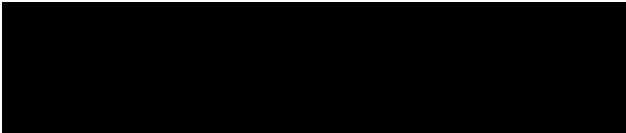


Development Permit Notice of Decision

Date of Decision: January 22, 2026



Proposed Development: **Construction of a New Commercial Building (Retail & Service – General) Building 14a**

Legal Description: Plan 022 7411, Block 1, Lot 1
Municipal Address: 6508 50 Street, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2025-108
Tax Roll: 002551

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the construction of a 430 square metre building addition to the Development previously approved under Development Permit No. 2025-090, and the use of Retail & Service – General, in accordance with the stamped approved drawings and the provisions of the City of Beaumont Land Use Bylaw 944-19.

This Development Permit is approved as an addition to, and is subordinate to, the development authorized under Development Permit No. 2025-090. The building addition authorized herein forms part of the overall development approved under Development Permit No. 2025-090 and relies on that approval for site access, servicing, parking, landscaping, circulation, and related site improvements.

All applicable conditions of Development Permit No. 2025-090 continue to apply to the development authorized by this permit, except where expressly modified by the conditions of this approval.

This Development is considered a Permitted Use within the Commercial District and is approved 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.

Interpretation

It is the interpretation of the Development Authority that Development Permit No. 2025-108 does not authorize any new variances based on the following:

- Development Permit No. 2025-090 authorized the primary commercial development on the site and included variances that were evaluated, approved, and made subject to the applicable notification and appeal provisions of the Land Use Bylaw and the Municipal Government Act. Those variances relate to the overall site design, building placement, and architectural treatment of the primary development.

Development Permit Notice of Decision

Date of Decision: January 22, 2026

Permit Number: 2025-108

- Development Permit No. 2025-108 authorizes a 430 square metre building addition that is subordinate to and reliant upon the development authorized under Development Permit No. 2025-090. The addition does not alter, expand, or intensify the approved variances, nor does it introduce any new variance to the provisions of Land Use Bylaw 944-19.
- The Development Authority further interprets that the building addition does not result in additional impacts to adjacent lands beyond those already contemplated and assessed as part of Development Permit No. 2025-090. Accordingly, the addition does not trigger new discretionary considerations or variance approvals under the Land Use Bylaw.

Based on the foregoing, the Development Authority finds that Development Permit No. 2025-108 constitutes an amendment to the previously approved development in built form only and does not require public notification or appeal in accordance with Land Use Bylaw 944-19.

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 the building authorized under this Development Permit is subordinate to and reliant upon the development authorized under Development Permit No. 2025-090, this Development Permit shall not come into force and effect until the appeal period for Development Permit No. 2025-090 has expired and no appeal has been filed, or until any appeal filed in respect of Development Permit No. 2025-090 has been resolved.**
3. This Development Permit shall have no force or effect should the development authorized under Development Permit No. 2025-090 not proceed or be otherwise cancelled, lapsed, or rendered invalid.
4. The building addition authorized by this Development Permit shall be developed strictly in accordance with the stamped approved plans issued for development and attached to this Development Permit Notice of Decision.

All site access, servicing, parking, landscaping, circulation, grading, and related site improvements associated with the building addition shall be provided in accordance with Development Permit No. 2025-090 and its approved plans and conditions.

Any changes to the stamped approved plans attached to this Development Permit require prior written approval from the Development Authority.

5. Any amendment, revision, or change to the development authorized under Development Permit No. 2025-090 that, in the opinion of the Development Authority, affects the building footprint, placement,

Development Permit Notice of Decision

Date of Decision: January 22, 2026

Permit Number: 2025-108

configuration, or any element approved under the stamped plans attached to this Development Permit, may require a separate Development Permit application and approval prior to implementation.

6. Any change of use, change in the intensity of use, or tenant improvement within the building addition or the overall development, including but not limited to changes in floor area allocation shall be subject to a separate Development Permit application and approval, where required under Land Use Bylaw 944-19.

This requirement also applies to any change that would otherwise trigger the need for Development Permit approval pursuant to the Land Use Bylaw.

7. 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.
8. 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.
9. Prior to commencing any activity on the lands, the Applicant shall be bound by, and comply with, the Development Agreement executed pursuant to Development Permit No. 2025-090, as amended from time to time, entered into under Section 650 of the *Municipal Government Act*. The development authorized by this Development Permit is subject to the terms and conditions of that Development Agreement, which addresses servicing, access to municipal infrastructure, and works required as a result of the overall development.
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.

