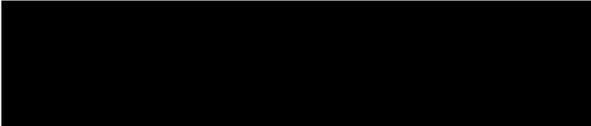


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## **Development Permit Notice of Decision**

Date of Decision: February 5, 2026



**Proposed Development:** Construction of a New Commercial Building (Drive-Through Facility)  
**Legal Description:** Plan 022 7411, Block 1, Lot 1  
**Municipal Address:** 6508 50 Street, Beaumont, AB  
**Land Use District:** Commercial  
**Permit Application No:** 2025-91  
**Tax Roll:** 002551

**Development Permit Status:** Approved with conditions

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### **Development Permit Authorization**

This Development Permit authorizes the construction of a 692 square metre Building and the use of Retail & Service – General (Auto Service) 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**

#### Principal Frontage / Parking Location

Section 3.7.10.b.ii of Land Use Bylaw 944-19 requires that parking lots shall not be located within the principal frontage.

The Development Authority interprets that this requirement has been satisfied. Two existing principal buildings are located along 50th Street and directly address the public street. The primary parking area is located behind these buildings.

The proposed building is situated on the opposite side of the internal parking area, toward the rear portion of the site. Although the parking area is located between the proposed building and 50th Street, it is not considered to be within the site's principal frontage as contemplated by Section 3.7.10.b.ii, because the frontage is already established and framed by the two buildings directly adjacent to the street. Accordingly, the Development Authority finds that the location of the parking area is consistent with the intent of Section 3.7.10.b.ii and does not require a variance.

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## **Development Permit Notice of Decision**

Date of Decision: February 5, 2026

**Permit Number: 2025-091**

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### **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. The site shall be developed in accordance with the stamped approved plans issued for development and attached to this Development Permit Notice of Decision, except where modified by conditions of this Development Permit or redlined revisions approved by the Development Authority. Any changes to the stamped approved plans not otherwise authorized by this Development Permit require prior written approval from the Development Authority.
3. All pedestrian walkways including, but not limited to, the pedestrian walkway along the west property line, shall have a minimum clear width of 2.0 metres. The connection shall be designed to accommodate a range of mobility needs.
4. Stop signs shall be installed in accordance with the stamped approved site plan (DP-0).
5. Any 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.
6. 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.
7. 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.
8. 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.

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## **Development Permit Notice of Decision**

Date of Decision: February 5, 2026

**Permit Number: 2025-091**

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- 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. The applicant shall meet all engineering requirements as set out in the City of Beaumont's Engineering Design Standards (GDS) or provide options that are acceptable and approved by the City.
- d. 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.
- e. Final approval and acceptance by the municipality of all civil engineering plans must be completed prior to execution of the development agreement.

### 9. 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. 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.**

- 10. The owner/developer shall obtain all federal, provincial and local permits as they apply to this project.

**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

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## **Development Permit Notice of Decision**

Date of Decision: February 5, 2026

**Permit Number: 2025-091**

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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 Adviselements
  - 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 is advised that the City of Beaumont Fire Department's response time exceeds 10-minutes; the permit shall reflect this.
6. Engineering/Infrastructure Adviselements
  - a. Surface runoff from the site is to be managed within the site's stormwater management system and is not intended to drain toward or across the existing pathway.
  - b. All sanitary sewer and watermain service disruptions are to be coordinated with building tenants and the City of Beaumont prior to construction.
  - c. 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.
  - d. 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.
  - e. 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.

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## **Development Permit Notice of Decision**

Date of Decision: February 5, 2026

**Permit Number: 2025-091**

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### 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.
- c. The owner/developer shall provide a swept path analysis based on the most recent site plan.

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.

### **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.

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 or posted on the site.

