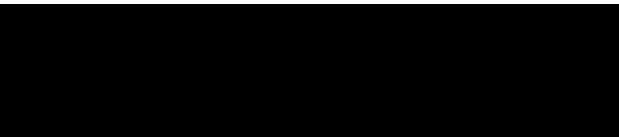


## Development Permit Notice of Decision

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](mailto: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**

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- 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

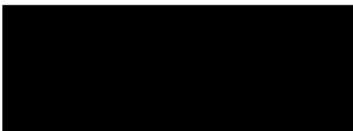
**Permit Number: 2025-108**

### 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](mailto: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](http://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 Krahm, 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

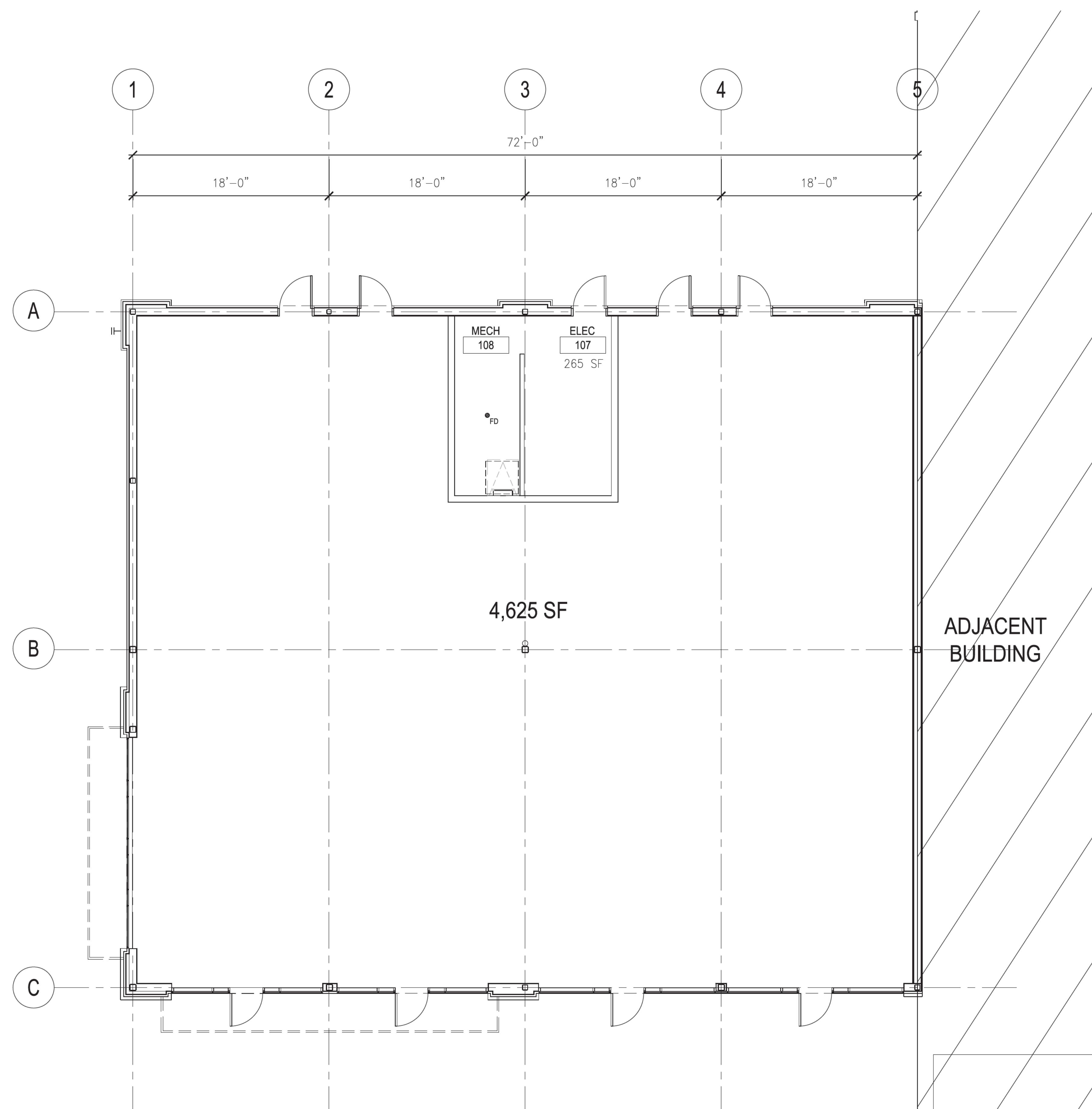




# 1 FLOOR PLAN

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DP-1 3/16" = 1'-0"



