
Development Permit Notice of Decision

Date of Decision: May 7, 2026

Sabre Abduraheman

[REDACTED]
1700,10130-103 Street NW
Edmonton, AB T5J 3N9

Proposed Development: Excavation, Stripping & Grading
Legal Description: Plan 9322042, Lot A
Municipal Address: 6701 Montrose Boulevard
Land Use District: Commercial
Permit Application No: 2026-049
Tax Roll: 002119

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above 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.**

- 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. Any changes to the attached plans require prior written approval by the City. Approval of 2026-049 is limited to stripping and grading only. Any other development or improvements depicted in the attached drawings are not approved by this permit and remain subject to a separate development permit issued by the City of Beaumont
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. Prior to the commencement of any site work, including but not limited to stripping, grading, or related earthworks, the applicant shall submit to the City of Beaumont a security deposit in a form acceptable to the municipality (irrevocable letter of credit, certified cheque, cash, or bond).

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The security shall be calculated at 25% of the total estimated construction cost of all site works approved under permit 2026-049 as determined by a cost estimate prepared by a qualified professional and accepted by the municipality. In no case shall the security be less than \$7,000.00.

The security shall be held by the City and shall be released, less any amounts required to remedy deficiencies, upon written confirmation by the municipality that all stripping and grading have been completed in accordance with the approved development permit.

6. The owner/developer shall ensure that all exposed soils resulting from stripping, grading, or other site disturbance activities are managed so as to minimize the generation and migration of windblown dust following stripping and grading work. This shall include, but is not limited to, compacting all exposed soils using equipment and methods appropriate to soil type and site conditions.
7. Where further development of the site does not commence within one (1) year of the date on which the stripping and grading securities have been released by the municipality, the owner/developer shall undertake site remediation in accordance with the requirements set out below. For the purposes of this condition, "commence" shall mean the issuance of a valid building permit for the next phase of development.

Upon triggering this condition, the owner/developer shall apply sufficient topsoil across all disturbed areas of the site and seed all topsoiled areas in accordance with the General Design Standards. The developer/owner shall maintain the grass seeded areas through watering, re-seeding, or other measures necessary to establish a healthy, continuous vegetative cover to the satisfaction of the municipality.

8. The owner/applicant shall apply for and obtain a road/lane/sidewalk closure permit, if applicable, prior to work commencing.
9. 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

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


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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.

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:	May 7, 2026
Appeal deadline:	May 28, 2026
Permit active (if no appeals filed):	May 29, 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



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

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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

