

Development Permit Notice of Decision

Date of Decision: October 17, 2025

Proposed Development: Multi-Family Townhouses: 101 Dwelling Units
Legal Description: Plan 242 1952, Block 8, Lot 2
Municipal Address: 3503 39 Avenue, Beaumont, AB
Land Use District: Integrated Neighbourhood
Permit Application No: 2025-045
Tax Roll: 010688

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Integrated 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. 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.
2. **As this permit has been issued for a permitted use with variance this permit shall not come into force and effect until the appeal period has expired, November 7, 2025.**
3. The site shall be developed in accordance with the attached plans issued for development dated October 17, 2025. **Any revisions to the approved plans require prior written approval by the City.**
4. Prior to commencing any activity on the land, the owner/developer 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. The Development Agreement shall include but not be limited to the following:
 - a. that the owner/developer submit civil engineering drawings in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
 - 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. 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.

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5. That the owner/developer shall enter into and register an access and parking easement agreement on title within the east lot (Plan 242 1952, Block 8, Lot 3) for vehicular and pedestrian connectivity. The agreement must be approved by the City of Beaumont and include a provision stating that it cannot be discharged or released without the City's approval. The easement must be registered at Land Titles on all affected properties, and the owner/developer shall provide documentation to the Municipality's satisfaction at the time of endorsement.
6. That the owner/developer shall construct, upgrade and provide security for the east lot access from 39 Avenue, implementing a Right In – Right Out (RIRO) configuration, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
7. That the owner/developer construct and provide security for a temporary lane connection with knockdown bollards for internal roads to eliminate onsite dead-ends roads and allow large and/or emergency vehicles to circulate without reversing, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
8. Wall-mounted lighting shall be installed along the building facades as indicated on the approved lighting plan. All lighting shall be directed downward and shielded to prevent spillover onto adjacent lots. All permanently installed lighting shall comply with International Dark-Sky Association requirements.
9. All mechanical equipment shall be screened from view or integrated into the building roofline, where appropriate.
10. Landscaping shall be provided in accordance with the attached approved plans. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk, with no grade adjustments. All landscaping shall comply with the General Design Standards, including the approved tree list and site suitability.
11. The owner/developer shall arrange for solid waste collection, as no area has been approved for 2-or 3-stream waste diversion on the site plan, other than the garbage bins for the amenity space.
12. The owner/developer shall ensure all snow is cleared and removed from the site, as no area has been approved for seasonal snow storage.
13. The owner/developer shall provide the Development Authority with AutoCAD drawings, to its satisfaction, with the building permit application.
14. The owner/developer shall obtain all federal, provincial and local permits as they apply to this project.

Additional Information

1. A Dwelling Unit Use has been approved for 101 units, requiring 101 parking stalls. A total of 129 parking stalls has been approved under this permit. **Any change in use shall require a new development permit.**
2. Separate sign permit applications will be required for any on-site signage.

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3. 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.
4. **Prior to any work commencing on the site**, security in the amount of 100% of the construction costs for hard and soft landscaping shall be provided prior to building permit issuance, with such costs to include hard landscaping features such as brick pavers, shale, concrete curbing, sidewalks, patios, paved approaches including culvert and rip rap, fencing and painted lines for parking stalls.

50% of the landscaping security shall be released after planting and the remaining balance shall be released once an inspection of the site has demonstrated to the satisfaction of the Development Authority that the landscaping has been well maintained and is in healthy condition two growing seasons after approved inspection.

5. **Prior to any construction commencing on the site**, a Development Agreement and security equal to 25% of the construction costs shall be submitted to the City of Beaumont for the following:
 - a. any pre-grading of the site including stripping, grubbing, etc.
 - b. the cost of work to be undertaken on municipal property, including but not limited to underground servicing and access.

All but \$7,000 of the above noted securities will be returned upon completion, with no deficiencies as confirmed by Engineering (the municipality will not take less than \$7,000 security). The remainder shall be released upon completion and receipt of as-built record drawings that are received and deemed acceptable by the municipality.

