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## Development Permit Notice of Decision

Date of Decision: November 22, 2024

Arc Studio  
c/o Tracy Froland  
12634 Stoney Plain Road  
Edmonton, AB  
T5N 3N7

**Proposed Development:** Commercial Building (371.6m<sup>2</sup>): 3 CRU Units  
**Legal Description:** Plan 232 1572, Block 1, Lot 2  
**Municipal Address:** 7001 49 Street, Beaumont, AB  
**Land Use District:** Commercial  
**Permit Application No:** 2024-050  
**Tax Roll:** 010320

**Development Permit Status:** Approved with conditions

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### Development Permit Conditions

The development noted above is considered a Permitted Use with Variance 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.

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. The site shall be developed in accordance with the attached plans issued for development dated November 22, 2024. **Any changes to the attached plans require prior written approval by the City.**
3. Prior to commencing any activity on the lands, 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. The Development Agreement shall include but not be limited to the following:
  - a. 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.
  - b. The applicant shall meet all engineering requirements as set out in the City of Beaumont's Engineering General Design Standards (GDS) or provide options that are acceptable and approved by the City.
  - c. Final approval and acceptance by the municipality of all civil engineering plans must be completed prior to the execution of the development agreement.

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4. Landscaping shall be provided as shown on the attached approved plans. Hard landscaping shall be contiguous and seamlessly integrated with the public sidewalk with no grade adjustments.
5. 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.
6. The owner/applicant shall obtain all federal, provincial and local permits as they apply to this project.
7. A development permit is required prior to the Commercial Rental Units being occupied. Ground floor uses are limited to lodging, commercial and institutional uses.

### Additional Information

1. Based on the details of the approved plans, the development meets the minimum required 75% Essential Elements and 25% Suggested Elements of the Beaumont Urban Design Guidelines
2. **Prior to any work commencing on the site**, a Letter of Credit in the amount of 100% of the construction costs for hard and soft landscaping shall be provided prior to building permit issuance, with such costs to include hard landscaping features such as brick pavers, shale, concrete curbing, sidewalks, patios, paved approaches including culvert and rip rap, fencing and painted lines for parking stalls.  
  
50% of the landscaping security shall be released after planting and the remaining balance shall be released once an inspection of the site has demonstrated to the satisfaction of the Development Authority that the landscaping has been well maintained and is in healthy condition two growing seasons after approved inspection.
3. **Prior to any construction commencing on the site**, a Development Agreement and a Letter of Credit equal to 25% of the construction costs shall be submitted to the City of Beaumont for the following:
  - a. any pre-grading of the site including stripping, grubbing, etc.
  - b. the cost of work to be undertaken on municipal property, including but not limited to underground servicing and access.

All but \$7,000 of the above noted securities will be returned upon completion, with no deficiencies as confirmed by Engineering (the municipality will not take less than \$7,000 security). The remainder shall be released upon completion and receipt of as-built record drawings that are received and deemed acceptable by the municipality.

4. Prior to securing the Letters of Credit for this project, the Applicant shall provide cost estimates for approval by the Manager, Engineering & Environment.

The Letter of Credit shall have an initial term of one (1) year, shall be renewed by the owner 30 days prior to expiry, and shall:

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- a. contain an automatic renewal clause; and
  - b. allow for partial draws by the City of Beaumont.
5. The Applicant shall maintain comprehensive liability insurance in the amount of \$5 million as it relates to this project, for the duration of both phases of the project. A copy of the Certificate of Insurance must be provided, and Beaumont shall be named on same.
6. Engineering Advisements
  - a. The owner shall be responsible for any engineering and legal costs incurred by the City related to this project.
7. 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.
8. 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](mailto: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.
9. 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.
10. The Applicant shall provide the Development Authority with AutoCAD drawings to the satisfaction of the Development Authority with the Building Permit application.

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11. 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.
12. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
13. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin shall be required.
14. 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.
15. Separate sign permit applications will be required for any on-site signage.
16. 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.

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### **VariANCES**

1. Section 3.6.8 of the Land Use Bylaw has been varied to allow the principal frontage to be oriented towards the north parking area instead of towards the principal thoroughfare (70 Avenue).

### **Permit Notification Information**

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit have been hand delivered 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.

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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.

