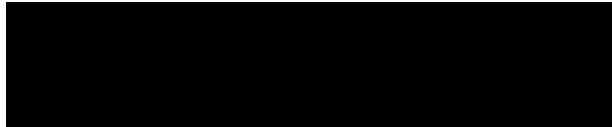

Development Permit Notice of Decision

Date of Decision: January 19, 2026



Proposed Development: Construction of a New Commercial Building (Retail & Service – General)

Legal Description: Plan 022 7411, Block 1, Lot 1

Municipal Address: 6508 50 Street, Beaumont, AB

Land Use District: Commercial

Permit Application No: 2025-90

Tax Roll: 002551

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the construction of a 3,069 square metre Building and the use of Retail & Service – General (Grocery Store) and related site improvements in accordance with the stamped approved drawings and the provisions of the *City of Beaumont Land Use Bylaw 944-19*. The development noted above is considered a Permitted Use within the Commercial 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. This Development Permit also authorizes the following variances:

Variances

Variance 1: Pedestrian Network Design

Regulation: Section 3.7.10.b.ii of Land Use Bylaw 944-19 requires that Parking Lots shall not be located in the principal frontage.

Variance: The principal frontage for the site is located between the proposed building and the east property line. The primary parking lot is located within the principal frontage. Section 3.7.10.b.ii is waived.

Justification for Variance 1

The Development Authority finds that the variance would not unduly interfere with the amenities of the neighbourhood, nor would it materially interfere with or adversely affect the use, enjoyment, or value of neighbouring parcels of land based on the following:

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- Section 3.6.1 (Intent – Commercial District) of Land Use Bylaw 944-19 states that buildings shall be oriented and provide access to all pedestrian spaces, including internal parking lots and external thoroughfares, and that parking areas shall be designed to provide safety and security for pedestrians and vehicles while integrating landscaping to break up large paved areas.
- The proposed parking area incorporates a 4.3-metre-wide pedestrian walkway running east–west through the centre of the parking lot, providing a direct and legible pedestrian connection to the public sidewalk network along 50th Street. This internal pedestrian connection supports walkability and access to commercial uses in a manner consistent with the intent of the Commercial District.
- The frontage area adjacent to the east property line includes enhanced landscaping and seating, including a bench and landscape features that contribute to a more active and visually appealing frontage condition. Enhanced landscaping is also provided along 50th Street, reducing the visual prominence of the parking area and reinforcing the public streetscape.
- The parking layout, pedestrian walkway, and integrated landscaping collectively ensure that the frontage functions as a safe, accessible, and visually engaging pedestrian space, rather than a vacant or inactive edge. As designed, the parking area does not introduce adverse impacts related to noise, lighting, or traffic that would affect adjacent lands.
- The Development Authority is satisfied that the proposed design achieves the spirit and intent of the frontage regulations by prioritizing pedestrian safety, connectivity, and public realm quality, notwithstanding the technical placement of parking within the principal frontage.

Variance 2: Corner Lot Design

Regulation: Section 3.7.6.c.ii of Land Use Bylaw 944-19 states that Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.

Variance: The Development Authority waives Section 3.7.6.c.ii to allow differing materials and architectural detailing between the north and east street-facing elevations, including a reduced proportion of window openings on the north elevation, and to permit the primary building entrance to be located on the east elevation toward the southern end of the façade rather than at or near the southeast corner.

Justification for Variance 2

The Development Authority finds that the variance would not unduly interfere with the amenities of the neighbourhood, would not materially interfere with or adversely affect the use, enjoyment, or value of

Development Permit Notice of Decision

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neighbouring parcels of land, and that the use is permitted under Land Use Bylaw 944-19, based on the following:

- Section 3.6.1 (Intent – Commercial District) of Land Use Bylaw 944-19 anticipates flexibility in building orientation, massing, and site design to respond to different roadway contexts, while encouraging buildings to contribute positively to the public realm through architectural treatment, landscaping, and pedestrian connectivity.
- The north elevation fronts Township Road 510, which functions as a higher-volume arterial roadway with a development pattern characterized by rear yard conditions, fencing, and service-oriented edges along the roadway. In this context, the north elevation is not intended to function as a primary pedestrian-oriented frontage.
- Although the north elevation includes fewer window openings and differs in architectural detailing from the east elevation, it incorporates coordinated colours, materials, and building branding that provides architectural presence when viewed from the north. This treatment ensures the building presents as a finished and intentional façade rather than a blank or utilitarian elevation.
- Enhanced landscaping is provided along the north edge of the site, which softens the building edge, improves visual quality from the roadway, and contributes to the streetscape in a manner consistent with the intent of the Commercial District, notwithstanding the absence of active building entrances on this elevation.
- The primary entrance is appropriately located on the east elevation, which addresses the internal site circulation and pedestrian routes and provides clear, safe access to the building. Locating the entrance away from the arterial roadway supports pedestrian safety and functional site design without detracting from the building's visibility or identity.

