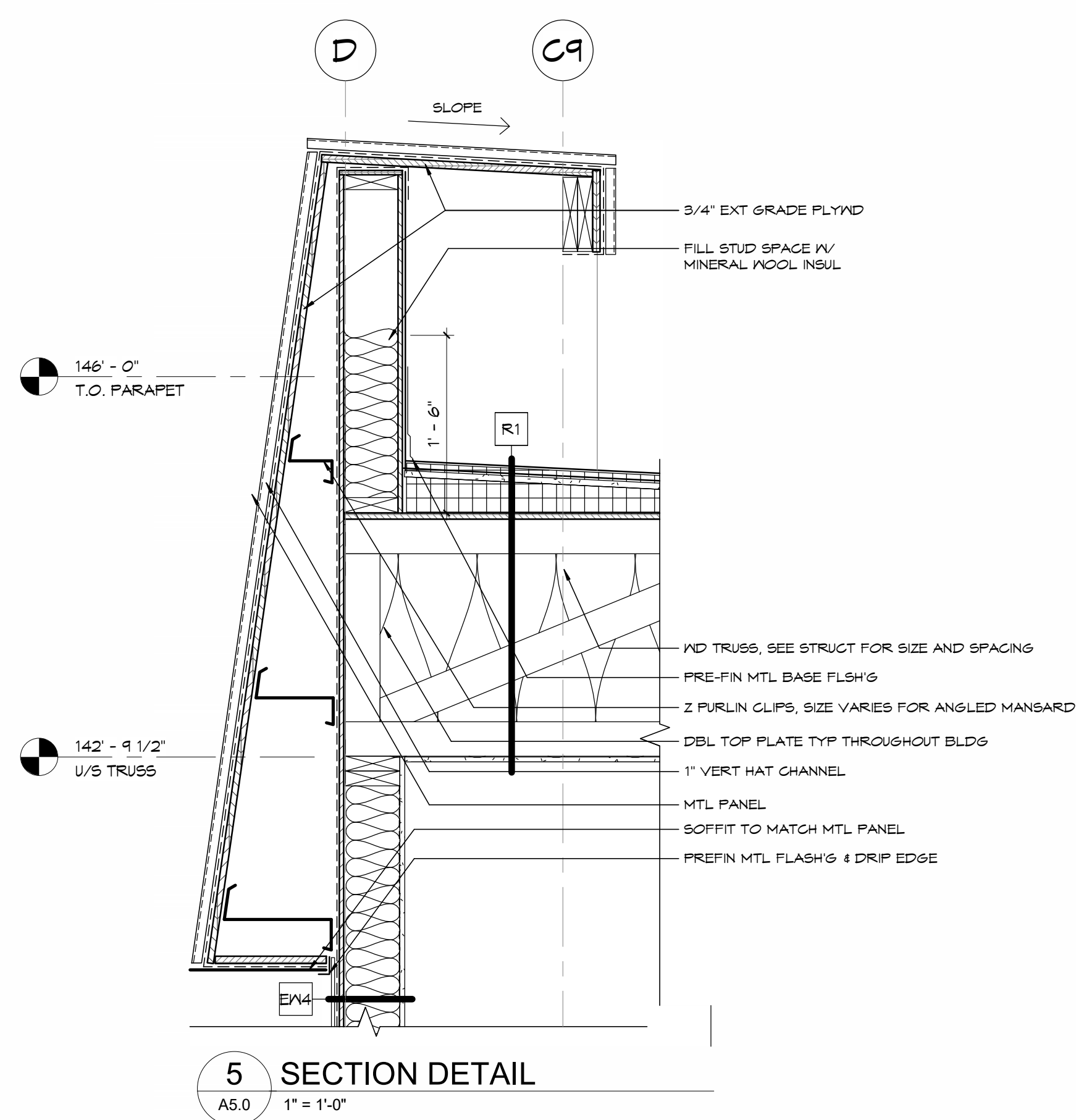
Sheet No:

A3.5

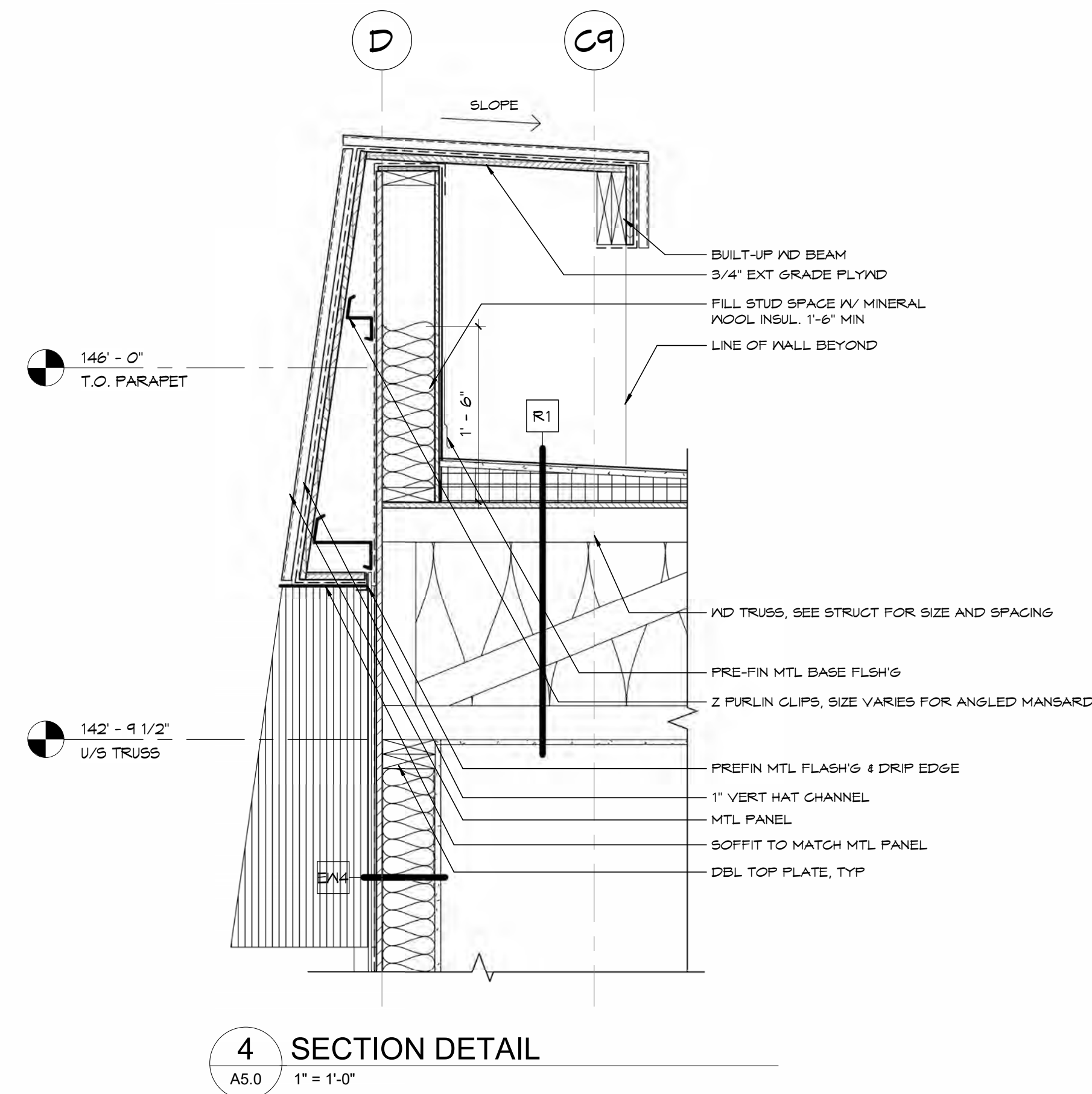




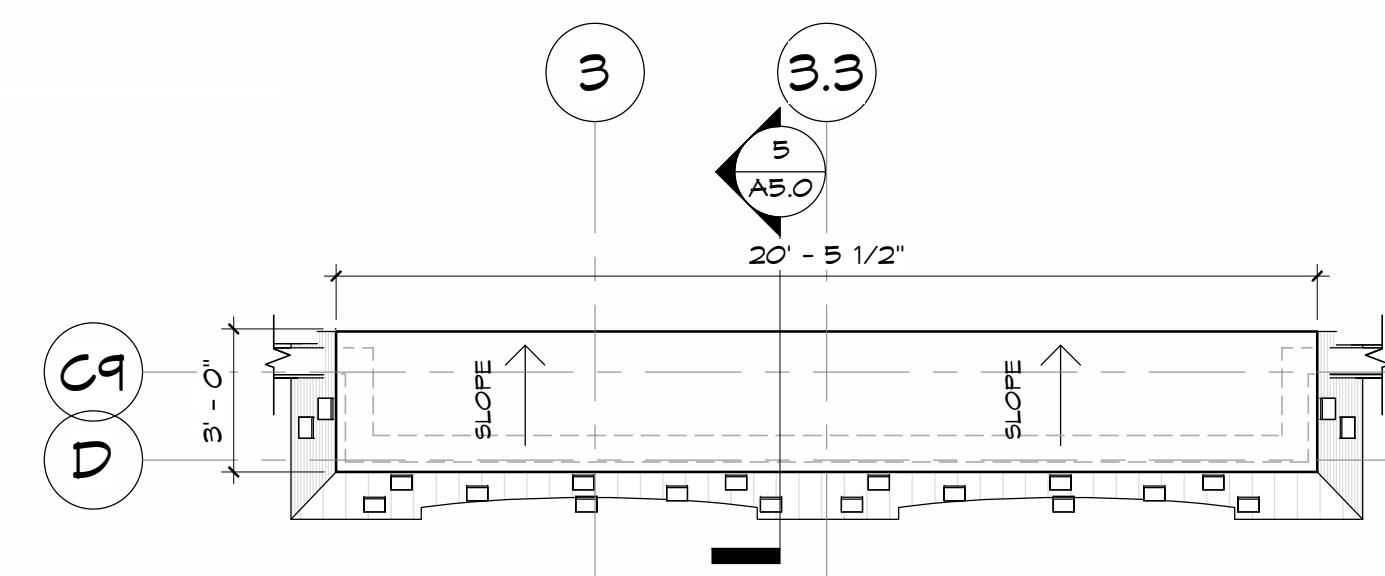
1 ROOF PLAN
A5.0 3/32" = 1'-0"



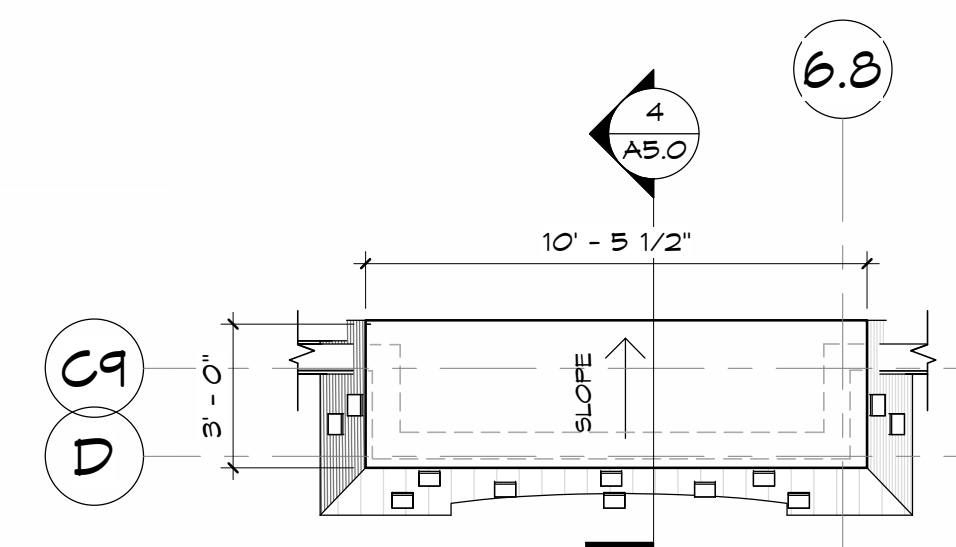
5 SECTION DETAIL
A5.0 1" = 1'-0"



4 SECTION DETAIL
A5.0 1" = 1'-0"



2 ENLARGED DUAL MANSARD ROOF PLAN
A5.0 1/4" = 1'-0"



3 ENLARGED MANSARD ROOF PLAN
A5.0 1/4" = 1'-0"

Approved: October 10, 2024
Permit No: 2024-037
City of Beaumont
Development Authority
Aleshia Ingram

ISSUE FOR DEVELOPMENT PERMIT

Revisions		
No.	Issued For	Date
1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-30
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02

DANSEREAU MEADOWS APARTMENT

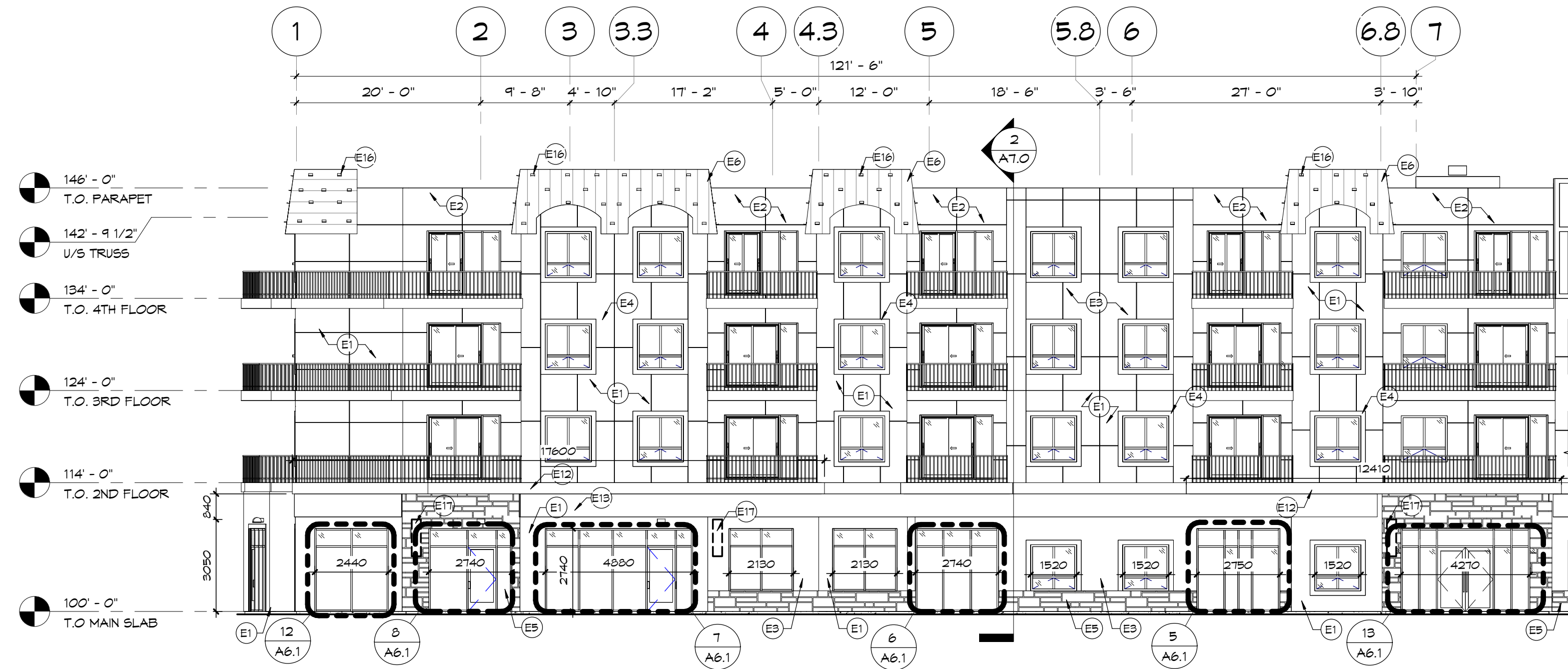
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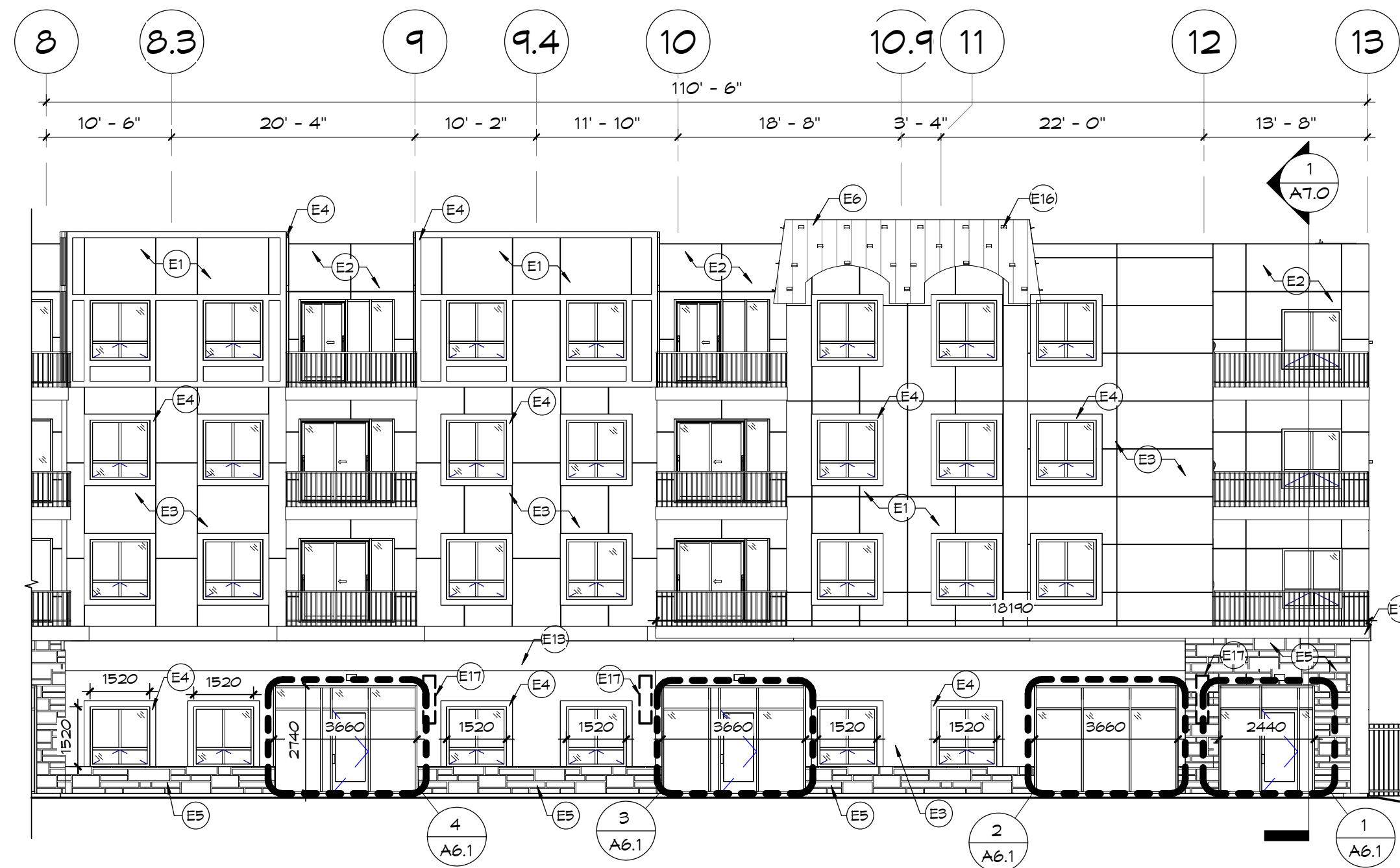
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Drawn by: DK
Checked by: CK
Scale: As indicated
File: 24-008
Sheet Name: ROOF PLAN

Sheet No:

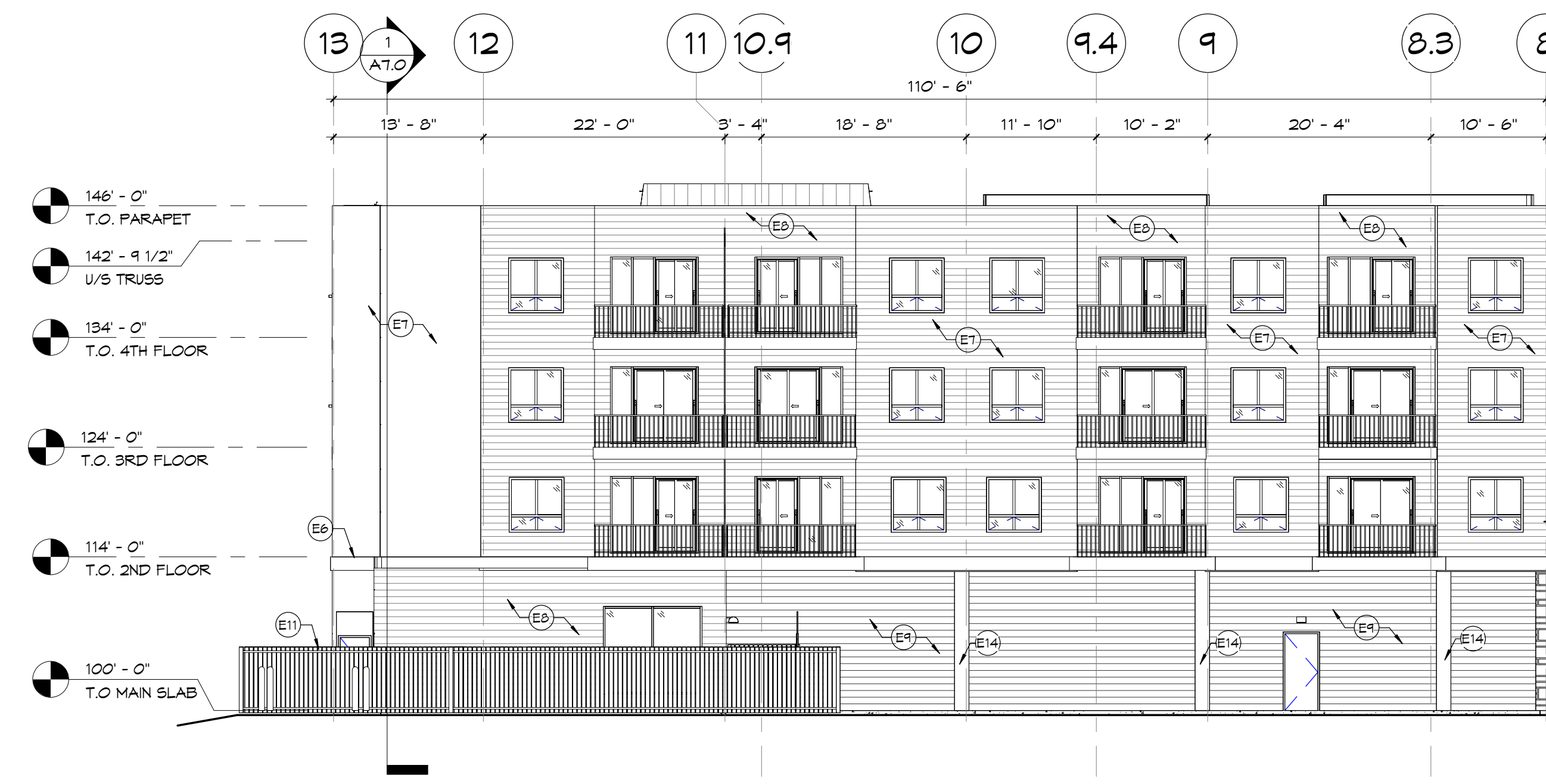
A5.0



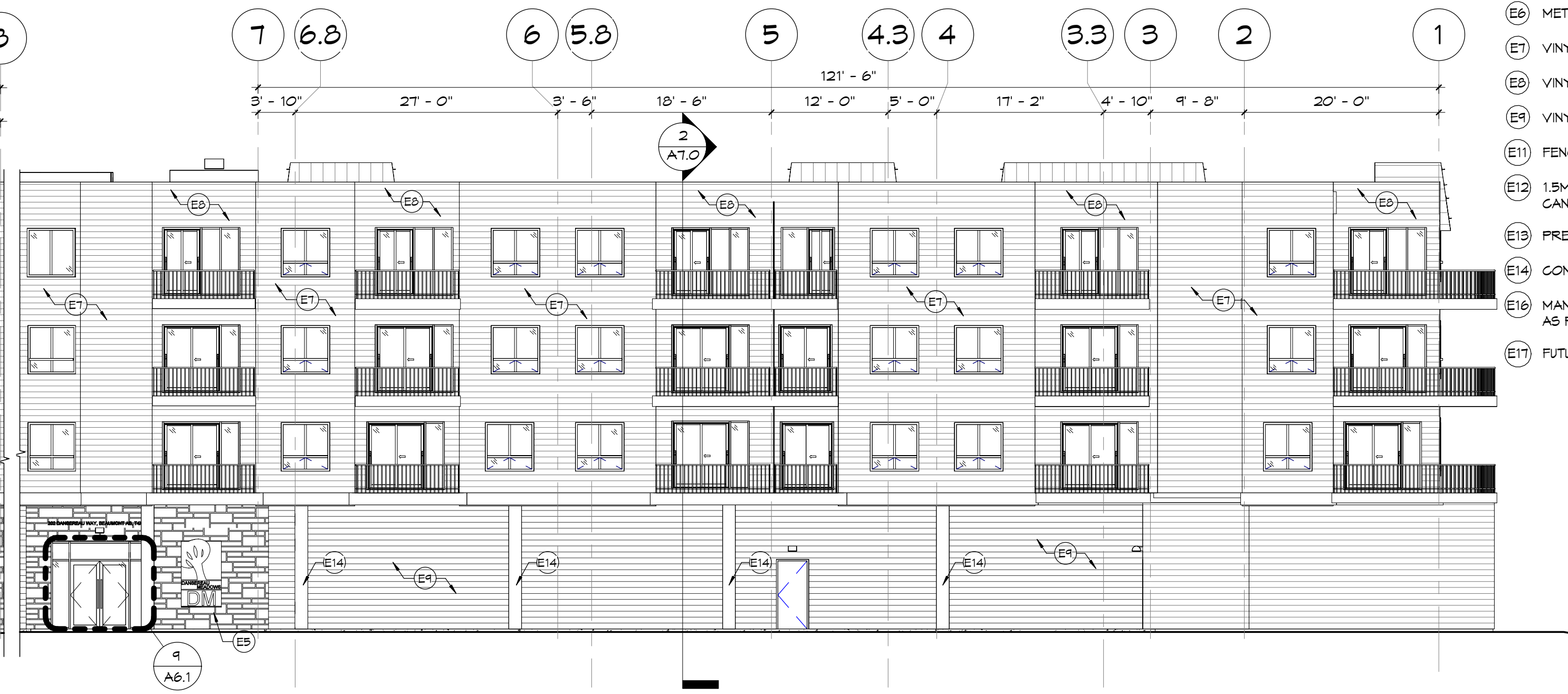
2 SOUTH EXT ELEV 2
A6.0 1:125



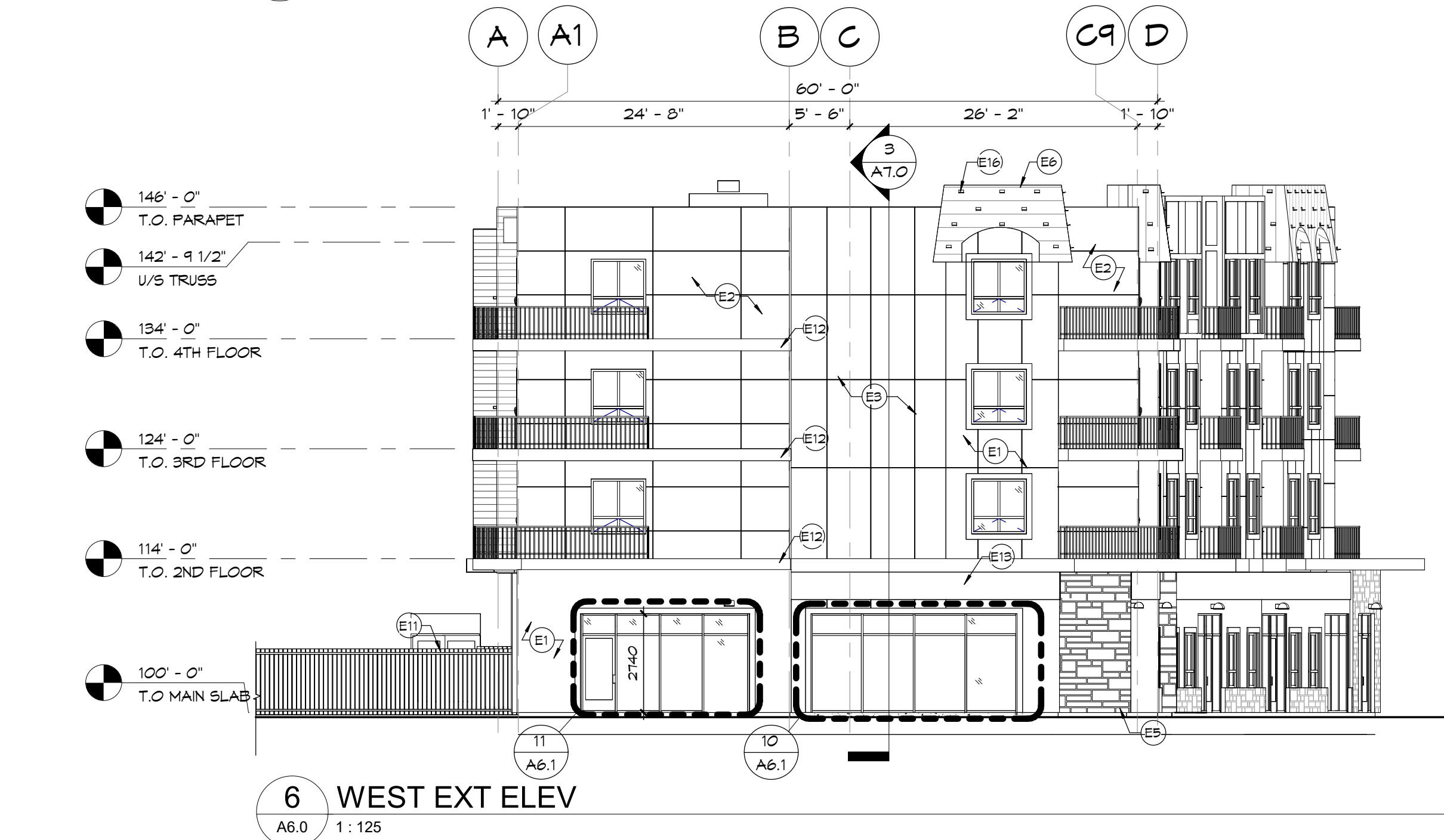
1 SOUTH EXT ELEV 1
A6.0 1:125



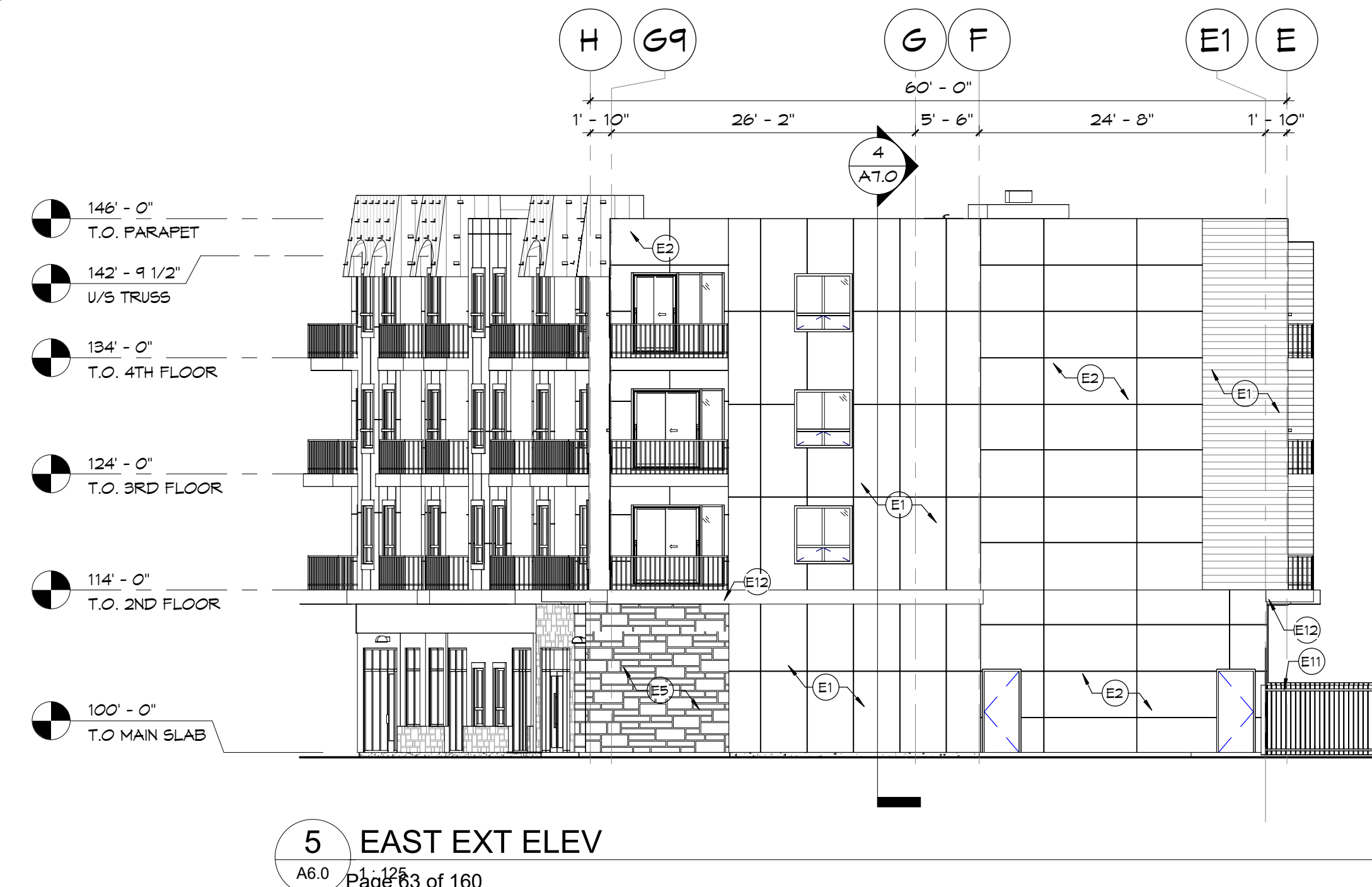
4 NORTH EXT ELEV 2
A6.0 1:125



3 NORTH EXT ELEV 1
A6.0 1:125



6 WEST EXT ELEV
A6.0 1:125



5 EAST EXT ELEV
A6.0 1:125

GENERAL NOTES
1. ANY AND ALL EXTERIOR SIGNAGE SHOWN IS TO BE FOR GRAPHIC PURPOSES ONLY AND IS NOT PART OF THIS DEVELOPMENT PERMIT SUBMISSION. FUTURE TENANTS TO APPLY FOR SEPARATE PERMIT AT TIME OF TENANT IMPROVEMENT.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR CURTAIN WALLS PRIOR TO INSTALLATION.

