

APPLICATION FORM:  Development Permit  
 Building Permit  
 Call  Mail  Pickup

**TOWN OF BEAUMONT**

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



**A. GENERAL**

Lot <b>4</b>	Block <b>5</b>	Plan <b>0421586</b>	Municipal Address <b>5301 Magasin Avenue, Beaumont, AB</b>
Applicant/Contractor <b>Sidhu Realty Corp</b>		Construction Value \$ _____	
Mailing Address <b>333-52147 RR231</b>		Receipt # <b>202256</b>	
Town <b>Sherwood PK, AB P.C. T8B 1A4</b>		Application # <b>2015-028</b>	
Phone # <b>780-905-5058</b> OR _____		Fees: Development Permit <b>3000.00</b>	
Fax # <b>780-651-7851</b>		Building Permit _____	
Email <b>Sidhuse@gmail.com</b>		Attached Garage _____	
NOTE: If applicant is not the owner, proof of authorization to act as agent is required from the owner.			
Registered owner (if not applicant)			
Name <b>1845748 Alberta Ltd</b>		Safety Code Council Fee _____	
Mailing Address <b>812 172 ST SW</b>		Damage/Performance _____	
Postal Code <b>T6W 0M6</b>		Street Cleaning Fee _____	
Phone # <b>780-709-7738</b>		Construction Water _____	
Identification <input checked="" type="checkbox"/> Driver's License Other _____		Lot Grading Inspection _____	
<b>DL# 150645-778</b>		Meter Installation _____	
*Absence of Abandoned Wells on Parcel declaration needed		G.S.T. _____	
		Business License _____	
		E. P. & Gas _____	
		Notification Fee _____	
		TOTAL FEES: <b>3000.00</b>	

RECEIVED  
JAN 26 2015

PAID  
JAN 26 2015

**B. DEVELOPMENT PERMIT**

Permitted Use  
 Permitted Use with Variance  
 Discretionary Use

Upper Floor Areas **5286 SM** House Type \_\_\_\_\_  
 Main Floor Area **4765.1 SM** Land Use District \_\_\_\_\_  
 Basement Floor Area \_\_\_\_\_ Tax Roll **002919**  
 Total Dev. Area **5293.7 SM** Subdivision \_\_\_\_\_

**2 Commercial Retail Units + 1 Stand Alone Building**

**APPLICANT AUTHORIZATION AND APPEAL PROCESS**

- I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
- Further, I/we hereby give my/our 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/we understand that an order, decision or permit made or issued by an Assistant/Development Officer may be appealed by any person affected, within fourteen (14) days after notification. If any work or action is taken (whether under an approved permit or not), within the appeal period, I/we waive any claim or right to compensation from the Municipality or its agents should the appeal result in this permit being modified or revoked.

Signature \_\_\_\_\_ Date: **Jan 26, 2015**

DECISION:  Approved  Approved subject to conditions below or attached  Refused

*Please see attached letter for development permit conditions & approved plans.*

Notice of Decision: \_\_\_\_\_ Date Published: \_\_\_\_\_ Appeal Expiry Date: \_\_\_\_\_

Assistant/Development Officer: **Jeanne Dausjo** Date: **June 3/15**

**C. BUILDING PERMIT - Note: Building Permit is valid for one (1) year from date of issuance**

**APPLICANT AUTHORIZATION**

I am the owner/agent with the consent and authority of the owner that is the subject matter of this building permit application.

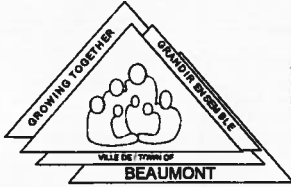
Signature \_\_\_\_\_ Date: \_\_\_\_\_

DECISION:  Approved  Approved subject to conditions below or attached  Refused

ENGINEERED FILL - SUBMIT DRAWINGS  YES  NO

Safety Codes Officer: \_\_\_\_\_ Designation No. \_\_\_\_\_ Date: \_\_\_\_\_

9-22 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 carrying out planning or development related matters. If you have questions about collection or use of your personal information, contact Town of Beaumont FOIP Coordinator, 5600-49 St., Beaumont, AB, T4X 1A1 or (780) 929-8782.



