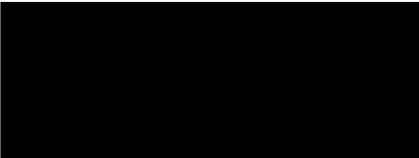

Development Permit Notice of Decision

Date of Decision: March 23, 2026



Proposed Development: Temporary Development: Accessory Building (2.84m x 6.65m)
Legal Description: Plan 242 2385, Block 2, Lot n/a
Municipal Address: 102 5505 Magasin Avenue, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2025-131
Tax Roll: 010766

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Commercial (C) 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.**

- As this permit has been issued for a discretionary use, this permit shall not come into full force and effect until expiration of the required 21-day appeal period, pending no appeals. Refer to appeal information below.**
- Development shall commence within one year from the date of decision noted above. If the development does not commence within this time, a new development permit shall be required.
- Location of the accessory building is approved as per the attached site plan.
- This permit has been approved for a two (2) year term commencing on the date of decision noted above and expiring on March 23, 2028.**
- Access ramp may temporarily encroach into side yard setback however it shall not impede accesses or drive aisles. The ramp shall be moved/removed by the Applicant should the City require access to the area for maintenance or other purposes.
- The maximum allowable total combined site coverage for Accessory Buildings in the Commercial District is 5.0%. The approved Accessory Building encompasses 0.44% of the maximum allowable site coverage.

Development Permit Notice of Decision

Date of Decision: March 23, 2026

Permit Number: 2026-131

7. Provide adequate surface drainage, ensuring positive drainage away from building foundation and ensuring no water runs onto an adjacent property. In all cases, compliance with the City of Beaumont *Surface Drainage Bylaw 1058-25* shall be required.

Additional Information:

1. This application is **not** a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the [Alberta Safety Codes Act, RSA 2000, c S-1](#), the [National Building Code – Alberta Edition 2019](#), and all other applicable bylaws and/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, to any relevant federal or provincial statute or regulation, or to any easement, covenant, agreement, or contract affecting the subject lands.
3. Contact *Alberta One Call*, at 1-800-242-3447 to locate underground services prior to installation, if applicable.
4. Electrical, plumbing, and gas permits, as required, shall be the responsibility of the Owner/Applicant. Please, contact The Inspections Group at questions@inspectionsgroup.com or (780) 454-5048 regarding permits and inspections for these disciplines, if applicable.

Permit Notification Information

In accordance with the City of Beaumont *Land Use Bylaw 944-19*, notice regarding this Development Permit shall be posted on site. Signage requirements shall be determined through the City's Sign Coordinator.

Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this permit may be published on the City of Beaumont website.

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:



Patricia Lauzé
Development Officer
780-929-8782
Development@Beaumont.ab.ca

Development Permit Notice of Decision

Date of Decision: March 23, 2026

Permit Number: 2026-131

Appeal Information

Any Development Permit may be appealed to the *Subdivision and Development Appeal Board* (SDAB) or the Land and Property Rights Tribunal if the permit was:

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

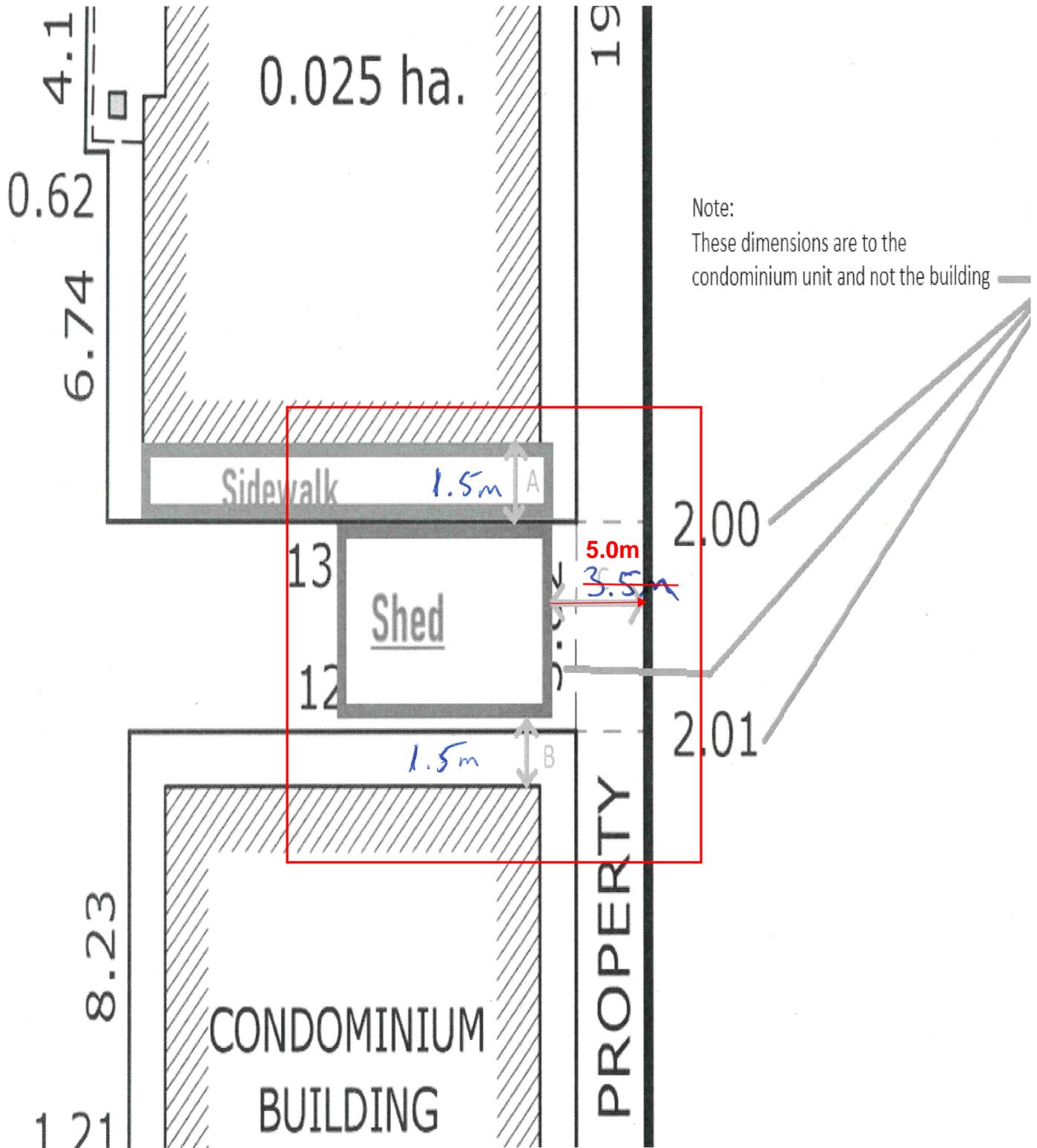
An appeal may be filed by:

- 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:	March 23, 2026
Appeal deadline:	April 13, 2026
Permit active (if no appeals filed):	April 14, 2026

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.



Approved _____ March 23, 2026

Development Officer

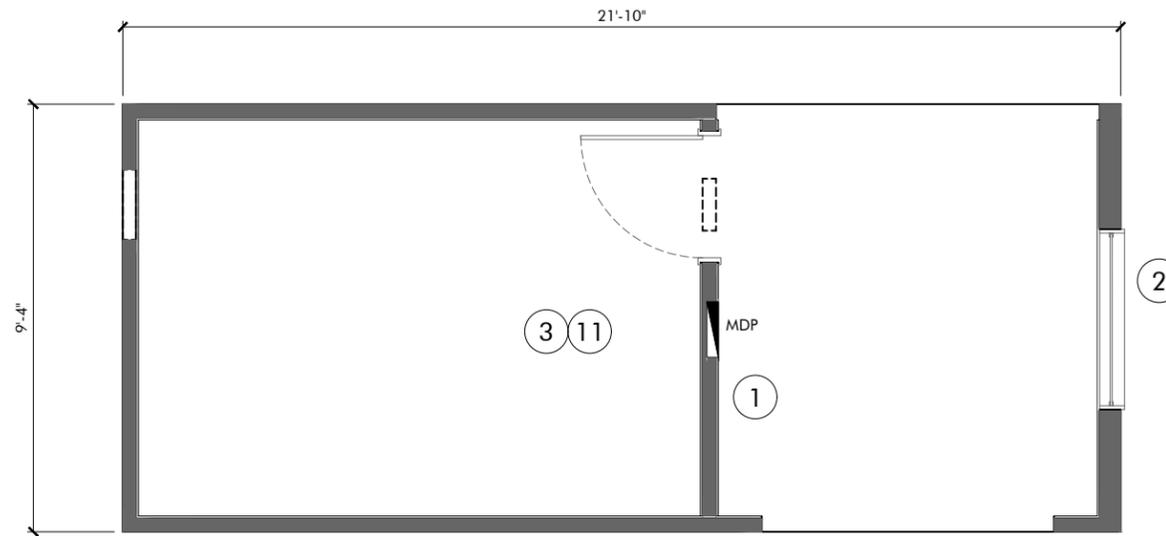
For Use/Location of
Temporary Accessory
Building Only



