

Development Permit Notice of Decision

Date of Decision: October 13, 2026

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

Proposed Development: Retail & Service – General: [REDACTED]
Legal Description: Plan 0421586, Block 05, Lot 03
Municipal Address: 5203-30 Avenue, Beaumont, AB
Land Use District: Commercial
Permit Application No: 2026-091
Tax Roll: 002918

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the construction of a 1,579 square metre (17,000 square feet) Building and the use of Retail & Service – General and related site improvements in accordance with the stamped approved drawings and the provisions of the City of Beaumont Land Use Bylaw 944-19. The development noted above is considered a Permitted 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. This Development Permit also authorizes the following variances:

Variances

Variance 1: Entrance Feature

Regulation: Section 3.7.8b)i of Land Use Bylaw 944-19 requires that the entrance feature for the shopfront frontage type be a minimum of 30% of the lot width.

Variance: The entrance feature is 11.55 m wide. This is 8.8% of the 131 m lot width and 26% of the 44.61 m building length. The regulation would require a minimum width of 39.3 m. Section 3.7.8b)i is relaxed by 27.75 m.

Justification for Variance 1

The Development Authority finds that the variance would not unduly interfere with the amenities of the neighbourhood, nor would it materially interfere with or adversely affect the use, enjoyment, or value of neighbouring parcels of land based on the following:

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- The approved development is an intensification of a large commercial parcel containing three existing developments: a Gas Station and two Retail & Service – General uses. Section 3.6.1 of Bylaw 944-19 (Intent – Commercial District) contemplates lots of varied sizes and configurations to accommodate different economic development opportunities. The parcel was sized to support a comprehensive commercial site with an internal road and walkway system.
- The 30% standard is calculated on lot width. On this 131 m lot, compliance would require a 39.3 m entrance feature, which is 88% of the 44.61 m building length. Alternatively, it would require a wider building, which would reduce the space available for pedestrian and vehicular circulation on the site.
- The 11.55 m entrance feature includes a signed overhang and an extended sidewalk platform. It is framed by glazing on 85% of the length of the south façade, which visually extends the entrance.
- The Development Authority is satisfied that the design meets the intent of the frontage regulations. The entrance feature is in scale with the building, and the extended glazing reinforces the entrance feature's visibility and legibility.

Variance 2: Loading Area

Regulation: Section 3.7.10e)v. loading areas shall be located to the side or rear of lot.

2a Variance: Loading area is located within the principal frontage. Section 3.7.10e)v is waived.

Regulation: Section 3.7.9i A fence, wall, or screening may not exceed 1.0 m within a principal frontage or 1.8 m in height on any other portion of the lot.

2b Variance: A 2.0 meter screening wall is located along the principal frontage to provide a visual barrier to the loading area. Section 3.7.9i is waived.

Justification for Variance 2a and 2b

The Development Authority finds that the variance would not unduly interfere with the amenities of the neighbourhood, nor would it materially interfere with or adversely affect the use, enjoyment, or value of neighbouring parcels of land based on the following:

- The parcel's principal frontage is along Magasin Avenue on the north side of the lot. The development is an intensification of a lot with existing commercial development. The use across Magasin Avenue is a gas station, a car-oriented use that is less sensitive to the visual presence of a loading area.

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- Section 3.6.1 (Intent – Commercial District) of Land Use Bylaw 944-19 states that buildings shall be oriented and provide access to all pedestrian spaces, including internal parking lots and external thoroughfares, and that parking areas shall be designed to provide safety and security for pedestrians and vehicles while integrating landscaping to break up large paved areas.
- The building is oriented to the existing parking lot to the south, consistent with the development pattern established by existing structures. The parking area incorporates a 5.1-metre-wide pedestrian walkway running north-south through the centre of the parking lot, providing a direct pedestrian connection to the existing Retail & Service – General uses on the south side of the site. An additional, 2-meter-wide pedestrian walkway along the west side of the parcel provides a direct and legible pedestrian connection to the public sidewalk along Magasin Avenue. This internal pedestrian connection supports walkability and access to commercial uses in a manner consistent with the intent of the Commercial District.
- The east side of the lot contains the internal road network that provides vehicular access to the site. The location of that roadway relative to the undeveloped area, together with the grade differential, makes the east side yard unsuitable for a loading area. The west side of the lot is used for a pedestrian walkway to provide access to the existing sidewalk network.
- The building is oriented to the existing parking lot to the south, consistent with the development pattern established by existing structures and the side yards are used for pedestrian and vehicular infrastructure, based on existing infrastructure, which leaves the north frontage as the only suitable location for the loading area.
- The 2 meter block wall is sized to screen large delivery vehicles and the waste compactor within the loading area. Screening is required to minimize the loading area's visual impact on Magasin Avenue.
- To mitigate the impacts of the front-yard loading zone and the increased wall height, the northeast corner of the site will be landscaped with tree species and planting locations selected to screen the block wall and loading area and to provide an attractive entrance to the development, without obstructing sight lines.

Development Permit Conditions

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

1. Development shall commence within one year from the date of decision noted above, 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. As this permit has been issued for a permitted use with variances, this permit shall not come into force and effect until the appeal period has expired.

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2. The site shall be developed in accordance with the stamped approved plans issued for development and attached to this Development Permit Notice of Decision, except where modified by conditions of this Development Permit or redlined revisions approved by the Development Authority. Any changes to the stamped approved plans not otherwise authorized by this Development Permit require prior written approval from the Development Authority.
3. The applicant shall install one (1) permanent, anchored bench on the southwest portion of the development extent, within the area identified in the attached drawings. The location and materials of the bench shall be to the satisfaction of the City and shall be accepted in writing prior to installation. The bench shall not obstruct access to the bicycle racks or the siamese fire department connection.
4. All pedestrian walkways including, but not limited to, the pedestrian connection to Magasin Ave and pedestrian connection through the parking lot shall be designed and constructed to be universally accessible and shall have a minimum clear width of 2.0 metres.
5. Any above ground utility boxes located on this parcel shall be vinyl wrapped. The vinyl wrap shall be weather-resistant and durable, suitable for long term outdoor exposure and feature a design that complements the surrounding streetscape, subject to written approval by the Development Authority.
6. Wall mounted lighting shall be installed on the building elevations as indicated on the approved elevation drawings and shall be directed downward and shielded in a manner not to be directed to adjacent lots. In all other cases, lighting for the building shall be provided as shown on the attached approved plans. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
7. Imagery shall be installed and maintained on the west building elevation in accordance with the approved elevation drawings. The imagery shall:
 - a. Be weather-resistant and suitable for long-term outdoor exposure; and
 - b. Feature a design that complements the French village design theme of the surrounding commercial developments, as expressed in Principal 1: Distinct Identity "Sense of Place" and Principle 2: French Theme-based Design Guidelines within the Place Chaleureuse Outline Plan.
 - c. Prior to installation, the final imagery design, size, and location shall be submitted to and approved in writing by the Development Authority. Variations from the concept shown on the approved elevation drawings may be permitted at the discretion of the Development Authority, provided the intent of this condition is maintained.
8. All rooftop mechanical equipment shall be fully screened or incorporated into the roof envelope so that it is not visible from any public area.
9. The Applicant shall submit a revised Stormwater Servicing Memo confirming that the proposed development does not exceed the previously allocated stormwater discharge. The memo shall include runoff calculations for all site areas, including buildings, parking areas and landscaped areas, identifying the area, imperviousness and runoff generated, and comparing the proposed runoff with the original design

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allowance. Any exceedances and previously identified stormwater storage deficiencies shall be addressed through the engineering drawing review to the satisfaction of the City.