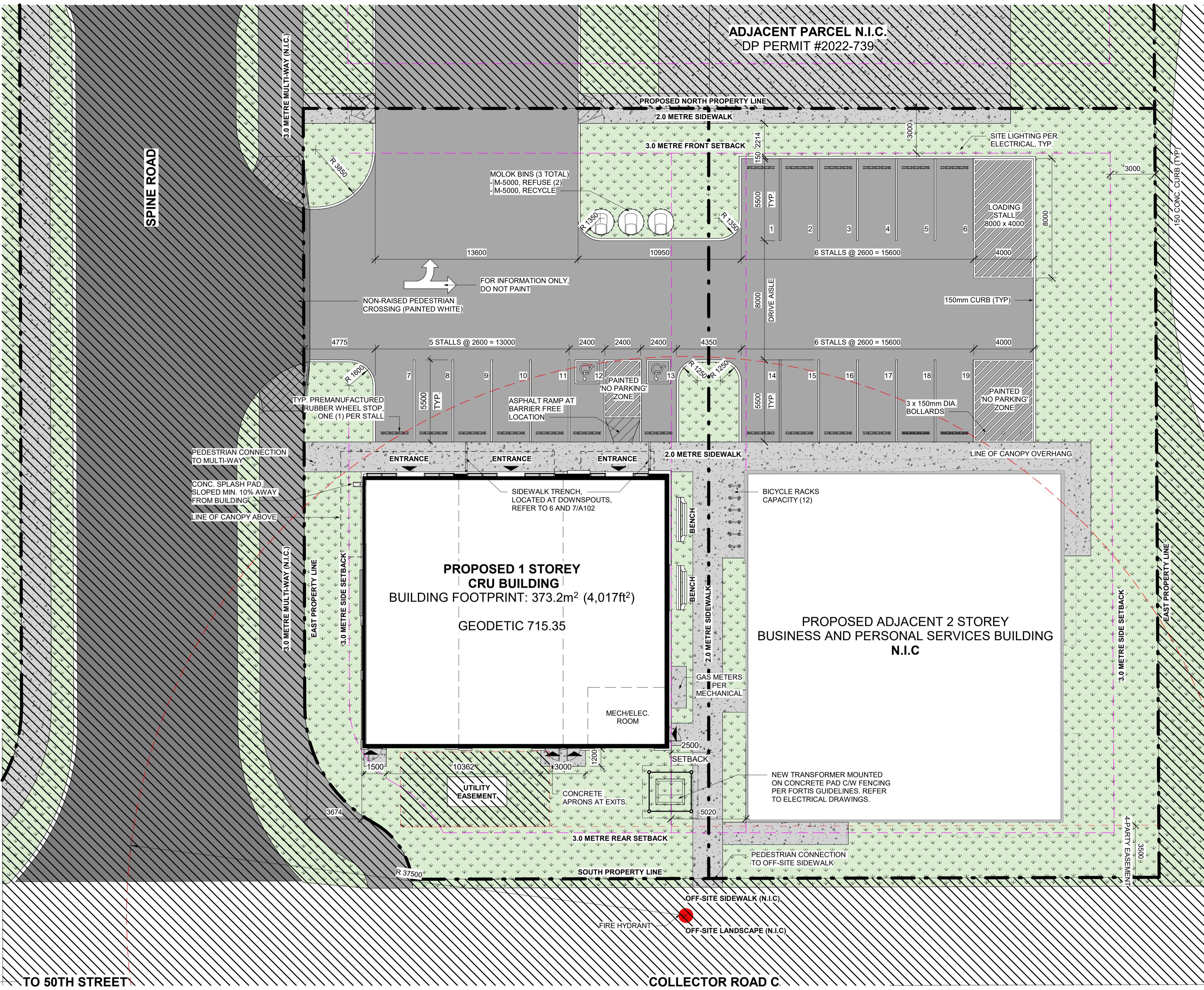
<b>Notice of Decision:</b>	November 22, 2024
<b>Appeal deadline:</b>	December 13, 2024
<b>Permit active</b> (if no appeals filed):	December 14, 2024

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)

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, RPP, MCIP**  
Senior Planner, Development Services  
P: 780.243.0552



**GENERAL PROJECT INFORMATION**

CITY OF BEAUMONT LAND USE BYLAW 944-19

**LEGAL DESCRIPTION**

LOT: 2  
BLOCK: 1  
PLAN: 232 1572

MUNICIPAL ADDRESS: 7001 - 49th STREET, BEAUMONT AB

**SITE DATA**

ZONING: COMMERCIAL DISTRICT (C) / UDG B3 - COMMERCIAL BUILDINGS  
SITE AREA: 2,919.18m<sup>2</sup> (31,422ft<sup>2</sup>)

**F.A.R.**

ALLOWABLE: 3.0  
PROPOSED GFA (CRU 2): 373.2 / 2,919 = 0.13  
PROPOSED GFA COMBINED: 1167.3 / 2,919 = 0.40

**SITE COVERAGE**

ALLOWABLE: 40%  
PROPOSED TOTAL: 868.2m<sup>2</sup> / 2,919m<sup>2</sup> = 29.7%  
PROPOSED C.R.U.: 373.2m<sup>2</sup> / 2,919m<sup>2</sup> = 12.8%

**SETBACKS**

REQUIRED	PROVIDED
FRONT 3.0M	FRONT 24.4M
REAR 3.0M	REAR 8.7M
SIDE (W) 3.0M	SIDE (W) 3.0M
SIDE (E) 3.0M	SIDE (E) 5.0M (ADJACENT BUILDING)

**MAX. BUILDING HEIGHT**

4 - STOREYS  
PROVIDED: 1 STOREY

**LANDSCAPING**

3.7.9.c) ALL LOTS GREATER THAN 2,500m<sup>2</sup> A MIN. OF 1 TREE PER 35m<sup>2</sup> BASED ON 10% OF SITE COVERAGE. 2,919m<sup>2</sup> x 10% = 292m<sup>2</sup> / 35m<sup>2</sup> = 8.34 (9) TREES

3.7.9.f) ALL LOTS GREAT THAN 2,500m<sup>2</sup> A MIN. OF 1 SHRUB PER 35m<sup>2</sup> BASED ON 10% OF SITE COVERAGE. 2,919m<sup>2</sup> x 10% = 292m<sup>2</sup> / 35m<sup>2</sup> = 8.34 (9) SHRUBS

