

Development Permit Notice of Decision

Date of Decision: September 14, 2026

Dorjan Lecki
Urban Systems Ltd.
#101, 134-11 Ave SE
Calgary, AB

Proposed Development: Excavation, Stripping & Grading
Legal Description: Plan 0421586, Block 5, Lot 3
Municipal Address: 5201 30 Avenue, Beaumont AB
Land Use District: Commercial
Permit Application No: 2026-129
Tax Roll: 002918

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 2026-129 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.
5. Any existing trees to be retained on the site or within the adjacent municipal boulevard shall be protected during the stripping & grading work. The following minimum tree protection measures shall be implemented and maintained for the duration of construction:

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- i. Trees located within 3 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high, 10 mm thick plywood fencing, installed a minimum of 1.0 metre from the trunk of the tree.
 - ii. Trees located between 3 metres and 5 metres of active construction or construction traffic shall be protected on all sides with minimum 1.2 metre-high snow fencing, installed a minimum of 1.0 metre from the trunk of the tree. Tree protection measures shall be installed prior to the commencement of construction activities and shall remain in place until construction is complete, to the satisfaction of the City of Beaumont.
6. Where further development of the site does not commence by September 14, 2027, the owner/developer shall undertake site remediation in accordance with the requirements set out below. For the purposes of this condition, "commence" shall mean entering into a development agreement with the City of Beaumont for the next phase of development, providing associated securities, and paying applicable levies.
- 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.
7. The owner/applicant shall apply for and obtain a road/lane/sidewalk closure permit, if applicable, prior to work commencing.
8. 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

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

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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:

[REDACTED]

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.

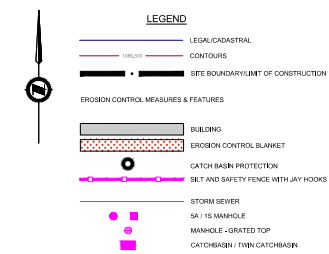
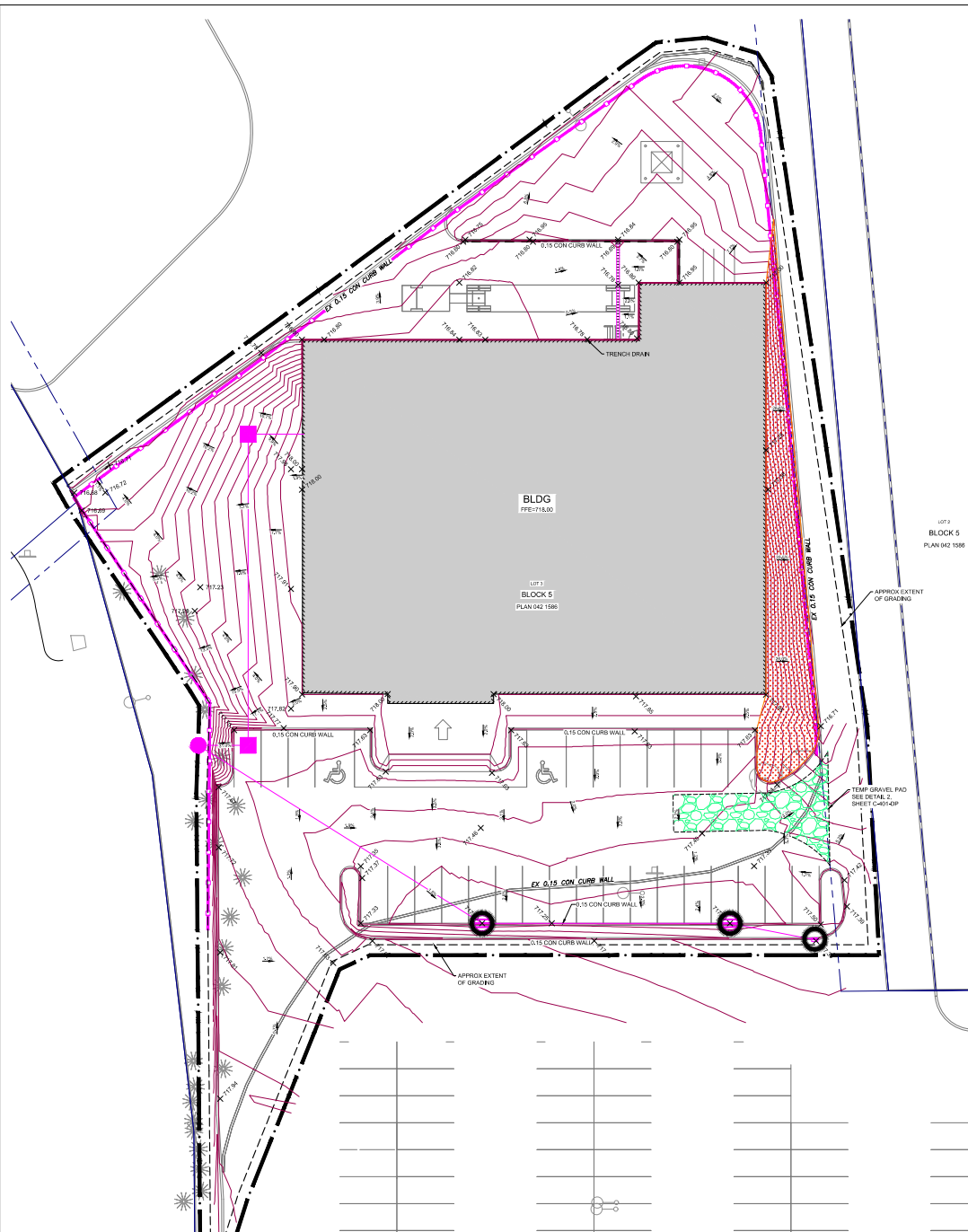
An appeal may be filed by:

