

## Development Permit Notice of Decision

Date of Decision: June 19, 2026

Michael Szezsny

**Proposed Development:** Building Alteration on Previously Approved Commercial Development (2025-021)

**Legal Description:** Plan 2421952, Block 1, Lot 72

**Municipal Address:** 3502-39 Ave, Beaumont, AB

**Land Use District:** Commercial

**Permit Application No:** 2026-064

**Tax Roll:** 00010662

**Development Permit Status:** Approved with conditions

### Development Permit Authorization

This Development Permit authorizes the alteration of the commercial building to remove the second storey from a portion of the building fronting on to 39 Avenue in accordance with the stamped approved drawings and the provisions of the Beaumont Land Use Bylaw 944-19.

All applicable conditions of Development Permit No 2025-021 continue to apply to the development authorized by this permit, except where expressly modified by the conditions of this approval.

The Development (elevation alteration) is considered a Permitted Use within the Commercial District and is approved by the Development Authority subject to the conditions listed below.

### Development Permit Conditions

Be sure to review all the documentation included with this permit.

1. This Development Permit approval is subordinate to the development authorized under permit 2025-021. Development shall commence within one year from the date of decision of 2025-021 (January 22, 2026), or within the period established within a time-extension agreement. If the development does not commence within this time frame, a new development permit will be required.
2. The building elevation changes for the portion of the south, north, and west elevations which have been altered from 2 storeys to 1 storey shall be developed in accordance with the attached plans issued for development dated June 19, 2026. **Any changes to the attached plans require prior written approval by the City.**

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3. All site access, servicing, parking, landscaping, circulation, grading, and related site improvements associated with the building shall be provided in accordance with Development Permit No. 2025-021 and its approved plans and conditions.
4. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required in accordance with the Land Use Bylaw 944-19 and Community Standards Bylaw 1024-22.

### Additional Information

1. Development Permit 2025-021 approved the development of 78 parking stalls. With the alteration to remove a portion of the second storey, the required number of parking stalls is reduced from 75 stalls to 59 stalls. All changes of use within the commercial building requires a separate development permit which may change parking requirements.
  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. 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 Alberta Safety Codes Act and any other applicable bylaws or regulations.
  4. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
  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, notice regarding this Development Permit has been published on our website, only.

### Appeal Information

Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these



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

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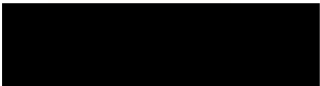
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grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board (SDAB) or the Land and Property Rights Tribunal within 21 days of the date the decision was made, noted above.

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:

  
Yasmin Sharp  
Development Officer  
780-243-0552  
[Yasmin.sharp@beaumont.ab.ca](mailto:Yasmin.sharp@beaumont.ab.ca)

cc:  
Wendy Jones, Manager, Investment Attraction & Growth  
Carley Krahn, Fire Prevention Officer  
Joe Ross, Safety Codes Team Lead  
Parth Mehta, Engineering Lead  
Troy Birtles, Accurate Assessment

2026-064 Authorizes a limited alteration of a portion of the building fronting 39 Ave from 2 storey to 1 storey.



Approved June 19, 2026  
Development Officer  
Yasmin Sharp, RPP, MCIP



ISSUED PURSUANT TO THE ARCHITECTS ACT OF ALBERTA  
© MES Architecture Ltd.  
All drawings and specifications are instruments of service and property of the Architect and shall not be used without the Architect's permission. Contractor shall verify all dimensions and details and refer any discrepancies to the Architect before proceeding with the work.

List of Consultants	
Structural:	KARA ENGINEERING
Mechanical:	MISLAT ENGINEERING
Electrical:	MISLAT ENGINEERING
Fire Safety:	
Sprinkler:	MISLAT ENGINEERING

**AZUR CENTRAL**  
3502 39 AVE Beaumont

**CENTRAL DEVELOPMENTS LTD**

Issues:  
Issued for Pricing  
Issued for Development Permit  
Issued for Building Permit  
Revisions

**EXTERIOR ELEVATIONS COLOR**

Project number	008
Date	22/10/2025
Drawn by	Author
Checked by	Checker

DO NOT SCALE DRAWINGS

DP 3.1.



ELEVATION KEYNOTES	
1A	STUCCO SMOOTH FINISH APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: BLUE
1B	STUCCO SMOOTH FINISH APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: DARK GREY
1C	STUCCO SMOOTH FINISH APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: BEIGE
1D	STUCCO SMOOTH FINISH APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: GREY
1E	STUCCO SMOOTH FINISH APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: RED
1F	STUCCO SMOOTH FINISH APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: TAN
1G	STUCCO SMOOTH FINISH APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: DARK GREY
2	STUCCO SMOOTH FINISH W/DETAIL LINES APPLIED TO 2" OUTBOUND RIGID INSULATION COLOUR: BROWN
4	FLOATING METAL CANOPY ATTACHED TO TEH WALLS W/KNIFE PLATES COLOUR: WHITE
5	PVC WINDOW C/W DOUBLE PANE GLAZING, METAL BREAKSHAPE EXT ON FRAME COLOUR(GLASS): CLEAR COLOUR(FRAME): BLACK
5A	CURTAIN GRID C/W DOUBLE PANE GLAZING, METAL BREAKSHAPE EXT ON FRAME COLOUR(GLASS): CLEAR COLOUR(FRAME): BLACK
5B	STOREFRONT GLASS DOOR
6	SPANDREL PANEL IN GLAZING SYSTEM COLOUR: GREY
7	METAL EYE BROW ATTACHED TO THE WALLS W/KNIFE PLATES COLOUR: WHITE
8	STUCCO 1" GROOVES COLOUR: BLACK
9	1" DEEP CORNICE 6" PROUD OF THE FACE W/CAP FLASHING COLOUR: DARK GREY
10	BRICK VENEER ATTACHED TO PILASTER COLOUR: SLATE GREY
11	PILASTER 1" PROUD OF THE FACE COLOUR: VARIED MATERIALS
12	RANDOM BRICK VENEER 6" PROUD OF THE FACE CAPPED WITH STONE PEICE COLOUR: GREY
14	EXISTING TRANSFORMER ON SITE
16	PROPOSED RAMP AND STAIR AS PER CIVIL GRADES
17	HOLLOW METAL EXIT DOOR
18	DECORATIVE UP AND DOWN LIGHTER
19	WALL PACK STANDARD

Issued For Development Permit

2026-06-07 9:11:38 PM