**APPROVED**  
DEVELOPMENT PERMIT ONLY

[Redacted]

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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, AMERON DEVELOPMENT CORPORATION IS TO BE FORMED IMMEDIATELY.

MONTALET  
BEAUMONT, ALBERTA

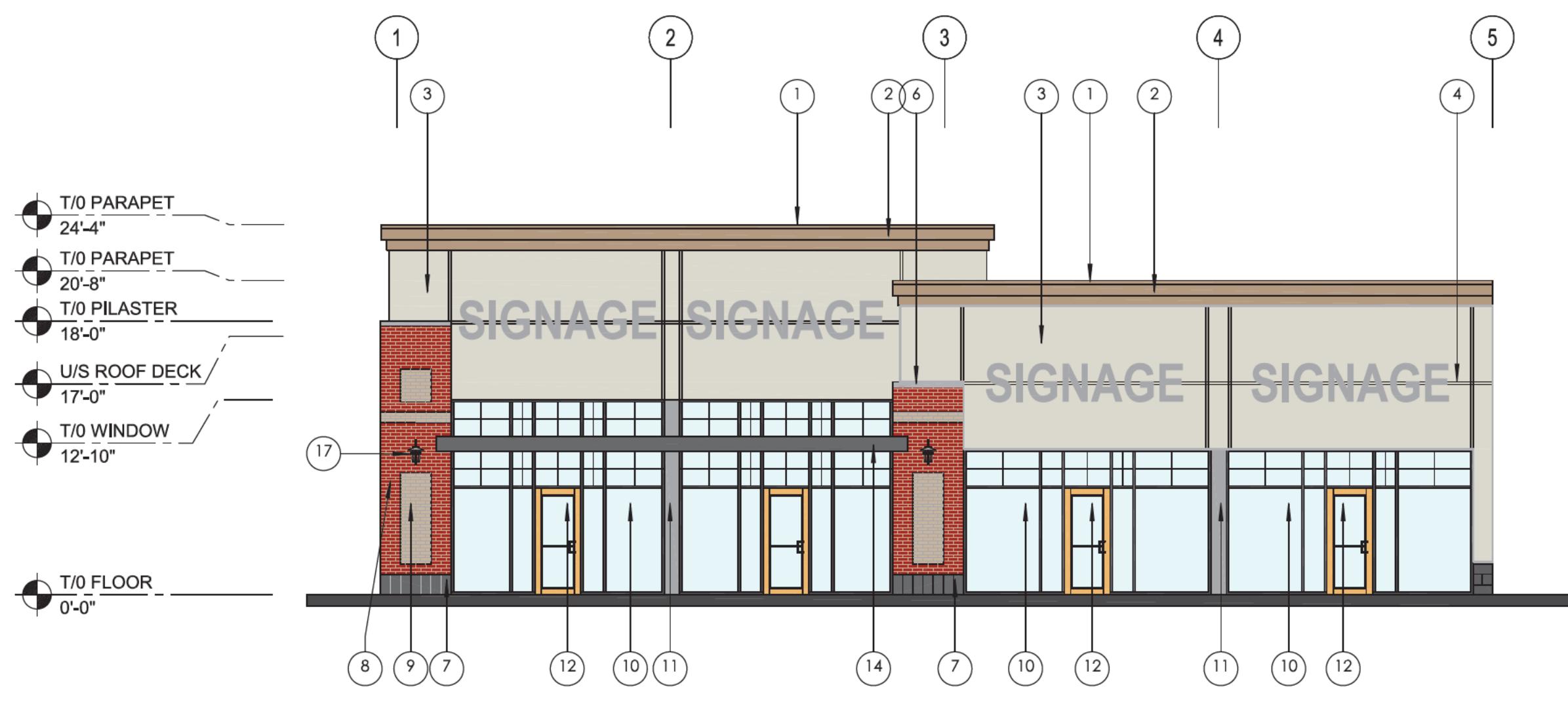
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DRAWING

