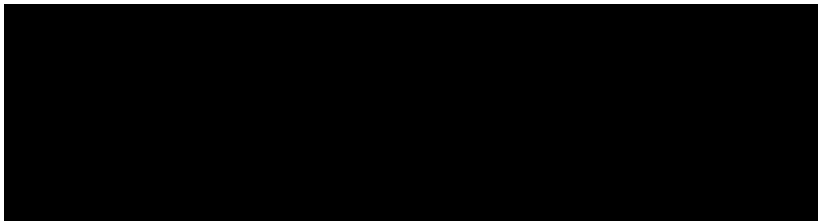


## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026



**Proposed Development:** Apartment and Townhouse Development with Underground Parkade to Apartment Building  
**Legal Description:** Current: Plan 092 1315, Units 12-34  
After Subdivision Registration: Plan TBD, Block 1, Lots 27 & 28  
**Municipal Address:** 5109 55 Street, Beaumont AB  
**Land Use District:** Mature Neighbourhood  
**Permit Application No:** 2024-125  
**Tax Roll:** 001724

**Development Permit Status:** Approved with conditions

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### **Development Permit Authorization**

This Development Permit authorizes the development of the subject lands in accordance with the provisions of Land Use Bylaw 944-19, as shown on the approved plans, as follows:

1. Apartment Building, to be developed on Future Lot 28, consisting of fifty-one (51) dwelling units, approved as a Permitted Use in accordance with Section 3.5.2 of Land Use Bylaw 944-19.
2. Townhouse Development, to be developed on Future Lot 27, consisting of seventeen (17) dwelling units, approved as a Permitted Use in accordance with Section 3.5.2 of Land Use Bylaw 944-19.

All development authorized by this Development Permit shall comply with Land Use Bylaw 944-19 and all other applicable municipal requirements, except where a variance is expressly granted by this Development Permit.

### **Variances**

Variance 1: Frontage Setback (Apartment Building)

Regulation: Section 3.5.6.a.i of Land Use Bylaw 944-19 requires a minimum front yard setback of 2.0 metres and a maximum front yard setback of 8.0 metres for an Apartment Building.

Variance: The proposed Apartment Building is approved with a front yard building setback of 18.13 metres from the front property line. This results in a variance of 10.13 metres beyond the maximum permitted front yard setback of 8.0 metres.

## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026

**Permit Number: 2024-125**

### Justification for Variance 1

The development would not unduly interfere with the amenities of the neighbourhood, would not materially interfere with or adversely affect the use, enjoyment, or value of neighbouring parcels of land, and the use is permitted under Land Use Bylaw 944-19 based on the following:

- Section 3.5.1 (Intent) of Land Use Bylaw 944-19 states that redevelopment shall respect the general established pattern of blocks while adding to the public realm over time, and that building siting, setbacks, and similar site features shall respect existing adjacent lots and uses.
- The subject site is located on the inside of a curved roadway (55 Street) and is constrained by site geometry and the configuration of the internal roadway. The Development Authority considered these physical constraints when evaluating the siting of the Apartment Building and its relationship to the public street.
- Although the front yard setback exceeds the maximum prescribed standard, the Apartment Building has been designed to maintain a positive relationship with the street. The north elevation, which faces the public roadway, incorporates architectural features such as multiple windows, articulated rooflines, and detailing that contribute to the attractiveness of the streetscape and enhance the public realm.
- The increased front yard setback does not reduce privacy, access to sunlight, or usable yard space for neighbouring parcels, nor does it introduce additional shadowing, overlook, or noise. From an amenity perspective, the combination of building articulation, decorative fencing, and landscaping ensures that the frontage remains visually engaging and of public benefit, rather than creating a vacant or inactive edge.

### Variance 2: Side Yard Setback (Apartment Building)

Regulation: Section 3.5.6.a.iii of Land Use Bylaw 944-19 requires a minimum side yard setback of 0.0 metres and a maximum side yard setback of 1.5 metres.

Variance: The Apartment Building is approved with side yard setbacks of 3.25 metres from the west side property line and 2.38 metres from the east side property line. This results in a variance of 1.75 metres on the west side and 0.88 metres on the east side.

### Justification

The Development Authority is satisfied that the variances meet the criteria for approval, as the increased side yard setbacks do not unduly interfere with the amenities of the neighbourhood, do not materially interfere with or adversely affect the use, enjoyment, or value of neighbouring parcels of land based on the following:

## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026

**Permit Number: 2024-125**

- Section 3.5.1 (Intent) of Land Use Bylaw 944-19 states that redevelopment shall respect the general established pattern of blocks while adding to the public realm over time, and that building siting, setbacks, and similar site features shall respect existing adjacent lots and uses.
- It is the opinion of the Development Authority that the purpose of establishing a maximum side yard setback is to promote appropriate building siting, maintain spatial definition between buildings, and avoid development patterns that undermine neighbourhood cohesion or create excessive separation inconsistent with the intended development form.
- This district permits a broad range of residential building forms, including detached dwellings through to apartment buildings. In this context, side yard setbacks must be assessed not only numerically, but in relation to building scale, massing, and lot size.
- The subject site is a large parcel and is located adjacent to another apartment building to the east. The increased side yard setbacks provide separation that is proportionate to the scale and massing of the apartment building, while maintaining compatibility with adjacent development.
- The increased side yard setbacks result in greater separation between buildings, reducing the perception of massing and enhancing access to light and air. This outcome supports the underlying intent of the side yard setback provisions.
- The increased setbacks do not encroach upon adjacent parcels, do not restrict the development potential or functional use of neighbouring lands, and contribute to an orderly and compatible site layout.

