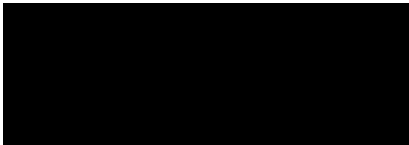


Development Permit Notice of Decision

Date of Decision: September 28, 2026



Proposed Development: Excavation, Stripping & Grading
Legal Description: Plan 09213 Lot 12-24
Municipal Address: 5109 55 Street, Beaumont AB
Land Use District: Mature Neighbourhood
Permit Application No: 2026-137
Tax Roll: 001724

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. This permit authorizes initial stripping & grading activity only, it does not grant authorization for any foundation construction or excavation associated with foundation construction.**
4. Erosion and Sediment Control (ESC) measures shall be maintained at all times and ensure no surface run off from the site enters or adversely impact the adjacent properties. The applicant shall ensure that regular site inspections are performed to ensure ESC measures are properly installed, and surface drainage is contained within the site.
5. The stamped grading plan contained within the attached drawings authorizes initial stripping and grading activities. Upon acceptance of the final engineering drawings associated with Development Permit No. 2024-125, the interim grading plan shall be superseded in its entirety. The applicant is obligated to ensure that all stripping and grading activities, whether completed, underway, or pending, are brought into full

Development Permit Notice of Decision

Date of Decision: September 28, 2026

Permit Number: 2026-137

conformity with the approved engineering drawings for Permit No. 2024-125, at the applicant's sole cost and responsibility.

6. 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.
7. 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:
 - 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.
8. Where further development of the site does not commence by September 27, 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.
9. The owner/applicant shall apply for and obtain a road/lane/sidewalk closure permit, if applicable, prior to work commencing.
10. 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.

Development Permit Notice of Decision

Date of Decision: September 28, 2026

Permit Number: 2026-137

-
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.

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:
Appeal deadline:

September 28, 2026
October 19, 2026

**Development Permit
Notice of Decision**

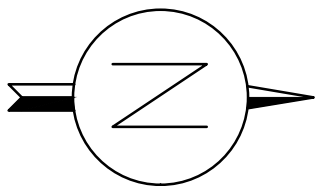
Date of Decision: September 28, 2026

Permit Number: 2026-137

Permit active (if no appeals filed): October 20, 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

Approved September 28, 2026
Development Officer
Yasmin Sharp



GRADING NOTES

- 1. ALL LOOSE, ORGANIC, OTHERWISE DELETERIOUS MATERIALS OF SOFT SPOT(S) ARE TO BE EXCAVATED AND REMOVED FROM THE ROADWAY AND UTILITY TRENCHES IN THE ROADWAY AS PER THE GEOTECHNICAL CONSULTANT'S REPORT AS DIRECTED BY THE CITY.
- 2. NO PLANTINGS, TREES OR STRUCTURES SHALL BE PERMITTED WITHIN ANY PROPOSED EASEMENTS. ALL SUCH AREAS SHALL BE MAINTAINED AS LAWN OR AS INDICATED ON LANDSCAPE/ARCHITECTURAL PLANS.
- 3. THE CONTRACTOR SHALL IMPLEMENT THE SEDIMENT AND EROSION CONTROL SYSTEM AS PER CITY OF BEAUMONT DESIGN STANDARDS.
- 4. FOR AN OPEN CUT OPERATION, ALL EXISTING PAVEMENTS, BOULEVARDS, DRIVEWAYS, ETC., ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION AND IN ACCORDANCE WITH CITY OF BEAUMONT SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

LEGEND - GENERAL

COMPONENT	PROPOSED	EXISTING
PROPERTY LINE		
FENCE		
ASPHALT		
LANDSCAPE		
CONCRETE		

LEGEND - GRADING

COMPONENT	PROPOSED	EXISTING
SURVEY ELEVATION		
SPOT ELEVATION		
SLOPE		
OVERLAND DRAINAGE		

BEFORE YOU DIG
EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR TO CONTACT ALBERTA ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO DESIGN WORKS ENGINEERING IMMEDIATELY.

LOCATES OF SHALLOW UTILITIES MUST BE COMPLETED BY CONTRACTOR PRIOR TO CONSTRUCTION.

THE OWNER/DEVELOPER MUST CONFORM TO THE REQUIREMENTS OF THE CITY OF EDMONTON EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL.

RUNOFF FROM ROOF HARD SURFACED AREAS DRAIN TO THE PROPOSED UNDERGROUND STORM SEWER SYSTEM.