ENTRANCE FEATURE CHARACTERISTICS:
SOUTH FRONTAGE:
TOTAL WINDOW AND DOOR WIDTH = 51.16m
TOTAL LOT WIDTH = 73.3m
% OF LOT WIDTH COVERED = 69.8%
TOTAL WDWS AND DOORS AREA = 120.76m²
TOTAL FACADE AREA = 226.5m²
% OF FACADE AREA COVERAGE = 53.3%
WEST FRONTAGE:
TOTAL WINDOW AND DOOR WIDTH = 10.4m
TOTAL LOT WIDTH = 34.2m
% OF LOT WIDTH COVERED = 30.0%
TOTAL WDWS AND DOORS AREA = 20.6m²
TOTAL FACADE AREA = 51.2m²
% OF FACADE AREA COVERAGE = 55.9%
EAST WALL GLAZING:
TOTAL GLAZING AREA = 22.39m²
TOTAL WALL AREA = 227.1m²
% OF GLAZING = 04.8%

- CODED NOTES**
CODED NOTES SHOWN PERTAIN TO THIS SHEET ONLY.
- (E1) HARDIE ARCHITECTURAL PANEL - ARCTIC WHITE
 - (E2) HARDIE ARCHITECTURAL PANEL - DEEP OCEAN
 - (E3) HARDIE ARCHITECTURAL PANEL - AGED PEXTER
 - (E4) HARDIE ARCHITECTURAL TRIM BOARDS
 - (E5) STONE VENEER - GREY
 - (E6) METAL ROOFING - GREY
 - (E7) VINYL SIDING - WHITE
 - (E8) VINYL SIDING - BLUE
 - (E9) VINYL SIDING - GREY
 - (E11) FENCED DAYCARE AREA
 - (E12) 1.5M DEEP BLACK MTL. CLADDING STOREFRONT CANOPY
 - (E13) PRE-FIN MTL BAND - GREY
 - (E14) CONC. COL. SEE STRUCT
 - (E16) MANSARD WIDE SNO-SAFE SNOW GUARDS, INSTALL AS PER MANUF. RECOMMENDATION, TYP.
 - (E17) FUTURE PROJECTION SIGN BY TENANT

Revisions

No.	Issued For	Date
1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-20
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02
5	IFDP R4	2024-09-03

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

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Date: 2024-10-07

Drawn by: EA

Checked by: CK

Scale: As indicated

File: 24-008

Sheet Name: BUILDING ELEVATIONS

Sheet No:

Approved: October 10, 2024
Permit No: 2024-037

City of Beaumont
Development Authority

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ISSUE FOR DEVELOPMENT PERMIT

A6.0

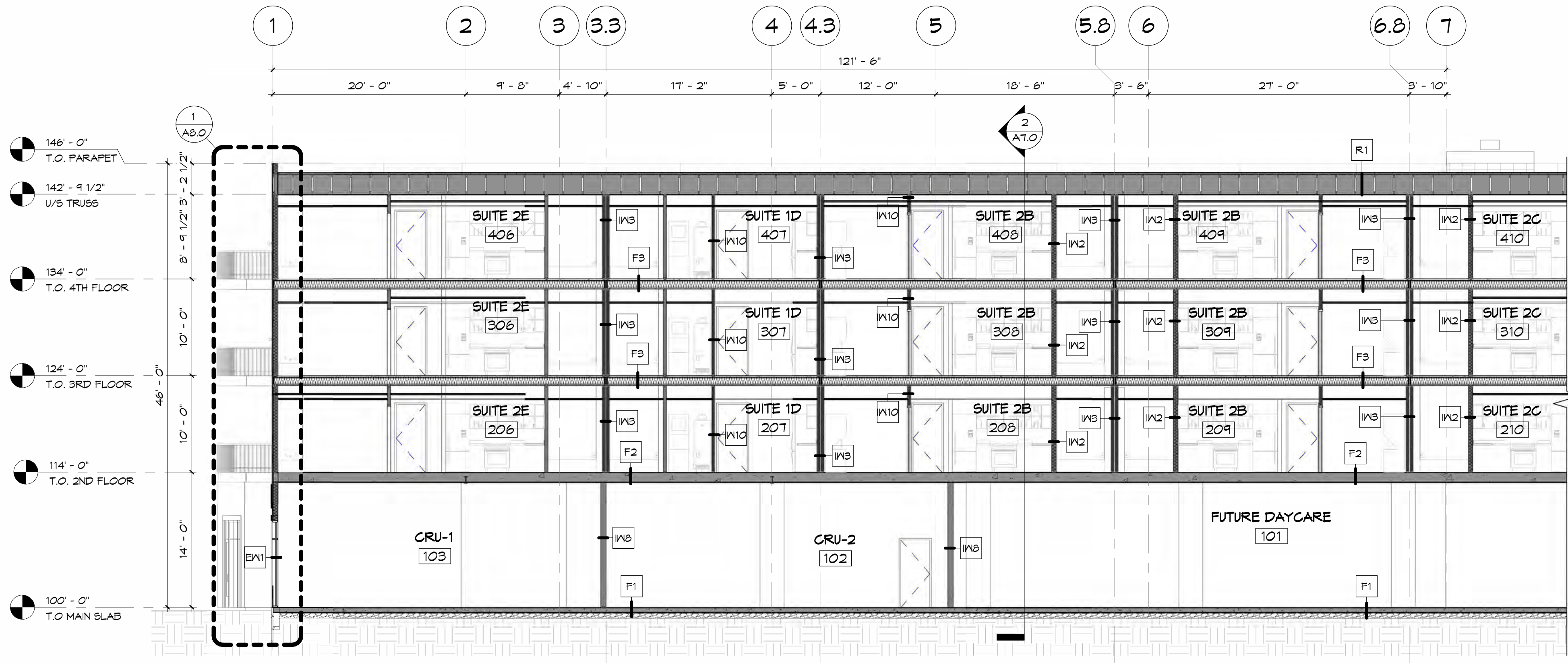
Approved: October 10, 2024
Permit No: 2024-037

City of Beaumont
Development Authority

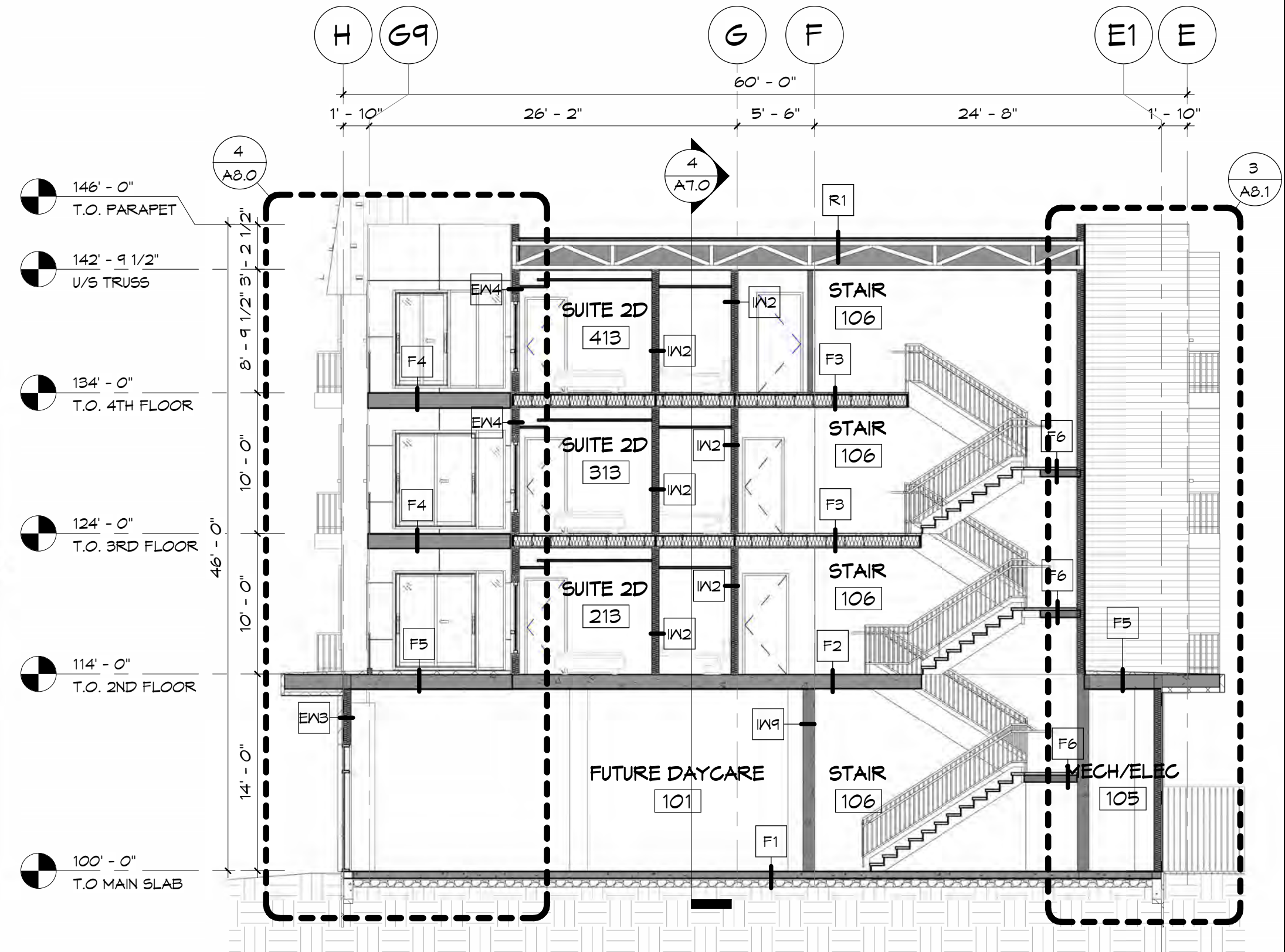
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- GENERAL NOTES
1. REFER TO STRUC DWGS FOR TRUSS DESIGN.
 2. ALL STRUC MEMBERS/COMPONENTS/CONNECTIONS ARE TO BE VERIFIED, APPROVED & STAMPED BY A STRUC ENGINEER PRIOR TO CONST.
 3. REFER TO GEOTECH REPORT FOR KEEPING TILE REGS.
 4. MAIN FLR TO BE NON-COMBUSTIBLE CONSTRUCTION
 5. FLRS 2-4 TO BE MD FRAME CONST
 6. ALL INT WALLS TO BE IN1 U.N.O.

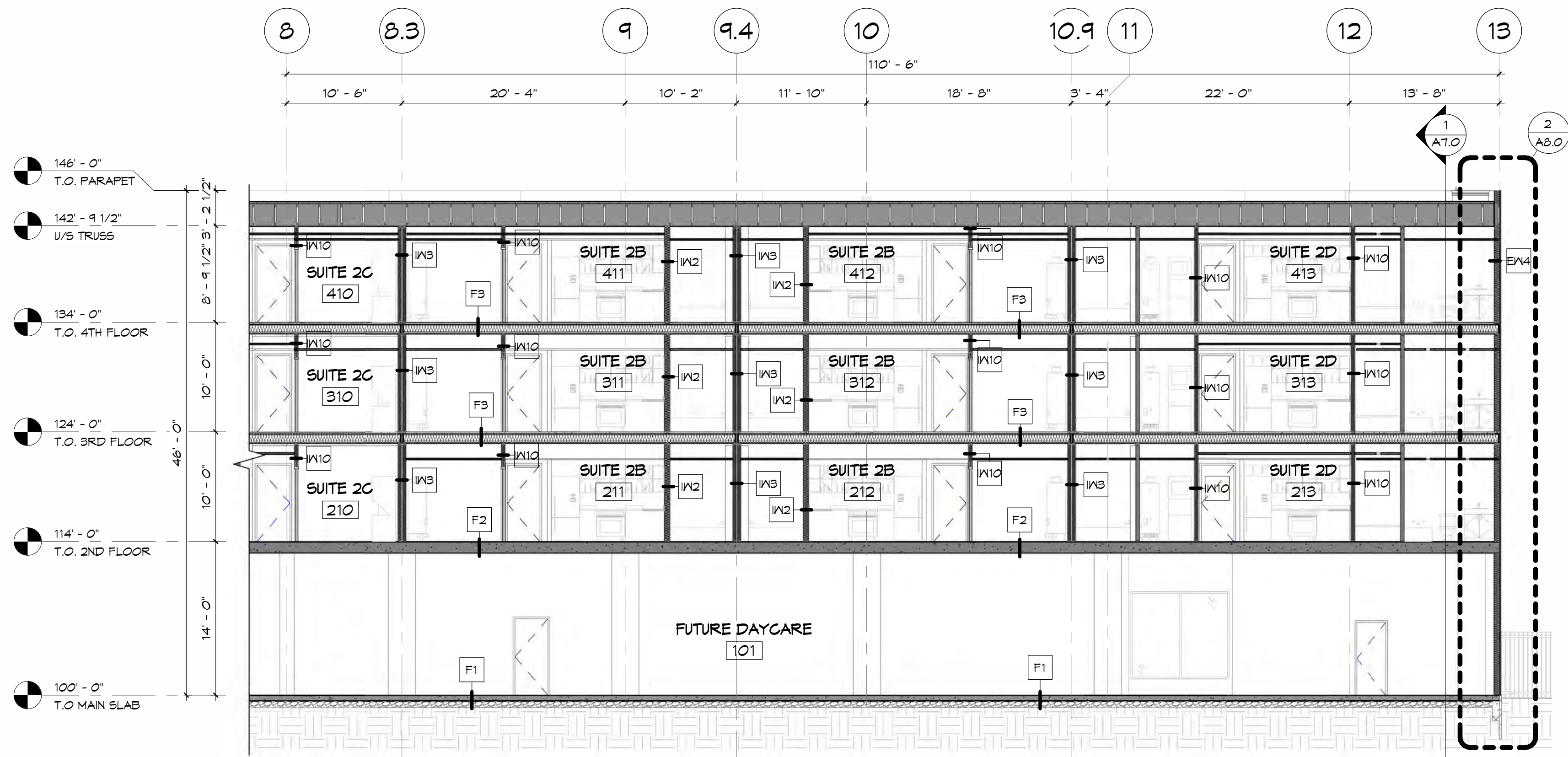
Revisions		
No.	Issued For	Date
1	ISSUE FOR D.P.	2024-04-12
2	IFDP R1	2024-04-20
3	IFDP R2	2024-06-04
4	IFDP R3	2024-08-02



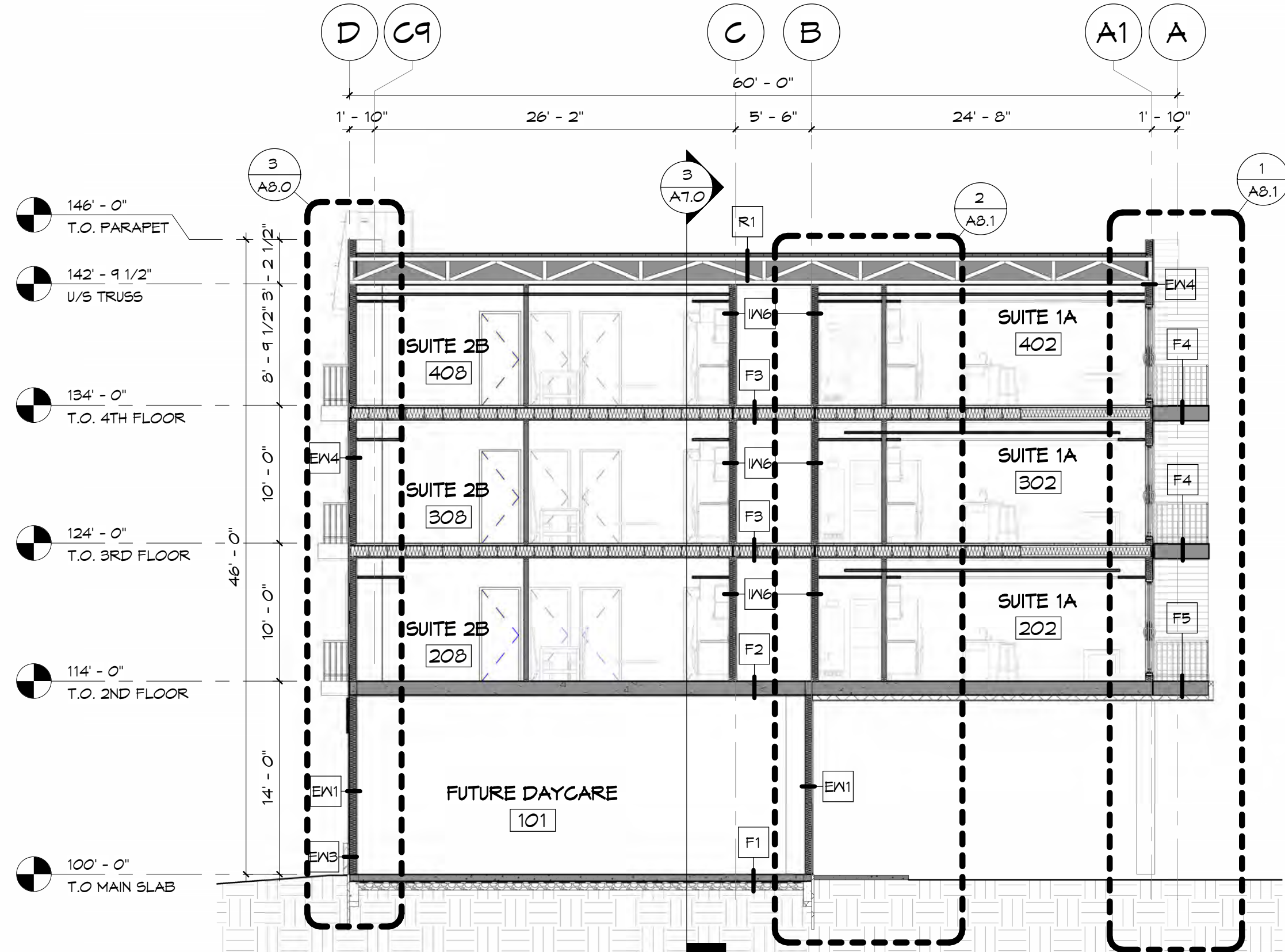
3 BUILDING SECTION
A7.0 1/8" = 1'-0"



1 BUILDING SECTION
A7.0 1/8" = 1'-0"



4 BUILDING SECTION
A7.0 1/8" = 1'-0"



2 BUILDING SECTION
A7.0 1/8" = 1'-0"

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

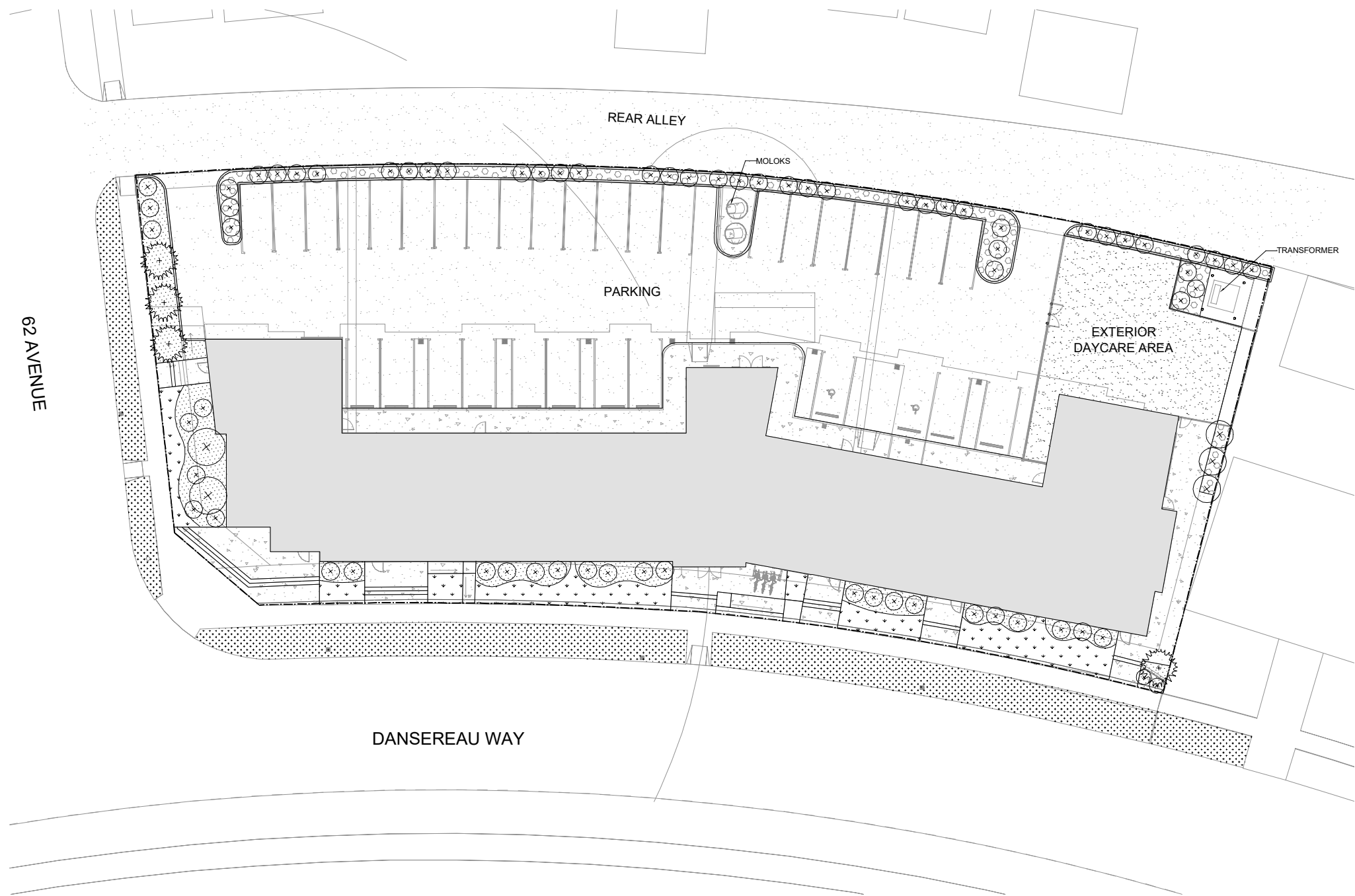
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Date: 2024-10-07
Drawn by: DK
Checked by: CK
Scale: As indicated
File: 24-008
Sheet Name:

BUILDING
SECTIONS

Sheet No:

A7.0



LEGEND

-  CONCRETE
-  ASPHALT
-  WOOD MULCH
-  GRAVEL MULCH
-  SOD
-  CITY BOULEVARD
-  BICYCLE RACK
-  PROPOSED TREES (CONIFEROUS)
-  PROPOSED TREES (DECIDUOUS)
-  PROPOSED SHRUBS AND GRASS
-  PROPERTY LINE

1 SITE PLAN
1:200



GREEN SPACE ALLIANCE
Edmonton Suite 205, Sylbert Building,
10132 – 105 St. NW Edmonton AB T5J1C9
T : +1 780 710 0035

CLIENT :



ARCHITECT :



NOTES:

DEVELOPMENT PERMIT
DRAWINGS

PROJECT :

**DANSEREAU
MEADOWS**

6202, 65 ST. AND 6302, 65 ST.
BEAUMONT, ALBERTA

R4	04.10.2024	
R3	01.08.2024	
R2	11.04.2024	
R1	27.03.2024	
No.	Description	Date

SITE PLAN



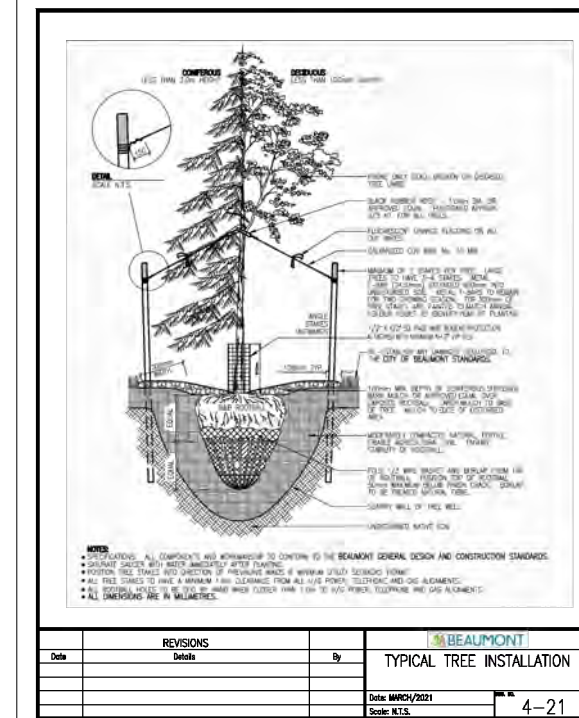
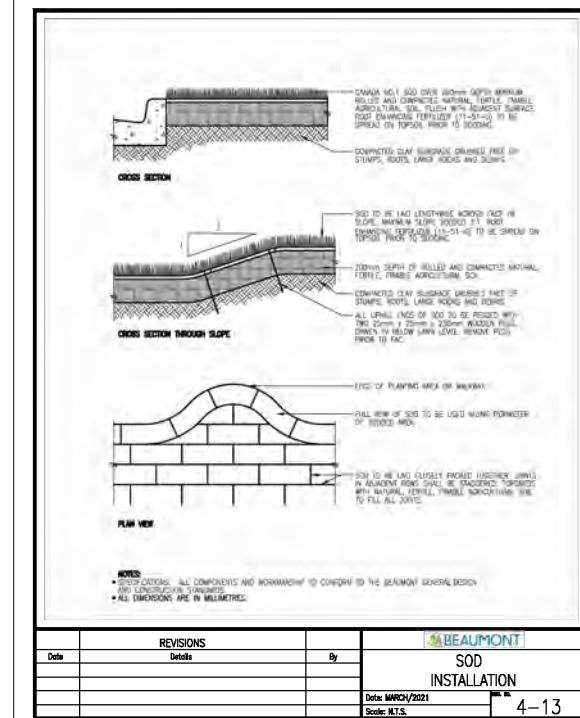
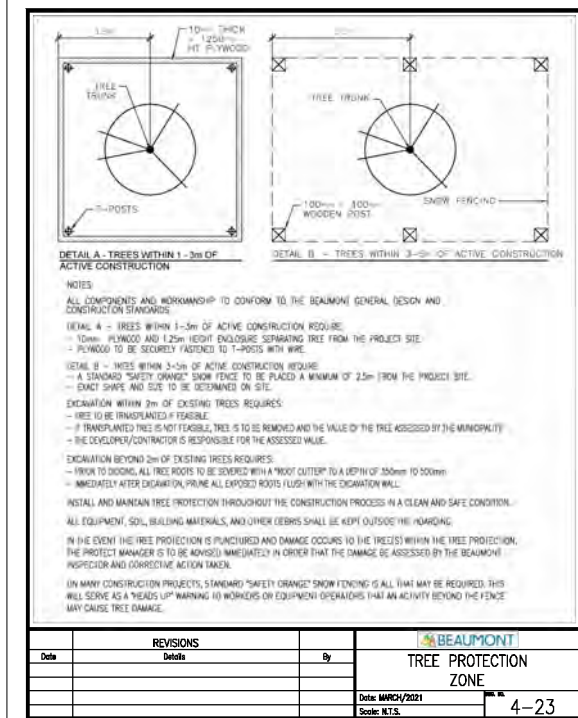
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Scale:
DRAWN BY: RK
Checked By: DD
Date: -

Sheet No. L-101

Approved: October 10, 2024
Permit No: 2024-037

City of Beaumont
Development Authority

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1 TREE PROTECTION ZONE

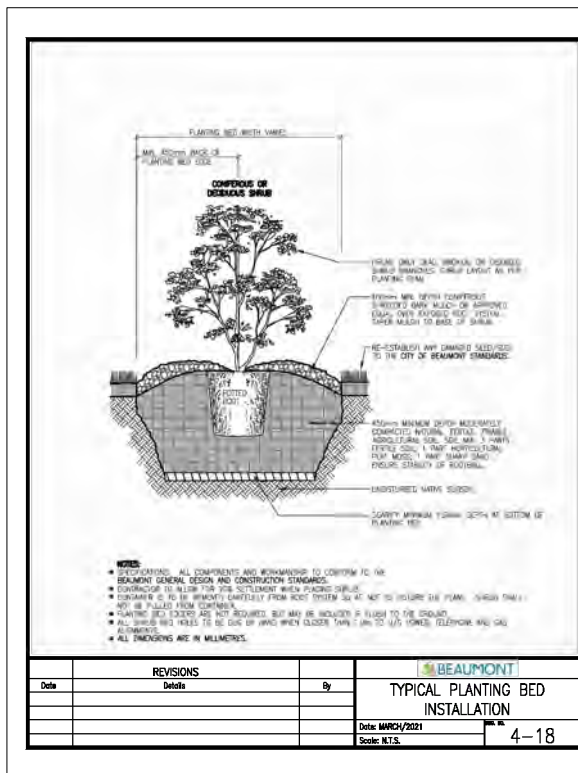
NTS

2 SOD INSTALLATION

NTS

3 TYPICAL TREE INSTALLATION

NTS



4 TYPICAL PLANTING BED INSTALLATION

NTS



GREEN SPACE ALLIANCE
Edmonton Suite 205, Sylbert Building,
10132 - 105 St. NW Edmonton AB T5J1C9
T: +1 780 710 0035

CLIENT :



ARCHITECT :



NOTES:

DEVELOPMENT PERMIT
DRAWINGS

PROJECT :

**DANSEREAU
MEADOWS**

6202, 65 ST. AND 6302, 65 ST.
BEAUMONT, ALBERTA

R4	04.10.2024	
R3	01.08.2024	
R2	11.04.2024	
R1	27.03.2024	
No.	Description	Date

**LANDSCAPE
DETAILS**



Project Number: -
Scale:
DRAWN BY: RK
Checked By: DD
Date: -

Sheet No. L-103

Approved: October 10, 2024
Permit No: 2024-037

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Development Authority

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2024057 Dansereau Meadows - Electrical Drawing List

DESCRIPTION	DRAWING NO.	SHEET NO.
Electrical Cover Page	E0.0	1
Electrical Site Plan	E1.0	2
Lighting Schedule & Details	E2.0	3
Electrical Specifications	E3.0	4

Approved: October 10, 2024
Permit No: 2024-037

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[illegible]

ARCHITECT

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SEAL

PERMIT

DRAWN BY: RADP

CHECKED BY: SHERRY KALDAS

ENGINEER: HAYDAR AL DAHHAN, P.ENG.