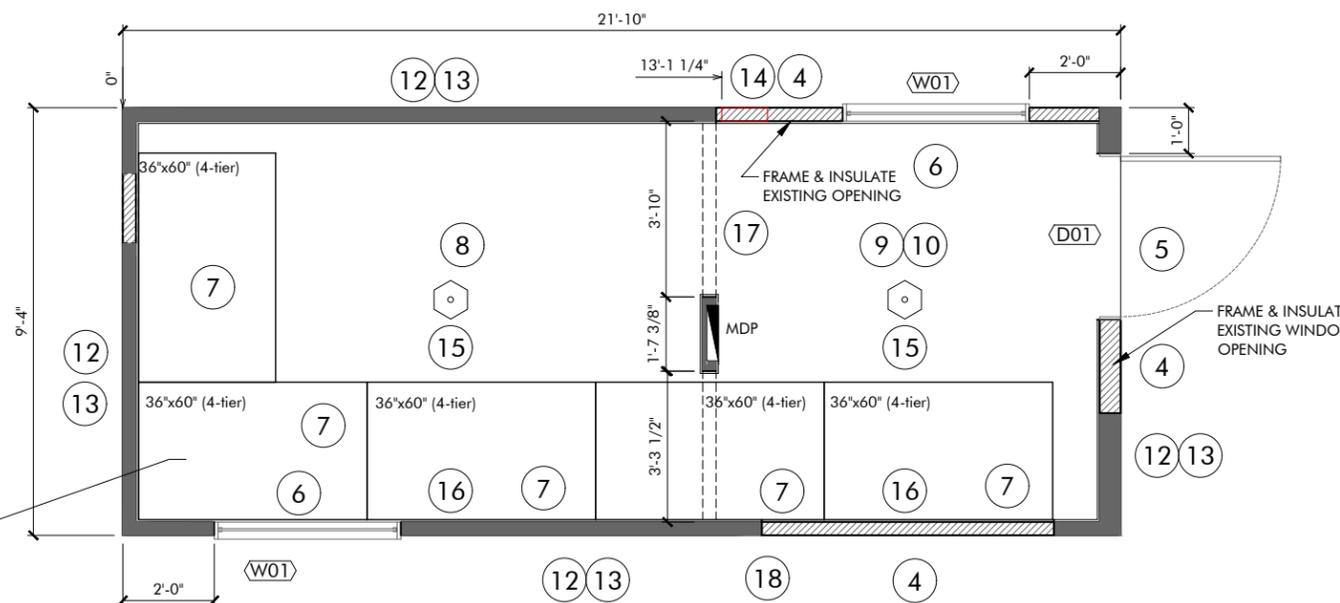
10' x 22' STORAGE LEDUC FOOD BANK WO #: 6952

Permit No. 2025-131

Approved March 23, 2026
Development Officer



ORIGINAL (75569)



RETROFIT (75569)

STORAGE SCOPE OF WORK

NOTE: THIS SOW DOES NOT CAPTURE ALL CHANGES REQUIRED.

- 1 - REMOVE PORTION OF INTERIOR WALL & DOOR. KEEP ELECT. PANEL. INSTALL JUNCTION BOXES IN BULKHEAD TO MAINTAIN CONTINUITY
- 2 - REMOVE WINDOW. KEEP FOR FUTURE USE.
- 3 - REMOVE EXISTING FLOORING THROUGHOUT.
- 4 - FRAME & INSULATE EXISTING OPENINGS.
- 5 - ADD AFS EXTERIOR DOOR.
- 6 - ADD WINDOWS.
- 7 - ADD EXISTING RACKING.
- 8 - ADD NEW LINO.
- 9 - ADD T-BAR CEILING.
- 10 - ADD NEW DRYWALL.
- 11 - REMOVE ANY EXISTING PIPING.
- 12 - ADD BUILDING ON EXTERIOR WALL.
- 13 - ADD NEW EXTERIOR METAL (AFS COLORS).
- 14 - ADD 4 SEASONS SOLAR POWER VENT. 12" x 12" R.O. @ 92" AFF
- 15 - ADD SOLAR POWERED LIGHT (ICOFRU SPT-SO1)
- 16 - INSTALL 1/2" PVC CHASE UNDER TOP PLATE TO RUN CORD TO SOLAR PANEL. INSTALL PANEL ON ROOF
- 17 - ADD 14" BULKHEAD
- 18 - PATCH HOLES ON U/S