### **Variance 3 – Side Yard Setback (Townhouse Development)**

Regulation: Section 3.5.6.a.iii of Land Use Bylaw 944-19 requires a minimum side yard setback of 0.0 metres and a maximum side yard setback of 1.5 metres for a Townhouse Development.

Variance: The Townhouse Development is approved with side yard setbacks of 7.44 metres from the west side property line and 5.13 metres from the east side property line. This results in a variance of 5.89 metres on the west side and 3.63 metres on the east side, and therefore require variances.

### **Justification**

The Development Authority is satisfied that the variances meet the criteria for approval, as the increased side yard setbacks do not unduly interfere with the amenities of the neighbourhood and do not materially interfere with or adversely affect the use, enjoyment, or value of neighbouring parcels of land, based on the following:

- Section 3.5.1 (Intent) of Land Use Bylaw 944-19 states that redevelopment shall respect the general established pattern of blocks while adding to the public realm over time, and that building siting, setbacks, and similar site features shall respect existing adjacent lots and uses.
- It is the opinion of the Development Authority that the purpose of establishing a maximum side yard setback is to regulate building siting in a manner that maintains neighbourhood cohesion,

## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026

**Permit Number: 2024-125**

ensures appropriate spatial relationships between buildings, and avoids development patterns that result in unnecessary or inconsistent separation.

- To the west of the Townhouse Development, the adjacent lands consist of a large open area, such that the difference between the maximum permitted side yard setback of 1.5 metres and the approved setback of 7.44 metres results in no discernible change to the use, function, or experience of the adjoining lands. In this context, the increased setback does not alter the relationship between buildings or affect neighbouring development in any material way.
- The increased side yard setbacks provide separation that is proportionate to the scale and form of the Townhouse Development, reduce the perception of massing, and contribute to an orderly and well-spaced site layout. On the east side, the increased setback supports compatibility with adjacent development without constraining future development potential.
- The additional setback areas accommodate landscaping, pedestrian and vehicle movements, and visual buffering, which enhance the functionality of the development and contribute positively to the public realm. The increased setbacks do not introduce adverse impacts related to privacy, shadowing, or noise.

### **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 this development permit has been issued with variances, this permit shall not come into force and effect until the appeal period has expired and no appeal has been filed.**
3. Subdivision Registration
  - a. Prior to the commencement of development, Subdivision SDA-24-09 shall be fully registered at Alberta Land Titles, and all conditions of subdivision approval shall be satisfied to the satisfaction of the City.
    - i. The subdivision shall create Lot 27, which will contain the Townhouse Development and is comprised of the lands currently surveyed as Bareland Condominium Units 26 through 34, together with applicable areas of common property.
    - ii. The subdivision shall create Lot 28, which will contain the Apartment Building and is comprised of the lands currently surveyed as Bareland Condominium Units 12 through 25, together with applicable areas of common property.
    - iii. No development, site works, or construction activities authorized by this Development Permit shall occur until the subdivision has been registered and all subdivision conditions have been met.

## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026

**Permit Number: 2024-125**

4. Prior to the commencement of any construction, the Owner shall enter into and register, to the satisfaction of the Development Authority, a written access agreement granting vehicular and pedestrian access over the condominium common property (Condominium Plan 092 1315) serving the site.

The access agreement shall, at a minimum:

- a. Authorize access to future Lot 27 for the Townhouse Development, including direct access for all seventeen (17) townhouse dwelling units;
- b. Authorize access to future Lot 28 for the Apartment Building, including access to surface parking stalls and the ramp providing access to underground parking; and
- c. Be registered against the titles of future Lot 27 and future Lot 28, and against the title of the condominium common property, or otherwise secured to the satisfaction of the Development Authority.

No construction authorized by this Development Permit shall occur until the access agreement has been executed and registered.

5. Changes or Alterations to the Development Permit
- a. The site shall be developed in accordance with the attached plans issued for development dated January 15, 2026. **Any revisions to the approved plans require prior written approval by the City.**
6. The Owner shall, to the satisfaction of the Development Authority, discharge or otherwise resolve all applicable easements and rights-of-way affecting future Lot 27 and future Lot 28 that would conflict with or restrict the development authorized by this Development Permit. This includes, but is not limited to, Right-of-Way Plan 782 1385.
7. 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 securities 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 all applicable off-site levies in accordance with the Off-Site Levies Bylaw.

## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026

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Prior to the Development Agreement being executed, the applicant/owner shall:

- i. Revise the civil engineering drawings to address all review comments identified by the City and its consultants; and
- ii. Submit a complete civil engineering drawing set Issued for Construction (IFC) to the satisfaction of the City.

The Development Agreement shall not be executed until the civil engineering drawings have received full IFC acceptance and all outstanding comments have been satisfactorily addressed.

