

City of Beaumont
Subdivision and Development Appeal Board Agenda

June 23, 2025

5:00 p.m.

City Hall, Council Chambers

Pages

1. CALL TO ORDER (HEARING 25-05)
2. PURPOSE OF HEARING
3. INTRODUCTION OF BOARD MEMBERS AND CLERK
4. PRELIMINARY MATTERS
 - 4.1 Appeal 25-05 2
5. HEARING PROCESS
6. DEVELOPMENT OFFICER PRESENTATION
 - 6.1 Development Officer's Submissions 6
7. APPELLANT PRESENTATION
 - 7.1 Appellant's Submissions (See Appeal)
8. PRESENTATIONS FROM AFFECTED PERSONS
9. DEVELOPMENT OFFICER'S CLOSING REMARKS
10. APPELLANT'S CLOSING REMARKS
11. CHAIR'S CLOSING REMARKS AND HEARING CONCLUSION
12. CLOSED SESSION
13. ADJOURNMENT



NOTICE OF APPEAL
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with Sections 678 and 686 of the *Municipal Government Act* and the City of Beaumont Bylaw, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated timeframe and each Notice of Appeal must be accompanied by the legislated fee. For filling instructions and fee payment options, see reverse side of form.

Development Permit (Check one box only)		Subdivision Application (Check one box only)		Notice of Order	
Approval	<input type="checkbox"/>	Approval	<input type="checkbox"/>	Stop Order	<input type="checkbox"/>
Conditions of Approval	<input type="checkbox"/>	Conditions of Approval	<input type="checkbox"/>		
Refusal	<input checked="" type="checkbox"/>	Refusal	<input type="checkbox"/>		

SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	5826, Pelletier Crescent, Beaumont, AB, T4X2X8
Application File #	D-2025-21
Date Appeal Application Received	8 May 2025

SECTION 2 - APPELLANT INFORMATION	
Appellant Name	Amandeep Kaur
Agent Name (if applicable)	
Address	
Telephone	
Email (for notification purpose)	

Sections 678 and 686 of the *Municipal Government Act* requires that written Notice of Appeal must contain specific reasons for the appeal.

SECTION 3 - REASONS FOR APPEAL							
I do hereby appeal the decision of the Development Authority/Subdivision for the following reasons (attach separate page if required):							
As per my knowledge they refused it because of parking issue which is more than sufficient And Tenant living in basement suite but they are leaving it from now onwards I am moving my business in Basement, Tenant presently living has no car.							
SECTION 4 - PAYMENT (In accordance to Fees & Charges Bylaw, as amended)							
Cheque	<input type="checkbox"/>	Money Order	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Debit	<input checked="" type="checkbox"/>

SECTION 5 - SIGNATURE & DECLARATION	
I certify that the information given on this form is true and complete to the best of my knowledge and acknowledge my authorization of the information to be used for the purposes identified below.	
SIGNATURE OF APPELLANT:	DATE: 28, May 2025
The personal information contained on this form is being collected under the authority of the City of Beaumont SDAB Bylaw and the <i>Municipal Government Act</i> (Sections 678 and 686) in accordance with the FOIP Act (Section 33(c)), for the purpose of handling development appeals. This information is protected by the privacy provisions of the FOIP Act. If you have questions about the collection, contact the FOIP Coordinator at the City of Beaumont, 5600 - 49 Street, Beaumont, Alberta T4X 1A1, or Phone 929-8782.	
NOTE: This information will form part of the file available to the public.	

FOR OFFICE USE ONLY			
Fee Paid Yes <input type="checkbox"/> No <input type="checkbox"/>	SDAB Appeal Number	Hearing Date	Date Received Stamp

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be accompanied by a filing fee in accordance to the Fees & Charges Bylaw, as amended) and must be received by the Subdivision and Development Appeal Board (SDAB) no later than the final date for appeal as specified in the *Municipal Government Act*; otherwise, the appeal will not be processed. If an appeal is withdrawn prior to the commencement of the SDAB hearing, the fee shall not be refunded.

FILING INFORMATION

If you mail the Appeal, it must be received on or before the final date for appeal or it will not be processed and a hearing before the Board will not occur.

MAIL TO:	DELIVER TO:
City of Beaumont Subdivision and Development Appeal Board ATTN: SDAB Secretary 5600 49 Street Beaumont, AB T4X 1A1	City of Beaumont (Front Desk) Subdivision and Development Appeal Board ATTN: SDAB Secretary 5600 49 Street Beaumont, AB T4X 1A1

We accept cash, cheque, debit and money order at the City of Beaumont. Please make cheques/money orders payable to the City of Beaumont.