Development Permit Notice of Decision

Date of Decision: January 22, 2026

Permit Number: 2025-108

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
 - a. All Engineering and Infrastructure advisements issued under Development Permit No. 2025-090 apply to the development authorized by this Development Permit and shall be considered applicable to the building addition, where relevant.
 - b. The owner is advised this development and any future development, redevelopment, or intensification may trigger additional servicing requirements, access requirements, or legal agreements related to municipal utilities located on private property.
 - c. 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 owner/developer will be responsible for the cost of relocation/repair of these municipal services.
 - d. 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.

Development Permit Notice of Decision

Date of Decision: January 22, 2026

Permit Number: 2025-108

- 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, 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

In accordance with the City of Beaumont Land Use Bylaw 944-19, no notices regarding this Development Permit have been mailed as public notification.

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

Development Permit Notice of Decision

Date of Decision: January 22, 2026

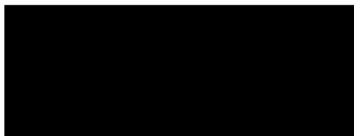
Permit Number: 2025-108

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.

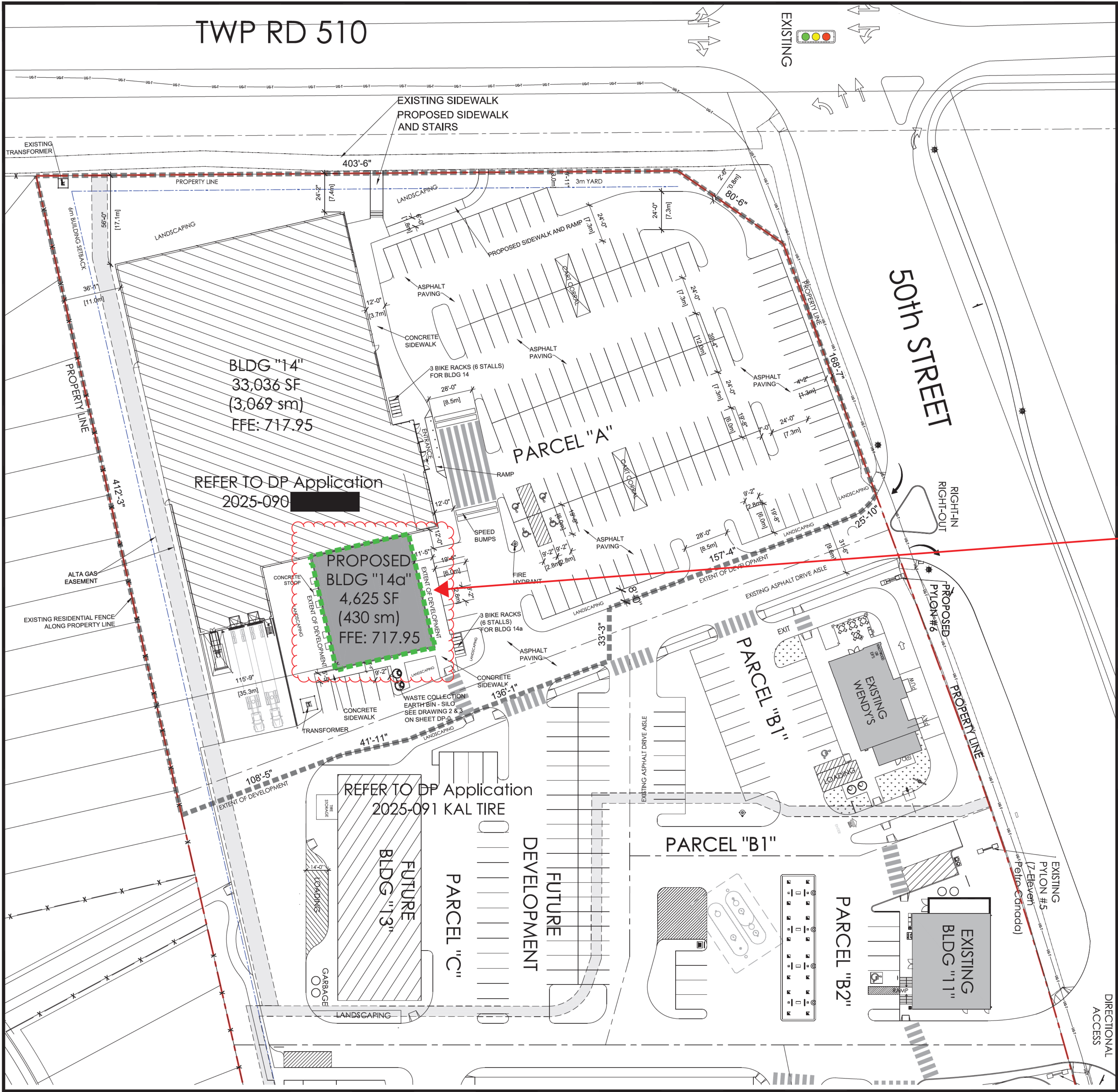
Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. To file an appeal or to get information on the appeal process you must contact the Secretary of the 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:



Craig Thomas, DSocSci, RPP, MCIP
Development Authority

cc:
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



DEVELOPMENT INFORMATION:

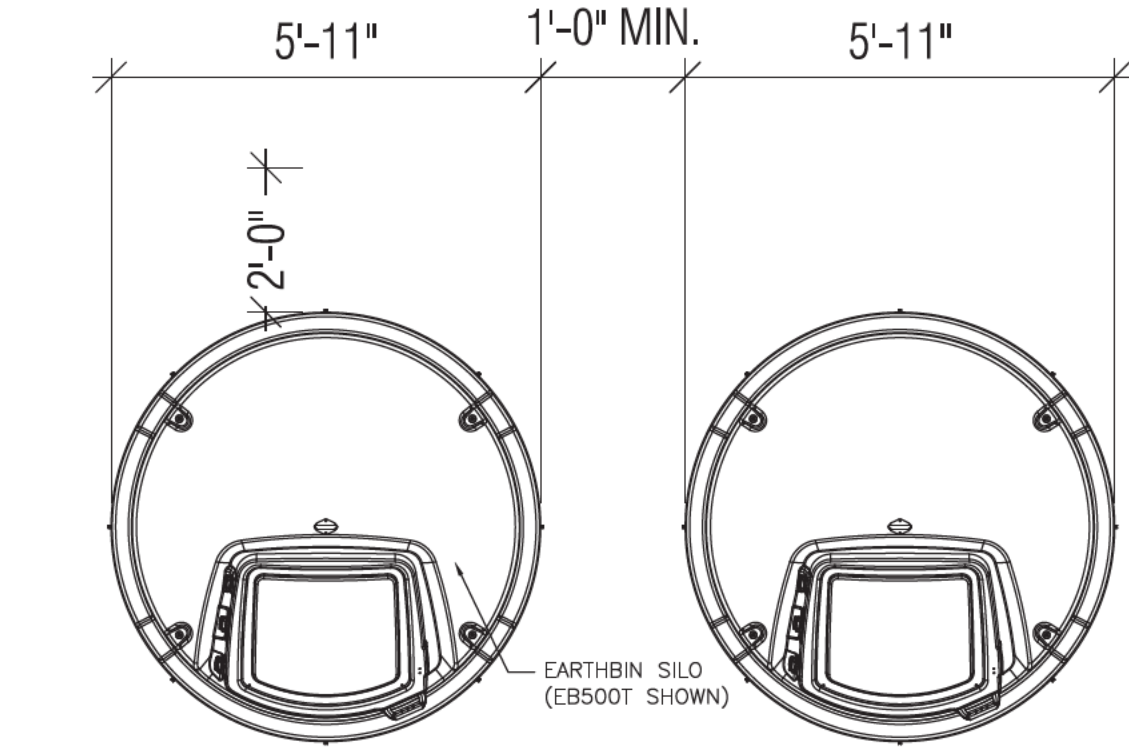
LEGAL DESCRIPTION: Plan 022 7411, Block 1, Lot 1
MUNICIPAL ADDRESS: 6406 50th St, Beaumont, Alberta
ZONING: Commercial District
PROPOSED USE: Retail & Service - General
DEVELOPMENT SITE AREA : 4,625 SF (430 m²)
BUILDING AREA: 4,625 SF

TOTAL PARKING STALLS REQUIRED: 5 STALLS
TOTAL PARKING STALLS PROVIDED: 151 STALLS
(includes 4 Barrier Free stalls)
(Included as part of DP Application 2025-090 FreshCo)
BIKE PARKING REQUIRED : 6 STALLS
BIKE PARKING PROVIDED : 6 STALLS