Cut/Fill Summary

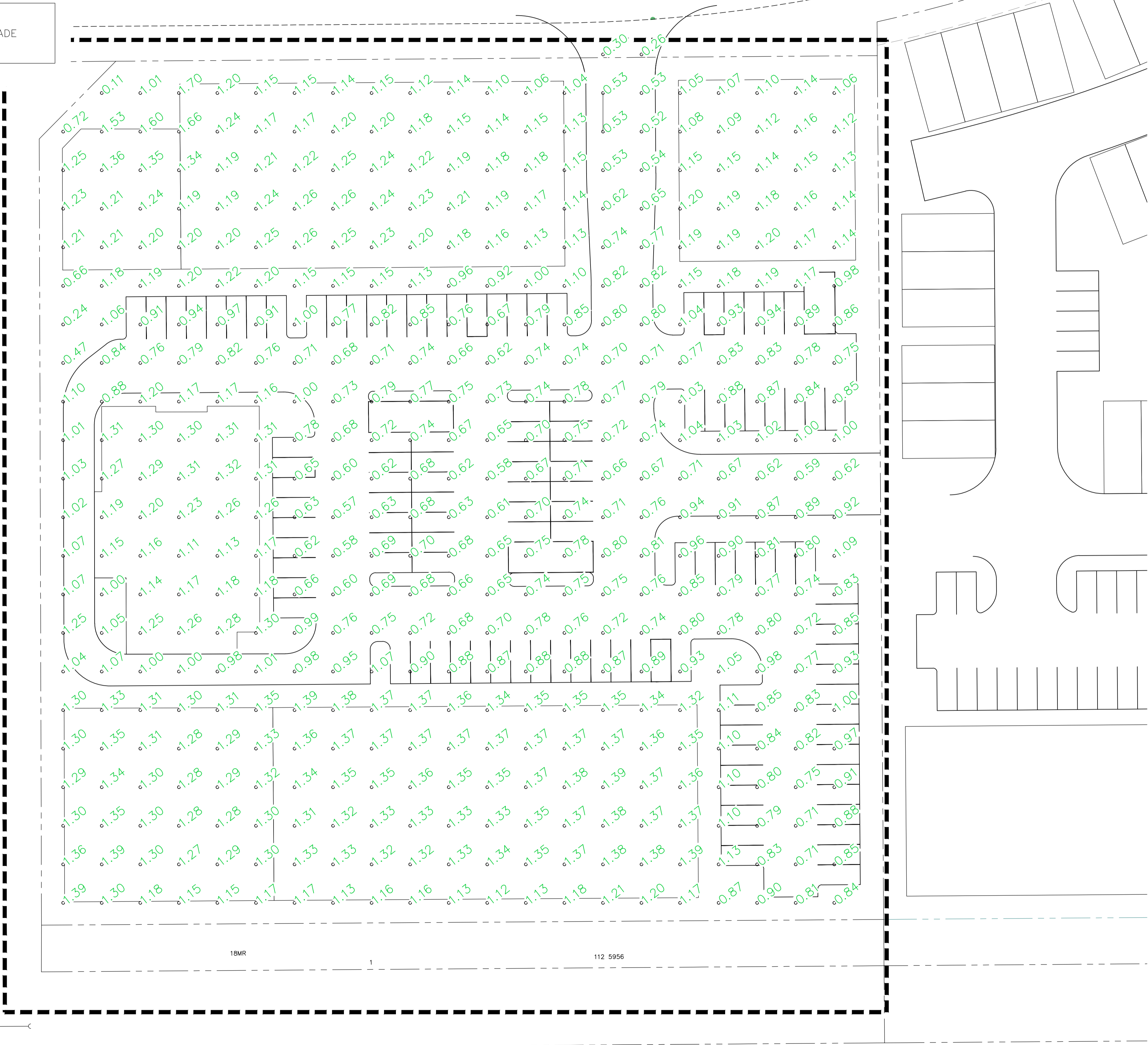
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Site 1A	1.000	1.100	12276.49sq.m	34.23 Cu. M.	13528.26 Cu. M.	13494.03 Cu. M.<Fill>
Totals			12276.49sq.m	34.23 Cu. M.	13528.26 Cu. M.	13494.03 Cu. M.<Fill>

ASSUMPTIONS:
 1. NO STRIPPING
 2. CUTS AND FILLS ARE FROM EXISTING SURFACE TO SUBGRADE
 3. SUBGRADE IS 300mm BELOW FINISHED GROUND
 4. 10% SHRINKAGE ON COMPACTION

REVIEWED
 R. DALMA 04/22/2026

RANGE ROAD 243

MONTROSE BOULEVARD



LEGEND / NOTES:

○ 1.23 FILL
 ○ -1.23 CUT

Approval of 2026-049 is limited to stripping and grading only. Any other development or improvements depicted herein are not approved by this permit and remain subject to a separate development permit issued by the City of Beaumont

REVISION:

NO.	DESCRIPTION	BY	APPD	DATE

ISSUE:

NO.	DESCRIPTION	BY	APPD	DATE

PROJECT MANAGER: S. ABDURAHAMAN
 CLIENT:

PROJECT: MONTROSE MU

DRAWING TITLE: CUT-FILL PLAN

PROJECT NO: 2025-016

SCALE: 1:300
 DRAWING NO.:

PERMIT / SEAL

Invistec Consulting Ltd.
 Suite 1700, 10130 - 103 Street NW
 Edmonton Alberta, T5J 3N9
 (780) 293 - 7373
 www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.
 THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF INVISTEC CONSULTING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY INVISTEC CONSULTING LTD. IS PROHIBITED.

EROSION AND SEDIMENTATION CONTROL:

DRAINAGE SERVICES TO BE NOTIFIED IF ANY MAJOR CHANGES TO THE EROSION AND SEDIMENTATION PLAN ARE TO BE CONSIDERED.

PROPOSED SITE CLEARING AND GRADING

- LOTS ARE TO BE GRADED ACCORDING TO PRE-GRADES AND THEREFORE THEY WILL ACT AS TEMPORARY SEDIMENT TRAPS. THIS WILL PREVENT OVERLAND DRAINAGE ONTO ROADWAYS AND ADJACENT EXISTING LOTS.
- LOW AREAS ARE TO BE PROTECTED FROM SPILL-OVER WITH PROPERLY INSTALLED SILT FENCE OR OTHER APPROPRIATE BMP.
- WHERE CONCENTRATED FLOW IS ANTICIPATED, EROSION CONTROL BLANKETS, TRIANGLE SILT DIKES ("GEORIDGE" FROM NILEX INC.), OR OTHER APPROPRIATE BMP WILL BE USED.
- SURFACE DRAINAGE OR POOLS OF STORM WATER WILL BE PUMPED TO DESIGNATED DISCHARGE LOCATIONS.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. CLIENT/CONTRACTOR HAS A STREET CLEANING PROGRAM IN EFFECT AND IT IS IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

