
Development Permit Notice of Decision

Date of Decision: March 10, 2026

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1422642 Alberta Ltd.
o/a Cameron Corporation
10180 111 Street
Edmonton, AB T5K 1K6

Proposed Development: Commercial Signage: Freestanding/Pylon Sign w/Variiances
Legal Description: Plan 022 7411, Block 1, Lot 1
Municipal Address: 6508 50 Street, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2026-023
Tax Roll: 002551

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use with Variance(s) 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. **Be sure to review all the documentation included with this permit.**

- 1. As this permit has been issued for a discretionary use with variances, this permit shall not come into force and effect until expiration of the required 21-day appeal period, pending no appeals. Refer to appeal information below.**
2. 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.
3. Location of the Freestanding/Pylon Sign is approved as per the attached site plan.
4. Approved double-sided Sign is 8.0m in height with a sign face area of 11.5m² per side.
- 5. A Variance has been granted to *Land Use Bylaw 944-19, Section 4.2.5.2(c)* to allow the Sign to exceed the maximum allowable sign face area of 3.0m² in the Commercial District.**
- 6. A Variance has been granted to *Land Use Bylaw 944-19, Section 4.2.5.1(d)* to allow more than one (1) Freestanding Sign on the Lot**

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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. Contact *Alberta One Call*, at 1-800-242-3447 to locate underground services prior to construction, 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



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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.

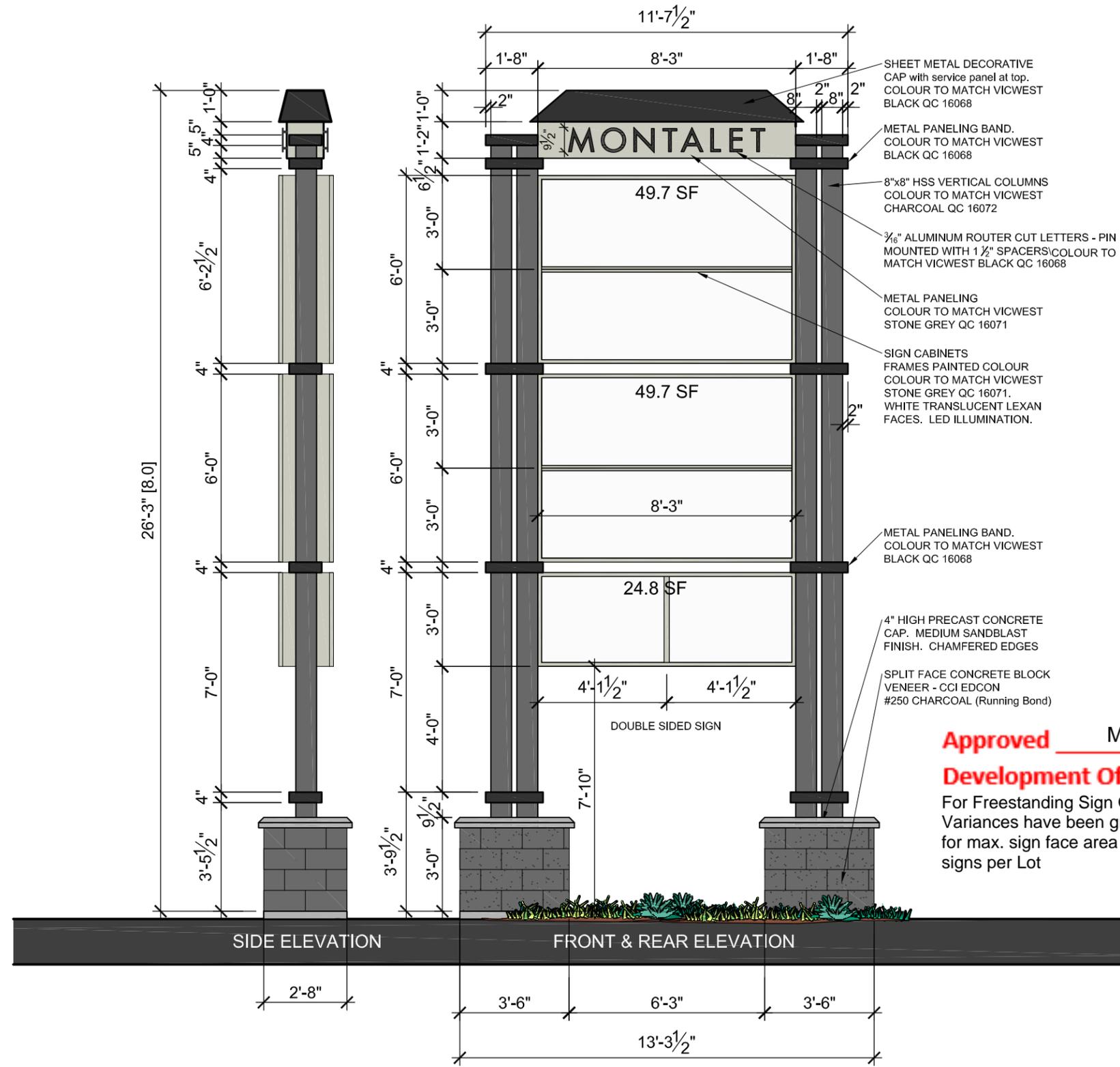
An appeal may be filed by:

- 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 10, 2026
Appeal deadline:	March 31, 2026
Permit active (if no appeals filed):	April 1, 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.



COPY AREA

Allowable: 32.3 SF (3.0 sm)

Proposed: 124.2 SF (11.5 sm)

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Development Officer

For Freestanding Sign Only
 Variances have been granted
 for max. sign face area & no. of
 signs per Lot



1 PROPOSED ELEVATION
 A1 1/4" = 1'-0"

PRELIMINARY
 These drawings are for Design Purposes ONLY. Shop Drawings are required to be submitted to Cameron Development Corporation prior to fabrication and installation.

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

PROJECT

MONTALET
 BEAUMONT, ALBERTA

Pylon Sign #6
 Design Elevations

ARCHITECTURAL CONSULTANT DRAWING DATE

ELECTRICAL CONSULTANT DRAWING DATE

UTILITIES CONSULTANT DRAWING DATE

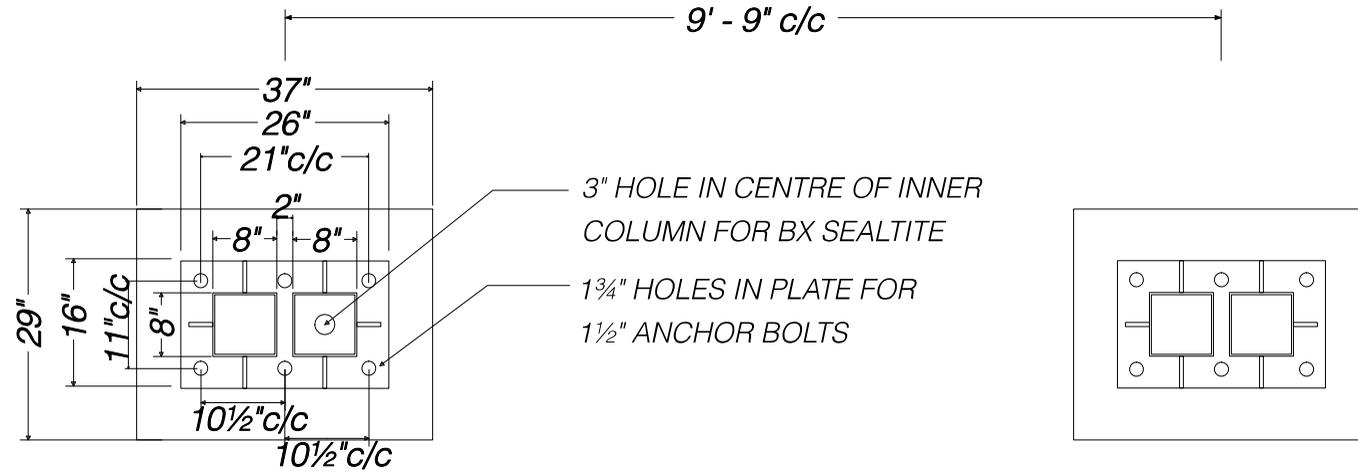
LANDSCAPING CONSULTANT DRAWING DATE

DRAWN BY CE CHECKED BY CD

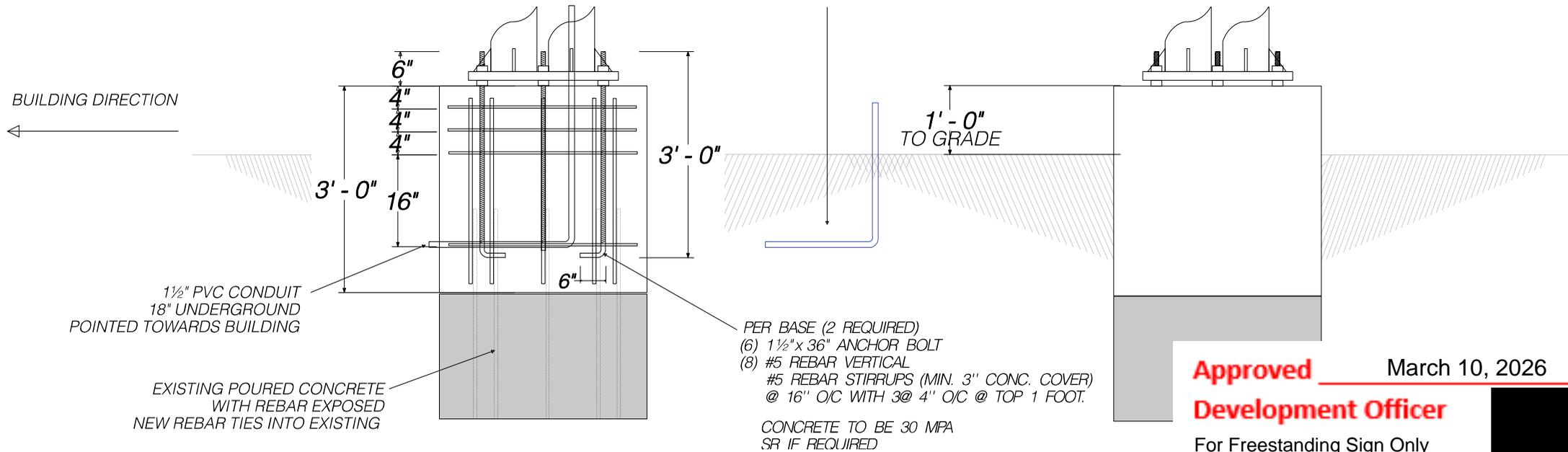
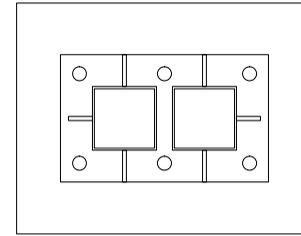
DATE March 26, 2020

**CAMERON DEVELOPMENT - MONTALET
PYLON BASE DETAIL**

Permit No. 2026-023



POWER CURRENTLY LOCATED IN BETWEEN PILES TO BE RELOCATED INTO NEW PILECAP ON BUILDING SIDE



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signs per Lot