VILLE DE / TOWN OF  
**BEAUMONT**

5600 49 Street, Beaumont AB T4X 1A1  
T 780-929-8782 F 780-929-8729  
E admin@town.beaumont.ab.ca  
www.beaumont.ab.ca

June 3, 2015

FILE: 042 1586\_5\_4  
(C2 Site)

Abanoub Development Ltd.  
2631 – 17 Avenue, SW  
Calgary, AB T3E 0A5

[hani@abanoubdesign.ca](mailto:hani@abanoubdesign.ca)

Raj Sidhu  
333 – 52147 RR231  
Sherwood Park, AB T8B 1A4

[raj@raisidhu.ca](mailto:raj@raisidhu.ca)

RE: **Bryant Heritage Plaza**  
**5301 Magasin Avenue, Beaumont**  
**Plan: 042 1586, Block: 5, Lot: 4**

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This permit is **CONDITIONALLY APPROVED** and is issued to provide for construction in accordance with the attached plans. A Variance is required for the number of parking stalls. This permit is valid for a period of one (1) year from the date of this letter and is subject to the following conditions:

**Use**

1. The Land Use Bylaw 796-12 ("LUB"), C2 – Commercial District ("C2") and Part B of the French Village Design Guidelines ("FVG") shall apply with respect to this development.
2. The proposal provides for Retail Stores, General; Professional, Financial and Office Services; and Drive-in Food Services which are permitted uses in the C2 - Commercial District. No advertisement to the public is required, except in relation to any variances as noted herein.

**French Village Design Guidelines**

The FVG provide information with respect to site development, open space and landscaping, parking, and building design including appropriate roof material, roof pitches, roof type, façade materials, doors, windows, exterior lighting, signage and furniture to be used on the building and the site. The French Village Design Review Committee met to discuss your proposal and the proposed development meets the intent of the French Village Guidelines.

**Alberta Transportation**

This permit is subject to the Roadside Development Permit #2511/035/15 approved by Alberta Transportation dated February 10, 2015 and expiry of February 10, 2016 submitted to the Town of Beaumont.

**Site Development**

1. The site shall be developed in accordance with the attached plans dated April 24, 2015 and approved April 29, 2015.

2. The proposed site coverage is 26.05% and is below the maximum allowed under the LUB.
3. The buildings meet the height and setback requirements of the LUB.
4. The location and design of the proposed signage is acceptable on the site and the building. Freestanding signs are proposed for this development and the LUB requires that there be at least 45 metres between the freestanding signs. The plans indicate a distance of at least 45 metres between these signs meeting the minimum requirement. The location also meets the minimum distance required from the property line.
5. The site is proposed to have 150 trees, 56 of which are coniferous, plus 94 in the parking area. )
6. Parking lot lighting locations have been shown on the site plan and the locations are acceptable to the Development Department. Please indicate parking lot lighting on the drawings being submitted to our Engineering Department as well.
7. On-site solid waste storage area is required to be hard surfaced, enclosed and readily accessible. The plans provide for a Molok waste collection system and this system is acceptable for this project. It is recommended that landscaping be incorporated around the Molok system.
8. A large surface parking area is proposed with 249 stalls. **A variance has been applied for and will be subject to a 14 day appeal period from the date of notification and placement in the local newspaper. The appeal period expired on May 29, 2015 at 4:30 p.m.**
9. The variance for the parking requirements is subject to the upper floor of building #1 only being used for offices as to not add additional strain to the onsite parking. The following uses **will not be allowed** to operate from this site as they require parking stalls in excess of 5/100m<sup>2</sup>:
  - a. Eating & Drinking Establishments, major
  - b. Amusement Establishments – Indoors
  - c. Community Centres
  - d. Entertainment Establishments
  - e. Funeral Services
  - f. Government Buildings
  - g. Recreation Services - Indoor
10. The parking requirement for a Drive-thru business is 6 stacking spaces. The plans provide for a total of 9 stacking spaces and that is acceptable for this project. Way finding signage locations have been provided on the plans. Details of signs and locations will need to be submitted for approval prior to installation.
11. Thirty (30) bike stalls are proposed and shall be installed as per the attached drawings and exceed the minimum requirements.
12. The proposed off-street loading areas are acceptable and meet the requirements of the LUB.

13. The site plan has been reviewed by the Fire Chief for consideration regarding access for fire suppression and emergency services access.
14. The Landscaping plan has been reviewed by our Parks & Facilities department for compatibility of plant species.