NOTE: Appeals cannot be faxed or emailed as the respective filing fee must accompany the Appeal at the time of filing.

If you require further information regarding Appeal deadlines and Board procedures, please contact:

City of Beaumont SDAB Secretary
Phone: 780-929-1352
Email: legislative@beaumont.ab.ca



Notice of Hearing

File: 0111-S01-SDAB-25-05

APPELLANT

Amandeep Kaur

APPLICANT

Amandeep Kaur

RESPONDENT

Sara Boulos, Development Officer

RE: Appeal # SDAB-25-05

Proposed Development:

Legal Description:

Municipal Address:

Land Use District:

Permit Application No:

Home Based Business Major: *Creative Champs*

Plan 192 0846 Block 9 Lot 49

5826 Pelerin Crescent, Beaumont, Alberta

Conventional Neighbourhood

D-2025-21

The Subdivision and Development Appeal Board (SDAB) has received an appeal of a decision of the Development Authority to refuse a proposed development for a home-based business for the property located at 5826 Pelerin Crescent, Beaumont.

The SDAB will hold the hearing as follows:

DATE:

Monday, June 23rd, 2025

TIME:

5:00 pm

LOCATION:

City Hall Council Chambers, 5600 – 49 Street, Beaumont

You or any person acting on your behalf may present verbal, visual, or written submissions to the SDAB at the hearing.

If you wish to submit visual or written material to the SDAB, please email your submissions to the clerk at legislative@beaumont.ab.ca no later than **end of day on June 17th, 2025**. All materials submitted will be included in the hearing package and will be distributed to the hearing participants in advance of the hearing.

The hearing materials will also be made available for public inspection by appointment during regular business hours (8:30 am to noon and 1pm to 4:30 pm, Monday to Friday) at the City Administration Building (5600 49 Street, Beaumont) beginning on June 19th, 2025. Please contact the clerk at legislative@beaumont.ab.ca to arrange an appointment.

Important Information:

1. Any visual or written material received by the clerk in advance of the hearing will form part of the public record and will be made available for public inspection pursuant to



BEAUMONT
**Subdivision
and Development**
APPEAL BOARD

section 686(4) of the *Municipal Government Act*, RSA 2000, c M-26;

2. While the clerk of the SDAB will accept visual or written material in advance of the hearing, the decision on what materials will be considered by the SDAB remains with the SDAB; and
3. Depending on the complexity and volume of the materials submitted, there may be requests for adjournments which the SDAB would consider on a case-by-case basis.

If you have questions, please contact the clerk at legislative@beaumont.ab.ca or call the City Hall main line at 780-929-8782.

Respectfully,

Rebecca Plachy

Rebecca Plachy,
Acting Clerk, Subdivision and Development Appeal Board

SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING
SDAB-25-04
June 23, 2025

DEVELOPMENT AUTHORITY'S REPORT

Permit Number:	D-2025-21
Decision:	Refused
Decision Date:	May 8, 2025
Subject Property:	5826 Pelerin Crescent, Beaumont AB T4X 2X8 Plan 192 0846, Block 9, Lot 49
Land Use District:	Conventional Neighbourhood District (CN)
Site Size:	482.9m ²
Subject Site Description:	The site is located along Pelerin Crescent with all adjacent land uses being Conventional Neighbourhood District (CN) to the north and west, and Integrated Neighbourhood District to the (IN) to the south. The lot location is located on a corner lot at the intersection of Soleil Boulevard and Pelerin Crescent.
Existing Development:	Two (2) Dwelling Units: Single Detached – Single Side Yard Home and Additional Dwelling Unit (Basement Suite)
Proposed Development:	Home Based Business– Major: Day Home <i>Creative Champs</i>

Introduction

This submission is made by the City of Beaumont Development Authority (DA) in response to the appeal of the DA's Decision with respect to a Development Permit application for a Home Based Business – Major that was refused.

The purpose of this submission is to provide information regarding the application for the development permit and to explain the land use considerations underlying the Decision.

Application

The Application for a Home Based Business – Major (Day Home) was received on March 5, 2025, with payment processed on March 18, 2025. It was deemed complete on April 3, 2025, and a decision was

made on May 8th, 2025, refusing the application. A copy of the application and decision are provided as Exhibit 1 - Notice of Decision D-2025-21.