6. Prior to securing the Letters of Credit for this project, the owner/developer shall provide cost estimates for approval by the Manager, Engineering & Environment.
7. The owner/developer shall maintain comprehensive liability insurance in the amount of \$5 million as it relates to this project, for the duration of both phases of the project. A copy of the Certificate of Insurance must be provided, and the City of Beaumont shall be named on same.
8. **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 shall provide spatial separation calculations for glazing or indicate whether the buildings are sprinklered, as this affects spatial separation requirements.
 - c. The owner/developer is advised that the City of Beaumont Fire Department's response time exceeds 10-minutes; the permit shall reflect this.

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9. Engineering Advisements

- a. The owner/developer shall be responsible for any engineering and legal costs incurred by the City related to this project.
- b. The owner/developer shall provide additional blow-off and flush points for the onsite watermain, in accordance with the City of Beaumont General Design Standards and to the satisfaction of the Municipality.
- c. The owner/developer shall ensure their civil drawings show the watermain on 39 Avenue in a manner consistent with the Hydraulic Network Analysis (HNA) and the Azur Stage 2 subdivision drawings, which show a 250mm pipe on 39 Avenue, between 39 Street and the east stub into the east parcel. The size of the stubs into the two sites is 200mm for both.
- d. The owner/developer shall revise the Civil Drawings to clearly distinguish the proposed improvements within the west and east lots. All east lot civil improvements shall be labelled as temporary/future and hatched. A separate submission will be required for the east lot development permit/development agreement.
- e. The owner/developer is advised that if both lots are consolidated in future, water looping may occur at the currently proposed locations (North and South). Blow-offs and flush points may be removed at that time. This proposed change can be included in the East parcel Civil drawing submission. However, the secondary watermain connection from 39 Ave must be decommissioned, with only one adequately sized connection maintained for the consolidated lot.

10. 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 all building units are accessible in case of an emergency.

11. Infrastructure Advisements

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

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12. 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.
13. 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 Alberta Safety Codes Act and any other applicable bylaws or regulations.
14. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
15. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
16. 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.
17. 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.

Variances

1. Pursuant to Section 3.4.6(a)(iii) of the Land Use Bylaw, the required side yard setback (minimum 1.20m, maximum 4.00m) has been varied as follows:
 - a. Building 2: side yard setback of 0.00m
 - b. Buildings 9, 10, 11, and 12: side yard setback of 4.39m
 - c. Buildings 14, 17, 24, and 27: side yard setback of 5.75m
 - d. Buildings 19 and 22: side yard setback of 22.54m

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2. Pursuant to Section 3.4.10(c)(ii) of the Land Use Bylaw, the required pedestrian walkway width has been varied to allow a minimum width of 1.50m in place of 2.00m in the locations noted on the attached plans, and to permit walking areas not be separated at grade from driving or parking areas.

Permit Notification Information

It is the owner/developer's responsibility to manufacture and install 4'x6' signs on site notifying of the development, in accordance with the template provided by the City of Beaumont.

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.

Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) 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:	October 17, 2025
Appeal deadline:	November 7, 2025
Permit active (if no appeals filed):	November 8, 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

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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:



Aleshia Ingram
Planner II
780-340-0342
Aleshia.ingram@beaumont.ab.ca

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
Craig Thomas, Senior Planner, Development Permitting
Krista Howe, Building Safety Codes Officer
Parth Mehta, Engineering Lead
Iolanda Troiani, Engineering Coordinator
Sara Edge, Operations Facility Administrative Assistant
Troy Birtles, Accurate Assessment
Dermian Ayalefac – Alberta Health Services - Leduc Public Health





FRONT ELEVATION

SCALE: 1/4" TO 1'-0"

MAX DECK SLOPE
TO BE 1/4" TO 12"

NOTES:
METAL FLASHING TYPICAL
OVER ALL EXTERIOR
OPENINGS
WINDOW WELLS AS REQUIRED
ROOF VENTS 1/300 SQ.FT.
ATTIC SPACE
FINAL GRADE TO BE
DETERMINED AS PER SITE
PLAN

NOTE:
NUMBER OF EXTERIOR RISERS
AS PER FINAL SITE GRADING
CONDITIONS

ASSUMED GRADE ONLY. GRADE
MAY VARY ACCORDING TO SITE
CONDITIONS.