- 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:	September 14, 2026
Appeal deadline:	October 5, 2026
Permit active (if no appeals filed):	October 6, 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



Reviewed by Engineering
City of Beaumont
09/11/2026 3:42:22 PM

Approval of 2026-129 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.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. EROSION AND SEDIMENT (BESS) CONTROL MEASURES SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH THE CITY OF BERKELEY GENERAL DESIGN STANDARD, THE ALBERTA TRAPPAZIO EROSION AND SEDIMENT CONTROL MANUAL, AND ALL APPLICABLE PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF BERKELEY TO CONDUCT ANY EROSION AND SEDIMENT CONTROL MEASURES.
3. THIS BESS PLAN IS INTENDED TO PROVIDE GENERAL OVERVIEW OF THE BESS MEASURES TO BE IMPLEMENTED ON-SITE. CONTRACTOR TO RECONFIGURE ADAPTS AS REQUIRED.
4. IF THERE IS NO DEVELOPMENT WITHIN 50 DAYS AFTER STOPPING AND GRADING ACTIVITIES, THE AREAS SHALL BE REVEIGNED ON SITE WITH THE ENGINEERS REPRESENTATIVE TO DETERMINE IF THE AREAS SHALL BE RESEED OR NOSEED APPLIED.
5. THE CONTRACTOR REQUIREING UPDATES TO THE EGS MEASURES SHALL BE COMMUNICATED TO THE ENGINEER.
6. EXACT LOCATIONS OF SITE FENCE INSTALLATION TO BE DETERMINED ON-SITE AND COMPLIED WITH ENGINEER.
7. CONTRACTOR SHALL PROVIDE PROPER PLACEMENT AND PROTECTION OF STOCKPILED SOILS AND MATERIALS, PLACEMENT ON A STREET OR WHERE NEARBY CULDS TRANSFORM MATERIALS, OR IF PROTECTED, STOCKPILES SHALL BE COVERED WITH A W/2" THICK GEOTEXTILE.
8. CONTRACTOR SHALL MIGRATE AND TRACK OUT DURING CONSTRUCTION BY MEANS OF A W/2" MANTLED TRANSITION, PLACEMENT ON A STREET OR WHERE NEARBY CULDS TRANSFORM MATERIALS, OR IF PROTECTED, STOCKPILES SHALL BE COVERED WITH A W/2" THICK GEOTEXTILE.
9. ALL PUMP HOSES USED FOR DRAINAGE SHALL BE EQUIPPED WITH SEDIMENT FILTER MIDDLE OR APPROVED ALTERNATIVE EGS PROTECTION MEASURE.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO CONTRACT ACCEPTANCE AND AFTER VEGETATION IS ESTABLISHED.

ESC INSPECTIONS AND REPORTS

1. AT A MINIMUM THE CONTRACTOR SHALL INSPECT AND DOCUMENT THE SITE AND ALL ITS EISC MEASURES EVERY 7 DAYS AND AFTER PERCEPTION AND/OR SNOW MELT EVENTS UNTIL THE EISC MEASUREMENTS ARE COMPLETE.
2. A COPY OF THE EISC INSPECTION REPORT SHALL BE KEPT ON SITE AT ALL TIMES. REGULATORY BODIES MAY REQUEST A COPY OF THE INSPECTION DOCUMENTS OR PLANS AT ANY TIME. COPIES OF THE INSPECTION REPORTS SHALL BE PRODUCED UPON REQUEST.
3. DEFICIENCIES DOCUMENTED DURING THE INSPECTION OF EISC MUST BE CORRECTED IMMEDIATELY AND DOCUMENTED PROMPTLY AND MAINTENANCE DOCUMENTED.
4. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT AND/OR CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES. PRIVATE PROPERTY AS A RESULT OF THE WORK, REMOVAL SHALL BE CONDUCTED AS SOON AS POSSIBLE.
5. SEDIMENT CAPTURED BY S&S FENCES, SEDIMENT TRAPS, PONDS OR OTHER DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR WHEN IT REACHES TO THE HEIGHT OF THE FENCE.

VEGETATION AND CLIMATE

1. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS INDICATED ON THIS PRIOR TO READY FOR TAKEOVER.
2. LOTS AND OTHER AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE TOPSOIL AND SEEDING FOLLOWING HOME CONSTRUCTION AT THE DISCRETION OF THE ENGINEER.
3. THE CONTRACTOR SHALL MOW FOR WEED CONTROL 1-2 TIMES PER SEASON AS REQUIRED UNTIL CONTRACT ACCEPTANCE.
4. THE CONTRACTOR SHALL SUPPLY AND USE SPOT APPLICATION OF APPROVED HERBICIDE TO CONTROL NOXIOUS WEEDS AS REQUIRED UNTIL CONTRACT ACCEPTANCE.

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