
Development Permit Notice of Decision

Date of Decision: March 31, 2022

Mathew C. Wilson
2nd Floor 6950 113 Street
Edmonton, AB., T6H 5V7

Proposed Development: **Institutional Use:** *Education (K-12 and Daycare)*
Legal Description: Plan NW ¼ Section 27, Twp 50, Rge Rd 24 W of 4
Municipal Address: NW ¼ Section 27, Twp 50, Rge Rd 24 W of 4, Block 1, Lot 1
Land Use District: Integrated Neighbourhood
Permit Number: 2021-696
Tax Roll: 002117

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Integrated Neighbourhood District and has been **conditionally 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.**

General

1. Unless otherwise provided for in this approval, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met.
2. The Land Use Bylaw 944-19 ("LUB"), Integrated Neighbourhood District, regulations apply with respect to this development.
3. The site shall be developed in accordance with the attached drawings with the exceptions and conditions as noted herein. **Any changes to the attached plans require prior written approval by the Development Authority.**
4. **As this permit has been issued for a permitted use with a variance, this permit shall not come into force and effect until the appeal period has expired. Refer to appeal information below. (April 21, 2022).**
5. 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.

Variance

6. A variance has been approved to allow the building to exceed the maximum side yard setback of 4.0m.
7. A variance has been approved to allow the bicycle racks to be located more than 10m from the northern building entrance.

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8. A variance has been approved to allow 86 shrubs and 40 deciduous and 11 coniferous trees.
9. A variance has been approved to waive the requirement to plant 1 tree and three shrubs on the landscaped islands.
10. A variance has been approved to allow parking stalls to be located within the principal frontage and to allow two pedestrian walkway islands to have a minimum width of 1.5 as per the approved Site plan, Re-Issued for Development Permit dated March 24, 2022.
11. A variance has been approved to allow waste receptacles to be located within the principal frontage as per the approved Site plan, Re-Issued for Development Permit dated March 24, 2022.

Building Placement Standards

12. The principal frontage, and rear setbacks are acceptable and meet the LUB regulations.
13. Based on the development site size, the proposed site coverage is 14.5% and is within the maximum allowed under the LUB.
14. 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.
15. The Applicant shall provide details of the lights to be installed on the building and they shall be approved by the City of Beaumont prior to entering into a Development Agreement.
16. The garbage bins shall be installed at the location shown on the Site plan, Re-Issued for Development Permit dated March 24, 2022.

Building Profile Standards

17. The building height to eave is two (2) storeys and meets the LUB regulations.
18. Rooftop mechanical equipment must be screened from view to the Development Authorities satisfaction.

Landscaping & Screening Standards

19. A minimum of 15cm of high-quality soil and growing material is required for the planting areas.

Parking, Access & Loading Standards

20. The LUB requires eighty-eight (88) parking stalls based on the intended uses for this development, and ninety-two (92) parking stalls have been provided on site.
21. Barrier free parking stall details will be approved under the building permit.
22. Eight (8) bicycle parking stalls shall be provided in the location as shown on the plans.
23. A loading zone is provided and meets the intent of the LUB.

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24. The Applicant shall provide wheel stops for the parking stalls that are adjacent to the sidewalks.
25. The Applicant shall provide an updated site plan including a perpendicular zebra crossing extending from the pedestrian island north of parking stall 31 to the walkway within the drop off loop and shall remove the zebra crossing terminating at parking stall 30, to the satisfaction of the City of Beaumont.

General

26. As-built and AutoCAD drawings are required to be submitted to the City.
27. All sites must be kept clean of all construction waste and all other waste ("debris") by removing or containing the debris in a manner satisfactory to the Development Authority.
28. Failure to keep the sites clean of debris is an offence under *Our Zoning Blueprint*. The Peace Officers may issue offence tickets to any person who has committed or is committing an offence respecting this infraction and may be subject to the following penalties:
 - a. First Offence – a written warning or a stop work order shall be issued, and a bin will be required onsite;
 - b. Second Offence (on same lot) – a minimum fine of \$1,000.00 and a stop work order shall be issued;
 - c. Third (and Subsequent) offence(s) (on same lot) – a minimum fine of \$5,000.00 and a stop work order shall be issued.
29. 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.
30. The Applicant shall ensure that consideration be given to controlling noise, dust and traffic on the site in addition to establishing reasonable hours of operation. Bylaw 642-05 states that between 2300 hours of one day and 0700 hours of the next day Monday through Friday, 2200 hours of one day and 0800 hours on Saturdays, and 2200 hours of one day and 0900 hours on Sundays and statutory holidays, operate any engine or motor-powered machine used for snow removal, gardening, landscaping or on lawns, in such a manner as to create undue noise.
31. The Applicant agrees to clean the roads where care and attention has not been taken by the contractor, at the direction of the Director, Infrastructure.
32. The Applicant shall provide civil drawings in accordance with the General Design Standards to the Engineering Department and shall obtain written acceptance of those drawings.
33. 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.