USE EXISTING RACKING



PROJECT: 10' x 22' "STORAGE"		DATE: 30.07.2025	REVISION #: 2
SHEET TITLE: FLOOR PLAN		DRAWN BY: KC	PAGE #: 1 OF 1
PRESENTED TO: LEDUC & DISTRICT FOOD BANK		PRESENTATION #: P_1542	

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10' x 22' STORAGE LEDUC FOOD BANK WO #: 6952

Permit No. 2025-131

Approved March 23, 2026
Development Officer 

INTERIOR COLOR CHART			
ITEM	LOCATION	BRAND/TYPE	COLOR
PLASTIC LAMINATE (PL1)	THROUGHOUT	POLYFLOR	CLASSIC MYSTIQUE PUR

EXTERIOR COLOR CHART			
ITEM	BRAND/TYPE	COLOR	GAUGE
STARTER (WELLSITE STYLE - 9" HIGH)	METAL	BLACK- QC8262	26
LOWER SHEETS	METAL	CHARCOAL - QC8306	26
MID BAND TRIM	METAL	BLACK - QC8262	30
UPPER SHEETS	METAL	STONE GREY - QC8305	26
UPPER TRIM	METAL	BLACK - QC8262	30
FASCIA	METAL	BLACK - QC8262	26

(W#) WINDOW SCHEDULE																
ITEM NUMBER	QUANTITY	WINDOW SIZE	R.O. SIZE	MANUFACTURER	PICTURE	SLIDER	CASEMENT	AWNING	BLIND	DOUBLE PANE	TRIPLE PANE	SHUTTER	LOCK	SILL HEIGHT	LINTEL	WALL THICKNESS
W01	2	48x16	49"W x 17"H	NORTHSTAR	•					•				88" AFF	2-2x6	5"
NOTES																
[1] ALL WINDOWS TO BE c/w AFS JAMB LINER.																
[2] ALL WINDOWS w/ WHITE EXTERIOR & WHITE INTERIOR.																

(D#) DOOR SCHEDULE																												
ITEM NUMBER	LOCATION	QUANTITY	DOOR SIZE	R.O. SIZE	DOOR SWING	MANUFACTURER	WOOD DOOR (MIN)	WOOD JAMB (MIN)	MASONITE DOOR (MIN)	STEEL DOOR (MIN)	STEEL JAMB (MIN)	HOLLOW CORE	SOLID CORE	DOOR LITE	PASSAGE DOORSET	PRIVACY DOORSET	KEYED DOORSET	DEADBOLT	PANIC HARDWARE	PANIC [EXIT ONLY]	DOOR CLOSER	CHECK CHAIN	90° HINGE STOP	FLOOR MOUNT STOP	FLIP-DOWN DOOR STOP	LINTEL	WALL THICKNESS	
D01	ENTRY	1	42x80	43 1/2"W x 80 1/4"H	RH	AFS				•	•		•					•	•			•					2x6 BB	-
NOTES																												
DOOR COLOR: INTERIOR SIDE - BONE WHITE, EXTERIOR SIDE - DARK RED.																												
DOOR TO BE c/w NO LITE.																												
AFS: ◡° - LH ◡° - RH ◡° - (KEYSIDE)																												

PROJECT:	10' x 22' "STORAGE"		DATE:	21.05.2025	REVISION #:	0
SHEET TITLE:	FLOOR PLAN		DRAWN BY:	KC	PAGE #:	1 OF 1
PRESENTED TO:	LEDUC & DISTRICT FOOD BANK	<small>This drawing is for presentation purposes and does not constitute an approved drawing for construction purposes. Required final drawing approval protocol will be as required by location building code requirements and local authorities permitting review processes. This drawing and design is the sole property of Alta-Fab and may not be reproduced or submitted without the expressed written consent of Alta-Fab.</small>	PRESENTATION #:	P_1542		