

## **Development Permit Notice of Decision**

Date of Decision: July 21, 2025

Sam Bilsky



**Proposed Development:** **Accessory Building: Existing Detached Garage (7.82m x 13.92m) w/Variance**

**Legal Description:** Plan 8445ET, Block 1, Lot 22  
**Municipal Address:** 5010 49 Street, Beaumont, AB  
**Land Use District:** Mature Neighbourhood  
**Permit Application No:** DB-2025-432  
**Tax Roll:** 000071

**Development Permit Status:** Approved with conditions

### **Development Permit Conditions**

The development noted above is considered a Permitted Use with Variance within the Mature 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 permitted use with a variance, this permit shall not come into force and effect until the appeal period has expired. Refer to appeal information below.**
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. The location of the Accessory Building is approved as shown on the attached site plan.
4. The maximum height of an Accessory Building in the Mature Neighbourhood (MN) District shall not exceed a maximum of two (2) storeys, or in any event, no taller than the principal building.
5. The maximum allowable total combined site coverage for Accessory Buildings in the Mature Neighbourhood (MN) District is 10%. The approved Accessory Building encompasses 16.77%, exceeding the maximum allowable site coverage.
- 6. A variance has been granted to allow the Accessory Building to exceed the maximum allowable site coverage of 10% by 6.77%. No additional accessory buildings shall be permitted on this Lot.**

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### **7. Notice of this development shall be posted on site for a minimum of 10 consecutive calendar days.**

8. The Accessory Building shall be constructed with exterior finish materials that complement the Principal Dwelling.
9. Provide adequate surface drainage, ensuring positive drainage away from building foundation and ensuring no water runs onto an adjacent property. In all cases, compliance with the City of Beaumont *Surface Drainage Bylaw 1058-25* shall be required.

### **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.

### **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:



Patricia Lauzé  
Development Officer  
780-235-8786

[patricia.lauze@beaumont.ab.ca](mailto:patricia.lauze@beaumont.ab.ca)

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### **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>	July 21, 2025
<b>Appeal deadline:</b>	August 11, 2025
<b>Permit active</b> (if no appeals filed):	August 12, 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).







City of Beaumont  
5600 49 Street  
Beaumont, AB  
T4X 1A1

## 5010 49 St

5010 49 ST

Application No.  
DB-2025-432

Mapped By:  
PLauze

Checked By:  
PLauze

Numeric Scale  
1: 1291

Date  
July 10, 2025

Projected Coordinate System  
CANADA NAD 83-3TM 114

## Legend



Location:



Registered Parcels

July 21, 2025

## DEVELOPMENT PERMIT NOTICE

**A Development Permit has been approved for a property located near you.** The development permit is for an existing detached garage with a variance to the maximum allowable site coverage for an accessory building in the Mature Neighbourhood District.

**Location:** 5010 49 Street, Beaumont

**Legal description of this address:** Plan 8445ET Block 1 Lot 22

**Permit Number:** DB-2025-432

**Land Use Bylaw:** Mature Neighbourhood 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.

### Variances and/or Discretionary Use

Section numbers below refer to *Land Use Bylaw 944-19*

1. Section 3.5.6(b)(v) has been varied to allow the existing detached garage to exceed by 6.77%, the maximum allowable site coverage of 10% for an accessory building, which is a discretionary use in the Mature Neighbourhood 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](http://www.beaumont.ab.ca/landusebylaw).

Patricia Lauzé  
Development Officer  
780-235-8786  
[patricia.lauze@beaumont.ab.ca](mailto:patricia.lauze@beaumont.ab.ca)

### Appeals

You are being informed of this approved Development Permit that includes variance(s) and/or a discretionary use as listed above. 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.

**Notification Appeal Period:** July 21, 2025 to August 11, 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](mailto:legislative@beaumont.ab.ca). Appeals must be filed no later than 4:30 pm, August 11, 2025. Please visit our website for more details at [www.beaumont.ab.ca](http://www.beaumont.ab.ca).