BLDG 14a  
FLOOR PLAN

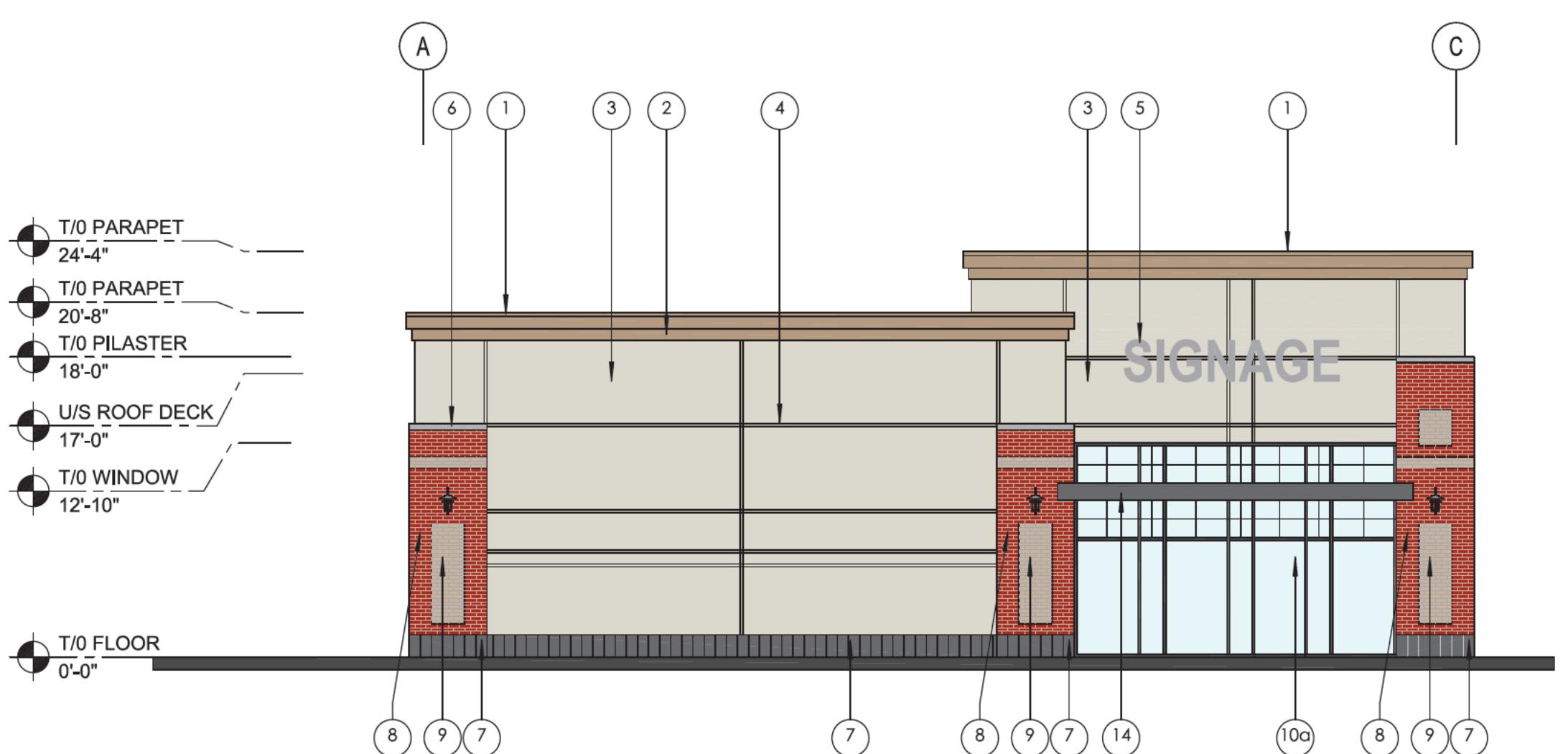
ARCHITECTURAL CONSULTANT	DRAWING DATE
ELECTRICAL CONSULTANT	DRAWING DATE
UTILITIES CONSULTANT	DRAWING DATE
LANDSCAPING CONSULTANT	DRAWING DATE
DRAWN BY ATE	CHECKED BY
CE	
SEPTEMBER 24, 2005	