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34. Bylaw 689-08 - Water and Sanitary Sewer Utility Sections 4.13 and 4.14 are to be followed and approved by the Director, Infrastructure Services with respect to grease traps in any proposed building or bay.
35. The owner/applicant shall obtain all Federal, Provincial and local permits as they apply to this project.
36. The owner/applicant shall be responsible for any engineering and legal costs incurred by the City related to this project.
37. Applicable Plumbing, Electrical and Gas permits can be applied for through Superior Safety Codes. Their office is located at 14613 – 134 Avenue, Edmonton, AB, T5L 4S9, phone 780-489-4777, fax 780-489-4711.
38. The owner/applicant shall obtain a Building Permit from the City of Beaumont. Three detailed sets of drawings stamped by an Engineer of the building floor plan and including Electrical, Plumbing, Gas and Mechanical. **All Schedules must be included.**
39. The General Contractor will require a Contractor's License with the City and it allows all sub-trades to work on this site without requiring their own business license.
40. That the owner/developer enter into and abide by a Development Agreement with the City of Beaumont pursuant to Section 655 of the Municipal Government Act (MGA) to address but are not limited to the following:
 - a. Construct internal roads, pedestrian walkway system, public utilities and to provide security for the proposed development
 - b. That the owner/developer pay all costs identified in the Development Agreement prior to the building permit issuance.
 - c. Prior to providing securities for this project, the Applicant shall provide construction cost estimates for approval by the City of Beaumont.

Fire Department

41. 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.
42. The Applicant shall purchase a key box from the City Hall Office to ensure all building units are accessible in case of an emergency.
43. Water distribution system to be in service during construction (new hydrants)
44. Fire Department to have access to the site during construction.
45. A Safety Plan shall be reviewed and approved prior to issuance of the Building Permit.

Additional Comments

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1. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable 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 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.
3. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.

Failure to comply with any of the preceding conditions will render this permit null and void.

Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) 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:	March 31, 2021
Appeal deadline:	April 21, 2022
Permit active (if no appeals filed):	April 22, 2022

To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-1352 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above.



City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

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Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit have been mailed to owners of adjacent and nearby properties, as these individuals have the right to appeal this permit, as explained above. The same Development Permit Notice mailed to these individuals has been attached for your information.

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.

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
780-929-1354
shari.edgington@beaumont.ab.ca

cc: Mike Schwirtz, CAO
Maureen O'Neil, Deputy CAO
Curtis Doblanko, Director, Finance
Kendra Raymond, Director, Planning & Development
Rob Mackin, Director, Communications & Economic Development
Jay Melvin, Director, Protective Services & Fire Chief
Punam Grewal, Manager, Engineering & Environment & Infrastructure
Teaka Broughm, Manager, Current Planning
Joannes Wong, Manager, Long Range Planning
Joshua Gale, Manager, Operations
Sara Edge, Public Works Administrative Assistant
Troy Birtles, Accurate Assessment
Kate Alexander, Leduc Public Health
Stephen Yu, Chair, Urban Design Review Committee

Approved March 31, 2022

Development Officer *Handwritten Signature*

ASPHALT:

LIGHT DUTY PAVEMENT

ASPHALT CONCRETE 80mm (TWO LIFTS OF 40mm)
BASE COURSE 50mm
SUB-BASE COURSE 300mm
SUBGRADE* NON-WOVEN GEOTEXTILE (MINIMUM GRAB STRENGTH 1000N)

HEAVY DUTY PAVEMENT

ASPHALT CONCRETE 100mm (TWO LIFTS OF 50mm)
GRAVEL BASE 450mm SANDWICH WITH BI-AXIAL GEOTEXT IN THE CENTER (MINIMUM TENSILE STRENGTH OF 23 kN/m)
SUBGRADE* NON-WOVEN GEOTEXTILE (MINIMUM GRAB STRENGTH 1000N)