PROJECT #:	2024057
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SCALE: AS NOTED

PROJECT

DANSEREAU
MEADOWS

6202 65 St. and 6302 65 St.

BEAUMONT, AB

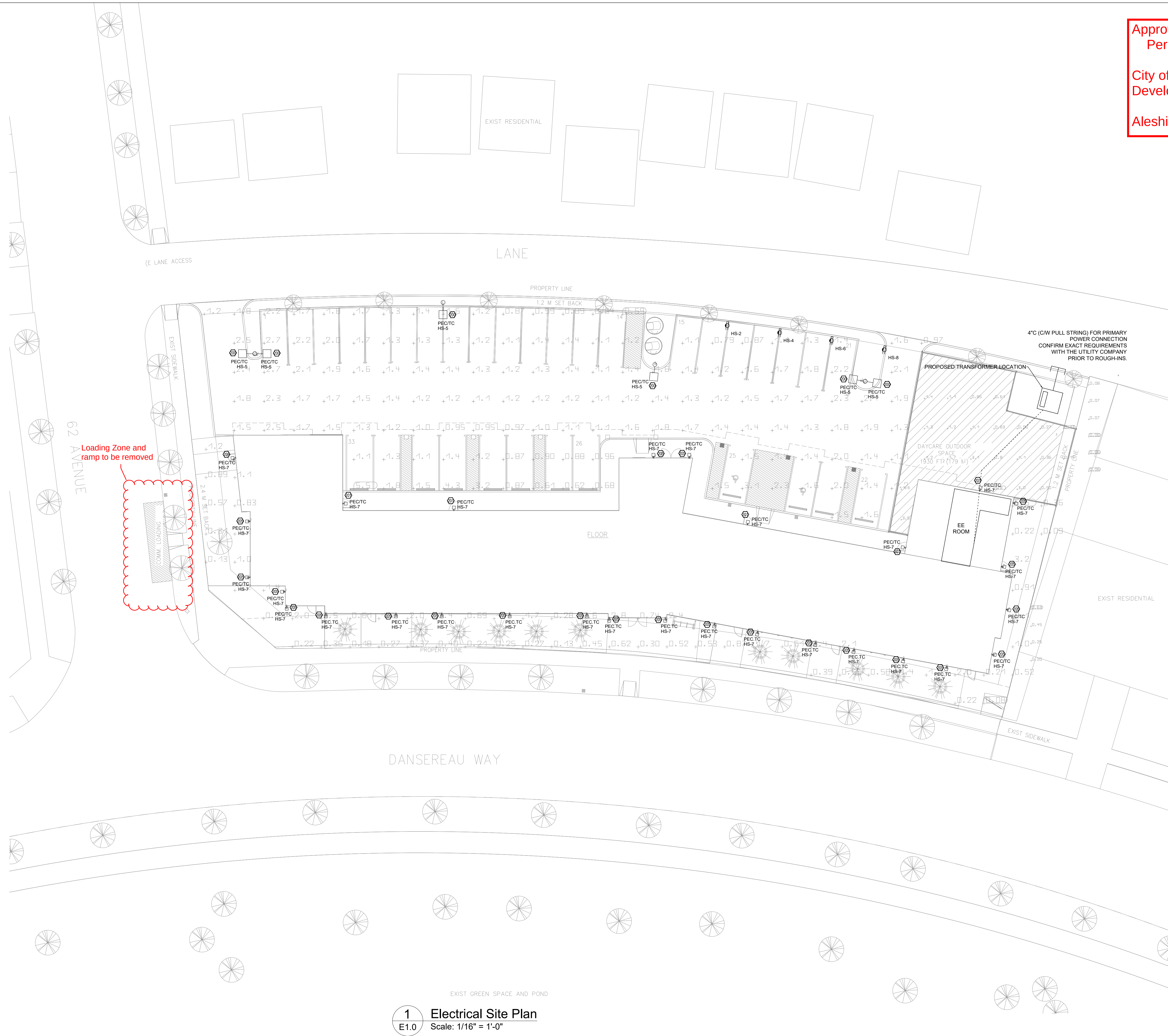
Electrical
Cover Page

DRAWING NO.

E0.0

SHEET

4



Approved: October 10, 2024
Permit No: 2024-037

City of Beaumont
Development Authority

Aleshia Ingram



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Engineering

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No.	Description	Date
1	ISSUED FOR DEVT. PLAN	2024-04-29
2	RE-ISSUED FOR DEVT PERMIT	2024-07-31
3	RE-ISSUED FOR DEVT PERMIT	2024-10-08

ARCHITECT

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SEAL	PERMIT
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DRAWN BY:	RADP
CHECKED BY:	SHERRY KALDAS
ENGINEER:	HAYDAR AL DAHHAN, P.ENG.
PROJECT #:	2024057
SCALE:	AS NOTED

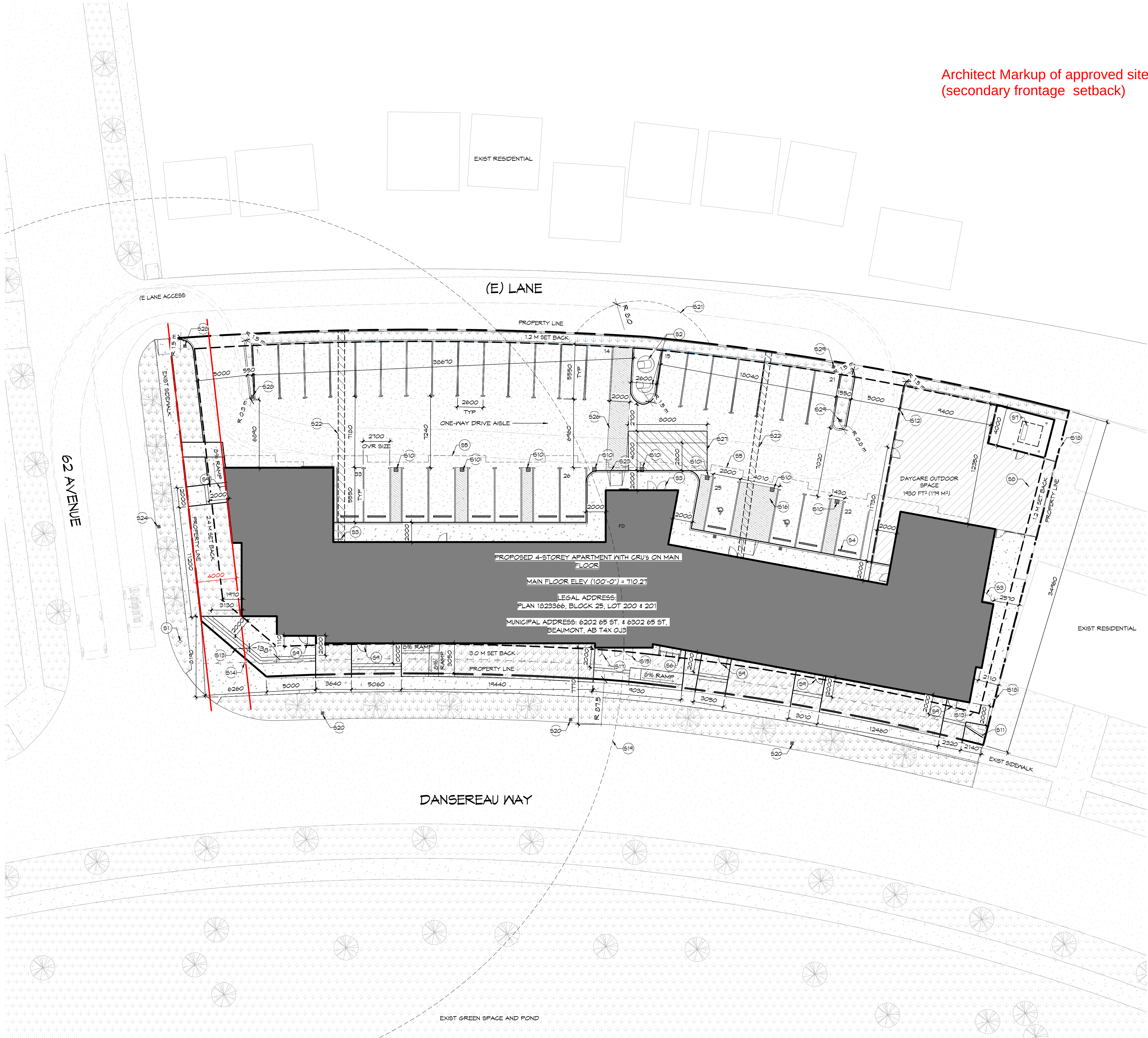
PROJECT

DANSEREAU MEADOWS

6202 65 St. and 6302 65 St.
BEAUMONT, AB

DESCRIPTION	
Electrical Site Plan	
DRAWING NO.	SHEET
E1.0	2 4

1. GENERAL REQUIREMENTS: 1.1. INTENT: 1.1.1. PROVIDE COMPLETE, FULLY TESTED AND OPERATIONAL ELECTRICAL SYSTEMS TO MEET REQUIREMENTS DESCRIBED HEREIN AND IN COMPLETE ACCORD WITH APPLICABLE CODES AND ORDINANCES. 1.1.2. FOLLOW MANUFACTURER'S COMPLETED INSTRUCTIONS AND PROCEDURES FOR THE INSTALLATION OF ALL EQUIPMENT, DEVICES AND FIXTURES SUPPLEMENTED BY REQUIREMENTS OF CONTRACT DOCUMENTS. 1.2. SUBMITTALS: 1.2.1. UPON AWARD OF CONTRACT, SUBMIT A COMPLETE PROCUREMENT SCHEDULE INDICATING MANUFACTURER, MODEL OF EQUIPMENT, PROJECTED ORDERING, SHOP DRAWING SUBMITTAL DATES AND DELIVERY DATES OF ALL PRODUCTS TO MEET CONSTRUCTION SCHEDULE. 1.2.2. PRIOR TO ORDERING OF ANY PRODUCT, SUBMIT SHOP DRAWINGS FOR REVIEW AS SPECIFIED. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT AS REQUIRED IN EACH SECTION OF SPECIFICATION. 1.2.3. REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING SHOP DRAWINGS TO CONSULTANT. CONTRACTOR'S REVIEW SHALL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS. 1.2.4. SHOP DRAWINGS SHALL INDICATE MATERIALS, METHODS OF CONSTRUCTION, ATTACHMENT OF SUPPORTING WIRING, DIMENSIONS, CAPACITIES, ELECTRICAL PERFORMANCE CHARACTERISTICS AND OTHER INFORMATION NECESSARY TO COMPLETE THIS WORK. 1.2.5. PROVIDE WIRING, SINGLE LINE AND SCHEMATIC DIAGRAMS FOR ELECTRICAL CONTROL SYSTEMS AND WHERE OTHERWISE APPLICABLE, INCLUDE WIRING DRAWINGS OR DIAGRAMS SHOWING INTERCONNECTION AMONG WORK OF DIFFERENT SECTIONS. 1.2.6. ORDER PRODUCTS TO CONFORM WITH REVISED SHOP DRAWINGS. 1.3. LABELING AND IDENTIFICATION: 1.3.1. IDENTIFY ALL PANELBOARDS, SWITCHGEAR, TRANSFORMERS, DISCONNECTS, CONTACTORS, JUNCTION BOXES, COMMUNICATION EQUIPMENT, FIRE ALARM COMPONENTS, MOTORS, INSTRUMENTS, CONTROL DEVICES, INCOMING SERVICE AND COMMUNICATION CABLES WITH LABELS. LABELS SHALL BE 118mm x 13mm ADHESIVE LAMINOID NAMEPLATES. 1.3.2. PROVIDE TYPEWRITTEN PANELBOARD CIRCUIT DIRECTORY INDICATING LOADS, LOCATIONS AND CIRCUIT NUMBERS UTILIZED. PLACE CIRCUIT DIRECTORY IN A METAL HOLDER C/W PLASTIC COVER ON THE INSIDE OF PANELBOARD. 1.3.3. ALL COMMON AREA RECEPTACLES AND SWITCH COVER PLATES TO BE C/W LABELS INDICATING PANEL NAME AND CIRCUIT NUMBER. 1.3.4. ALL RECESSED JUNCTION BOXES TO BE LABELED IN VISIBLE INDELEIBLE INK LABELING AT MINIMUM TO INCLUDE FUNCTION OF JUNCTION BOX (EQUIPMENT NAME, FIRE ALARM, EMERGENCY OR EXIT), PANEL NAME AND CIRCUIT NUMBER. LABELS TO BE LOCATED ON THE SIDE OF JUNCTION BOX AND ON THE COVER PLATE. 1.3.5. PROVIDE LABELING FOR ALL CONDUITS AND CABLING. CONDUITS AND CABLING TO BE MINIMUM LABELED AT BOTH ENDS, ON EITHER SIDE OF FIRE SEPARATION PENETRATION, AND EVERY 30m OF RUN. LABELING BY READILY VISIBLE COLOR CODE IS ACCEPTABLE. 1.3.6. PROVIDE A LAMINOID LABEL NAMING THE CONSULTING ELECTRICAL ENGINEER. THIS LABEL SHALL BE LOCATED ON THE MAIN DISTRIBUTION EQUIPMENT PANEL. 1.3.7. CONDUITS, CONDUCTORS AND WIRES SHALL BE LABELED IN VISIBLE INDELEIBLE INK AT PANEL AND ALL JUNCTION BOXES INDICATING DEVICE BEEN FED, PANEL NAME AND CIRCUIT NUMBER. 1.3.8. LABELS SHALL IDENTIFY ALL ELECTRICAL EQUIPMENT MOUNTED AND CONNECTED. PROVIDE COLOR CODING OF CONDUIT, JUNCTION BOXES, ETC. 1.3.9. TELECOMMUNICATION SYSTEM SHALL BE PROVIDED WITH LABELS IN ACCORDANCE WITH UTILITY COMPANIES REQUIREMENTS AND AS PER TIA/EIA 607-A. 1.4. PROJECT RECORD DRAWINGS: 1.4.1. KEEP ON SITE ELECTRICAL DRAWINGS FOR RECORD PURPOSES. MARK CLEARLY IN RED ALL CHANGES AND DEVIATIONS FROM ORIGINAL DRAWINGS AS THE JOB PROGRESSES. MARK LOCATIONS OF PANELS, BOXES, EQUIPMENT, UNDERGROUND SERVICES AND FEEDERS TO LIGHTING, DISTRIBUTION, COMMUNICATION AND SIGNAL PANELS. 1.4.2. MARK ALL DEVIATIONS FROM BRANCH CIRCUIT NUMBERS SHOWN ON ENGINEER'S DRAWINGS AND/OR REVISIONS COVERED BY AUTHORIZED CHANGES. 1.5. MAINTENANCE MANUAL: 1.5.1. PROVIDE OWNER MAINTENANCE MANUAL, WHICH INCLUDES SPECIFICATION, PERFORMANCE AND MAINTENANCE (WEEKLY/MONTHLY/YEARLY) DETAILS FOR ALL ELECTRICAL EQUIPMENT SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. PROVIDE ONE(1) COPY FOR CONSULTANT REVIEW AND APPROVAL, WHERE REQUIRED BY OWNER. PROVIDE THREE(3) COPIES TO OWNER AS REQUIRED. MANUALS ALSO INCLUDE CONTRACTOR/SUPPLIER CONTACT INFORMATION, WARRANTY DOCUMENTS, WORKS INSPECTION CERTIFICATES AS PROVIDED BY MANUFACTURER, AUTHORITIES, AND INSTALLED EQUIPMENT TESTING RESULT AND CERTIFICATION DOCUMENTS. ORGANIZE MANUAL BY SYSTEM AND APPROPRIATE TABBED SECTIONS (I.E. - SHOP DWGS, TEST RESULTS, MAINTENANCE). 1.6. REGULATORY REQUIREMENTS: 1.6.1. COMPLY WITH SAFETY CODES ACT AND RULES AND REGULATIONS MADE PURSUANT THERETO, INCLUDING LATEST EDITION OF CANADIAN ELECTRICAL CODE AND PROVINCIAL BUILDING CODE. 1.6.2. SUBMIT TO AUTHORITY HAVING JURISDICTION AND ALL UTILITY COMPANIES, NECESSARY NUMBER OF DRAWINGS AND SPECIFICATIONS FOR EXAMINATION AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. PAY ASSOCIATED FEES AND TAXES. 1.6.3. SUBMIT TO ENGINEER, COPY OF ELECTRICAL PERMIT OBTAINED FROM AUTHORITY HAVING JURISDICTION. 1.7. PRODUCTS: 1.7.1. ALL PRODUCTS AND MATERIALS SHALL BE NEW, FREE OF DEFECTS. DEFECTIVE PRODUCTS AND MATERIALS SHALL BE REJECTED REGARDLESS OF PREVIOUS INSPECTION. CONTRACTOR SHALL REPLACE ALL DEFECTIVE MATERIAL AND PRODUCT AT THEIR OWN EXPENSE, AND SHALL BE RESPONSIBLE FOR ANY RESULTING DELAYS AND ASSOCIATED EXPENSE AS A RESULT OF PRODUCTS BEING REJECTED. 1.7.2. ALL ELECTRICAL PRODUCTS SHALL BE TESTED AND C.S.A. APPROVED, WHERE A PRODUCT IS NOT C.S.A. APPROVED, PROVIDE WRITTEN APPROVAL FROM LOCAL REGULATORY AUTHORITY. PAY ALL APPLICABLE FEES LEVIED. 1.7.3. ALL FIRESTOPPING AND SMOKE SEALS SHALL BE LISTED BY UNDERWRITERS' LABORATORIES OF CANADA (ULC) OR UNDERWRITERS' LABORATORIES (UL) THAT MEET THE REQUIREMENTS OF ULC-S114 ARE GIVEN A GUL LISTING AND ARE PUBLISHED BY UL IN THEIR PRODUCTS CERTIFIED FOR CANADA (GUL) DIRECTORY AND SHALL FORM A DRAFT TIGHT BARRIER TO RETARD THE PASSAGE OF SMOKE, FLAME AND HOSE STEAM AS NOTED IN THE APPROPRIATE GUL/ULC CLASSIFICATION. 1.7.4. SIMILAR PRODUCTS TO BE BY SAME MANUFACTURER. 1.7.5. PRODUCT HANDLING: 1.7.5.1. PROTECT AND MAINTAIN ALL PRODUCTS AND WORK UNTIL PROJECT IS COMPLETE AND TURNED OVER TO THE OWNER. PROTECT PRODUCTS AND INSTALLED WORK OF OTHER TRADES. 1.7.5.2. CLEAN UP DIRT, RUBBISH, GREASE ETC. RESULTING FROM THIS WORK FROM ALL SURFACES, INCLUDING INSIDE CABINETS, EQUIPMENT ENCLOSURES, PANELS ETC. ON A REGULAR BASIS. 1.7.5.3. ALL EQUIPMENT MUST REMAIN CLEAN DURING CONSTRUCTION AND MUST BE CLEANED TO "AS NEW" CONDITION PRIOR TO SUBSTANTIAL PERFORMANCE. 1.8. WARRANTIES: 1.8.1. COLLECT AND COMPLETE MANUFACTURERS WARRANTY CERTIFICATES AND SUBMIT ORIGINAL COPIES TO THE ENGINEER. 1.8.2. CONTRACTOR SHALL WARRANT ALL WORK PERFORMED BY HIMSELF AND HIS SUB-CONTRACTORS FOR A PERIOD OF TWO (2) YEARS FOLLOWING OWNERS ACCEPTANCE OF WORK. 1.9. LOCATION OF OUTLETS AND LUMINAIRES 1.9.1. SHOULD IT BE REQUIRED, ALL LIGHTING AND WIRING DEVICE LOCATIONS SHOWN MAY BE REVISED UP TO 10' (3m) TO SUIT CONSTRUCTION AND EQUIPMENT ARRANGEMENT. PRIOR TO ROUGH-IN AT NO ADDITIONAL COST TO OWNER. 1.10. COORDINATION WITH OTHER TRADE WORK: 1.10.1. EXAMINE DRAWINGS AND SPECIFICATION OF OTHER TRADES AND BECOME FULLY FAMILIAR WITH THEIR WORK. PRIOR TO COMMENCING WORK, OBTAIN DECISION FROM CONSULTANT IF ANY CONFLICT EXISTS, OTHERWISE ADDITIONAL COMPENSATION WILL NOT BE MADE FOR ANY NECESSARY ADJUSTMENTS. 1.10.2. WORK AND EQUIPMENT SHALL BE LAID OUT WITH DUE REGARD TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL COMPONENTS. ARCHITECTURAL AND STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL DRAWINGS REGARDING LOCATION OF WALLS, DOORS AND EQUIPMENT. 1.10.3. ELECTRICAL CONTRACTOR SHALL NOT CUT STRUCTURAL MEMBERS WITHOUT APPROVAL FROM CONSULTANT. REVIEW STRUCTURAL DRAWINGS TO ENSURE THAT REQUIREMENTS FOR ELECTRICAL PENETRATIONS, BLOCK-OUTS, ETC. THROUGH STRUCTURAL ELEMENTS HAVE BEEN ALLOWED. 1.10.4. ANCHORS, BOLTS, PIPE SLEEVES, HANGER INSERTS, ETC. SHALL BE INSTALLED IN AMPLIE TIME TO AVOID DELAYS. 1.11. UTILITY CONNECTION: 1.11.1. UNLESS OTHERWISE NOTED ON DRAWINGS OR CONTRACT DOCUMENTS, THE POWER AND COMMUNICATIONS UTILITY CONNECTION CHARGES OUTSIDE THE PROPERTY BOUNDARIES SHALL BE BOURNE DIRECTLY BY BUILDING OWNER. ELECTRICAL CONTRACTOR SHALL BRING ANY APPLICABLE UTILITIES TO THE PROPERTY LINE IN COORDINATION WITH UTILITY COMPANIES. 1.11.2. ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL INCOMING UTILITIES WITH THE APPLICABLE UTILITY PROVIDER AND ADJUST TRENCHES, FEEDERS AND CONDUITS, PULLBOXES REQUIREMENTS ACCORDINGLY. 1.11.3. WHERE REQUIRED, THE ELECTRICAL CONTRACTOR, IN CONJUNCTION WITH THE GENERAL CONTRACTOR AND OWNER, SHALL INITIATE THE REQUEST FOR POWER AND COMMUNICATIONS SERVICES WITH THE RESPECTIVE UTILITY COMPANIES, AND PROVIDE ANY REQUIRED ASSISTANCE TO EXPEDITE THE UTILITY APPLICATIONS. 2. WIRING METHODS: 2.1. CONDUIT: 2.1.1. GENERAL REQUIREMENTS: 2.1.1.1. SUPPLY AND INSTALL A COMPLETE SYSTEM OF CONDUIT AND FITTINGS FOR INSTALLATION OF WIRING. 2.1.1.2. EXCEPT WHERE OTHERWISE REQUIRED BY THE CANADIAN ELECTRICAL CODE, PROVIDE CONDUIT OF TYPES SPECIFIED IN CONDUIT INSTALLATION SCHEDULE AND SIZES INDICATED ON DRAWINGS OR SPECIFIED HEREIN. WHERE SIZES ARE NOT INDICATED, SELECT PROPER SIZES TO SUIT INTENDED USE, FULFILL WIRING REQUIREMENTS, AND COMPLY WITH CANADIAN ELECTRICAL CODE. 2.1.2. MATERIAL: 2.1.2.1. METALLIC CONDUIT AND TUBING: 2.1.2.1.1. RIGID METAL CONDUIT: TO CSA C22.2 NO. 45, AND AS FOLLOWS: 2.1.2.1.1.1. GALVANIZED RIGID STEEL CONDUIT: ZINC COATED STEEL. 2.1.2.1.1.2. PVC EXTERNALLY COATED RIGID STEEL CONDUIT: ZINC COATED STEEL WITH ADDITIONAL EXTERNAL COATING OF PVC. 2.1.2.1.1.3. RIGID ALUMINUM CONDUIT: WITH FACTORY APPLIED, CLOSED-END THREAD PROTECTORS. 2.1.2.1.1.4. FLEXIBLE METAL CONDUIT: TO CSA C22.2 NO.56, AND AS FOLLOWS: 2.1.2.1.1.4.1. FLEXIBLE METAL CONDUIT: SPIRALLY WOUND, INTERLOCKED ZINC COATED STRIP STEEL, MINIMUM 10mm DIAMETER. 2.1.2.1.1.4.2. NON-METALLIC CONDUIT: 2.1.2.1.1.4.2.1. RIGID TYPE EBI PVC CONDUIT: TO CSA C22.2 NO. 211.1 2.1.2.1.1.4.2.2. RIGID TYPE DBR/ES PVC CONDUIT: TO CSA C22.2 NO. 211.1 2.1.2.1.2. INSTALLATION: 2.1.2.1.2.1. INSTALL CONDUIT CONCEALED IN WALLS, FLOORS, CEILING, ABOVE SUSPENDED CEILINGS AND UNDERGROUND, EXCEPT IN FOLLOWING ROOMS: 2.1.2.1.2.1.1. MECHANICAL AND ELECTRICAL ROOMS. 2.1.2.1.2.1.2. OPEN CEILING SPACES. 2.1.2.1.2.1.3. WHERE CONDUITS ARE EXPOSED, PAINT TO MATCH SURROUNDINGS. 2.1.2.1.2.1.4. WHERE CONDUITS ARE REQUIRED TO BE CONCEALED, INSTALL CONDUIT NEATLY AND CLOSE TO BUILDING STRUCTURE TO MINIMIZE NEED FOR FURRING. 2.1.2.1.2.1.5. INSTALLED CONDUIT SHALL BE FREE FROM DENTS, BRUISES, AND OTHER DAMAGE. 2.1.2.1.2.1.6. PLUG CONDUIT ENDS TO PREVENT ENTRY OF DIRT AND MOISTURE. 2.1.2.1.2.1.7. SEAL CONDUIT WITH DUCT SEAL COMPOUND OR FIBERGLASS WHERE CONDUIT LEAVES HEATED AREAS AND ENTERS UNHEATED AREA. 2.1.2.1.2.2. PROVIDE NECESSARY FLASHING AND PITCH POCKETS, MAKING WATERTIGHT JOINTS WHERE CONDUIT PASSES THROUGH ROOM OR WATERPROOFING MEMBRANES. 2.1.2.1.2.3. WHERE CONDUIT CROSSES BUILDING EXPANSION JOINTS, INSTALL EXPANSION FITTING APPROVED BY AUTHORITY HAVING JURISDICTION, COMPLETE WITH GROUNDING JUMPER, PROVIDE BEND OR OFFSET IN CONDUIT ADJACENT TO BUILDING EXPANSION JOINT WHERE CONDUIT IS INSTALLED ABOVE SUSPENDED CEILINGS. 2.1.2.1.2.4. ALL PVC AND EMT CONDUITS ARE TO BE PROTECTED WHERE SUBJECT TO MECHANICAL DAMAGE, USE RIGID 2.1.2.2. WIRING DEVICES: 2.4.1. GENERAL REQUIREMENTS: 2.4.2. SPECIFICATION GRADE AS FOLLOWS: 2.4.2.1. SWITCHES: TO CSA C22.2 NO. 111 AND AS FOLLOWS: 2.4.2.1.1. RATING: EXCEPT WHERE OTHERWISE INDICATED OR SPECIFIED, 15A, 125V AS REQUIRED. 2.4.2.1.2. TYPE: SINGLE, THREE-WAY OR FOUR-WAY AS REQUIRED. 2.4.2.1.3. COLOR: WHITE. 2.4.2.1.4. STYLE: DECORA. 2.4.2.1.5. OPERATION: 2.4.2.1.5.1. MANUALLY OPERATED GENERAL PURPOSE SWITCHES: 2.4.2.1.5.1.1. ROCKER TYPE, QUIET ACTION. 2.4.2.1.5.2. DIMMERS: 2.4.2.1.5.2.1. SOLID STATE SLIDER TYPE SUITABLE FOR DIMMING LED LIGHTS. 2.4.2.1.5.3. SENSORS (OCCUPANCY AND VACANCY) 2.4.2.1.5.3.1. PASSIVE INFRARED DETECTION, INTERNAL SELF CONTAINED RELAY FOR DIRECT LINE DETECTION, PUSHBUTTON FIELD PROGRAMMABLE DEVICES AND TIME DELAY SETTINGS. 2.4.2.1.5.3.2. RECEPTACLES: TO CSA C22.2 NO. 42, DUPLEX, 125V, U-GROUND, DECORA STYLE, COLOUR WHITE. 2.4.2.2. GENERAL PURPOSE RECEPTACLES: 2.4.2.2.1. RATING: 15/20A, 125V EXCEPT WHERE OTHERWISE INDICATED. 2.4.2.2.2. CONFIGURATION: 5-15R/5-20R, 2 POLE, 3 WIRE GROUNDING. 2.4.2.2.3. FEATURES: 2.4.2.2.3.1. GROUND TERMINAL AND POLES CONNECTED TO CONTINUOUS MOUNTING YOKE. 2.4.2.2.3.2. WIRING TERMINALS: 8 BACK-WIRED ENTRANCES, 4 SIDE SCREWS. 2.4.2.2.3.3. SPLIT FEED OPERATION. 2.4.2.2.3.4. DOUBLE WIPE HEAVY PHOSPHOR BRONZE CONTACTS. 2.4.2.2.3.5. ADD TAMPER RESISTANT TO RECEPTACLES. 2.4.2.2.4. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES: 2.4.2.2.4.1. SAME AS GENERAL PURPOSE RECEPTACLES, EXCEPT FOLLOWING FEATURES: 2.4.2.2.4.1.1. SOLID STATE GROUND FAULT SENSING AND SIGNALING. 2.4.2.2.4.1.2. 5 MILLIAMPERES GROUND FAULT TRIP LEVEL. 2.4.2.2.4.1.3. FEED-THROUGH TYPE. 2.4.2.3. COVER PLATES: 2.4.2.3.1. GENERAL REQUIREMENTS: PROVIDE COVERPLATES FOR ALL WIRING DEVICES. 2.4.2.3.2. TYPES: 2.4.2.3.2.1. GALVANIZED STEEL IN UTILITY/SERVICE ROOMS. 2.4.2.3.2.2. NYLON TYPE, WHITE FINISH IN GENERAL FINISHED AREAS. 2.4.2.3.2.3. WEATHER-RESISTANT, DURABLE, "IN-USE" RATED, COMPLETE WITH GASKETS IN ALL WET AREAS. 2.2. WIRE AND CABLE: 2.2.1. GENERAL REQUIREMENT: 2.2.1.1. PROVIDE A COMPLETE SYSTEM OF WIRING, MAKING ALL CONNECTIONS NECESSARY FOR INSTALLATION SHOWN ON DRAWINGS. 2.2.1.2. ALL WIRING TO BE COPPER, EXCEPT FOR MAIN FEEDERS 100 AMPS OR LARGER WHERE ALUMINUM CONDUCTORS OF THE SAME AMPACITY MAY BE UTILIZED. 2.2.2. BUILDING WIRES: 2.2.2.1. CONDUCTORS: STRANDED FOR NO. 10AWG, MINIMUM SIZE: 12 AWG. 2.2.2.2. COPPER AND ALUMINUM CONDUCTOR MATERIAL (ACM) ALLOY CONDUCTORS: SIZE AS REQUIRED, TO CSA C22.2 NO. 75, COPPER CONDUCTOR, 600V RW90 X-LINK INSULATION, USE IN ALL LOCATIONS, EXCEPT FOR UNDERGROUND WIRE WHICH SHALL BE RW90 X-LINK 40°C OR TWU75 40°C. 2.2.3. ARMORED CABLES: 2.2.3.1. CONDUITS: COPPER. 2.2.3.2. INSULATION: RW90 CROSS LINK. 2.2.3.3. ARMOUR: INTERLOCKING TYPE FABRICATED STRIP. 2.2.3.4. RATING: 600V. 2.2.4. TECK CABLE: 2.2.4.1. CONDUCTOR: 2.2.4.1.1. GROUNDING CONDUCTOR: COPPER. 2.2.4.1.2. CIRCUIT CONDUCTORS: COPPER AND ACM ALLOY, SIZE AS INDICATED. 2.2.4.1.3. INSULATION: RW90 CROSS LINKED POLYETHYLENE (XLPE). 2.2.4.1.4. RATINGS: 600V. 2.2.4.2. FEEDER CABLES: 2.2.4.2.1. CONDUCTOR: COPPER. 2.2.4.2.2. INSULATION: RW90 CROSS LINKED POLYETHYLENE (XLPE) AND PVC JACKET. 2.2.4.2.3. SIZE: AS REQUIRED. 2.2.4.2.4. CONTROL CABLES: 2.2.4.2.4.1. CONDUCTORS: COPPER. 2.2.4.2.4.2. INSULATION: 300V INSULATION, RATED 60°C. 2.2.4.2.4.3. CONFIGURATION: INDIVIDUAL CONDUCTORS TWISTED TOGETHER, SHIELDED, COVERED WITH FT-4 RATED PVC JACKET. 2.2.4.3. ALUMINUM CONDUCTOR MATERIAL (ACM): 2.2.4.3.1. DISTRIBUTION FEEDER INSTALLATION: 2.2.4.3.1.1. ACM TO BE COMPACT STRANDED CONDUCTORS OF NALB# (AA-8030) AS MANUFACTURED BY ALCAN CABLE OR OF A RECOGNIZED 8000 SERIES ALUMINUM ALLOY CONDUCTOR MATERIAL BY THE ALUMINUM ASSOCIATION. MANUFACTURER SHALL VERIFY COMPLIANCE WITH THE ELONGATION REQUIREMENT PER TABLE 10.1 OF UL STANDARD 1581 FOR STRANDED AA-8000 SERIES ALUMINUM ALLOY CONDUCTORS ON WIRES TAKEN FROM THE CONDUCTOR AFTER STRANDING. 2.2.4.3.1.2. INSULATION: 2.2.4.3.1.2.1. FOR USE IN RACEWAYS: SIZES #6 AWG TO 1000 KCMIL TYPE RW90, TEMPERATURE RATING 90° C. 2.2.4.3.1.2.2. CONNECTIONS FOR CONDUCTORS: 2.2.4.3.1.2.2.1. USING MECHANICAL SCREW TYPE CONNECTORS: 2.2.4.3.1.2.2.1.1. CONDUCTORS SHALL BE DUAL RATED (AL7CU OR AL8CU) AND LISTED BY CSA FOR USE WITH ALUMINUM AND COPPER CONDUCTORS AND SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED. 2.2.4.3.1.2.2.1.2. USING A SUITABLE STRIPPING TOOL, TO AVOID DAMAGE TO THE CONDUCTOR, REMOVE INSULATION PROTECT EXPOSED GROUND CONDUCTOR OF THE CONDUCTOR. 2.2.4.3.1.2.2.1.3. CLEAN THE CONDUCTOR SURFACE USING A WIRE BRUSH AND APPLY A CSA LISTED JOINT COMPOUND. 2.2.4.3.1.2.2.1.4. TIGHTEN THE CONNECTION PER THE CONNECTOR MANUFACTURER'S RECOMMENDATION. 2.2.4.3.1.2.2.1.5. WIPE OFF ANY EXCESS JOINT COMPOUND. 2.2.4.3.1.2.2.2. CONNECT STRUCTURAL STEEL TYPE CONNECTORS: 2.2.4.3.1.2.2.2.1. CONNECTORS SHALL BE DUAL RATED (AL7CU OR AL8CU) AND LISTED BY CSA FOR USE WITH ALUMINUM AND COPPER CONDUCTORS AND SIZED TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY SPECIFIED. 2.2.4.3.1.2.2.2.2. THE LUGS SHALL BE MARKED WITH WIRE SIZE, DIE INDEX, NUMBER AND LOCATION OF CRIMPS AND SHALL BE SUITABLY COLOUR CODED. LUG BARREL SHALL BE FACTORY PRE-FILLED WITH A JOINT COMPOUND LISTED BY CSA. 2.2.4.3.1.2.2.3. USING A SUITABLE STRIPPING TOOL, TO AVOID DAMAGE TO THE CONDUCTOR, REMOVE INSULATION FROM THE REQUIRED LENGTH OF THE CONDUCTOR. 2.2.4.3.1.2.2.4. CLEAN CONDUCTOR SURFACE USING A WIRE BRUSH. 2.2.4.3.1.2.2.5. CRIMP THE CONNECTION PER THE CONNECTOR MANUFACTURER'S RECOMMENDATION. 2.2.4.3.1.2.2.6. WIPE OFF ANY EXCESS JOINT COMPOUND. 2.2.4.3.1.2.2.7. TERMINATION OF ALUMINUM CONDUCTOR TO ALUMINUM BUS: 2.2.4.3.1.2.2.7.1. PREPARE A MECHANICAL CONNECTION CONFORMING TO 2.2.7.3.1 OR 2.2.7.3.2. 2.2.4.3.1.2.2.7.2. BOLTS: ANODIZED ALUMINUM ALLOY 2024-T4 AND CONFORMING TO ANSI B18.2.1 AND TO ASTM B211 OR B211 MECHANICAL AND MECHANICAL PROPERTY LIMITS. 2.2.4.3.1.2.2.7.3. NUTS: ALUMINUM ALLOYS 6061-T6 OR 6062-T9 AND CONFORMING TO ANSI B18.2.2. 2.2.4.3.1.2.2.7.4. WASHERS: FLAT ALUMINUM ALLOY 2024-T4, TYPE A PLAIN, STANDARD WIDE SERIES CONFORMING TO ANSI B27.2. 2.2.4.3.1.2.2.7.5. LUBRICATE AND TIGHTEN THE HARDWARE AS PER THE MANUFACTURER'S RECOMMENDATIONS. 2.2.4.3.1.2.2.8. TERMINATION OF ALUMINUM CONDUCTOR TO COPPER BUS: 2.2.4.3.1.2.2.8.1. PREPARE A MECHANICAL CONNECTION CONFORMING TO 2.2.7.3.1 OR 2.2.7.3.2. 2.2.4.3.1.2.2.8.2. HARDWARE: 2.2.4.3.1.2.2.8.2.1. BOLTS: PLATED OR GALVANIZED MEDIUM CARBON STEEL, HEAT TREATED, QUENCHED AND TEMPERED ACU TO ASTM A-325 OR SAE GRADE 5. 2.2.4.3.1.2.2.8.2.2. NUTS: HEAVY SEMI-FINISHED HEXAGON, CONFORMING TO ANSI B18.2.2, THREADS TO BE UNIFIED 1/2-13 UNF-2B. 2.2.4.3.1.2.2.8.2.3. WASHERS: SHOULD BE OF STEEL; TYPE A PLAIN STANDARD WIDE SERIES CONFORMING TO ANSI B27.2. 2.2.4.3.1.2.2.8.3. BELLEVILLE CONICAL SPRING WASHERS: SHALL BE OF HARDENED STEEL, CADMIUM PLATED OR SILICONE BRONZE. 2.2.4.3.1.2.2.8.4. LUBRICATE AND TIGHTEN THE HARDWARE AS PER THE MANUFACTURER'S RECOMMENDATIONS. 2.2.4.3.1.2.2.9. TERMINATION OF ALUMINUM CONDUCTOR TO EQUIPMENT NOT EQUIPPED FOR TERMINATION OF ALUMINUM CONDUCTOR: 2.2.4.3.1.2.2.9.1. PREPARE COMPRESSION CONNECTION USING AN ADAPTER LISTED BY CSA FOR THE PURPOSE OR BY PITAGILING A SHORT LENGTH OF SUITABLE SIZE OF COPPER CONDUIT TO THE ALUMINUM CONDUCTOR WITH A COMPRESSION CONNECTOR LISTED BY CSA. 2.2.4.3.1.2.2.9.2. PROVIDE AN INSULATING COVER OVER ADAPTER BODY OR THE COMPRESSION CONNECTOR. 2.2.4.3.1.2.2.9.3. TERMINATE THE ADAPTER OR THE PITAGIL ON TO THE EQUIPMENT PER MANUFACTURER'S RECOMMENDATION. 2.2.5. INSTALLATIONS: 2.2.5.1. ALL SPLICES SHALL BE IN JUNCTION BOXES OR OUTLET BOXES. 2.2.5.2. GROUP CABLES WHERE POSSIBLE. ENSURE CABLE RUNS IN CEILING SPACES ARE ADEQUATELY SUPPORTED. 2.2.5.3. CONDUCTOR LENGTHS FOR PARALLEL CIRCUITS SHALL BE IDENTICAL. 2.3. BOX AND FITTINGS: 2.3.1. PROVIDE BOXES AND FITTINGS SUITABLE FOR INTENDED USE AND AREA INSTALLED AND AS FOLLOWS: 2.3.1.1. OUTLET BOXES: TO CSA C22.2 NO. 18, SHEET STEEL, GALVANIZED FOR CONCEALED BOXES AND CAST METAL FOR SURFACE AND WEATHERPROOF BOXES. 2.3.1.2. FULL AND JUNCTION BOXES: TO CSA C22.2 NO. 40, SHEET STEEL WITH SCREW-ON COVERS AND BARRIERS AS REQUIRED. 2.3.1.3. BUSHINGS, KNOCKOUT CLOSURES, AND LOCKNUTS: TO CSA C22.2 NO. 18. 2.3.1.4. INSTALL BOXES FLUSH WHERE PRACTICABLE AND FOR VERTICAL MOUNTING OF DEVICES. INSTALL TO NEAREST WALL OR CEILING. 2.3.1.5. PROVIDE NON-COMBUSTIBLE OUTLET BOXES IN FIRE-RATED WALL. 2.3.1.6. OUTLET BOXES INSTALLED ON OPPOSITE SIDES OF FIRE-RATED WALLS SHALL BE SEPARATED BY 600mm OR A FIRE BLOCK. 2.4. WIRING DEVICES: 2.4.1. GENERAL REQUIREMENTS: 2.4.2. SPECIFICATION GRADE AS FOLLOWS: 2.4.2.1. SWITCHES: TO CSA C22.2 NO. 111 AND AS FOLLOWS: 2.4.2.1.1. RATING: EXCEPT WHERE OTHERWISE INDICATED OR SPECIFIED, 15A, 125V AS REQUIRED. 2.4.2.1.2. TYPE: SINGLE, THREE-WAY OR FOUR-WAY AS REQUIRED. 2.4.2.1.3. COLOR: WHITE. 2.4.2.1.4. STYLE: DECORA. 2.4.2.1.5. OPERATION: 2.4.2.1.5.1. MANUALLY OPERATED GENERAL PURPOSE SWITCHES: 2.4.2.1.5.1.1. ROCKER TYPE, QUIET ACTION. 2.4.2.1.5.2. DIMMERS: 2.4.2.1.5.2.1. SOLID STATE SLIDER TYPE SUITABLE FOR DIMMING LED LIGHTS. 2.4.2.1.5.3. SENSORS (OCCUPANCY AND VACANCY) 2.4.2.1.5.3.1. PASSIVE INFRARED DETECTION, INTERNAL SELF CONTAINED RELAY FOR DIRECT LINE DETECTION, PUSHBUTTON FIELD PROGRAMMABLE DEVICES AND TIME DELAY SETTINGS. 2.4.2.1.5.3.2. RECEPTACLES: TO CSA C22.2 NO. 42, DUPLEX, 125V, U-GROUND, DECORA STYLE, COLOUR WHITE. 2.4.2.2. GENERAL PURPOSE RECEPTACLES: 2.4.2.2.1. RATING: 15/20A, 125V EXCEPT WHERE OTHERWISE INDICATED. 2.4.2.2.2. CONFIGURATION: 5-15R/5-20R, 2 POLE, 3 WIRE GROUNDING. 2.4.2.2.3. FEATURES: 2.4.2.2.3.1. GROUND TERMINAL AND POLES CONNECTED TO CONTINUOUS MOUNTING YOKE. 2.4.2.2.3.2. WIRING TERMINALS: 8 BACK-WIRED ENTRANCES, 4 SIDE SCREWS. 2.4.2.2.3.3. SPLIT FEED OPERATION. 2.4.2.2.3.4. DOUBLE WIPE HEAVY PHOSPHOR BRONZE CONTACTS. 2.4.2.2.3.5. ADD TAMPER RESISTANT TO RECEPTACLES. 2.4.2.2.4. GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLES: 2.4.2.2.4.1. SAME AS GENERAL PURPOSE RECEPTACLES, EXCEPT FOLLOWING FEATURES: 2.4.2.2.4.1.1. SOLID STATE GROUND FAULT SENSING AND SIGNALING. 2.4.2.2.4.1.2. 5 MILLIAMPERES GROUND FAULT TRIP LEVEL. 2.4.2.2.4.1.3. FEED-THROUGH TYPE. 2.4.2.3. COVER PLATES: 2.4.2.3.1. GENERAL REQUIREMENTS: PROVIDE COVERPLATES FOR ALL WIRING DEVICES. 2.4.2.3.2. TYPES: 2.4.2.3.2.1. GALVANIZED STEEL IN UTILITY/SERVICE ROOMS. 2.4.2.3.2.2. NYLON TYPE, WHITE FINISH IN GENERAL FINISHED AREAS. 2.4.2.3.2.3. WEATHER-RESISTANT, DURABLE, "IN-USE" RATED, COMPLETE WITH GASKETS IN ALL WET AREAS. 2.5. GROUNDING AND BONDING: 2.5.1. GENERAL REQUIREMENT: 2.5.1.1. SUPPLY AND INSTALL A COMPLETE GROUNDING SYSTEM. ALL COMPONENTS OF ELECTRICAL SYSTEM SHALL TO BE SECURELY AND ADEQUATELY GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL RELATED SECTIONS OF CANADIAN ELECTRICAL CODE, PROVINCIAL BUILDING BUILD		
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Architect Markup of approved site plan
(secondary frontage setback)