10. Prior to commencing the construction of the approved Building, the Applicant shall enter into and during the currency of the permit abide by a Development Agreement (pursuant to the Municipal Government Act s. 650), containing terms acceptable to the Municipality to address grading, servicing, access to municipal infrastructure, and works required as a result of the development. The Development Agreement shall include but not be limited to the following:

- a. That the Applicant submit civil engineering drawings in accordance with the City of Beaumont General Design Standards and to the satisfaction of the City.
- b. That the Applicant shall provide security in a form satisfactory to the City for all obligations under the Development Agreement, including but not limited to, pre-grading, civil works on public property, and hard and soft landscaping on private property.
- c. that the Applicant shall pay their proportionate share of the offsite levies for this development pursuant to Bylaw 1068-25 as may be amended from time to time.

11. Landscaping

- a. The northeast landscaping (currently 1 American Elm and 5 Trembling Aspen) shall be revised so that a minimum of three (3) of the six (6) trees are coniferous species, to provide year-round visual interest. The planting area shall also include shrubs beneath the trees. Species, quantities, and placement shall be to the satisfaction of the Development Authority. A revised landscaping plan reflecting these changes shall be submitted to and accepted by the Development Authority prior to execution of the Development Agreement.
- b. Landscaping shall be provided in accordance with the attached approved plans, except where modified by the conditions or where those plans conflict with the City of Beaumont General Design Standards or approved tree species requirements, in which case the General Design Standards and approved species list shall prevail. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk, with no grade adjustments.
- c. Any existing trees to be retained on the site or within the adjacent municipal boulevard shall be protected throughout all phases of construction in accordance with the City of Beaumont General Design Standards.

12. The Site shall be kept clean of all construction garbage and all other waste by removing or containing the debris in a manner satisfactory to the *Development Authority* and in accordance with Bylaw 1024-22 Community Standards Bylaw.

13. Separate sign permit applications will be required for any on-site signage.

14. The owner/developer shall obtain all federal, provincial and local permits as they apply to this project.

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Additional Information

1. Fire Advisements

- a. A Fire Safety Plan must be posted in a visible area on the construction site.
- b. The Fire Chief requires that the City of Beaumont Fire Department be provided with one (1) elevator key, to be used during a rescue operation, in the event occupants or visitors to the building become trapped inside the elevator car.
- c. The Applicant shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.

2. Infrastructure Advisements

- a. The owner shall contact all franchise utilities to arrange for any service connections that are required. Where City utilities and services are interfered with or for construction, which is on municipal property, the Applicant will be responsible for the cost of relocation/repair of these municipal services.
 - b. The water meter(s) for this project shall be purchased from the City of Beaumont. For each meter to be installed a "Water Meter Permit Request" must be completed electronically and submitted to waterandwastewater@beaumont.ab.ca. This application must be submitted thirty (30) days prior to occupancy. Size, type, and number of meters per building must be approved by the City of Beaumont.
3. 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.
 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.

Permit Notification Information

The applicant/owner shall be responsible for the erection of notification signage on the subject lands.

- The notification signage shall be erected within four (4) days of the Notice of Decision date.

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- Each sign shall be a minimum of 1.2 metres by 1.8 metres (4 feet by 6 feet) in size.
- Signage shall be clearly visible from adjacent public roadways and accessible public areas, and shall be maintained in a legible condition for the duration of the appeal period.

If the Owner fails to erect or maintain the required notification signage in accordance with this condition, the City may take such steps as are necessary to ensure that affected residents and the public are properly notified. Any costs incurred by the City in doing so, including, but not limited to, administrative and legal costs, shall be borne by the Owner.

Failure to comply with this condition may also constitute an offence under Land Use Bylaw 944-19 and/or the Municipal Government Act, and may be subject to enforcement action, including fines, in accordance with the applicable penalty provisions.

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.

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:	October 13, 2026
Appeal deadline:	November 3, 2026
Permit active (if no appeals filed):	November 4, 2026

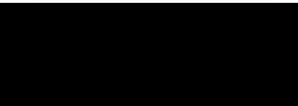
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Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. To file an appeal or to get information on the 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

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
Manager, Development Services
780-929-8782
development@beaumont.ab.ca

cc:
Olly Morrison, Chief Financial Officer, DCAO Internal Services
Kendra Raymond, Director, Planning & Development
Jennifer Niesink, Director, Economic Development
Jay Melvin, Director, Protective Services & Fire Chief
Aaron Lewicki, Director, Infrastructure
Paul Suiter, Director, Community Services
Punam Grewal, Manager, Engineering & Environment
Joannes Wong, Manager, City & Regional Planning
Wendy Jones, Manager, Investment Attraction & Growth
Bryce Piacentini, Director, Parks and Roads Operations
Ryan Orlovsky, Manager, Facility & Utility Operations
Carley Krahn, Fire Prevention Officer
Joe Ross, Safety Codes Team Lead
Parth Mehta, Engineering Lead
Sara Edge, Operations Facility Administrative Assistant
Troy Birtles, Accurate Assessment
Dermian Ayalefac – Alberta Health Services - Leduc Public Health

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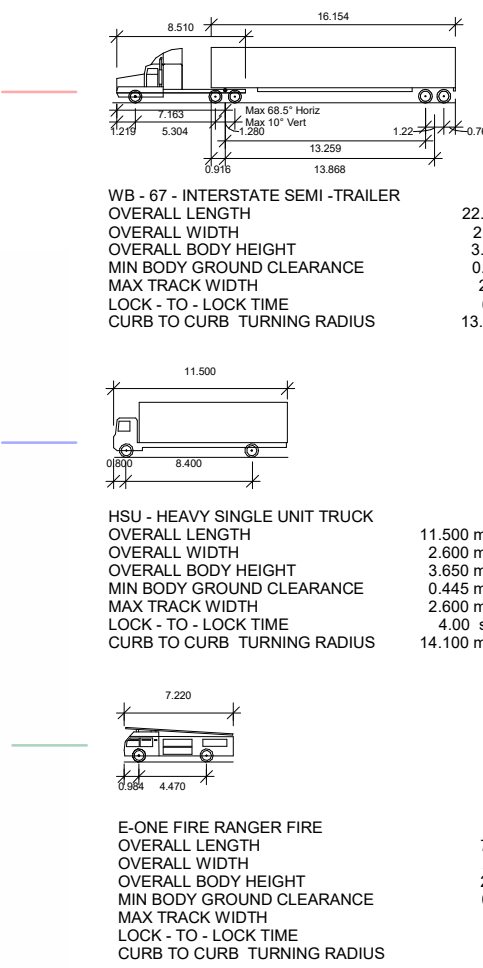
Turner Fleischer Architects Inc.
67 Leslie Road
Toronto, ON, M3B 2T8
416 425 2222
turnerfleischer.com

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

LEGEND

- PROPOSED ENTRANCE
- PROPOSED EXIT
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- EXISTING FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- SIDEWALK
- PAINTED LINES
- SNOW STORAGE

