

## **Development Permit Notice of Decision**

**REVISED 9/9/2025**

Date of Decision: September 8, 2025

Kristen Jervis Cacka  
6503 38 Avenue  
Beaumont, AB T4X 0G7

**Proposed Development:** **Business Use: Home Based Business – Major; Silverberry Sewing**  
**Legal Description:** Plan 082 1045, Block 4, Lot 30  
**Municipal Address:** 6503 38 Avenue, Beaumont, AB  
**Land Use District:** Conventional Neighbourhood  
**Permit Application No:** D-2025-53  
**Tax Roll:** 007094

**Development Permit Status:** Approved

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### **Development Permit Conditions**

The development noted above is considered a Discretionary Use within the Conventional Neighbourhood 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 or for a permitted use with a variance, this permit shall not come into force and effect until the appeal period has expired.**
2. 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.
3. Location of the business operations is approved as per the attached site plan.
4. One (1) on-site parking stall shall be provided for client parking, as approved on attached site plan.
5. Up to 4 clients at a time shall be permitted, with 2 classes per day
- ~~6. No more than one appointment per day shall be permitted.~~
7. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in size, shall be permitted.
8. If the address of the business changes, this permit shall become void and a new permit shall be required to operate at a new location. Should the scope of the business change, a new permit shall be required.
9. The owner shall ensure that the amenities of the neighbourhood are not affected due to excess noise, traffic, smell, or other conditions which may affect the quality of life of those in the neighbouring areas, as interpreted by the Development Authority.

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10. Vehicle parking and on/off loading of people shall be controlled by the resident so as not to interfere with the amenities of the neighbourhood as interpreted by the Development Authority.
11. The owner shall ensure the driveway is kept clear of snow to allow for parking.
12. Hour of operation shall be by appointment only, between 12pm and 9pm, Monday through Friday, and 9am-5pm Saturday, Sunday, and Holidays.

**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, 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. A proper Business License shall be obtained from the City of Beaumont in each year or this permit shall become void.

### **Permit Notification Information**

In accordance with the City of Beaumont Land Use Bylaw 944-19, notice regarding this Development Permit has been published on our website, only.

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:



Sara Boulos  
Development Planner

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780-340-1784  
[Sara.boulos@beaumont.ab.ca](mailto:Sara.boulos@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.

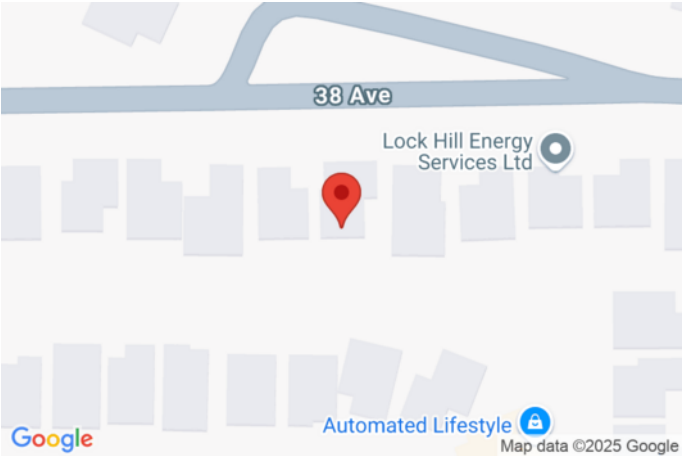
<b>Notice of Decision:</b>	September 8, 2025
<b>Appeal deadline:</b>	September 29, 2025
<b>Permit active</b> (if no appeals filed):	September 30, 2025

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](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)

