

## **Development Permit Notice of Decision**

Date of Decision: August 11, 2025

Eaglemont Christian Church  
5002 62 Street  
Beaumont, AB T4X 1V5

**Proposed Development:** **Institutional:** Education Use – Preschool 71.10m<sup>2</sup> (765.32ft<sup>2</sup>)  
**Legal Description:** Plan 052 3100, Block 4, Lot 56  
**Municipal Address:** 5002 62 Street, Beaumont, AB  
**Land Use District:** Conventional Neighbourhood  
**Permit Application No:** 2025-065  
**Tax Roll:** 003288

**Development Permit Status:** Approved with conditions

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### **Development Permit Conditions**

The development noted above is considered a Discretionary Use within the Conventional 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. As this permit has been issued for a discretionary use, this permit shall not come into force and effect until the appeal period has expired.**
2. 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.
3. Location of the Business/Use is approved as shown on the attached site plan.
4. The use, Education, has been approved.
5. Approval is for Classroom B02 located within the basement of 5002 62 Street.
6. The tenant improvement has a floor area of 71.10m<sup>2</sup> in size and requires a total of two (2) parking stalls provided through general parking for the comprehensive site and approved as shown on the attached parking plan.
7. All designated parking stalls for the Education Use shall be clearly marked with appropriate signage to indicate that the stalls are for Education patron use during business hours only.
8. No street parking is required.
9. All Child Care Facilities shall provide an on-site drop-off area suitable to accommodate traffic associated with the use and limit any impact on the surrounding community.

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10. A separate permit and approval are required for signage on the building which shall follow the regulations of the Land Use Bylaw.
11. A Building Permit for Tenant Improvements is required prior to any work commencing on the site. Three copies of the detailed drawings and schedules are required to be submitted with the permit application. A building permit will not be issued until the base building is complete.
12. A valid Business License is required by the General Contractor which covers all sub-trades used on the project, and which shall be obtained prior to any work commencing on the site. The cost of the business license is based on the construction value of the project, with the minimum fee being \$50. Based on a construction value of \$150,000, the minimum fee of \$50 will apply.
13. A valid Commercial Business License is required by the operator prior to opening the business.

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

### Additional Information

1. This application 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, RSA 2000, c S-1](#), the [National Building Code – Alberta Edition 2023](#), and all other applicable bylaws and/or regulations.
2. All applications for development and all development, construction, or installations contemplated, shall comply with the provisions of the [Alberta Safety Codes Act, RSA 2000, c S-1](#), the [National Building Code – Alberta Edition 2023](#), and the regulations made thereunder.
3. 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.
4. It is the responsibility of the Applicant to ensure that 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.
5. Contact *Alberta One Call* at 1-800-242-3447 to locate underground services prior to construction, if applicable.
6. A [Building Permit](#) for Tenant Improvements is required prior to any work commencing on the Site.

Note: A Building Permit for Tenant Improvements will not be issued until the base building has been completed and occupancy granted.

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7. Electrical, plumbing, and gas permits, as required for the tenant improvement, shall be the responsibility of the owner. Please contact Electrical, plumbing and gas permits, as required for the tenant improvement, shall be the responsibility of the owner. Please contact The Inspections Group Inc. at 780-454-5048 or [questions@inspectionsgroup.com](mailto:questions@inspectionsgroup.com) for permits in these disciplines, as well as the required inspections for permits in these disciplines, as well as the required inspections.
8. This application will be circulated to the Beaumont Fire Chief, who will determine if an inspection is required.
9. This permit is subject to approval or exemption by Leduc Public Health. Failure to comply may result in cancellation of this development permit and the associated business license. Contact [Leduc Public Health](#) at 1-833-476-4743 to schedule an inspection.
10. The Owner/Applicant shall ensure compliance with the [Alberta Child Care Licensing Act](#), Alberta Child and Family Services Authority.

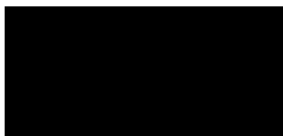
### **Permit Notification Information**

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit have been mailed to owners of adjacent and nearby properties, as these individuals have the right to appeal this permit, as explained above. The same Development Permit Notice mailed to these individuals has been attached for your information.