### **Appeal Information**

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## **Development Permit Notice of Decision**

Date of Decision: February 5, 2026

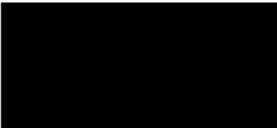
**Permit Number: 2025-091**

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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](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)

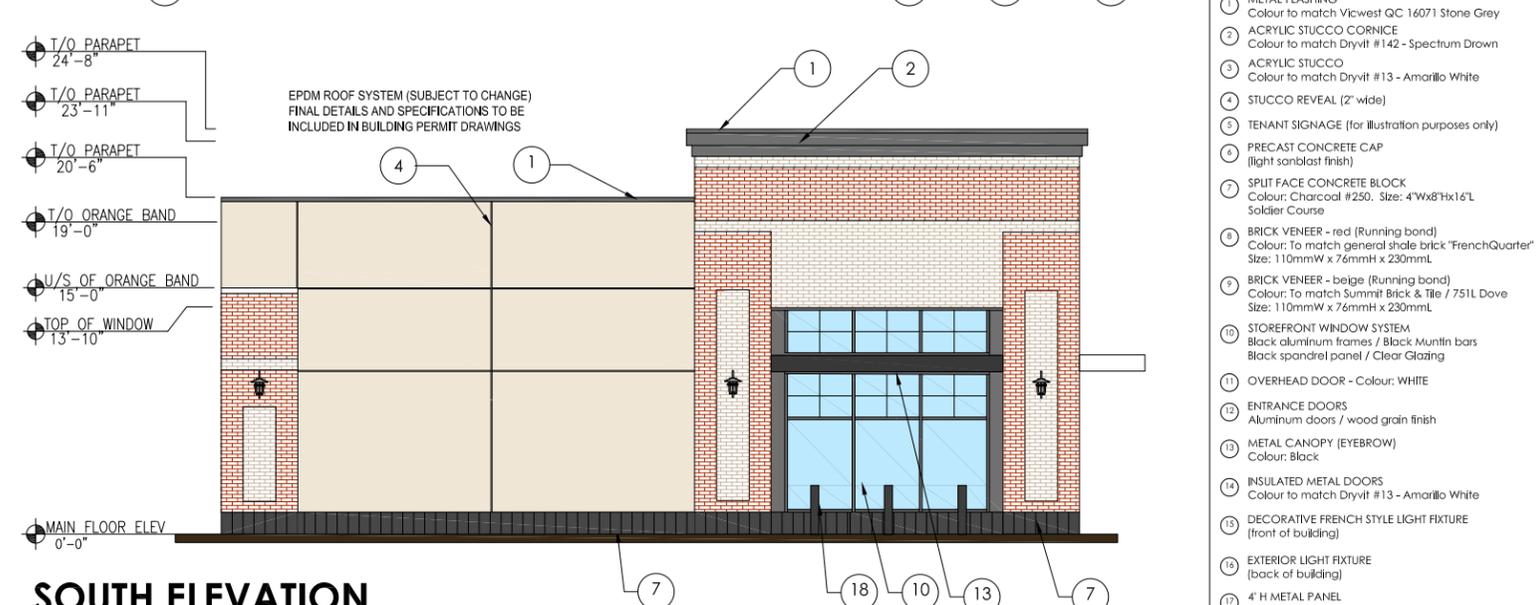
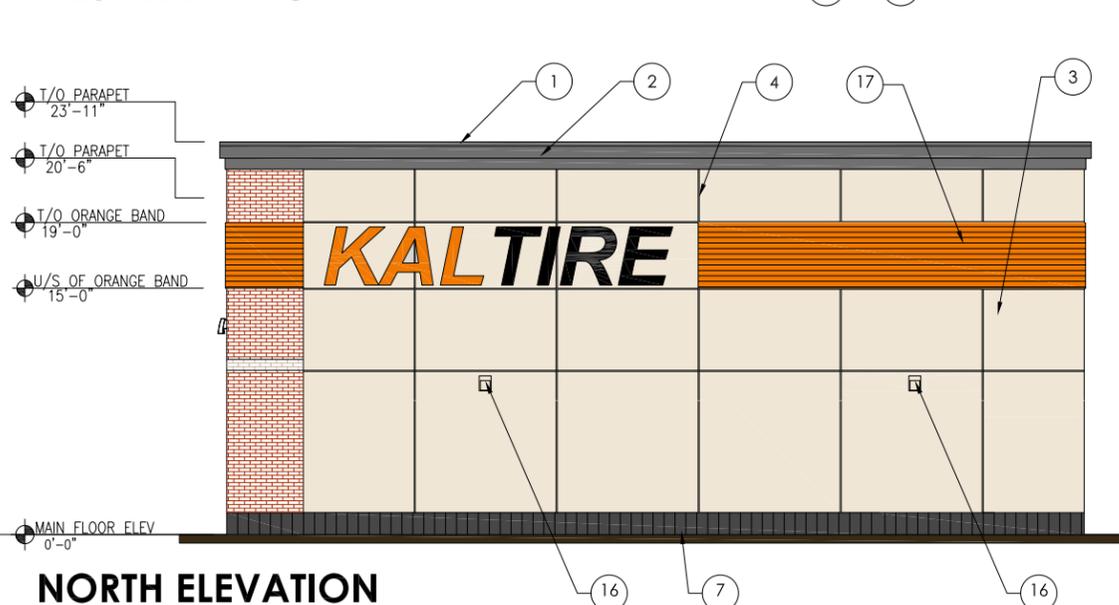
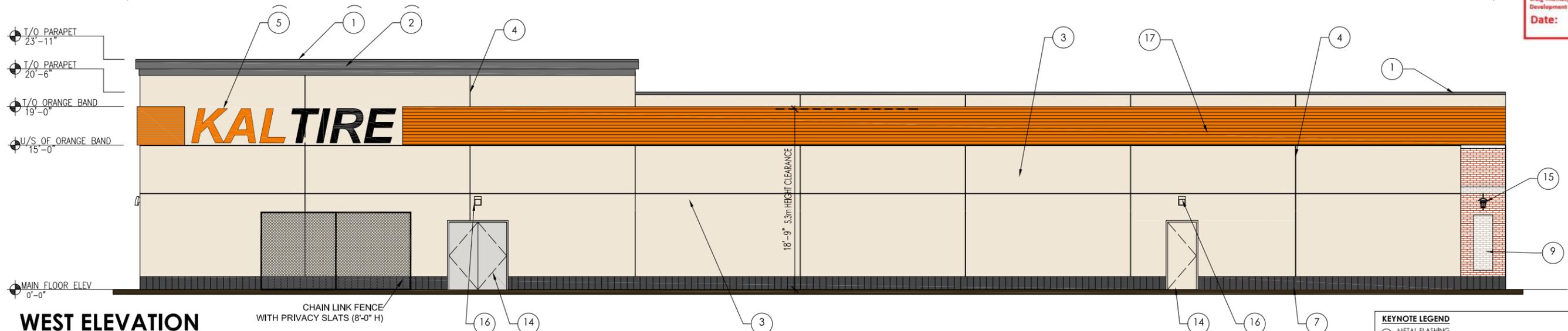
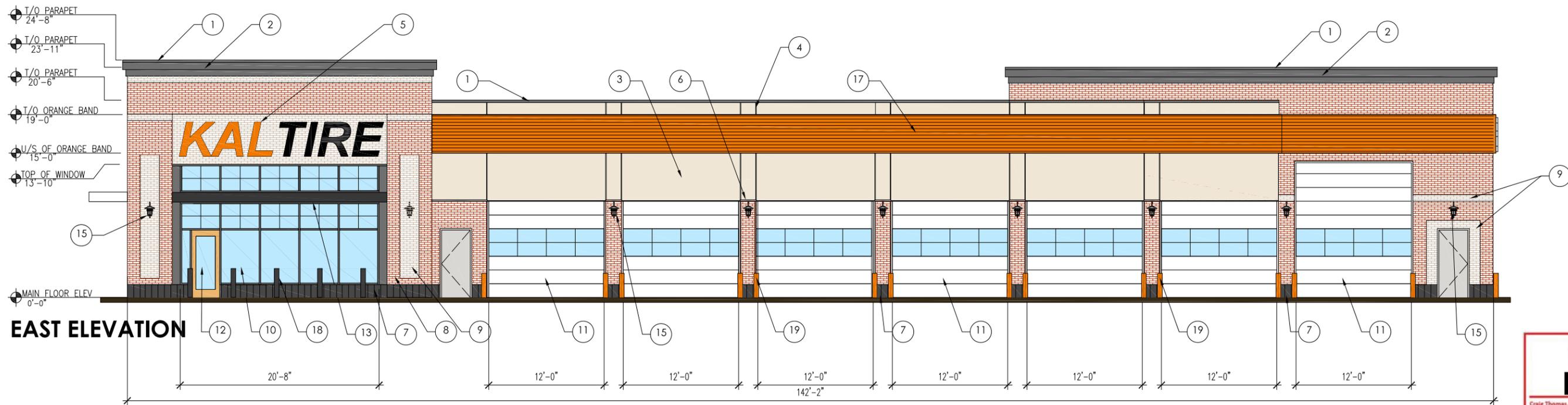
For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:



Craig Thomas, DSocSci, 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  
Krista Howe, Building Safety Codes Officer  
Engineering, Infrastructure  
Troy Birtles, Accurate Assessment  
Dermian Ayalefac – Alberta Health Services - Leduc Public Health





**APPROVED**  
DEVELOPMENT PERMIT ONLY

Craig Thomas, RPP, MCIP  
Development Authority

BEAUMONT

Date: February 5, 2026

THESE DRAWINGS ARE FOR CONCEPTUAL DESIGN PURPOSES ONLY. THESE DRAWINGS ARE SUBJECT TO CHANGE. IN THE CASE OF ANY DISCREPANCIES, CAMERON DEVELOPMENT CORPORATION IS TO BE INFORMED IMMEDIATELY.

| No. | ISSUED FOR | DATE |
|-----|------------|------|
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PROJECT  
**Beaumont Montalet**  
EDMONTON, ALBERTA

DRAWING  
**KAL-TIRE ELEVATIONS**

| ARCHITECTURAL CONSULTANT | DRAWING DATE |
|--------------------------|--------------|
|                          |              |
|                          |              |
|                          |              |
|                          |              |
|                          |              |
|                          |              |
|                          |              |

DRAWN BY: CE | CHECKED BY: CD

DATE: DECEMBER 1, 2025

**DP-2**

- KEYNOTE LEGEND**
- 1 METAL FLASHING  
Colour to match Vicwest GC 16071 Stone Grey
  - 2 ACRYLIC STUCCO CORNICE  
Colour to match Dryvit #142 - Spectrum Drawn
  - 3 ACRYLIC STUCCO  
Colour to match Dryvit #13 - Amarillo White
  - 4 STUCCO REVEAL (2" wide)
  - 5 TENANT SIGNAGE (for illustration purposes only)
  - 6 PRECAST CONCRETE CAP  
(light sonblast finish)
  - 7 SPLIT FACE CONCRETE BLOCK  
Colour: Charcoal #250. Size: 4"Wx8"Hx16"L  
Soldier Course
  - 8 BRICK VENEER - red (Running band)  
Colour: To match general shale brick 'FrenchQuarter'  
Size: 110mmW x 76mmH x 230mmL
  - 9 BRICK VENEER - beige (Running band)  
Colour: To match Summit Brick & Tile / 751L Dove  
Size: 110mmW x 76mmH x 230mmL
  - 10 STOREFRONT WINDOW SYSTEM  
Black aluminum frames / Black Muntin bars  
Black spandrel panel / Clear Glazing
  - 11 OVERHEAD DOOR - Colour: WHITE
  - 12 ENTRANCE DOORS  
Aluminum doors / wood grain finish
  - 13 METAL CANOPY (EYEBROW)  
Colour: Black
  - 14 INSULATED METAL DOORS  
Colour to match Dryvit #13 - Amarillo White
  - 15 DECORATIVE FRENCH STYLE LIGHT FIXTURE  
(front of building)
  - 16 EXTERIOR LIGHT FIXTURE  
(back of building)
  - 17 4" H METAL PANEL  
Colour: Orange
  - 18 PROTECTIVE BOLLARD - Colour: Black
  - 19 PROTECTIVE BOLLARD - Colour: Orange