TRUCK LEGEND



U/G SERVICE LEGEND

- PROPOSED SERVICE LOCATION

ZONING AND REGULATIONS SCHEDULE			
BEAUMONT LAND USE BY LAW (BY LAW 944-19)			
COMMERCIAL DISTRICT (C)	REQUIRED	PROVIDED	CONFORMS
MINIMUM LOT WIDTH	10.00M MIN.	>10.00M	YES
MINIMUM PRINCIPAL FRONTAGE SETBACK	3.00M MIN.	47.46M	YES
MINIMUM SECONDARY FRONTAGE SETBACK	3.00M MIN.	5.59M	YES
MINIMUM SIDE YARD SETBACK	3.00M MIN. MIN. EXCEPT 0M FOR ATTACHED BUILDINGS	15.92M	YES
MINIMUM REAR YARD SETBACK	3.00M MIN.	175.20M	YES
LOT COVERAGE	MAX 40%(INC. ACCESSORY BUILDING LOT COVERAGE AS PER SECTION 3.7.6(d))	19.63%	YES
PARKING - EXISTING RETAIL A (RETAIL) = 2,897 S.M.	1 STALL PER 100 S.M. OF LOT COVERAGE (29 CARS)	>29 CARS	YES
PARKING - EXISTING RETAIL B (RETAIL) = 1,045 S.M.	1 STALL PER 100 S.M. OF LOT COVERAGE (11 CARS)	>11 CARS	YES
EXISTING GAS BAR KIOSK C (GAS STATION) = 32 S.M.	1 STALL PER 100 S.M. OF LOT COVERAGE (1 CAR)	>1 CAR	YES
PARKING - PROPOSED RETAIL D (RETAIL) = 1,579 S.M.	1 STALL PER 100 S.M. OF LOT COVERAGE (16 CARS)	>16 CARS	YES
TOTAL PARKING PROVIDED (COMMERCIAL AREAS)	1 STALL PER 100 S.M. OF LOT COVERAGE (57 CARS)	315 CARS	YES
MINIMUM BICYCLE PARKING	NON-RESIDENTIAL BUILDINGS LESS THAN 4,500 S.M. SHALL PROVIDE 6 BICYCLES PER BUILDING	6 BICYCLES	YES

SITE AREA	±5.99 ACRES	±2.83 HA.
EXTENT OF DP APPLICATION		±.55 HA.
EXISTING RETAIL A	±31,185 S.F.	±2,897 S.M.
EXISTING RETAIL B	±11,246 S.F.	±1,045 S.M.
EXISTING KIOSK C	±32 S.F.	±3 S.M.
PROPOSED RETAIL D	±17,000 S.F.	±1,579 S.M.
TOTAL RETAIL AREA	±59,779 S.F.	±5,553 S.M.
PARKING PROVIDED	5,271/1000 S.F.	5,671/100 S.M.
EXISTING PARKING	301 CARS	
EXIST. BLDG. TOTAL (±42,779 S.F.)	7,041/1000 S.F.	7,571/100 S.M.
COVERAGE:	19.63%	

SYMBOL	SIGN	DESCRIPTION
A	STOP	"STOP" SIGN: R-1 (180x60mm) WHITE REFL. LEGEND & BORDER, RED REFL. BACKGROUND
B	DISABLED PARKING PERMIT SIGN	"DISABLED PARKING PERMIT" SIGN: R-63 (300x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL, BORDER, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C	FIRE ROUTE	"FIRE ROUTE" SIGN: (300x450mm) RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND

Alberta Building Code Data Matrix				Building Code Reference
Part 3				
3.00	Building Code Version	D. Reg. 163/24	Last Amendment	D. Reg.
3.01	Project Type:	☒ New ☐ Additional ☐ Renovation	Change of use	☐ Addition and renovation
3.02	Major Occupancy Classification:	Occupancy Group F Mercantile	Use retail	
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes		
3.04	Building Area (m²)	Description	Existing New Total	
3.05	Gross Area (m²)	Description	Existing New Total	
3.06	Mezzanine Area (m²)	Description	Mezz. Type Existing New Total	
3.07	Building Height	1 Storeys above grade 0 Storeys below grade	(m) Above grade	
3.08	High Building	☒ No ☐ Yes		
3.09	Number of Storeys/Firefighter access	2 streets(s)		
3.10	Building Classification (Size and Construction Relative to Occupancy)	Major Classification: Group E, Area Height, Area, Sprinklered Subsidiary Classification:		
3.11	Sprinkler System	sprinklered Provided: Entire Building		
3.12	Standpipe System	☐ Required ☒ Not Required		
3.13	Fire Alarm System	☐ Required ☒ Not Required		
3.14	Water Service/Supply is Adequate	Type Provided: ☐ Single Stage ☐ Two Stage ☐ None		
3.15	Construction Type	Based On: 3.2.2.64 Restriction: Non-combustible Permitted Actual: Noncombustible Construction		

Proposed snow storage conflicts with loading zones of adjacent development. This snow storage area is not included within the development approval. Parking stalls exceed minimum Land Use Bylaw requirements. Over dedicated parking stalls may be used for snow storage.

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Approved October 13, 2026
Development Officer