Development Permit Conditions

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, or within the period established within a time-extension agreement. If the development does not commence within this time frame, a new development permit will be required.
- 2. As this development permit has been issued with variances, this permit shall not come into force and effect until the appeal period has expired and no appeal has been filed.**
3. The site shall be developed in accordance with the stamped approved plans issued for development and attached to this Development Permit Notice of Decision, except where modified by conditions of

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Date of Decision: January 19, 2026

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this Development Permit or redlined revisions approved by the Development Authority. Any changes to the stamped approved plans not otherwise authorized by this Development Permit require prior written approval from the Development Authority.

4. All pedestrian walkways including, but not limited to, the pedestrian connection to the north shall be designed and constructed to be universally accessible and shall have a minimum clear width of 2.0 metres. The connection shall be designed to accommodate a range of mobility needs and shall not rely solely on stairs to provide access.
5. Any above ground utility boxes located on this parcel shall be vinyl wrapped. The vinyl wrap shall be weather-resistant and durable, suitable for long term outdoor exposure and feature a design that complements the surrounding streetscape, subject to written approval by the Development Authority.
6. Wall mounted lighting shall be installed on the building elevations as indicated on the approved elevation drawings and shall be directed downward and shielded in a manner not to be directed to adjacent lots. In all other cases, 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. All rooftop mechanical equipment shall be fully screened or incorporated into the roof envelope so that it is not visible from any public area. Compliance shall be demonstrated through updated drawings, including perspective views confirming sight lines, to the satisfaction of the Development Authority prior to the issuance of a Building Permit.
8. 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 to address servicing, access to municipal infrastructure, and works required as a result of the development. The Development Agreement shall include but not be limited to the following:
 - a. that the Applicant submit civil engineering drawings in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City.
 - b. that the owner/developer 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.
 - c. The applicant shall meet all engineering requirements as set out in the City of Beaumont's Engineering Design Standards (GDS) or provide options that are acceptable and approved by the City.
 - d. that the owner/developer shall pay their proportionate share of the offsite levies for this development pursuant to Bylaw 1086-25 as may be amended from time to time.

Development Permit Notice of Decision

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- e. That the owner/developer shall upgrade the existing trail adjacent to Township Road 510 that runs parallel to Plan 022 7411, Block 1, Lot 1 to the satisfaction of the City of Beaumont and in accordance with the City's General Design Standards. The timing of the trail improvements, scope of cost recovery, payment terms, and any applicable reimbursements to be established within the Development Agreement. At minimum, design, engineering, and related professional service costs shall not be eligible for reimbursement.
- f. Final approval and acceptance by the municipality of all civil engineering plans must be completed prior to execution of the development agreement.

9. Landscaping:

- a. Landscaping shall be provided in accordance with the attached approved plans, except where those plans conflict with the City of Beaumont General Design Standards or approved tree species requirements, in which case the General Design Standards and approved species list shall prevail. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk, with no grade adjustments.
- b. All trees proposed to be planted between the City's road right-of-way and the building façade, including those adjacent to municipal boulevards and municipal frontages and flankages, shall be selected from the City of Beaumont Approved Tree Species List – 2025 Edition. The owner/applicant is responsible for ensuring that all proposed trees are appropriate for their specific location.
- c. Any existing trees to be retained on the site or within the adjacent municipal boulevard shall be protected throughout all phases of construction in accordance with the City of Beaumont General Design Standards. Where sod or final landscaping will not be placed until completion of all construction activities, protection of boulevard trees is required.

The following minimum tree protection measures shall be implemented and maintained for the duration of construction:

- i. Trees located within 3 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high, 10 mm thick plywood fencing, installed a minimum of 1.0 metre from the trunk of the tree.
- ii. Trees located between 3 metres and 5 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high snow fencing, installed a minimum of 1.0 metre from the trunk of the tree.