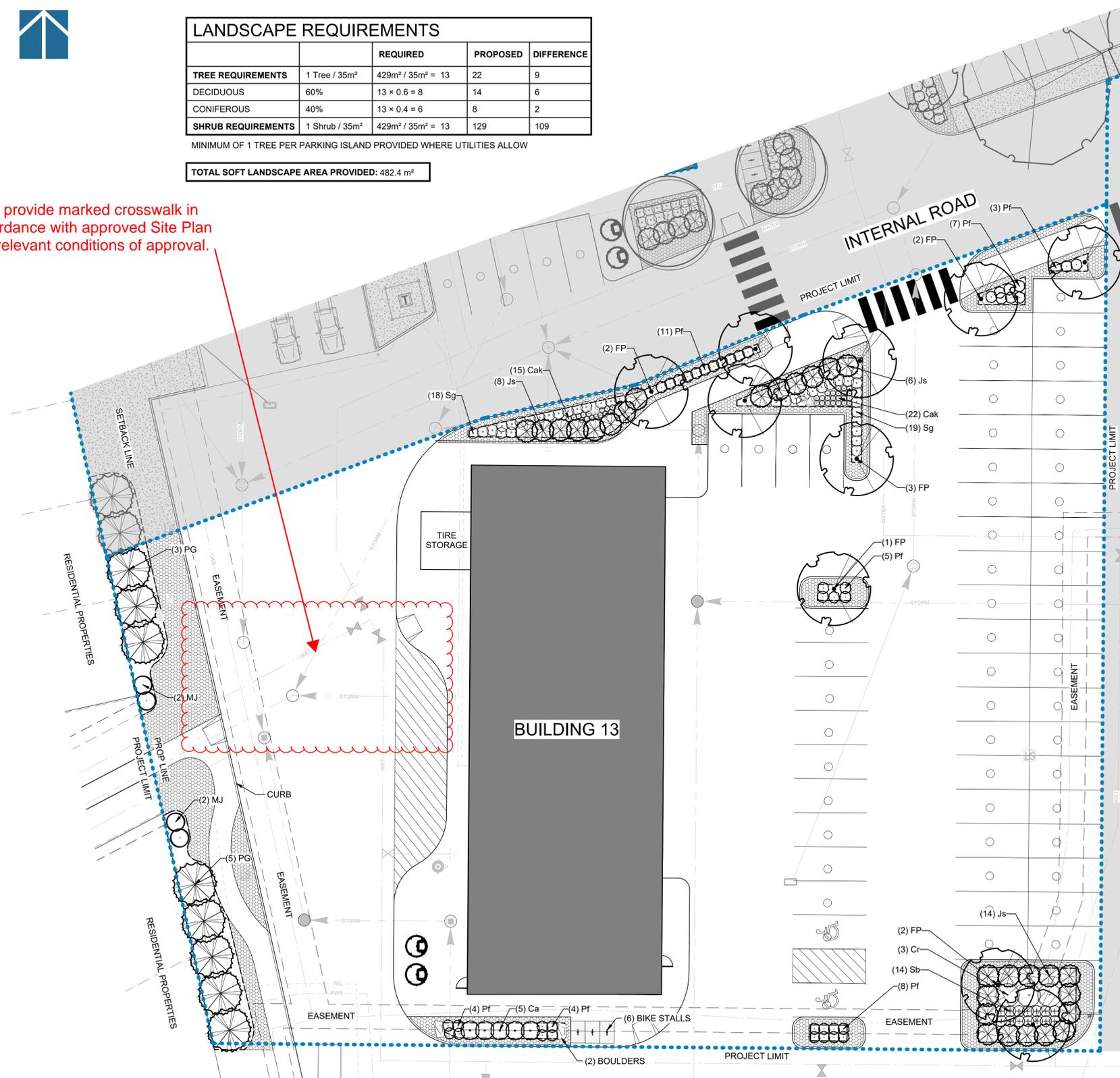


| LANDSCAPE REQUIREMENTS    |     |                            |   |            |     |
|---------------------------|-----|----------------------------|---|------------|-----|
|                           |     | REQUIRED                   | PROPOSED                                  | DIFFERENCE |     |
| <b>TREE REQUIREMENTS</b>  |     | 1 Tree / 35m <sup>2</sup>  | 429m <sup>2</sup> / 35m <sup>2</sup> = 13 | 22         | 9   |
| DECIDUOUS                 | 60% | 13 x 0.6 = 8               | 14  | 6          |     |
| CONIFEROUS                | 40% | 13 x 0.4 = 6               | 8   | 2          |     |
| <b>SHRUB REQUIREMENTS</b> |     | 1 Shrub / 35m <sup>2</sup> | 429m <sup>2</sup> / 35m <sup>2</sup> = 13 | 129        | 109 |

MINIMUM OF 1 TREE PER PARKING ISLAND PROVIDED WHERE UTILITIES ALLOW

**TOTAL SOFT LANDSCAPE AREA PROVIDED: 482.4 m<sup>2</sup>**

Must provide marked crosswalk in accordance with approved Site Plan and relevant conditions of approval.



### PLANT SCHEDULE - BLDG 13

| SYMBOL | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                        | COMMENTS     | SIZE        |
|--------|------|-----|--|------------------------------------|--------------|-------------|