NOTE: GRADE LINES AS SHOWN
ARE THEORETICAL ONLY AS PER
BUILDER SUPPLIED INFORMATION.
ACTUAL GRADING MAY VARY DUE
TO CHANGING SITE CONDITIONS AND
SHOULD BE VERIFIED BY THE BUILDER.

NOTE:
WINDOW SIZES AND STYLES MAY VARY IN ACCORDANCE
WITH MANUFACTURER/OWNERS REQUIREMENTS. ALL SIZES
AND ROUGH OPENINGS AS PER MANUFACTURERS/OWNERS
SPECIFICATIONS AND SCHEDULES.

**ALL CONSTRUCTION TO BE AS PER CURRENT
ALBERTA BUILDING CODE OR BETTER**



LEFT ELEVATION HI-VIS

SCALE: 1/4" TO 1'-0"

**AZUR
TOWNE HOMES**

Developer:

LAUNCH HOMES

Design and Drafting:

**CLASSIC
RESIDENTIAL
DESIGN INC.**
©2025 CLASSIC RESIDENTIAL DESIGN
ALL RIGHTS RESERVED

Date: DECEMBER 2024

Drawn by: BRAD

Consultant:

efg
architects inc.
9834-105 STREET
EDMONTON, AB T5K 1A6
TEL. 780-423-3424
FAX. 780-425-0535
EFG#EG 1918

Stamp:

Unit/Block Designation:
**UNIT 1-5
BUILDING 1**

BEAUMONT, AB

Issued For:

**FINAL
FEB 20/25**

Drawing Title:

**FRONT AND LEFT
ELEVATIONS**

Scale:

AS NOTED

Revisions/Notes:

THE CONTRACTOR SHALL CHECK & VERIFY
ALL DIMENSIONS & OTHER DATA NOTED
HEREIN WITH CONDITIONS ON THE SITE AND
IF HELD RESPONSIBLE FOR REPORTING ANY
DISCREPANCIES TO THE DESIGNERS PRIOR
TO ANY CONSTRUCTION.

Drawing No:

A-101



FRONT ELEVATION
SCALE: 3/16" TO 1'-0" HIGH VISIBILITY

NOTES:
METAL FLASHING TYPICAL
OVER ALL EXTERIOR
OPENINGS
WINDOW ULLS AS REQUIRED
ROOF VENTS 1000 SQ.FT.
ATTIC SPACE
FINAL GRADE TO BE
DETERMINED AS PER SITE
PLAN