**PARKING REQUIRED**

**FACTOR**

3.7.10.a) v. RESTAURANT / CAFE  
MIN. REQUIREMENT IS 2.0 STALLS / 100m<sup>2</sup> LOT COVERAGE (373.2m<sup>2</sup> / 100m<sup>2</sup>) x 2.0 = 7.46 (8 STALLS)

3.7.10.a) v. BUSINESS AND PERSONAL SERVICES  
MIN. REQUIREMENT IS 1.0 STALLS / 100m<sup>2</sup> LOT COVERAGE (495m<sup>2</sup> / 100m<sup>2</sup>) = 4.95 (5 STALLS)

TOTAL: 25 STALLS PROVIDED

3.7.10.b) iv. MAXIMUM 50% LOT COVERAGE  
PROVIDED LOT COVERAGE: 1,002.40m<sup>2</sup> / 2,919m<sup>2</sup> = 34%

TOTAL

3.7.10.b) vi. BARRIER-FREE:  
FOR ALL LOTS WITH 11 OR MORE VEHICLE PARKING STALLS, ACCESSIBLE PARKING SHALL BE PROVIDED

TOTAL: 2 STALLS PROVIDED

3.7.10.e) iii. LOADING:  
ALL LOADING SPACE SHALL BE AT LEAST 4m WIDE AND 8m LONG  
PROVIDED: 1 LOADING STALL

3.7.10.c) ii. BICYCLE:  
BUILDINGS LESS THAN 4,600m<sup>2</sup> SHALL PROVIDE PARKING FOR AT LEAST 6 BICYCLES PER BUILDING.

12 STALLS PROVIDED

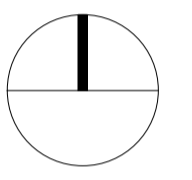
**COMMERCIAL - AREAS**

BUILDING FOOTPRINT	373.2 m <sup>2</sup> (4,017 ft <sup>2</sup> )
CRU 1	117.1 m <sup>2</sup> (1,260.5 ft <sup>2</sup> )
CRU 2	128.1 m <sup>2</sup> (1,378.9 ft <sup>2</sup> )
CRU 3	106.8 m <sup>2</sup> (1,149.6 ft <sup>2</sup> )
MECH / ELEC.	21.2 m <sup>2</sup> (229.0 ft <sup>2</sup> )
<b>TOTAL</b>	<b>373.2 m<sup>2</sup> (4,017 ft<sup>2</sup>)</b>

GROSS FLOOR AREA (GFA) 373.2 m<sup>2</sup> (4,017 ft<sup>2</sup>)



12634 Stony Plain Road NW  
Edmonton, AB  
T5N 3N7  
p.780.809.2991



**REVISIONS**

NO.	DATE	DESCRIPTION	TR	TF
5	10-30-2024	ISSUED FOR DP VARIANCE		
4	10-24-2024	POST-TENDER ADDENDUM 1		
3	09-18-2024	ISSUED FOR ADDENDUM 1		
2	09-4-2024	ISSUED FOR TENDER		
1	07-30-2024	ISSUED FOR 90% REVIEW		

**DOCUMENTS PHASE**

**ISSUED FOR DEVELOPMENT PERMIT VARIANCE**

**DISCLAIMER:**  
THIS DRAWING MUST NOT BE SCALED, REFER TO GIVEN DIMENSIONS. ADVISE ARCHITECT IN WRITING OF ANY DISCREPANCIES. FAILURE TO DO SO SHALL NOT BE GROUNDS FOR EXTRA COSTS. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL EITHER SEALED OR ADVISED IN WRITING BY THE ARCHITECT. THESE DRAWINGS ARE INSTRUMENTS OF THE ARCHITECTS' SERVICES TO THE CLIENT. DESIGN AND DRAWINGS AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF ARC STUDIO AND SHALL NOT BE USED WITHOUT WRITTEN CONSENT.

