

Landrex Multi-Family Development FAQ

1. What has been approved as part of the Landrex Multi-Family development permit?
2. How are decisions on development permits made?
3. What is the difference between a Permitted and Discretionary use in the Land Use Bylaw?
4. When are development permit applications sent to surrounding landowners and who is included?
5. The development permit includes a variance to the Land Use Bylaw, what does this mean?
6. What is the process to appeal an approved development permit?
7. Where can I view the Landrex Multi-Family development permit decision?

1. What has been approved as part of the Landrex Multi-Family development permit?

Development permit 2020-102 is for Multi-Attached Dwellings. The development permit includes 32 townhouses and one apartment building with a total of 85 units. The development permit also includes landscaping, an amenity area (gazebo and fire pit), parking and fencing. In addition, a Variance was approved to increase the maximum allowable side yard setbacks, sitting the buildings further away from existing residents.

Multi-Attached Dwellings is a Permitted use within the Integrated Neighborhood District.

2. How are decisions on development permits made?

When an Application for a proposed development is submitted, the Development Authority reviews and considers if the application is consistent with the Beaumont Urban Design Guidelines <https://www.beaumont.ab.ca/240/Urban-Design> and Our Zoning Blueprint: Beaumont Land Use Bylaw <https://www.beaumont.ab.ca/181/Land-Use-Bylaw>. To ensure that the application meets City standards, the Development Authority may request revisions from the builder, until the site plan is considered satisfactory. If the use is Permitted and all Land Use Bylaw requirements are met, then the Development Authority is required to approve the proposal.

The applicant may request a Variance from the requirements in the Land Use Bylaw. Variances are only approved if the situation of the land causes practical difficulties regarding private use, the development is consistent with the surrounding character and the impact to surrounding landowners is minimal.

Development permit decisions are made by the Development Authority. Approved development permits may or may not include conditions that must be met in order to develop the site.

The Landrex Multi-Family development is a Permitted use in the Integrated Neighbourhood District with a Variance to exceed the maximum side yard setbacks of 4m by 4.3m on the east side and 2.2m on the west side, sitting the buildings further away from the existing residential developments. The Application was approved with 13 conditions and circulated to adjacent landowners.

3. What is the difference between a Permitted and Discretionary use in the Land Use Bylaw?

Permitted Uses are identified within each Land Use District. Applications for Permitted uses must be approved, with or without conditions, if the application conforms to Our Zoning Blueprint. Notifications are not circulated to adjacent landowners.

Discretionary Uses are identified within each Land Use District. Applications for Discretionary permits may or may not be approved based on the discretion of the Development Authority. Considerations include the surrounding context and the suitability of the site and infrastructure to support the proposed development. Notifications for Discretionary uses are circulated to adjacent landowners.

4. When are development permit applications sent to surrounding landowners and who is included?

A Notice of Decision is sent to adjacent landowners when the Application is for a Discretionary Use or a Permitted Use with a Variance. Adjacent landowners include all those that share a property line with the development permit site, or would share a property line if it were not for a road.

5. The development permit includes a variance to the Land Use Bylaw, what does this mean?

A Variance is an alteration or change to a standard prescribed by Our Zoning Blueprint that is authorized by the Development Authority, the Subdivision Authority, or the Subdivision and Development Appeal Board. The standard that was varied for the Multi-Attached Dwellings is to exceed the maximum side yard setbacks of 4m by 4.3m on the east side and 2.2m on the west side, sitting the buildings further away from the existing residential developments.

6. What is the process to appeal an approved development permit?

The process to appeal an approved Development Permit is to file an appeal to the Secretary of the Subdivision and Development Appeal Board (SDAB) directly at 780-929-1352 or at legislative@beaumont.ab.ca and pay the appeal fee of \$100 within 21 days from the date that the decision was made, June 25, 2020. Anyone can file an appeal to the SDAB.

A Hearing will be scheduled within 30 days of the application to appeal. Once an appeal is made the Subdivision and Development Appeal Board makes a decision to rescind the Development Authority's decision, amend the conditions or uphold the decision made by the Development Authority.

7. Where can I view the Landrex Multi-Family development permit decision?

You can go to this <https://www.beaumont.ab.ca/201/Development-Proposals> to view the approval of the Development Permit for the Multi-Attached Dwelling (85 Apartments and 32 Townhouses).