Approved October 17, 2025
Development Authority
Permit No. 2025-045

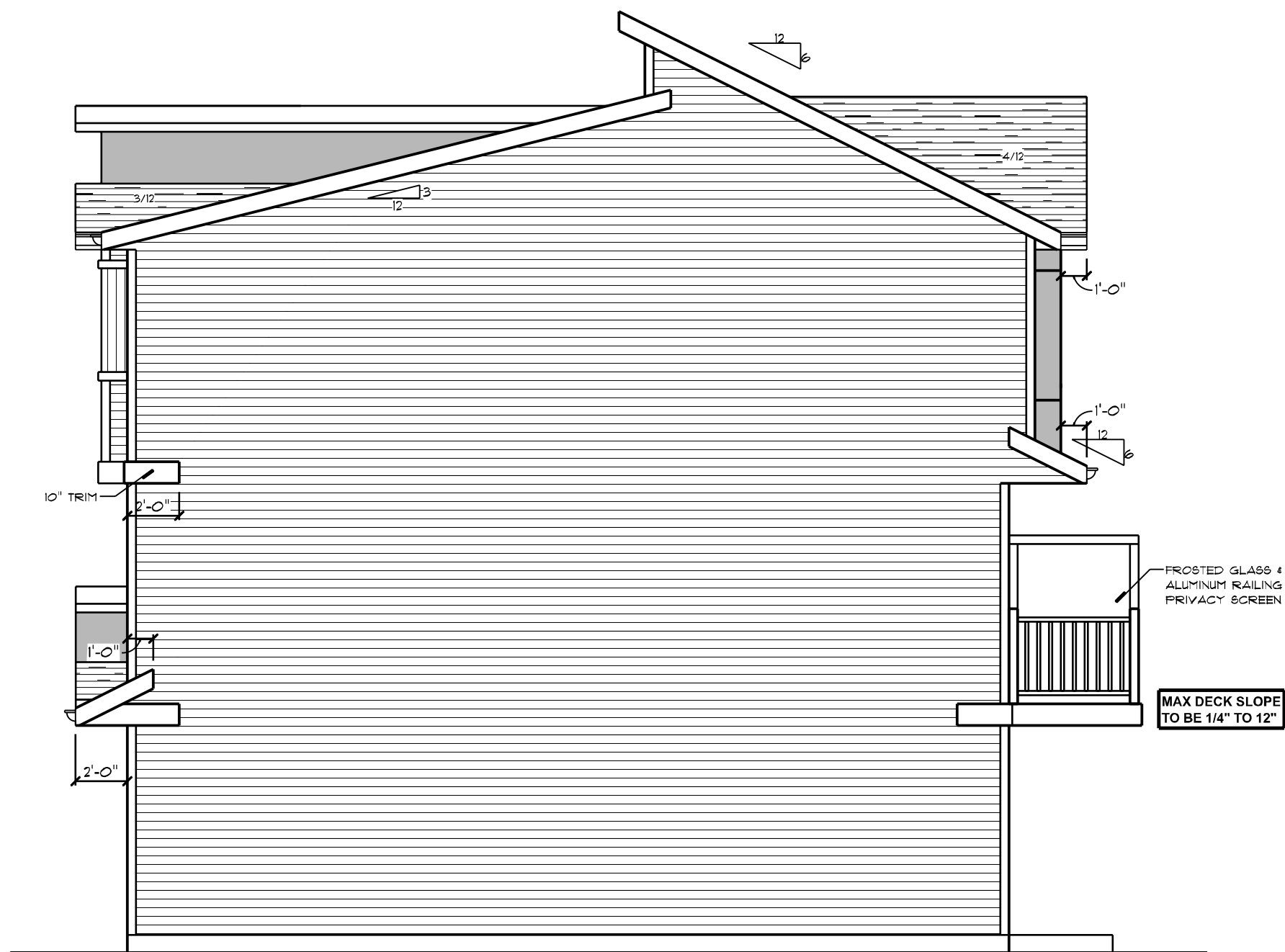
NOTE:
NUMBER OF EXTERIOR RISERS
AS PER FINAL SITE GRADING
CONDITIONS

ASSUMED GRADE ONLY; GRADE
MAY VARY ACCORDING TO SITE
CONDITIONS.

NOTE: GRADE LINES AS SHOWN
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AND ROUGH OPENINGS AS PER MANUFACTURERS/OWNERS
SPECIFICATIONS AND SCHEDULES.

ALL CONSTRUCTION TO BE AS PER CURRENT
ALBERTA BUILDING CODE OR BETTER



LEFT ELEVATION
SCALE: 3/16" TO 1'-0"

AZUR
TOWNE HOMES

Developer:



Design and Drafting:



Date: DECEMBER 2024

Drawn by: BRAD

Consultant:



Stamp:

Unit/Block Designation:
UNITS 6-13
BUILDING 2

BEAUMONT, AB

Issued For:

FINAL
FEB. 2025

Drawing Title:
FRONT AND LEFT
ELEVATIONS

Scale:

AS NOTED

Revisions/Notes:

THE CONTRACTOR SHALL CHECK & VERIFY
ALL DIMENSIONS & OTHER DATA NOTED
HEREIN WITH CONDITIONS ON THE SITE AND
BE RESPONSIBLE FOR REPORTING ANY
DISCREPANCIES TO THE DESIGNER PRIOR
TO ANY CONSTRUCTION.

Drawing No:

A-101