- 1. A PROOF ROLL INSPECTION SHOULD BE CARRIED OUT ON SUBGRADE BEFORE PLACING GRAVEL TO VERIFY THE SUBGRADE STABILITY AND SHOULD BE WITNESSED BY ENGINEER. ADDITIONAL LIFTS OR SUBGRADE REINFORCEMENT MAY BE NECESSARY.
2. TACK COAT APPLICATION MUST BE APPLIED BETWEEN LIFTS
3. COMPACTION LIFT OF PAVEMENT TO BE MINIMUM 98% OF MARSHALL DESIGN DENSITY

CONCRETE:

CONCRETE SIDEWALKS OR PLATFORM ADJACENT TO THE BUILDING TO BE DOWELED INTO GRADE BEAMS TO PREVENT HEAVING. 10MM REBAR AT 300MM SPACING ALSO REQUIRED. ALTERNATELY, FROD INSULATION CAN BE PLACED BELOW PLATFORM TO PREVENT FROST FORMATION IN SUB GRADE. ALL SITE CONCRETE TO BE 35 COMPACT WITH A MIN 50 DAY STRENGTH OF 30MPA WITH 5-HR AIR.

66 STREET AND 41 AVENUE TO BE DESIGNED AND CONSTRUCTED BY THE CITY OF BEAUMONT. PLEASE CONTACT STANTEC (WEATHER.BRETO@STANTEC.COM) FOR ANY DESIGN CHANGES.

LEGAL DESCRIPTION:

LOT: MR
BLOCK: 1
N.W. 1/4 SEC 27-50-24-W4M
ZONING:
LAND USE: INTEGRATED NEIGHBOURHOOD DISTRICT (IN) AS OF JULY 2020
MUNICIPAL ADDRESS: 780 BY CURB

SITE DATA:

SITE CALCULATIONS:
TOTAL SITE AREA: 29,947.8 m²
BUILDING AREA: 4,372.3 m²
GROSS FLOOR AREA: 4,372.3 m²
FLOOR AREA RATIO (F.A.R.): 0.146

SITE COVERAGE:

MINIMUM ALLOWANCE: 50%
PROPOSED SITE COVERAGE: 4,372.3 m² / 29,947.8 m² = 14.6%

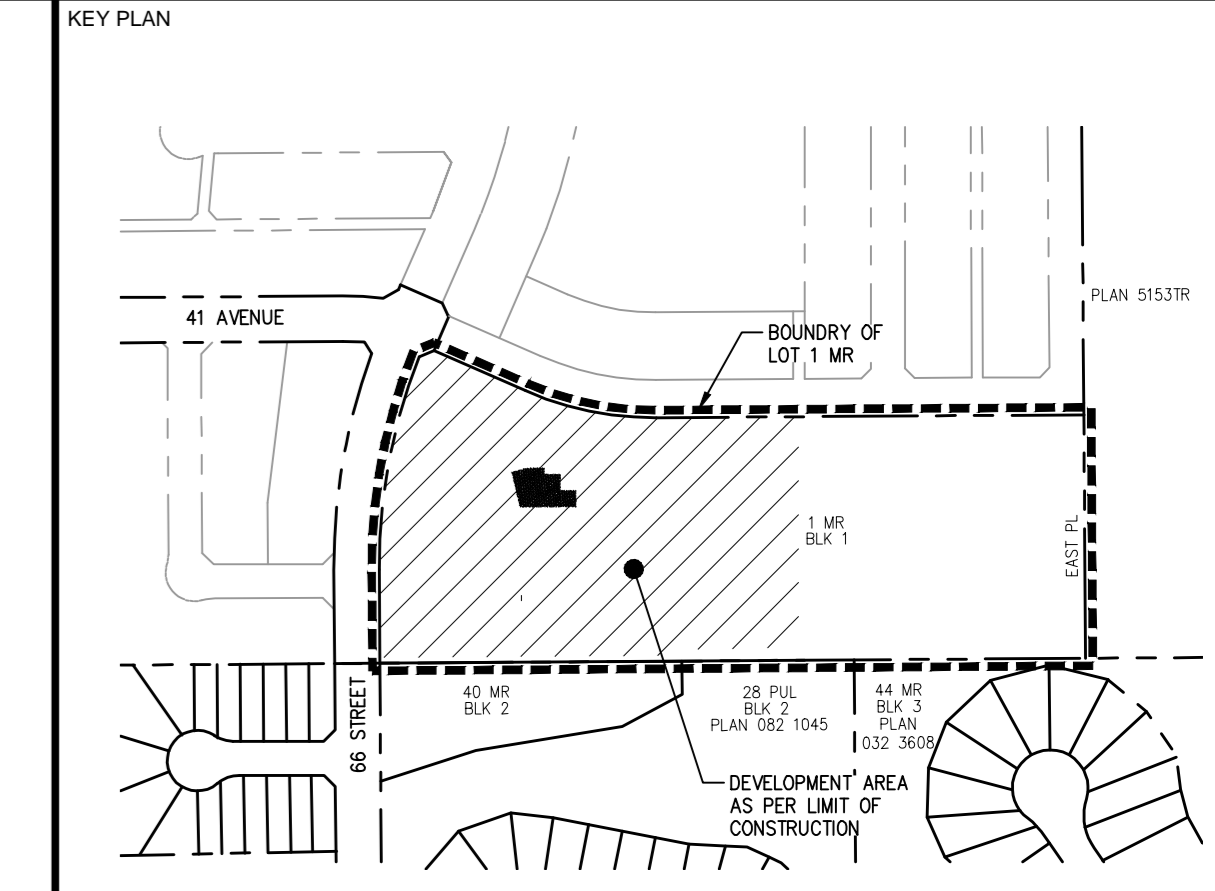
VEHICULAR PARKING:

MINIMUM ALLOWANCE: 2 STALLS PER 100 SQM OF LOT COVERAGE
DAYCARE (EDUCATION): 2 STALLS PER 100 SQM OF LOT COVERAGE
PARKING STALLS REQUIRED: 85 FOR SCHOOL + 7 FOR DAYCARE
PARKING STALLS PROVIDED: 83 FOR SCHOOL + 8 FOR DAYCARE
TOTAL PARKING AREA SIZE: 2,412.5 SQM (4.9% OF TOTAL LOT AREA)

ACCESSIBLE VEHICLE PARKING:

VISITOR DROP-OFF LOOP: 7 CARS
BUS LOOP: 12 BUSES
BICYCLE PARKING:
MINIMUM BICYCLE PARKING: ALL NON-RESIDENTIAL BUILDINGS LESS THAN 4,000 SQM SHALL PROVIDE PARKING FOR AT LEAST 6 BICYCLES PER BUILDING. TOTAL BICYCLE PARKING PROVIDED: 6

LOADING SPACES:
REQUIRED: ALL NON-RESIDENTIAL USES SHALL PROVIDE SUFFICIENT SPACE AND ACCESS FOR LOADING VEHICLES TO THE SATISFACTION OF THE DEVELOPMENT AUTHORITY.
PROVIDED: BUS DROP OFF LOOP ACTS AS LOADING DURING NON PEAK HOURS



NOTES table with columns for DATE, REV, DESCRIPTION, DRAWN BY, CHECKED BY.