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Tree protection measures shall be installed prior to the commencement of construction activities and shall remain in place until construction is complete, to the satisfaction of the City of Beaumont.

- d. The owner/applicant shall update all applicable drawings to demonstrate compliance with this condition and submit the revised drawings to the City for review and acceptance **prior to the commencement of any construction.**
10. The owner/developer shall obtain all federal, provincial and local permits as they apply to this project.

Failure to comply with any of the preceding conditions will render this permit null and void.

Additional Information

1. 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 *National Building Code – Alberta Edition 2023* and any other applicable bylaws or regulations.
2. 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.
3. All signage onsite is subject to a separate development permit approval.
4. 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.
5. Building Advisements
 - a. The owner/developer is responsible for submitting a building permit application. If the building drawings do not align with this Development Permit or require amendments due to building code compliance, a Development Permit amendment application (including fees) must be submitted. Building permit processing will pause until the amendment is approved.
 - b. The owner/developer is advised that the City of Beaumont Fire Department's response time exceeds 10-minutes; the permit shall reflect this.
6. Engineering/Infrastructure Advisements

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- a. Surface runoff from the site is to be managed within the site's stormwater management system and is not intended to drain toward or across the existing pathway.
- b. The following are provided for the applicant's information and coordination purposes. These items are not conditions of this Development Permit but identify matters that will require consideration and resolution through detailed civil design review and applicable agreements:
 - i. The limits of construction and development boundary may need to be expanded at the civil design stage to incorporate works associated with upgrading the existing pathway and associated grading along the north side of the site. The City may provide further direction on grading requirements during detailed civil engineering drawing review.
 - ii. The existing access along Township Road 510, including the metal gate and culvert, is anticipated to be removed as part of this project and should be addressed in the detailed civil engineering drawings. The adjacent ditch area is expected to be restored with positive drainage maintained within the Township Road 510 right-of-way.
 - iii. Grades along the north boundary of the parcel may require adjustment to ensure appropriate tie-in with future Township Road 510 upgrades. The City may provide further direction on grading requirements during detailed civil engineering drawing review.
 - iv. The existing pathway along Township Road 510 is understood to be temporary in nature. Future works are anticipated to ensure the pathway is constructed at appropriate elevations and with suitable structural support. Civil drawings should identify existing and proposed elevations along this north section to demonstrate compatibility with future pathway upgrades.
- c. All sanitary sewer and watermain service disruptions are to be coordinated with building tenants and the City of Beaumont prior to construction.
- d. The owner is advised that future development, redevelopment, or intensification may trigger additional servicing requirements, access requirements, or legal agreements related to municipal utilities located on private property.
- e. The owner/developer 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 or within a private roadway, the

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owner/developer will be responsible for the cost of relocation/repair of these municipal services.

- f. 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.

7. Fire Advisements

- a. A Fire Safety Plan must be posted in a visible area on the construction site.
b. The owner/developer shall purchase a key box from the City Hall Office to ensure access in case of an emergency.
c. The owner/developer shall provide a swept path analysis based on the most recent site plan.

8. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.

9. The site shall be kept clear of all construction garbage and debris; an onsite garbage container/bin shall be required.

10. 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.

11. It is the responsibility of the owner/developer to ensure they have reviewed and understand all Instruments registered against the Title of the subject property. This includes all easements,

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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.

Permit Notification Information

The applicant/owner shall be responsible for the erection of notification signage on the subject lands.

- The notification signage shall be erected within four (4) days of the Notice of Decision date.
- Each sign shall be a minimum of 1.2 metres by 1.8 metres (4 feet by 6 feet) in size.
- Signage shall be clearly visible from adjacent public roadways and accessible public areas, and shall be maintained in a legible condition for the duration of the appeal period.

If the Owner fails to erect or maintain the required notification signage in accordance with this condition, the City may take such steps as are necessary to ensure that affected residents and the public are properly notified. Any costs incurred by the City in doing so, including, but not limited to, administrative and legal costs, shall be borne by the Owner.

Failure to comply with this condition may also constitute an offence under Land Use Bylaw 944-19 and/or the Municipal Government Act, and may be subject to enforcement action, including fines, in accordance with the applicable penalty provisions.

Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this approved Permit may be published on the City of Beaumont website.