UNDERGROUND CONSTRUCTION

- INCLUDES STORM SEWERS, SANITARY SEWERS, WATER MAINS AND LOT SERVICES.
- DURING UNDERGROUND INSTALLATION, SILTY AND SANDY CLAY WILL BE EXPOSED. IF WET CONDITIONS ARE ENCOUNTERED, WATER IS TO BE PUMPED TO THE DESIGNATED DISCHARGE LOCATIONS PROTECTED WITH SILT FENCE. A SILT BAG IS TO BE WRAPPED AROUND THE END OF THE PIPE ANY TIME WATER IS BEING PUMPED TO DESIGNATED DISCHARGE LOCATIONS.
- THE CONTRACTOR WILL PUMP SURFACE RUNOFF TO DESIGNATED DISCHARGE LOCATIONS AND NOT USE THE STORM SEWER DURING CONSTRUCTION.

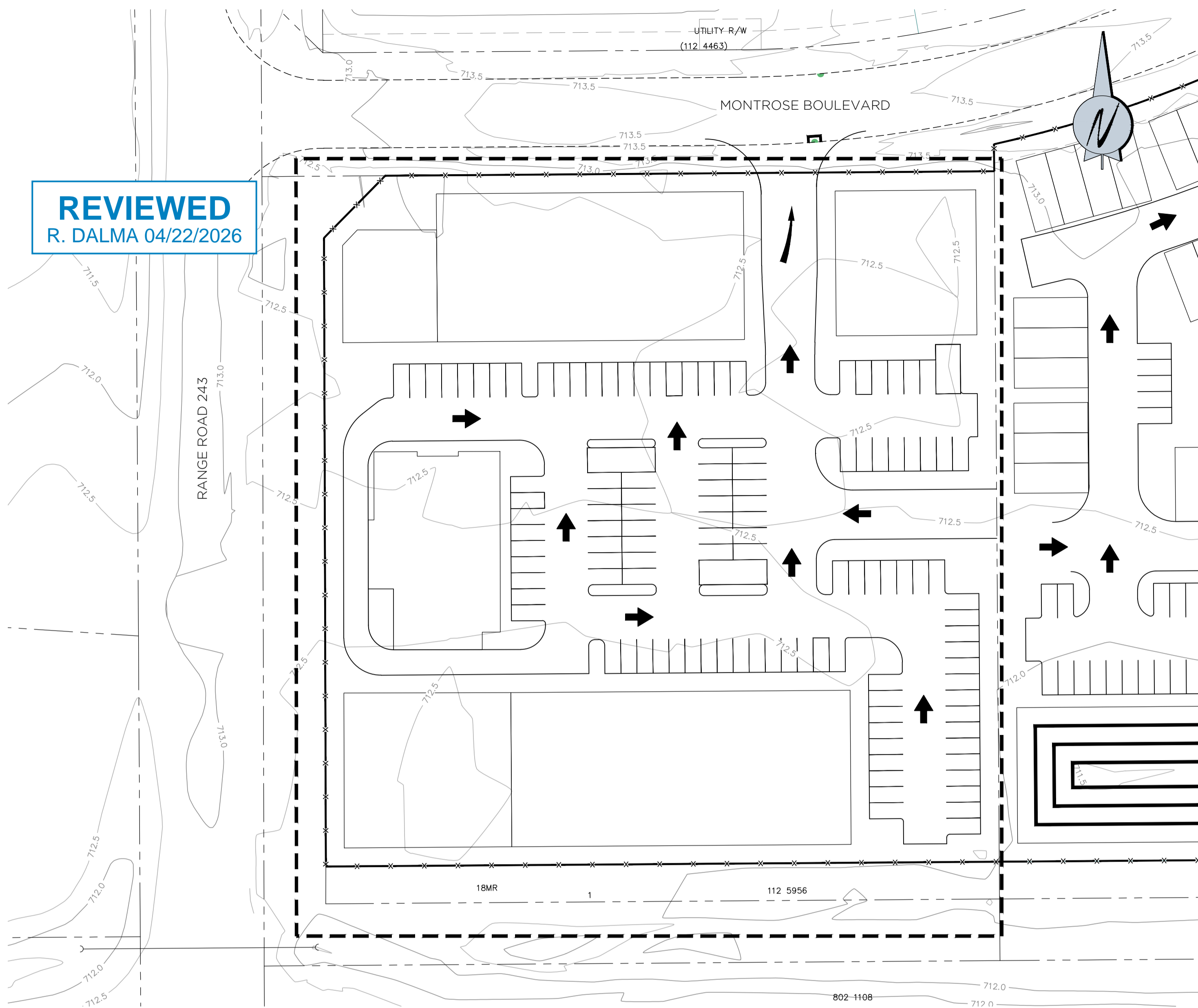
ROADWAY CONSTRUCTION

- MANHOLE FRAMES AND COVERS, AND CATCHBASIN FRAMES AND COVERS, WILL BE LOWERED BELOW SUBGRADE TO ALLOW FOR ROADWAY SUBGRADE PREPARATION.
- ALL RUNOFF IS MANAGED ON-SITE SIMILAR TO THE ESC FOR PROPOSED SITE CLEARING AND GRADING.
- TRAPPED WATER WILL BE PUMPED TO THE DESIGNATED DISCHARGE LOCATIONS PROTECTED WITH SILT FENCE.
- THE CONTRACTOR WILL PUMP SURFACE RUNOFF TO DESIGNATED DISCHARGE LOCATIONS AND WILL NOT USE THE STORM OR SANITARY SEWERS OR CATCHBASINS DURING OR AFTER CONSTRUCTION.
- CATCHBASINS ARE TO BE RAISED TO GRADE WHEN CONCRETE CURB, GUTTER AND SIDEWALKS ARE IN PLACE.