PROJECT  
**LE REVE - CRU # 2**



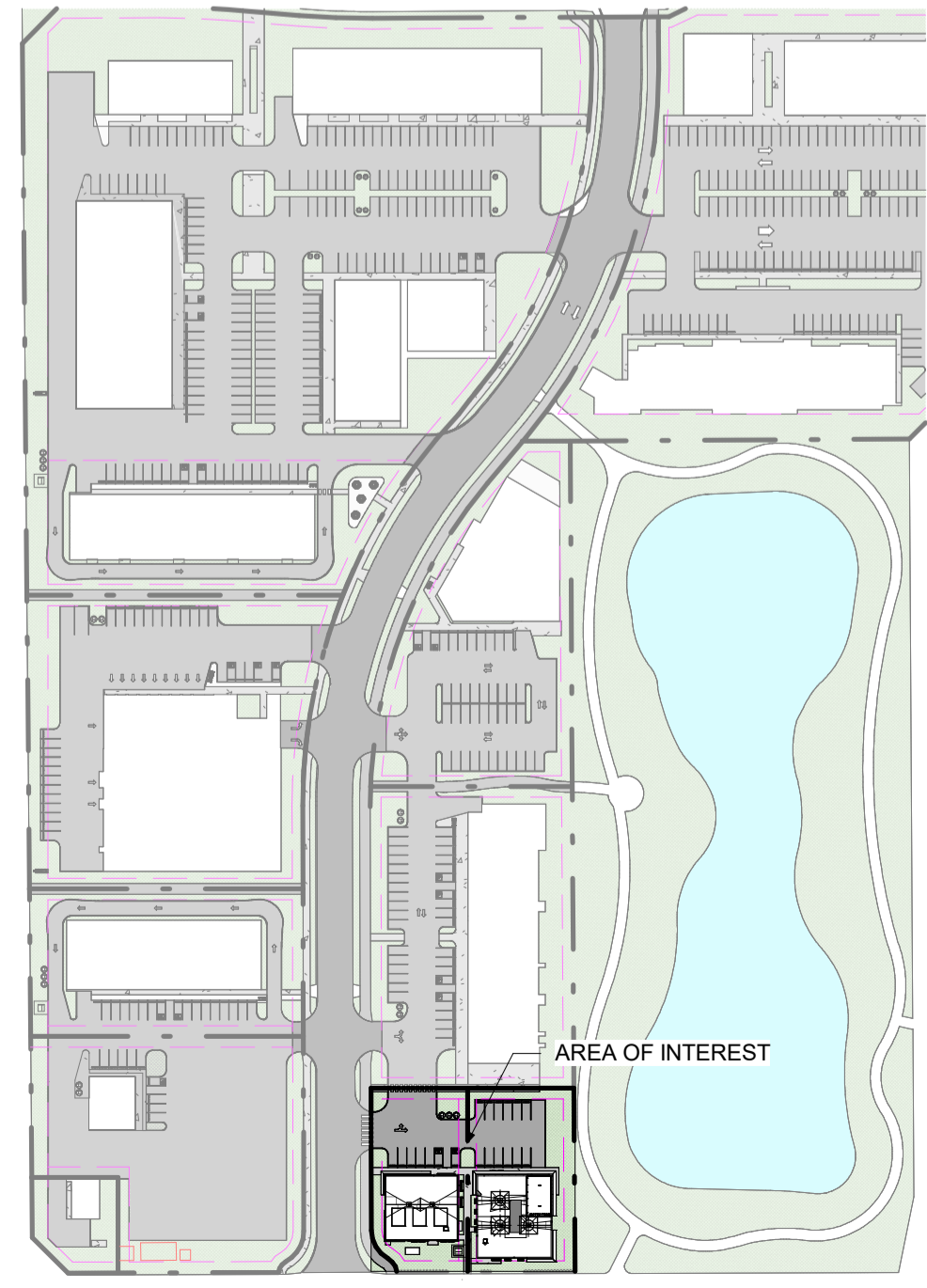
DRAWING TITLE  
**SITE PLAN**

DRAWN: TR	CHECKED: TF
DATE: 08/26/2024	SCALE: As indicated
PROJECT NO: 00141-05	SHEET NO: A101

**Approved: November 22, 2024**  
**Permit No. 2024-050**

City of Beaumont  
Development Authority

Yasmin Sharp



**2 SITE KEYPLAN**  
SCALE: 1:2000 BACK REF: 1/A301

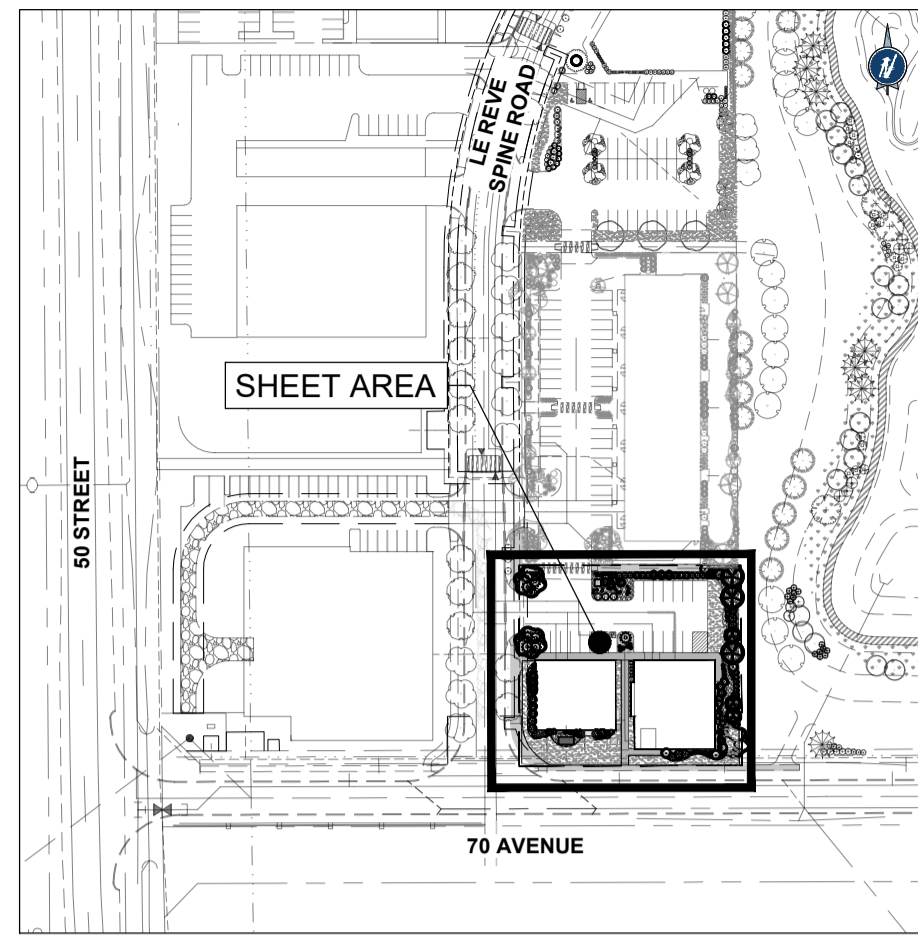
**1 OVERALL SITE PLAN**  
SCALE: 1:150 BACK REF: 1/A301