1 SITE PLAN
A1-10.1 1:700

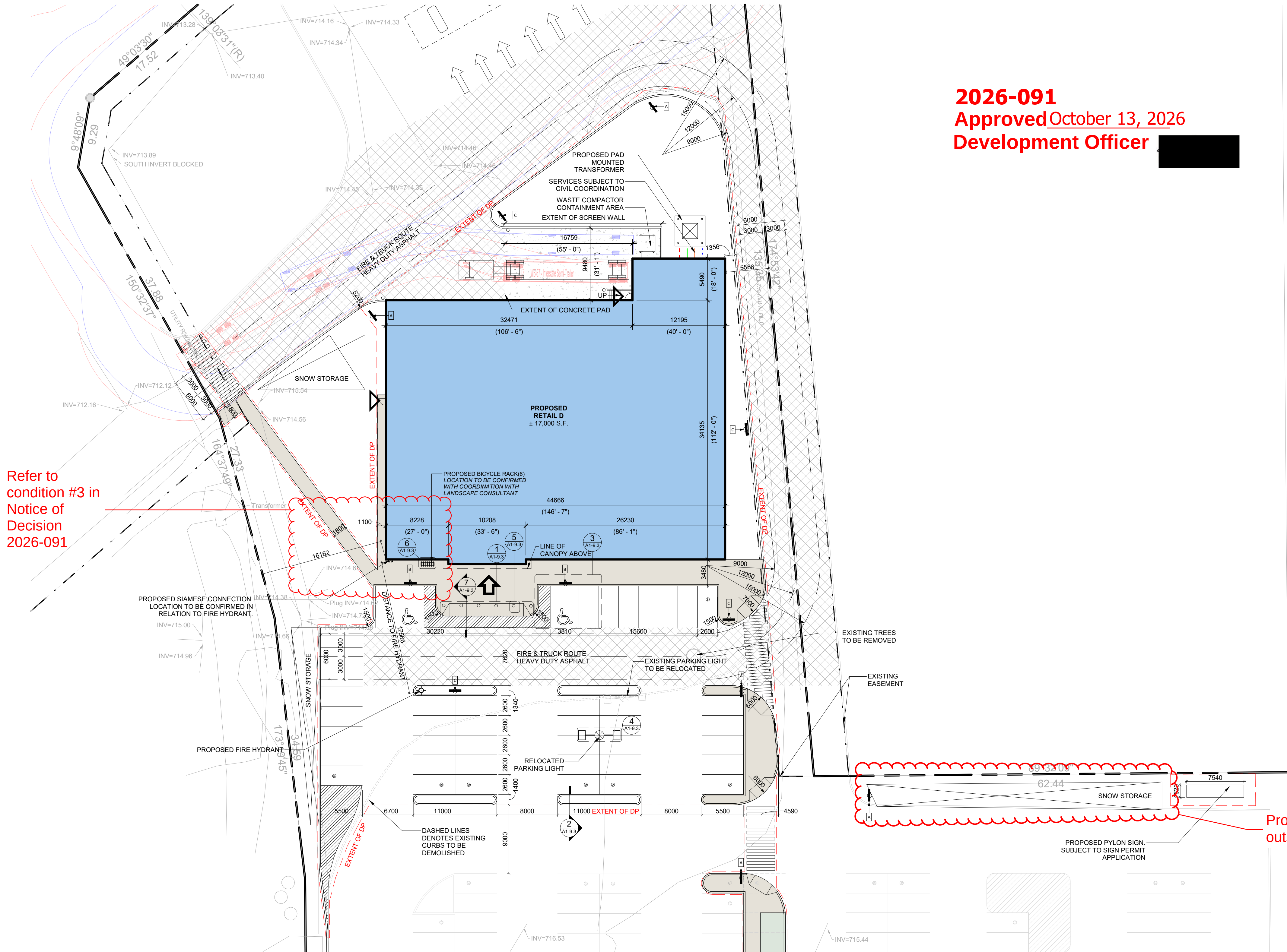
PROPOSED RETAIL DEVELOPMENT

5203 30TH AVE BEAUMONT, AB

SITE PLAN

PROJECT NO. 13.144P02
PROJECT DATE 2026-07-21
DRAWN BY NMU
CHECKED BY RCH
SCALE As indicated
DRAWING NO. A1-10.1

ONTARIO ASSOCIATION OF ARCHITECTS
POPE JACOB DAVIS
LICENCE 4963



Refer to condition #3 in Notice of Decision 2026-091

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Approved October 13, 2026
Development Officer [Redacted]

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SYMBOL	SIGN	DESCRIPTION
A		"STOP" SIGN R-1 (600x600mm) WHITE REFL. LEGEND & BORDER RED REFL. BACKGROUND
B		"DISABLED PARKING PERMIT" SIGN R-9 (300x400mm) RED REFL. INTERDICTIONARY SYMBOL, BLUE REFL. SYMBOL OF ACCESS & SYMBOL, BLACK SYMBOL, LEGEND & BORDER, WHITE REFL. BACKGROUND
C		"FIRE ROUTE" SIGN R-10 (300x400mm) RED REFL. INTERDICTIONARY SYMBOL, BLACK SYMBOL, WHITE REFL. "FIRE ROUTE" ON BLACK BACKGROUND, BLACK LEGEND & BORDER, WHITE REFL. BACKGROUND

Alberta Building Code Data Matrix					Building Code Reference	
Part 3						
3.00	Building Code Version	O_Reg_163/24		Last Amendment	O_Reg_163/24	
3.01	Project Type:	☒ New ☐ Additional ☐ Renovation ☐ Change of use ☐ Addition and renovation Description: <u>proposed commercial retail</u>			[A] 1.3.3.2	
3.02	Major Occupancy Classification:	Occupancy Group E <u>Mesalite</u> Subsidiary Occupancies	Use (stall)		3.1.2	
3.03	Superimposed Major Occupancies:	☒ No ☐ Yes			3.2.2.7	
3.04	Building Area (m²)	Description:	Existing	New	Total	
			0	1,587m²	1,587m²	
			0	0	0	
3.05	Gross Area (m²)	Description:	Existing	New	Total	
			0	1,587m²	1,597m²	
			0	0	0	
			0	0	0	
			0	0	0	
		Total	0	1,587m²	1,587m²	
3.06	Mazannine Area (m²)	Description:	Mazr Type	Existing	New	Total
			n/a	0	0	0
			n/a	0	0	0
			n/a	0	0	0
			n/a	0	0	0
		Total	0	0	0	0
3.07	Building Height	1 Storeys above grade		6.71 (m) Above grade		[A] 1.4.1.2 & 3.2.1.1
		0 Storeys below grade				
3.08	High Building	☒ No ☐ Yes				3.2.6
3.09	Number of Streets / Firefighter access	3 street(s)				3.2.2.10 & 3.2.5
3.10	Building Classification (Size and Construction Relative to Occupancy)	<u>Major Classification:</u> Group E, Any Height, Any Area, Sprinklered <u>Subsidiary Classification:</u>				3.2.2.64
						-
						-
						-
						-
3.11	Sprinkler System	sprinklered <u>Provided:</u> Entire Building				3.2.1.5 & 3.2.2.10, 21, 22, 28, 3.2.4.1, 3.2.4.9, 3.2.4.15, and 3.2.5.12 to 14
3.12	Standpipe System	☐ Required ☒ Not Required				3.2.5.8 - 11
3.13	Fire Alarm System	☐ Required ☒ Not Required				3.2.4
		Type Provided: ☐ Single Stage ☒ Two Stage ☐ None				
3.14	Water Service/Supply is Adequate	☐ No ☒ Yes				3.2.5.7
3.15	Construction Type	Based On: 3.2.2.64 <u>Restriction:</u> Non-combustible Permitted <u>Actual:</u> Noncombustible Construction				3.2.2.64 3.1.6.6, 3.1.4.6.7, 3.2.2.16

TURNER FLEISCHER

Turner Fleischer Architects Inc.

67 Leslie Road
Toronto, ON, M3B 2T8
416 425 2222
turnerfleischer.com

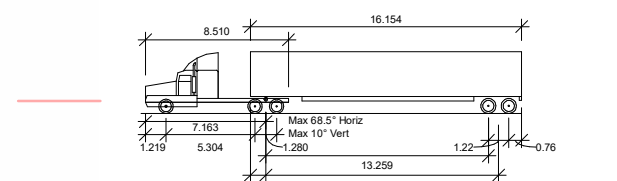
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LEGEND

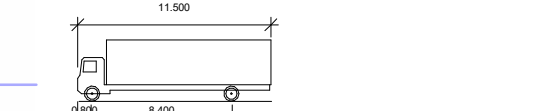
- PROPOSED ENTRANCE
- PROPOSED EXIT
- PROPOSED FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- EXISTING FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- SIDEWALK
- PAINTED LINES
- SNOW STORAGE

SITE AREA	±0.99 ACRES	±2.83 HA.
EXISTING RETAIL A	±31,185 S.F.	±2,897 S.M.
EXISTING RETAIL B	±11,246 S.F.	±1,045 S.M.
EXISTING KIOSK	±348 S.F.	±32 S.M.
PROPOSED RETAIL D	±17,000 S.F.	±1,579 S.M.
TOTAL RETAIL AREA	±59,779 S.F.	±5,553 S.M.
PARKING PROVIDED	315 CARS	5,671/100 S.M.
EXISTING PARKING	301 CARS	
EXIST. BLDG. TOTAL (±42,779 S.F.)	7,047/1000 S.F.	7,571/100 S.M.
COVERAGE:	19.63%	

TRUCK LEGEND



WB - 67' INTERSTATE SEMI-TRAILER	22.403 m
OVERALL LENGTH	2.589 m
OVERALL WIDTH	3.673 m
OVERALL BODY HEIGHT	0.407 m
MIN BODY GROUND CLEARANCE	2.589 m
MAX TRACK WIDTH	4.08 s
LOCK TO LOCK TIME	13.716 m
CURB TO CURB TURNING RADIUS	



HSU - HEAVY SINGLE UNIT TRUCK	11.500 m
OVERALL LENGTH	2.500 m
OVERALL WIDTH	3.600 m
OVERALL BODY HEIGHT	0.445 m
MIN BODY GROUND CLEARANCE	2.600 m
MAX TRACK WIDTH	4.00 s
LOCK TO LOCK TIME	14.100 m
CURB TO CURB TURNING RADIUS	