THE OWNER/DEVELOPER MUST UTILIZE THE CITY APPROVED CONTRACTORS FOR ANY UNDERGROUND WORK WITHIN CITY'S RIGHT OF WAY OR TO PERFORM ANY TIE-INS OR SERVICE ABANDONMENT. CONTACT THE CITY UTILITIES TEAM IN ADVANCE TO LEARN THE PROCESS FOR SERVICE TIE-INS AND ABANDONMENTS.

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NOTES

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DO NOT SCALE THIS DRAWING.

No.	Description	Date
1	ISSUED FOR DP	2024-12-20
2	RE-ISSUED FOR DP	2025-03-18
3	RE-ISSUED FOR DP	2025-06-13
4	RE-ISSUED FOR DP	2025-09-17
5	RE-ISSUED FOR DP	2025-10-28

ARCHITECT

CLIENT

SEAL	PERMIT

DRAWN BY:	DP
CHECKED BY:	JJ
ENGINEER:	DP
PROJECT #:	2024330
SCALE:	1:150

PROJECT
S.E. 1/4 SEC. 34, TWP. 50, RGE. 24, W. 4M.
5109-55 STREET BEAUMONT, AB

DESCRIPTION	
SITE GRADING PLAN - 1	
DRAWING NO.	SHEET
C-200	2 / 7

Interim Stripping & Grading Approval
2026-137

All other development
subject to
development permit
2024-125

All other development
subject to
development permit
2024-125



1. ALL SOILS, ORGANIC, OTHERWISE DELETERIOUS MATERIALS OF SOFT SPOT(S) ARE TO BE EXCAVATED AND REMOVED FROM THE ROADWAY AND UTILITY TRENCHES IN THE ROADWAY AS PER THE GEOTECHNICAL CONSULTANT'S REPORT AS DIRECTED BY THE CITY.
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LEGEND - GENERAL

COMPONENT	PROPOSED	EXISTING
PROPERTY LINE		
FENCE		
ASPHALT		
LANDSCAPE		
CONCRETE		

LEGEND - GRADING

COMPONENT	PROPOSED	EXISTING
SURVEY ELEVATION		+705.06
SPOT ELEVATION	$\times 100.00$	$\circ (100.00)$
SLOPE	$\xrightarrow{1.0\%}$	$\xrightarrow{(1.0\%)}$
OVERLAND DRAINAGE		

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NOTES

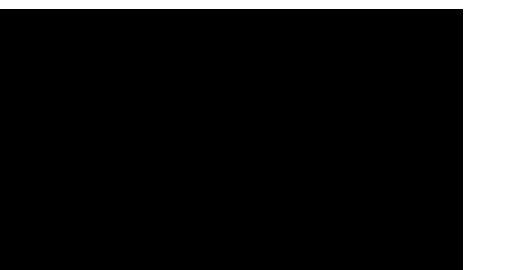
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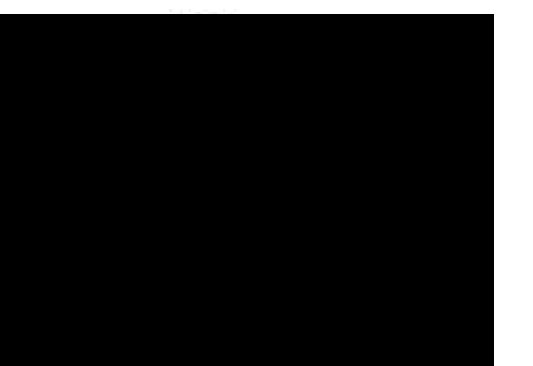
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4	RE-ISSUED FOR DP	2025-09-17
5	RE-ISSUED FOR DP	2025-10-28

[illegible]

ARCHITECT



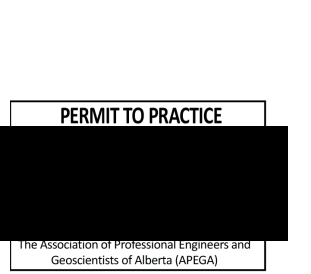
CLIENT



SEAL



ERMIT



DRAWN BY: DP

DP

CHECKED BY: JJ

JJ

ENGINEER: DP

DP

PROJECT #: 2024330

2024330

SCALE: 1:150

1:150

PROJECT

S.E. $\frac{1}{4}$ SEC. 34, TWP. 50, RGE. 24, W. 4M.

