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## **Development Permit Notice of Decision**

Date of Decision: October 9, 2024

Albert Sound Framing  
6235 Wagner Road  
Edmonton, AB T6E 4N4

**Proposed Development:** **Temporary Development Use:** *Laydown Yard (Esprit)*  
**Legal Description:** N.E. ¼ Sec. 28-50-24-W4M  
**Municipal Address:** 24351 TWP Rd 505, Beaumont, AB  
**Land Use District:** Agricultural District  
**Permit Application No:** 2024-097  
**Tax Roll:** 050009

**Development Permit Status:** Approved with conditions

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### **Development Permit Conditions**

The development noted above is considered a Discretionary Use within the Agricultural District 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. Approval is subject to a 21-day appeal period. Refer to appeal information below.
3. 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.
4. Location of the laydown yard is approved as per the attached site plan.
5. Approval is granted for a temporary period to expire on **March 31, 2025**.
6. The applicant shall abide by all the conditions that are set out in the Lease Agreement dated October 1, 2024.
7. 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. A copy of the Certificate of Insurance must be provided, and Beaumont shall be named on same.

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8. The applicant shall enter into a Road and Sidewalk Closure agreement by October 21, 2024.
9. The applicant shall enter into a Road Use Agreement with the municipality for all construction traffic to and from the site from approved City roadways in a safe and proper manner, and any damages caused to these roadways by the Applicant will be repaired at the Applicants expense as deemed necessary by the City.
10. The applicant shall provide for a fence that is 6ft, made of steal, lockable and secure to the satisfaction of the city.
11. The applicant shall strictly refrain from transporting equipment and materials between the Site (24351 TWP 505 Rd) and 5100 50 Avenue during the hours of 08:00am to 09:00am, 12:00pm to 1:00pm and 3:00pm to 3:30pm, Monday to Friday. The applicant is to adhere to the Community Standards Bylaw, specifically, prohibited noise hours of operation.
12. The applicant is responsible for removing snow and ice within the laydown yard within 48 hours after the snow or ice has been deposited.
13. Applicant must remediate the site back to its original condition prior to the expiration of the temporary permit (March 31, 2025).
14. Electrical, plumbing, and gas permits, as required for the tenant improvement, shall be the responsibility of the owner. Please contact Superior Safety Codes at 780-489-4777 for permits in these disciplines, as well as the required inspections.
15. A valid Business License is required by the General Contractor which covers all sub-trades used on the project, and which shall be obtained prior to any work commencing on the site. The cost of the business license is based on the construction value of the project, with the minimum fee being \$50. Based on a construction value of \$150,000, the minimum fee of \$50 will apply.
16. A valid Commercial Business License is required by the operator prior to opening the business.
17. All Applications for development and all development, construction or installations contemplated, shall comply with the provisions of the National Building Code – Alberta Edition 2019, and regulations made thereunder.

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

### **Additional Information**

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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 *National Building Code – Alberta Edition 2023* 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.
4. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin may be required.
5. 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;
6. Third (and Subsequent) offence(s) (on same lot) – a minimum fine of \$5,000.00 and a stop work order shall be issued.

### **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.

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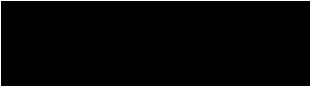
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For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:

  
Aleshia Ingram  
Planner II  
780-340-0342  
[Aleshia.Ingram@beaumont.ab.ca](mailto:Aleshia.Ingram@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.

<b>Notice of Decision:</b>	October 9, 2024
<b>Appeal deadline:</b>	October 30, 2024
<b>Permit active</b> (if no appeals filed):	October 31, 2024

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](mailto: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](http://www.beaumont.ab.ca)

West Recreation Site TWP RD 505 – Portion of Parking Lot ~25,000 sq ft.

140' width x 180' length (43m width x 55m length)

Designated Area of Parking Lot for use by AB Sound Exteriors  
~20m front yard setback