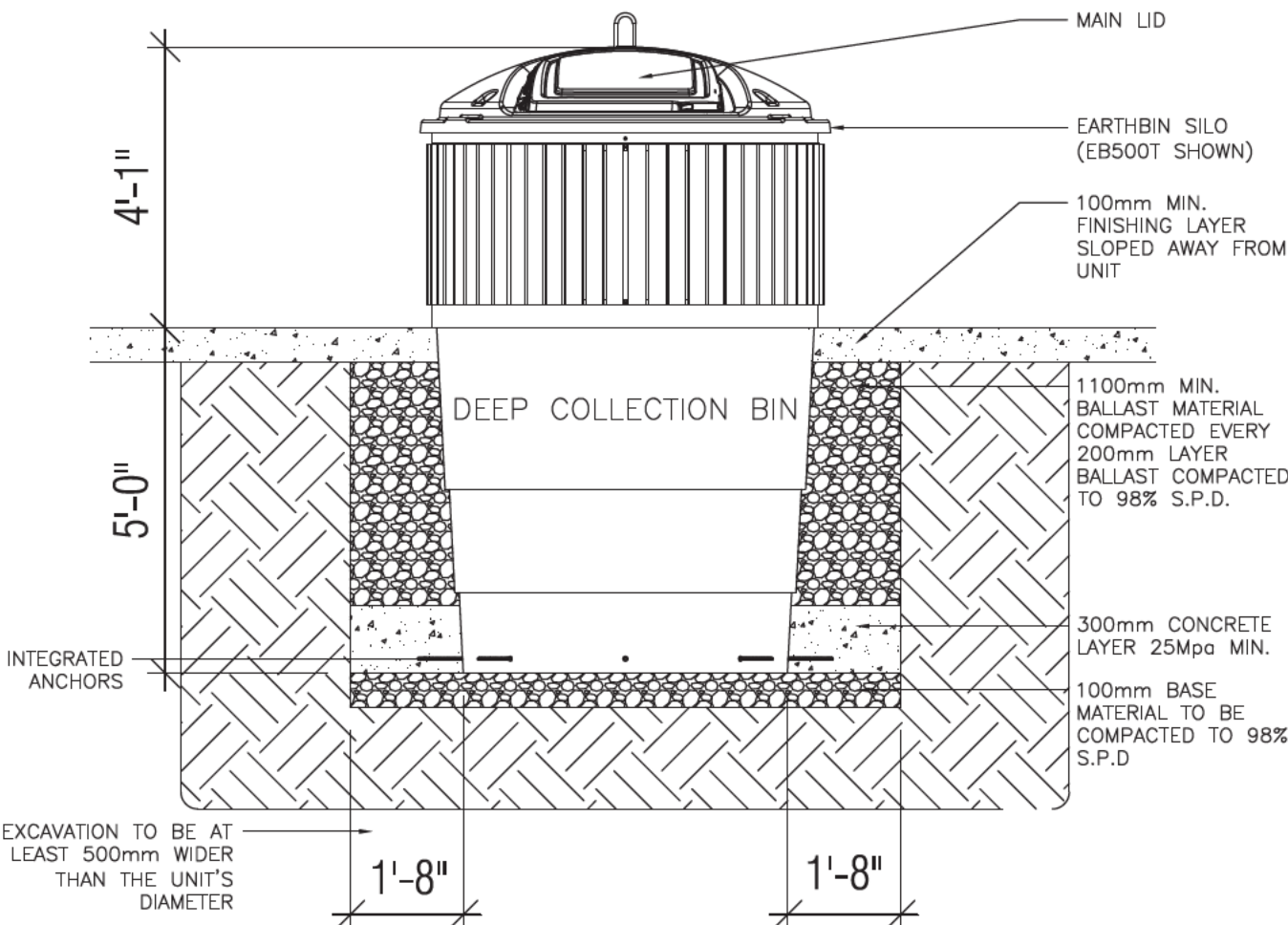
TOTAL SOFT LANDSCAPE AREA FOR BUILDING 14: 3,148 sm
(included as part of DP Application 2025-090 FreshCo)

This Development Permit, 2025-108, only applies to the area within the green dashed border identifying the extent to development.

All site elements, including but not limited to parking, access, landscaping, internal walkways, pedestrian connections, and related site improvements, are approved under Development Permit No. 2025-090 and are subject to conditions of that permit.