- TEMPORARY INLET SEDIMENT CONTROL BARRIERS ARE TO BE INSTALLED AT EVERY ON-SITE CATCHBASIN AND THOSE DOWNSTREAM OF THE CONSTRUCTION, AS SHOWN.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. CLIENT/CONTRACTOR HAS A STREET CLEANING PROGRAM IN EFFECT AND IT IS IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

LANDSCAPING AND SITE MAINTENANCE

- UNTIL LANDSCAPING IS COMPLETE, THE ESC SYSTEM WILL BE MONITORED FOR MAINTENANCE AND RECORD KEEPING AFTER WEATHER EVENTS AND DURING WEEKLY SITE INSPECTIONS, DURING AND AFTER CONSTRUCTION.
- SHOULD MUD TRACKING OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN THE AFFECTED ROADWAYS. CLIENT/CONTRACTOR HAS A STREET CLEANING PROGRAM IN EFFECT AND IT IS IN ACCORDANCE WITH SECTION 48 (MATERIAL ON SIDEWALKS AND ROADWAYS) OF THE CITY OF EDMONTON'S TRAFFIC BYLAW #5590.

REVIEWED
R. DALMA 04/22/2026



LEGEND / NOTES:

LEGAL	PROPOSED	EXISTING	FUTURE
DEVELOPMENT BOUNDARY	---	---	---
LIMIT OF CONSTRUCTION	---	---	---
PROPERTY LINE	---	---	---
EASEMENT LINE	---	---	---
DRAINAGE			
DITCH / SWALE	→	→	→
TOP OF SLOPE	~	~	~
TOE OF SLOPE	~	~	~
CONTOUR - MAJOR	600.0	600.0	600.0
CONTOUR - MINOR	600.5	600.5	600.5
DIRECTION OF DRAINAGE (MAJOR / MINOR)	← /	← /	← /
ESC			
INTERIM STORM WATER DISCHARGE LOCATION	*		
CATCH BASIN	□		
SEDIMENT BARRIER	—		
SPILL DIRECT	—		
SILT FENCE	—		
STRAW WATTLE	—		
EROSION BLANKET	▨		
RIP RAP	▨		

REVISION:

NO.	DESCRIPTION	BY	APPD	DATE

PROJECT MANAGER: S. ABDURAHAMAN

CLIENT:

PROJECT:

MONTROSE MU

DRAWING TITLE:

PRELIMINARY GRADING PLAN

PROJECT NO: 2025-016

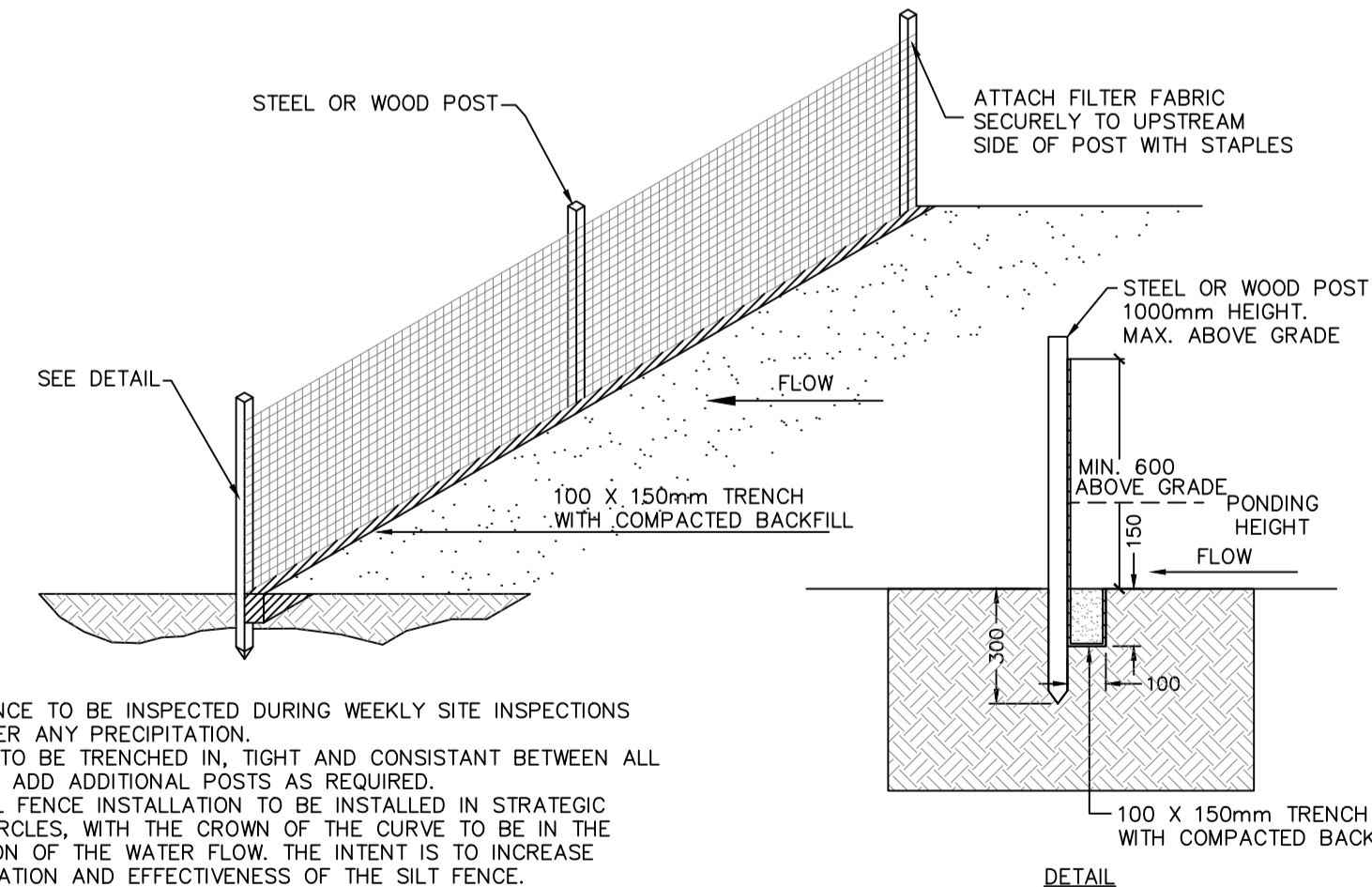
