

Planning & Development
 5600 - 49 Street
 Beaumont, AB T4X 1A1
 780-929-8782
 development@beaumont.ab.ca

Nov. 7, 2024

DATE RECEIVED
OFFICE USE ONLY

**Nov. 29, 2024/
Jan 23, 2025**

DATE PAID
OFFICE USE ONLY

Note:
 Building, Electrical, Plumbing, and Gas Permits each have their own application forms.

Property Information		
Street Address: <u>5006 50 Avenue, Beaumont AB</u>		
Plan: <u>SE-34-50-24-W4</u>	Block: _____	Lot: _____

OFFICE USE ONLY
Permit Number: 2024-130
Building Permit Number: _____
Mail <input type="checkbox"/> Pick-up <input type="checkbox"/>
<input type="checkbox"/> Authorization or ID Received
Land Use District: MS
Subdivision: OLDTWN
Tax Roll: 000039
<input type="checkbox"/> Permitted Use
<input type="checkbox"/> Permitted Use w/ Variance
<input checked="" type="checkbox"/> Discretionary Use

Applicant and Property Owner Information
Applicant/Contractor Name: <u>Award Construction Ltd.</u>
Mailing Address: <u>230 Bellerose Drive</u>
Town: <u>St. Albert</u> Postal Code: <u>T8M 7P7</u>
Phone: <u>780-458-2076</u> <u>250-640-0998</u> Cell Phone: <u>587-334-5411</u>
Email (required): <u>vmudholkar@awardconstruction.ca</u>


Is the Applicant also the Registered Owner?	<input type="checkbox"/> Yes (Do not fill out below) <input checked="" type="checkbox"/> No <small>(Fill out below - written authorization from registered owner required)</small>
Owner Name: <u>City of Beaumont</u>	
Mailing Address: <u>5600 59 Street</u>	
Town: <u>Beaumont</u> Postal Code: <u>T4X 1A1</u>	
Phone: <u>780-929-8782</u> Cell Phone: _____	
Email (required): <u>development@beaumont.ab.ca</u>	

Fees	Receipt #: 326114/328155
Development Permit:	271.00
Variance:	_____
Notification Fee:	116.00
Other:	_____
Total Fees:	271.00 387.00

Proposed Development	Square Footage (m ²):
<i>Check one of the following:</i> <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Other Non-Residential Use: <u>Temporary Development Permit</u> <input type="checkbox"/> Signage → Provide Construction Value: _____ <small>(approx. cost of material and labor)</small>	

Has work on the above indicated item already commenced? Yes No

Description of Work and Land Usage:
Laydown area for supporting the construction of Esprit Multifamily Project. Includes site trailer, washrooms, material storage etc.
No permanent structures to be setup as part of this application. Only support for the construction project. Approximate duration of the project is expected to be till December 2025.
The exact time frame for the usage of this area will be determined as we progress through construction and ensure safe operations on site.

Applicant Authorization
<ol style="list-style-type: none"> I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application. I hereby give my consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only. I understand this is only an application and does not constitute approval to commence construction. I declare that the information contained in this application is correct and true to the best of my knowledge. I agree <input checked="" type="checkbox"/> I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application. I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application.
Applicant Signature: <u></u> Digitally signed by Varun Mudholkar Date: 2024.11.07 09:07:54 -07'00' Date: _____

OFFICE USE ONLY	
Development Permit	
Date Deemed Complete: <u>December 13, 2024</u>	Date of Decision: <u>January 24, 2025</u> <small>(See attached Notice of Decision)</small>

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from City Business Units. The name of the applicant and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782..

Development Permit Notice of Decision

Date of Decision: January 24, 2025

Award Construction Ltd.
230 Bellerose Drive
St. Albert, AB T8M 7P7

Proposed Development: **Temporary Development Use:** *Laydown Yard (Esprit)*
Legal Description: A portion of S.E. ¼ Sec. 34-50-24-W4M
Municipal Address: 5006 50 Avenue, Beaumont, AB
Land Use District: Main Street
Permit Application No: 2024-130
Tax Roll: 000039

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Main Street 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 temporary development use. If any structures or buildings requiring a building permit are to be constructed onsite, a new development permit must be submitted and approved prior to commencing construction.
6. Approval is granted for a temporary period to expire on December 19, 2025.
7. The applicant shall abide by all the conditions that are set out in the Lease Agreement dated June 1, 2024.
8. 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.