**SITE LEGEND**

	LANDSCAPING (REFER TO LANDSCAPE DRAWINGS)		PROPERTY LINE
	ASPHALT PAVEMENT		SETBACK
	CONCRETE		BARRIER FREE CURB RAMP
	N.I.C. (NOT IN CONTRACT)		MOLOK GARBAGE BINS - COLOUR: NIGHT SKY BLACK
			TRANSFORMER MOUNTED ON CONCRETE PAD C/W FENCING PER FORTIS GUIDELINES. REFER TO ELECTRICAL DRAWINGS.

2024-10-30 2:01:08 PM

**PRELIMINARY - NOT FOR CONSTRUCTION**



KEY PLAN - 1:2500

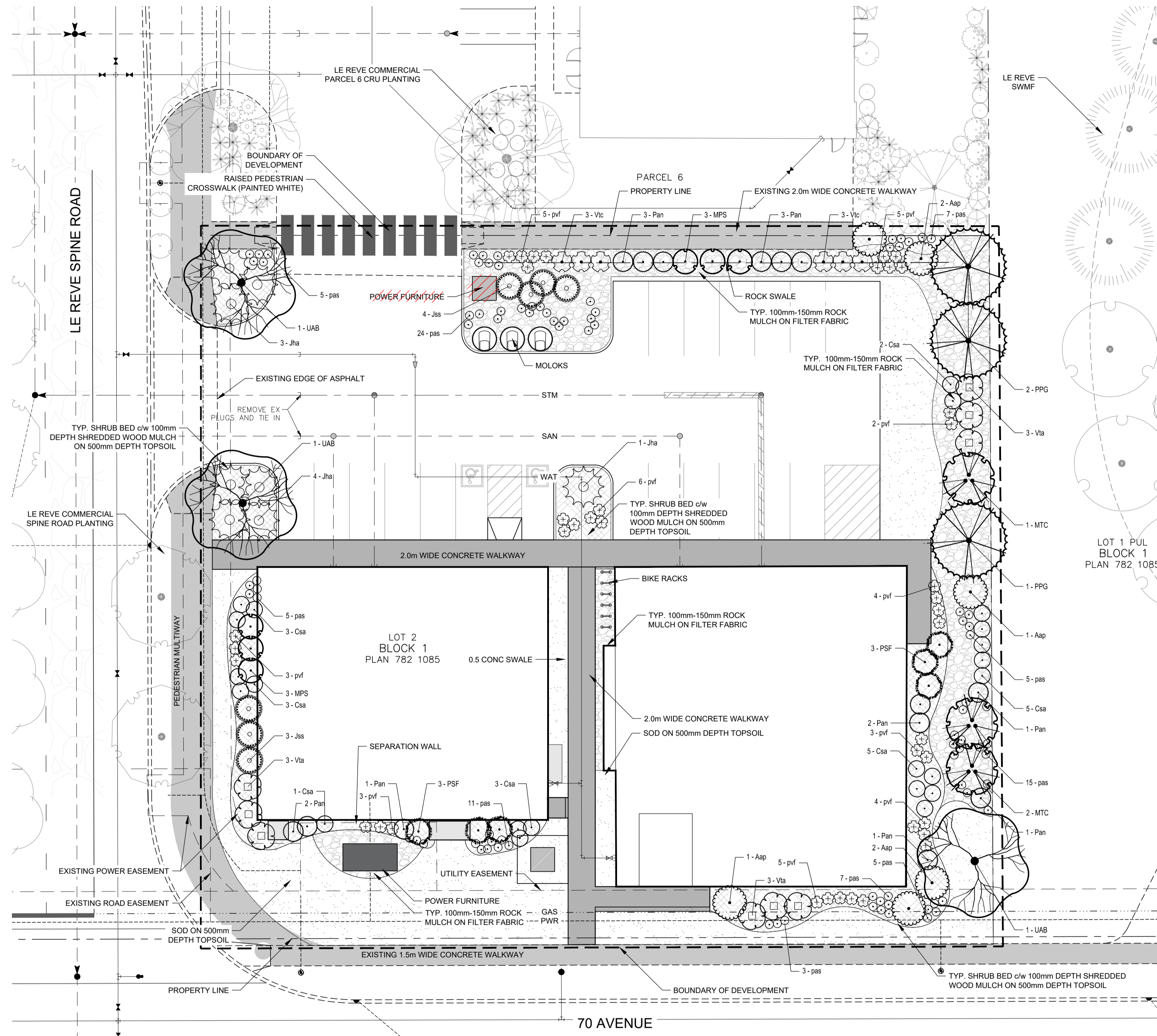
MINIMUM REQUIRED PLANTING				PROVIDED	
TOTAL AREA = 2,957 m <sup>2</sup>	RATIO (% # req.)	SIZING (size   # req.)	TOTAL	COUNT	TOTAL
1 Tree per 35 m <sup>2</sup> of Site Area (10%) = 8	60% DEC (max.) 40% CON (min.)	5 2.0m Ht. Min.	8	12	21
1 Shrub per 35 m <sup>2</sup> of Site Area (10%) = 8	DEC (no % req.) CON (no % req.)	300mm Ht. Min. 450mm Sp. Min.	8	43	70