### **8. Landscaping:**

- a. Landscaping shall be provided in accordance with the attached approved plans, except where those plans conflict with the City of Beaumont General Design Standards or approved tree species requirements, in which case the General Design Standards and approved species list shall prevail. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk, with no grade adjustments.
- b. All trees proposed to be planted between the City's road right-of-way and the building façade, including those adjacent to municipal boulevards and municipal frontages and flankages, shall be selected from the City of Beaumont Approved Tree Species List – 2025 Edition. The owner/applicant is responsible for ensuring that all proposed trees are appropriate for their specific location.
- c. Any existing trees to be retained on the site or within the adjacent municipal boulevard shall be protected throughout all phases of construction in accordance with the City of Beaumont General Design Standards. Where sod or final landscaping will not be placed until completion of all construction activities, protection of boulevard trees is required.

The following minimum tree protection measures shall be implemented and maintained for the duration of construction:

- i. Trees located within 3 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high, 10 mm thick plywood fencing, installed a minimum of 1.0 metre from the trunk of the tree.
- ii. Trees located between 3 metres and 5 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high snow fencing, installed a minimum of 1.0 metre from the trunk of the tree.

Tree protection measures shall be installed prior to the commencement of construction activities and shall remain in place until construction is complete, to the satisfaction of the City of Beaumont.

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- d. The owner/applicant shall update all applicable drawings to demonstrate compliance with this condition and submit the revised drawings to the City for review and acceptance prior to the commencement of any construction.
9. All mechanical equipment shall be screened from view or integrated into the building roofline, where appropriate.
10. The Owner shall ensure that all snow clearing, storage, and removal associated with the development is managed privately and in a manner that does not encroach upon public lands or interfere with municipal infrastructure.

A limited area for on-site snow storage has been identified on future Lot 28; however, no additional snow storage areas are approved as part of this Development Permit. Any snow that cannot be accommodated within approved private storage areas shall be removed from the site at the Owner's expense.

Snow management, including storage, removal, and access for snow clearing equipment, shall be the shared responsibility of the private property owners, including future Lot 27, future Lot 28, and the abutting condominium corporation, in accordance with any private agreements in place.

Any disputes or conflicts related to snow storage, snow removal, or access between private parties shall be resolved privately and shall not be the responsibility of the City.

11. The owner/developer shall provide the Development Authority with AutoCAD drawings, to its satisfaction, with the building permit application.
12. It is the responsibility of the owner/developer to obtain all federal, provincial and local permits as they apply to this project.
13. 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.

### **Additional Information**

1. Separate sign permit applications will be required for any on-site signage.
2. 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.
3. 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 townhouse building with an area of 802 square metres is required to be designed as a Part 3 Building (identified on Drawing A1.0). If a firewall is proposed, the applicant/owner shall ensure each separate building is identified with individual building areas indicated.
- c. Ensure drawings are authenticated and professional involvement is provided in accordance with Div C. 2.4.1.1. when drawings are submitted for building permit. Building Code requirements will all be reviewed in detail at the building permit stage.
- d. The owner/developer is advised that the City of Beaumont Fire Department's response time exceeds 10-minutes; the permit shall reflect this.

#### **4. 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.

#### **5. 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.

#### **6. Infrastructure Advisements**

- a. The owner/developer shall contact all franchise utilities to arrange 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. A surface drainage easement and access easement will need to be registered. Utility easements are also required for the existing storm line and two existing hydrants which serve the existing site to the West. Wording in these easements shall include provisions for when repairs require extra working space and disturbance of surrounding infrastructure. The Applicant is to provide easement documents for the City's review prior to them being registered. This shall occur prior to the parcels being registered.
- c. The applicant must use a City approved contractor for any underground work within City Right of Ways or to perform any tie-in or service abandonment work. A separate Utility Connection Permit is required for this work, applicant to contact the City's utility team at [waterandwastewater@beaumont.ab.ca](mailto:waterandwastewater@beaumont.ab.ca).



## **Development Permit Notice of Decision**

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- d. Applicant to confirm if any adjacent property will be impacted or disturbed. A working easement or written permission may be required from the adjacent property owner if it will be impacted. Applicant also to confirm that adjacent property owner is made aware of any proposed changes in the shared roadway, such as abandonment of a portion of the sanitary main.
  - e. A further technical review of the Civil drawings and compliance with General Design Standards (GDS) will be conducted as part of the development agreement stage during the Civil review process (IFA/IFC).
  - f. The applicant/owner shall confirm if adjacent property will be impacted or disturbed as a result of site grading.
  - g. 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.
  - h. The owner/developer shall ensure that grading meets the City of Beaumont General Design Standards.
7. 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.
  8. 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.
  9. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
  10. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
  11. 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;

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- 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.

12. 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.

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### **Permit Notification Information**

The applicant/owner shall be responsible for the erection of notification signage on the subject lands.

- The notification signage shall be erected within four (4) days of the Notice of Decision date.
- Each sign shall be a minimum of 1.2 metres by 1.8 metres (4 feet by 6 feet) in size.
- Signage shall be clearly visible from adjacent public roadways and accessible public areas, and shall be maintained in a legible condition for the duration of the appeal period.

If the Owner fails to erect or maintain the required notification signage in accordance with this condition, the City may take such steps as are necessary to ensure that affected residents and the public are properly notified. Any costs incurred by the City in doing so, including, but not limited to, administrative and legal costs, shall be borne by the Owner.

Failure to comply with this condition may also constitute an offence under Land Use Bylaw 944-19 and/or the Municipal Government Act, and may be subject to enforcement action, including fines, in accordance with the applicable penalty provisions.