PROJECT NOTES:

ZONING- INTEGRATED NEIGHBORHOOD DISTRICT

SITE COVERAGE PERMITTED - 55%
SITE AREA = 2,912 M² (31,989 FT²)
BUILDING COVERAGE = 950 M² (10,293 FT²) = 32% SITE COVERAGE
TOTAL BUILDING AREA = 52,989 FT² (4,922 M²)

PARKING
RESIDENTIAL - 1 STALL PER UNIT OVER 75 M²
RETAIL & SERVICE (GENERAL) - 1 STALL PER 100 M² LOT COVERAGE

REQ'D = 11
PROVIDED = 33 (2 BARRIER FREE)

PARKING LOT COVERAGE: 1,099 M² (11,827 FT²) / 2,912 M² (31,989 FT²) = 37% OF SITE

GENERAL NOTES:

- SEE CIVIL FOR DRAINAGE/UTILITY PLAN/LOCATIONS AND BARRIER-FREE RAMP SLOPES
- SEE ELEC AND MECH SITE DVGS FOR EXTENT OF SUB-SURFACE WORK TO BE DONE.
- SEE E1.0 SITE PLAN FOR EXTENT OF SITE LTG
- SEE L101 FOR LANDSCAPING PLAN.
- AT CONCRETE SIDEWALKS, INSTALL JOINTS AT 10'-0" C/C AND 1/2' CONTROL JOINTS W/ BITUMINOUS JOINT FILLER EVERY 30'-0", AND AT START/END OF CURVES.
- CONTROL JOINTS (CJ) SHALL BE LOCATED WHERE SIDEWALK ABUTS CONC DRIVEWAYS, CURBS OR OTHER ADJACENT STRUCTURES.
- 1" DEEP CONTROL JOINTS SHALL BE PLACED AT INTERVALS OF APPROX. 15'-0" (4572mm), OR AT SPACING THAT MATCHES ADJACENT CURB.
- FORMED CONTROL JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 3/8" (9mm) RADIUS.
- SCORED JOINTS (SJ) SHALL BE 1/4" (6mm) DEEP AND PLACED AT THE SPACING INDICATED FOR THE WIDTH OF SIDEWALK OR MATCH SCORED JOINTS OF ADJACENT CURB.
- CONC SHALL BE FINISHED BY MEANS OF A FLOAT, STL TROWEL AND BROOMED W/ A FINE BRUSH IN A TRANSVERSE DIRECTION.
- CONTR TO LAYOUT FRONT PORTION OF PARK'G AND LANDSCAPING PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT FOR SITE MEETINGS. START LAYOUT FROM FRONT OF BLDG AND PRIORITIZE CRITICAL DIMS.
- ALL BARRIER-FREE PARK'G STALLS TO BE PROVIDED WITH PROPER SIGNAGE AS PER CAN/CSA-B651-04, SECTION 5.2.2 (SIGNS FOR DESIGNATED PARK'G). SEE DTL 3/A1.1.
- WHERE (E) CURB IS REQ'D TO BE RMVD, CONTR TO ALLOW FOR ADDITIONAL DEMO FOR NEW CONST, AND PROVIDE SMOOTH TRANSITION FROM NEW TO OLD, TYP.
- EXIST TREES INSTALLED BY CITY SHOWN GREY
- BUILDING LOCATION DIM'D FROM EXT OF SHEATHING
- FIRETRUCK ACCESS TO BE ALONG PRIMARY BUILDING FRONTAGE

SITE LEGEND

	LANDSCAPING		DESIGNATES NO PARK'G
	ASPHALT		EXIST GAS LINE
	CONCRETE SIDEWALK		

CODED NOTES

CODED NOTES SHOWN PERTAIN TO THIS SHEET ONLY

- EXIST FIRE HYDRANT, 42.8m TO FDG
- MOLOK MODERN CLASSIC BIN - (1) GARBAGE AND (1) RECYCLE, FINISHED W/ STONE GREY. LOCATE MIN. 300MM FROM CONC CURB
- APARTMENT ENTRANCE /EXIT
- RBR WHEEL STOP, TYP
- LINE OF FLOOR AND BALCONIES ABV
- BIKE RACK W/ 6 STALLS
- PROPOSED TRANSFORMER LOCATION, CONTR TO ADJUST LOC TO SUIT
- DAYCARE OUTDOOR SPACE W/ ARTIFICIAL TURF
- GRU ENTRANCE
- CONC COL, SEE STRUCT FOR SIZE AND LOCATION
- FREE STANDING ADDRESS SIGNAGE, SIZE TBD
- 1800MM WD FENCE ON 150MM CONC CURB
- EXIST 3.0M U.R.O/W
- EXIST GAS LINE, EXACT LOCATION TO BE FIELD VERIFIED
- PRINCIPAL ENTRANCE
- PAINTED NON SLIP LINES
- FDG
- EXIST WD FENCE ALONG RESIDENTIAL PROPERTY LINE
- LINE OF EXIST FIRE HYDRANT COVERAGE
- SEASONAL PARKING SIGNAGE , TBC BY CITY OF BEAUMONT
- AREA REQ'D FOR MOLOK CRANE COLLECTION
- UTILITY TRENCH TO EXIST STORM, SEE CIVIL AND MECH FOR ADD. INFO
- PROPOSED RESIDENT DROP OFF
- COMMERCIAL LOADING 15 MIN. MAX SIGNAGE
- 2M WIDE RAISED WALKWAY/SPEEDBUMP
- 2.8M YELLOW PAINTED LINES, 1.2M WHITE PAINTED LINES LOADING ZONE
- ONE-WAY DRIVE AISLE - ENTRANCE ONLY/ NO EXIT SIGNAGE
- ONE-WAY DRIVE AISLE - EXIT ONLY/ NO ENTRANCE SIGNAGE

Revisions		
No.	Issued For	Date
1	IFBP	2024-12-02
2	IFC	2025-03-10

DANSEREAU MEADOWS APARTMENT

6202 65 ST. AND 6302 65 ST.,
BEAUMONT, AB T4X 0J3

VOSH
VOSHELL ARCHITECTURE
AND DESIGN, INC.
9906-104 Street
Fort Saskatchewan, AB T8L 2E8
780.589.4747 | www.vosharch.ca

Date: 2025-03-10
Drawn by: EA/CK
Checked by: TV
Scale: As indicated
File: 24-008
Sheet Name:

SITE PLAN

Sheet No:

A1.0

**Dansereau Meadows
Outline Plan**

Proposed Amendment



Prepared by:
Stantec Consulting Ltd.

June 2, 2017
9th Submission

Dansereau Meadows Outline Plan

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1.0 Administration

1.1 PURPOSE

The purpose of this Outline Plan is to describe the land use framework and development objectives for a quarter section of land in north Beaumont located immediately south of Township Road 510 and immediately east of Range Road 243. The area of the Outline Plan is contemplated in the Beaumont Municipal Development Plan (MDP) as one of a number of neighbourhood units accommodating future growth in north Beaumont.

The Outline Plan for the NW ¼ Sec. 34-50-24-W4 has been prepared by Stantec Consulting Ltd. on behalf of United Acquisition II Corp.

The overall concept puts forth a pattern for development as a community of residential and recreational opportunities integrated with complementary land uses. In order to achieve this, the Outline Plan is designed with interconnected parks and open space linkages and the development of high-quality and varied residential development opportunities. Together, these aspects will provide the Town of Beaumont with a vibrant and sustainable area for community development.

The Outline Plan describes the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. The detailed design of each phase (re-districtings and plans of subdivision) will refine the concept presented by the Outline Plan.

Approval of the Outline Plan will provide the basis for proceeding with the land use concept generally as shown.

The Outline Plan provides the opportunity to develop components of the overall design in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected trail system incorporated as an integral part of the overall development concept.

1.2 TIMEFRAME

Development within the Dansereau Meadows Outline Plan area is expected to commence in Fall 2007 and is estimated to be fully complete within five years at current absorption rates.

1.3 INTERPRETATION

All symbols, locations, and boundaries shown in the Outline Plan figures shall be interpreted as conceptual unless otherwise specified in the document, or where they coincide with clearly recognizable physical or fixed features within the plan area.

DANSEREAU MEADOWS OUTLINE PLAN**1.4 ORIENTATION**

This document contains six sections.

- Section 1 provides administrative information and an orientation to the plan.
- Section 2 describes the Dansereau Meadows Outline Plan location, background, topography, existing land uses and surrounding development.
- Section 3 describes the development objectives and principles of the Dansereau Meadows Outline Plan.
- Section 4 outlines the development concept as it relates to the residential, parks and open spaces, institutional, public utility and transportation land uses for the Neighbourhood.
- Section 5 describes the servicing scenarios required for the plan area.
- Section 6 describes the proposed framework to achieve the development of the plan area.

DANSEREAU MEADOWS OUTLINE PLAN

2.0 Neighbourhood Context

2.1 LOCATION

The Dansereau Meadows Outline Plan is comprised of land located within the NW ¼ Section 34-50-24-W4, containing approximately 63.8 hectares (157.6 acres). As shown in **Figure 1.0 – Context Plan**, the Outline Plan is defined by the following boundaries:

- North Boundary – Township Road 510
- West Boundary – Range Road 243
- East Boundary – NE ¼ Section 34-50-24-W4 (Montalet neighbourhood)
- South Boundary – SW ¼ Section 34-50-24-W4 (Eaglemont Heights neighbourhood)

Figure 1 also shows the area of the Outline Plan in relation to the surrounding areas of Beaumont.

The Outline Plan constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations, and is consistent with the Beaumont MDP.

2.2 BACKGROUND

The Outline Plan for the NW ¼ Section 34-50-24-W4 has been prepared as a guiding document for development within the subject lands. The Beaumont MDP allows for the creation of this Outline Plan, which follows the guidelines and policies set forth by the Town of Beaumont in the development of new areas.

The Outline Plan provides general principles and broad land use categories upon which the development pattern is anticipated, though it also provides flexibility for the changing market place.

The area covered by the Outline Plan was part of a larger area annexed by the Town of Beaumont in January of 1999 from Leduc County.

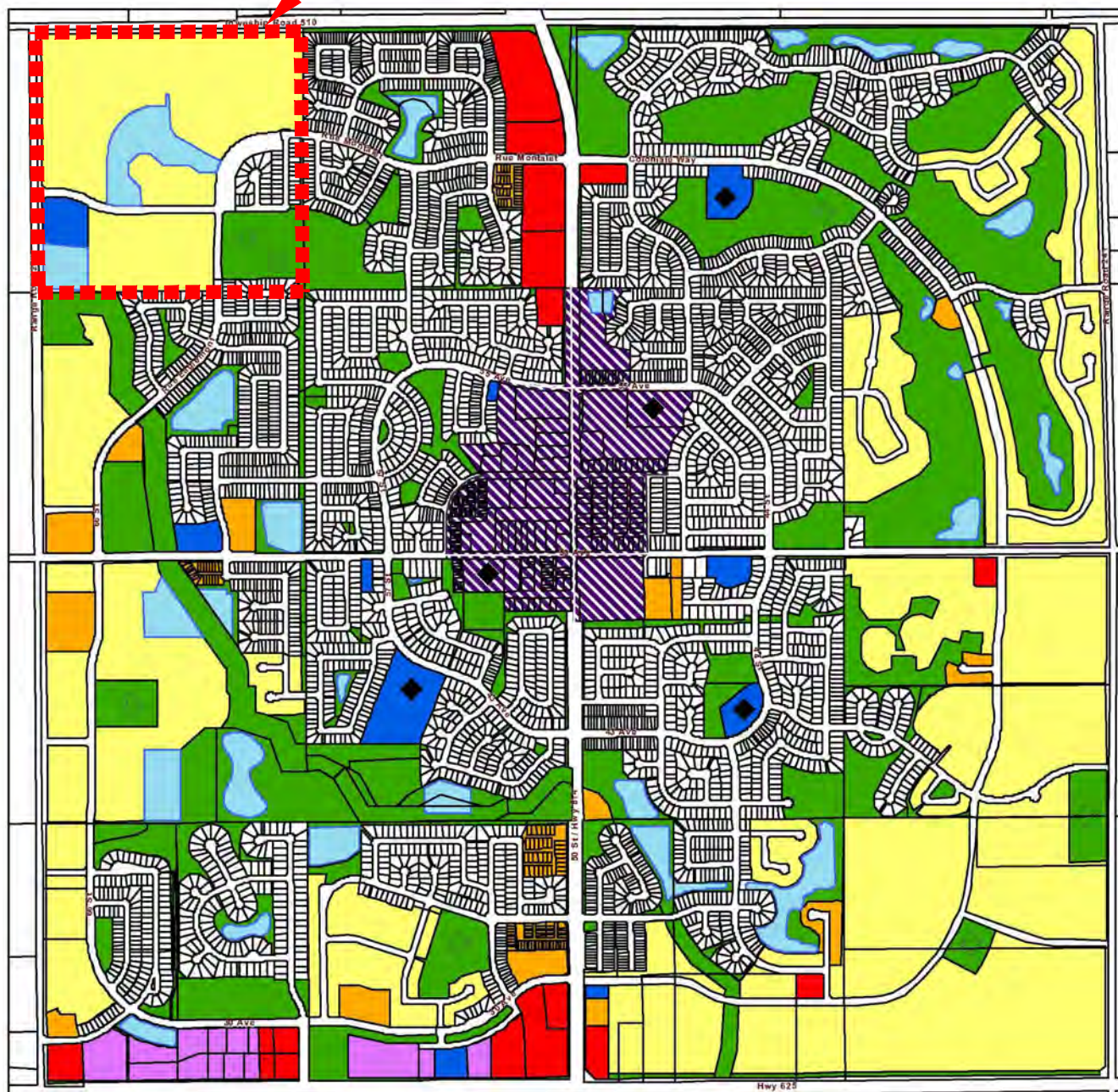
2.3 TOPOGRAPHY

The topography of the Outline Plan slopes gradually from the highest area along the south-east corner of the plan area as well as from Township Road 510 at the north end of the quarter section and the eastern portion of the property adjacent to the N.E. ¼ Sec. 34-50-24-W4 to the lowest on the west side approximately 150 meters east of Range Road 243 at the south side of the quarter section. Elevations range from approximately 714.5m to 707m for a total difference of about 7.5m (**Figure 2.0 – Site Contours**).