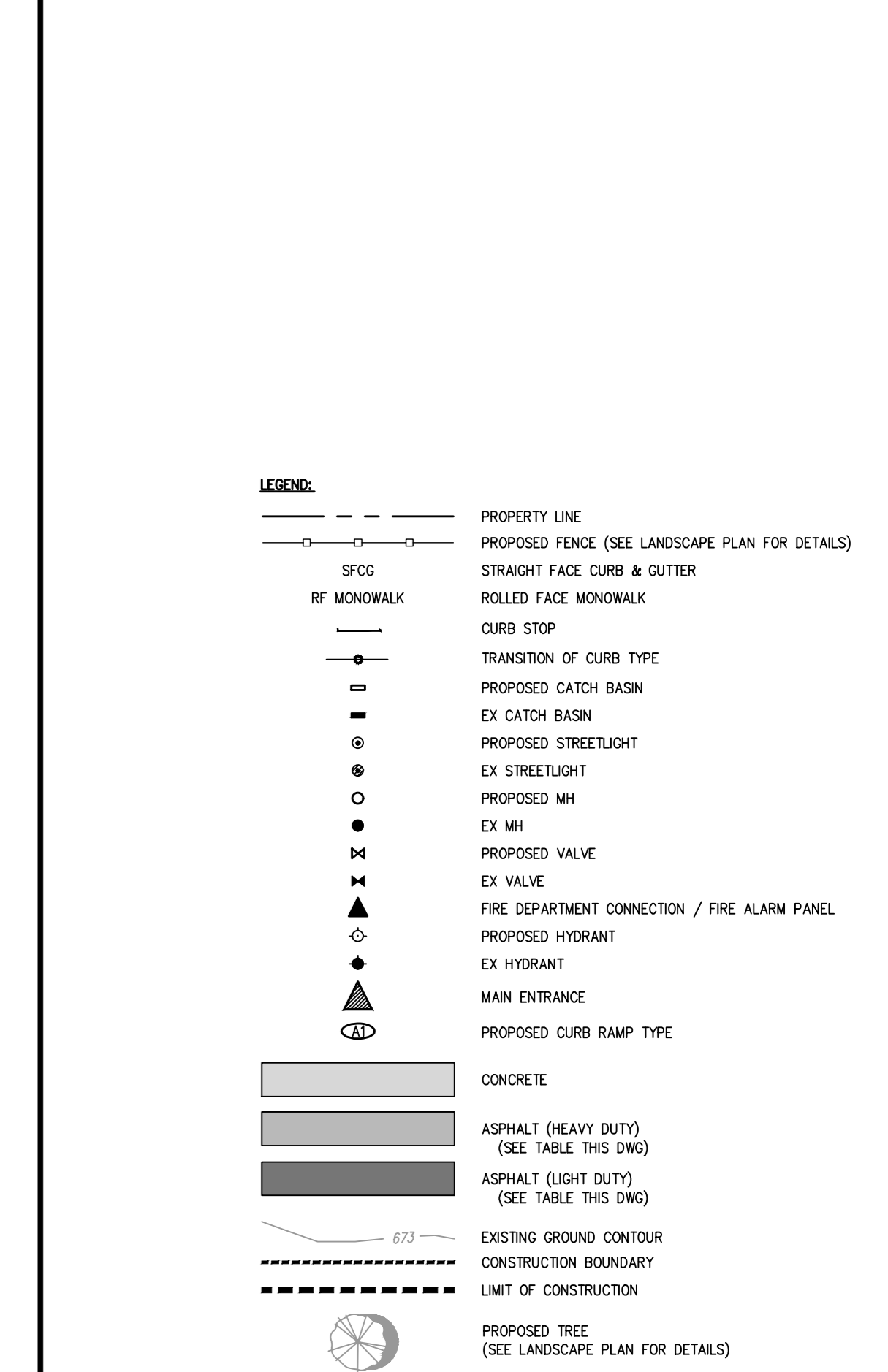


Table with columns for DATE, REV, DESCRIPTION, DRAWN BY, CHECKED BY.

Stantec Consulting Ltd. 200 - 325 25th Street SE Calgary, Alberta T2A 7H8 Tel: (403) 716 8000 www.stantec.com Stantec Project No.: 144214060