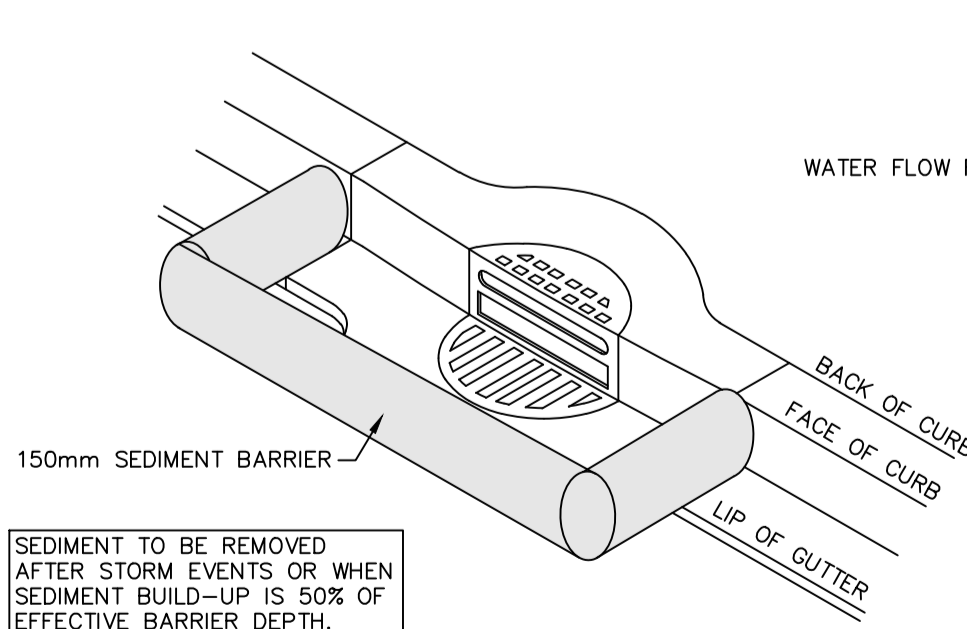
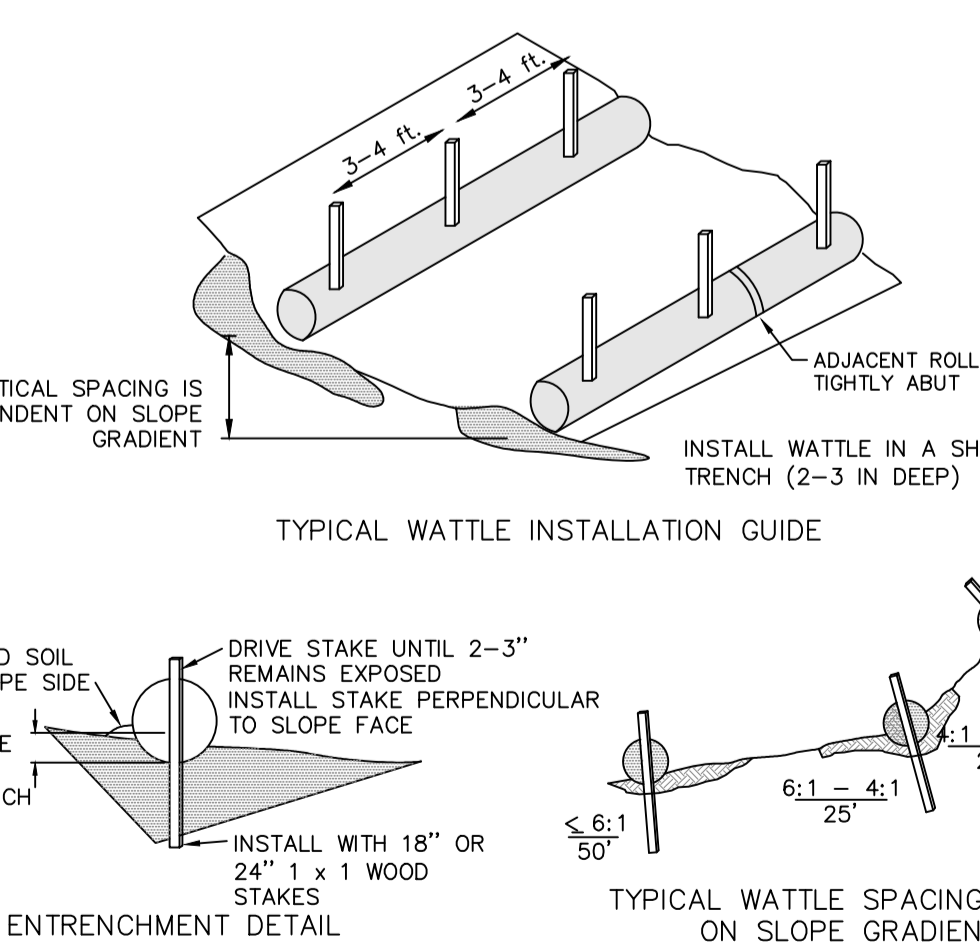