# SilverBerry Sewing

CREATED ON  
2025-07-27

LOCATION  
6503 38 Avenue  
T4X 0G7 Beaumont  
Alberta  
CA



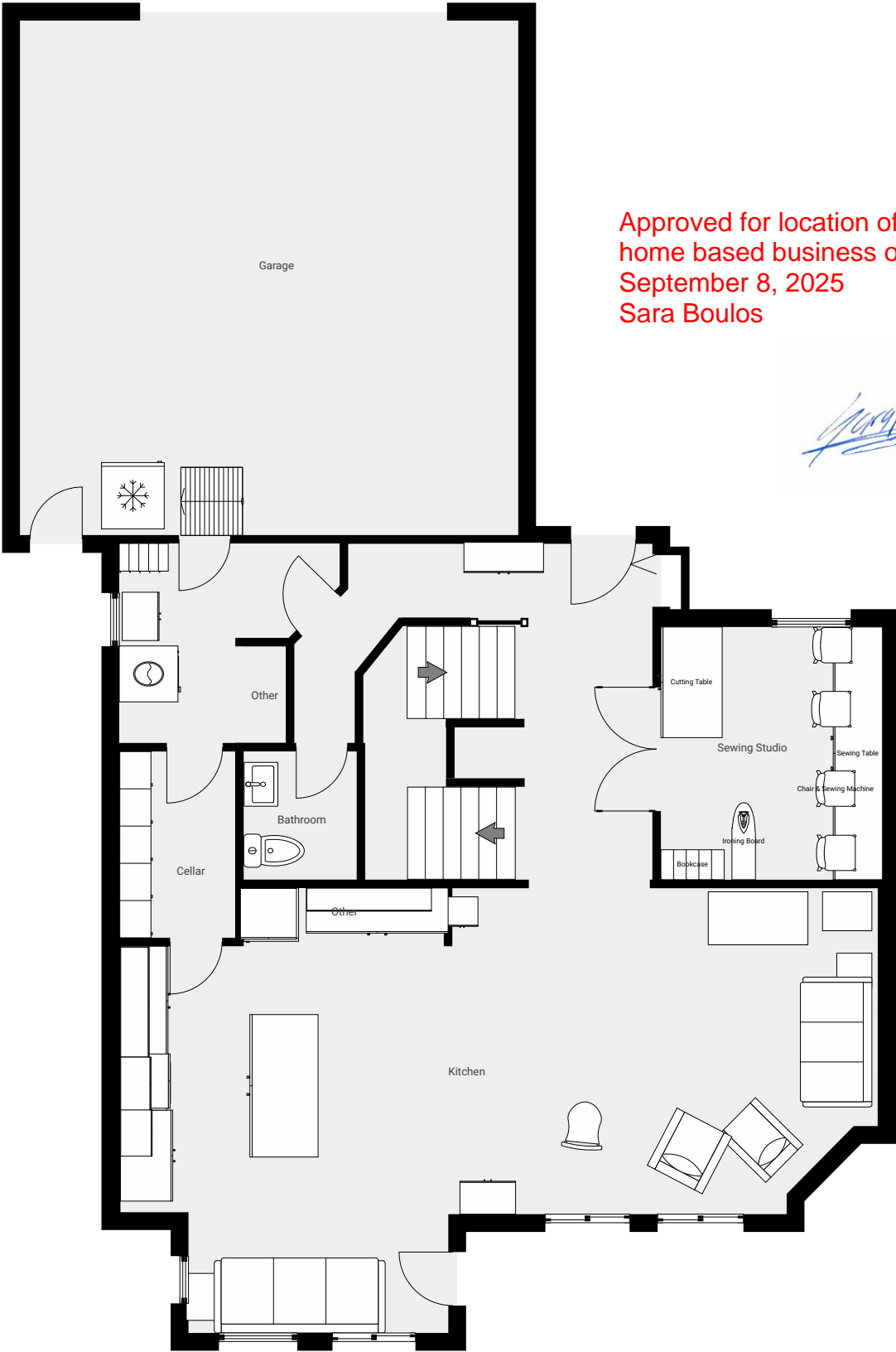
SilverBerry Sewing

6503 38 Avenue, T4X 0G7 Beaumont, Alberta, CA  
TOTAL AREA: 1594.19 sq ft • LIVING AREA: 1050.50 sq ft • FLOORS: 1



▼ Ground Floor

TOTAL AREA: 1594.19 sq ft • LIVING AREA: 1050.50 sq ft •



Approved for location of  
home based business operations  
September 8, 2025  
Sara Boulos

*Sara Boulos*

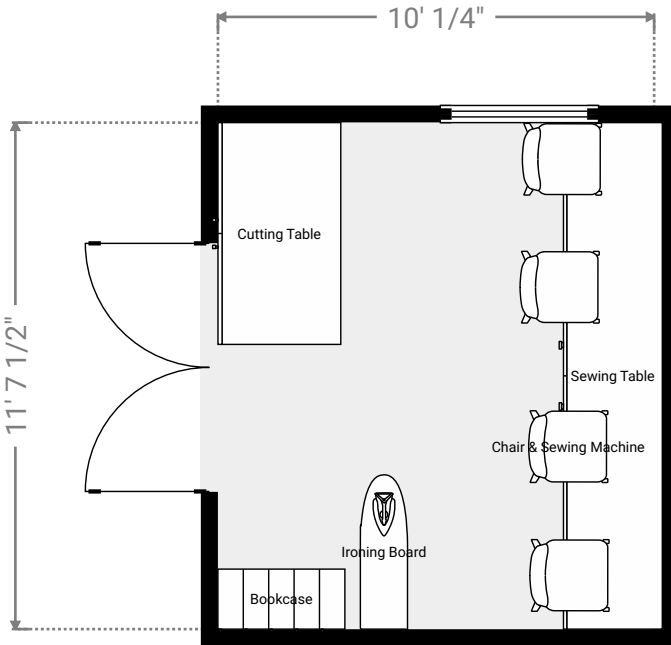
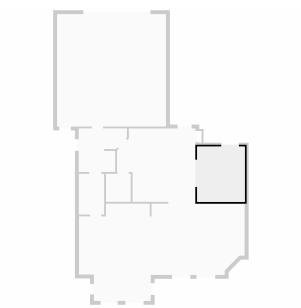
SilverBerry Sewing

6503 38 Avenue, T4X 0G7 Beaumont, Alberta, CA  
TOTAL AREA: 1594.19 sq ft • LIVING AREA: 1050.50 sq ft • FLOORS: 1



▼ Sewing Studio  
Ground Floor

WIDTH: 10' 1/4" • LENGTH: 11' 7 1/2" • CEILING HEIGHT: 9' 3/4"  
AREA: 116.57 sq ft • PERIMETER: 43' 3 3/4"



SilverBerry Sewing

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▼ 6503 38 Ave Lot Plan