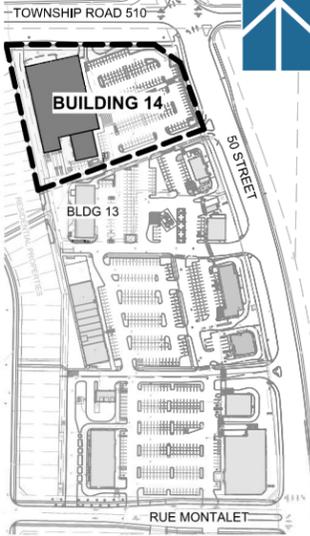
PLANT SCHEDULE - BLDG 14

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	COMMENTS	SIZE
	PF	14	<i>Picea pungens</i> 'Fastigiata'	Columnar Colorado Spruce	B & B	2500mm Ht.
	PG	2	<i>Picea glauca</i>	White Spruce	B & B	2500mm Ht.
	PL	5	<i>Pinus contorta latifolia</i>	Lodgepole Pine	B & B	2500mm Ht.
	FP	17	<i>Fraxinus pennsylvanica</i> 'Rugby'	Prairie Spire Green Ash	B & B	70mm Cal.
	MD	8	<i>Malus x adstringens</i> 'Durieo'	Gladiator™ Crabapple	B & B	50mm Cal.
	SR	5	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	B & B	50mm Cal.
	UA	6	<i>Ulmus americana</i>	American Elm	B & B	70mm Cal.
	UB	6	<i>Ulmus americana</i> 'Brandon'	Brandon Elm	B & B	70mm Cal.
	Js	69	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	#5 Container	450mm Sp.
	Cs	35	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	#3 Container	450mm Ht.
	Pf	114	<i>Potentilla fruticosa</i> 'Goldfinger'	Goldfinger Potentilla	#3 Container	450mm Ht.
	Po	6	<i>Physocarpus opulifolius</i> 'Diablo'	Diablo Ninebark	#5 Container	600mm Ht.
	Ps	74	<i>Physocarpus opulifolius</i> 'SMPOTW'	Tiny Wine Ninebark	#3 Container	450mm Ht.
	Sg	114	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spirea	#3 Container	450mm Ht.
	Cak	226	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	210mm Pot	2 Years Old