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

## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026

**Permit Number: 2024-125**

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>	January 15, 2026
<b>Appeal deadline:</b>	February 6, 2026
<b>Permit active</b> (if no appeals filed):	February 7, 2026

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, 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 Krahn, Fire Prevention Officer  
Joe Ross, Safety Codes Team Lead  
Katrina Tarnawsky, Senior Planner, Land Development

## **Development Permit Notice of Decision**

Date of Decision: January 15, 2026

**Permit Number: 2024-125**

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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



- SELECT DESIRED SUPER DURABLE POWDER COATED GALVANIZED STEEL FRAME:
- ☐ BROWN SLATE
  - ☐ VICTOR ROSE II
  - ☐ NOBLES LICHEN
  - ☐ TIMELESS RUST
  - ☐ GREY GOLD
  - ☐ TEXTURED SILVER
  - ☐ PRECIOUS SAND
  - ☐ GROOVY RED
  - ☐ BLACK TEXTURED
  - ☐ EARTH CLAY
  - ☐ NOBLE BRONZE
  - ☐ MODERN KHAKI
- SELECT DESIRED CUSTOMIZED SOLUTIONS:
- ☐ CUSTOM POWDER COATING (SETUP CHARGES MAY APPLY)
  - ☒ INST-1 STAINLESS STEEL MOUNTING KIT FOR CONCRETE
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER C28045.
- SPECIFICATIONS:
- HOT DIPPED GALVANIZED STEEL TUBING AND SURFACE MOUNT PADS
- SURFACE MOUNT
- HEIGHT: 30.9" / 822 MM
- WIDTH: 47" / 1205 MM
- WEIGHT: 16 LBS / 7.25 KG
- RECYCLED CONTENT: 100% RECYCLABLE
- ISOMETRIC VIEW

## 2 BICYCLE RACK DETAIL

A1.0 N.T.S.

## 3 WROUGH IRON FENCE DETAIL

A1.0 N.T.S.

## ADDRESS

5109 55 STREET  
BEAUMONT, ALBERTA

## LEGAL DESCRIPTION

LOT - 01  
BLOCK - 01  
PLAN - 782.1384

## SITE AREA

AREA: 18,665 S.F. + 28,971 S.F. = 47,636 S.F.

DP NUMBER =

ZONING MATURE NEIGHBOURHOOD (MN)

SUITE COUNT

BUILDING-1 ( APARTMENTS )

1 BEDROOM -A = 16 ( 672 S.F. = 62.43m<sup>2</sup> )  
1 BEDROOM -A1= 03 ( 571 S.F. = 53.04m<sup>2</sup> )  
2 BEDROOM -B = 16 ( 892 S.F. = 82.86m<sup>2</sup> )  
2 BEDROOM -C = 10 ( 941 S.F. = 87.42m<sup>2</sup> )  
2 BEDROOM -C1= 06 ( 1,013 S.F. = 94.11m<sup>2</sup> )

TOTAL = 51

BUILDING-2 ( TOWNHOUSES )

2 BEDROOM -T = 08 ( 620 S.F. + 580 S.F. = 1200 S.F. (111.5m<sup>2</sup>) )  
3 BEDROOM -T1= 08 ( 388 S.F. + 440 S.F. + 1020 S.F. = 1848 S.F. (135.63m<sup>2</sup>) )  
2 BEDROOM -T2= 01 ( 535 S.F. + 546 S.F. + 546 S.F. = 1527 S.F. (99.40m<sup>2</sup>) )

TOTAL = 17

BUILDING AREA

BUILDING-1  
MAIN FLOOR = 12,366 S.F. ( 1148.83m<sup>2</sup> )  
TYPICAL FLOOR 12,295X3 = 36,885 S.F. ( 3426.72m<sup>2</sup> )

TOTAL = 49,251 S.F. ( 4575.55m<sup>2</sup> )  
PARKADE = 17,466 S.F. ( 1622.64m<sup>2</sup> )

BUILDING-2  
MAIN FLOOR = 8,638 S.F. ( 802.49m<sup>2</sup> )  
SECOND FLOOR = 8,638 S.F. ( 802.49m<sup>2</sup> )  
THIRD FLOOR = 8,638 S.F. ( 802.49m<sup>2</sup> )  
TOTAL = 25,914 S.F. ( 2,407.47m<sup>2</sup> )

SITE COVERAGE

BUILDING AREA MAIN = 21,004 S.F. = 44.09%

SITE AREA = 47,636 S.F.

ASPHALT PAVING AREA (DRIVEWAYS+PARKING) = 9,072 S.F./47,636 S.F. = 19.04%

F.A.R.

BUILDING AREA = 75,165 S.F. = 1.577

SITE AREA = 47,636 S.F.

