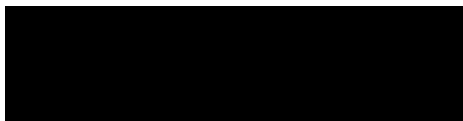


Development Permit Notice of Decision

Date of Decision: December 29, 2025



Proposed Development: Stand Alone Dental Building
Legal Description: Plan 0827377, Block 1, Lot 17
Municipal Address: 6101 29 Avenue, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2025-84
Tax Roll: 007164

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the construction of a 631.7 square metre Building and the use of Human Services Use and related site improvements in accordance with the stamped approved drawings and the provisions of the *City of Beaumont Land Use Bylaw 944-19*. The development noted above is considered a Permitted Use within the Commercial 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.

Development Authority Interpretation

It is the interpretation of the Development Authority that no provisions of Land Use Bylaw 944-19 were relaxed, varied, or waived. In particular, Section 3.7.10.b.ii states that parking lots shall not be located within the principal frontage. For the purposes of this application, the Development Authority determines that the principal frontage is the area between the building façade and the south property line (adjacent to Highway 625), and not the area between the building façade and 29th Avenue. Although 29th Avenue abuts the parcel, it is a private roadway that functions more as a lane than as a principal thoroughfare. The parcel also meets the definition of being "adjacent" to Highway 625. Accordingly, the Development Authority finds that the proposed parking area is not located within the principal frontage, and therefore no variance is required.

Development Permit Conditions

Be sure to review all the documentation included with this permit.

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Date of Decision: December 29, 2025

Permit Number: 2025-084

1. Development shall commence within one year from the date of decision as noted above. If the development does not commence within this time frame, or within a time period set out in a time extension agreement, a new development permit will be required.
2. The site shall be developed in accordance with the stamped approved plans issued for development and attached to this Development Permit Notice of Decision. Any changes to the attached stamped approved plans require prior written approval from the Development Authority.
3. All above ground utility boxes located on this parcel shall be vinyl wrapped. The vinyl wrap shall be weather-resistant and durable, suitable for long term outdoor exposure and feature a design that complements the surrounding streetscape, subject to written approval by the Development Authority.
4. 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.
5. 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.
6. Prior to commencing any activity on the lands, the Applicant 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 to address servicing, access to municipal infrastructure, and works required as a result of the development. The Development Agreement shall include but not be limited to the following:
 - a. that the Applicant submit civil engineering drawings in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City.
 - b. that the Applicant 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 or within utility easements (including private roadways that carry public assets), 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.
 - d. that the Applicant shall ensure that all above ground utility boxes located on Plan 0827377, Block 1, Lot 17 are vinyl wrapped prior to the release of hard and soft landscaping securities.

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- e. that the Applicant shall, at its sole cost, grant and register all utility easements, rights-of-way, or other legal instruments required to provide the Municipality with permanent access to municipal utility infrastructure located within private lands or private roadways that are relied upon to service the development, in forms and locations satisfactory to the Development Authority in consultation with City Departments, prior to commencement of development or as otherwise authorized in writing by the City.
- f. That where the proposed development relies on municipal utility infrastructure located within a private roadway, the Development Agreement shall confirm:
 - i. The location and nature of the municipal infrastructure relied upon;
 - ii. The Municipality's right of access for inspection, operation, maintenance, repair, and replacement; and
 - iii. That nothing in the Development Agreement shall be construed as the Municipality assuming ownership, operation, or maintenance of the private roadway itself unless expressly agreed in writing.

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.
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.

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- 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.

6. Engineering/Infrastructure 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 is advised that the roadway serving the subject lands is a private roadway and is not owned, operated, or maintained by the City of Beaumont. The City assumes no responsibility for the construction, operation, maintenance, repair, or replacement of the private roadway.
- c. The presence of municipal utilities within a private roadway does not imply public ownership of the roadway nor acceptance of the roadway as a municipal road. Responsibility for the private roadway remains with the registered owner(s).
- d. The owner is advised that legal access (easements or rights-of-way) may be required to permit the City to inspect, operate, maintain, repair, or replace municipal utilities located on private property. Where required, such legal access will be addressed through separate agreements or approvals.
- e. Any construction, excavation, or disturbance within or adjacent to municipal utilities located on private lands shall be coordinated with the City and carried out to the satisfaction of the Municipality. The owner/developer shall be responsible for all costs associated with protection, repair, or restoration resulting from such works.
- f. The owner is advised that future development, redevelopment, or intensification may trigger additional servicing requirements, access requirements, or legal agreements related to municipal utilities located on private property.
- g. 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.

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Date of Decision: December 29, 2025

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- h. 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.
- b. The owner/developer shall purchase a key box from the City Hall Office to ensure access in case of an emergency.

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.

