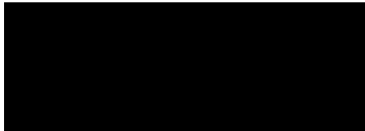


Development Permit Notice of Decision

Date of Decision: July 2, 2025



Proposed Development: **Institutional Change of Use:** *Education Use (108.79m²): Preschool & OSC*
Legal Description: Plan 8445ET, Block 1, Lot 8
Municipal Address: Unit 104, 5005 50 Street, Beaumont, AB
Land Use District: Main Street
Permit Application No: 2025-052
Tax Roll: 000058

Development Permit Status: Refused

Development Permit Conditions

The development noted above is considered a Permitted Use within the Main Street District and has been **refused** by the Development Authority for the following reasons: **Be sure to review all the documentation included with this permit.**

1. City of Beaumont *Land Use Bylaw 944-19, Section 3.6.10 a) Minimum Parking Standards vii. Education 2 stalls per 100m² of lot coverage.*

The Development Authority has determined that the proposed Education Use requires four (4) dedicated on-site parking stalls. Based on a review of existing approvals and current site usage, the Development Authority has determined that there are insufficient parking stalls available on-site to accommodate the required number of stalls for this use without impacting the parking allocations of existing approved uses.

2. City of Beaumont *Land Use Bylaw 944-19, Section 3.6.10 b) Parking Standards iii. Parking Location states:*

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 3.6.10 (a).

The Development Authority determined that all four (4) required parking stalls would need to be accommodated through street parking along the frontage of the property based on previously allocated stalls. There are five (5) parking stalls available along the frontage of 5005 50 Street. The Development

Development Permit Notice of Decision

Date of Decision: July 2, 2025

Permit Number: 2025-052

Authority determined that it is not appropriate to accommodate minimum parking requirements through street parking for the Education use in the above noted property for the following reasons:

- a. The Education Use has high AM and PM peak traffic associated with pick up and drop off times contributing to congestion within the surrounding road network.
- b. 50 Street is identified as a major transportation corridor and, as a regional arterial roadway, serves as a primary route in and out of Beaumont. The approval of a Use that relies entirely on off-site parking and generates high peak hour traffic along this corridor would have negative impacts on the safety and efficiency of the City's transportation network.
- c. There are two (2) existing Education Use approvals (Bellevue K-6 School and Esprit 497m² education centre) operating within 165m of the 50 Avenue / 50 Street intersection, which currently contributes to peak-time traffic congestion. The addition of another Education use with similar peak times within the area, without sufficient onsite parking to facilitate drop off, pick up and staff parking results in the Development Authority determining that the parking provisions are insufficient to adequately support the proposed development.

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.

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

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:

Development Permit Notice of Decision

Date of Decision: July 2, 2025

Permit Number: 2025-052

- 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.