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
26.01.09	REVISED DP

Submission Phase/Status

DEVELOPMENT PERMIT

Project
Beaumont Commercial Building 14

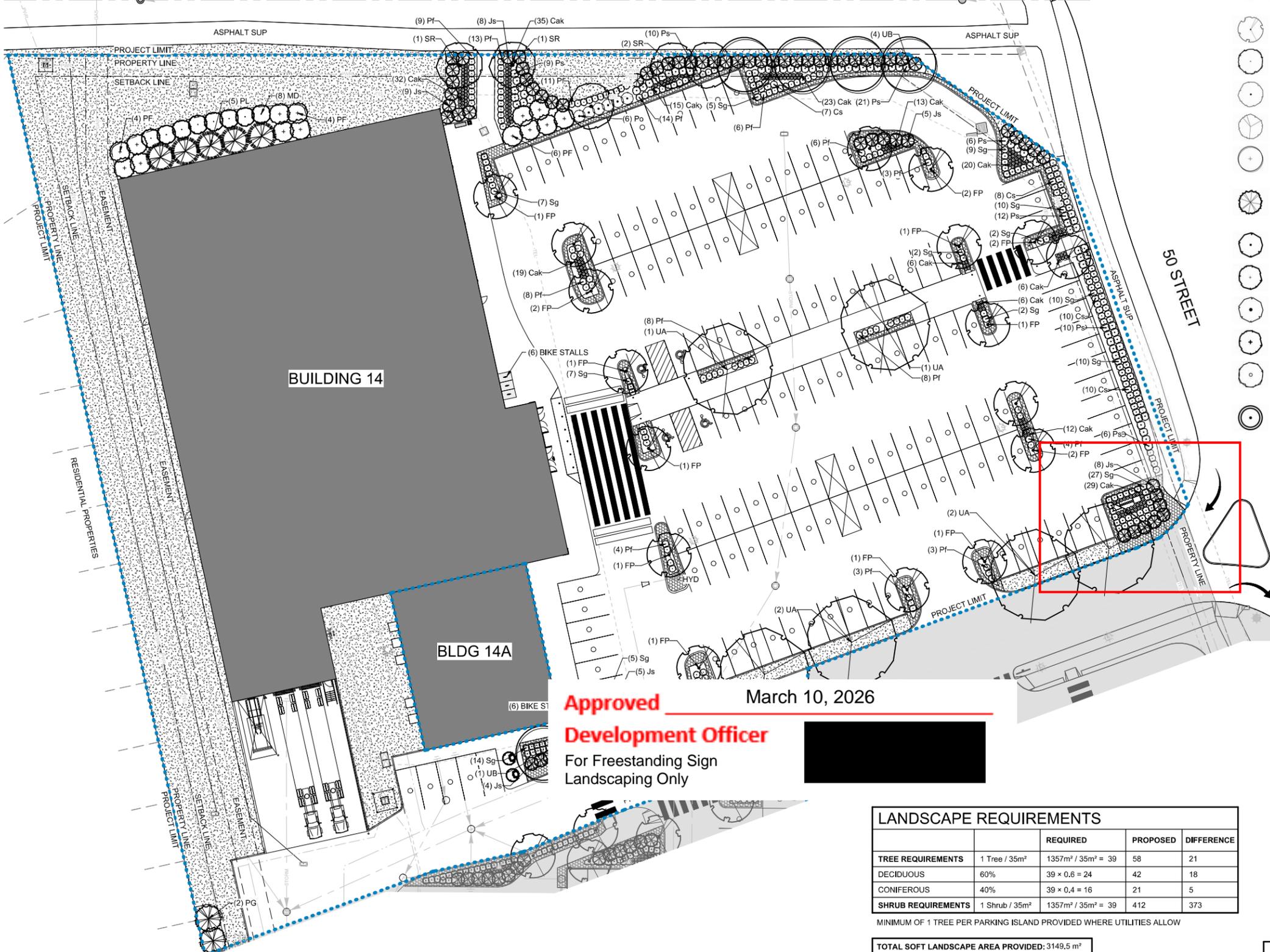
Beaumont, Alberta
Owner/Client

Cameron Corporation
Drawing

PLANTING PLAN

Scale
1:300 metric
Designer/Drawn
KW / JK
Date
2026-01-09

17013 Project No. **L1.00** Sheet



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Development Officer

For Freestanding Sign Landscaping Only

LANDSCAPE REQUIREMENTS				
		REQUIRED	PROPOSED	DIFFERENCE
TREE REQUIREMENTS	1 Tree / 35m ²	1357m ² / 35m ² = 39	58	21
DECIDUOUS	60%	39 × 0.6 = 24	42	18
CONIFEROUS	40%	39 × 0.4 = 16	21	5
SHRUB REQUIREMENTS	1 Shrub / 35m ²	1357m ² / 35m ² = 39	412	373

MINIMUM OF 1 TREE PER PARKING ISLAND PROVIDED WHERE UTILITIES ALLOW

TOTAL SOFT LANDSCAPE AREA PROVIDED: 3149.5 m²

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
- ALL DOCUMENTS AVAILABLE FROM THE CITY OF BEAUMONT'S WEBSITE. 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

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