|        | PG   | 8   | Picea glauca                               | White Spruce                       | B & B        | 2500mm Ht.  |
|        | FP   | 10  | Fraxinus pennsylvanica 'Rugby' Ash         | Prairie Spire Green                | B & B        | 70mm Cal.   |
|        | MJ   | 4   | Malus x adstringens 'Jefgreen'             | Emerald Spire® Flowering Crabapple | B & B        | 50mm Cal.   |
|        | Js   | 28  | Juniperus sabina 'Buffalo'                 | Buffalo Juniper                    | #5 Container | 450mm Sp.   |
|        | Ca   | 5   | Cotoneaster acutifolius                    | Peking Cotoneaster                 | #3 Container | 450mm Ht.   |
|        | Cr   | 3   | Cornus sericea                             | Red Osier Dogwood                  | #5 Container | 600mm Ht.   |
|        | Pf   | 42  | Potentilla fruticosa 'Goldfinger'          | Goldfinger Potentilla              | #3 Container | 450mm Ht.   |
|        | Sb   | 14  | Spiraea betulifolia 'Tor'                  | White Frost™ Birchleaf Spirea      | #3 Container | 450mm Ht.   |
|        | Sg   | 37  | Spiraea x bumalda 'Goldflame'              | Goldflame Spirea                   | #3 Container | 450mm Ht.   |
|        | Cak  | 37  | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Reed Grass           | 210mm Pot    | 2 Years Old |