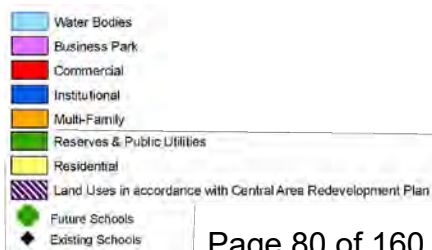
There are currently two existing drainage ditches across the property. One is registered Right-of-Way 022 7412 and guides overland drainage westerly from the Montalet neighbourhood, ultimately connecting to the LeBlanc creek drainage ditch south of the



SUBJECT
AREA



NOT TO SCALE



Client/Project

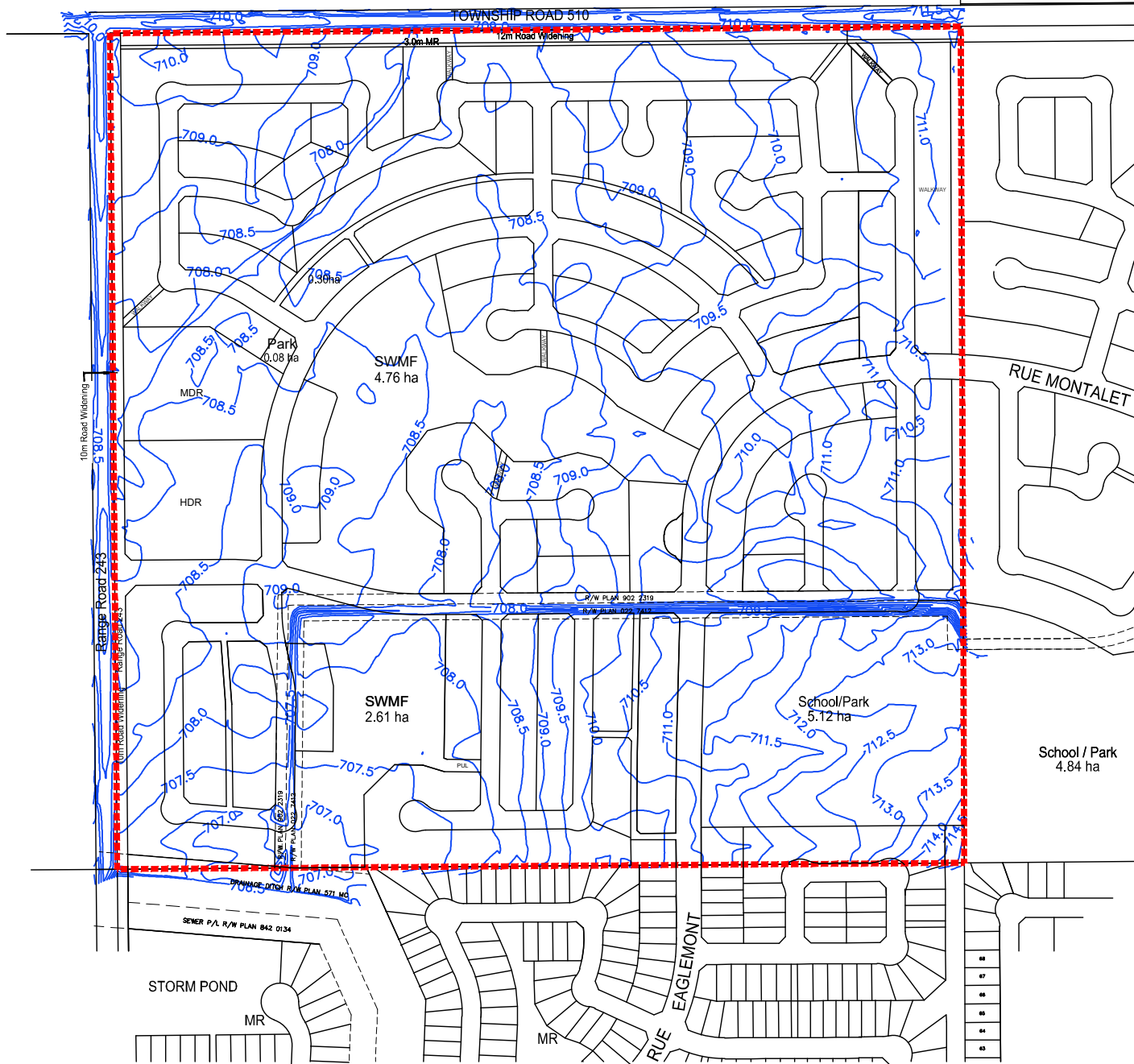
UNITED COMMUNITIES LP.
N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.
BEAUMONT, ALBERTA

Figure No.

1.0

Title

Context Plan



NTS



Legend



Outline Plan Boundary

Client/Project

UNITED COMMUNITIES LP.

N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.

DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

Title

2.0
Site Contours

DANSEREAU MEADOWS OUTLINE PLAN

property, registered as Plan 571MC. A second drainage ditch, not within a registered right of way, carries overland drainage from north of Township Road 510 westerly to Range Road 243, connecting into the roadside ditch system.

The soil development and texture of this area is classified as clay loam with the parent mode of deposition being morainal. Soil conditions do not present any impediment to the development of this area for urban land uses.

The area subject to the Outline Plan has been used for agricultural purposes for many years. There is no vegetation existing on the site aside from a small stand of trees located just south of Township Road 510 and east of Range Road 243.

2.4 EXISTING LAND USE

The subject area consists primarily of agricultural land with no structures.

Utility Right-of-Way Plan 902 2319 is located along the east boundary of the Outline Plan and contains an existing sanitary trunk sewer line which also runs through the south-central portion of the plan. This existing alignment dictates the location and right of way width of the collector road at this point through the plan.

2.5 SURROUNDING DEVELOPMENT

The land located north and west of the Outline Plan (across Township Road 510 and west of Range Road 243 in Leduc County) is currently in use for agricultural purposes. The developing neighbourhoods of Eaglemont Heights (SW ¼ Sec. 34-50-24-W4) and Montalet (NE ¼ Sec. 34-50-24-W4) are immediately to the south and east respectively of the Outline Plan.

DANSEREAU MEADOWS OUTLINE PLAN**3.0 Development Objectives & Principles**

3.1 DEVELOPMENT OBJECTIVES

The Dansereau Meadows Outline Plan for the NW ¼ Sec. 34-50-24-W4 has been prepared as a comprehensively planned residential neighbourhood taking advantage of the locational attributes of the area. The main objectives of the Outline Plan are:

- to develop a plan consistent with the general intent and purpose of the Town of Beaumont MDP;
- to provide a framework to deliver high quality, comprehensively planned residential, mixed use and open space areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate the surrounding, existing uses affecting the plan;
- to ensure the implementation of the plan takes place on an orderly, phased basis.

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Outline Plan is defined through the following general principles:

3.2.1 Residential and Mixed Use

- Encourage housing types, including low-density single and semi-detached housing, medium-density town housing and high-density low-rise apartments, that will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Beaumont.
- Encourage small-scale, neighbourhood-serving commercial uses to serve the day-to-day needs of residents of the neighbourhood, integrating them with medium-density residential uses.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Outline Plan to help support the efficient provision of municipal services, recreational and educational facilities in a timely fashion.
- Provide direct and safe pedestrian linkages to residential development cells and community nodes such as commercial, open spaces and school sites.
- Locate residential development to take advantage of features such as Stormwater Management Facilities, parks/open spaces and commercial amenities in proximity to the plan area.

DANSEREAU MEADOWS OUTLINE PLAN

3.2.2 Municipal Reserves and Educational / Community Facilities

- Provide school and park sites for educational and community facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within the Outline Plan and in the context of surrounding areas.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and recreational opportunities for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the Stormwater Management Facilities to provide pedestrian linkages and open space recreational opportunities.

3.2.3 Transportation

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Outline Plan as well as the adjacent areas.
- Provide non-vehicular circulation options throughout the Outline Plan with special attention to linkages to the School and park sites, Stormwater Management Facilities and future development areas to the south.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.2.5 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive development.
- Incorporate open spaces into compatible land uses such as the Stormwater Management Facilities to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Beaumont to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

DANSEREAU MEADOWS OUTLINE PLAN

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for the Dansereau Meadows Outline Plan has been prepared in response to current and anticipated residential market trends within Beaumont and the immediately surrounding area. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Outline Plan area is comprised of approximately 63.8 hectares of land and is bounded on the north and west sides by existing roadways, existing and future residential development to the south and existing / future residential development to the east. These boundary conditions create a logical planning unit and the basis for design as shown on **Figure 3.0 – Land Use**. The land use statistics, number of residential units and population are represented in **Table 1 – Land Use & Population Statistics** following the Development Concept.

4.2 RESIDENTIAL

The majority of land within the Outline Plan is intended for residential development. A mixture of low-density, medium-density and high-density residential dwelling units are proposed and will be implemented based on market conditions and consumer preferences at the time of development. A mixed use area is also proposed, intended to integrated medium density residential development with ground-floor commercial uses to serve the day-to-day needs of neighbourhood residents. Residential densities of 23 units per net residential hectare (upnrha) for the low density residential areas, 40 upnrha for the medium density residential and mixed use areas, and 80 upnrha for the high-density residential areas are used in the calculation of the estimated numbers of units for the neighbourhood. The numbers of people per household used for both population and student generation estimates are 3.03 for all residential development types.

The estimated land area, number of dwelling units and population attributed to the low, medium, mixed use and high density residential areas are identified in **Table 1 – Land Use & Population Statistics**.

4.2.1 Low Density Residential

As shown on **Figure 3.0 – Land Use**, low density residential is located in proximity to the amenities offered by the Stormwater Management Facilities, walkways, school & park sites, transportation routes / nodes and utility corridors. Within the low density residential areas identified in the Outline Plan, housing forms will consist of single and semi-detached housing catering to a variety of lot and home sizes permitted in the low density residential land use districts of the Land Use Bylaw. Further consideration may be given, based on



NTS



- LEGEND
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - School / Park
 - Public Utility Lot
 - Storm Water Management Facility
 - Land traded as M.R. to S.W. 1/4 Sec. 34-50-24-W4M
 - Proposed Trail System
 - Proposed Emergency Access
 - Plan Boundary

Client/Project

UNITED COMMUNITIES LP.
N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.
DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

3.0

Title

Land Use Concept

June 2, 2017
1161 104995 KC

DANSEREAU MEADOWS OUTLINE PLAN

DANSEREAU MEADOWS OUTLINE PLAN - PROPOSED AMENDMENT NW 1/4 SEC. 34-50-24-W4 LAND USE & POPULATION STATISTICS

LAND USE	Area (ha)	% of GDA
Gross Area	63.80	
TWP. RD. 510 (12.0 m Widening)	0.97	
Gross Developable Area	62.83	100.0%
		MR % of GDA
Municipal Reserve (School)	5.12	8.15%
Municipal Reserve dedication along TR 510 (3m)	0.24	0.39%
Municipal Reserve - Land Trade *	0.89	1.42%
Municipal Reserve - NW Lot	0.08	0.13%
Total MR dedicated	6.33	10.08%
PUL / Stormwater Management Facilities	7.97	12.69%
Circulation (Collectors/Locals/Lanes)	13.30	21.16%
Total Non-Residential Area	27.60	43.93%
Net Residential Area	35.23	56.07%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential	27.24	23	627	62	3.03	1898
Medium Density Residential	6.20	40	248	25	3.03	751
Mixed Use	0.30	40	12	1	3.03	36
High Density Residential	1.49	80	119	12	3.03	361
Total	35.23	29	1006	100		3047
Gross Density:	49	persons per gross developable hectare				
CRB Growth Plan Density	29	units per net residential hectare				

STUDENT GENERATION**

	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)	Total
Total	302	151	151	604

* Area of land trade between United Acquisition Corp II and S.W. 1/4 - Sec. 34 - Twp. 50 - Rge 24 - W4M (0.89 ha of municipal reserve).

** Calculation of Student Populations at 0.6 students per household:

K-6 50% 7-9 25% 10-12 25%

DANSEREAU MEADOWS OUTLINE PLAN

market and consumer demands, to development as Bareland Condominiums, whereby private roadways would provide access into the site.

The areas surrounding the stormwater management facilities may well include larger lot sizes in providing for a variety of residential lot values. Similarly, the areas surrounding the school & park sites may include a choice of larger lot sizes backing onto these open space amenities.

Low density residential development will be planned in clusters/cells to provide a greater sense of identity to the various residential sub-areas and to create a safe pedestrian environment. Architectural guidelines may be employed within the low density residential areas to ensure aesthetically pleasing residential streetscapes.

4.2.2 Medium Density Residential

Medium-density residential is to be developed as town housing, both in street-oriented and larger-site project forms.

Street-oriented town housing is identified in locations where rear lanes can be provided, ensuring an adequate supply of on-street parking for these higher-intensity land uses. Town housing is identified within the northcentral portion of the plan area as well as the southwest. Additional street-oriented town housing is also identified across from the school/park site, offering the potential for a greater number of families within easy walking distance of this school and amenity space.

A project town house site, with dwelling units intended to be served by private, internal roadways, is identified on the western edge of the neighbourhood, north of the neighbourhood access to Range Road 243. This site will be immediately adjacent to the amenity of the central Stormwater Management Facility and will provide a transition between residential land uses of differing density.

4.2.3 Mixed Use

Mixed use is to be developed in low-rise buildings with small-scale ground floor commercial and service uses and upper storey apartments, with buildings oriented towards a collector roadway. Where market conditions do not support the development of commercial uses on the ground floor, portions of the mixed use area may be developed for medium density residential development without a commercial component.

Mixed use is identified in a location where a rear lane can be provided, ensuring an adequate supply of on-street parking for this higher-intensity land use. The mixed use area is also identified adjacent to a park and across the collector roadway from the central stormwater management facility, potentially enhancing the public use of these amenity areas.

DANSEREAU MEADOWS OUTLINE PLAN

4.2.4 High Density Residential

High-density residential is to be developed as low-rise apartments. This land use has been identified in a single location at the intersection of two collector roadways and immediately adjacent to the neighbourhood access to Range Road 243. This is to ensure that this higher traffic generating land use is located with adequate roadway capacity and to avoid pulling larger volumes of traffic through the broader neighbourhood. It is also located adjacent to both stormwater management facilities to ensure convenient access to neighbourhood amenities.

4.3 PARKS AND OPEN SPACES

Parks and open spaces are provided in optimal locations throughout the Outline Plan. The total area of land dedication attributed to Municipal Reserves (MR) is 6.33 ha or 10.08% of the Gross Developable Area in excess of that required by the Municipal Government Act. The land dedication includes the future school site in the south-east corner, a 0.08 ha "Tot Lot" in the northwest of the plan area, and a parcel 3 m in width along the length of Township Road 510.

As part of the overall reserve dedication of 6.33 ha, an area of 0.89 ha in the south-east corner of the Outline Plan area has been previously provided as "MR land in kind" by the proponent of the Dansereau Meadows Outline Plan to the landowner of the SW ¼ Sec. 34-50-24-W4 (Eaglemont Corporation). The intention for this land was to augment the municipal reserve dedication of Eaglemont Heights by providing a site at the intersection of Rue Eaglemont and 50 Avenue that would be large enough to accommodate a public recreation facility. As such, since the 0.89 ha has been dedicated by the proponent of this Outline Plan, the land area has been included as part of the overall MR land dedication.

4.3.1 School / Park Sites

To comply with the Beaumont MDP, there is one area identified in the Outline Plan for the possible development of schools. The area in the southeast part of the plan combined with adjacent, future open space to the east in the Montalet neighbourhood is proposed to accommodate a joint school site. The southeast area includes a large park site in order to share and economize on field sizes. This area is also directly connected to the Beaumont Master Trail system.

The Outline Plan focuses on these areas and the stormwater management facilities in order to provide quality open space and recreational amenities, and incorporates a comprehensive network of pedestrian linkages to nearly all parts of the plan.

Fronting onto the Outer Ring Road to the west and a minor collector to the north, the school / park site has approximately 45% roadway frontage, providing opportunities for various access and parking alternatives. The site is also appropriately located to serve the Outline Plan as well as outside areas without significantly disrupting local traffic flows.

The southeast site has been subdivided under plan 1125848 and is approximately 5.12 ha.

DANSEREAU MEADOWS OUTLINE PLAN

4.3.2 Walkways and Trail System

The Outline Plan has been designed around the concept of community recreational nodes connected to all areas of the neighbourhood by a series of walkways and the Beaumont Master Trail Plan.

The walkway system provided within each development cell / cluster will be designed according to the Town of Beaumont standards and will be appropriate for each area.

The trail system connects all areas of the plan with appealing, safe and direct access to the community recreational nodes as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The trail system within and immediately adjacent to the Outline Plan on the west side is estimated at approximately 3 km in length.

4.4 COMMERCIAL

Given the proximity and range of commercial opportunities along 50 Street and the Town Centre, the proposed Outline Plan does not foresee a demand for large-scale commercial development within this neighbourhood. Small-scale neighbourhood-serving convenience commercial and/or services will be provided for by the mixed use area in the northwest portion of the neighbourhood.

4.5 STORMWATER MANAGEMENT FACILITIES

A central Public Utility Lot (stormwater management facility, "SWMF") of approximately 4.76 ha is located to take advantage of the existing topography and low lying areas. This facility also provides for recreational opportunities and has been configured to provide views from residential enclaves as well as from the walkway linkages and the collector / local roadway network.

A public utility lot on the southern edge of the plan area has been located directly north of the Leblanc canal drainage ditch. The area of the facility providing additional storage capacity for the canal is approximately 2.61 ha. The remainder of the PUL area is intended to accommodate two existing utility right of ways and a proposed sanitary lift station and off-line storage system.

The central stormwater management facility has been designed as a wet pond while the south pond is dry and will provide additional storage capacity for the Leblanc canal drainage ditch.

4.6 TRANSPORTATION

The system of roads proposed for the Outline Plan provides its residents and the surrounding, travelling public with safe and efficient access for this area of Beaumont. **Figure 4 – Road Hierarchy** presented later in the Outline Plan shows the overall road network.

DANSEREAU MEADOWS OUTLINE PLAN

The road system in the Outline Plan will be in general conformance with the current Beaumont Municipal Development Plan.

The Outer Ring Road will be extended across the subject parcel by extension of the Rue Montalet right-of-way from the Montalet neighbourhood. Street widths for the collector and minor residential streets will be in accordance with the Town of Beaumont's recommended dimensions, as shown in **Figure 4 – Road Hierarchy**.

Access to the surrounding 1.6 km (1 mile) arterial grid system is provided by collector roadway facilities traversing the neighbourhood. Collector roadways providing internal & external access are spaced at approximately 400m intervals to facilitate traffic progression and to ensure that sufficient intersection spacing is provided

In addition to the development of the collector roadway facilities, the Outline Plan incorporates a number of internal local roads which provide excellent access to various neighbourhood destinations such as the school / park sites and stormwater management facilities.

Corner-cuts are provided at the collector road entrance from Range Road 243 and may include features that will enhance the character of the area and provide a distinct identity for the Outline Plan.

4.6.1 Arterial Roadways

Arterial roadways are located on the north and west sides of the neighbourhood to accommodate the neighbourhood's major internal & external traffic flows. These roadways, Township Road 510 and Range Road 243, are currently constructed to a rural cross-section, but are considered as future arterial roadways.

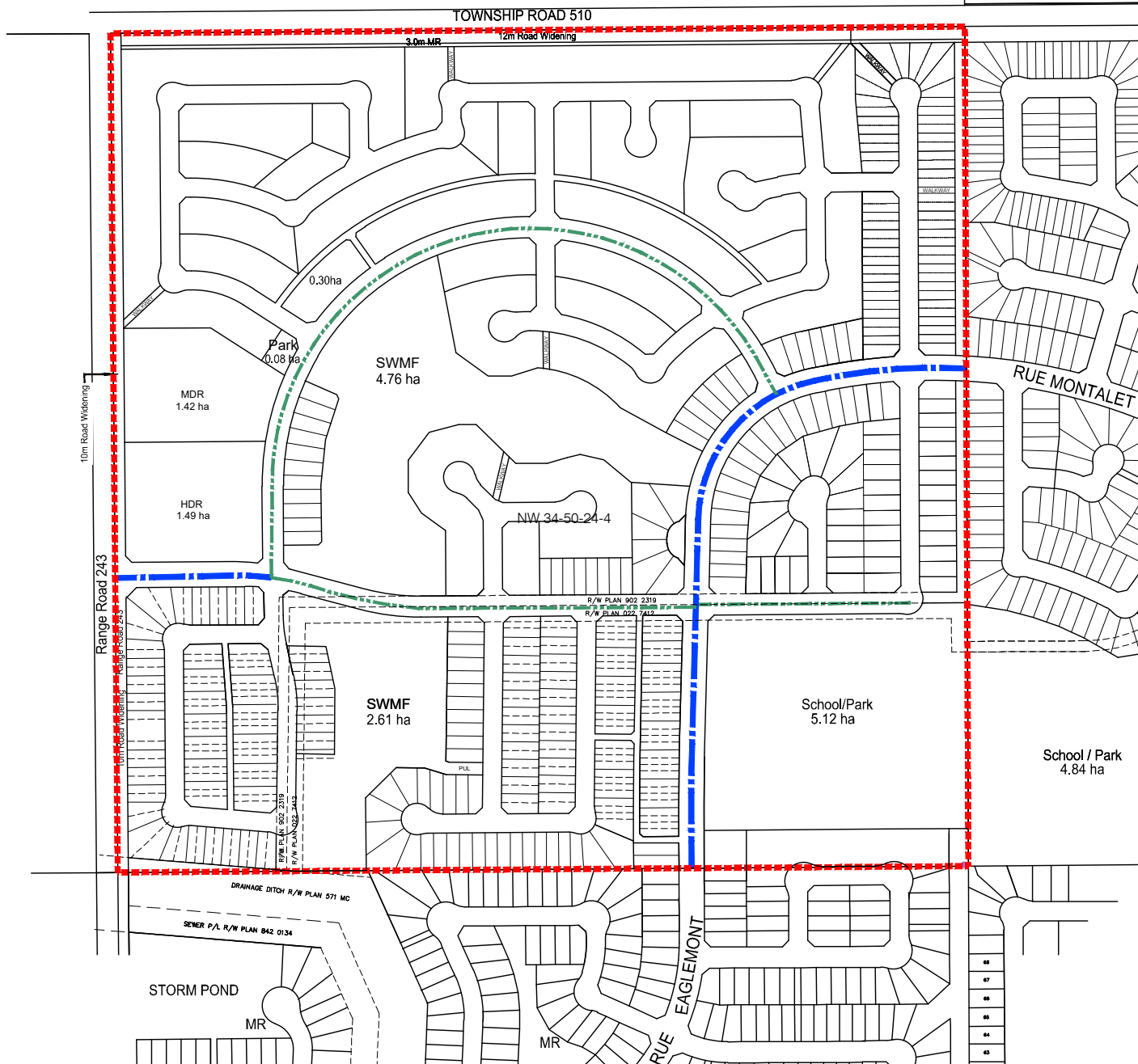
4.6.2 Collector Roadways

The Outline Plan provides for the extension of the Outer Ring Road (Rue Montalet) through this area leading to the west and then eventually south to meet with the proposed Eaglemont Heights development within the S.W. ¼ 34-50-24-W4M.

A collector road provides an east-west link from the Outer Ring Road to Range Road 243, while a second collector loops north and west of the Ring Road and provides linkages to the local road network in the northern portion of the plan area.

4.6.3 Local Roads

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through the neighbourhood. Local roads have been designed to meet the standards of the Town of Beaumont.



NTS



Legend

- MAJOR COLLECTOR
- MINOR COLLECTOR
- Outline Plan Boundary

Client/Project

UNITED COMMUNITIES LP.
N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.
DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

Title

4.0
Road Hierarchy

DANSEREAU MEADOWS OUTLINE PLAN

5.0 Engineering Services

This section of the Outline Plan defines the municipal infrastructure servicing concepts that are intended to guide the proposed development area. The general concepts for routing and phasing of the water, sanitary and storm sewer systems and roads are presented herein, with the details to be provided in the form of a Design Brief when required.

5.1 WATER DISTRIBUTION

5.1.1 General

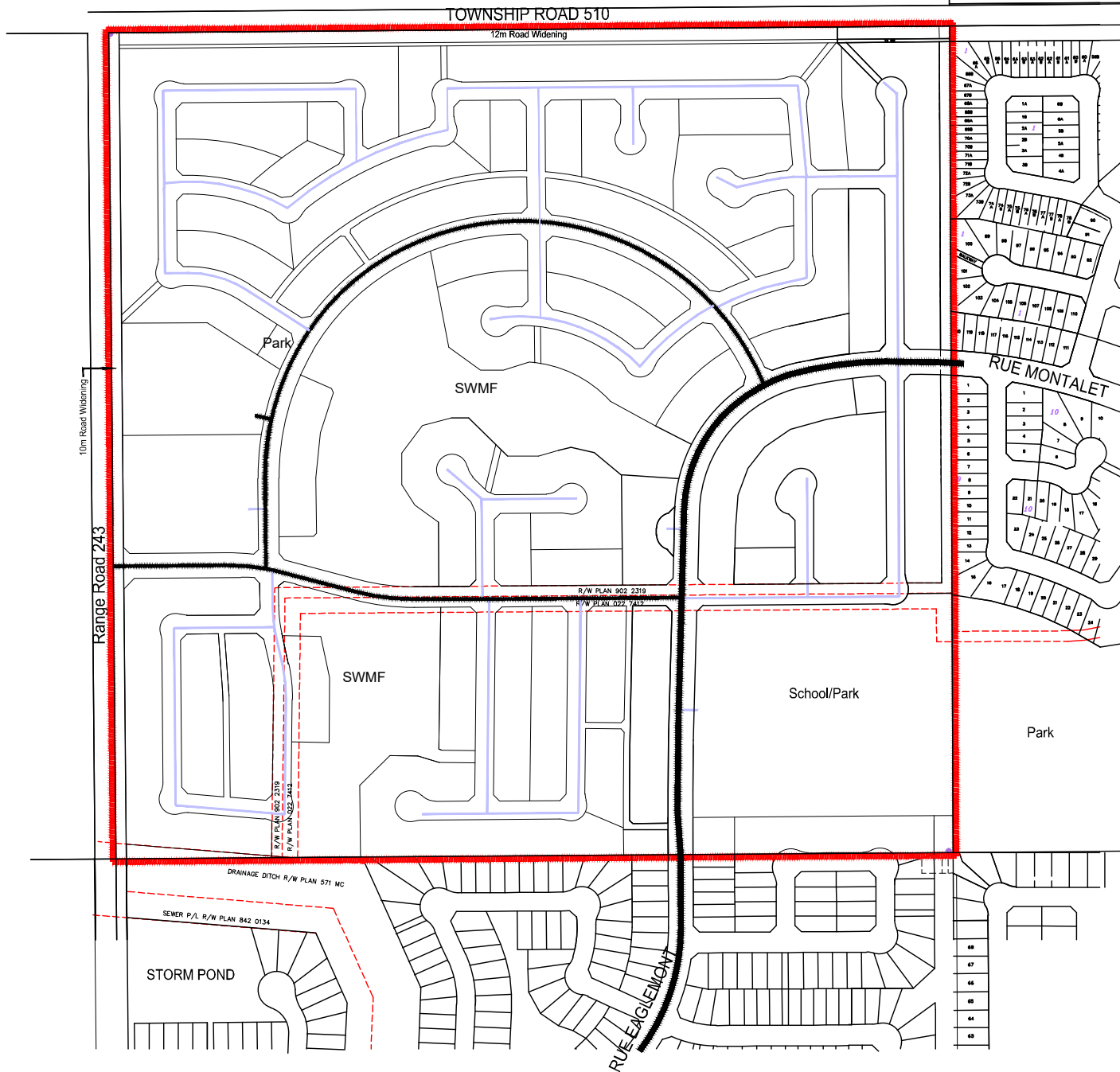
Figure 5 – Water Distribution System, illustrates the conceptual water distribution system that consists of a 300 mm trunk water main aligned along the Ring Road and a 250 mm secondary trunk aligned around the central stormwater pond, connecting on either end to the 300 mm trunk water main. The balance of water main through the subdivision is proposed at 200 mm.

The water distribution system was designed based on boundary conditions provided by UMA Engineering Ltd. for a number of boundary pressure and flow conditions. The boundary condition scenarios included for one or two 300 mm trunk connections of the 300 mm, east connecting to the Montalet Subdivision and south connecting to the Eaglemont Subdivision for varying flows and pressures.

5.1.2 Design Criteria

The water distribution system as proposed:

- Conforms to the Towns' General Design Standards:
 - o 300 mm trunk main aligned along the Ring Road;
 - o Provides 360 lpcd , peak day factor of 2.0 and peak hour factor of 4.0;
 - o Generally operating pressures between 350 kpa (50 psi) and 550 kpa (80 psi) with some areas reaching 578 kpa (84 psi). The system can be designed to maintain pressures within the allowable pressures during the design phase.
- Fire Flows
 - o Provides 180 l/s fire flow for the two urban service sites;
 - o Provides 100 l/s fire flow for low density residential.



NTS



Legend



300mm WATERMAIN
250mm WATERMAIN
200mm WATERMAIN

Client/Project

UNITED INC.
N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.
BEAUMONT, ALBERTA

Figure No.

5

Title

Water Distribution System

DANSEREAU MEADOWS OUTLINE PLAN

5.1.3 Boundary Connections

Based on the boundary conditions and for the initial phases of development, a single connection and extension of the 300 mm water main from the Montalet Subdivision is adequate. A single connection to the 300 mm trunk from Montalet, can satisfy peak day domestic demand and meet an urban institutional fire flow of 180 l/s for the urban institutional school site; and 180 l/s fire flow for the medium and high density residential sites to the west, provided the 250 mm is looped around the stormwater pond and connected to the 300 mm trunk main.