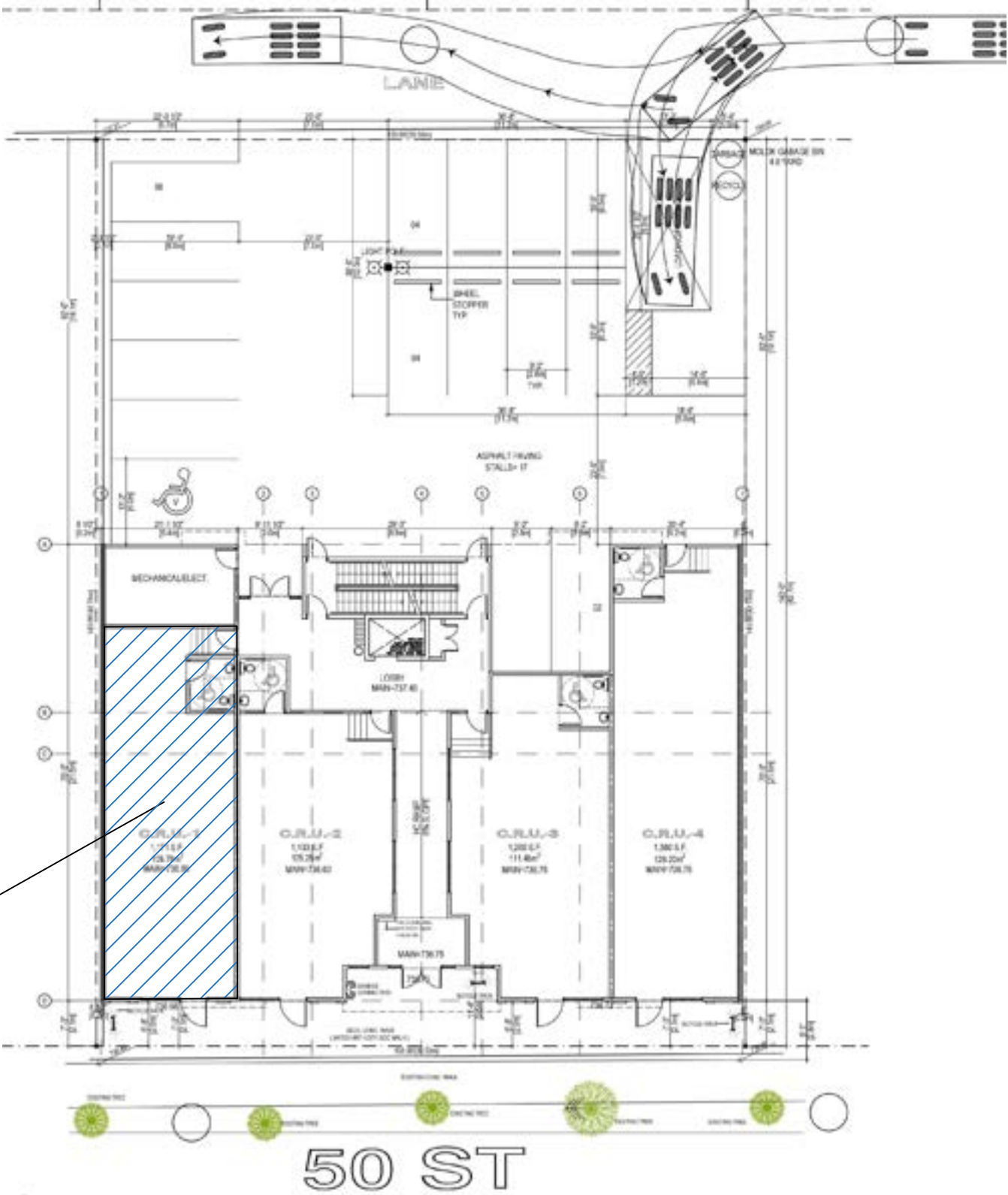
Notice of Decision:	July 2, 2025
Appeal deadline:	July 23, 2025
Permit active (if no appeals filed):	July 24, 2025

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

REFUSED July 2, 2025

For location of Education Use

PROPOSED
PRESCHOOL & OSC



GENERAL NOTES:

Plans by Dhunna Associates Inc:
It is the responsibility of the owner and
builder to verify all dimensions and
structure before proceeding with
construction, to report all errors or
omissions to the designer. Failure to report
this information will absolve Dhunna
Associates Inc. of all responsibility
associated with the construction of this
project.

1- MAY 09, 2025
ISSUED FOR DP

DHUNNA ASSOCIATES INC.
SINGHH.69@GMAIL.COM
780 920 2004

#102, 5005 50St
BEAUMONT
Unit 104, 5005
50 Street,
Beaumont
LOT 6,7, BLOCK 01
PLAN 8445ET