BUILDING CODE ANALYSIS

BUILDING - 1 ( NBC-2023 AE )  
3.2.2.52 GROUP C, UP TO 4 STOREYS, SPRINKLERED  
BUILDING - 2( NBC-2023 AE )  
NBC-2023 AE CLASSIFICATION PART-9

BUILDING HEIGHT

BUILDING - 1  
BELOW GRADE - ONE STOREY  
ABOVE GRADE - 4 STOREY  
BUILDING - 2  
ABOVE GRADE - 3 STOREY

PARKING

PARKING REQUIRED ( APARTMENTS )  
UNITS 51X1.0 = 32.00  
PARKING PROVIDED ( APARTMENTS )  
SURFACE PARKING = 09.00  
U/GROUND PARKING = 43.00  
TOTAL PROVIDED = 52.00  
PARKING REQUIRED ( TOWNHOUSES )  
UNITS 17X1.0 = 17.00  
PARKING PROVIDED ( TOWNHOUSES )  
GARAGE PARKING = 17.00 + 17 TANDEM = 34

LEGEND

EXISTING GRADE(m)  
NEW GRADE(m)  
FIRE HYDRANT

HARDSURFACE AREAS

ALL ROADS AND PARKING AREAS ARE ASPHALT PAVING

SIDEWALK CONNECTION SHOWN AS



# CIRA HOMES LTD. MIXED USE BEAUMONT

City Posse Number:

Project Address:  
5109 55 STREET  
BEAUMONT, ALBERTA

Issued:  
01 - 09/29/2024 - ISSUED FOR DP  
02 - 12/10/2024 - REISSUED FOR DP  
03 - 03/16/2025 - REISSUED FOR DP  
04 - 07/17/2025 - PLAN EXAM  
05 - 09/25/2025 - PLAN EXAM #2  
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Project No. Version:  
EG1835 V3

Date  
12/05/2025

Drawing Title  
OVERALL SITE  
PLAN

Drawing No.

A1.0



Seal:

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Client:

CIRA HOMES LTD.  
MIXED USE BEAUMONT

City Posse Number:  
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5105 55 STREET  
BEAUMONT, ALBERTA

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EG1835 V3

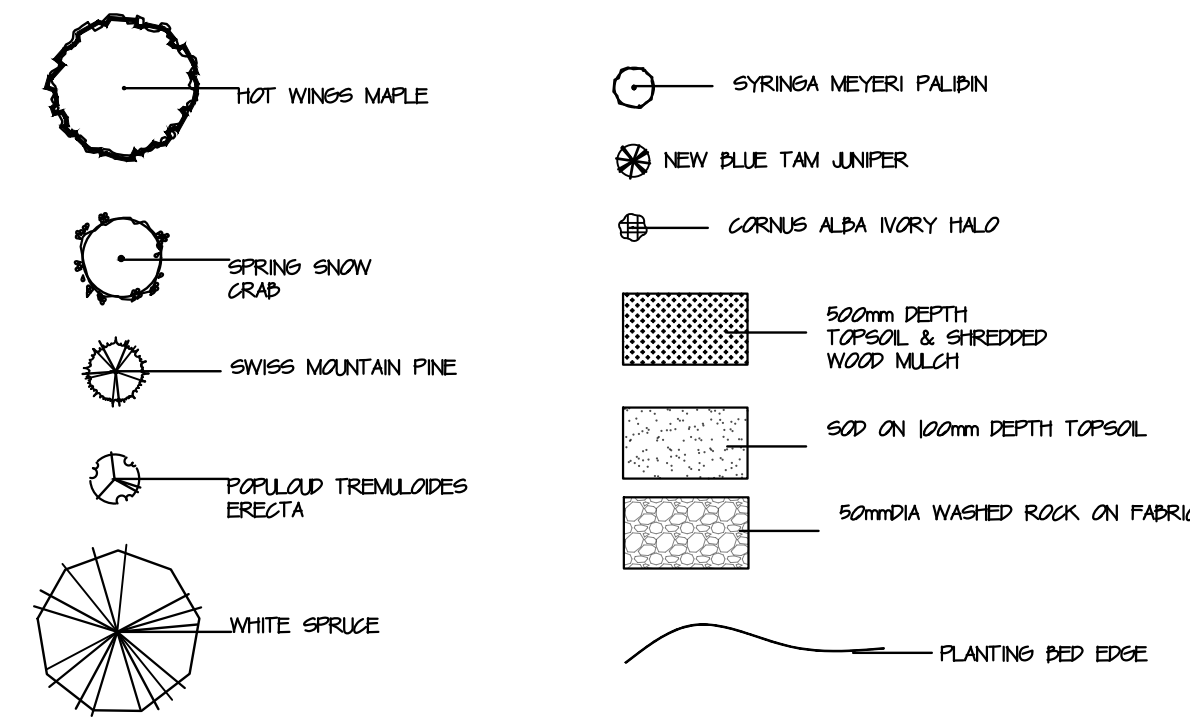
Date  
12/05/2025

Drawing Title  
LANDSCAPE PLAN

Drawing No.

L1.0

LEGEND



LANDSCAPE REQUIREMENTS:

NORTH 3.0m X 62.5m = 187.5m<sup>2</sup>  
EAST 1.5m X 10.2m = 15.4m<sup>2</sup>  
WEST 1.5m X 8.0m = 12.0m<sup>2</sup>  
SOUTH 1.5m X 5.5m = 8.3m<sup>2</sup>  
TOTAL LANDSCAPE AREA: 550m<sup>2</sup>

TOTAL GENERAL LANDSCAPE AREA: 550m<sup>2</sup>

- TOTAL TREES AND SHRUBS REQUIRED
- 1 TREE/35m<sup>2</sup> OF LANDSCAPE 13 TREES REQUIRED
- 1 SHRUB/35m<sup>2</sup> OF LANDSCAPE 13 SHRUBS REQUIRED

TOTAL CONIFEROUS TREES GENERAL AREA REQUIRED = 5 TREES  
- CONIFEROUS TREES TO BE MIN. 2.0m HT.