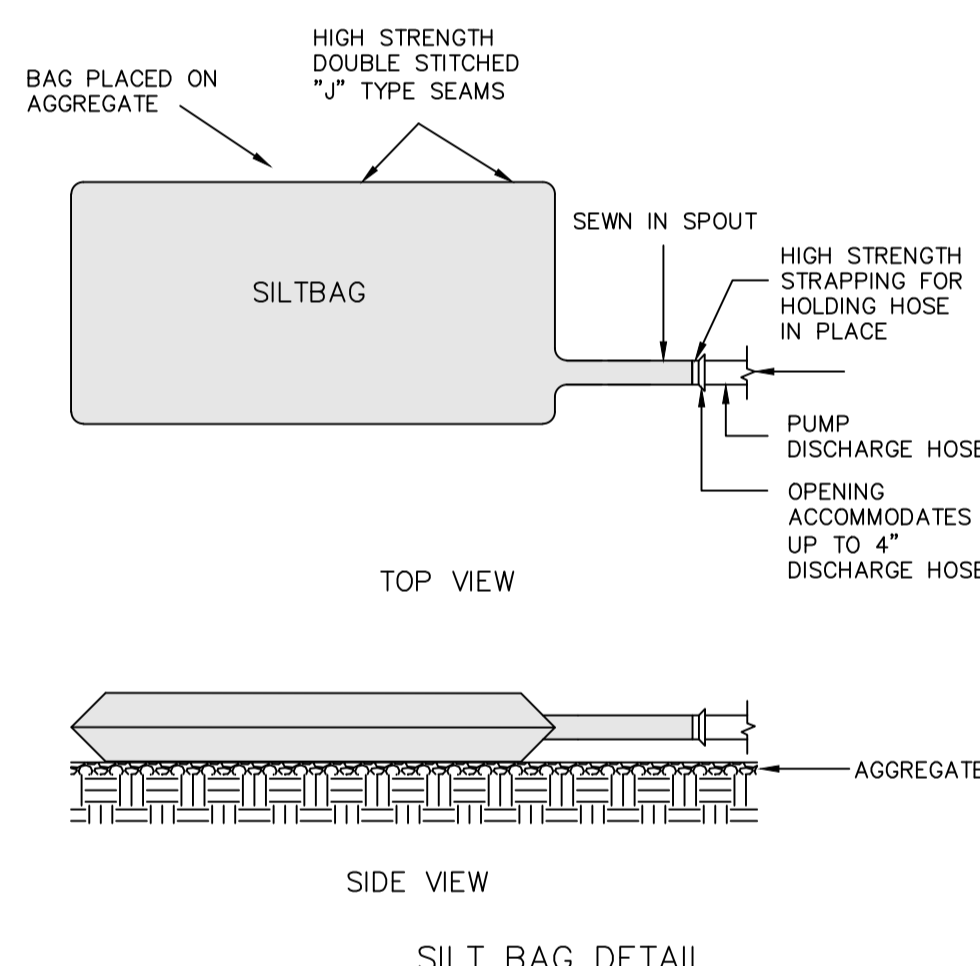
SCALE: 1:500 **DRAWING NO.**