Connection to the future trunk 300 mm main in the Eaglemont Subdivision should be provided when:

- Development exceeds approximately 250 residential lots;
- Development extends along the Ring Road;

5.2 SANITARY SEWER SYSTEM

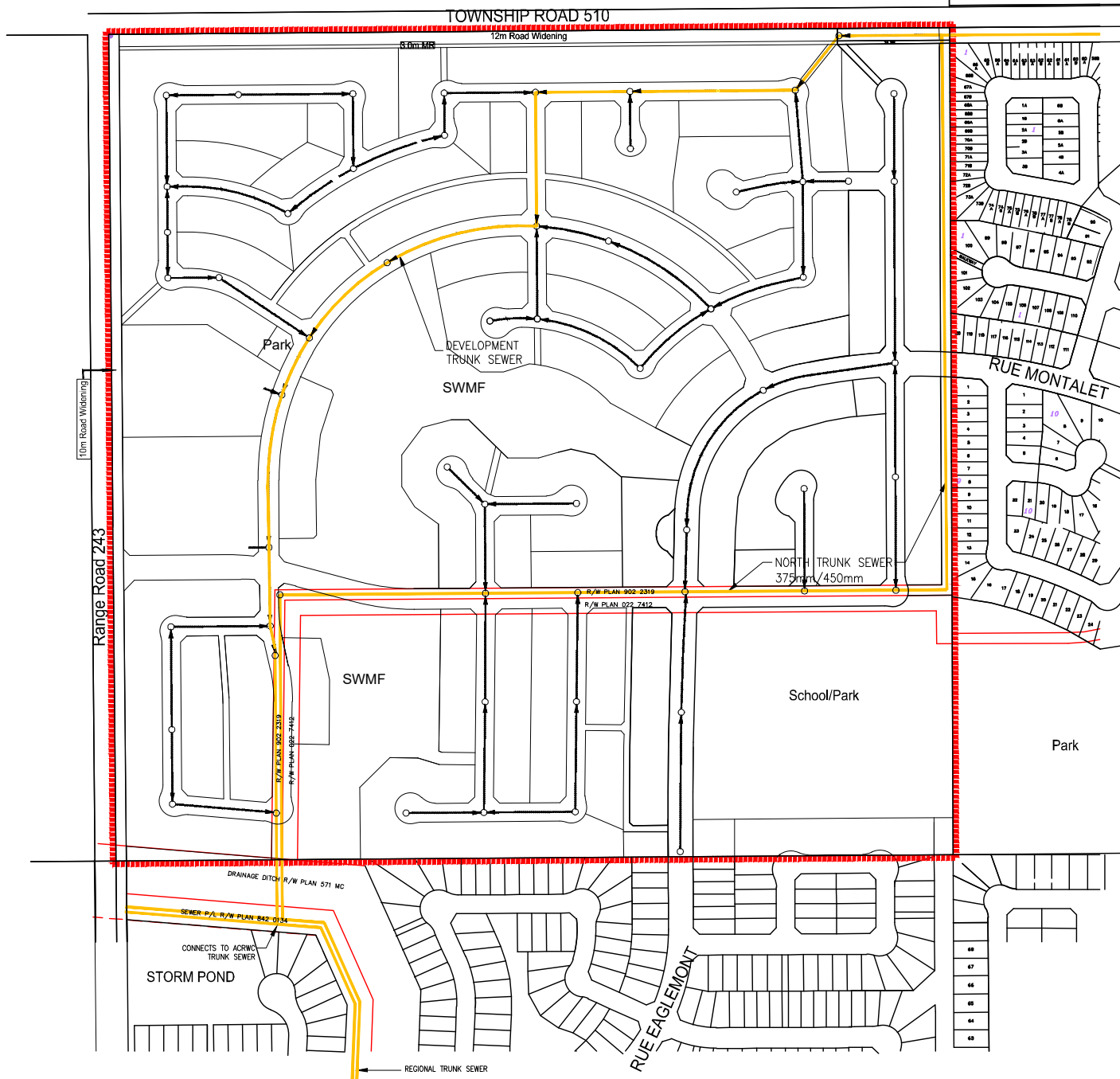
5.2.1 General

Figure 7 – Sanitary Sewer System, illustrates the proposed sanitary sewer system, comprised of the following major components:

- North Trunk Sewer presently servicing Coloniale Estates and Montalet Subdivision;
- Development Trunk Sewer connected to the North Trunk and traverses through the subdivision.
- Sanitary sewer collection system that connects to either the North Trunk or Development Trunk sewer;

5.2.2 Design Factors and Servicing Considerations

The sanitary sewer collection system design conforms to the Town of Beaumont General Design Standards and was influenced by a number of factors. The general topography of the site is relatively flat and is best serviced by a second trunk north of the stormwater pond that connects to the North Trunk in the northeast. Both the existing North Trunk and proposed development trunk sewer will be connected to the future ACRWC regional sanitary trunk expansion that is proposed over the next couple of years. This will increase the capacity of the offsite sanitary trunk to service new development in Beaumont, including Dansereau Meadows.



NTS



Legend



TRUNK SANITARY SEWER
SANITARY SEWER COLLECTION
SYSTEM

Client/Project

UNITED INC.
N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.
BEAUMONT, ALBERTA

Figure No.

6

Title

Sanitary Sewer System

DANSEREAU MEADOWS OUTLINE PLAN

5.2.3 Sanitary Sewer Servicing

As contemplated, the development sanitary sewer system is proposed to function as follows:

- A Development Trunk Sanitary sewer that connects to the North Trunk in the northeast corner of the development that could convey diverted flows from the North Trunk into the sanitary sewer system.
- The development area generally north, east and west of the Development Trunk would be serviced by that trunk sanitary sewer.

5.3 STORMWATER MANAGEMENT

5.3.1 General

Figure 8 – Stormwater Management, illustrates the proposed stormwater system that is comprised of the following components:

- Outfall from Montalet Stormwater Pond and emergency overflow to the Beaumont West Stormwater Pond;
- LeBlanc Canal Flood Plain Storage;
- Stormwater piping system;
- Major overland flow routes.

5.3.2 Design Factors and Servicing

The stormwater management system conforms to the Town of Beaumont General Design Standards and was influenced by a number of factors that include:

- Discharge from the present Montalet storm pond discharge via a pipe that conveys controlled flow to an open ditch that flows to the LeBlanc Canal. A means to convey the flow along with providing a route for the emergency overflow from the pond is required;
- A 2.61 hectare PUL (South SWMF) has been included on the southern edge of the Outline Plan area which would account for off-stream historical flood storage as well as providing storage for on site development. The required flood storage would be accommodated between the existing flood elevation of 707.75 m and the High Water Line (HWL);



FLOW FROM TWP RD 510
85 L/S

TOWNSHIP ROAD 510
12m Road Widening

FLOW FROM RR243
180 L/S

10m Road Widening

Range Road 243

RUE MONTALET

MONTALET SUBDIVISION EMERGENCY
OVERFLOW ROUTE

School/Park

MONTALET
SUBDIVISION
STORM OUTLET

Park

RUE EAGLEMONT

STORM POND

LEBLANC CANAL
SEWER P/L R/W PLAN 842 0134

DRAINAGE DITCH R/W PLAN 571 MC

HWL 708.50
NWL 706.50
SWMF

CONTROL MH

HWL 706.75
NWL 706.10
SWMF

CONTROL MH

NTS



Legend



STORM OUTFALL



OVERLAND FLOW ROUTE



STORM SEWER



OVERLAND EMERGENCY OVERFLOW

Client/Project

UNITED INC.

N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.

BEAUMONT, ALBERTA

Figure No.

7

Title

Storm Water Management System

DANSEREAU MEADOWS OUTLINE PLAN

- The minor stormwater piping system and major overland flow discharge to the central stormwater management pond then to the south pond and finally into LeBlanc Canal;
- The 4.76 hectare central stormwater pond accepts stormwater flows from the development and discharges to the 2.61 hectare flood storage area (South SWMF) at a controlled rate. The high-water level is 708.5 m, normal water level at 706.5 m and bottom elevation of 704.0 m. Emergency overflow above the 708.5 m high-water level discharges to the LeBlanc Canal through the south pond.

5.4 SHALLOW BURY UTILITIES – POWER, TELEPHONE, GAS, CABLE

Alignment, location and routing of the shallow utilities will be subject to the conditions of the various franchise agreements between the Town of Beaumont and the utility providers. Essentially, all utilities will be underground and located within the road right-of-way. Where necessary, easements will be provided on private property.

As in other areas of Beaumont, a 3.0 m easement will be provided inside the front property line for the installation and maintenance of the natural gas line.

Power and cable will be provided in shallow trenches in the boulevard on either side of the road, as per Town of Beaumont preferences. The boulevard will also accommodate the necessary transformers, pedestals and switching cabinets. Street lighting will also conform to the Town of Beaumont alignment preferences.

DANSEREAU MEADOWS OUTLINE PLAN**6.0 Implementation**

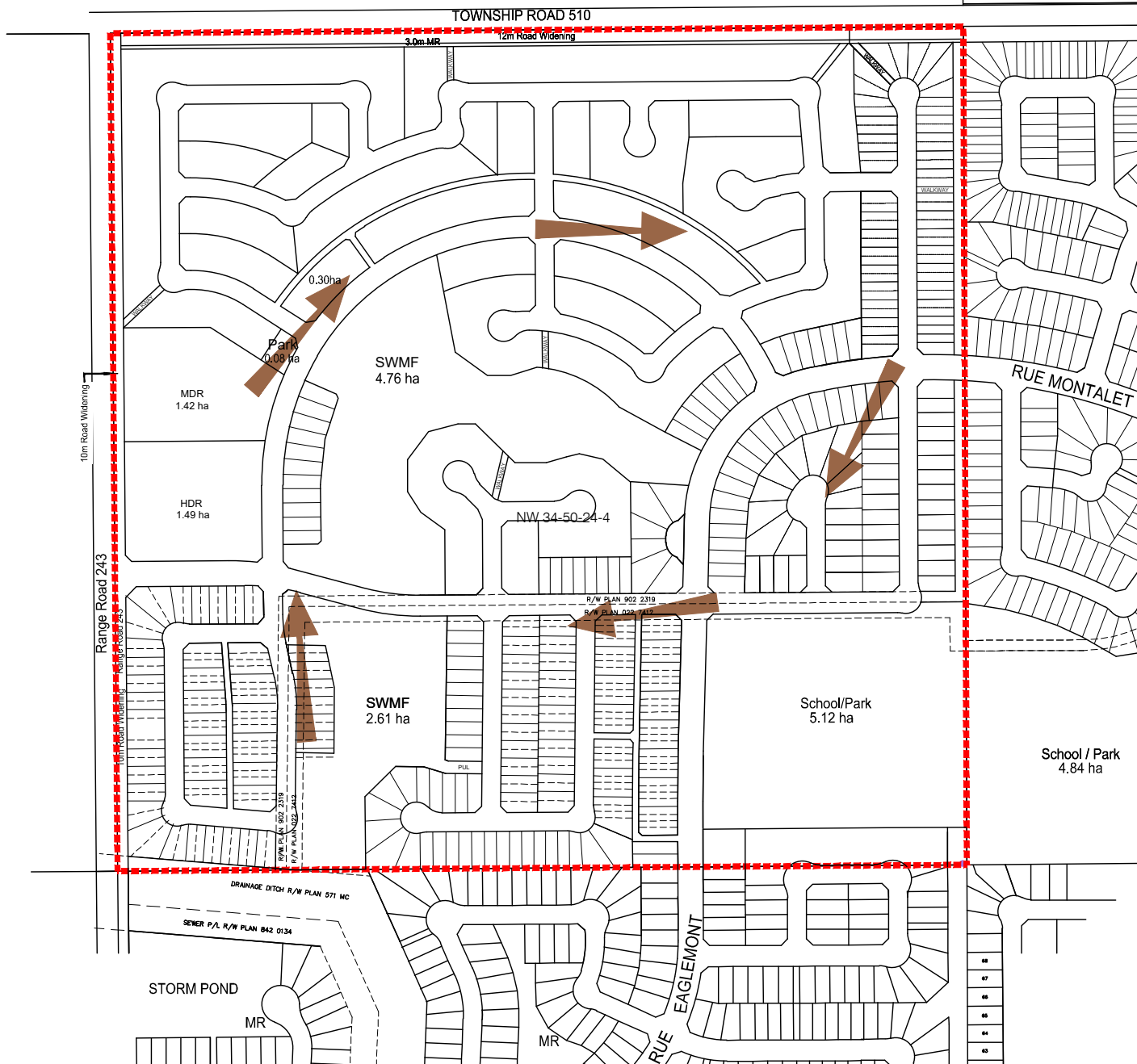
6.1 DEVELOPMENT STAGING

Infrastructure to service the area covered by the Outline Plan will initially be extended westward into the neighbourhood from Rue Montalet (Outer Ring Road) located at the east boundary of the plan area. Each successive stage will be developed with the logical and economical extension of these municipal services, with the intent of meeting the needs of the regional and local housing market.

Development in the first part of the Outline Plan is anticipated to begin from the westerly extent of Rue Montalet and proceed towards the southwest and then north portions of the plan area (**Figure 8 – Proposed Staging**). The development of individual phases may vary slightly from the actual redistricting and subdivision applications and as well portions of separate phases may be developed concurrently if there is sufficient demand and/or if the engineering design is made more efficiently as a result.

6.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications to conform to the land use designations described in the Outline Plan will be undertaken as necessary. Guided by the Town of Beaumont's MDP and the intent of this Outline Plan, redistrictings and subdivisions will be required to adhere to the Town of Beaumont Land Use Bylaw and the informational requirements necessary for each application.



NTS

Legend

- Outline Plan Boundary
- Potential Path of Development



Client/Project

UNITED COMMUNITIES LP.
N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.
DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

Title **8.0
Proposed Staging**

in the form and manner provided for in the land use bylaw that the application is complete.

(8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.

(9) If an application is deemed to be refused under subsection (8), the development authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application has been refused and the reason for the refusal.

(10) Despite that the development authority has issued an acknowledgment under subsection (5) or (7), in the course of reviewing the application, the development authority may request additional information or documentation from the applicant that the development authority considers necessary to review the application.

(11) Repealed 2020 c39 s10(49).

2016 c24 s125;2020 c39 s10(49)

Development Appeals

Permit deemed refused

684(1) The development authority must make a decision on the application for a development permit within 40 days after the receipt by the applicant of an acknowledgment under [section 683.1\(5\)](#) or (7) or, if applicable, in accordance with a land use bylaw made pursuant to [section 640.1\(b\)](#).

(2) A time period referred to in subsection (1) may be extended by an agreement in writing between the applicant and the development authority.

(3) If the development authority does not make a decision referred to in subsection (1) within the time required under subsection (1) or (2), the application is, at the option of the applicant, deemed to be refused.

(4) [Section 640\(5\)](#) does not apply in the case of an application that was deemed to be refused under [section 683.1\(8\)](#).

RSA 2000 cM-26 s684;2016 c24 s126;2018 c11 s13

Grounds for appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under [section 645](#),

the person applying for the permit or affected by the order under [section 645](#) may appeal the decision in accordance with subsection (2.1).

(1.1) A decision of a development authority must state whether an appeal lies to a subdivision and development appeal board or to the Land and Property Rights Tribunal.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(2.1) An appeal referred to in subsection (1) or (2) may be made

(a) to the Land and Property Rights Tribunal

(i) unless otherwise provided in the regulations under [section 694\(1\)\(h.2\)\(i\)](#), where the land that is the subject of the application

(A) is within the Green Area as classified by the [Minister](#) responsible for the *Public Lands Act*,

(B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,

(C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or

(D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Protected Areas or the Minister of Forestry, Parks and Tourism,

or

(ii) in any other circumstances described in the regulations under [section 694\(1\)\(h.2\)\(ii\)](#),

or

(b) in all other cases, to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under [section 683.1\(8\)](#).

(4) Despite subsections (1), (2), (2.1) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal may only be made to the subdivision and development appeal board and is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

RSA 2000 cM-26 s685;2015 c8 s73;2016 c24 s127;
2020 cL-2.3 s24(41);2022 c16 s9(81);2022 c21 s57;2020 c39 s10(50)

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

(a) in the case of an appeal made by a person referred to in [section 685\(1\)](#)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under [section 642](#), or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under [section 684](#), within 21 days after the date the period or extension expires,

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

(4) Repealed [2015 c8 s66](#).

RSA 2000 cM-26 s641; [2015 c8 s66](#)

Permitted and discretionary uses

642(1) When a person applies for a development permit in respect of a development provided for by a land use bylaw pursuant to [section 640\(2\)\(b\)\(i\)](#), the development authority must, if the application otherwise conforms to the land use bylaw and is complete in accordance with [section 683.1](#), issue a development permit with or without conditions as provided for in the land use bylaw.

(2) When a person applies for a development permit in respect of a development that may, in the discretion of a development authority, be permitted pursuant to [section 640\(2\)\(b\)\(ii\)](#), the development authority may, if the application is complete in accordance with [section 683.1](#), issue a development permit with or without conditions as provided for in the land use bylaw.

(3) A decision of a development authority on an application for a development permit must be in writing, and a copy of the decision, together with a written notice specifying the date on which the written decision was given and containing any other information required by the regulations, must be given or sent to the applicant on the same day the written decision is given.

(4) If a development authority refuses an application for a development permit, the development authority must issue to the applicant a notice, in the form and manner provided for in the land use bylaw, that the application has been refused and provide the reasons for the refusal.

(5) Despite subsections (1) and (2), a development authority must not issue a development permit if the proposed development does not comply with the applicable requirements of regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises.

RSA 2000 cM-26 s642; 2016 cs24 s102; [2017 c13 s1\(58\)](#) ;
[2017 c21 s28](#); [2018 c11 s13](#); [2020 c39 s10\(31\)](#)

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

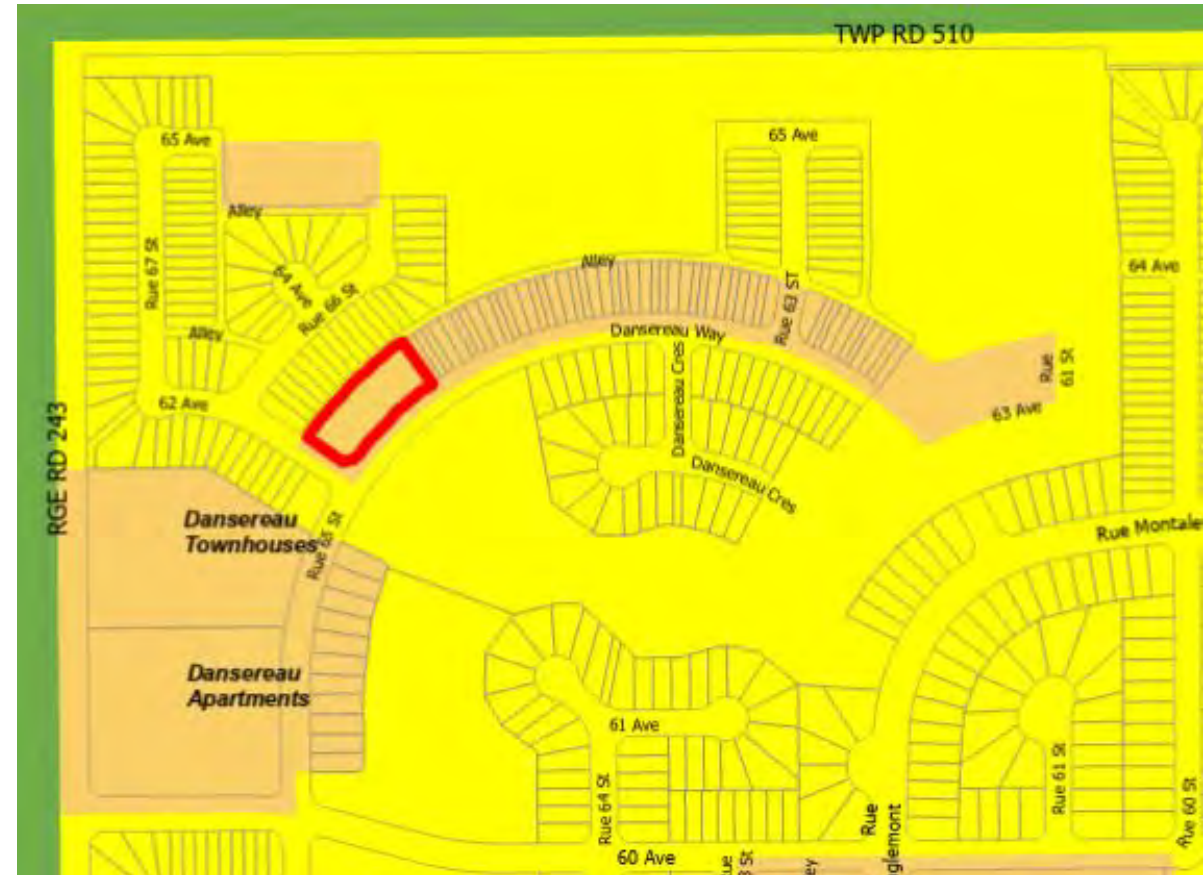
(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except



SDAB-25-03 DEVELOPMENT AUTHORITY PRESENTATION

LOCATION & ZONING



APPLICATION

- Development Authority received an application on April 12, 2024 for a four-storey mixed use building including:
 - Ground Floor Daycare: 567.3m²
 - Ground Floor Commercial Retail Unit (CRU) 1: 141.7m²
 - Ground Floor Commercial Retail Unit (CRU) 2: 106.7m²
 - 54 residential units located on floors 2 through 4 ranging from 36.8m² to 77.9m² in area
- May 6, 2024 Application Deemed Complete
- October 10, 2024 Development Permit issued for a permitted use with no variances
- January 24, 2025 Building Permit Issued
- January 28, 2025 Site Works Commencement

GROUNDS FOR APPEAL

Section 685(3) of the Municipal Government Act (MGA)

Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1.

IN DISTRICT – BYLAW 944–19 LAND USE BYLAW

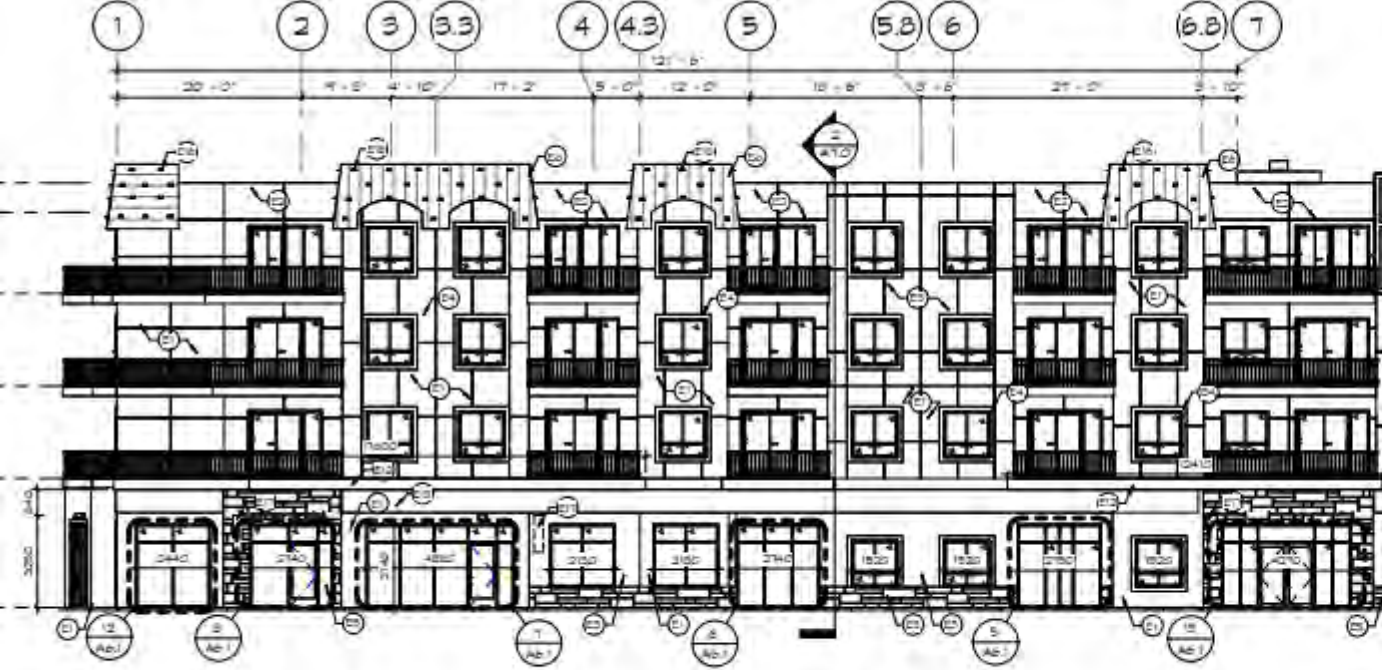
Uses

- Dwelling Unit(s) - Permitted
- Education (Daycare) - Permitted
- CRU - Unknown; Use Permit Required

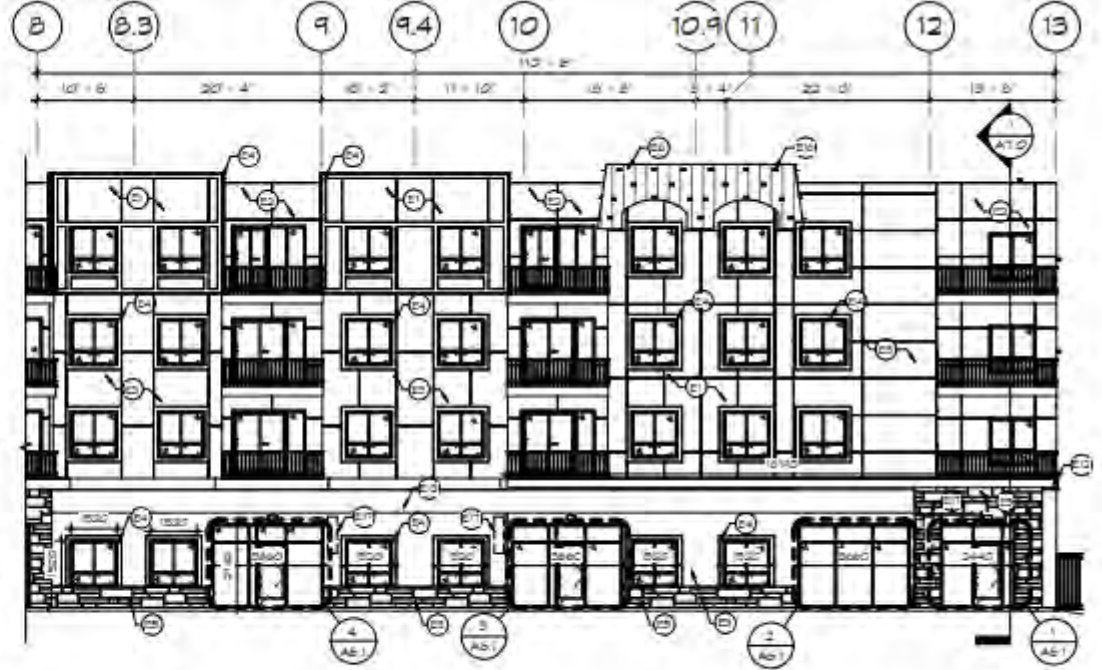
IN DISTRICT – DEVELOPMENT REGULATIONS

- Use Standards
- Block/Subdivision Standards
- **Residential Density**
- Building Placement Standards
- Building Profile Standards
- Frontage Type Standards: Stoop
- Landscaping & Screening Standards
- **Parking, Access & Loading Standards**





2 SOUTH EXT ELEV 2
A6.0 1:125



1 SOUTH EXT ELEV 1
A6.0 1:125



6 WEST EXT ELEV
A6.0 1:125

IN DISTRICT – RESIDENTIAL DENSITY

a) Minimum

- i) For built up areas: 1 dwelling unit(s) per lot
- ii) **For planned development:** 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan or outline plan. Shadow plans for future phased of development shall be required to demonstrate how the minimum density is achieved.



IN DISTRICT – MINIMUM RESIDENTIAL DENSITY

Dansereau Outline Plan Density: Mixed Use

Land Use	Area (ha)	Units/ha	Units	People/Unit	Population
Mixed Use	0.3ha	40	12	3.03	36

The application includes 54 dwelling units on the 0.29ha parcel which results in a density of 186 dwelling units per hectare(du/ha). The density exceeds the 40du/ha (12 units) density outlined in the OP. The application **meets the minimum density regulation**.

IN DISTRICT – MAXIMUM RESIDENTIAL DENSITY

b) Maximum No Requirement

- There is no requirement for maximum density, therefore the application **meets the maximum density regulation.**
- In addition, no amendments to the Outline Plan (OP) were required to facilitate the development.
- At the development permit stage, the Land Use Bylaw (LUB) regulations become the standards to which an application for a permitted use is evaluated against.
- Based on the LUB regulations at the time of approval, a refusal or OP amendment would only be considered if the application proposed a density less than 40 du/ha.

IN DISTRICT – PARKING REGULATIONS

Minimum parking requirements:

Dwelling Unit(s)	3 stalls
Education Use	12 stalls
Commercial Retail Units (CRU)	5 stalls
Total:	20 stalls

The minimum required parking is 20 stalls, and the applicant has provided 33 parking stalls; **meets the regulations.**

ISSUANCE OF DEVELOPMENT PERMIT

Based on the outlined considerations, the application for 2024-037 Mixed Use Building: 54 Dwelling Units and 3 Commercial/Institutional Units including 1 Education Use and 2 Commercial Retail Units, considered under the IN District was approved with conditions by the DA for the following reason(s):

1. The application was for permitted uses (Dwelling Unit(s) and Education),
2. The application did not include any variances to the regulations of the IN District within the Land Use Bylaw, and therefore,
3. The Development Authority must, under S. 642 of the Municipal Government Act, issue the development permit with or without conditions.

April 17, 2025

City of Beaumont

Subdivision and Development Appeal Board

ATTN: SDAB Secretary

5600 49 Street

Beaumont, AB T4X1A1

As per direction from of Mayor WM.Daneluik, Beaumont City Council and city administration on the evening of Tuesday April 8th, 2025 at council chambers. Please accept this letter of appeal for Application #2024-037, located at 6202 & 6302 65 Street, Beaumont, AB.

I wish to appeal this development permit as it did not provide an appropriate public hearing for affected residents adjacent to the development. The lack of a public hearing contravened numerous sections of "Our Zoning Blueprint" (Land Use Bylaw 944-19), adopted April 9, 2019. The development also does not meet numerous objectives and principles of the Dansereau Meadows Outline Plan adopted June 02, 2017. No resolutions to the plan have been passed prior to this development plan approval. This development approval is in contravention to numerous policies stated in the Terms of Reference for Statutory and Non-Statutory Land Use Plans. This Document was adopted August 27, 2020.

I have been advised on Monday April 14, 2025 that the approval for this development without a public hearing was based on their interpretation that requirements fell within the scope of Land Use Bylaw 944-19. As a result of their interpretation I wish to proceed with an appeal based on the above noted contraventions.

I look forward to your response,

Regards,

Lauren de Graaf

Appeal# SDAB-25-03 Appellant Submission Materials

Dansereau Meadows Outline Plan, last amendment June 2, 2017, prepared by Stantec Consulting Ltd.

1.0 Administration

1.3 **INTERPRETATION** All symbols, locations, and boundaries shown in the Outline Plan figures shall be interpreted as conceptual unless otherwise specified in the document, or where they coincide with clearly recognizable physical or fixed features within the plan area.

2.4 **EXISTING LAND USE** The subject area consists primarily of agricultural land with no structures. Utility Right-of-Way Plan 902 2319 is located along the east boundary of the Outline Plan and contains an existing sanitary trunk sewer line which also runs through the south-central portion of the plan. This existing alignment dictates the location and right of way width of the collector road at this point through the plan.

