
Development Permit Notice of Decision

Date of Decision: September 12, 2022

Emcee Construction Management Ltd.
100, 18104 105 Avenue
Edmonton, AB., T5S 2T4

Proposed Development: Recreation - Active: *Outdoor Ice Rink*
Legal Description: SE 34-50-24-4
Municipal Address: 5103 50 Avenue , Beaumont, AB
Land Use District: Mature Neighbourhood
Permit Number: 2022-540
Tax Roll: 005009

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use within the Mature Neighbourhood 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. 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.
2. Location of the outdoor rink is approved as per the attached site plan.
3. All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, shall not, in the opinion of the Development Authority adversely impact safety. All permanently install lighting shall be compliant with the International Dark-Sky requirements. The lights shall be a minimum of 0.3 lux level and not go beyond the boundaries of the lot.
4. The new parking lot shall be hard-surfaced to the satisfaction of the Development Authority and shall have perimeter planting that is sufficient to provide substantial interruption of the view of the parking area from the adjacent thoroughfare (50th Avenue). The types and size of perimeter planting (trees and shrubs) shall be approved by the Development Authority prior to installation.

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.

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2. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
3. The gate entrance to the surface of the rink shall be installed at a height that provides adequate clearance from the top of the ice surface and shall be approved by the Manager of Parks and Roads Operations.
4. A gate or similar structure that is approved by the Development Authority shall be installed west of the new parking lot to prevent the public from using the temporary gravel access road to get to the rink.

Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notice regarding this Development Permit has been published on our website, only.

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:



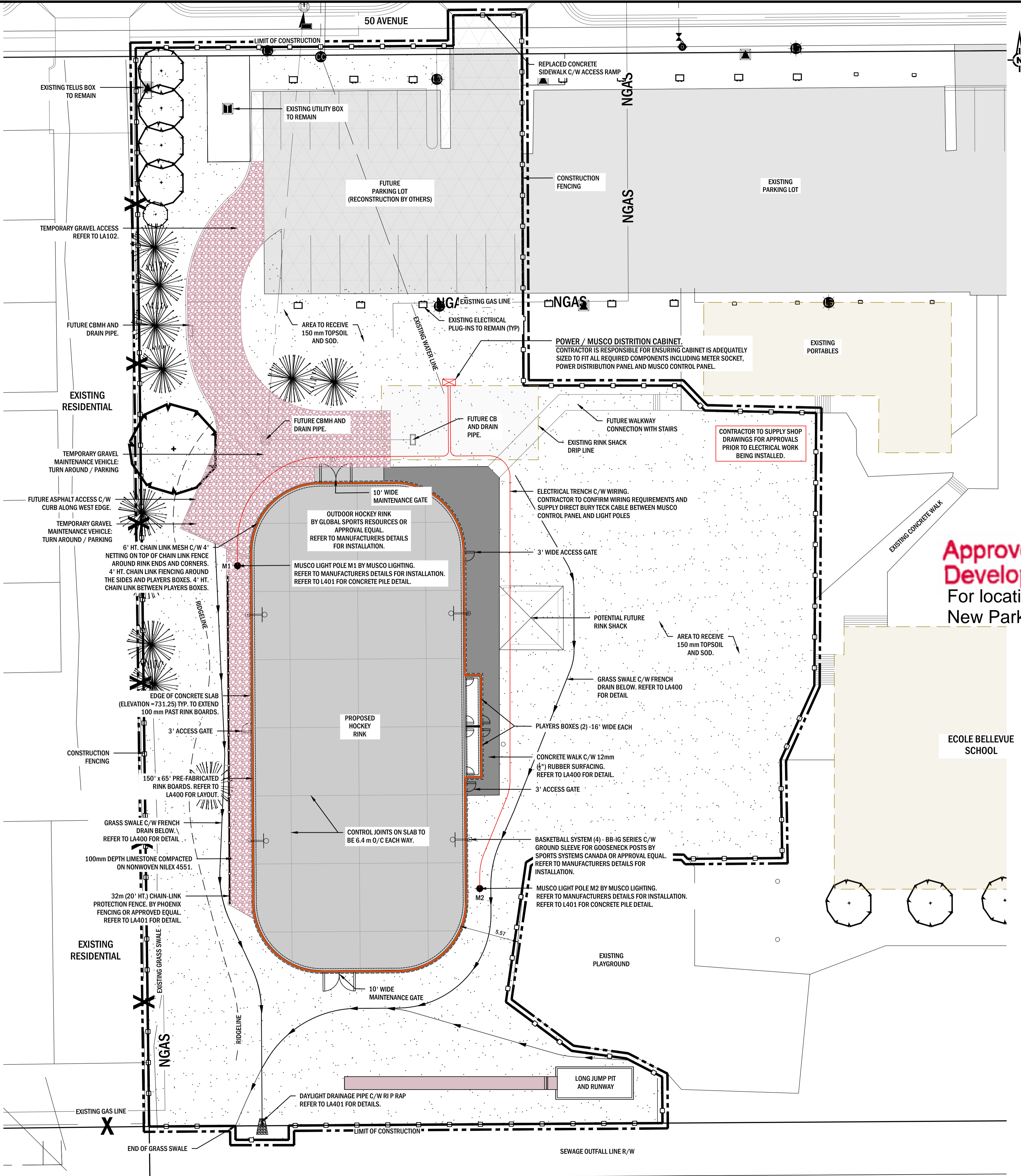
Shari Edgington
Development Officer
780-340-1678
shari.edgington@beaumont.ab.ca

Appeal Information

Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board (SDAB) within 21 days of the date the decision was made, noted above.

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.