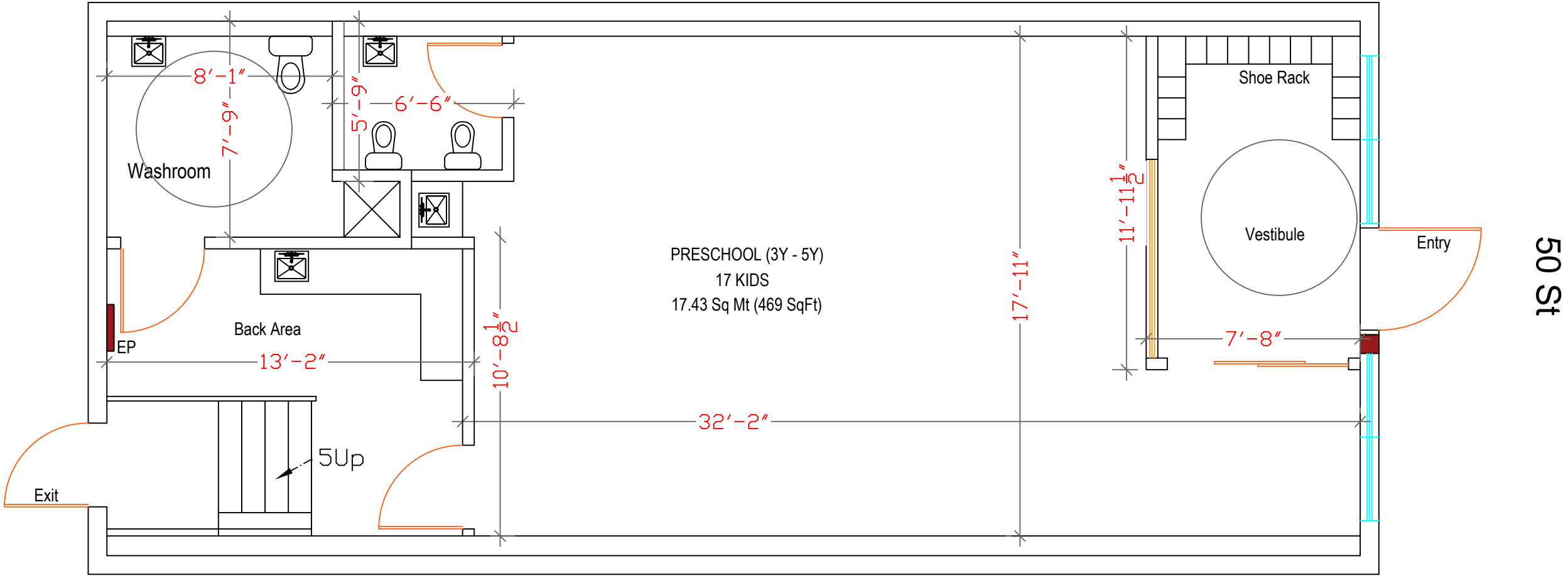
PRESCHOOL & OSC @
BEAUMONT
860 SqFt

SITE PLAN

A-0

REFUSED July 2, 2025

For location of Education Use



GENERAL NOTES:

Plans by Dhunna Associates Inc:
It is the responsibility of the owner and
builder to verify all dimensions and
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1- MAY 09, 2025
ISSUED FOR DP