U/G SERVICE LEGEND

- PROPOSED SERVICE LOCATION

2	2026-09-25	ISSUED FOR DP#2	RCH
1	2026-05-06	ISSUED FOR DP	RCH

#	DATE	DESCRIPTION	BY

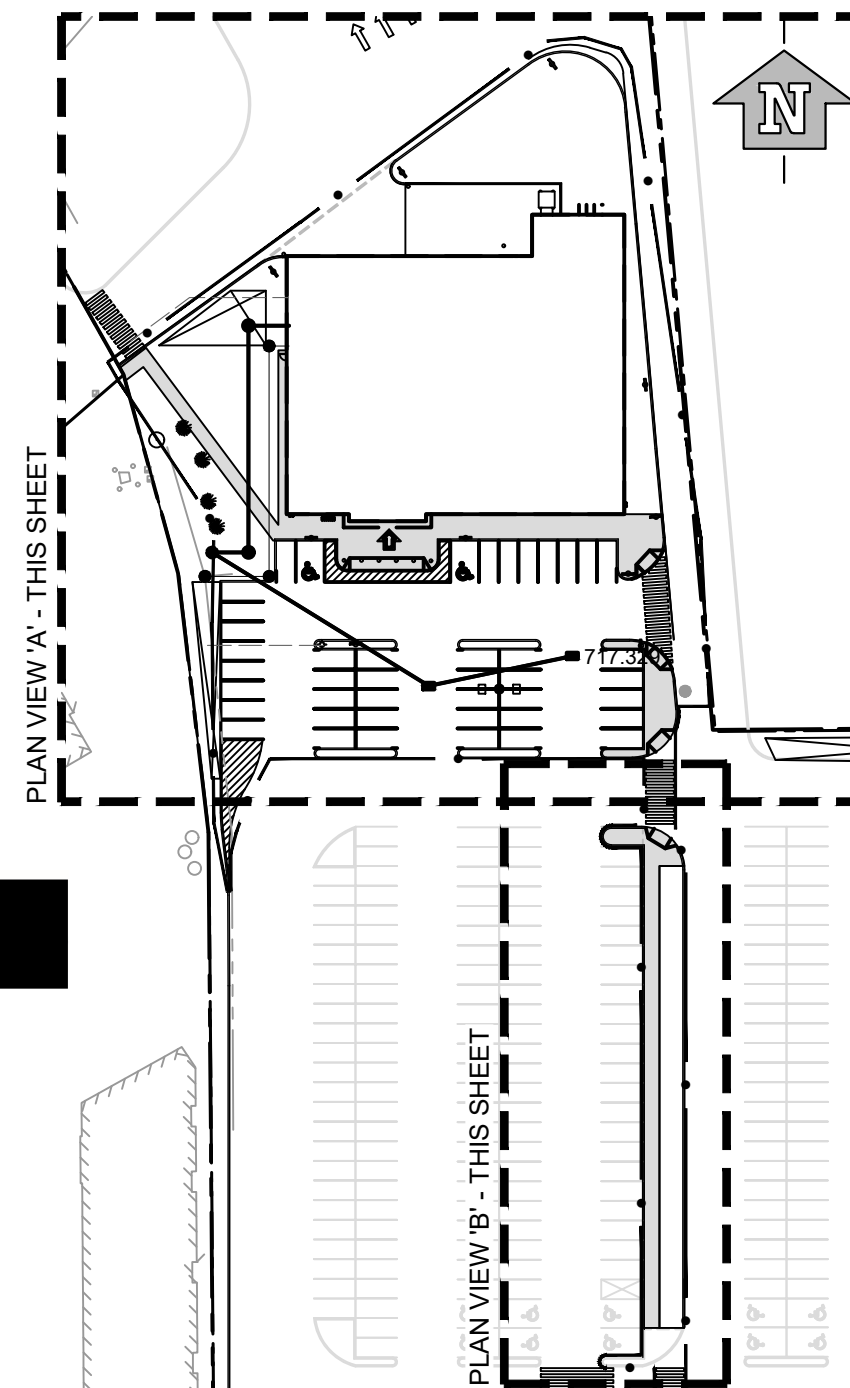
PROJECT
PROPOSED RETAIL DEVELOPMENT
5203 30TH AVE BEAUMONT, AB

DRAWING
ENLARGED SITE PLAN

PROJECT NO.
13.144P02
PROJECT DATE
2026-07-21
DRAWN BY
NMU
CHECKED BY
RCH
SCALE
As indicated

POPE JAMES DAVID
LICENCE
4963

DRAWING NO.
A1-9.2



KEY PLAN

SCALE 1:1000

2026-091
Approved October 13, 2026
Development Officer

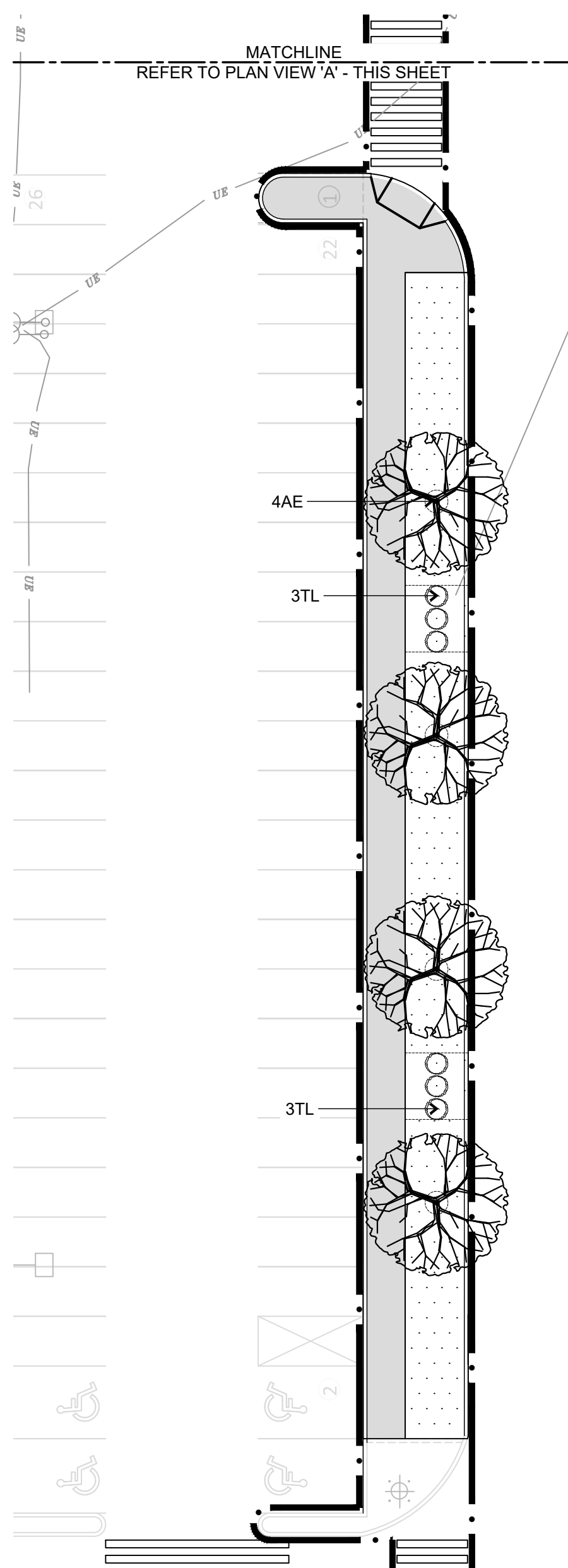
PROPOSED SITE STATISTICS:

LANDSCAPE REQUIREMENTS (DP EXTENT AREA) 5876.50m²:

TREES:
1 TREE PER 35m² LANDSCAPED AREA (BASED ON 10% OF THE SITE): $\frac{587.65m^2}{35m^2} = 17$ TREES
(40% OF TREES TO BE CONIFEROUS)
DECIDUOUS TREE: 10
CONIFEROUS TREE: 7
ACTUAL TREES PROVIDED:
DECIDUOUS TREES: 7
CONIFEROUS TREES: 10
ACTUAL PROPOSED TREES : 12
TOTAL TREES PROVIDED (INCLUDING EX. TREES): 17
SHRUBS:
1 SHRUB PER 35m² LANDSCAPED AREA (BASED ON 10% OF THE SITE): $\frac{587.65m^2}{35m^2} = 17$ SHRUBS
ACTUAL SHRUBS PROVIDED: 17

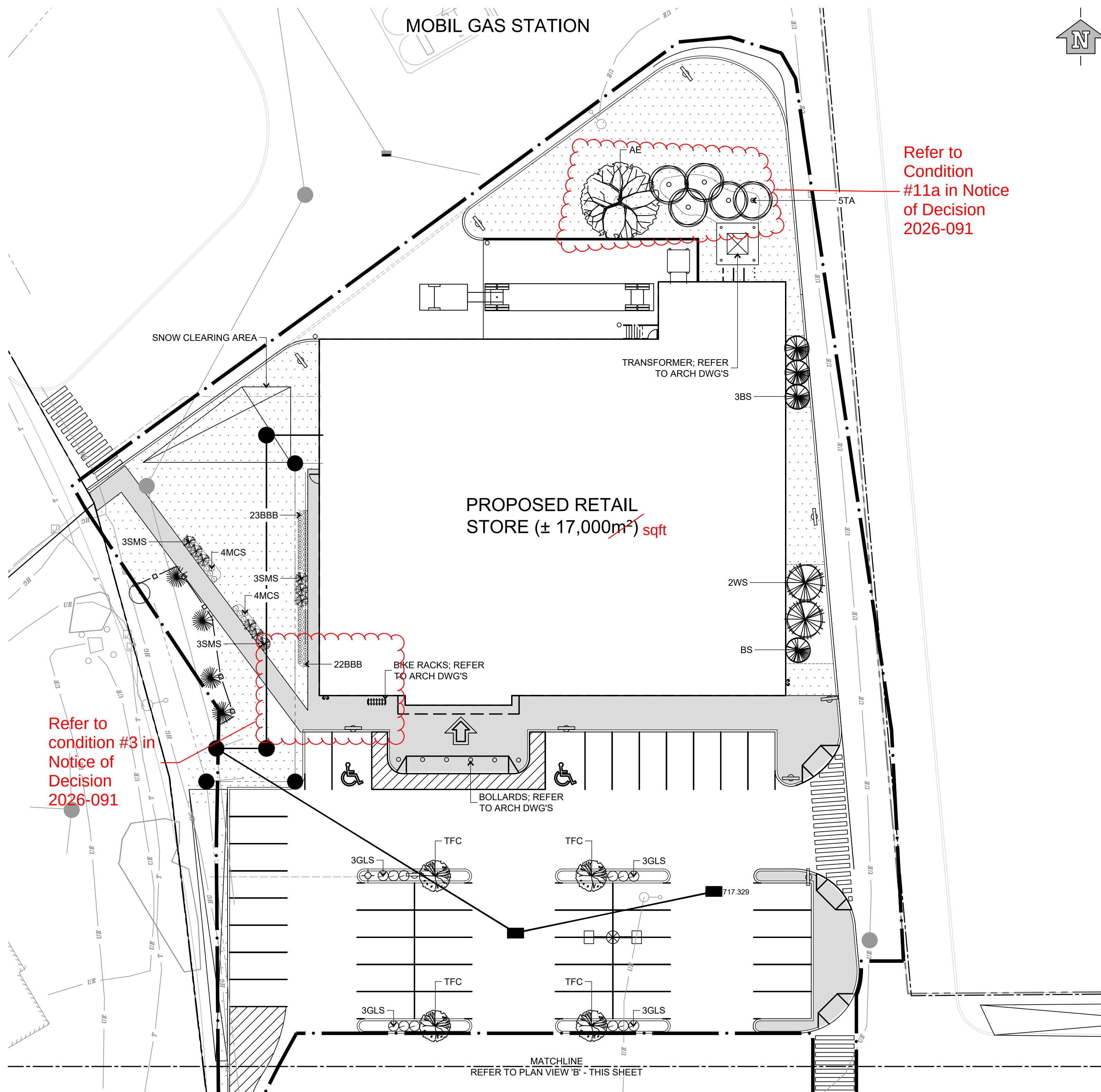
LANDSCAPE PARKING LOT REQUIREMENTS:

TREES:
1 TREE PER 1 ISLAND; 5 ISLANDS = **5 TREES**
ACTUAL TREES PROVIDED: 8
SHRUBS:
3 SHRUB PER 1 ISLAND; 5 ISLANDS x 3 SHRUBS = **15 SHRUBS**
ACTUAL SHRUBS PROVIDED: 18
TOTAL SITE LANDSCAPING PROVIDED
TREES:
TOTAL TREES PROVIDED: 25
SHRUBS:
ACTUAL SHRUBS PROVIDED: 35



PLAN VIEW 'B'

SCALE 1:250



PLAN VIEW 'A'