TOTAL DECIDUOUS TREES GENERAL AREA REQUIRED = 8 TREES  
- DECIDUOUS TREES TO BE MIN. 50mm CAL.

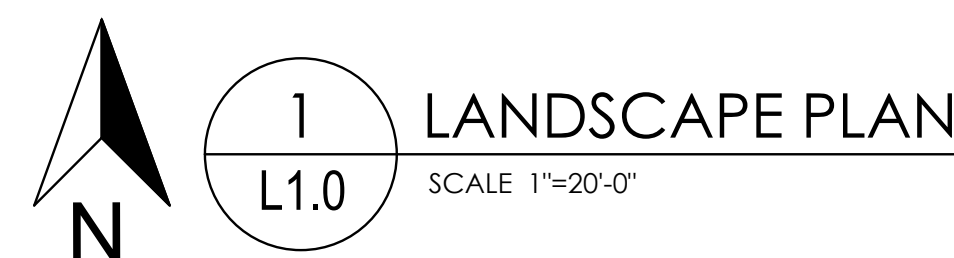
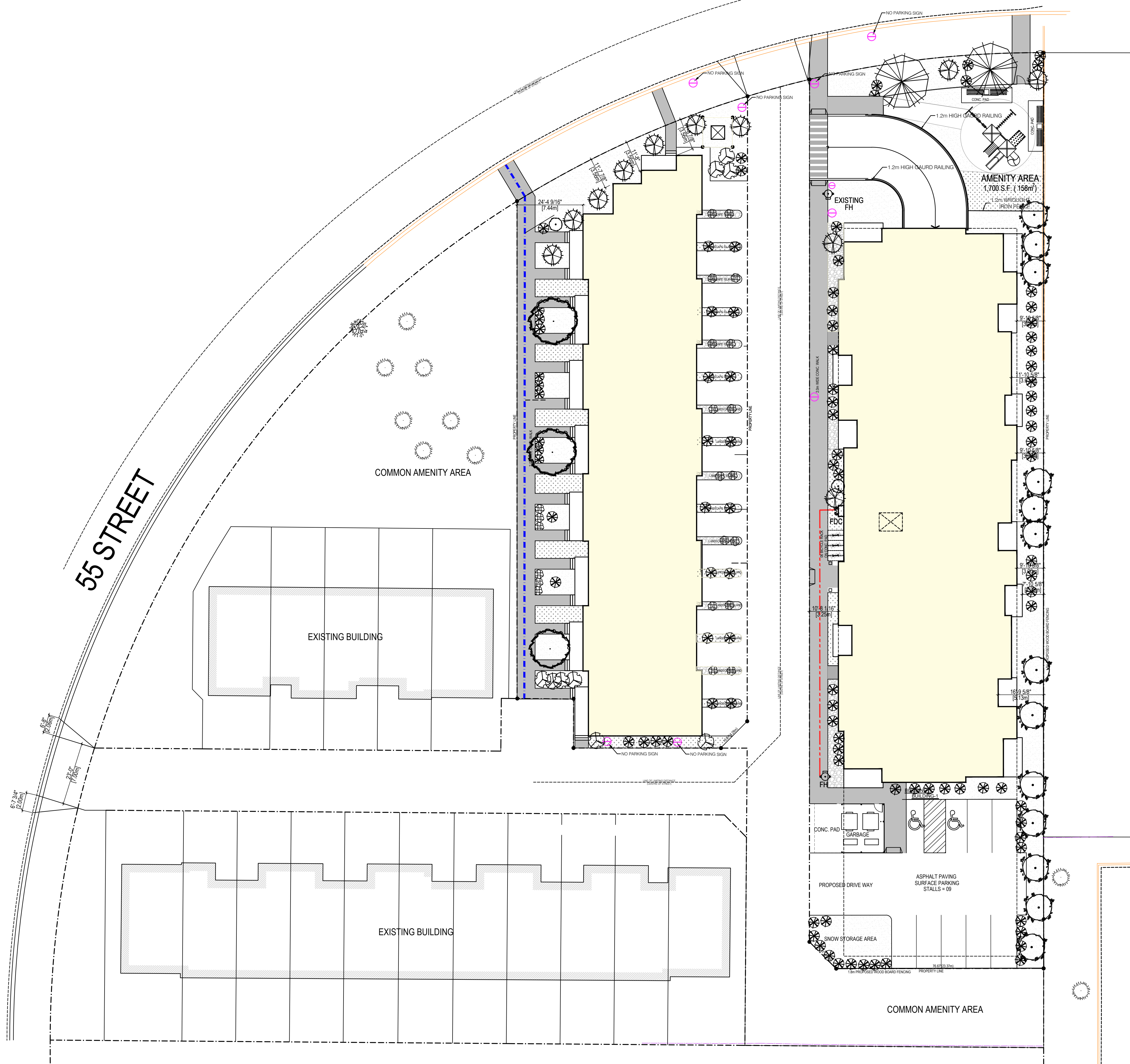
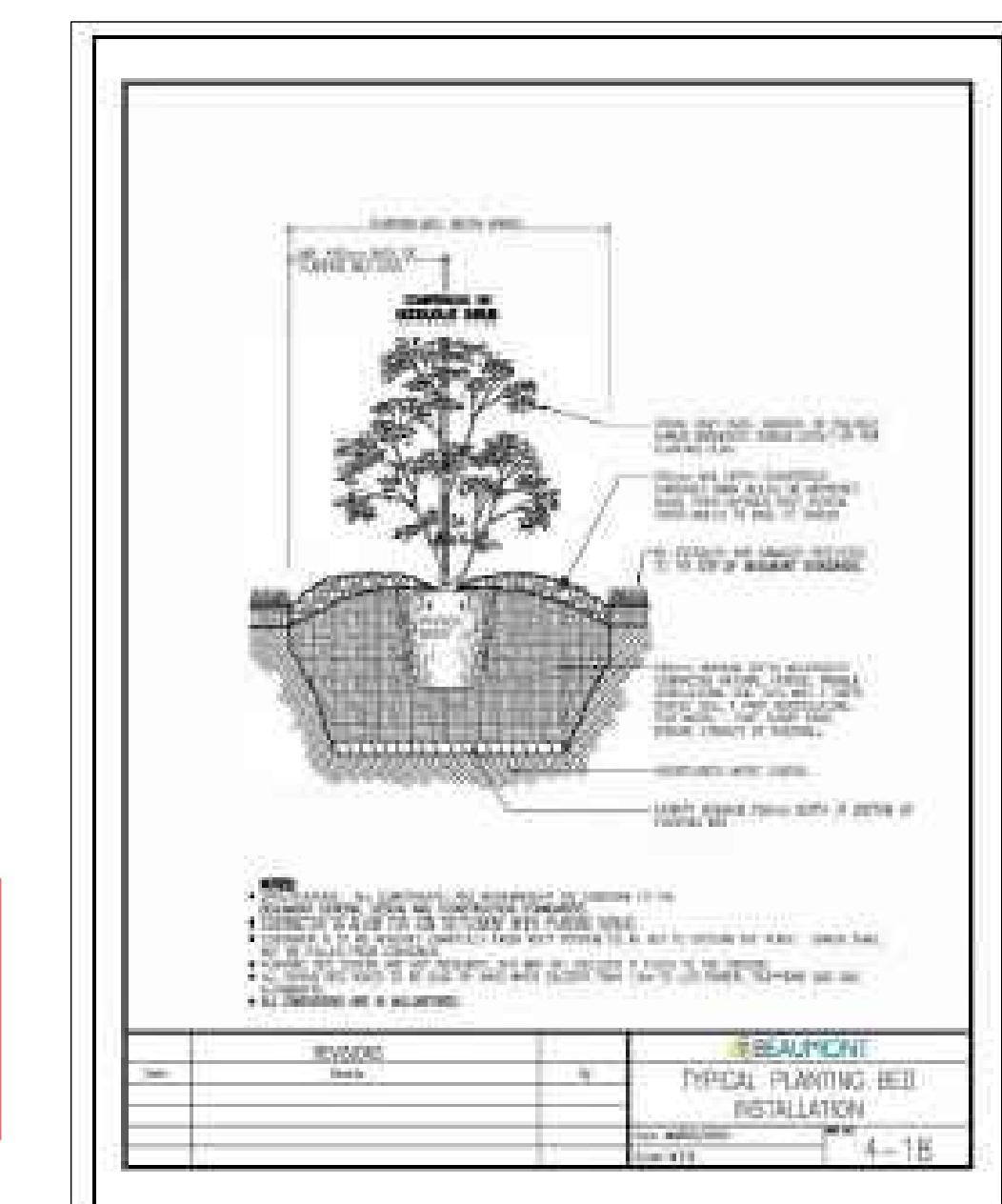
TOTAL CONIFEROUS TREES GENERAL AREA PROVIDED = 13 TREES  
(MIN. 2.4M HT)