Under Provincial Legislation a day home is permitted to offer child care for up to six (6) children (not including their own) in their home. The business was proposed to operate Monday – Friday, 7:00am-6:00pm.

Municipal Government Act (MGA)– Discretionary Use

Section 640(2) of the Municipal Government Act states that a Land Use Bylaw

b) must, unless the district is designated as a direct control district pursuant to section 641, prescribe with respect to each district,

- (i) the one (1) or more uses of land or buildings that are permitted in the district, with or without conditions, or
- (ii) the one (1) or more uses of land or buildings that may be permitted in the district at the discretion of the Development Authority, with or without conditions,

c) must establish a method of making decisions on applications for development permits and issuing development permits for any development, including provision for

- vi) the discretion that the Development Authority may exercise with respect to development permits,

The Land Use Bylaw (under S. 3.3.2) establishes that a Home Based Business – Major is a discretionary use in the Conventional Neighbourhood District. In accordance with section 640(2)b) of the MGA an application for a discretionary use is subject to the discretion of the development authority, and may or may not be permitted. Further information on the classification of the proposed use (day home) in the Land Use Bylaw is provided in the following section.

The Land Use Bylaw establishes the Development Authority to make a decision on a discretionary use per section 5.4.4 h), in accordance with section 640(2)c) of the MGA. In addition, the Land Use Bylaw outlines relevant considerations and potential conditions associated with reviewing a discretionary permit under section 5.18 of the Land Use Bylaw, Conditions of a Development Permit. The scope of discretion that the Development Authority applied in making the decision on D-2025-21 is outlined later in the report.

Land Use Bylaw and Development Regulations

Part 6 Use Definition and Discretionary Use

Home Based Business – Major is considered a Discretionary use in the Conventional Neighbourhood District and is defined under Part 6 as:

Development consisting of the incidental use of a dwelling unit and /or accessory structure by residents for business activities that do not affect the residential character of the property.

A Discretionary Use is defined under Part 6 as:

Those uses of land or buildings provided for in the land use district Schedule of Our Zoning Blueprint for which a development permit may be issued with or without conditions.

Under Section 5.4.4 The Development Authority

h) Shall make a decision **on a development permit application for a “discretionary use,”** whereby the Development Authority may;

- i. Approve the application; or
- ii. Approve the application subject to conditions and restrictions considered appropriate or necessary; or
- iii. Refuse the application

As outlined in S. 640 of the Municipal Government Act and Parts 5 and 6 of the Land Use Bylaw, applicants do not have a right to a permit for discretionary uses. The Development Authority must use discretion to determine whether a permit should be issued and the associated conditions, or to refuse the application.

An incidental use is one that accompanies the primary use, but does not form a majority part of it. For example, having a Home Based Business that only occupies one (1) room of the house would be an incidental use, as the majority of the home is still dedicated to the primary use of a dwelling unit.

The residential character of the property includes the look and function of the property, and the impacts it has on the surround area. This includes assessing typical volume of traffic an average dwelling unit would produce, a typical amount of vehicles an average dwelling unit would have, and the typical amount of visitors an average dwelling unit would have.

A Home Based Business – Major is considered a discretionary use because it is important to consider the factors noted above for every application in relation to the property and the site context, rather than having it as a permitted use that would allow them to be approved automatically, if all District requirements are met.

In reviewing a proposed Home Based Business– Major in the Conventional Neighbourhood District the Development Authority must consider whether the proposed use is appropriate for a residential neighbourhood, or whether the intensity of the proposal warrants classification under a Business, Commercial or Institutional use.

Day homes are licensed and operated within dwelling units with a maximum of 6 children permitted under Provincial Legislation. As both of these features are consistent with a Home Based Business – Major, the Development Authority determined that the proposed development met the definition of this use.

3.3.3 Use Standards

d) Home Based Business

- i. Up to 10 clients per day are permitted;

- Under Provincial Legislation a day home is permitted to offer child care for up to six (6) children; application meets the requirement.*
- ii. May include a day home
The applicant proposed a day home
 - iii. 1 non-illuminated sign shall be permitted; and
The applicant did not request a sign with their application; application meets the requirement.
 - iv. May include outdoor activities that do not cause a nuisance for adjacent lot, in opinion of Development Authority; and
The applicant did provide for an outdoor space for the children at the back of the property, which backs onto the side yard of the property to the south. The proposed hours of operation are during normal business hours of 7 am-6 pm. Noise impacts from the proposed development on adjacent properties are minimized due to the subject property being a corner lot with only 2 properties sharing a property line on the east and south sides of the property.
 - v. No more than two (2) employees shall be in attendance at any one time
Applicant confirmed on the phone at least one (1) resident employee will be on site; application meets the requirement.