Development Permit Notice of Decision

Date of Decision: January 24, 2025

Permit Number: 2024-130

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 (5006 50 Avenue) 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 (December 19, 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.
16. 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.
17. A valid Commercial Business License is required by the operator prior to opening the business.
18. 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

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 Permit Notice of Decision

Date of Decision: January 24, 2025

Permit Number: 2024-130

Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.

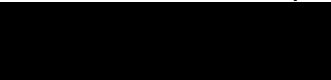
3. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
4. The site shall be kept clear of all construction garbage and debris; an on-site garbage container/bin may be required.
5. Failure to keep the sites clean of debris is an offence under 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;
 - c. 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.

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

Development Permit Notice of Decision

Date of Decision: January 24, 2025

Permit Number: 2024-130

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.

Notice of Decision:	January 24, 2025
Appeal deadline:	February 14, 2025
Permit active (if no appeals filed):	February 15, 2025

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. 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



January 24, 2025

DEVELOPMENT PERMIT NOTICE

A Development Permit has been approved for a property located near you. The development permit is for a Temporary Development Use – Laydown Yard for the Esprit development site (5100 50 Avenue) to expire on December 19, 2025.

Location: 5006 50 Avenue, Beaumont

Legal description of this address: A portion of S.E. ¼ Sec. 34-50-24-W4M

Permit Number: 2024-130

Land Use Bylaw: Main Street District

Permit and Conditions

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

Variations and/or Discretionary Use

Section numbers below refer to Land Use Bylaw 944-19

1. A Temporary Development Use has been approved, which is a discretionary use in the Main Street District.

Land Use Bylaw 944-19

The Land Use Bylaw contains the rules and regulations for the development of land in Beaumont. For the purpose of land development, Beaumont is divided into districts. For further clarification visit www.beaumont.ab.ca/landusebylaw.

Aleshia Ingram
Planner II
780-340-0342
aleshia.ingram@beaumont.ab.ca

Appeals

You are being informed of this approved Development Permit that includes variance(s) and/or a discretionary use as listed below. You may appeal the decision to the **Subdivision and Development Appeal Board (SDAB) within 21 days of being notified. Development will continue if no appeals have been filed.** The SDAB is an independent body established by City Council. Its decisions are final and can only be overturned by the Courts if the Board makes an error of law or jurisdiction.



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

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. 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

Notification Appeal Period: January 24, 2025 to February 14, 2025

To file an appeal or 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 pm, February 14, 2025



DEVELOPMENT / BUILDING PERMIT AUTHORIZATION FORM

OWNER INFORMATION

I (We), City of Beaumont

(name(s) of Registered Land Owner(s))

being the registered land owners of:

Municipal Address: 5006 50 Ave Postal code

Legal Description:

Owner Phone number: 780-929-8782

Owner Email: ~~paul.suitor@beaumont.ab.ca~~ kendra.raymond@beaumont.ab.ca

Do hereby authorize:

APPLICANT INFORMATION

Company: Award Construction Ltd

Contact Name: Varun Mudholkar

Address: 230 Bellerose Dr. Postal code

Phone: 587-334-5411

Email: vmudholkar@awardconstruction.ca

to make application for the necessary building / development permits required to complete the following project: Lay down area for supporting the construction of Esprit Multifamily Project. Includes site trailer, washrooms, material storage etc.

For Commercial Only:

Owner is responsible for all costs associated with water metering changes, including all piping, and removal and/or replacement of water meter(s). Changes are required to water meter (please circle) Yes No

If yes, please contact Public Works at 780-929-4300.

ALL REPORTS WILL BE PROVIDED TO OWNER AND APPLICANT

City of Beaumont

(Print name of Registered Land Owner)

(Print name of Registered Land Owner)

(Signature of Registered Land Owner)

Nov. 29/24

(Signature of Registered Land Owner)

Date

Date

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from City Business Units. The name of the applicant and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782.