REQUIRED ISLAND PLANTING (in addition to general requirements)		
# OF PARKING ISLANDS = 3	1 Tree per Parking Island	3
	3 Shrubs per Parking Island	9

NOTE: REQUIRED ISLAND PLANTING COUNTS ARE ACCOUNTED FOR IN THE ABOVE TOTAL PROVISION

PLANT SCHEDULE PARCEL 5

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>CONIFEROUS TREES</b>						
	PPG	3	<i>Picea pungens</i> var. <i>glauca</i>	Colorado Blue Spruce	2.5m Ht. Min.	B&B
	PSF	6	<i>Pinus sylvestris</i> 'Fastigiata'	Columnar Scots Pine	2.5m Ht. Min.	B&B
<b>DECIDUOUS TREES</b>						
	MTC	3	<i>Malus x</i> 'Thunderchild'	Thunderchild Crab Apple	60mm Cal.	B&B
	MPS	6	<i>Malus x</i> 'Jelspire'	Purple Spire Columnar Crabapple	60mm Cal.	B&B
	UAB	3	<i>Ulmus americana</i> 'Brandon'	Brandon Elm	60mm Cal.	B&B
<b>SHRUBS</b>						
	Aap	6	<i>Amelanchier alnifolia</i> 'Pembina'	Pembina Saskatoon	300mm Ht. Min.	Container
	Csa	22	<i>Cornus sericea</i> 'Farrow'	Arctic Fire Dogwood	300mm Ht. Min.	Container
	Jha	8	<i>Juniperus horizontalis</i> 'Andorra'	Andorra Juniper	450mm Spr. Min.	Container
	Jss	7	<i>Juniperus sabina</i> 'Savin'	Savin Juniper	450mm Spr. Min.	Container
	Pan	14	<i>Picea abies</i> 'Nidiformis'	Nest Spruce	450mm Spr. Min.	Container
	Vta	9	<i>Viburnum trilobum</i>	American Highbush Cranberry	300mm Ht. Min.	Container
	Vtc	6	<i>Viburnum trilobum</i> 'Compactum'	Dwarf Highbush Cranberry	300mm Ht. Min.	Container
<b>GRASSES</b>						
	pvf	40	<i>Panicum virgatum</i> 'Prairie Fire'	Prairie Fire Switch Grass	2 gal.	Pot
	pas	87	<i>Phalaris arundinacea</i> 'Strawberries and Cream'	Strawberries and Cream Ribbon Grass	2 gal.	Pot



LE REVE COMMERCIAL PARCEL 5 LANDSCAPE PLAN 1:200

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**LEGEND:**

- CATCH BASIN
- VALVE (WATER OR GAS)
- HYDRANT
- LIGHT STANDARD
- SWITCHING CUBICLE
- TRANSFORMER
- STORM LINE
- SANITARY LINE
- WATER LINE
- CATCH BASIN LEAD
- UTILITY EASEMENT
- UNDERGROUND POWER
- UNDERGROUND GAS
- WOOD MULCH
- TURF
- ROCK MULCH

- NOTES:**
- ALL TREE STAKES FOR TREES PLANTED IN 2023 TO BE PAINTED GREEN. ALL TREE STAKES FOR TREES PLANTED IN 2024, 2025, 2026 TO BE PAINTED BLUE, WHITE, AND YELLOW RESPECTIVELY.
  - PRIOR TO INSTALLATION OF THE PLANT MATERIAL, THE CONTRACTOR SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL TO LOCATE AND STAKE ALL UNDERGROUND UTILITIES. CALL 1-800-242-3447, ALBERTA FIRST CALL TO ARRANGE FOR STAKING OF ALL FACILITIES 48 HOURS PRIOR TO ANY CONSTRUCTION.
  - ALL TREE PLANTING TO FOLLOW THE MINIMUM OFFSET DISTANCES TO SHALLOW AND DEEP UTILITIES AS PER THE CITY OF BEAUMONT GENERAL DESIGN STANDARDS IN ITS LATEST EDITION.
  - IF EXCAVATIONS ARE REQUIRED CLOSER THAN 1.0m TO UNDERGROUND UTILITIES, THE CONTRACTOR TO CONTACT THE APPROPRIATE UTILITY TO APPROVE, REVIEW AND/OR DEFINE SAFE PROCEDURES FOR THESE EXCAVATIONS.
  - ALL PLANTING BEDS TO BE COMPLETED WITH MIN. 500mm DEPTH TOPSOIL. ALL SEED AND SOD AREAS TO BE COMPLETED WITH MIN. 300mm DEPTH TOPSOIL.
  - ALL PLANT MATERIAL SHALL BE SUPPLIED FROM CERTIFIED CLEAN NURSERIES. IF THE CONTRACT PLANT MATERIAL IS UNAVAILABLE FROM CERTIFIED CLEAN NURSERIES THE DEVELOPER/CONTRACTOR MAY CONTACT THE PARKS AND FACILITIES DIVISION FOR APPROVAL OF PURCHASE FROM ALTERNATIVE LOCAL VENDORS.