FILENAME: 2115-20055-LA100.DWG SOURCE: WA 0215-20055-TOWN OF BEAUMONT 0215-20055-BELLEVUE OUTDOOR HOCKEY RINK 3.0 DESIGN PROCESS 3.3 ACAD 3.3.3 WORKING DRAWINGS
 PLOT DATE: August 11, 2022
 SAVED BY: CHOMNET



SITE FURNITURE SCHEDULE:

- BASKETBALL SYSTEM - BB-IG SERIES C/W GROUND SLEEVE FOR GOOSENECK POSTS BY SPORTS SYSTEMS CANADA OR APPROVAL EQUAL. 4 REQUIRED

SOD ON 150 mm DEPTH TOPSOIL

- GENERAL NOTES:**
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 - ALL EXISTING UTILITY LOCATIONS MAY NOT BE SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE DRAWINGS OR NOT.
 - CONTACT ALBERTA ONE-CALL AT 1-800-242-3447 PRIOR TO ANY CONSTRUCTION.
 - CONTACT DIG SHAW AT 1-866-344-7429 PRIOR TO ANY CONSTRUCTION.
 - CONTACT THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT PRIOR TO ANY EXPOSURE AND CONNECTION TO EXISTING INFRASTRUCTURE AT 780-929-4300.
 - THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ANY PARTY REQUIRING A CROSSING AGREEMENT AND TO RESPECT ALL CROSSING AGREEMENT REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE NOTICE TO ANY EFFECTED PRIVATE OR PUBLIC SECTOR REGARDING MUNICIPAL SERVICE AND/OR ACCESS DISRUPTIONS.
 - ALL DISTURBED AREAS ARE TO BE REPAIRED, REPLACED AND/OR LANDSCAPED TO NEW CONDITION. CONCRETE OR ASPHALT REPAIRS SHALL BE CUT AND SQUARED TO THE SATISFACTION OF THE RESIDENT ENGINEER. LANDSCAPE REPAIRS ARE TO BE TOPSOILED AND SEED TO A MINIMUM DEPTH OF 75mm AND MAINTAIN POSITIVE DRAINAGE.

UTILITY SETBACKS - CITY OF BEAUMONT

CONTRACTOR TO CALL 'ALBERTA ONE-CALL' AT 1-800-242-3447 TO HAVE ALL EXISTING SITE UTILITIES LOCATED PRIOR TO CONSTRUCTION AND PLANT NO CLOSER THAN THE FOLLOWING DIMENSIONS FROM THE SERVICES:

| | |
|---------------------------------|-----------------|
| TRAFFIC AND SIGNAL POLES | 4.0 m |
| LIGHT STANDARD / POWER HARDWARE | 3.5 m |
| FIRE HYDRANT | 3.5 m |
| STOP SIGNS & YIELD SIGNS | 3.5 m |
| TRANSIT ZONE | 3.5 m |
| OTHER SIGNS | 2.0 m |
| SHALLOW UNDERGROUND UTILITIES | 1.0 m |
| GAS OR OIL RIGHT-OF-WAYS | CONTACT UTILITY |
| DEEP UNDERGROUND UTILITIES | 1.5 m |
| SANITARY AND STORM SEWERS | 1.8 m |
| SANITARY AND STORM MANHOLES | 2.0 m |
| WATER MAIN | 2.5 m |
| ARTERIAL ROAD CURB FACE | 2.0 m |
| COLLECTOR ROAD CURB FACE | 1.5 m |
| LOCAL ROAD CURB FACE | 1.5 m |
| DISTANCE FROM DRIVEWAYS | 2.0 m |
| DISTANCE FROM SIDEWALKS | 1.0 m |

*CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND LIABILITIES INCURRED BY DAMAGES TO SITE UTILITIES.
 *ANY DISTANCES LESS THAN THIS ARE AT THE DISCRETION OF THE CITY.

SOD MIX NOTES:

CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM CUT TO 25 mm TO 40 mm THICK (REMOVE MESH FROM LARGE SOD ROLLS PRIOR TO INSTALLATION), THICK AND HEALTHY GROWTH CONFORMING TO REQUIREMENTS OF NURSERY SOD GROWERS ASSOCIATION OF ALBERTA AND OF THE FOLLOWING MIX OR APPROVED EQUAL:

65% KENTUCKY BLUEGRASS BLEND
 35% CREEPING RED FESCUE

TOTAL = 2990 m²

REFER TO DRAWING LA102 FOR GRADING PLAN

LEGEND

| | |
|----------------------------|---------|
| LIMIT OF CONSTRUCTION | --- |
| CONSTRUCTION FENCE | —●—●—●— |
| CONCRETE | ■ |
| CONCRETE W/ RUBBER SURFACE | ■ |
| ASPHALT | ■ |

SCALE 1:200

| | | | | | | | | | | |
|-----|----|----|----|-------------------------|-----|------|-----|-----|-----|-----|
| 0 | 22 | 08 | 11 | ISSUED FOR CONSTRUCTION | CK | DP | DP | CK | JE | DP |
| REV | Y | M | D | REVISION DESCRIPTION | DRN | SUPV | DES | CHK | ENG | APP |

The Alberta Association of Landscape Architects

David A. Price
 LANDSCAPE ARCHITECT

SEC

SELECT ENGINEERING CONSULTANTS LTD.
 100, 17413 107 AVENUE NW
 EDMONTON AB T5S 1E5 CANADA
 TEL 780 651 5777 FAX 780 651 5757
 www.selecteng.ca

CITY OF BEAUMONT
OUTDOOR HOCKEY RINKS
 ECOLE BELLEVUE SCHOOL

LAYOUT & LANDSCAPE PLAN

0215-20055-LA101

September 12, 2022

Approved Development Officer

For location of the Outdoor Rink and New Parking lot

LAYOUT AND LANDSCAPE PLAN
 SCALE: 1:200