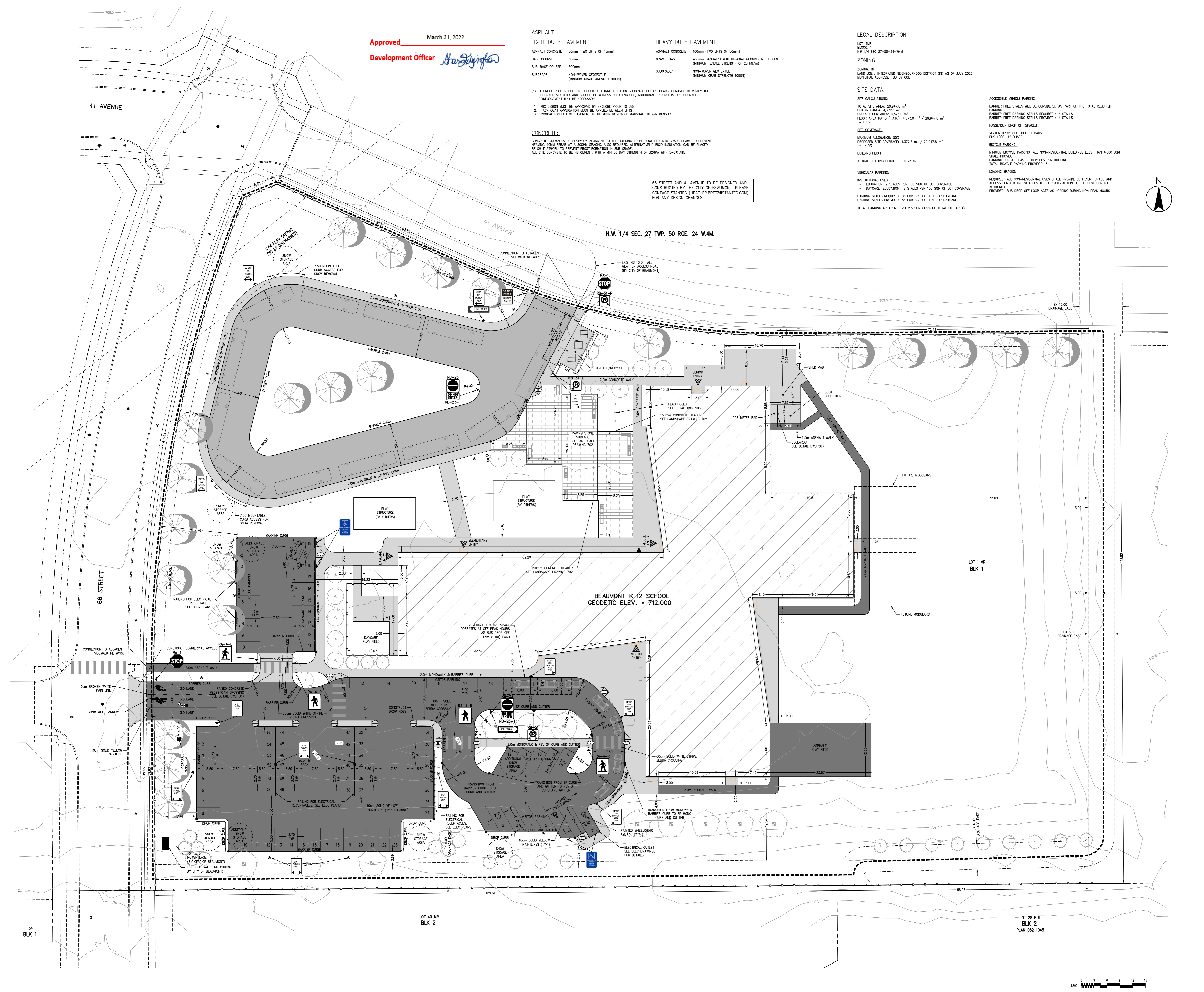


PROJECT: BEAUMONT K-12 SCHOOL BEAUMONT, AB

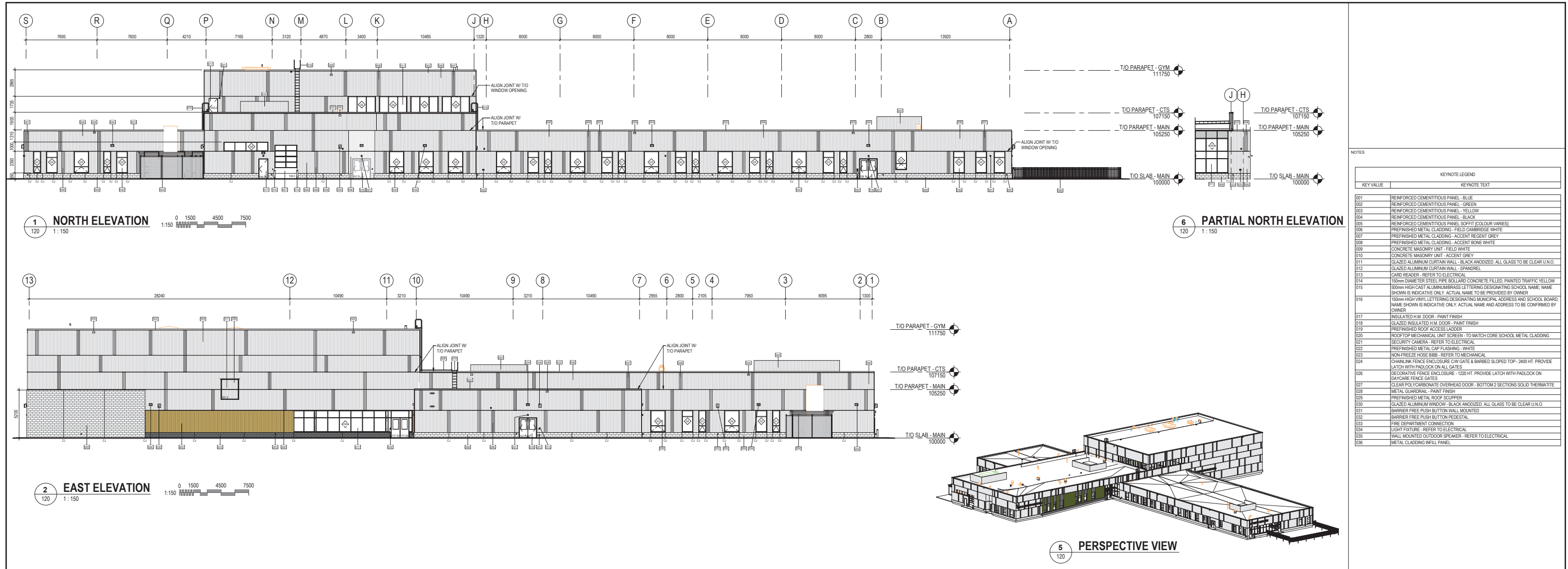
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