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Date of Decision: January 19, 2026

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Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal if the permit was:

- a) issued for a permitted use with a variance, or for a discretionary use, or
- b) issued with conditions, or
- c) refused.

An appeal may be filed by:

- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	January 19, 2026
Appeal deadline:	February 9, 2026
Permit active (if no appeals filed):	February 10, 2026

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:



Craig Thomas, DSocSci, RPP, MCIP
Development Authority



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

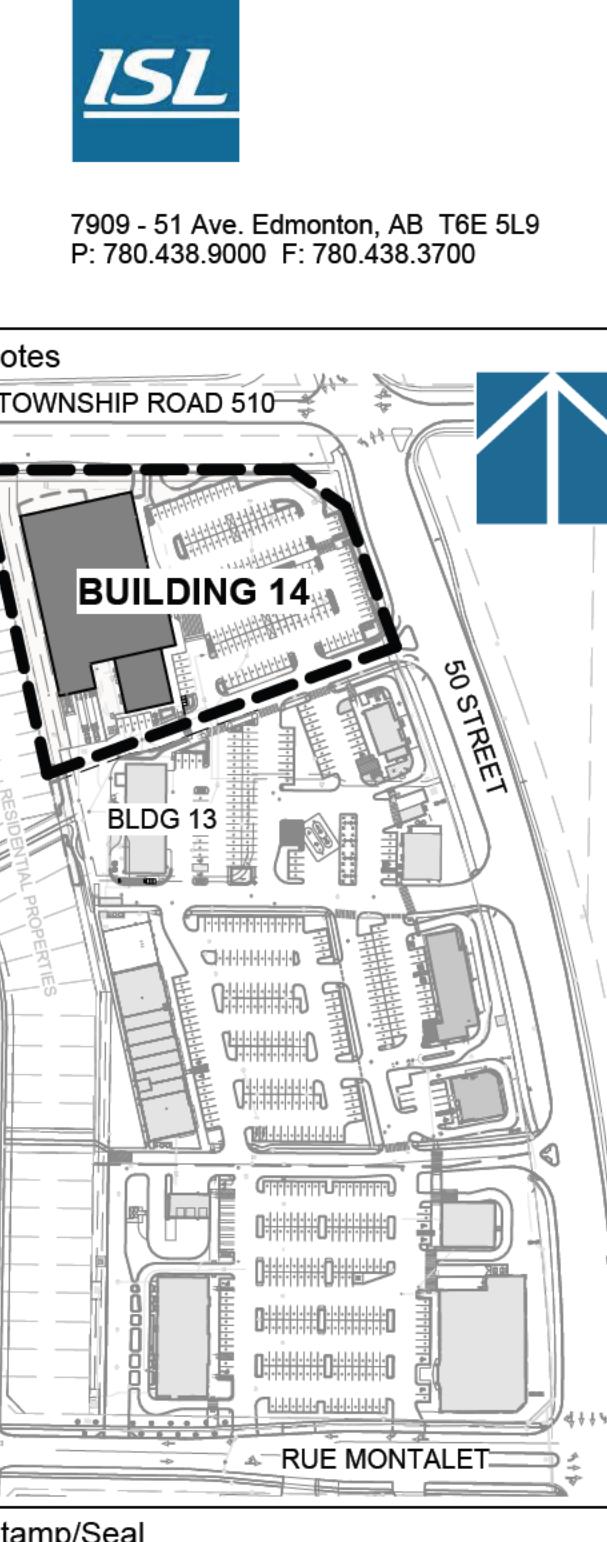
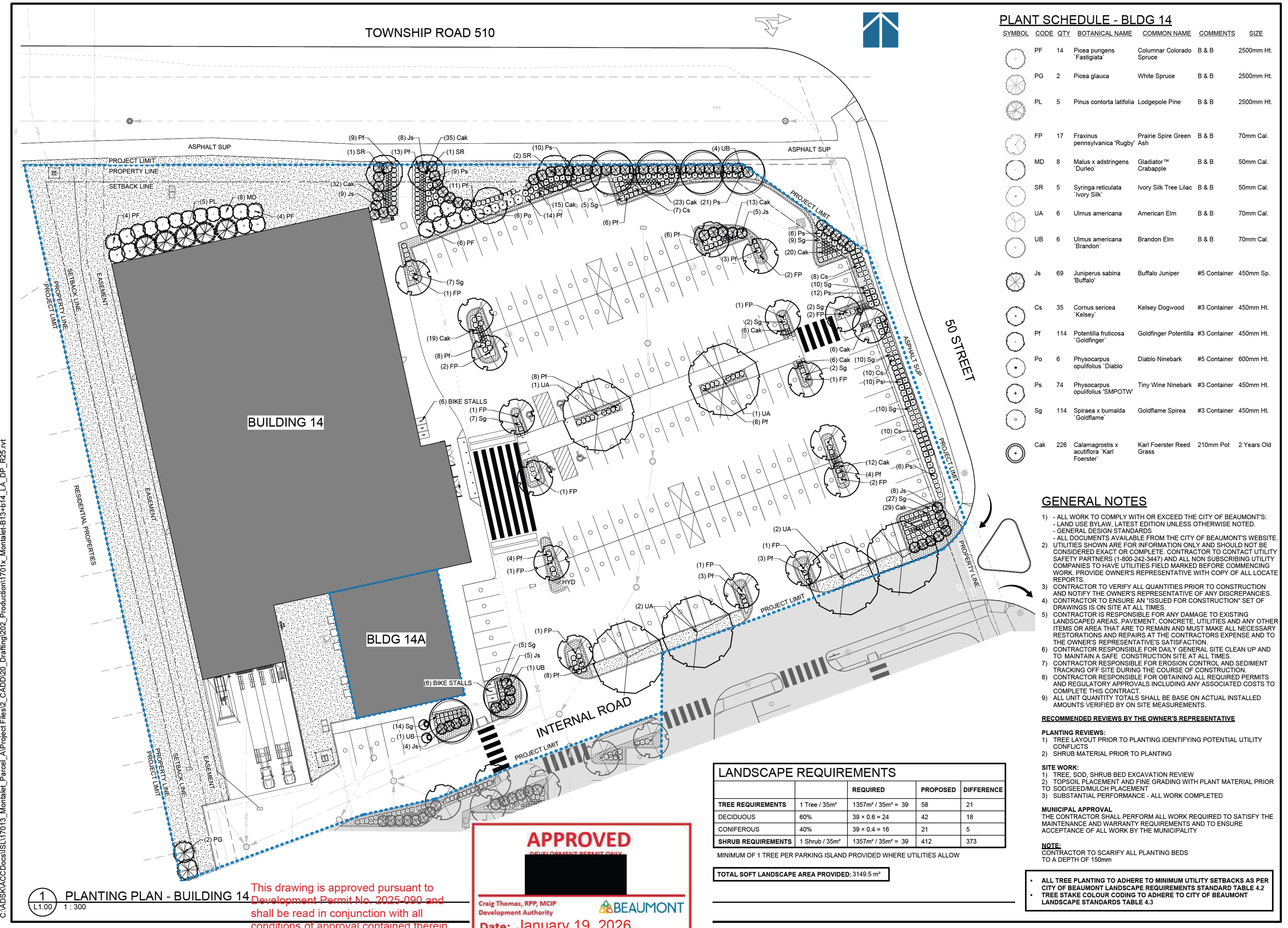
Development Permit Notice of Decision