Please Note : at time of Outline development stake holders were limited for public consultation as shown in **Figure 1.0 Context Plan** on page 4 of this document

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Outline Plan is defined through the following general principles:

3.2.1 Residential and Mixed Use

- Encourage housing types, including low-density single and semi-detached housing, medium-density town housing and high-density low-rise apartments, that will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Beaumont.
- Encourage small-scale, neighbourhood-serving commercial uses to serve the day-to-day needs of residents of the neighbourhood, integrating them with medium-density residential uses

4.2 RESIDENTIAL

The majority of land within the Outline Plan is intended for residential development. A mixture of low-density, medium-density and high-density residential dwelling units are proposed and will be implemented based on market conditions and consumer preferences at the time of development. A mixed use area is also proposed, intended to integrated medium density residential development with ground-floor commercial uses to serve the day-to-day needs of neighbourhood residents. Residential densities of 23 units per net residential hectare (upnrha) for the low density residential areas, 40 upnrha for the medium density residential and mixed use areas, and 80 upnrha for the high-density residential areas are used in the calculation of the estimated numbers of units for the neighbourhood. The numbers of people per household used for both population and student generation estimates are 3.03 for all

residential development types. The estimated land area, number of dwelling units and population attributed to the low, medium, **mixed use** and high density residential areas are identified **in Table 1 – Land Use & Population Statistics.**

4.2.3 Mixed Use

Mixed use is to be developed in low-rise buildings with small-scale ground floor commercial and service uses and upper storey apartments, with buildings oriented towards a collector roadway. **Where market conditions do not support the development of commercial uses on the ground floor, portions of the mixed use area may be developed for medium density residential development without a commercial component.**

Mixed use is identified in a location where a rear lane can be provided, ensuring an adequate supply of on-street parking for this higher-intensity land use. The mixed use area is also identified adjacent to a park and across the collector roadway from the central stormwater management facility, potentially enhancing the public use of these amenity areas.

6.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications to conform to the land use designations described in the Outline Plan will be undertaken as necessary. Guided by the Town of Beaumont's MDP and the intent of this Outline Plan, redistrictings and subdivisions will be required to adhere to the Town of Beaumont Land Use Bylaw and the informational requirements necessary for each application.

As one can see there are numerous mentions of specificity in this document that relate to the mixed use area in Dansereau Meadows. This document was the basis for developers in selling properties to the current residents of the community.

Our Zoning Blueprint: Beaumont Land Use Bylaw , Bylaw 944-19

Adopted April 9,2019

PART 3: LAND USE DISTRICTS CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3 CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.1 Intent General

Intent: To provide opportunities for lower density forms of residential development similar to what currently exists in Beaumont. In planned areas, land shall only be redistricted to this land use district if and **where an approved Outline Plan**, Area Structure Plan and / or Neighbourhood Structure Plan **provides that direction.**

How uses are mixed: The uses will be primarily different forms of residential development. Where the street design and / or lot configuration can allow for a different use, those sites may transition from a residential use to a commercial or business use over time. In planned areas, business and commercial uses shall be integrated with the neighbourhood to provide local services within a walkable distance of 400m.

Form of Development: All development, regardless of use, shall have a residential form and character to integrate with the neighbourhood and limit potential incompatibilities. Single detached dwellings with front attached garages are the predominant building form.

3.3.5 Residential Density

- a)Minimum
 - i. For built up areas: 1 dwelling unit(s) per lot
 - ii. For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan, or outline plan. Shadow plans of future phases of development shall be required to demonstrate how the minimum density is achieved.
- b)Maximum 2 dwelling units per lot or as per the applicable Area Structure Plan, Neighbourhood Structure Plan, or Outline Plan.

Note: prior to amendment: January 15,2025 1055-24

- a)Minimum
 - i. For built up areas: 1 dwelling unit(s) per lot
 - ii. For planned development: 35 units per net hectare or as per the applicable area structure plan, neighbourhood structure plan, or outline plan. Shadow plans of future phases of development shall be required to demonstrate how the minimum density is achieved.
- b)Maximum **No Maximum** per lot **or as per the applicable** Area Structure Plan, Neighbourhood Structure Plan, or **Outline Plan**.

PART 5: ADMINISTRATION INTERPRETATION

- 5.3.8 The Subdivision Authority may approve the application for subdivision even though the proposed subdivision does not comply with Our Zoning Blueprint if, at its sole discretion, the proposed subdivision **would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,** and the proposed use is allowed in the applicable land use district,

5.4.4 The Development Authority:

- j) Shall not approve an application for a development permit that is not in conformity with the Municipality's Statutory Plans.

5.18 CONDITIONS OF A DEVELOPMENT PERMIT

5.18.1 The Development Authority may impose such conditions on the approval of an application as, in their opinion, are necessary to:

- a) Uphold the intent and objectives of Our Complete Community under preparation or as adopted;

- b) Uphold the intent and objectives of an area structure plan, neighbourhood structure plan, or area redevelopment plan under preparation or as adopted, that is applicable to the site;

- c) Meet the applicable requirements of Our Zoning Blueprint and

- d) — Ensure the orderly and economic development of land within the Municipality.

Terms of Reference for the Preparation and Amendment of Statutory and Non-Statutory Land Use Plans

August 27, 2020 Beaumont Planning and Development

2.0 Introduction

The City of Beaumont is committed to developing a vibrant, healthy, family-oriented community that welcomes diversity, nurtures business, promotes excellence and is environmentally conscious, while celebrating its Indigenous, agricultural and French heritage.

Statutory plans allow municipal councils to establish general development policies for all or part of the municipality. The Municipal Government Act defines statutory plans as an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under Division 4 (Section 616 (dd)). These plans serve the following purposes:

1. Intermunicipal Development Plan - Two or more municipalities may adopt an intermunicipal development plan in respect of land where a consensus on future land use and development is desired. Such a plan typically relates to the fringe area of urban and rural municipalities or to share natural features such as lakes.

2. Municipal Development Plan - A municipal development plan establishes policies for land use in the entire municipality. All municipalities in Alberta must adopt a municipal development plan.
3. Area Structure Plan - Municipalities may adopt area structure plans to establish the general land use, transportation, and servicing framework for specific areas undergoing substantial new development, usually in greenfield areas.
4. Area Redevelopment Plan - Municipalities may adopt area redevelopment plans to outline proposals for addressing planning issues when rejuvenating existing developed areas.

In addition to these statutory plans, municipalities may also adopt non-statutory plans to guide future planning and development in certain areas. There are different names and functions to these plans. In the City of Beaumont, the most common types of non-statutory land use plans are:

1. Neighbourhood Structure Plan – the City of Beaumont adopts neighbourhood structure plans to provide a more detailed planning/land use and servicing framework for a specific area within an area structure plan. These plans must comply with the higher order area structure plan.
2. Outline Plan – in the past, the City of Beaumont adopted outline plans to provide land use and servicing frameworks for future subdivision and development within neighbourhoods. These frameworks were consistent with the City's Municipal Development Plan land use policies as well as other relevant municipal policies and plans at the time of adoption.

Our Complete Community - Municipal Development Plan provides policy direction on the future development of statutory and non-statutory plans. This direction includes:

4.2.1 Area Structure Plans shall be prepared for the development of all Future Residential, Commercial, Business Park, and Light Industrial areas. Neighbourhood Structure Plans may be required to support Area Structure Plans for development areas larger than 64 hectares (one quarter section).

4.2.2 New Neighbourhood Structure Plans will not be permitted without an approved Area Structure Plan in place.

4.2.3 No new Outline Plans will be permitted.

4.2.6 An Area Redevelopment Plan may be required prior to changes in built-up urban areas, at the discretion of the development authority

3.0 Authority and Policy Alignment

All statutory and non-statutory plans in Beaumont must be compliant and consistent with the following legislations, plans and policies. Should the proposed plan not meet statutory plan or local plan policies, the applicant must identify the differences and possible solutions, which may include additional statutory or non-statutory plan amendments, where applicable.

4.4 Closure of Inactive Application

If there has been no progress on an application for at least six (6) months due to the inactivity of the applicant, Planning and Development may send a file closure letter to the applicant advising that an application will be closed. Prior to sending such a letter, Planning and Development will contact the applicant regarding the lack of progress via written or e-mail correspondence. Inactivity that is due to the approval timelines for higher order plan amendments that are required to align with the proposed plan (e.g., an amendment to the Municipal Development Plan to align with land uses in a proposed area structure plan) does not count towards the six-month timeline. An applicant or owner who wishes to reactivate a file for which a file closure letter has been executed must submit a new application. The new application must include:

- An updated statutory plan document;
- Any updated supporting documents; and
- The application forms and fees in effect at the time of the reactivation.

A new Public Engagement Plan or an additional meeting may also be required, at the discretion of Planning and Development.

5.8 Land Use Concept

This section describes the future land uses and development concept proposed for the area, either generally or with respect to specific parts of the area. The content should include, but is not limited to, the following matters:

- a) General layout of future land uses¹ ;
- b) General layout of major (arterial and collector) roadways based on municipal design and construction standards;
- c) Applicable neighbourhood boundaries;
- d) Distribution of ecological features;
- e) Historic resources;
- f) Urban design areas/districts;

- g) Stormwater management facilities;
- h) Multi-use trails and pedestrian connections; Park and ride and regional bus routes and potential future local transit routes, if applicable;
- i) A summary of the Fiscal Impact Analysis, if applicable; and
- j) A map showing the land use concept and identifying the features described. The map should include the following qualification: This map is intended to be conceptual. The exact location and alignment of land uses, major facilities, roadways, and services will be determined at the redistricting and subdivision stage.
- k) A table summarizing the land use concept and population statistics for the plan area including:
 - Calculations of gross area, Environmental Reserve, existing land uses, gross developable area, total non-residential area, and net residential area;
 - Calculation of Municipal Reserve and resultant balance by sub-area (i.e. neighbourhood) and for the entire plan area;
 - Calculation of planned dwelling units per net residential hectare for each residential land use and the residential density for the total plan area;
 - Disposition of any arterial roadway right of way or Beaumont-owned land in the area;
 - Major land use classifications with approximate area dedicated to each land use type as per development concept;
 - A summary of natural areas protected, conserved, and lost; and
 - Anticipated student generation, to be confirmed by school boards for each school system, by school type for each neighbourhood and the total plan area.

5.9 Policy

This section describes how each applicable land use, transportation, and servicing component of the concept will support the plan's goals and objectives. For each component, the plan objectives, policies, and implementation method must be stated as described below. All maps will be considered to be conceptual in nature, as the exact location and alignment of land uses, major facilities, roadways, and services will be determined at the redistricting and subdivision stage. It is recommended that maps include a statement to this effect.

Summary

- a) Statement of specific land use objective(s) in support of the area structure plan development concept;

b) Statement of specific land use policy strategies required to support higher order strategic policies/plans (i.e. municipal development plan) including the Edmonton Metropolitan Region Growth Plan land use policies and principles;

c) Summary of the policy rationale for each land use, transportation, and servicing component and any necessary technical study and or information required to inform subdivision and development; and

d) Statement of how land use policy strategies will be implemented within the plan including:

- Manner in which existing uses will be incorporated, conserved, or removed as development occurs;
- Key land use policies to be addressed and approvals required at subsequent planning stages (e.g. Land Use Bylaw) to implement the development concept;
- General direction and timing of interim and long-range development as it relates to the sequence or phasing of development;
- Identification of any problems anticipated in the orderly staging of development or off-site development impacts generated (e.g. additional funding requirements or costs to Beaumont, downstream servicing impacts, traffic) and solutions presented at the time of area structure plan submission to Planning and Development; and
- Identification and or assignment of any particular stakeholder roles, responsibilities or actions as necessary

Residential

a) Location and pattern of residential development;

b) Community density and scale that supports mixed land uses, services, amenities, transit, and pedestrian and multi-use trail connectivity, and that aligns with regional Growth Plan targets;

c) Description of innovative or unique residential development forms contemplated within the plan area;

d) Principles to be applied at the subdivision stage for the distribution, compatibility, and integration of a mix of residential uses;

e) Principles to be applied at the subdivision stage to ensure the provision of a range of housing forms for a variety of income levels and household types, including principles for the provision of affordable housing, in accordance with applicable Council-approved objectives or policies.

Mixed Use

- a) Location, size, and distribution of mixed use development within the plan area; and
- b) Justification of mixed use development within the area structure plan on the basis of population to be served, size of the area, and appropriate policies.

7.0 Non-Statutory Plans and Amendments

There are two types of non-statutory land use plans in the City of Beaumont. These are outline plans and neighbourhood structure plans. In the past, the City of Beaumont adopted outline plans to provide land use and servicing frameworks for future subdivision and development within neighbourhoods. However, Our Complete Community does not allow the City to adopt new outline plans in the future. As a result of this policy change, only amendments will be accepted for existing outline plans in effect. Neighbourhood structure plans provide a more detailed planning/land use and servicing framework for a specific area within an area structure plan. The neighbourhood structure plan provides the link between the conceptual framework of the area structure plan and the detailed future design and layout of subdivisions in the neighbourhood.

The process of adopting neighbourhood structure plans and amendments is largely the same as adopting a statutory plan through a bylaw, except that the public hearing held prior to adopting the plan or amendment is a non-statutory one. A non-statutory public hearing functions the same way as any other public hearing, the only difference is that it is not a requirement in accordance with the Municipal Government Act. In addition, the process of adopting an outline plan amendment is through a resolution, rather than by bylaw, after a non-statutory public hearing. This means that formal first, second and third readings are not required, and instead Council may render a decision through a single vote

Why is the density of the site not the same as shown in the Dansereau Meadows Outline Plan?

Alberta's Municipal Government Act requires that a framework for subdivision and development describe the density of population proposed for the area either generally, or with respect to specific parts of the area.

Density and population statistics shown in outline **plans are estimates used** for the planning of services and infrastructure, such as calculating the student population to plan for future schools, or anticipated traffic volumes to help determine the transportation requirements. **The density described is a minimum threshold, rather than a maximum.**

The Dansereau Meadows Outline Plan estimates a density of 40 units per hectare and a corresponding population of 36 residents for the mixed-**use** area. As this is the minimum, the Dansereau **Landing** project is considered to meet the development requirements.

What happened to previous projects proposed for the site?

Dansereau **Landing** covers two parcels and this is the first permit for a project on both parcels. Previous permits have been for half the site under different ownership groups.

- A permit was first issued for 6202 65 Street to Caliber Master Builder on June 25, 2019 for a three-storey mixed-**use** development with ground floor commercial and 12 dwelling units on the upper floors.
- 6302 65 Street first received a permit in 2023 for a three-storey mixed-**use** development with six two-storey residential units and main floor commercial, including a daycare. **This developer was the same as the current proponent.**

None of these projects proceeded and **their permits expired.**

On April 12, 2024, the City received a new permit application for a single four-storey building on both lots, starting a new process.

Why weren't residents notified of the change from the previous projects and the details of the new development?

Construction never started on the previous projects and those permit expired.

At the time the permit for Dansereau **Landing** was issued on October 10, 2024, the project met all the requirements for **permitted uses** as required for an Integrated Neighbourhood District in the **Land Use Bylaw**. **Permitted uses** do not require public notification.

Public notification is required when the proposed development is a discretionary **use** (meaning approval is subject to the discretion of the City of Beaumont) or if the applicant's proposal varies from what is allowed in the **Land Use Bylaw**.

Council is also considering proposed changes to the notification process in the **Land Use Bylaw**, including requiring signage at the site of larger developments.

Why isn't the public allowed to provide input on projects like this?

Comprehensive public consultation took place when the **Land Use Bylaw** that governs development in Beaumont was developed and approved by Council in 2019. There were also opportunities for the public to provide input for the **Dansereau Meadows Outline Plan** that set the general layout, density, and types of **land uses** for the neighbourhood and was approved in 2017. Both the **bylaw** and the plan were also subject to public hearings held by Council.

Who approved the project?

The project was approved by the City of Beaumont. Council does not approve individual development applications. Rather, their role is to set requirements in the **Land Use Bylaw**, Area Structure Plans, and other documents **used** to review and approve development applications.

City of Beaumont SDAB Hearing

SDAB-25-03

180 Dansereau Way Mixed Use

May 12, 2025



Jurisdiction to Hear Appeal

Jurisdiction to Hear Appeal

- Appeal was filed outside the appeal period (194 days following notice of decision issued)
- Development Permit was issued for a **PERMITTED USE, NO VARIANCES**
- MGA States
 - (3) *Despite subsections (1) and (2), no appeal lies in respect of the Issuance of a development permit for a permitted use unless the*
 - *Provisions of the land use bylaw were relaxed, varied or*
 - *misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).*
- Development and industry confidence / certainty

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or

(Municipal Government Act, MGA)

Development permit

Type of decision	Who can appeal	Appeal deadlines
Approval	Persons considered *affected by the development.	21 calendar days after the date the notice is given under the Land Use Bylaw.
Conditions of Approval	The applicant for the development permit and persons considered *affected by the development.	For applicants: 21 calendar days after the date the applicant was given the written decision. For persons considered *affected by the development: 21 calendar days after the date the notice is given under the Land Use Bylaw.
Refusal	The applicant for the development permit.	21 calendar days after the date the applicant was given the written decision.
Deemed Refused	The applicant for the development permit.	If the Development Authority has not made a decision within 40 days after receipt of a complete application, 21 calendar days after the expiry of the 40 day period or the expiry of any extension agreement.

Jurisdiction to Hear Appeal

- The land use bylaw (LUB) delegates the CAO (and any designate) as the development authority
- Public Hearing is not required for issuance of development permits
 - Required for LUB amendments (rezonings and text amendments), direct control zones, plan adoptions and amendments
- Notification of development decision was posted on City of Beaumont website
- Terms of Reference for Statutory and Non-statutory Land Use Plans, not applicable



The Municipality's Chief Administrative Officer is the Development Authority, with powers and duties as set out in Our Zoning Blueprint and may delegate in writing any or all of these powers and duties specified to a designated officer or employee of the Municipality. (5.4.1)

The Development Authority shall administer and enforce Our Zoning Blueprint and decide upon all development permit applications, except those in direct control districts where Council is identified as the Development Authority (5.4.3)

Shall approve all development permit applications for a “permitted use” with or without conditions, if the application conforms in all respects to the provisions of Our Zoning Blueprint (5.4.4.(g))

Development and subdivision appeals shall be in accordance with the Municipal Government Act (5.7.1)

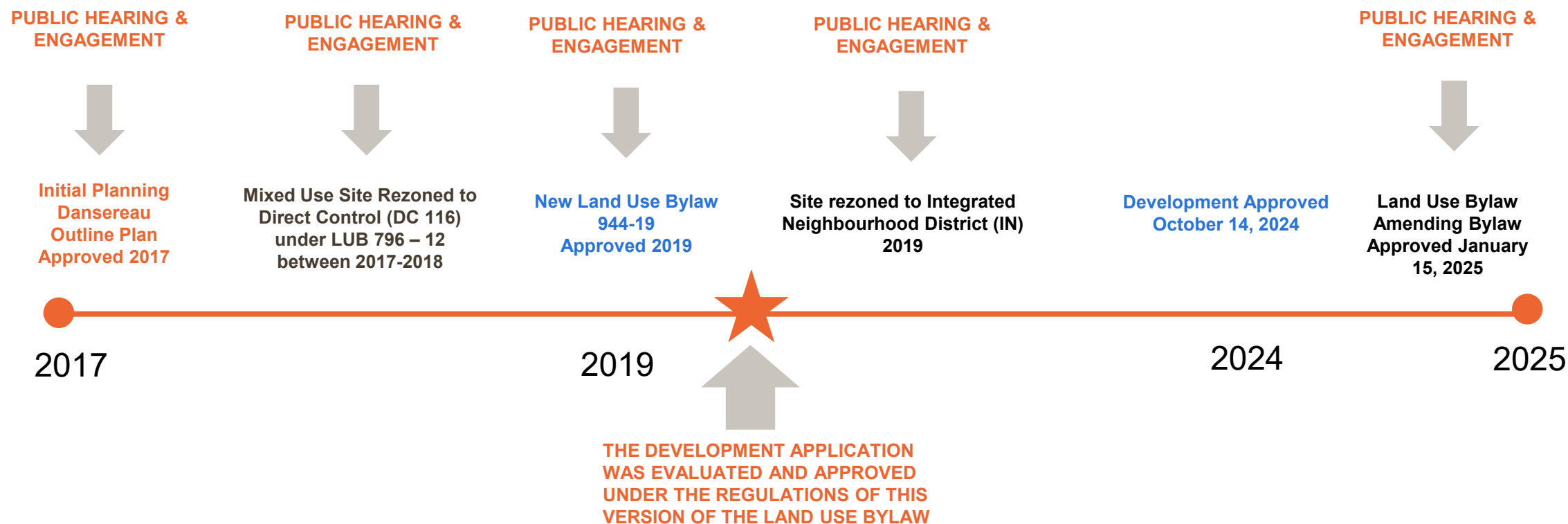


City of Beaumont Land Use Bylaw, 944-19

Development Overview

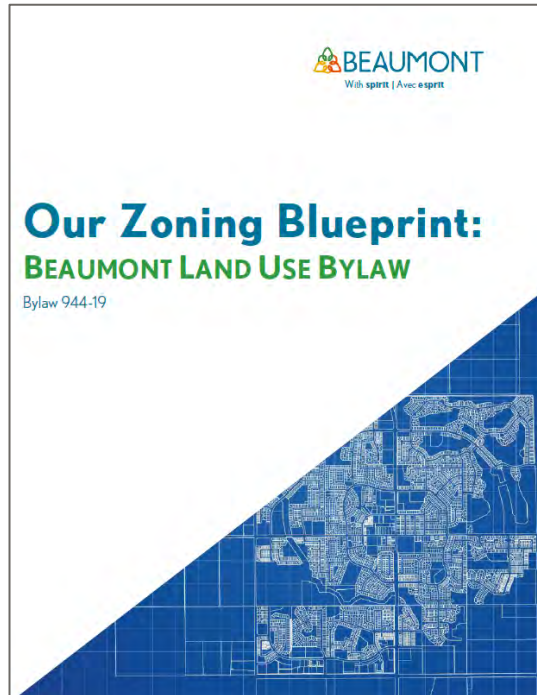


Evolution of the Land Use Bylaw



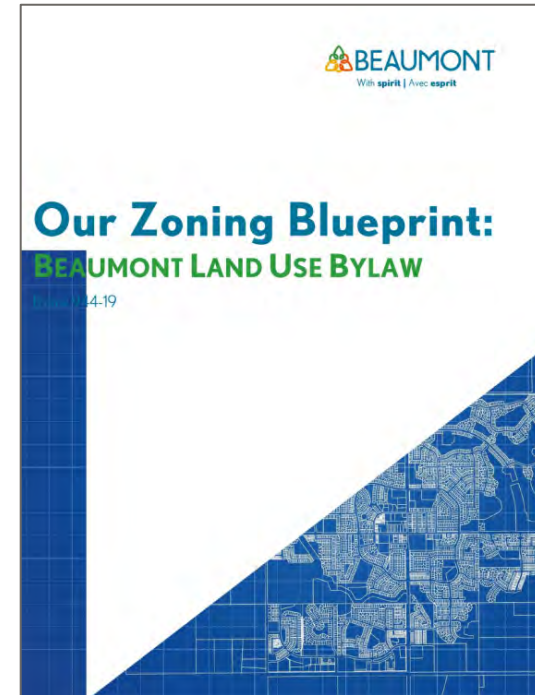


LAND USE BYLAW 944-19 IN EFFECT **OCTOBER 10, 2024**
(DATE OF APPROVAL OF DEVELOPMENT PERMIT)



THE DEVELOPMENT APPLICATION WAS
EVALUATED AND APPROVED UNDER THE
REGULATIONS OF THIS VERSION OF THE
LAND USE BYLAW

LAND USE BYLAW 944-19 IN EFFECT **JANUARY 15, 2025**
(DATE OF APPROVAL OF CITY LED LUB AMENDMENTS BYLAW 1055-24)



BYLAW 1055-24 AMENDING BYLAW INCLUDED THE
FOLLOWING CHANGES:

- **MINIMUM PARKING REQUIREMENTS INCREASED
TO 1 STALL PER DWELLING UNIT**
- LIMITING SECONDARY SUITES
- NEW RULES FOR SINGLE SIDE YARDS
- PAIRED DRIVEWAYS

Changes to Parking Requirement

LUB BYLAW 944-19 IN EFFECT OCTOBER 10, 2024
(DATE OF APPROVAL OF DEVELOPMENT)

PART 3: LAND USE DISTRICTS INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS

i. Agriculture Uses	Agriculture - General	-
	Agriculture - Intensive	-
	Agriculture - Urban	-
	Cannabis Production and Processing	-
	Medical Cannabis Production	-
ii. Residential Uses	Dwelling Unit(s)	1 stall per unit over 75 m ²
	Mobile Home	
	Temporary Dwelling Unit(s)	
iii. Lodging Uses	Bed & Breakfast	1 stall per unit or bedroom
	Campground	-
	Hotel / Motel	1 stall per unit or bedroom
iv. Business Uses	Arts & Crafts	1 stall per business
	Home Based Business - Major	-
	Home Based Business - Minor	-
	Office	1 stall per 100 m ² of lot coverage
v. Commercial Uses	Adult Entertainment	-
	Drive Through Facility	-
	Entertainment Establishment	1 stall per 100 m ² of lot coverage
	Gas Station	-
	Golf Course	-
	Kennel	-
	Restaurant / Café	2 stalls per 100 m ² of lot coverage
	Restricted Substance Retail	-
	Retail & Service - General	1 stall per 100 m ² of lot coverage
	Retail & Service - Large	-

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PART 3: LAND USE DISTRICTS INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

a) MINIMUM PARKING STANDARDS

	Show Home	-
b) MINIMUM PARKING STANDARDS		
vi. Industrial Uses	Industrial - Medium	-
	Industrial - Light	1 stall per 100 m ² of lot coverage
	Recreational Vehicle Storage	-
	Wash Station	-
vii. Institutional Uses	After Life Care	-
	Cemetery	-
	Culture	-
	Education	2 stalls per 100 m ² of lot coverage
	Government	-
	Hospital	-
	Human Services	-
	Recreation - Active	-
	Recreation - Passive	-
	Parking Lot with no associated Use	-
	Special Events	-
	Accessory Building or Structure	-
	Public Utility	-
viii. Other Uses	Excavation, Stripping & Grading	-
	Private Utility	-
	Sign	-
	Temporary Development	-
		-

c) PARKING STANDARDS

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LUB BYLAW 944-19 IN EFFECT JANUARY 15, 2025
(DATE OF APPROVAL OF CITY LED LUB AMENDMENTS BYLAW 1055-24)

PART 3: LAND USE DISTRICTS INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

3.4.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS

i. Agriculture Uses	Agriculture - General	-
	Agriculture - Intensive	-
	Agriculture - Urban	-
	Cannabis Production and Processing	-
	Medical Cannabis Production	-
ii. Residential Uses	Dwelling Unit(s)	1 stall per unit
	Mobile Home	
	Temporary Dwelling Unit(s)	
iii. Lodging Uses	Bed & Breakfast	1 stall per unit or bedroom
	Campground	-
	Hotel / Motel	1 stall per unit or bedroom
iv. Business Uses	Arts & Crafts	1 stall per business
	Home Based Business - Major	-
	Home Based Business - Minor	-
	Office	1 stall per 100 m ² of lot coverage
v. Commercial Uses	Adult Entertainment	-
	Drive Through Facility	-
	Entertainment Establishment	1 stall per 100 m ² of lot coverage
	Gas Station	-
	Golf Course	-
	Kennel	-
	Restaurant / Café	2 stalls per 100 m ² of lot coverage
	Restricted Substance Retail	-
	Retail & Service - General	1 stall per 100 m ² of lot coverage
	Retail & Service - Large	-

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PART 3: LAND USE DISTRICTS INTEGRATED NEIGHBOURHOOD DISTRICT (IN)

a) MINIMUM PARKING STANDARDS

	Show Home	-
b) MINIMUM PARKING STANDARDS		
vi. Industrial Uses	Industrial - Medium	-
	Industrial - Light	1 stall per 100 m ² of lot coverage
	Recreational Vehicle Storage	-
	Wash Station	-
vii. Institutional Uses	After Life Care	-
	Cemetery	-
	Culture	-
	Education	2 stalls per 100 m ² of lot coverage
	Government	-
	Hospital	-
	Human Services	-
	Recreation - Active	-
	Recreation - Passive	-
	Parking Lot with no associated Use	-
	Special Events	-
	Accessory Building or Structure	-
	Public Utility	-
viii. Other Uses	Excavation, Stripping & Grading	-
	Private Utility	-
	Sign	-
	Temporary Development	-

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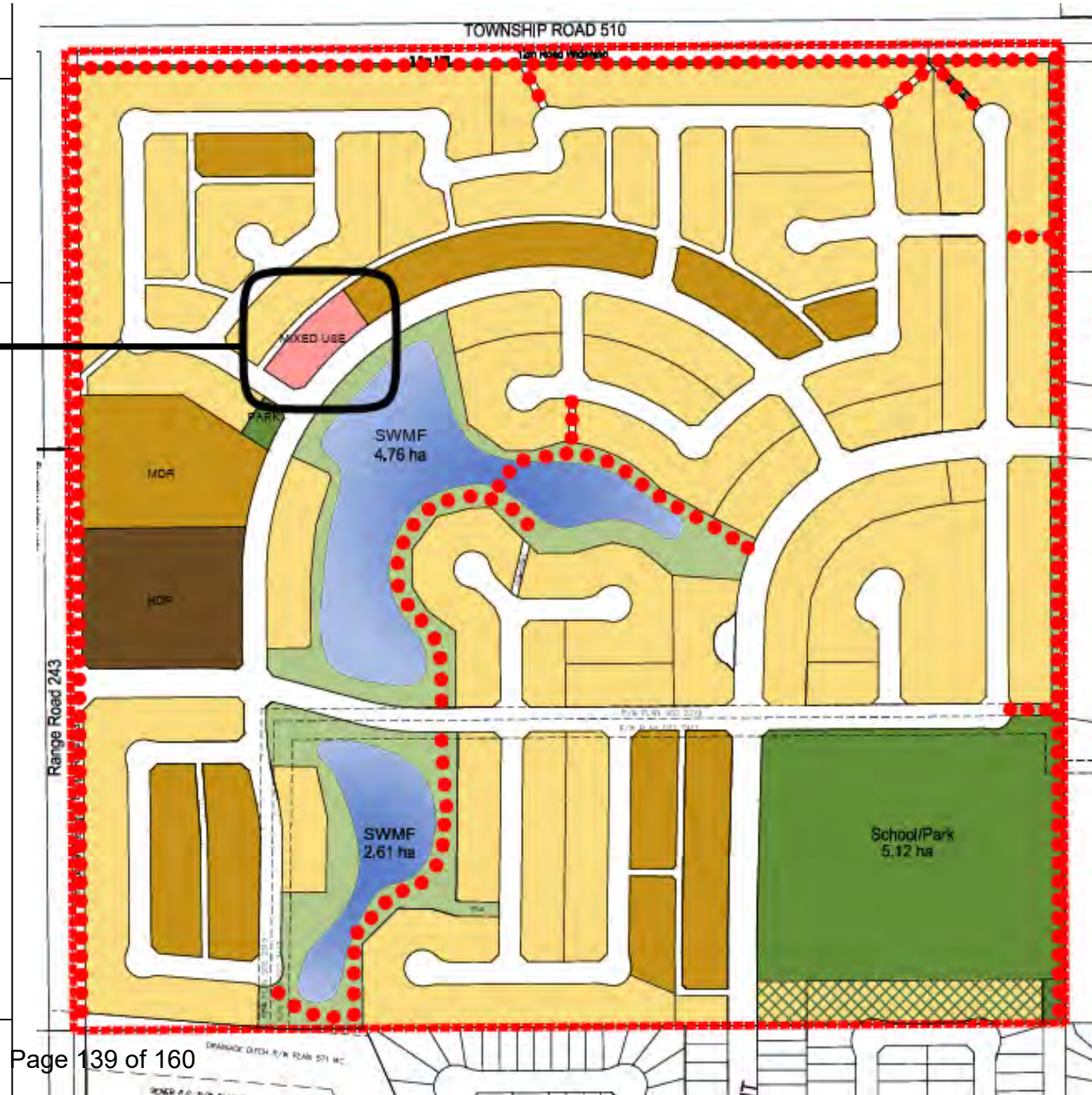
Project Background