**REVISION:**

NO	DESCRIPTION	BY	APPD	DATE
01	ISSUED FOR APPROVAL	NA	JH	24.08.28
01	ISSUED FOR APPROVAL	RF	JH	23.08.31

**PROJECT MANAGER:** R. ROSS  
**CLIENT:** RPTG GP LTD.

**PROJECT:** LE REVE COMMERCIAL PARCEL 5  
**DRAWING TITLE:** LANDSCAPE PLAN

**PROJECT NO:** 2021-009E  
**SCALE:** AS SHOWN  
**DRAWING NO.:** L001-001

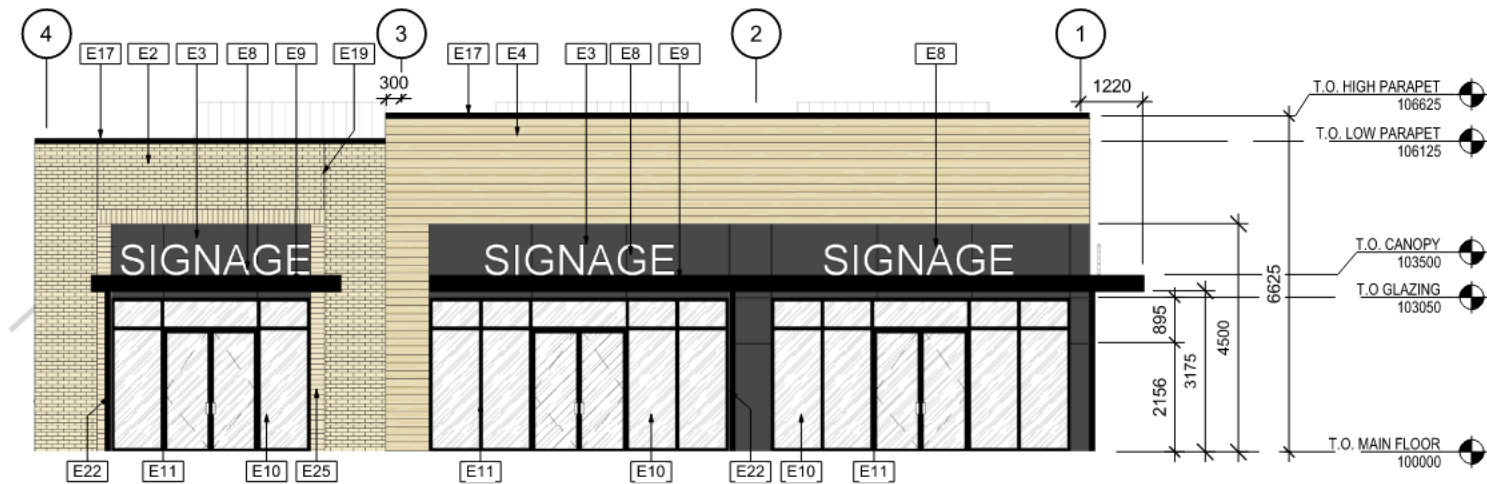
**PERMIT / SEAL**

**Invistec Consulting Ltd.**  
Suite 1700, 10130 - 103 Street NW  
Edmonton Alberta, T5J 3N9  
(780) 293 - 7373  
www.invistec.ca

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO INVISTEC CONSULTING LTD. AS SOON AS POSSIBLE.

THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF INVISTEC CONSULTING LTD. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY INVISTEC CONSULTING LTD. IS PROHIBITED.

# DP 2024-050 Elevations



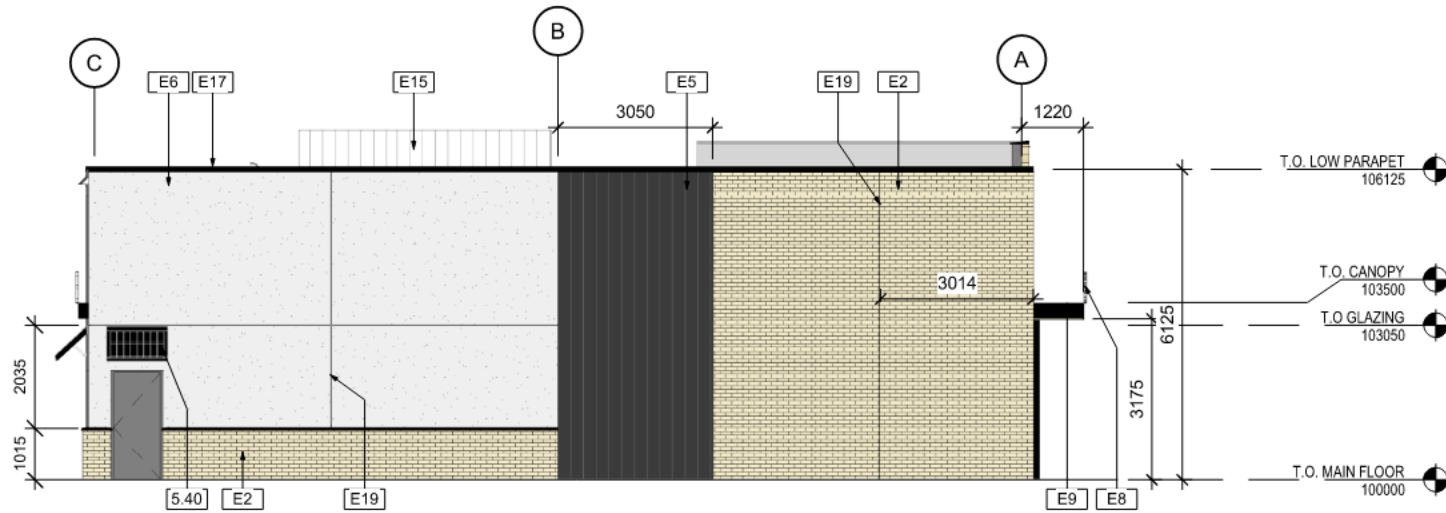
1 EXTERIOR ELEVATION - NORTH VIEW  
 A301 SCALE: 1 : 100 BACK REF: 1/A201

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City of Beaumont  
 Development Authority