PERMIT / SEAL

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Suite 1700, 10130 - 103 Street NW
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www.inivestec.ca

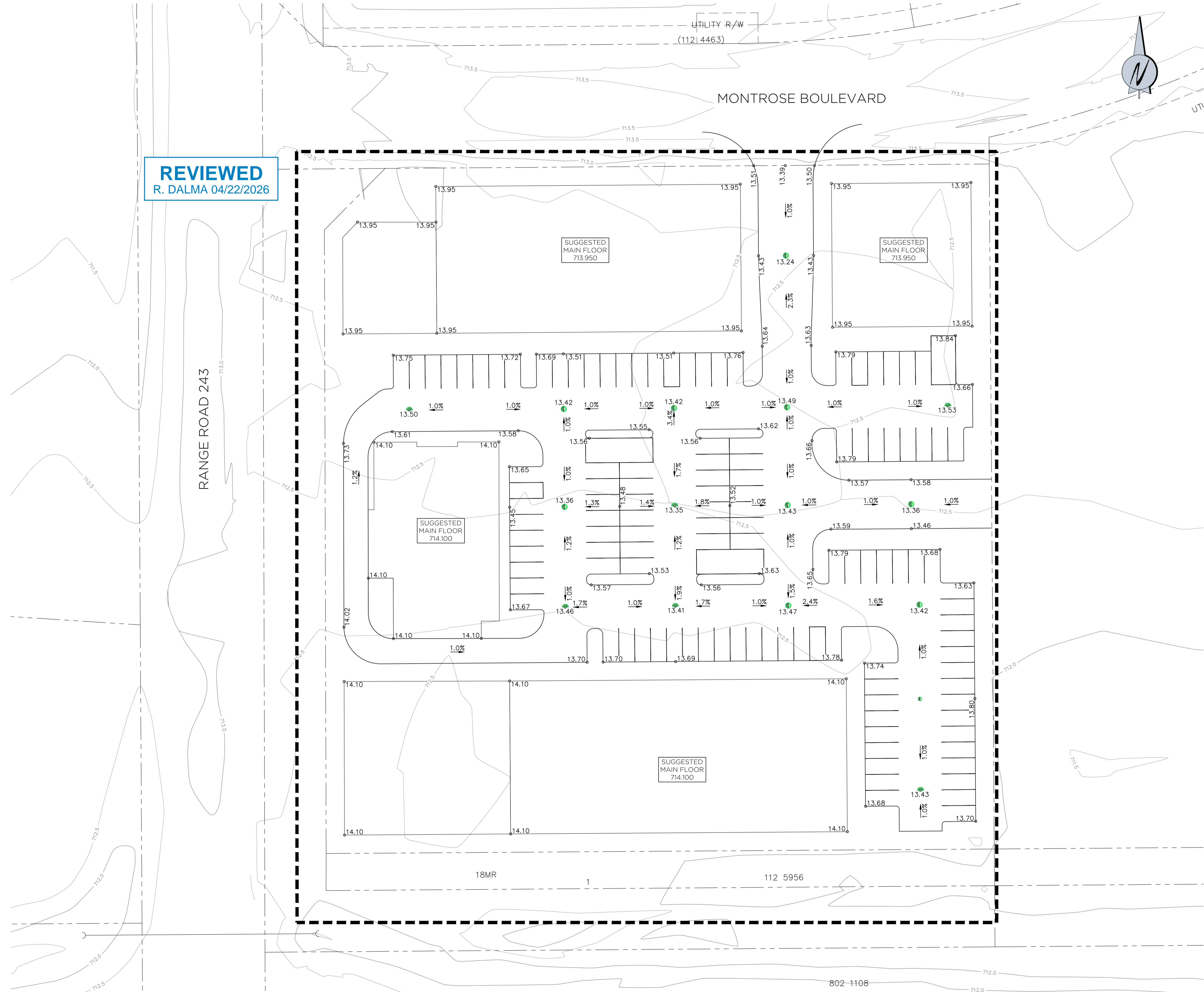
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- SILT FENCE TO BE INSPECTED DURING WEEKLY SITE INSPECTIONS AND AFTER ANY PRECIPITATION.
- FABRIC TO BE TRENCHED IN, TIGHT AND CONSISTANT BETWEEN ALL POSTS. ADD ADDITIONAL POSTS AS REQUIRED.
- OVERALL FENCE INSTALLATION TO BE INSTALLED IN STRATEGIC SEMI-CIRCLES, WITH THE CROWN OF THE CURVE TO BE IN THE DIRECTION OF THE WATER FLOW. THE INTENT IS TO INCREASE STABILIZATION AND EFFECTIVENESS OF THE SILT FENCE.
- ALL SEDIMENT TO BE CLEANED OUT PRIOR TO REMOVAL. AT F.A.C., ALL ACCUMULATED SEDIMENT AND ALL POSTS TO BE REMOVED AND FABRIC TO BE CUT FLUSH WITH GROUND - DO NOT PULL FENCE FABRIC FROM TRENCH.
- SEDIMENT TO BE REMOVED BEFORE ACCUMULATION REACHES 1/3 OF FENCE HEIGHT.
- SEDIMENT TO BE REMOVED TO AN OFFSITE LOCATION.

REVIEWED
R. DALMA 04/22/2026



LEGEND / NOTES:

LEGAL	PROPOSED	EXISTING	FUTURE
DEVELOPMENT BOUNDARY	---	---	---
LIMIT OF CONSTRUCTION	---	---	---
PROPERTY LINE	---	---	---
EASEMENT LINE	---	---	---
STORM			
CATCH BASIN MANHOLE	●	●	●
CATCH BASIN	○	○	○
DRAINAGE			
DITCH / SWALE	---	---	---
TOP OF SLOPE	---	---	---
TOE OF SLOPE	---	---	---
CONTOUR - MAJOR	---	---	---
CONTOUR - MINOR	---	---	---
DIRECTION OF DRAINAGE (MAJOR / MINOR)	← / ←	← / ←	← / ←
SURFACE PONDING AREA	■	■	■
ELEVATIONS			
SURFACE	o45.67	o(45.67)	o45.67
TOP OF CURB	o45.67*	o(45.67*)	o45.67*
TOP OF WALL	o45.67 TW	o(45.67 TW)	o45.67 TW
BOTTOM OF WALL	o45.67 BW	o(45.67 BW)	o45.67 BW
ESTIMATED NUMBER OF RISERS (ASSUMED HEIGHT X.XXXm)	2R		

REVISION:

NO.	DESCRIPTION	BY	APPD	DATE

ISSUE:


NO.	DESCRIPTION	BY	APPD	DATE

PROJECT MANAGER: S. ABDURAHEMAN
CLIENT:

PROJECT: MONTROSE MU

DRAWING TITLE: PRELIMINARY GRADING PLAN - LOT A

PROJECT NO: 2025-016

SCALE: 1:300  **DRAWING NO.**

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