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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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:



Katrina Tarnawsky  
Senior Planner, Land Development  
T: 780-340-1678  
[katrina.tarnawsky@beaumont.ab.ca](mailto:katrina.tarnawsky@beaumont.ab.ca)

### **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:

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

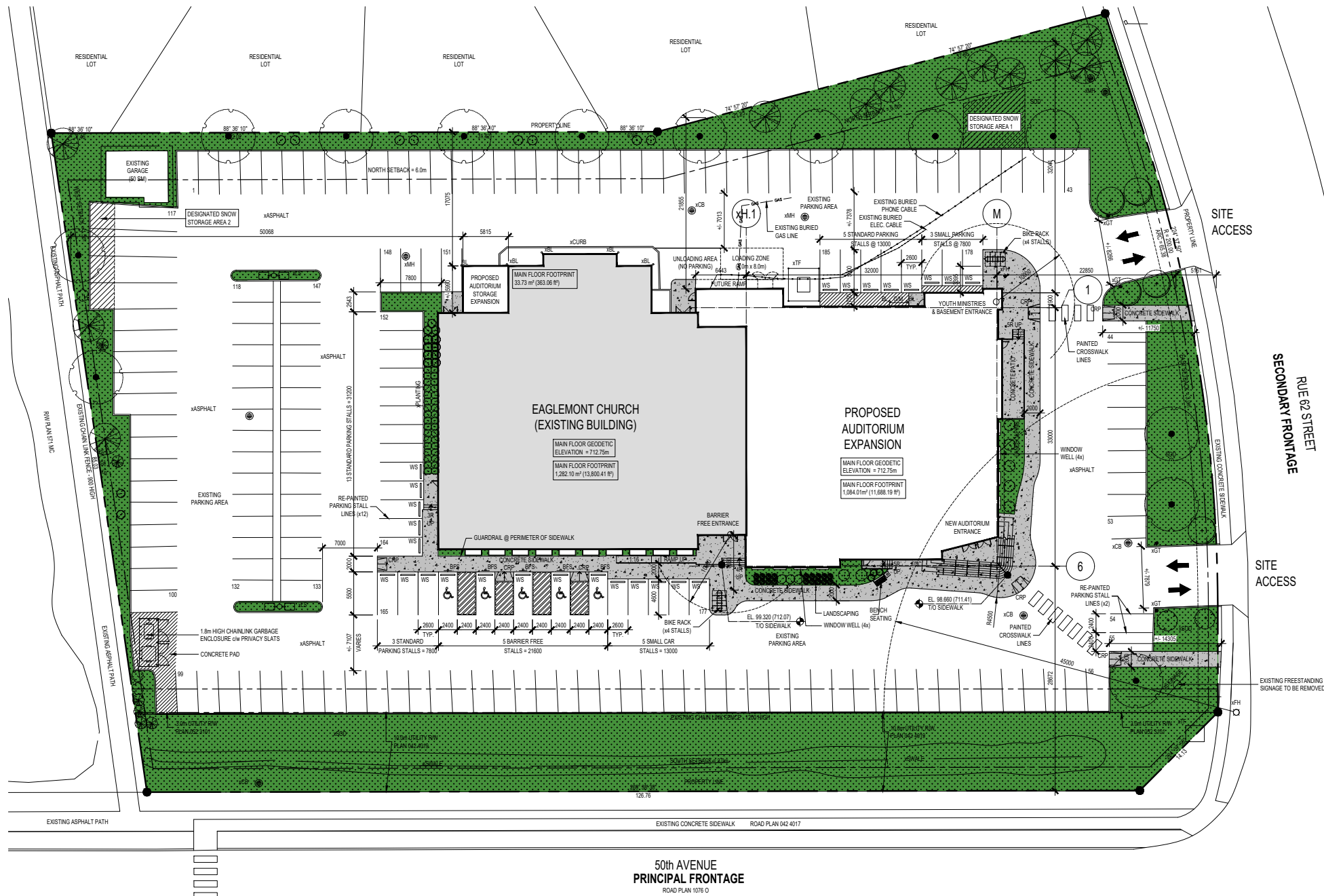
An appeal may be filed by:

- 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.