SCALE 1:250

PLANT LIST

*REFER TO THIS SHEET FOR PLANTING DETAILS AND SHEET L1 FOR PROJECT NOTES

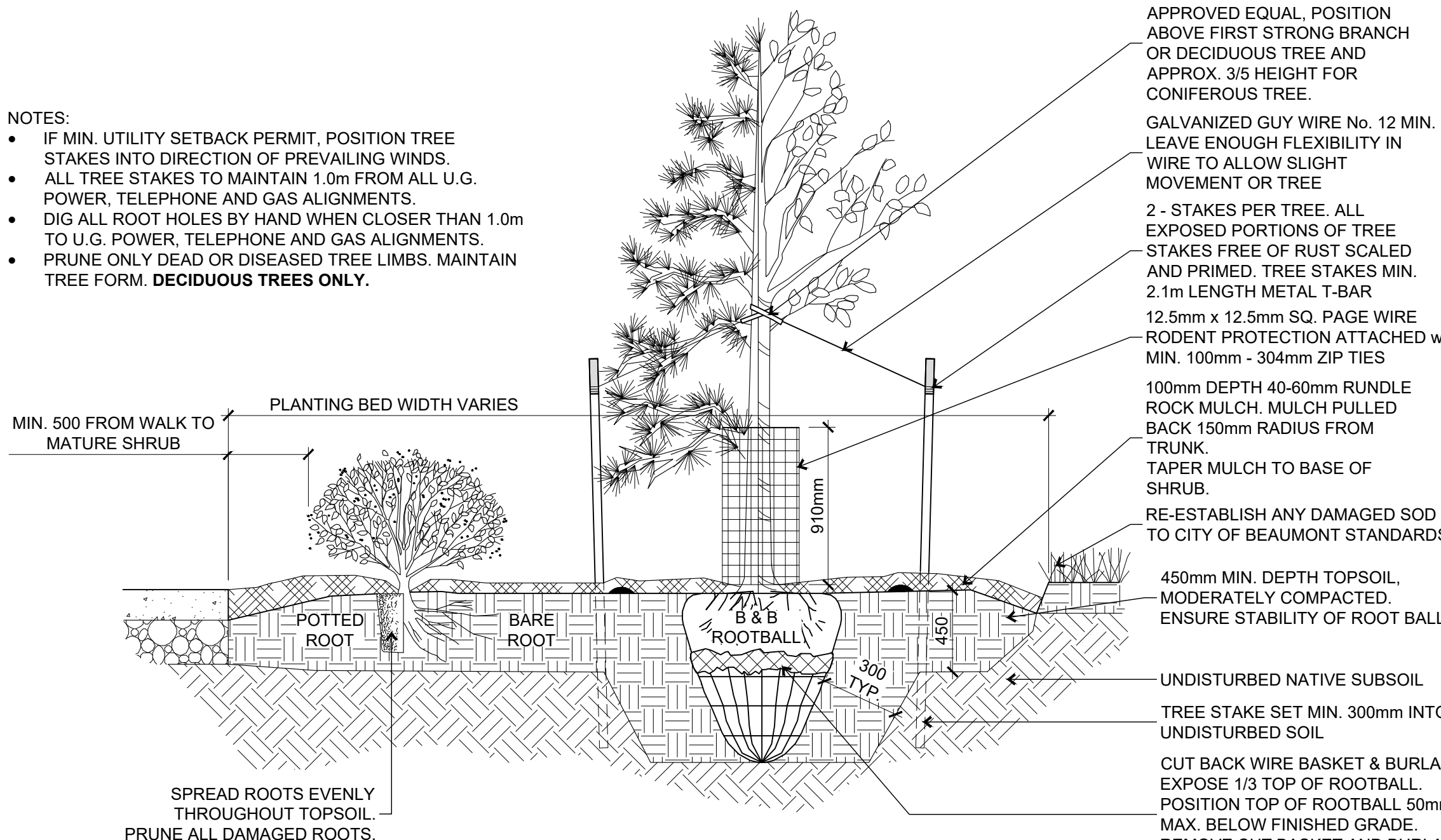
KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
TREES						
AE	AMERICAN ELM	ULMUS AMERICANA	50mm CAL.	AS SHOWN	5	B & B
BS	BAKERI BLUE SPRUCE	PICEA PUNGENS 'BAKERI'	2.0m HT.	AS SHOWN	4	B & B
TA	TREMBLING ASPEN	POPULUS TREMULOIDES	50mm CAL.	AS SHOWN	5	B & B
TFC	THUNDERCHILD FLOWERING CRAB	MALUS x 'THUNDERCHILD'	50mm CAL.	AS SHOWN	4	B & B
WS	WHITE SPRUCE	PICEA GLAUCA	2.0m HT.	AS SHOWN	2	B & B
SHRUBS						
MCS	MAGIC CARPET SPIREA	SPIRAEA JAPONICA 'WALBUMA'	450mm HT.	500mm O.C.	8	CONTAINER
GLS	GROW LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	450mm HT.	1000mm O.C.	12	CONTAINER
SMS	ST. MARY BROOM SPRUCE	PICEA PUNGENS 'ST. MARY'S BROOM'	450mm SP.	1500mm O.C.	9	CONTAINER
TL	TINKERBELLE LILAC	SYRINGA MEYERI 'BAILBELLE'	450mm HT.	1500mm O.C.	6	CONTAINER
PERENNIALS & ORNAMENTAL GRASSES						
BBB	BEYOND BLUE FESCUE	FESTUCA GLAUCA 'BEYOND BLUE'	#2 POT	500mm O.C.	45	CONTAINER

LEGEND

—●— EX. ELECTRICAL LINE	—●— EX. STORM LINE	—●— SANITARY LINE; REFER TO CIVIL	CONCRETE; REFER TO ARCH
—●— EX. TELECOMMUNICATIONS LINE	—●— EX. SANITARY LINE	—●— WATER LINE; REFER TO CIVIL	SOD ON 150mm DEPTH TOPSOIL
—●— EX. GAS LINE	—●— EXTENT OF DP APPLICATION; REFER TO ARCH	—●— STORM LINE; REFER TO CIVIL	PLANTING BED EDGE
—●— EX. WATER LINE	—●— PROPERTY LINE	—●— EX. TREES TO REMAIN	TREE PROTECTION FENCING; REFER TO DETAIL ON SHEET L1

NOTES:

- IF MIN. UTILITY SETBACK PERMIT, POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS.
- ALL TREE STAKES TO MAINTAIN 1.0m FROM ALL U.G. POWER, TELEPHONE AND GAS ALIGNMENTS.
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U.G. POWER, TELEPHONE AND GAS ALIGNMENTS.
- PRUNE ONLY DEAD OR DISEASED TREE LIMBS. MAINTAIN TREE FORM. **DECIDUOUS TREES ONLY.**



DETAIL - TYPICAL TREE AND SHRUB PLANTING BED

N.T.S.

2	2026-09-25	RE-ISSUED FOR DP	KP
1	2026-08-06	ISSUED FOR DP	KP
#	DATE	DESCRIPTION	BY

SHOPPERS DRUG MART
5203 30TH AVE
BEAUMONT, AB

LANDSCAPE STATISTICS, PLAN & DETAILS

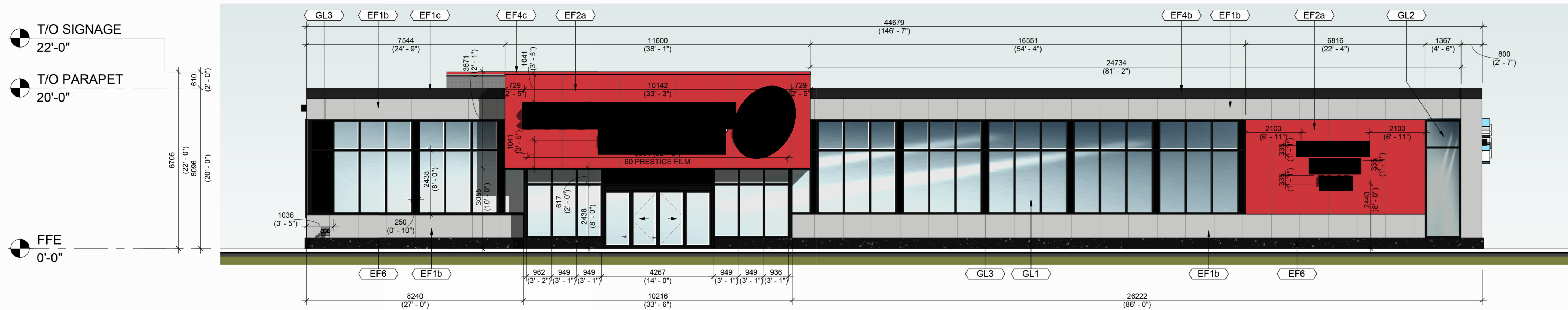
PROJECT NO.
5729.0007.02
PROJECT DATE
2026-09-24
DRAWN BY
NB
CHECKED BY
KP
SCALE
AS SHOWN

DRAWING NO.

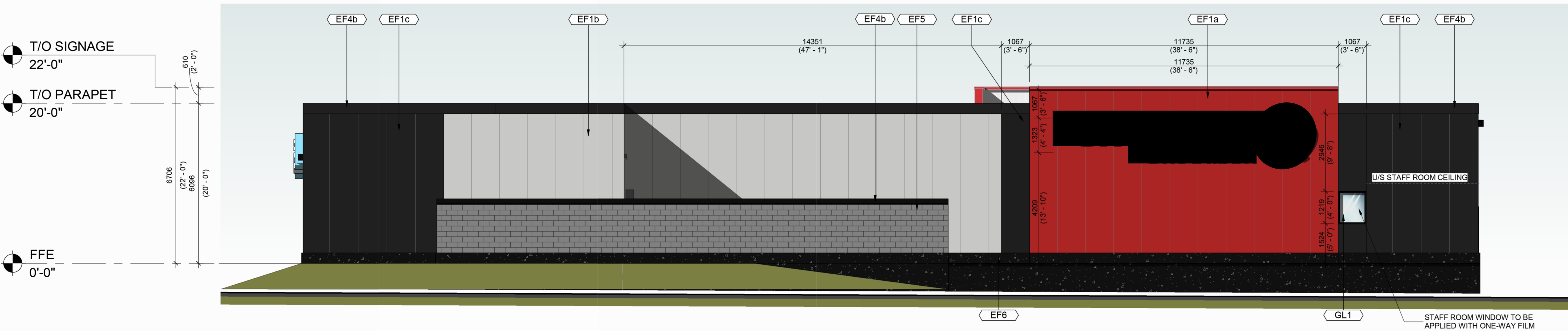
L2

REV.