### GENERAL NOTES

- ALL WORK TO COMPLY WITH OR EXCEED THE CITY OF BEAUMONT'S:
  - LAND USE BYLAW, LATEST EDITION UNLESS OTHERWISE NOTED.
  - GENERAL DESIGN STANDARDS
- UTILITIES SHOWN ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED EXACT OR COMPLETE. CONTRACTOR TO CONTACT UTILITY SAFETY PARTNERS (1-800-242-3447) AND ALL NON SUBSCRIBING UTILITY COMPANIES TO HAVE UTILITIES FIELD MARKED BEFORE COMMENCING WORK. PROVIDE OWNER'S REPRESENTATIVE WITH COPY OF ALL LOCATE REPORTS.
- CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR TO ENSURE AN "ISSUED FOR CONSTRUCTION" SET OF DRAWINGS IS ON SITE AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPED AREAS, PAVEMENT, CONCRETE, UTILITIES AND ANY OTHER ITEMS OR AREA THAT ARE TO REMAIN AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS AT THE CONTRACTORS EXPENSE AND TO THE OWNER'S REPRESENTATIVE'S SATISFACTION.
- CONTRACTOR RESPONSIBLE FOR DAILY GENERAL SITE CLEAN UP AND TO MAINTAIN A SAFE CONSTRUCTION SITE AT ALL TIMES.
- CONTRACTOR RESPONSIBLE FOR EROSION CONTROL AND SEDIMENT TRACKING OFF SITE DURING THE COURSE OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND REGULATORY APPROVALS INCLUDING ANY ASSOCIATED COSTS TO COMPLETE THIS CONTRACT.
- ALL UNIT QUANTITY TOTALS SHALL BE BASE ON ACTUAL INSTALLED AMOUNTS VERIFIED BY ON SITE MEASUREMENTS.

### RECOMMENDED REVIEWS BY THE OWNER'S REPRESENTATIVE

- PLANTING REVIEWS:**
- TREE LAYOUT PRIOR TO PLANTING IDENTIFYING POTENTIAL UTILITY CONFLICTS
  - SHRUB MATERIAL PRIOR TO PLANTING

- SITE WORK:**
- TREE, SOD, SHRUB BED EXCAVATION REVIEW
  - TOPSOIL PLACEMENT AND FINE GRADING WITH PLANT MATERIAL PRIOR TO SOD/SEED/MULCH PLACEMENT
  - SUBSTANTIAL PERFORMANCE - ALL WORK COMPLETED

**MUNICIPAL APPROVAL**  
THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED TO SATISFY THE MAINTENANCE AND WARRANTY REQUIREMENTS AND TO ENSURE ACCEPTANCE OF ALL WORK BY THE MUNICIPALITY

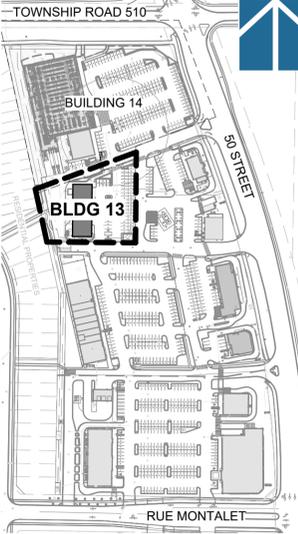
**NOTE:**  
CONTRACTOR TO SCARIFY ALL PLANTING BEDS TO A DEPTH OF 150mm

- ALL TREE PLANTING TO ADHERE TO MINIMUM UTILITY SETBACKS AS PER CITY OF BEAUMONT LANDSCAPE REQUIREMENTS STANDARD TABLE 4.2
- TREE STAKE COLOUR CODING TO ADHERE TO CITY OF BEAUMONT LANDSCAPE STANDARDS TABLE 4.3



7909 - 51 Ave. Edmonton, AB T6E 5L9  
P: 780.438.9000 F: 780.438.3700

### Notes



Stamp/Seal



### Revisions/Submissions

|          |                    |
|----------|--------------------|
| 25.08.12 | DEVELOPMENT PERMIT |
| 25.11.17 | DEVELOPMENT PERMIT |

### Submission Phase/Status

**DEVELOPMENT PERMIT**

### Project

**Beaumont Commercial  
Building 13**

Beaumont, Alberta

Owner/Client

Cameron Corporation

Drawing

### PLANTING PLAN

Scale



Designer/Drawn

KW / JK

Date

2025-11-17

17014

Project No.

**L1.00**

Sheet