3.3.10 Parking, Access & Loading Standards

A Home Based Business – Major: minimum parking is 1 stall per business.

The applicant proposed two (2) parking stalls for the Home Based Business use, which meets the regulation. However, there are 2 other uses on the property that require parking stalls. The subject property has two (2) dwelling units: the principal dwelling and an additional dwelling unit (DB-2024-228) located in the basement.

At the time of approval, the parking requirements for dwelling units were one (1) stall per dwelling unit over 75m². Therefore each of the dwelling units requires 1 parking stall. In the approval of the additional dwelling unit (Exhibit 3), the parking was identified on the driveway. One of the two (2) proposed parking stalls for the Home Based Business-Major would interfere with the tenant parking associated with the Additional Dwelling Unit.. The applicant could reduce the Home Based Business-Major parking requirement from two (2) stalls to one (1) and meet the minimum requirement. However, there are several factors that resulted in the determination that there is insufficient parking to support the use:

1. While tandem parking is not restricted in the Land Use Bylaw, having all driveway parking allocated to users who do not reside in the principal dwelling (day home and tenant) results in restricted use of the garage for the intended personal use, likely pushing one (1) or more cars to the street.
2. Section 3.3.10b) iii of the Land Use Bylaw indicates that street parking may be considered at the discretion of the Development Authority where the curb frontage is a minimum of 6m per stall excluding appropriate safety distances. There are no legal parking stalls in front of the property along Pelerin Crescent (principal frontage of the lot). There are three (3) stalls located on the west side of the property along Soleil Boulevard (the secondary frontage), adjacent to the subject parcel. Having no legal parking along the principal frontage increases the likelihood of idling in an illegal spot at drop off and poses a potential safety risk with parking across the street to facilitate child drop off.

3. There are 14 additional dwelling units along Soliel Boulevard and Pelerin Crescent between 30 Avenue and the south east end of Pelerin Crescent (Exhibit 4), placing additional pressures on the parking inventory in the neighbourhood. Given the limited available street parking and the concentration of additional dwelling units within a small area, considering street parking as part of the approval, was not deemed appropriate by the development authority.

The applicant was able to provide the minimum number of parking stalls onsite, however the site and surrounding context limit the functionality of the proposed parking. The addition of an Home Based Business -Major to this area was determined by the Development Authority to place excess hardship on parking and traffic movement.

Decision Rationale

Section 5.18.3 j) of the Land Use Bylaw outlines the Development Authority's ability to attach conditions they consider are appropriate to a development permit, including, but not limited to those that would ensure that the proposed development is compatible with surrounding land uses. In considering compatibility the Development Authority reviewed:

1. The appropriateness of the proposed use in relation to the lot/property characteristics;
2. The appropriateness of the proposed use in relation to the surrounding area; and
3. The appropriateness of the proposed use in relation to the zoning.

The Development Authority did their due diligence and took the following into consideration when rendering their decision. It was determined based on the below analysis that no reasonable conditions would be able to mitigate the volume of traffic and intensity that an incidental use of a Home Based Business – Major would cause in the area.

Appropriateness of the proposed use in relation to the lot/property characteristics

5826 Pelerin Crescent is a Single Side Yard home with a front attached garage on a corner lot as shown in Exhibit 2. This means one side of the property that would typically have a setback to property line is no longer present. This creates closer proximity to neighbors and eliminates street parking that may otherwise be present (Exhibit 2). As noted above, the configuration of the property would not be able to support the parking needs of all the uses present on the property without creating potential for illegal parking or drop off to occur.

Appropriateness of the proposed use in relation to the surrounding area

5826 Pelerin Crescent is located in the Place Chaleureuse Neighbourhood. It is in close proximity to eight (8) daycares (Exhibit 5), 2 school sites (Exhibit 4), and directly adjacent to a recently approved subdivision approving 57 amount of town homes, (Exhibit 4). The block and surrounding area also contains 14 additional dwelling units (Exhibit 4). Daycares, schools and dayhomes all have the same or similar morning and afternoon traffic peaks. On an individual basis, each application may not significantly increase the number of cars to 30 Avenue and Place Chaleureuse, however, the cumulative impact of eight (8) daycares and 2 schools creates for higher congestion and traffic volumes at peak times.