5109-55 STREET
BEAUMONT, AB

DESCRIPTION

SITE GRADING PLAN - 2

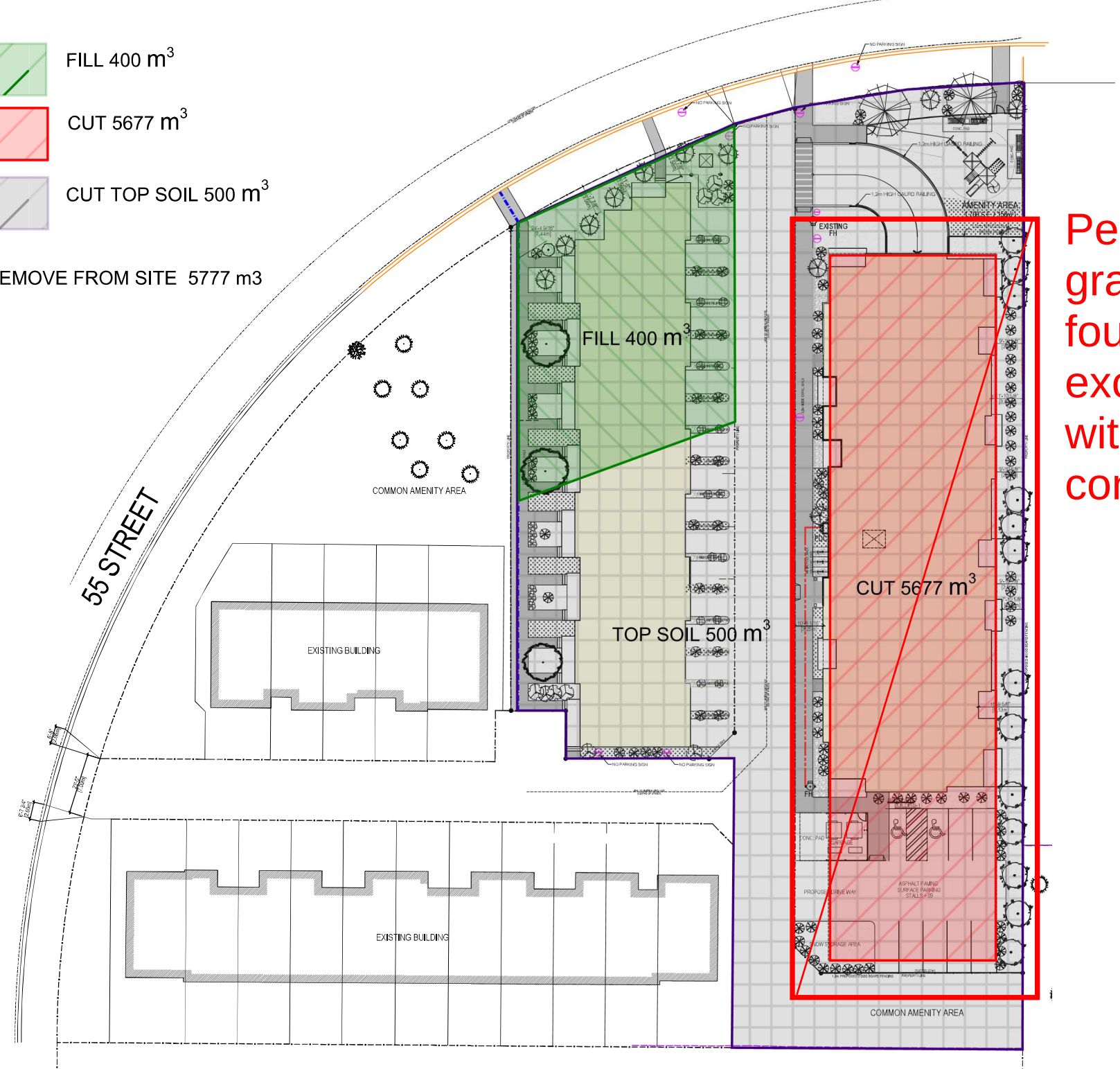
DRAWING NO.

C-201

ET

-  FILL 400 m³
-  CUT 5677 m³
-  CUT TOP SOIL 500 m³

REMOVE FROM SITE 5777 m³



Permit 2026-137 does not grant authorization for any foundation construction or excavation associated with foundation construction.

  **CUT-AND-FILL PLAN**
SCALE 1"=20'-0"

Seal	
Client	
CIRA HOMES LTD. MIXED USE BEAUMONT	
Project Address: 5109 55 STREET BEAUMONT, ALBERTA	City Posses Number:
Issued:	
Project No.	Version:
Date 2026-09-23	
Drawing Title CUT-AND-FILL PLAN	
Drawing No.	