|   |                   |
|---|-------------------|
| <b>Notice of Decision:</b>                  | August 11, 2025   |
| <b>Appeal deadline:</b>                     | September 1, 2025 |
| <b>Permit active</b> (if no appeals filed): | September 2, 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](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)



SITE PLAN - NEW CONSTRUCTION  
SCALE: 1:300

Parking Stall Requirements

Lot Coverage 71.10m2

Education = 2 stalls per 100m2 of lot coverage

71.10m2/100 x 2 = 1.42 stalls = 2 stalls required

Approved August 11, 2025  
Development Authority

Approved for parking requirements

PROPOSED USE  
AUDITORIUM ADDITION TO EXISTING CHURCH / ASSEMBLY OCCUPANCY

ADDRESS  
5002 - 62 STREET, BEAUMONT, AB.

LEGAL DESCRIPTION  
PLAN 0423100 BLOCK 4 LOT 56

ZONING  
CN: CONVENTIONAL NEIGHBORHOOD DISTRICT  
(CULTURE, PERMITTED USE)

BUILDING SETBACK:  
NORTH: 6m  
EAST: 1.2m  
WEST: 1.2m  
SOUTH: 3m

ALLOWABLE SITE COVERAGE:  
PRINCIPAL BUILDINGS: 55% (INCL. ACCESSORY BUILDINGS)  
ACCESSORY BUILDINGS: 15%

MAX. BUILDING HEIGHT: 11.25 m (2.5 STOREYS)  
PRINCIPAL FRONTAGE: 50th AVENUE  
SECONDARY FRONTAGE: RUE 62 STREET

SITE AREA  
AREA: 12,246m² (131,822 ft²)

BUILDING HEIGHT  
EXISTING BUILDING: 2 STOREY (6.57m)  
PROPOSED ADDITION: 2 STOREY (MAX HEIGHT = 9.75m)

BUILDING FLOOR AREAS

EXISTING (NOT INCL. AREAS TO BE DEMOLISHED):

BASEMENT FLOOR AREA = 480.98m² (5,177.24 ft²)  
MAIN FLOOR AREA = 1,282.10m² (13,800.41 ft²)  
SECOND FLOOR AREA = 1,282.10m² (13,800.41 ft²)

STORAGE SHED = 50.00m² (538.20 ft²)

PROPOSED ADDITION:  
BASEMENT FLOOR AREA = 1,092.53m² (11,759.94 ft²)  
MAIN FLOOR AREA = 1,117.74m² (12,031.25 ft²)  
SECOND FLOOR AREA = 1,051.56m² (11,318.85 ft²)

LOT / SITE COVERAGE:

PRINCIPAL BUILDINGS: 20.00% (2,449.84m² / 12,246m²)

ACCESSORY BUILDINGS: 0.41% (50.00m² / 12,246m²)

FLOOR AREA RATIO:

A) TOTAL SITE AREA: 12,246m² (131,822 ft²)

B) GROSS BUILDING AREA: 6,341.01m² (68,254.06 ft²)

F.A.R. = (B) / (A) = 0.52

PARKING CALCULATION

ALL REQUIREMENTS PER BEAUMONT LAND USE BYLAW 944-14 AND NBC 2019 ALBERTA EDITION

PARKING LOT SIZE

MAX. ALLOWED PARKING LOT SIZE (3.3.10 [B] [V]): 30% OF TOTAL SITE

PARKING COVERAGE / TOTAL SITE AREA: (6,247.83m² / 12,246m²) x 100 = 51%

VEHICULAR PARKING:

ZONING BYLAW:

ARTICLE 3.3.10:

PARKING, ACCESS & LOADING STANDARDS: 2 STALLS PER 100 m² OF LOT / SITE COVERAGE

FORMULA: 2 STALLS / 100 m² OF LOT / SITE COVERAGE (2,422.45 m² / 100) x 2 = 48.449 = 49

MINIMUM REQUIRED PARKING:

PROVIDED PARKING STALLS:

STANDARD SIZE (EXISTING & NEW) / OVERSIZED:

SMALL SIZE (NEW) / BARRIER FREE (NEW):

TOTAL PROVIDED PARKING:

BARRIER FREE PARKING:

NBC 2019 AE 3.8.2.5:

4 B.F. STALLS FOR FIRST 100 TOTAL STALLS REQUIRED, TABLE PLUS 1 ADDITIONAL B.F. STALL FOR EACH ADDITIONAL INCREMENT OF 100 TOTAL STALLS REQUIRED, OR PART THEREOF:

PROVIDED PARKING (NON-BARRIER FREE):

NO. BARRIER FREE STALLS:

NO. BARRIER FREE SPACES REQUIRED (TABLE 3.8.2.5):

5 BARRIER FREE SPACES PROVIDED:

BICYCLE PARKING:

ZONING BYLAW:

ARTICLE 3.3.10 C:

REQUIRED PARKING PROVIDED PARKING:

LOADING SPACES:

ZONING BYLAW:

ARTICLE 3.3.10 E:

REQUIRED LOADING:

PROVIDED LOADING:

SUMMARY:

VEHICULAR PARKING SPACES:

BARRIER FREE PARKING SPACES:

LOADING SPACES:

BICYCLE PARKING SPACES:

PARKING MINIMUM SIZES:

STANDARD SPACES:

SMALL CAR PARKING:

BARRIER FREE SPACES:

BICYCLE PARKING SPACES:

LOADING SPACES:

DRIVE AISLE (90 DEGREE):

REQUIRED EXISTING PROPOSED

49 214 185 TOTAL (INCL. BARRIER FREE)

3 6 5

1 1 1

6 MIN. 0 8

LENGTH WIDTH

5500mm 2800mm

5500mm 2800mm

5500mm 2400mm (W/ EQ. CLEAR SPACE)

1800mm 600mm

8000mm 4000mm

7000mm



NS3 ARCHITECTURE INC.  
200, 10180 - 105 STREET  
EDMONTON, ALBERTA T5J 1C9  
T: 780.424.0421

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Do not scale the drawings. It is up to the contractor to check and verify all dimensions on site and request clarification for any discrepancies found prior to proceeding with the work.  
The contractor is to conduct the work in conformance with all regulations and codes applicable to the performance of their work.

PRELIMINARY  
NOT FOR CONSTRUCTION

SEAL / CONSULTANT

SITE PLAN LEGEND:

PROPERTY LINE

INDICATES EXTENT AND LOCATION OF EXISTING SITE & BUILDINGS OUTSIDE OF SCOPE

INDICATES EXTENT & LOCATION OF SOFT LANDSCAPING

INDICATES EXTENT & LOCATION OF NEW CONCRETE SITEWORK

INDICATES INTERNATIONAL SYMBOL OF ACCESS PARKING STALL PAINT

BFS BARRIER FREE PARKING SIGNAGE (REFERENCE DETAIL 6 / A1.2)

BL BOLLARD

BP BICYCLE PARKING (REFERENCE DETAIL 1 / A1.2)

CB CATCH BASIN

CRP BARRIER FREE CURB CUT / RAMP (REFERENCE DETAIL 4 / A1.2)