DHUNNA ASSOCIATES INC.
SINGHH.69@GMAIL.COM
780 920 2004



#102, 50 St
BEAUMONT

Unit 104, 5005
50 Street,
Beaumont
LOT 6,7, BLOCK 01
PLAN 8445ET

PRESCHOOL @
BEAUMONT
860 SqFt

SITE PLAN

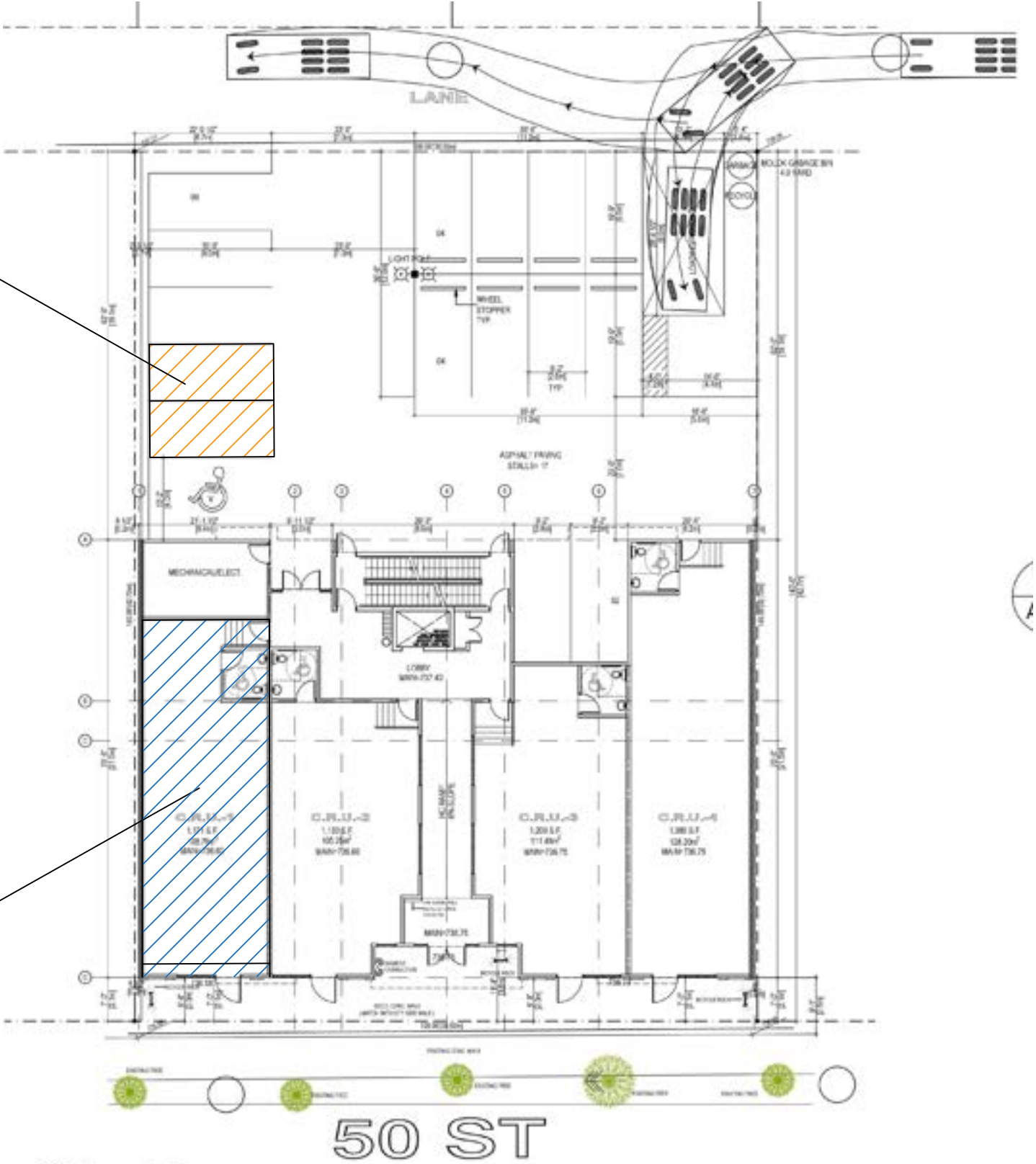
A-1

REFUSED July 2, 2025

The parking plan was not accepted as it was based on an outdated version. A current version has been included to accurately reflect the parking layout.

