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## **Development Permit Notice of Decision**

Date of Decision: April 10, 2026

Cameron Developments  
10180 111 Street  
Edmonton, AB T5K 1K6

**Proposed Development:** **Excavation, Stripping and Grading**  
**Legal Description:** Plan 0227411, Block 1, Lot 1  
**Municipal Address:** 6508 50 Street, Beaumont, AB  
**Land Use District:** Commercial  
**Permit Application No:** 2026-050  
**Tax Roll:** 002551

**Development Permit Status:** Approved with conditions

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### **Development Permit Authorization**

The Development Permit authorizes stripping & grading in accordance with the approved drawings. The site has three approved development approvals 2025-090 Retail & Service – General (Grocery Store), 2025-091 Retail & Services – General (Auto Service) and Drive Through Facility, and 2025-108 Retail & Service – General (4 Bay Addition). Final grading will be authorized upon execution of the required Development Agreement associated with development permit 2025-090. Development Permit 2026-050 permits the commencement of stripping and grading activities during the interim period in which engineering drawing approval is being pursued and the Development Agreement is undergoing execution.

Excavation, Stripping and Grading is considered a Discretionary 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. **Be sure to review all the documentation included with this permit.**

### **Development Permit**

1. 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.
2. The site shall be developed in accordance with the attached plans issued for development dated April 10, 2026. **Any changes to the attached plans require prior written approval by the City.**
3. The stamped grading plan contained within the attached drawings authorizes initial stripping and grading activities. Upon acceptance of the final engineering drawings associated with Development Permit No. 2025-090, the interim grading plan shall be superseded in its entirety. The applicant is obligated to ensure that all stripping and grading activities—whether completed, underway, or pending—are brought into full

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conformity with the approved engineering drawings for Permit No. 2025-090, at the applicant's sole cost and responsibility.

4. The Applicant shall maintain comprehensive liability insurance in the amount of \$5 million as it relates to this project, for the duration of the project. A copy of the Certificate of Insurance must be provided, and Beaumont shall be named on same.
5. The owner/applicant shall apply for and obtain a Road Use Agreement prior to work commencing.
6. The owner/applicant shall apply for and obtain a road/lane/sidewalk closure permit, if applicable, prior to work commencing.

### **Additional Information**

1. 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.
  2. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
  3. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
  4. 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.
  5. It is the responsibility of the Applicant 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**

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit are required to be posted onsite and on the City of Beaumont website, as there is a right to appeal this permit.

### **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.

<b>Notice of Decision:</b>	April 10, 2026
<b>Appeal deadline:</b>	May 1, 2026
<b>Permit active</b> (if no appeals filed):	May 2, 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)

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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:

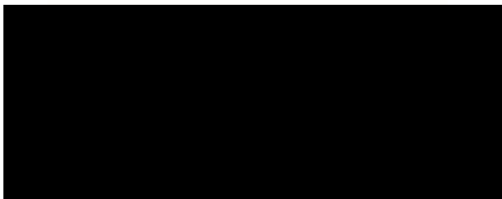
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cc:  
Kendra Raymond, Director, Planning & Development  
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Aaron Lewicki, Director, Infrastructure  
Punam Grewal, Engineering & Environment  
Bryce Piacentini, Manager, Parks and Roads Operations  
Joe Ross, Safety Codes Team Lead  
Parth Mehta, Engineering Lead  
Rene Dalma, Engineering Coordinator  
Sara Edge, Operations Facility Administrative Assistant