Development Permit Notice of Decision

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Permit Number: 2025-084

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:



Craig Thomas, DSocSci, RPP, MCIP
Development Authority

Appeal Information

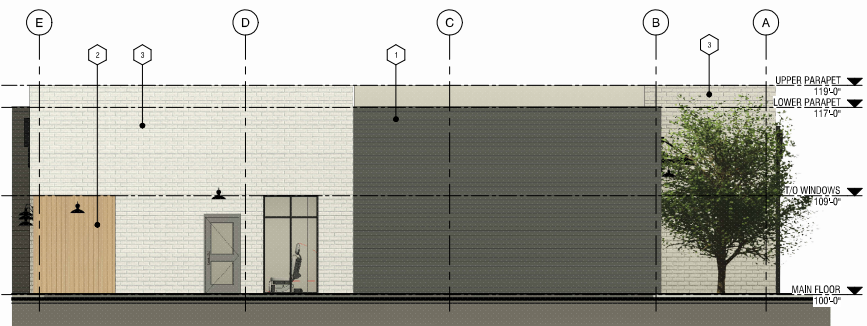
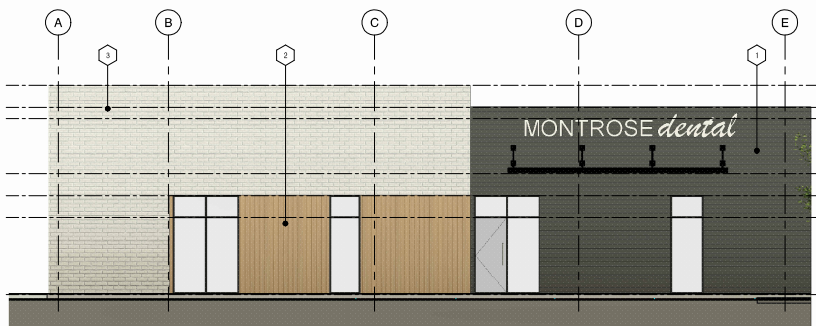
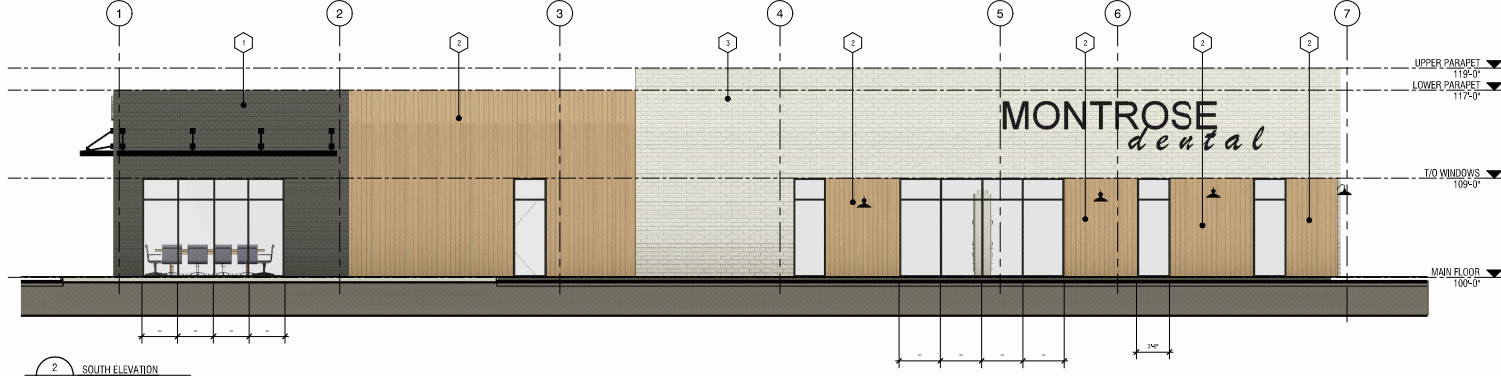
Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal 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

NO.	DESCRIPTION	DATE



NOTES
 1. REFER TO ARCHITECTURAL LAYOUT FOR EXTERIOR FINISHES
 2. REFER TO ARCHITECTURAL LAYOUT FOR EXTERIOR FINISHES
 3. REFER TO ARCHITECTURAL LAYOUT FOR EXTERIOR FINISHES





1 NORTH WEST VIEW



2 SOUTH EAST VIEW



3 SOUTH WEST VIEW



4 NORTH EAST VIEW



dejongarchitecture

GRAYLINE DESIGN.

ISSUED FOR DEVELOPMENT PERMIT
NOT FOR CONSTRUCTION

These drawings and the design are copyright protected and remain the property of DEJONG ARCHITECTURE Inc. They cannot be used without consent.

REVISIONS:		
NO.	DESCRIPTION	DATE

MONTEROSE DENTAL II

6101-29 Avenue, Beaumont Dental

PERSPECTIVES

A401

PROJECT NUMBER:	0001	DATE:	2025.07.02
SCALE:			

2025-07-29 4:56:45 PM