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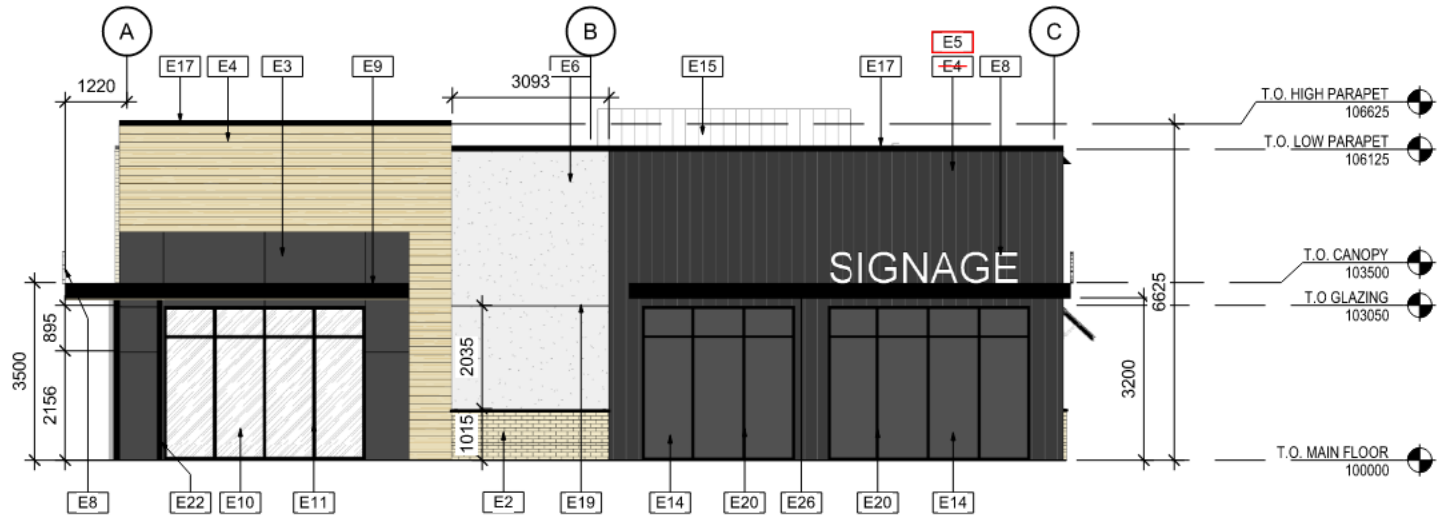


2 EXTERIOR ELEVATION - EAST VIEW  
A301 SCALE: 1:100 BACK REF: 1/A201

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 Development Authority


Yasmin Sharp [REDACTED]

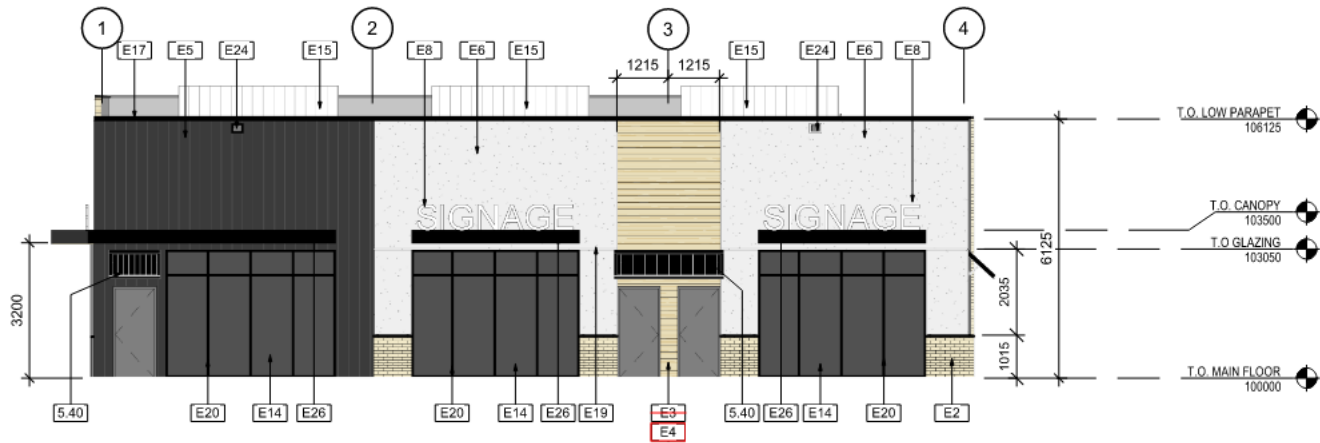


3 EXTERIOR ELEVATION - WEST VIEW  
 A301 SCALE: 1 : 100 BACK REF: 1/A201

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4 EXTERIOR ELEVATION - SOUTH VIEW  
 A301 SCALE: 1:100 BACK REF: 1/A201

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