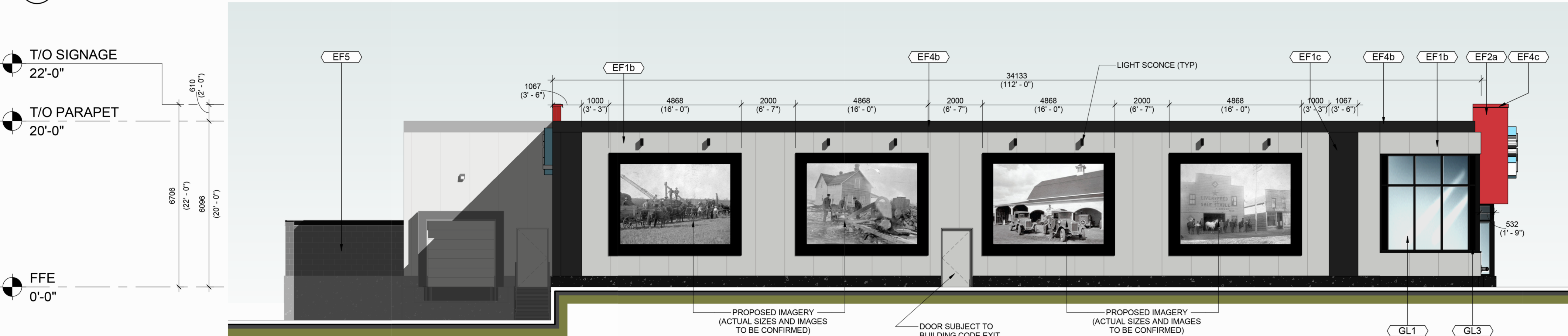
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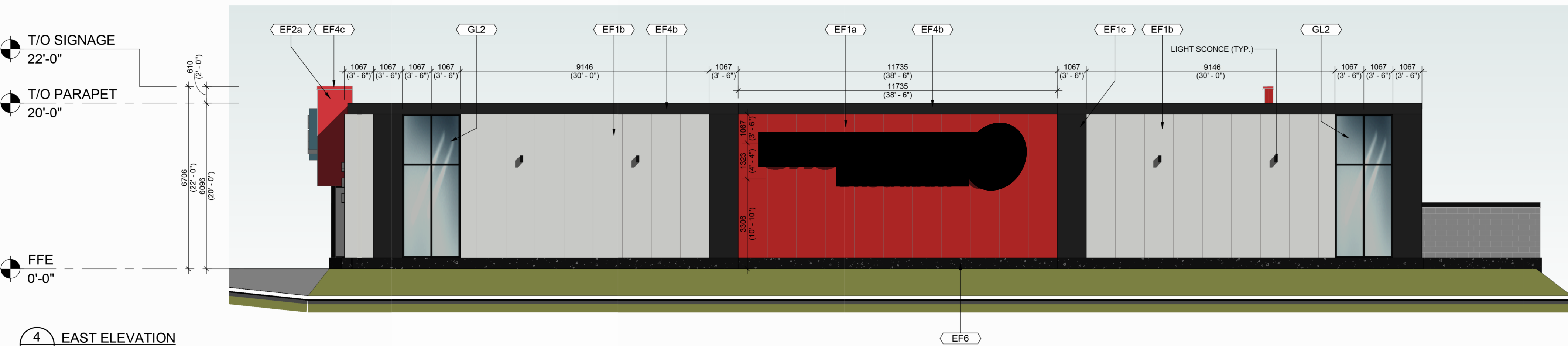
1 SOUTH ELEVATION
A301 1: 100



2 NORTH ELEVATION
A301 1: 100



3 WEST ELEVATION
A301 1: 100



4 EAST ELEVATION
A301 1: 100

2026-091
Approved October 13, 2026
Development Officer

EXTERIOR FINISH SCHEDULE	
INSULATED METAL PANELS	
EF1a	NORBEC INSULATED METAL PANELS COLOUR: VIBRANT RED FINISH: EXTERIOR: MICRORIBBED INTERIOR: SMOOTH FACE, NO PROFILE
EF1b	NORBEC INSULATED METAL PANELS COLOUR TO MATCH: WHITE - WHITE FINISH: EXTERIOR: MICRORIBBED INTERIOR: SMOOTH FACE, NO PROFILE
EF1c	NORBEC INSULATED METAL PANELS COLOUR TO MATCH: BLACK FINISH: EXTERIOR: MICRORIBBED INTERIOR: SMOOTH FACE, NO PROFILE
PREFINISHED ALUMINUM COMPOSITE PANELS	
EF2a	ALUPOLC ALUMINUM COMPOSITE PANELS BTR RED (4-BTR-50)
MISC. ELEMENTS	
EF4a	METAL SIGNS WHITE
EF4b	PREFINISHED METAL FLASHING BLACK
EF4c	PREFINISHED METAL FLASHING (RED) - COLOUR TO MATCH: BTR RED (4-BTR-50)
EF5	BLOCK WALL COLOUR TO MATCH: WHITE WHITE
CONCRETE FOUNDATION	
EF6	EXPOSED CONCRETE FOUNDATION C/W BLACK TINT
GLAZING	
GL1	ROCK GLASS WINDOW WALL SYSTEM: ROCK GLASS THERMALLY BROKEN HYBRID SEALED UNITS SINGLE PANE 36" (10mm) ROCKGLASS NOTE: ALL ROCKGLASS GLAZING PANEL TO BE LESS THE 72" WIDE
GL2	GLASS SPANDREL PANEL WINDOW WALL SYSTEM TYPE: NON TINTED FIXED OPAQUE PANEL * OPAC FILM COLOUR: -R5-R10 BLACK GREY 220ga INSULATED BACK PAN WITH 4" CURTAIN ROCK MINERAL WOOL INSULATION
GL3	ALUMINUM SPANDREL PANEL PANEL: 1/8" BLACK ANODIZED ALUMINUM TO MATCH GLAZING FRAME: PROVIDE ALUM. BACKPAN 220ga INSULATED BACK PAN WITH 4" CURTAIN ROCK MINERAL WOOL INSULATION
NOTES: EXTERIOR LIGHTING SUBJECT TO SITE REVIEW. SCULPTURE TO BE CONFIRMED WITH TENANT. LED LIGHTING STRIP TO BE PROVIDED WITHIN SDM SOFFIT. FINAL EXTENT SUBJECT TO FUTURE COORDINATION. STAFF ROOM WINDOW TO BE APPLIED WITH ONE-WAY FILM.	

TURNER FLEISCHER

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turnerfleischer.com

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2	2026-09-25	ISSUED FOR DP#2	RCH
1	2026-05-06	ISSUED FOR DP	RCH
#	DATE	DESCRIPTION	BY

PROJECT
PROPOSED RETAIL DEVELOPMENT

5203 30TH AVE BEAUMONT, AB

DRAWING

ELEVATIONS

PROJECT NO. 13.144P02	ONTARIO ASSOCIATION OF ARCHITECTS POPE JEREMY DAVID LICENCE 4963
PROJECT DATE 2026-07-21	
DRAWN BY NMU	
CHECKED BY RCH	
SCALE 1:100	DRAWING NO. A1-9.5