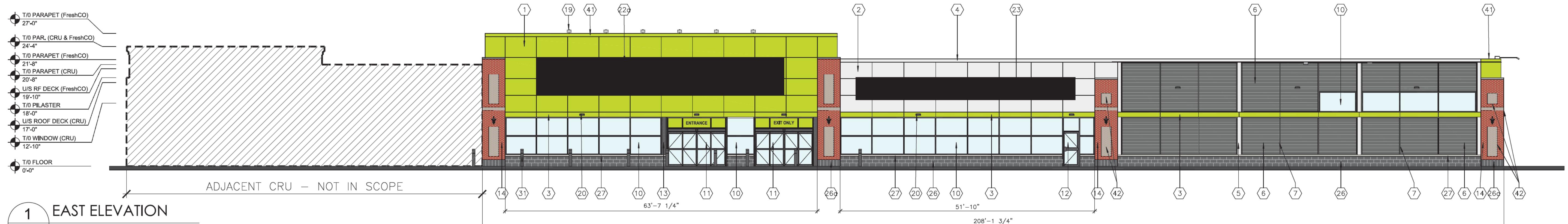
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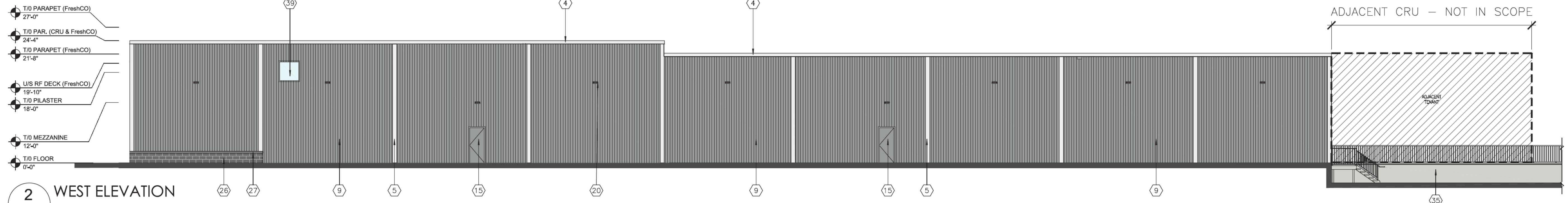
Kendra Raymond, Director, Planning & Development
Jennifer Niesink, Director, Economic Development
Jay Bohachyk, Director, Finance
Jay Melvin, Director, Protective Services & Fire Chief
Aaron Lewicki, Director, Infrastructure
Paul Suiter, Director, Community Services
Punam Grewal, Manager, Engineering & Environment
Bryce Piacentini, Manager, Parks and Roads Operations
Ryan Orlovsky, Manager, Facility & Utility Operations
Joannes Wong, Manager, Long Range Planning
Yasmin Sharp, Manager, Development Services
Wendy Jones, Manager, Investment Attraction & Growth
Carley Krahn, Fire Prevention Officer
Joe Ross, Safety Codes Team Lead
Katrina Tarnawsky, Senior Planner, Land Development
Krista Howe, Building Safety Codes Officer
Engineering, Infrastructure
Troy Birtles, Accurate Assessment
Dermian Ayalefac – Alberta Health Services - Leduc Public Health