PARKING STALLS

PROPOSED
PRESCHOOL & OSC



GENERAL NOTES:

Plans by Dhunna Associates Inc:
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1- MAY 09, 2025
ISSUED FOR DP

DHUNNA ASSOCIATES INC.
SINGHH.69@GMAIL.COM
780 920 2004

#102, 5007 50St
BEAUMONT
LOT 6,7, BLOCK 01
PLAN 8445ET

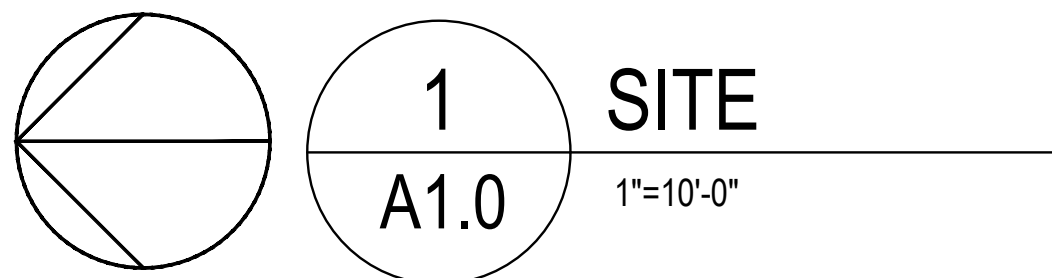
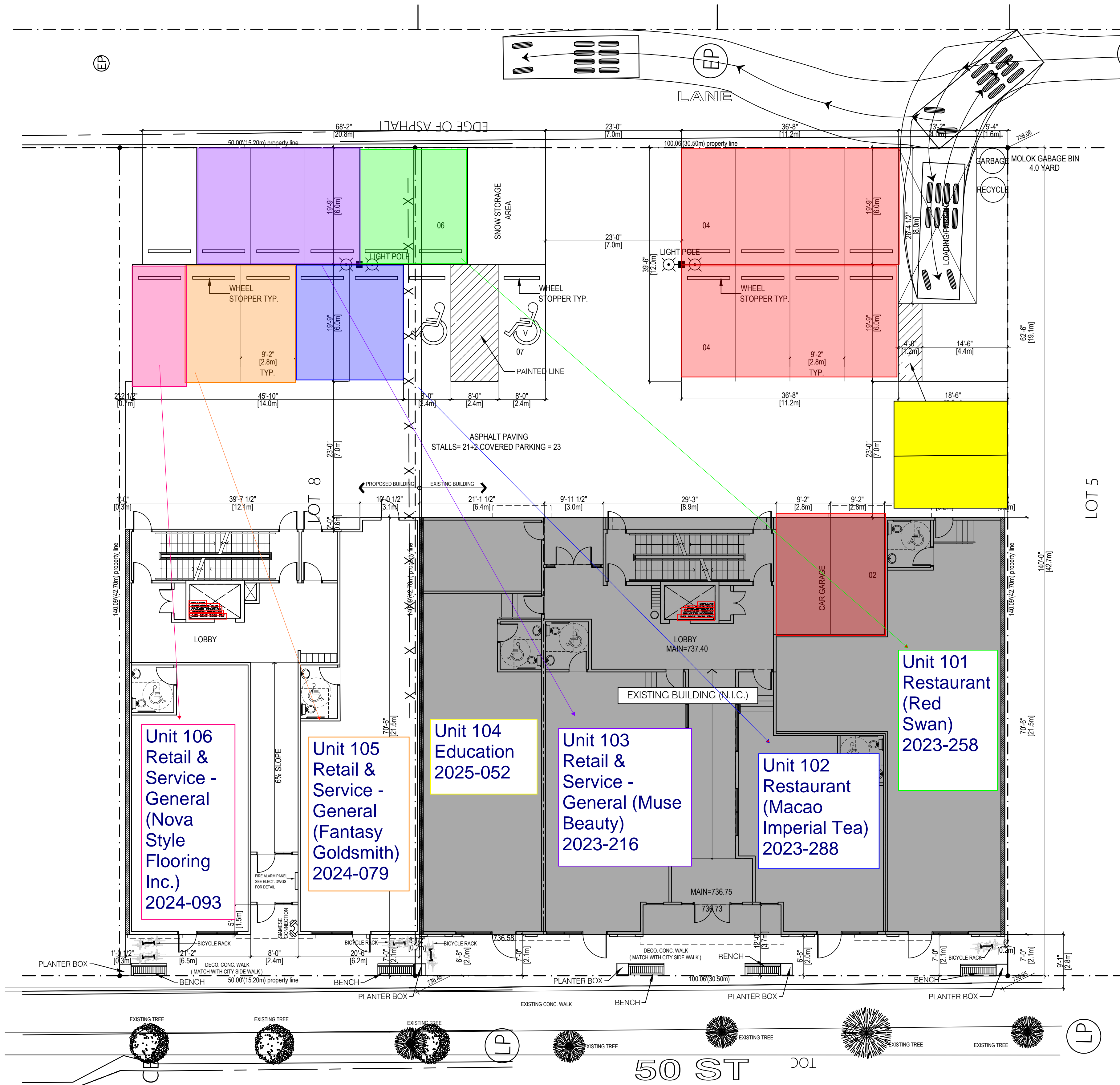
PRESCHOOL & OSC @
BEAUMONT
860 SqFt