2 TYPICAL PLAN VIEW W/O BOLLARDS
DP-0 1:20



3 TYPICAL CROSS SECTION
DP-0 1:20



This drawing is approved pursuant to Development Permit No. 2025-108 and shall be read in conjunction with all conditions of approval therein

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	
BLDG 14a	
SITE PLAN	
ARCHITECTURAL CONSULTANT	DRAWING DATE
ELECTRICAL CONSULTANT	DRAWING DATE
UTILITIES CONSULTANT	DRAWING DATE
LANDSCAPING CONSULTANT	DRAWING DATE
DRAWN BY	CHECKED BY
CE	
DATE	SEPTEMBER 24, 2025

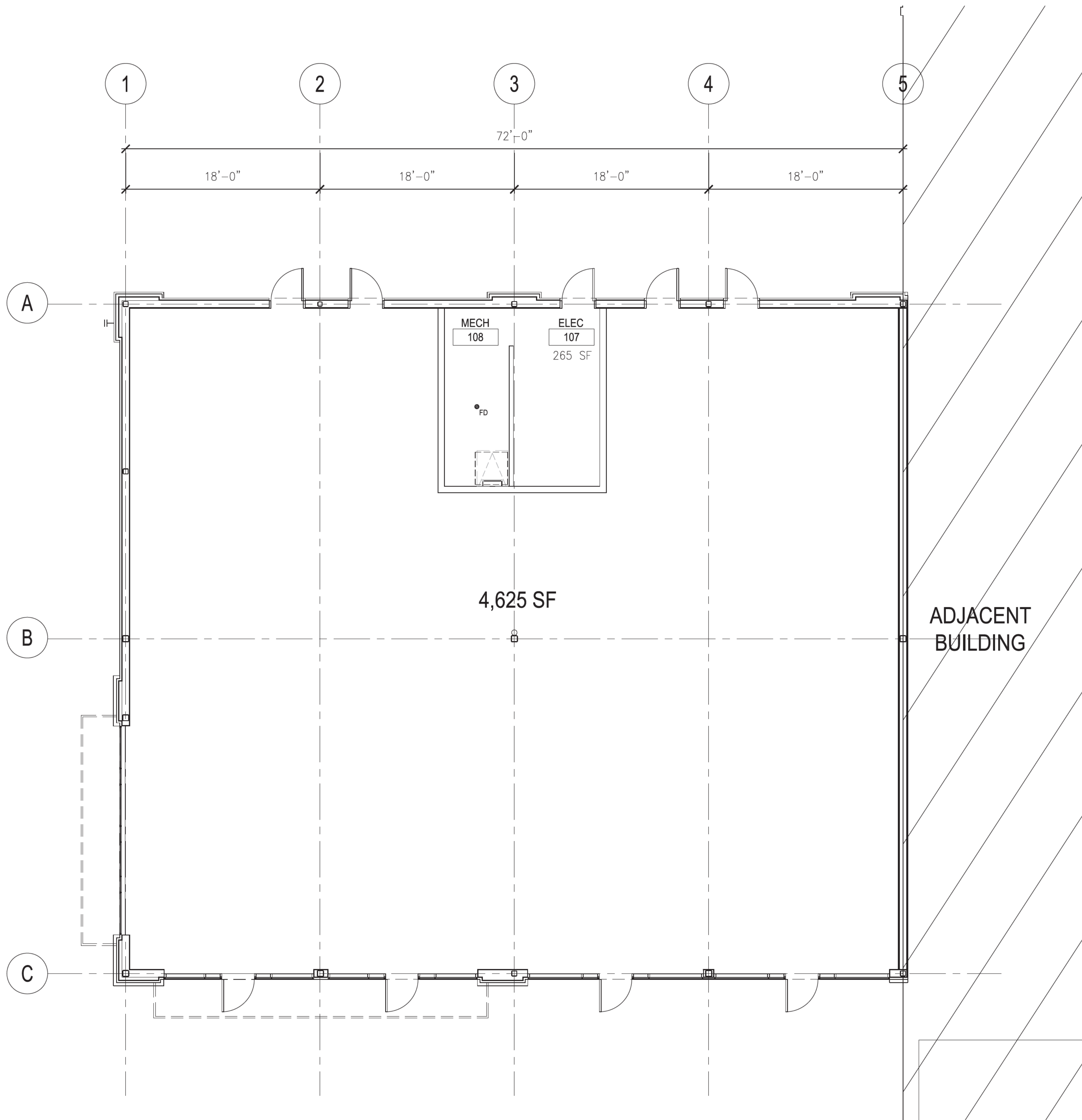
DP-0



1
DP-1

FLOOR PLAN

3/16" = 1'-0"



This drawing is approved pursuant to Development Permit No. 2025-108 and shall be read in conjunction with all conditions of approval therein