FH FIRE HYDRANT

GM GAS METER

LB LIGHT BOLLARD

LD LOADING ZONE PARKING SIGNAGE

LS LIGHT STANDARD

MH MANHOLE

S SITE SIGN

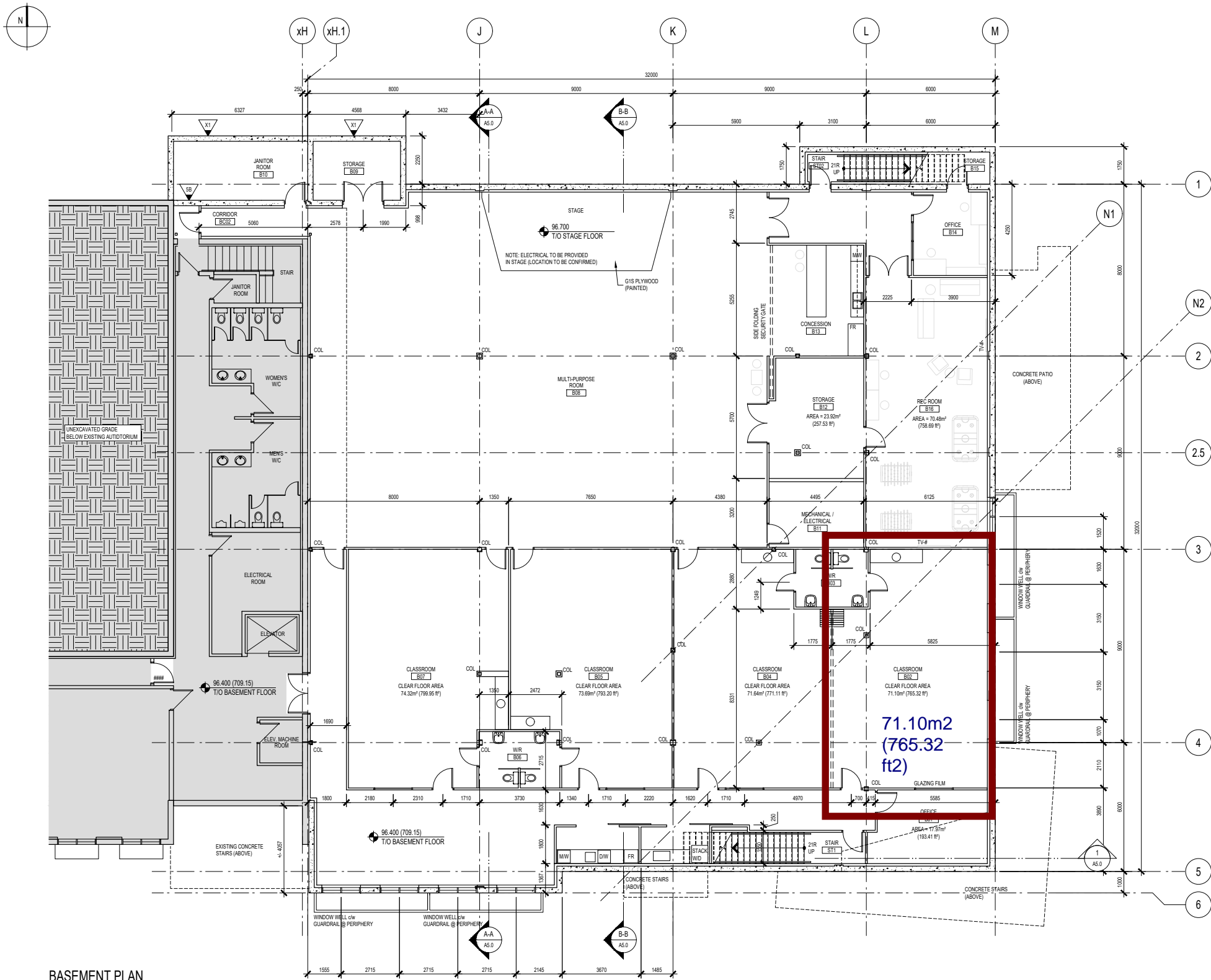
TF ELECTRICAL TRANSFORMER

WS WASTE STORAGE AREA

GT PARKING LOT GATE

WS CONCRETE WHEEL STOP

XL- DENOTES EXISTING ITEM



**BASEMENT PLAN**  
SCALE: 1:100  
BASEMENT FLOOR AREA: 1,092.53 m<sup>2</sup> (11,759.94 ft<sup>2</sup>)

Approved August 11, 2025  
Development Authority

Approved for location of use



NS3 ARCHITECTURE INC.  
200, 10180 - 105 STREET  
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NOT FOR CONSTRUCTION

SEAL/CONSULTANT

|   |                                  |            |     |
|---|----------------------------------|------------|-----|
| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | 2022-03-21 | MS  |
| 2 | ISSUED FOR DEVELOPMENT PERMIT    | 2021-12-22 | MS  |
| 1 | ISSUED FOR DP PRE-APP. MEETING   | 2021-12-20 | MS  |
| # | DESCRIPTION                      | DATE       | CHK |

REVISIONS

JOB NUMBER2114

EAGLEMONT CHRISTIAN CHURCH  
AUDITORIUM EXPANSION

5002 62 STREET, BEAUMONT, ALBERTA T4X 1V5

BASEMENT PLAN

|                     |               |
|---------------------|---------------|
| TITLE               | DRAWN         |
| DATE<br>AUGUST 2021 | DC / NSH      |
| SCALE<br>AS SHOWN   | CHECKED<br>MS |
| DRAWING #           | A2.0          |