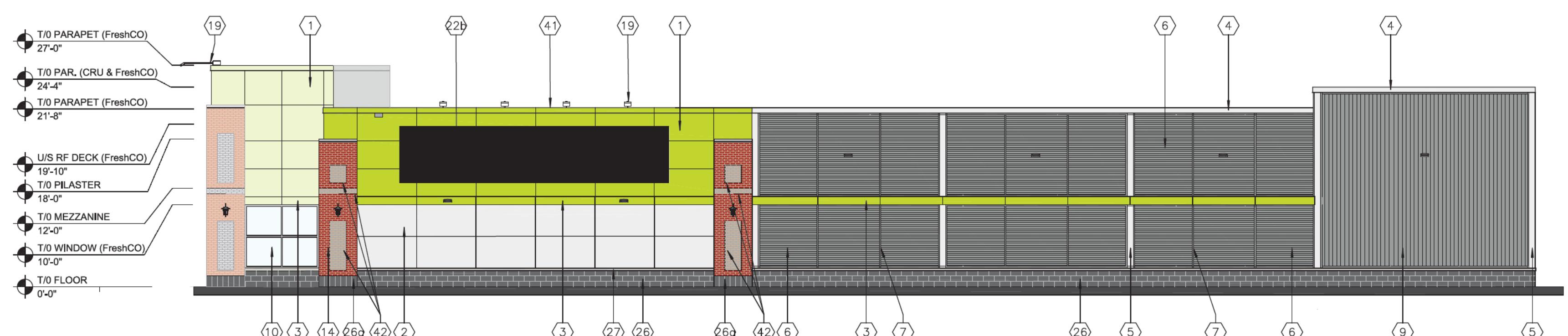
1 EAST ELEVATION

DP-2 3/32" = 1'-0"