SITE PLAN

A-0

REFUSED July 2, 2025

Parking plan for reference that reflects the current parking layout.



THIS PARKING PLAN
WAS APPROVED UNDER
2022-683

- Bldg #1 5005 50 St
- 10 Stalls (Residential)
 - 2 Stalls (Unit 101)
 - 2 Stalls (Unit 102)
 - 3 Stalls (Unit 103)
 - 4 Stalls (Unit 104)*
- Bldg #2
- 2 Stalls (Unit 105)
 - 1 Stall (Unit 106)

2 Stalls (Residential)*

4 Stalls (Office space
317.91m2 third floor)*

30 TOTAL STALLS REQ'D

23 TOTAL STALLS
PROVIDED (inc. barrier)

We are short 7 stalls.
There are 2 stalls added
to site not approved
under 2022-683 (yellow)

*parking stalls not
captured in parking plan

ADDRESS

5007 50 STREET
BEAUMONT, ALBERTA

LEGAL DESCRIPTION

LOT - 8 BLOCK - 1
PLAN - 8445 ET

SITE AREA

TOTAL AREA: 7,000 S.F. = 650.32m²
= .160 ACRE

ZONING MS

UNITS COUNT

1 BEDROOM - A = 01 (478 S.F. = 40.40m²)
2 BEDROOM - B = 01 (1,025 S.F. = 95.22m²)
2 BEDROOM - B1 = 01 (1,025 S.F. = 95.22m²)

TOTAL = 03

C.R.U. COUNT

C.R.U.-1 = 01 943 S.F. = (87.60m²)
C.R.U.-2 = 01 (1,275 S.F. = 118.45m²)

TOTAL = 02

OFFICE AREA

OFFICE = 01 3,422 S.F. = (317.91m²)

BUILDING AREA

MAIN = 3,398 S.F. = 315.68m²
SECOND = 3,422 S.F. = 317.91m²
THIRD = 3,422 S.F. = 317.91m²
TOTAL = 10,242 S.F. = 951.50m²

SITE COVERAGE

MAIN = 3,398 S.F.
SITE = 7,000 S.F. = 48.54%

F.A.R.

BUILDING AREA = 10,242 S.F.
SITE = 7,000 S.F. = 1.46

PARKING

PARKING PROVIDED
TOTAL SURFACE PARKING = 21.00
EXISTING PARKING = 17
PROPOSED PARKING = 04
BICYCLE PARKING = 06

LEGEND

- EXISTING GRADE(m)
- NEW GRADE(m)
- LP LIGHT POLE
- NFH (NEW FIRE HYDRANT)

efg
architects inc.
9834-105 Street
Edmonton, AB T5K 1A6
Office: (780) 423-3424

Seal

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DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADVISED IN WRITING BY THE CONSULTANT.

THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client

Consultants

ISSUED FOR DP

STRONG BUILT
MIXED USE ADDITION

Project Address:
5007 50 STREET
BEAUMONT, ALBERTA

Issued:

Project No. EG1188
Version: V7
Date: 03/12/2023
Drawing Title: SITE PLAN

Drawing No.

A1.0