

February 5, 2025

DEVELOPMENT PERMIT NOTICE

A Development Permit has been approved for a property located near you. The development permit is for a Home Based Business – Major operating under the business name *Opal and Rose*.

Location: 16 Rue Bouchard, Beaumont

Legal description of this address: Plan 012 5119 Block 17 Lot 40

Permit Number: D-2025-4

Land Use Bylaw: Conventional 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. A Home Based Business – Major Use has been approved, which is a discretionary use in the Conventional 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.

Aleshia Ingram

Planner II

780-340-0342

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Appeals

You are being informed of this approved Development Permit that includes 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.

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



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

Notification Appeal Period: February 5, 2025, to February 26, 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 26, 2025.