

Development Permit Notice of Decision

Date of Decision: July 23, 2026

2145113 Alberta Ltd. c/o Gurcharan Chawla
3468 93 Street NW, Unit 210
Edmonton, AB T6E 6A4

Proposed Development: **Recreational Vehicle Storage:** 4249 m² Screened Outdoor Storage
Legal Description: Plan 862 1006, Lot 1
Municipal Address: 50569 Range Road 244, Beaumont, AB
Land Use District: Agricultural Holdings District
Permit Application No: 2026-072
Tax Roll: 050002

Development Permit Conditions

- 1. As this permit has been issued for a discretionary use, this permit is subject to a 21-day appeal period. Refer to appeal information below.**
2. The proposed site plan is to accommodate 1.05 acres of Recreational Vehicle storage (5% of lot area)
3. This permit is granted for a period of 3 (three) years from the date of issuance. On or before three years from the date of issuance of this permit, the operation of the recreational vehicle storage business shall cease operation unless a Development Permit extending the use has been approved by the Development Authority.
4. The approved Recreational Vehicle Storage Facility shall be screened from view from the east and west side as shown on the site plan by screening of a height no less than 1.8 m of the 1.05-acre development area, and screening must be maintained on an ongoing basis.
5. The proposed Recreational Vehicle Storage shall be used for the storage of recreational vehicles only. The storage of boats, trailers and other vehicles is not permitted. No maintenance, repair, dismantling, washing, detailing, fueling, or servicing of recreational vehicles shall occur on the site unless otherwise approved by the Development Authority.
6. Recreational Vehicles shall be stored in a neat, orderly manner to the satisfaction of the Development Authority. No fuel storage, hazardous materials storage, waste storage, or outdoor stockpiling shall be permitted in association with this development.
7. Signage relating to Recreational Vehicle Storage must be approved through a separate Development Permit application.
8. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities / capacities. All drainage generated from the RV Storage development shall be fully contained and managed within the parcel boundaries. The landowner shall be responsible for implementing all necessary grading and drainage measures to ensure compliance with the City of Beaumont Surface Drainage Bylaw.

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9. The approach shall be maintained to avoid any damage to Municipal Road surfaces. The Applicant is required to apply for a Rural Access/Approach Application to ensure the current site access is suitable for the proposed use, meets City's engineering standards. The applicant shall contact the Engineering Services directly to determine the specific requirements and application process at: Engineering@beaumont.ab.ca
10. The owner shall have calcium chloride dust suppression applied twice every calendar year to Range Road 244 beginning on the south side of the property's access, proceeding 100 metres north and 20 metres south. The City reserves the right to require additional dust mitigation measures should the approved dust control program prove insufficient.
11. No further development, expansion, or change in Use is permitted unless approved by the Development Authority.
12. Any damage to municipal infrastructure resulting from operations must be repaired at the Applicant's expense, to the satisfaction of the City.

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

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 *Alberta Safety Codes Act* 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.
4. All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots and shall not, in the opinion of the Development Authority, adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.

Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit have been mailed to owners of adjacent and nearby properties, as these individuals have the right to appeal this permit, as explained above. The same Development Permit Notice mailed to these individuals has been attached for your information.

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Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this approved 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:



Emily Jensen
Development Officer
587-338-5935
emily.jensen@beaumont.ab.ca

Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) 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:

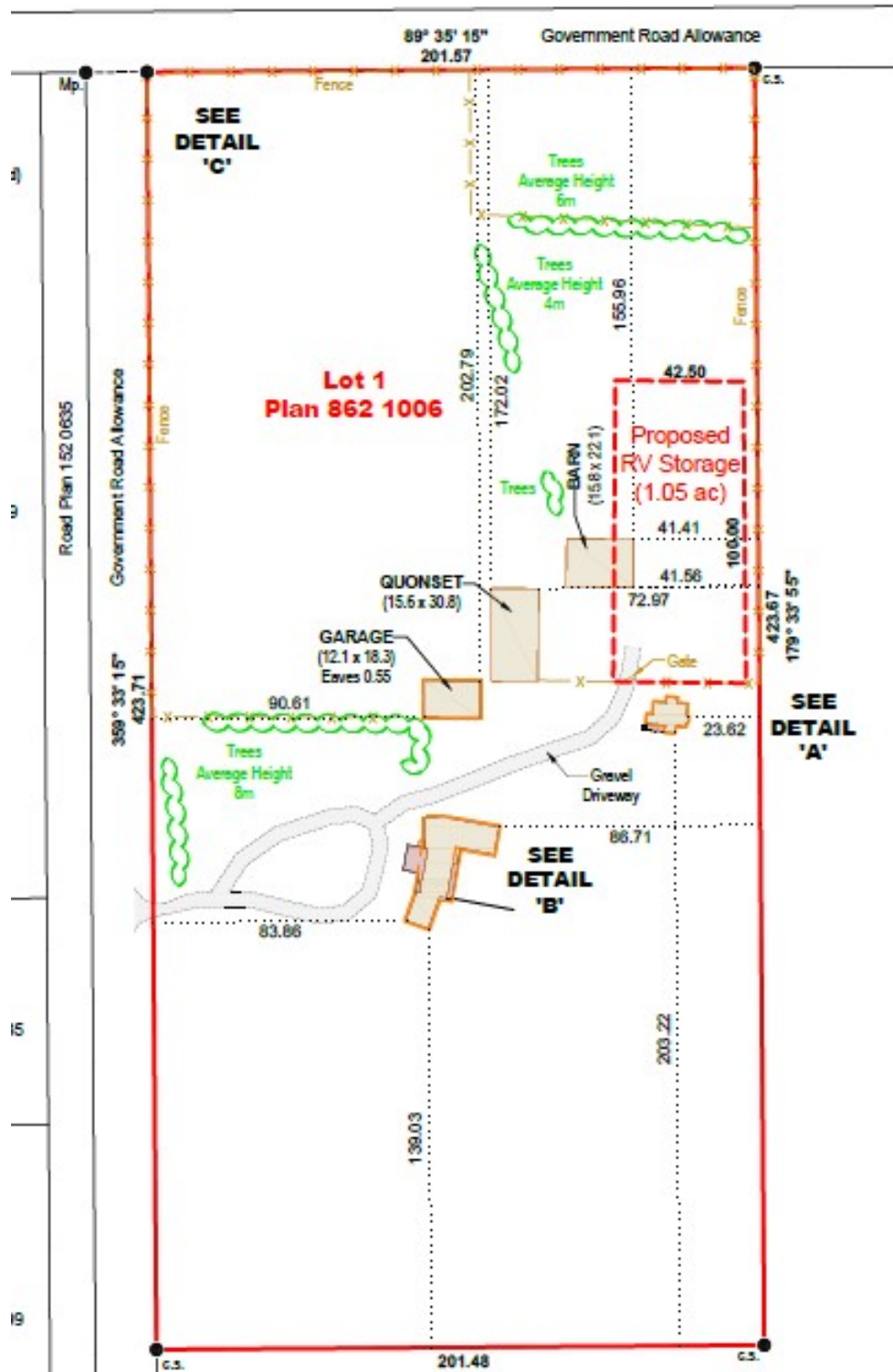
- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

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:	July 23, 2026
Appeal deadline:	August 13, 2026
Permit active (if no appeals filed):	August 14, 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.

SITE PLAN (from provided Real Property Report)



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Approved July 23, 2026
Development Officer
For RV Storage
Location/ Use Only

Permit No.
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42.9m

Approved: July 23, 2026
Development Officer: [REDACTED]

RV Storage
(1.05 acres)

100.0m

Barn

22.1m x 15.8m

Delineators to
tie into existing
fence

21ft