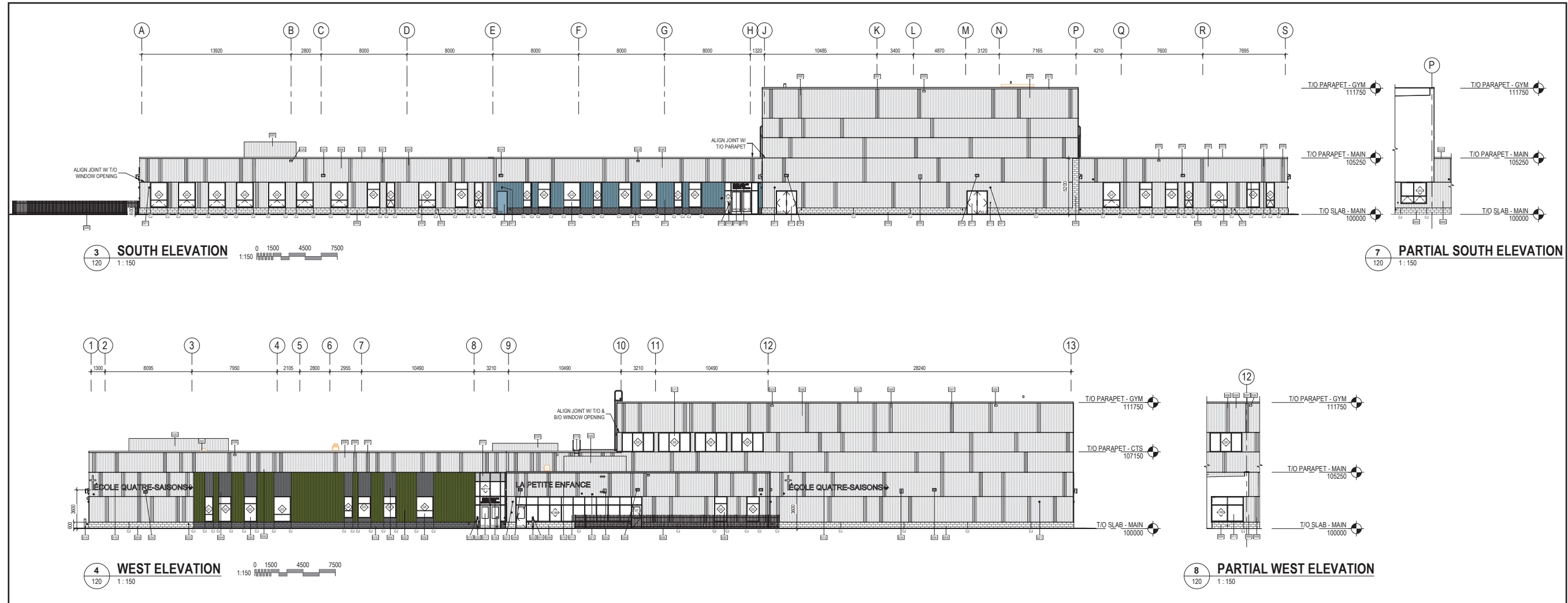
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EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