TOTAL DECIDUOUS TREES GENERAL AREA PROVIDED = 26 TREES  
(MIN. 50 mm CAL)

TOTAL SHRUBS GENERAL AREA PROVIDED = 127 SHRUBS  
(MIN 300 HT mm)

PLANT LIST-COMPLETE SITE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITIONS
DECIDUOUS TREES				
5	POPULUS TREMULOIDES ERECTA	SHEDDER ASPEN	50mm CAL	D&D
14	MALUS SPRING SNOW	SPRING SNOW GRAB	50mm CAL	D&D
2	ACER TATARIUM	HOT WINGS MAPLE	50mm CAL	D&D
CONIFEROUS TREES				
11	PINUS UNICATA	SWISS MOUNTAIN PINE	2.4m HT.	D&D
2	PICEA GLAUCA	WHITE SPRUCE	2.4m HT.	D&D
DECIDUOUS SHRUBS				
2	SYRINGA MEYERI PALUDIN	SWART KOREAN LLAC	300mm HT.	CONTAINER
126	JUNIPER SABINA	NEW TANI JUNIPER	300mm HT.	CONTAINER
19	CORNUS ALBA IVORY HALO	IVORY HALO DOWNWOOD	300mm HT.	CONTAINER



LANDSCAPE PLAN

SCALE: 1"=20'-0"



