
Development Permit Notice of Decision

Date of Decision: May 17, 2019

2082326 Alberta Ltd.
1112 – 95 Street
Edmonton, AB T6X 0A7

Proposed Development: Cannabis Retail Store w/ variance
Legal Description: Lot 1 Block 1 Plan 022 7411
Municipal Address: #107, 6410 – 50 Street, Beaumont, AB
Permit Number: 2019-156
Tax Roll: 002551

Development Permit Conditions

The development noted above has been **refused** by the Development Authority for the following reasons:

1. In accordance with the requirements of the City of Beaumont Land Use Bylaw 944-19, applications for subdivision and development which were submitted prior to *Our Zoning Blueprint* coming into force shall be evaluated under the provisions of Bylaw No. 796-12.
2. Under Bylaw 796-12 the subject site is zoned Commercial and a Cannabis Retail Store is a discretionary use.
3. Under Bylaw 796-12 Cannabis Retail Stores shall not be located within 500 metres from any other existing Cannabis Retail Store, measured from the closest point of an exterior wall of the Cannabis Retail Store to the closest point of an exterior wall of the other Cannabis Retail Store.
4. The application submitted shows the distance between an existing permitted Cannabis Retail Store and this proposed use to be 395 metres, a variance of 105 metres.
5. The Development Authority has refused this application on the basis that:
 - the separation distance of 500m between Cannabis Retail Stores was a municipal planning decision as the effects of this Use are not yet known to the municipality. Varying the distance 105 metres does not meet the intent of the regulations.

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 a 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 796-12. 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.

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Appeal Information

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

- a) issued for a Variance and/or 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:

May 17, 2019

Appeal deadline:

June 7, 2019

If you wish to file an appeal, appeals must be filed with the Secretary of the SDAB (contact information below) no later than 4:30 p.m. on the date indicated above. The appeal fee is \$100.00. For further information please contact the Secretary of the SDAB:

- a) by phone: 780-929-1356
- b) by email: legislative@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:



Joanne Dargis
Manager, Current Planning
780-929-3328
joanne.dargis@beaumont.ab.ca