PROPOSED BEAUMONT SCHOOL EXTERIOR RENDERING



VIEW OF MAIN ENTRANCE

PROPOSED BEAUMONT SCHOOL EXTERIOR RENDERING



VIEW OF MAIN ENTRANCE

PROPOSED BEAUMONT SCHOOL EXTERIOR RENDERING



VIEW OF STUDENT'S MAIN ENTRANCE

PROPOSED BEAUMONT SCHOOL EXTERIOR RENDERING



VIEW OF BACK ENTRANCE

PROPOSED BEAUMONT SCHOOL EXTERIOR MATERIAL BOARD



METAL PANEL SIDING

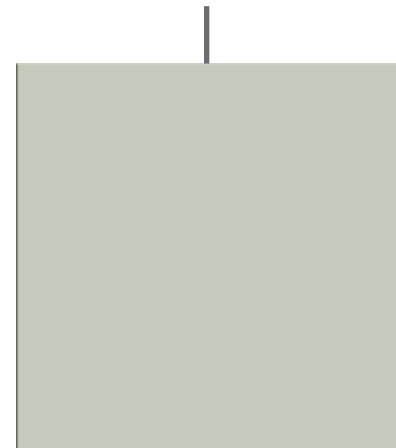


CONTRASTING CUT-OUT FOR WALL + SOFFIT

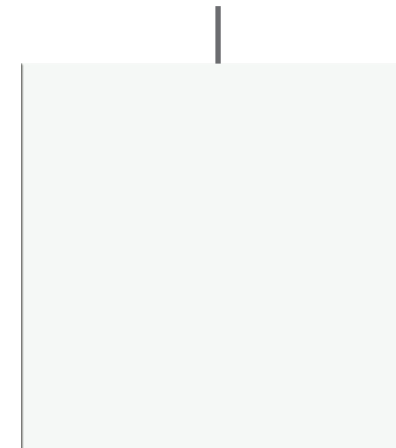


CONCRETE MASONRY BASE

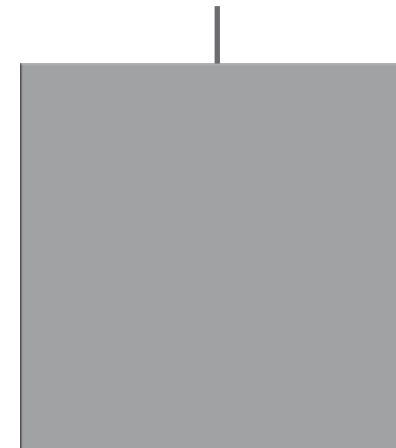
VICWEST METAL PANEL [BONE WHITE]



VICWEST METAL PANEL [CAMBRIDGE WHITE]



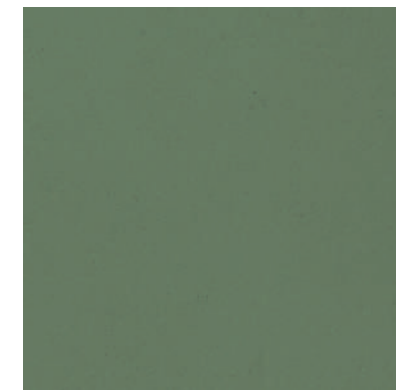
VICWEST METAL PANEL [REGENT GREY]



CONCRETE MASONRY [PEEL SILVER]



CEMENT PANEL [AMBER]



CEMENT PANEL [JADE]



CEMENT PANEL [AZURITE]



CONCRETE MASONRY [CHARCOAL]

ESSENTIAL COLOUR PALETTE

The palette of Essential colours for civic/institutional buildings Beaumont-Wide is shown here with their CMYK codes:

BASIS OF DESIGN FOR BEAUMONT SCHOOL EXTERIOR COLORS

1	2	3	1. C:14 M:8 Y:9 K:0
4	5	6	2. C:60 M:16 Y:51 K:11
			3. C:93 M:54 Y:21 K:40
			4. C:0 M:88 Y:76 K:28
			5. C:69 M:63 Y:62 K:57
			6. C:0 M:0 Y:0 K:0



WINDOW FRAME [BLACK]