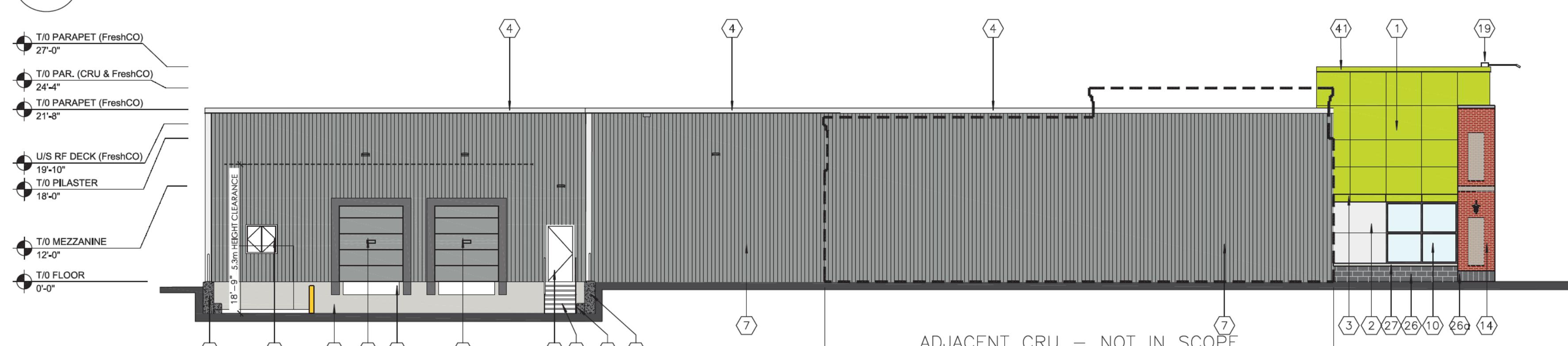
2 WEST ELEVATION

DP-2 3/32" = 1'-0"



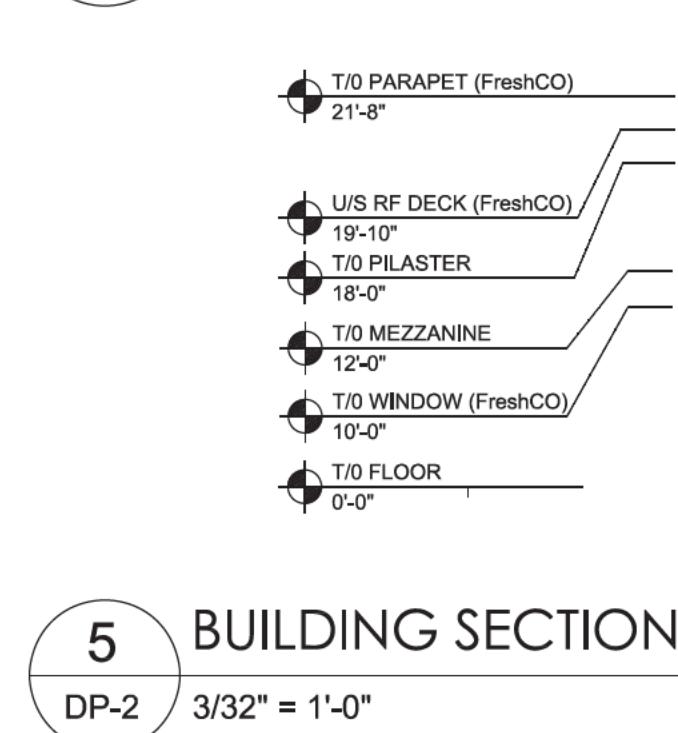
3 NORTH ELEVATION

DP-2 3/32" = 1'-0"



4 SOUTH ELEVATION

DP-2 3/32" = 1'-0"



5 BUILDING SECTION

DP-2 3/32" = 1'-0"

This drawing is approved pursuant to
Development Permit No. 2025-090 and
shall be read in conjunction with all
conditions of approval contained therein

APPROVED
DEVELOPMENT PERMIT ONLY

Craig Thomas, RPP, MCIP
Development Authority
Date: January 19, 2026



THESE DRAWINGS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY. THESE DRAWINGS ARE SUBJECT TO CHANGE. IN THE CASE OF ANY DISCREPANCIES, CAMERON DEVELOPMENT CORPORATION IS TO BE INFORMED IMMEDIATELY.		
No.	ISSUED FOR	DATE
PROJECT		
MONTALET BEAUMONT, ALBERTA		
DRAWING		
Exterior Elevations & Building Section		
ARCHITECTURAL CONSULTANT		
DRAWING DATE		
ELECTRICAL CONSULTANT		
DRAWING DATE		
UTILITIES CONSULTANT		
DRAWING DATE		
LANDSCAPING CONSULTANT		
DRAWING DATE		
DRAWN BY	CHECKED BY	
CE	CD	
DATE		
DECEMBER 1, 2025		

DP-2