
Development Permit Notice of Decision

Date of Decision: April 23, 2026

Vania Tomasevic


Proposed Development: Excavation, Stripping & Grading
Legal Description: South 1/2 of SE-26-50-24-W4M
Municipal Address: Azur Phases 9 & 10
Land Use District: Integrated Neighbourhood
Permit Application No: 2026-055
Tax Roll: 002123

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Integrated Neighbourhood 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, this permit shall not come into force and effect until the appeal period has expired.**
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. The site shall be developed in accordance with the attached plans issued for development dated April 23, 2026. Any changes to the attached plans require prior written approval by the City.
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/lane/sidewalk closure permit, if applicable, prior to work commencing.
6. The owner/applicant shall apply for and obtain a road use agreement, prior to work commencing.

Failure to comply with any of the preceding conditions will render this permit null and void.

Additional Information

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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.

Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit must be posted on site.

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:


Yasmin Sharp
Development Officer
780-234-0552
Yasmin.sharp@beaumont.ab.ca

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.

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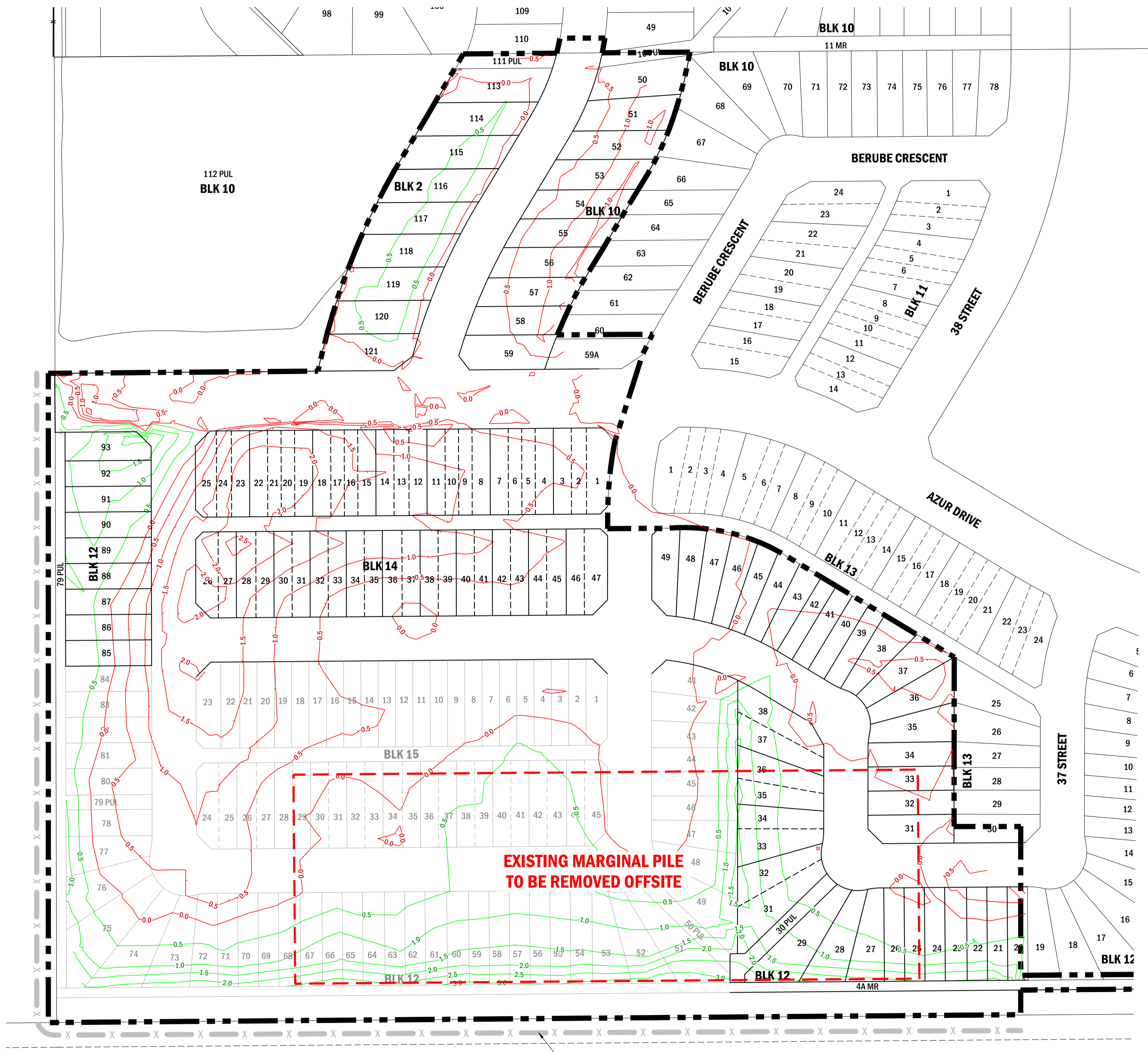
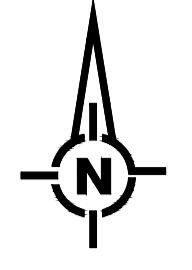
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As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

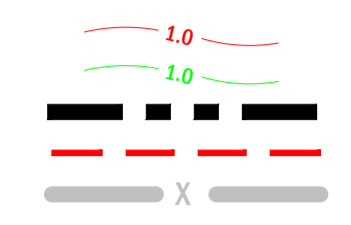
Notice of Decision:	April 23, 2026
Appeal deadline:	May 14, 2026
Permit active (if no appeals filed):	May 15, 2026

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. 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



LEGEND

- CUT CONTOUR
- FILL CONTOUR
- STRIPPING AND GRADING BOUNDARY
- STOCKPILE FOOTPRINT
- SLIT FENCE



CONTRACTOR TO ENSURE ESC MEASURES ARE IN PLACE FOR ANY ADJACENT LAND OWNERS. ESC TO BE TO THE SATISFACTION OF THE CITY ENGINEERS.

ACCEPTED
Infrastructure - Engineering Services
City of Beaumont
 04/23/2026 8:37:52 AM

REV	Y	M	D	REVISION DESCRIPTION	DRN	SUPV	DES	CHK	ENG	APP
A	26	04	09	ISSUED FOR GRADING PERMIT						

Select Engineering Consultants
 100, 17413 107 Avenue NW, Edmonton AB T5S 1E5
 T: 780 651 5777 F: 780 651 5757 selecteng.ca

PRELIMINARY

Azur Stage 9 & 10
 Preliminary Grading
 Grading Permit Plan
 April 9, 2026
 DRAWING
AZUR Stage 9 & 10 GRADING PERMIT