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
BLDG 14a
FLOOR PLAN

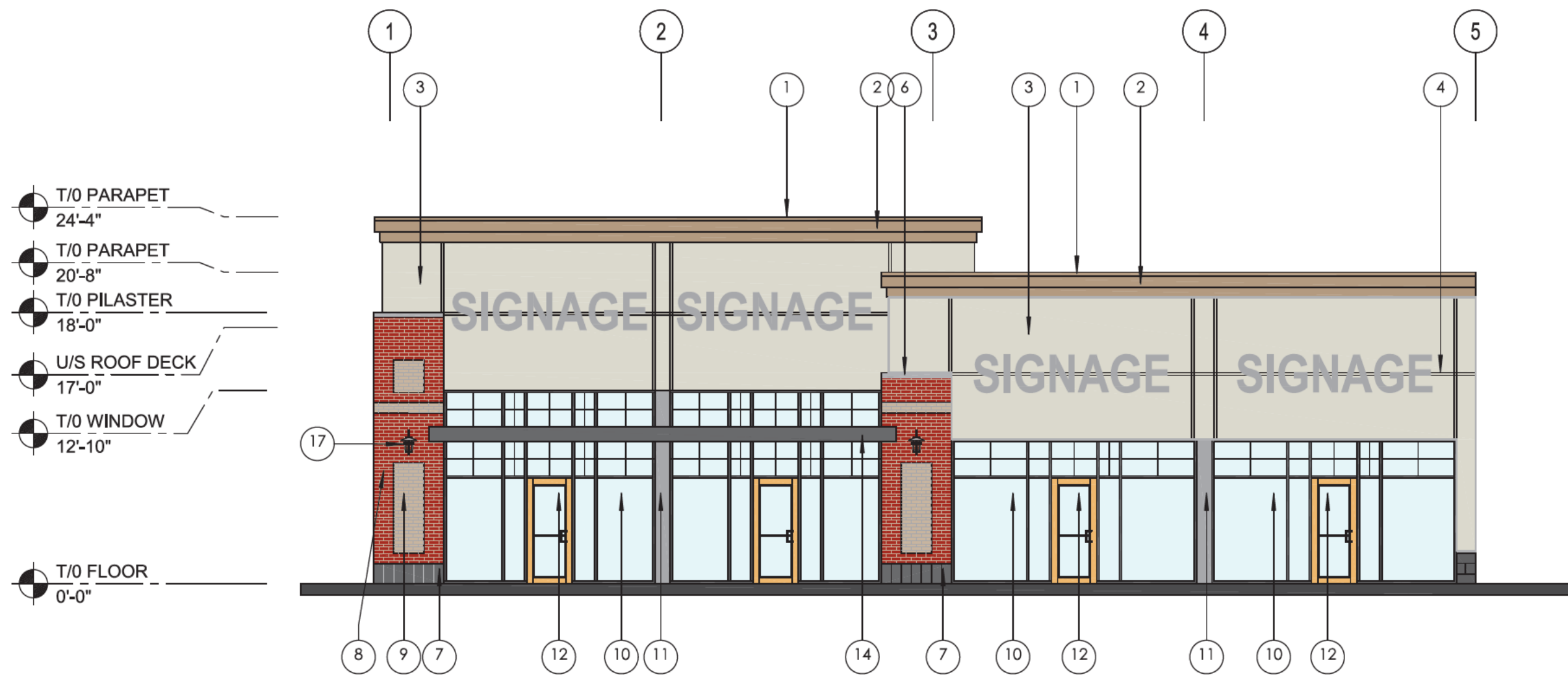
ARCHITECTURAL CONSULTANT	DRAWING DATE
ELECTRICAL CONSULTANT	DRAWING DATE
UTILITIES CONSULTANT	DRAWING DATE
LANDSCAPING CONSULTANT	DRAWING DATE