**ANY CHANGES TO THE DEVELOPMENT PLANS REQUIRE APPROVAL BY THE DEVELOPMENT OFFICE.**

**General**

1. The site will require a garbage bin to be on-site during construction of the building as per the LUB.
2. The owner shall contact all franchise utilities to arrange for any service connections that are required. Where Town utilities and services are interfered with or for construction, which is on municipal property, the Developer will be responsible for the cost of relocation/repair of these municipal services.
3. The owner shall construct the boulevard abutting his property by excavating, backfilling, leveling or consolidating to final grade and seed or perform other works that may be necessary to construct a turf boulevard provided that all work shall be entirely at the owner's expense. The owner shall be responsible for maintaining any development and controlling weeds on boulevards owned by the Town abutting his property.
4. The Developer shall take effective measures to reasonably control garbage and construction debris in and around the Development Area, including, and without limiting the generality of the foregoing, any building and Landscaping so that garbage originating therein shall not cause annoyance or become a nuisance to property owners and others within or adjacent to the Development Area. The Developer shall at its own expense provide dumpsters or such other containers suitable for the collection and containment of garbage within the Development Area. Further, the Developer shall inform all contractors and builders of the Municipality's development permit requirements to provide dumpsters, bins or other containers suitable for the collection of garbage or construction debris during the construction on any lot within the Development Area. In the event that the Municipality considers that any clean-up of garbage or construction debris is required, the Developer shall, within forty-eight (48) hours of receiving notice from the Municipality, take all necessary action, as determined by the Municipality, failing which the Municipality may take such action and charge back all costs and expenses to the Developer.
5. The Developer 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.
6. The Developer agrees to clean the roads where care and attention has not been taken by the contractor, at the direction of the Manager of Planning and Engineering.

7. The water meter(s) for this project shall be purchased from the Town of Beaumont. Please contact the Public Works Department (780-929-4300) when you have determined the size required.
8. A storm drainage plan shall be prepared for approval by the Director, Engineering Services. The storm water system should be designed to control storm water flow to a level that would be expected from a residential development of equivalent size.
9. Provide evidence of water flow requirements and provide design criteria for fire protection required by the size and construction type of the building proposed.
10. Sanitary and sewer connections for this development shall be made within the site boundaries unless otherwise approved by the Director, Engineering Services in accordance with the General Design Standards of the Town of Beaumont.
11. Submit a Lot Grading Plan and servicing plan in accordance with the General Design Standards of the Town of Beaumont, for review and approval by the Engineering Department.
12. Bylaw 689-08 - Water and Sanitary Sewer Utility Sections 4.13 and 4.14 are to be followed and approved by the Director of Infrastructure Services with respect to grease traps in any proposed building or bay.
13. The owner shall obtain all Federal, Provincial and local permits as they apply to this project.
14. The owner shall be responsible for any engineering and legal costs incurred by the Town related to this project.
15. 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.
16. The owner shall obtain a Building Permit from the Town 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.** The cost of the building permit is based upon the construction value of the building and is calculated as follows:
  - Building Permit - For construction value up to \$1,000,000 (\$6.00/\$1,000 of construction value)
    - Remaining construction value (\$5.00/\$1,000 of construction value)
  - Safety Codes Council Fee - 4.0% of the total building permit fee (maximum \$560.00)
  - Street Cleaning Fee - \$75/15m of frontage
  - Construction Water Use - \$90/15m of frontage
17. Contractor's License. The General Contractor will require a license with the Town. The fee is \$500 per calendar year and allows all sub-trades to work on this site without requiring their own business license.



**PRIOR TO ANY WORK COMMENCING ON THE SITE:****Construction Permit and Letter of Credit:**

1. A Construction Permit and a Letter of Credit equal to 25% of the construction costs shall be submitted to the Town of Beaumont prior to **ANY** construction commencing on the site for the following:
  - a) any pre-grading of the site including stripping, grubbing, etc.
  - b) the cost of the work to be undertaken on municipal property, including but not limited to underground servicing and accesses.
  
2. A Letter of Credit in the amount of 125% of the construction costs for the following items shall be provided to the Town at the time of issuance of the Building Permit.
  - a) completing the landscaping area and the planting of trees
  - b) the cost of paving the parking lot;
  
3. Prior to securing the Letters of Credit for this project, the Developer shall provide cost estimates for approval by the Director, Engineering Services. These Letters of Credit will be returned to the owner once the work is complete and has been inspected.
  
4. The initial term of the Letter of Credit shall be one year. The Letter of Credit shall be renewed by the owner 30 days prior to expiry; and must contain an automatic renewal clause; and, allow for partial draws by the Town of Beaumont.
  
5. The Developer shall maintain comprehensive liability insurance in the amount of \$5 million as it relates to this project. A copy of the Certificate of Insurance must be provided, and the Town shall be named on same.

We thank you for your submission and will be pleased to work with you on an ongoing basis for this project. Should you have any questions please contact the writer at 780-929-8782. We look forward to working with you on this project.

Yours truly,



Joanne Dargis  
Development Officer

jd/  
Attach.

cc: Tyler Tymchyshyn, Director, Engineering Services  
Iolanda Trolani, Engineering Technologist  
Alan Harris, Manager, Corporate Services  
Gilbert Morin, Supervisor, Public Works  
Bob Gates, Fire Chief  
Steven Probert, Leduc Public Health  
Bert Roach, Economic Development Officer  
Troy Birtles, Accurate Assessment