## DP-1



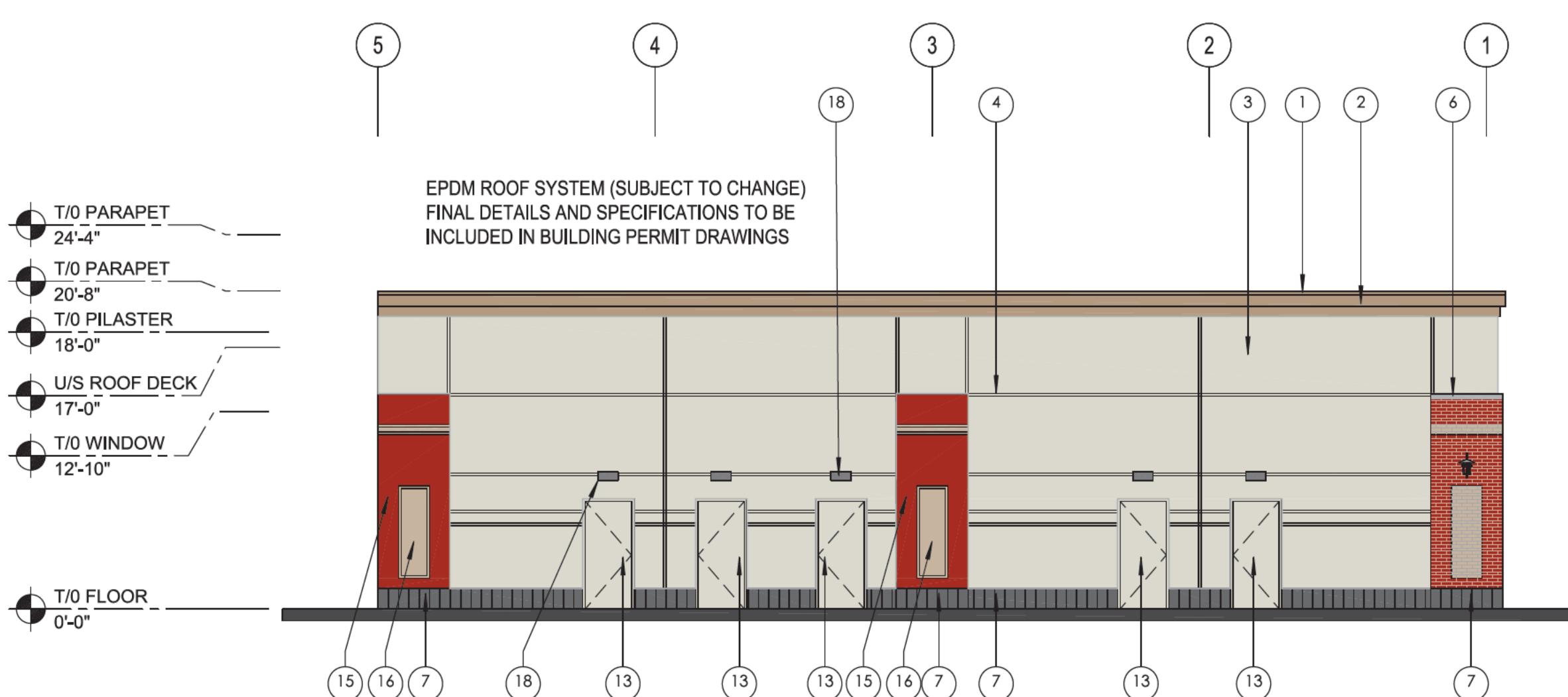
## 1 EAST ELEVATION

DP-2a



## 2 SOUTH ELEVATION

DP-2a



### 3 WEST ELEVATION

DP-2a

## **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)

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

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DATE

# DP-2