DRAWN BY
CE

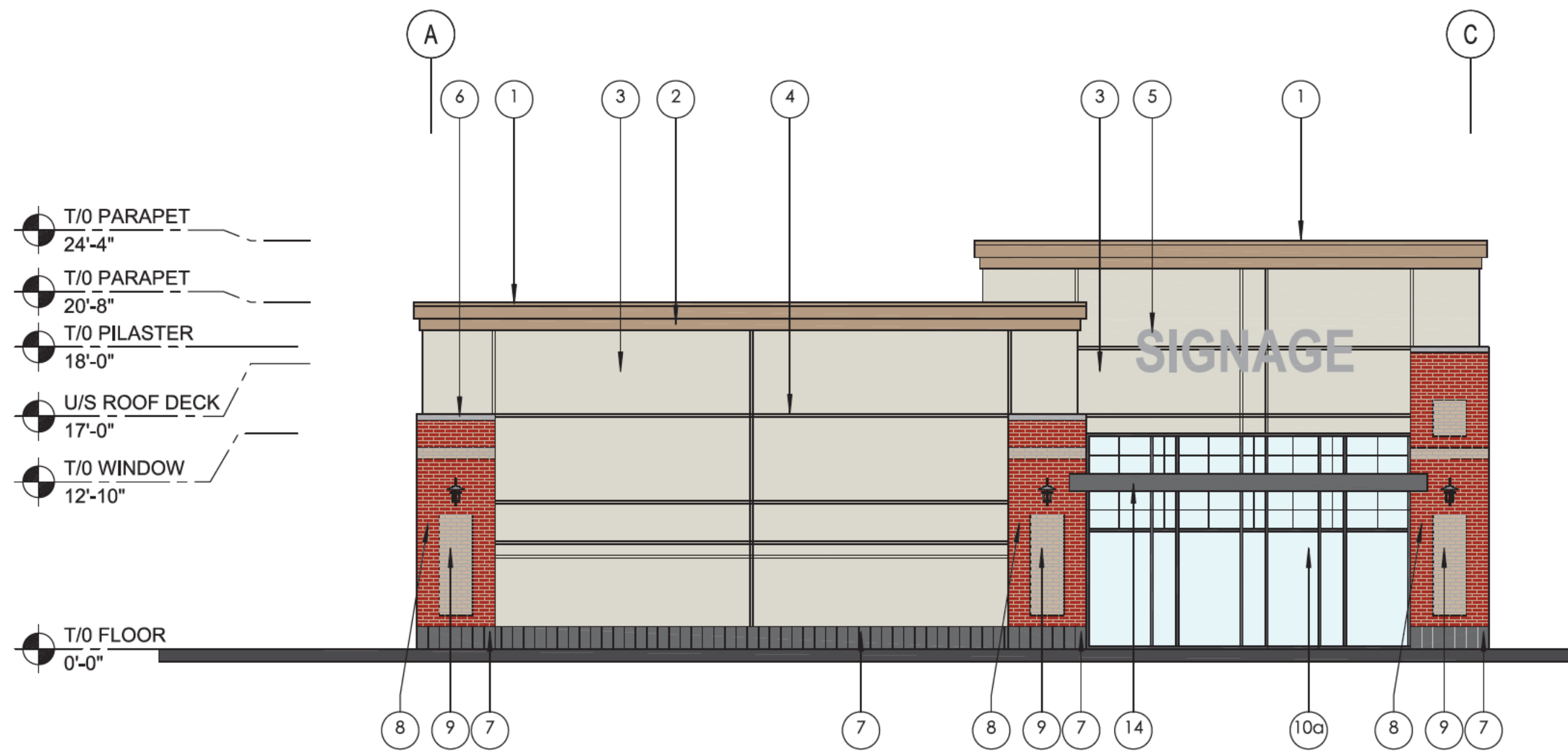
CHECKED BY

DATE
SEPTEMBER 24, 2025

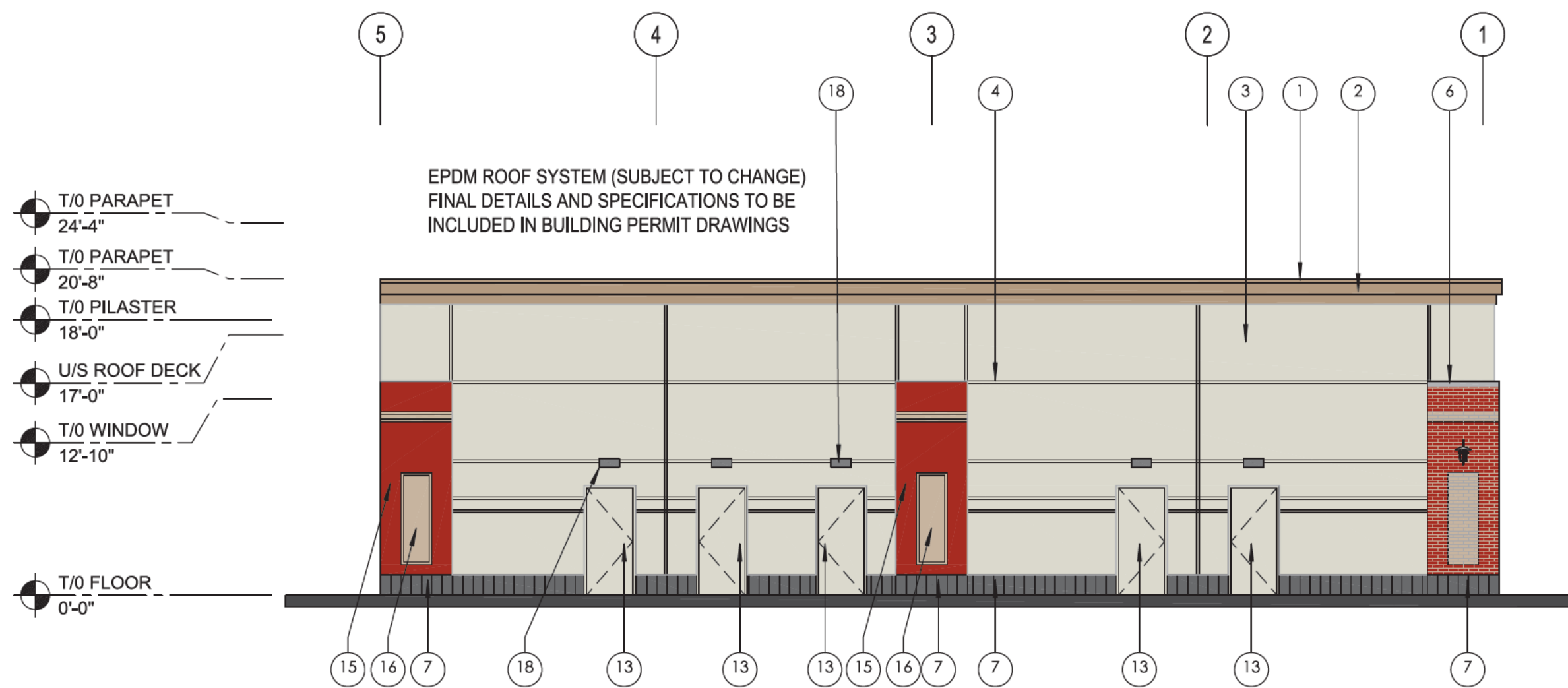
DP-1



1 EAST ELEVATION
DP-2a



2 SOUTH ELEVATION
DP-2a



3 WEST ELEVATION
DP-2a



This drawing is approved pursuant to Development Permit No. 2025-108 and shall be read in conjunction with all conditions of approval therein

KEYNOTE LEGEND

- 1 METAL FLASHING
Colour to match Vicwest QC 16071 Stone Grey
- 2 ACRYLIC STUCCO CORNICE
Colour to match Dryvit #142 - Spectrum Drown
- 3 ACRYLIC STUCCO
Colour to match Dryvit #13 - Amarillo White
- 4 STUCCO REVEAL (2" wide)
- 5 TENANT SIGNAGE
(for illustration purposes only. Separate sign permit application will be submitted at a later date)
- 6 PRECAST CONCRETE CAP
(light sanblast finish)
- 7 SPLIT FACE CONCRETE BLOCK
Colour: Charcoal #250. Size: 4"Wx8"Hx16"L
Soldier Course
- 8 BRICK VENEER - red (Running bond)
Colour: To match general shale brick "FrenchQuarter"
Size: 110mmW x 76mmH x 230mmL
- 9 BRICK VENEER - beige (Running bond)