Seal

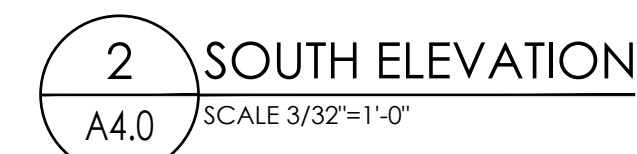
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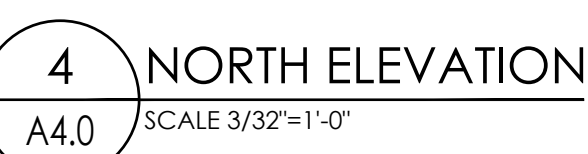


WINDOW TYPES ( SCALE 3/16"=1'-0" )



	SCHEDULE NOTES
--	----------------

1. HANDLE, STOVE, INSTALL, OR APPLY CLEAN AND PROTECT PRODUCTS AS PER MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS AND STANDARDS.
2. PROVIDE AND INSTALL PREFINISHED METAL FLASHING ABOVE ALL OPENINGS (DOOR, WINDOWS, LOUVERS, VENTS ETC).
3. PREFINISHED METAL FLASHING SHALL EXTEND AT LEAST 2" UPWARDS, HAVE A MINIMUM 60% POSITIVE SLOPE, HAVE END DAMS NO LESS THAN 1" HIGH, AND BE INSTALLED 1/4" VERTICALLY OVER THE BUILDING ELEMENT BELOW AND TERMINATE WITH A Drip THAT EXTENDS AT LEAST 1/4" OUT FROM THE FACE OF THE BUILDING ELEMENT.
4. PROVIDE AND INSTALL PREFINISHED METAL FLASHING AT ALL HORIZONTAL JOINTS WITH OCSMAAR EXTERIOR FINISH MATERIALS.
5. USE ARCHITECTURAL TRIM ACCESSORIES AT ALL RECEPTACLES AND LIGHTING LOCATIONS.
6. ALL COLOURS AND FINISHES TO BE CONFIRMED WITH OWNER PRIOR TO ORDER.
7. REFER TO A131.9 FOR WINDOW & DOOR SCHEDULES.



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Project No.	Version:
EG1835	V3

Date  
12/05/2025

Drawing Title  
ELEVATIONS-B1

Drawing No. \_\_\_\_\_

A4.0





Seal:

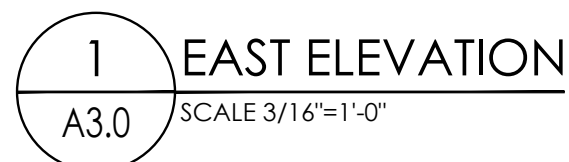
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EXTERIOR FINISH SCHEDULE		SCHEDULE NOTES
51	JAMES HARDIE PANEL, COLOR-1	1. HANDLE, STORE, INSTALL, OR APPLY, CLEAN AND PROTECT PRODUCTS AS PER MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS AND STANDARDS.
52	ROYAL VINYL SIDING - COLOR-2	
53	ROYAL BOARD AND BATTEN - COLOR-3	2. PROVIDE AND INSTALL PREFINISHED METAL FLASHING ABOVE ALL OPENINGS (DOOR, WINDOW, LOUVER, VENTS, ETC.)
54	JAMES HARDIE PANEL, COLOR-4	
55	ROYAL VINYL SIDING - COLOR-5	3. PREFINISHED METAL FLASHING SHALL EXTEND AT LEAST 2" UPWARDS, HAVE A MINIMUM 60° POSITIVE SLOPE, HAVE END DADS NOT LESS THAN 1" HIGH, HAVE A MINIMUM 6" OR 1/2" VERTICALLY OVER THE BUILDING ELEMENT BELOW AND TERMINATE WITH A TRIM THAT EXTENDS AT LEAST 1/4" OUT FROM THE FACE OF THE BUILDING ELEMENT.
56	ROYAL BOARD AND BATTEN - COLOR-6	
57	JAMES HARDIE PANEL - COLOR-7	4. PROVIDE AND INSTALL PREFINISHED METAL FLASHING AT ALL HORIZONTAL JOINTS WITH DISSIMILAR EXTERIOR FINISH MATERIALS.
58	ROYAL VINYL SIDING - COLOR-8	
59	ROYAL BOARD AND BATTEN - COLOR-9	5. USE ARCHITECTURAL TRIM ACCESSORIES AT ALL RECEPTACLES AND LIGHTING LOCATIONS.
ROOF FASCIA/SOFFIT (RWL) - PREFINISHED BLACK ALUM.		6. ALL COLOURS AND FINISHES TO BE CONFIRMED WITH OWNER PRIOR TO ORDERING.
RAILINGS W/ GLASS - PREFINISHED BLACK ALUM. W/ GLASS		
BALCONY FASCIA - PREFINISHED BLACK ALUM.		
WINDOWS - PVC W/ ALUM. CLASH COLOR, BLACK METAL EXIT DOORS - COLOR: MATCH WALL COLOR		
		7. REFER TO A130 FOR WINDOW AND DOOR SCHEDULES



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EG1835	V3

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12/05/2025

Drawing Title  
ELEVATIONS-B2

Drawing No.

### A3.0





1 EAST ELEVATION  
A3.1 SCALE 3/16"=1'-0"



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Drawing Title  
FRONT ELEVATION

Drawing No.  
A3.1