- **Location:** Project located at 180 Dansereau Way (previously 6202 and 6302 65 Street)
- **Legal Description:** Plan 242 2259 Block 25 Lot 201A
- **Dansereau Meadows Neighbourhood**

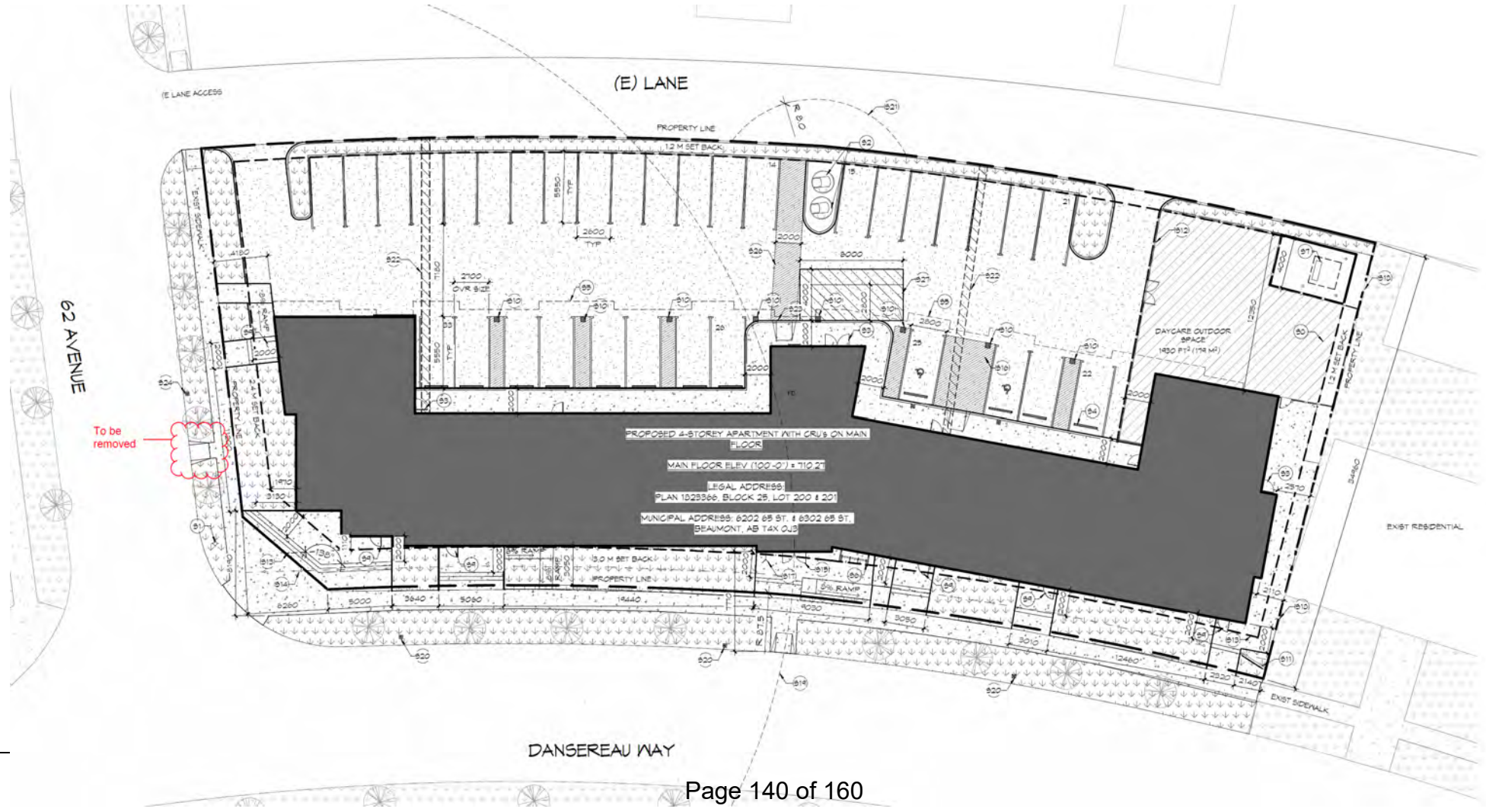


Project Background

- **Dansereau Meadows Outline Plan (approved 2017)**
 - Designation: Mixed-use
 - “low-rise buildings with small-scale ground floor commercial and service uses and upper storey apartments.”
- **Municipal Development Plan**
 - Encourages mixed use developments with housing, commercial, office, etc. (4.5)
- **Zoning**
 - Integrated Neighbourhood District (IN)
 - Supports a variety of housing options for residents with walkable access to local commercial amenities and businesses in the community.
- **Approved Development**
 - Four storey, mixed-use building
 - 54 dwelling units (second to fourth floors)
 - Three commercial units on ground floor



Site Plan





Development Intent

- **March 2024:** Pre-application with the City
- **April 12, 2024:** Development application for submitted to the City of Beaumont
- **May 6, 2024:** City of Beaumont determines the application complete (all necessary information had been submitted)
- **October 10, 2024:** City of Beaumont issued a development permit (2024-037) for the development which was a permitted use, with no request for a variance under Bylaw 944-19. As per the MGA, permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted.
- In accordance with the City’s procedures, the approved development decisions was posted on the City’s website

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Development Proposal Decisions

View information on all recently approved or denied commercial, industrial, and multi-family development proposals in Beaumont.

2025

6206 29 Avenue Development – Notice of Decision and Approved Drawings [pdf]

5006 50 Avenue – Notice of Decision and Approval – Temporary Development [pdf]

4701, 4703 32 Avenue – Notice of Decision and Approved Drawings [pdf]

2024

7001 49 Street Le Reve Single Storey CRU (2024-050) Notice of Decision and Approved Drawings [pdf]

7003 49 Street Le Reve Two Storey Commercial – Human Services (2024-051) Notice of Decision and Approved Drawings [pdf]

4701 32 Avenue – Notice of Decision and Approval [pdf]

6202-6302 65 Street (Mixed Use) – Notice of Decision [pdf] – SEE: Frequently asked questions

Temporary Development West Rec Site NE- 28-50 [pdf]

Esprit, 5010 50 Avenue (Mixed Use) – Notice of Decision and Approved Drawings [pdf]

4901 30 Avenue – Notice of Decision and Approved Drawings – Amended [pdf]

104, 2305 50 Street – 2023-325 Notice of Decision

2023

4901 30 Avenue (Gas Bar) – 2023-279 Notice of Decision and Approved Drawings [pdf]

4901 30 Avenue – Notice of Decision and Approved Drawings [pdf]

4900 70 Avenue – 2022-599 Notice of Decision and Approved Drawings [pdf]

4900 70 Avenue – 2022-737 Notice of Decision and Approved Drawings [pdf]

4900 70 Avenue – 2022-739 Notice of Decision and Approved Drawings [file too large for web]

5007 50 Street (Mixed Use) – Notice of Decision and Approved Drawings [pdf]

4203 54 Street – 2023-271 Notice of Decision and Approved Drawings [pdf]

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<https://www.beaumont.ab.ca/projects-plans/development-proposals/>

Development Timeline

- **October 10, 2024:** City of Beaumont issued a development permit (2024-037) for the development which was a permitted use, with no request for a variance under Bylaw 944-19. As per the MGA, permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted.
- **October 31, 2024:** 21 Day Appeal Period Ends

- **January 28, 2025:** Digging begins
- **February 5, 2025:** Marketing signage set up
- **February 10, 2025:** Foundation work begins
- **April 22, 2025:** Appeal received



194 days since development decision

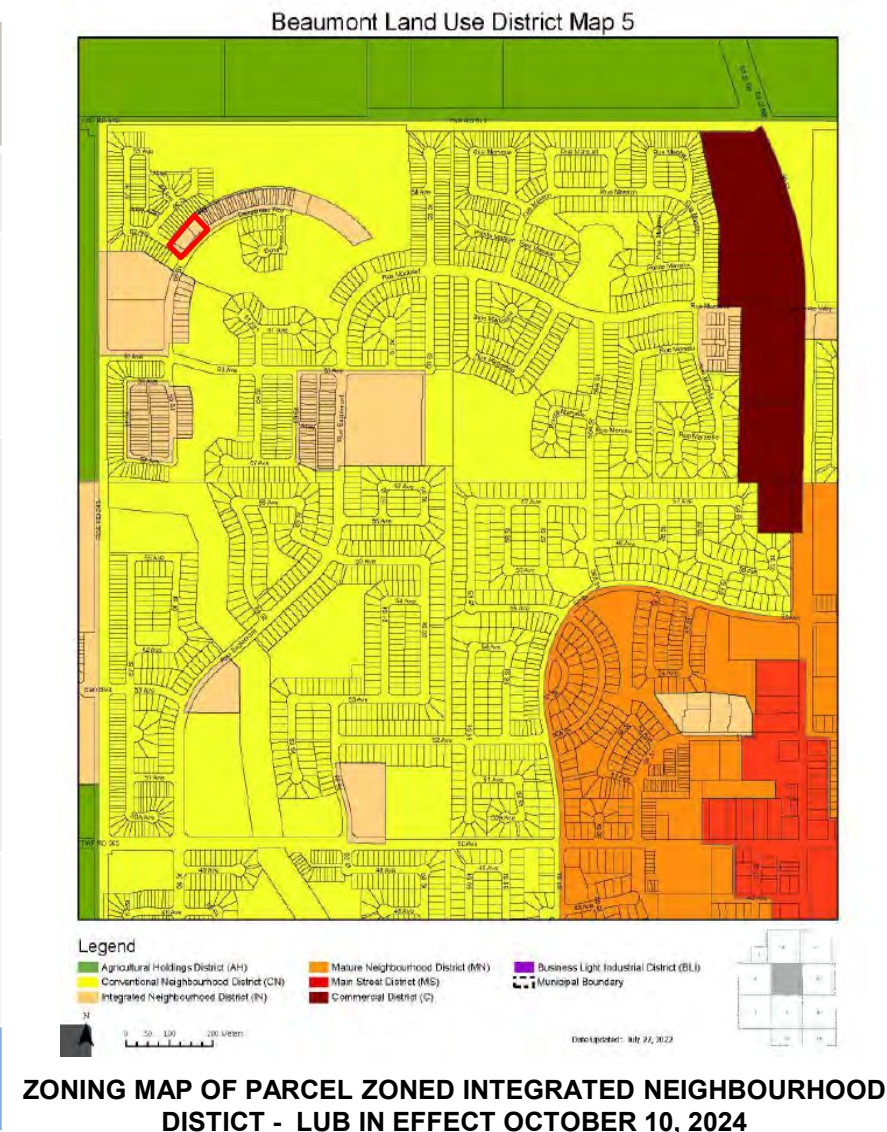


Compliance with Land Use Bylaw

- The development permit was granted in alignment with the Integrated Neighbourhood District in the land use bylaw as a **permitted use**.
 - A permitted use is one that meets all the requirements specified within the land use bylaw.
- **Development exceeds parking requirements by 65%: required 20 stalls, 33 stalls are being provided.**
- Development meets requirements within City of Beaumont Urban Design Guidelines.
- **No variances were requested or granted as part of the development.**
- Traffic impact assessment completed as part of development of the outline plan in 2017 and an additional review was complete in 2024.
 - **Dansereau Way capacity:** 5,000 vehicles / day
 - **Projected traffic once the area is fully developed:** 1,500 vehicles / day



	Land Use Bylaw 944-19 IN District (October 10, 2024)	Approved Development (October 10, 2024)	
Lot Coverage	Max 55%	32%	✓
Uses	Permitted Uses: Dwelling Unit, Retail & Service – General, Education	Approved Permitted Uses: Dwelling Unit (residential floors), Education Use (Daycare)	✓
Parking	Residential Uses – 1 Stall per unit over 75m ² Commercial – 1 Stall per 100m ² of lot coverage Institutional Uses – 2 Stalls per 100m ² lot coverage	20 Parking Stalls Required 33 Stalls Provided	✓
Beaumont Urban Design Guidelines	If minimum required elements not met, application is referred to BUDG committee	Met minimum required 75% Essential Elements and 25% Suggested Elements	✓
As the development complied with all other regulations of the LUB in effect, no variance was required, and the DP was issued for a permitted use.			✓



Alignment with Statutory and Higher Order Plans

- **EMRB Growth Plan:**

- Meet higher residential density through compact and contiguous growth
- Supporting the development of complete communities through mix of uses

- **MDP:**

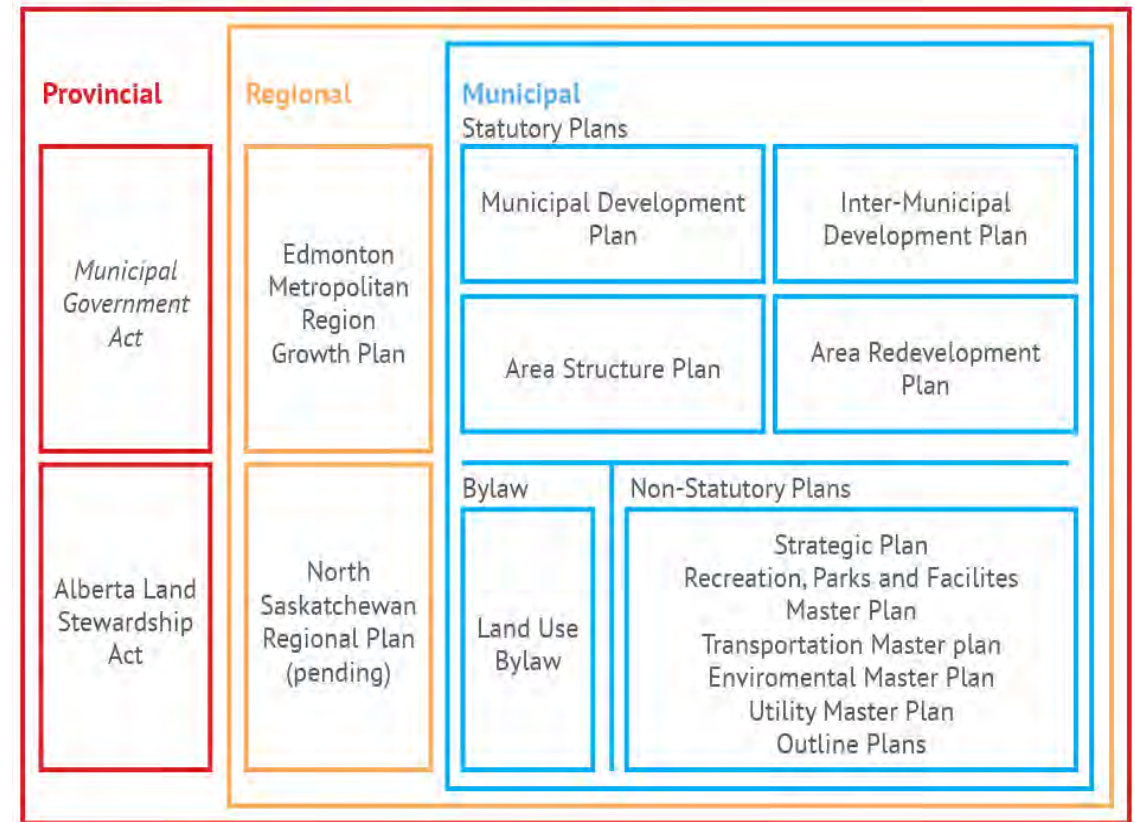
- Section 4.12 Community Commercial / Employment Centre Policies

“Typical land uses include a mix of retail, offices, and institutional uses and may also include multi-unit residential developments as standalone developments or integrated into the upper storeys of commercial or office buildings.”

- **Dansereau Meadows Outline Plan:**

- Mixed use is to be developed in low-rise buildings with small-scale ground floor commercial and service uses and upper storey apartments.
- *Mixed use is identified in a location where a rear lane can be provided, ensuring an adequate supply of on-street parking for this higher-intensity land use. The mixed use area is also identified adjacent to a park enhancing the public use of these amenity areas*
- Land use statistics are estimates and are a minimum

The diagram below depicts Beaumont's planning hierarchy.



(Beaumont Planning Hierarchy, Beaumont Municipal Development Plan)

MGA – Appeal Grounds

Section 685 (1) - Grounds for an appeal

If a development authority

(a) fails or refuses to issue a development permit to a person,

(b) issues a development permit subject to conditions, or

(c) issues an order under section 645, (stop work order)

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

Development permit

Type of decision	Who can appeal	Appeal deadlines
Approval	Persons considered *affected by the development.	21 calendar days after the date the notice is given under the Land Use Bylaw.
Conditions of Approval	The applicant for the development permit and persons considered *affected by the development.	For applicants: 21 calendar days after the date the applicant was given the written decision. For persons considered *affected by the development: 21 calendar days after the date the notice is given under the Land Use Bylaw.
Refusal	The applicant for the development permit.	21 calendar days after the date the applicant was given the written decision.
Deemed Refused	The applicant for the development permit.	If the Development Authority has not made a decision within 40 days after receipt of a complete application, 21 calendar days after the expiry of the 40 day period or the expiry of any extension agreement.

* The term affected person is not defined in the Municipal Government Act. The Board determines affected persons on a case-by-case basis. For example, an affected person could be someone who feels the enjoyment, use or value of their property may be affected by the proposed development. The onus is on the person to show they are affected by the development.



MGA – Appeal Timeframes

Section 686(1) of the MGA

- Outlines the timeframes for an appeal of a decision rendered on a development permit
- A development appeal is commenced by filing a notice of appeal with, containing reasons, with respect to a development permit **within 21 days** after the date on which the written decision is given
- Written decision of the development permit was provided on **October 10, 2024**
- 21 days after written notice: **October 31, 2024**
- Appeal received: **April 22, 2025**

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (a) in the case of an appeal made by a person referred to in section 685(1)
- (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or

(Municipal Government Act, MGA)



MGA – Development Rights

Section 643(1)

*If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, **the development permit continues in effect in spite of the coming into force of the bylaw.***



Province of Alberta

MUNICIPAL GOVERNMENT ACT

Revised Statutes of Alberta 2000
Chapter M-26

Current as of January 1, 2025

Office Consolidation

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Thank you

Beaumont Subdivision and Development Appeal Board

May 6, 2025

To Whom It May Concern,

I live at [REDACTED] Street in Beaumont, directly behind the new building under construction on Dansereau Way. I am the owner of this property.

The Beaumont Planning Department has confirmed that the Dansereau Way development is going to be a 4-storey, 54 unit apartment building with parking spaces for 22 cars; in addition there will be daycare and some other businesses in the facility.

I am very concerned about what has been allowed to happen in Dansereau Meadows in general and on 66th Street in particular with regard to development and parking.

I own and live in a home here and was assured when I purchased in 2021 that the neighbouring homes were not going to be multi-unit buildings with above-garage suites. Now I live in a single family dwelling with four out of five multi-unit dwellings with above-garage suites to the south of me and by summer there will be another four multi-unit buildings with above-garage suites to the north of me.

There is already not enough parking for the number of people living in this block before the construction of the last three houses is even complete. In the house next door to me to the south there have been 8 cars belonging to tenants and frequent overnight visitors and only 1-2 parking spots available in the garage, depending on whether the garage suite tenant parks behind the garage. This will mean a potential of an additional 32 vehicles on these four properties alone.

Before construction began on the Dansereau Way development, many tenants and possibly homeowners were parking in the vacant lot behind the garages. Now that construction has begun, these people have been forced to park on 66th Street and probably some park on Dansereau Way already. Some tenants have been parking illegally on the street at dangerous angles in order to be able to park near their rental units. Parking spots are also very tight and people park close to corners, making visibility poor for both traffic and pedestrians.

The alley between 66th Street and Dansereau Way is already a high-traffic laneway, due to the 2-car garages for each home on both sides. The laneway is narrow and it is difficult to see oncoming vehicles till the person backing out is most of the way out of the garage. Exiting the alley onto 62nd Avenue is also difficult due to parked vehicles which make visibility poor.

In addition, Dansereau Way between 60th Avenue and 62nd Avenue is already tight with vehicles parked on both sides, and it is narrower in winter with snowbanks on either side. There is no room for parking from the development to spread along this block.

I am concerned about where the occupants for the new apartment building and the businesses including the day care. How does the Planning Department conceive that all this additional traffic and parking will be managed? How will traffic from parents stopping to drop off and pick up their children not contribute to an already busy area? How will customers accessing whatever business is located in the building find a place for their vehicles while doing business.

Recently a neighbour who had contacted the bylaw office about poor and dangerous parking informed me that she had been told to discuss the situation herself with the person repeatedly blocking her driveway. This is not a solution.

In addition to the parking, I am very unhappy at the loss of sky view and privacy for my lot. With a chain of garage suites and 2-storey homes on both sides of my property, I have multiple windows looking into my backyard. Now a 4-storey building to the back will decrease the amount of sky visible to me and increase the number of windows overlooking my private space.

I had my yard beautifully landscaped for my outdoor enjoyment with plans to make my house and yard in Beaumont my retirement home. Now I am the sole live-in homeowner among a long line of rental properties jammed with occupants who require parking. To say that I am disappointed is an understatement. To say that I am horrified by the development rising above my property directly behind me is accurate.

My property value dropped this year and I suspect it is due to the excess development on my street and in this area. Had I known that this was coming I would not have purchased a home here. I am very disappointed and am considering selling and moving away from this area.

Since construction has not stopped while this appeal is underway, I am not certain about what can be done. Is it possible to reduce the number of storeys in this development?

My further issue is this: why was this development allowed to proceed in the first place, without adequate consultation of the property owners in Dansereau Meadows? This is a travesty.

Thank you for your attention to this matter.

Sincerely,

Barbara Wieler, Retired RN, BA, MEd

Dear Subdivision and Development Appeal Board,

I am writing to you today to express my concerns about the mixed-use building that is currently under construction across from our home at [REDACTED] avenue in Beaumont.

I have been a Beaumont resident my whole life; precisely 31 years. I grew up attending school here, have family here, am a teacher in the Black Gold School Division and four years ago, my husband and I chose this town (now city) as our forever home. This is a place where we see ourselves planting roots and raising children in the future. When we chose to purchase our home, we were aware that the lot across from us was zoned for multi-use. We aren't opposed to this, however, we were under the impression that the unit that was being built would be a reasonable size for the location and proximity to other housing. We also really thought that when the time came, that the city would at least notify us of their plans so that we would have some say in what that looked like, as we are in such proximity to this building.

I appreciate that council frequently reaches out for feedback, often in the form of surveys via social media. I strongly believe that it is hard to complain or seek changes if you don't personally put in the effort to be involved. Thus, I have voted in every election here since turning the age of eighteen and have filled out many surveys regarding traffic issues, icy roads, community spaces, ect. The reason I do so is because it is important to be involved in your community, but also these surveys are very visible, transparent and advertised by the city. If the city values feedback regarding these types of issues, I am deeply disheartened as to why we were not consulted or notified of development directly across from us? In not doing so, I really feel as though revenue was the priority and that the city was not being transparent with the residents of this neighbourhood. We have received notifications about other developments in the area for things that do not directly affect us, so why were we not notified about something that is directly across from our home and will directly affect us? It seems as though the only way that we would have known that this was going ahead was to be checking the town website everyday, which to me, seems rather calculated and unethical.

Which brings me to what I would like you to consider regarding this development. My main concern with this mixed-use building is the lack of parking that is available for these units. Our street is narrow. I already have a tough time backing out of my driveway safely as there is traffic that comes from the back alley of the detached homes, people turning left onto our avenue and right off of 66 street. Most days, residents of our neighbourhood are parked on the street adjacent to our house as well, and when there are garbage cans out for pick up, massive snow piles since there is no room to put the snow on our street, and all this traffic, it is already very congested. I am concerned that street parking is going to be a massive issue and cause unsafe congestion. In addition, our home backs onto the Dansereau Townhomes and down the street are the Dansereau apartments. These complexes actually have adequate parking, but there are still many vehicles that are being parked on the street from residents of these complexes. If this is the case, I do not see how the new unit, which does not have adequate parking, would not cause an absurd amount of congestion. Please explain to me where these people will be parking on days where it is garbage pick up, or days where there are parking bans? The parking issues need to be addressed and solutions need to be found before this project is able to continue. I think a healthy compromise would be to scale back the build and return it to what was originally proposed; six or so units with adequate parking.

While I do understand that this project is and has been underway for sometime, there needs to be some kind of change that happens to ensure that residents of our community feel understood and considered. I

urge you to please address my concerns, as well as the concerns of various other homeowners in this neighbourhood and halt construction until a compromise can be reached.

Courtney Mathieu-Coutney

[REDACTED]

[REDACTED]

Appeal # SDAB-25-03

From juan garcia [REDACTED]
Date Tue 5/6/2025 6:05 PM
To Legislative <Legislative@beaumont.ab.ca>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Re: Appeal # SDAB-25-03
Legal Description: Plan 242 2259 Block 25 Lot 201A
Municipal Address: 180 Dansereau Way, Beaumont Alberta
Land Use District: Integrated Neighbourhood
Permit Applicant No: 2024-037

Dear Subdivision and Development Appeal Board

I am writing as a concerned resident in Dansereau Meadows to express my strong opposition to the proposed 4-story building with 54 apartment/condo units, 3 commercial spaces and only 20 parking stalls for Plan 242 2259 Block 25 Lot 201A with permit 2024-037.

A small project with few townhomes and commercial units was advertised; however, the large project being developed with a 4-story building and few parking stalls was never advertised, and none of the residents were asked or notified in our community to see if we agreed with such a project. This project presents several concerns because there are projected 54 apartments with only 33 stalls in such a small area, so the rest of the cars will be parked outside causing visibility problems to traffic. Besides most families have 2 or even 3 cars which denotes a lack of planning and the streets around will be used as parking causing visibility problems. Moreover, the advertised daycare will increase the traffic especially during peak hours. All these can potentially lead to car accidents due to the lack of visibility, and increase the possibility that kids or pedestrians will be hit by cars when trying to cross the roads. We want to be safe in our own neighbourhood and not have life threatening adventures every time our families and/or kids adventure to go outside. Finally the negative economic impact that this will bring to our community, because this big building in such a small area will cause a decrease in price to the houses due to the chaos, insecurity and lack of beauty that this structure will bring to our neighbourhood. Some residents, including me, would have not bought houses in the neighbourhood if this had been advertised from the beginning. There are so many other undeveloped places in Beaumont where this can be well planned in advance without having any impact in the community.

Thank you for your time and attention specially because our voices matter, and together, we can make a difference and make Beaumont a better and beautiful place.

Sincerely,
Juan C. G. Rojas

[REDACTED] Avenue
Beaumont, Alberta T4X [REDACTED]

Appeal # SDAB-25-03

From Olga Navarro [REDACTED]
Date Tue 5/6/2025 6:04 PM
To Legislative <Legislative@beaumont.ab.ca>

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Thank you for your time and attention specially because our voices matter, and together, we can make a difference and make Beaumont a better and beautiful place.

Sincerely,
Olga D. P. Montoya
[REDACTED] Avenue
Beaumont, Alberta T4X [REDACTED]

Appeal #SDAB-25-03

From Loraine Troppmann [REDACTED]

Date Sat 5/3/2025 3:24 PM

To Legislative <Legislative@beaumont.ab.ca>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am totally against the proposal of this unit. It is too large for this neighborhood & possesses many disruption. The traffic will easily triple, the road system is already unsatisfactory, the safety of our children & residents in the area are already compromised. In the winter we already have issues with the road conditions let alone the increase in traffic. This is an eye sore to the neighbourhood & does not integrate with the residential housing market.

The property value of our homes have already declined & will keep declining because of this. The safety in the neighbourhood with that amount of people will be astronomical. High density more crime.

This is unacceptable & should be stopped immediately.

thank you

L. Troppmann

Development at 108 Dansereau Way

From Suzanne Morgan [REDACTED]
Date Tue 5/6/2025 4:43 PM
To Legislative <Legislative@beaumont.ab.ca>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

We own a home at [REDACTED] Street in Beaumont. We are writing with regards to the mixed use building permit that was approved October 10/24 for the development of 108 Dansereau Way.

If I am understanding the permit and drawings correctly, it would appear that it has been approved to change the original plan for 12 residential units above a daycare to 54 units above a daycare. When reviewing the permit, it indicates that there will be a total of 33 parking spaces.

2 are designated as handicap spots
11 are designated for use by the daycare
20 would therefore be left for the 54 residences that are above the daycare

Simple math would tell me that this means that if all 54 residents of the building have cars, that there will be 34 cars (54-20) looking for parking on the street. If some of these residents have more than one car, the parking issue is going to be exponentially worse. For example, if all 54 residents have 2 cars, there will be an 88 car parking spot shortfall ($54 \times 2 = 108$ cars - 20 designated parking spots = 88 cars looking for street parking). The development is next to some row houses and a large number of homes with the detached garages with suites above them. These existing units are already vying for the available street parking.

My concerns are as follows:

1. Where are all these cars supposed to park when street parking in this area is already limited?
2. Is there no concern for the safety of the children attending the daycare or for the children that live in the neighbourhood?
3. This area is currently only serviced by one road in (65 Street). It is essentially a dead end road. This is going to create a huge safety issue as people are going to be forced to figure out how to turn around to head out using the only road in.
4. Where are all the people who are forced to park on the street supposed to move their cars to on snow removal days and street cleaning days?
5. Why were the landowners affected by this HUGE change in the scope of the project not informed so that we could voice our concerns?
6. How does the City of Beaumont plan to compensate myself and my neighbours for the loss of safety, quality of life and property value?

7. I've been told by a city staff member that street parking is viewed as a traffic calming measure. As an avid cyclist, street parking is a catastrophic accident waiting to happen. People opening their car doors is a very real danger to cyclists.

I should also mention that I never received the notice of hearing letter that was supposedly sent out to landowners in the area. I found out about it from a Facebook.

Regards,

Andrew & Suzanne Morgan

Beaumont, AB T4X

Sent from my iPhone