Colour: To match Summit Brick & Tile / 751L Dove
Size: 110mmW x 76mmH x 230mmL
- 10 STOREFRONT WINDOW SYSTEM
Black aluminum frames / Black Muntin bars
Black spandrel panel / Clear Glazing
- 10a STOREFRONT WINDOW SYSTEM - VENEER
Black aluminum frames / Black Muntin bars
Black spandrel panel / SPANDREL GLAZING
- 11 SPANDREL PANEL
Black aluminum
- 12 ENTRANCE DOORS
Aluminum doors / wood grain finish
- 13 INSULATED METAL DOORS
Colour to match Dryvit #13 - Amarillo White
- 14 METAL CANOPY (EYEBROWS)
Colour: Black
- 15 ACRYLIC STUCCO
Colour to match Sherwin Williams SW2803
"Rookwood Terra Cotta"
- 16 ACRYLIC STUCCO
Colour to match Dryvit #142 - Spectrum Drown
- 17 DECORATIVE FRENCH STYLE LIGHT FIXTURE
(front of building)
- 18 EXTERIOR LIGHT FIXTURE
(back of building)

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

Building 14 (CRU)
Exterior Elevations

ARCHITECTURAL CONSULTANT	DRAWING DATE
ELECTRICAL CONSULTANT	DRAWING DATE
UTILITIES CONSULTANT	DRAWING DATE
LANDSCAPING CONSULTANT	DRAWING DATE

DRAWN BY CE	CHECKED BY CD
DATE	

SEPTEMBER 24, 2025

DP-2