The Development Authority determined that approving a day home in an area with a higher intensity of differing uses would unduly interfere with the character of the neighbourhood, and a designated commercial space would be better equipped to support this type of business.

With this product on the corner that is directly adjacent to other properties that also have Additional Dwelling Unit as shown in Exhibit 4, and those properties also effectively doubling the traffic and parking compared to only one (1) dwelling unit being on the lot, adding a day home would adversely affect the traffic flow and parking in the area.

Taken in isolation, the development is appropriate and fits the definition of a Home-Based Business - Major. However, the cumulative effects of surrounding uses places increased pressure on the surrounding transportation network and parking inventory, discussed more below.

Appropriateness of the proposed use in relation to the zoning

5826 Pelerin Crescent is zoned as Conventional Neighbourhood District. The outline plan designates this lot as low density residential (Exhibit 6). The original use was approved for a Single Side Yard lot. A lot is permitted to have 2 dwelling units total in the Conventional Neighbourhood District and with the approval of permit DB-2024-228, and ADU forms part of this property. The ADU is considered an incidental use to the primary use of a dwelling unit, as well, is considered a residential use. An additional dwelling unit, while still an incidental use to the primary dwelling unit, allows for the same functions and characteristics that other dwellings units would have, therefore not unduly interfering with the character of the neighbourhood.

Issuance of Development Permit

Based on the above considerations and determinations the DA refused the Home Based Business – Major for a day home in the Conventional Neighbourhood District for the following reasons:

Section 5.18.3 of the Land Use Bylaw allows for the Development Authority to impose conditions on a Development Permit for discretionary use to ensure compatibility with surrounding land uses. After review of the application, it was determined that there were no reasonably achievable condition that would mitigate the issues noted below:

1. A day home (Home Based Business – Major) in this location would place too much pressure on the surrounding transportation system and be incompatible with the existing residential character of the neighbourhood. The proposal would increase the intensity of traffic and activity at peak school and drop off times in the area beyond the residential scale intended, especially considering the eight (8) daycares and two (2) schools in such close proximity.
2. The property has an already approved additional dwelling unit that has parking requirements. The approval of an additional home based business – major in addition to the already existing additional dwelling unit would impede on the parking required for the primary use of the lot as a primary dwelling

As Home Based Business-Major is a discretionary use and there is no right to a permit, on May 8th, 2025 the DA issued the Decision to refuse the proposed Home Based Business - Major and gave notice in accordance with the LUB. A copy of the Notice of Decision is attached as Exhibit 1 to this submission.

Exhibits:

1. Notice of Decision D-2025-21
2. Lot Configuration
3. ADU permit parking
4. Surrounding Context
5. Proximity to existing daycares

6. Place Chaleureuse Outline Plan Concept



Residential Permit Application Combined Development & Building Permit

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
development@beaumontlab.ca

Mar. 5, 2025

Mar. 18, 2025

Note: You may apply for a Building Permit and/or a Development Permit with this one combo application. Electrical, Plumbing, and Gas Permits each have their own application forms.

Property Information

Street Address: 5826, Pelcon Crescent, Beaumont, AB T4X2X8
Plan: 192 0846 Block: 9 Lot: 49

Applicant and Property Owner Information

Applicant/Contractor Name: Amandeep Kaur
Mailing Address: [Redacted]
Town: Beaumont, AB Postal Code: T4X2X8
Phone: [Redacted]
Email (required): amandeepmmcp@gmail.com

Is the Applicant also the Registered Owner? ☒ Yes (Do not fill out below) ☐ No (Fill out below - written authorization from registered owner required)

Owner Name: _____
Mailing Address: _____
Town: _____ Postal Code: _____
Phone: _____ Cell Phone: _____
Email (required): _____

Proposed Development

Construction Value: \$ N/A
(Approximate cost of material & labour)

I am applying for a: ☐ Development Permit AND/OR ☐ Building Permit

Check one of the following:

- ☐ Uncovered Deck SQ FT: _____ ☐ Hot Tub SQ FT: _____ ☐ Accessory Building (Other than Garage) SQ FT: _____
☐ Covered Deck SQ FT: _____ ☐ Corner Lot Fence** _____ ☐ Accessory Building (Detached Garage) SQ FT: _____
☐ Other: _____ ☐ Basement Development* SQ FT: _____
☐ Additional Dwelling Unit SQ FT: _____ Number of Bedrooms in Dwelling: _____
☒ Home Based Business*** ☒ Major ☐ Minor Business Name: Creative Champs

Has work on the above indicated item already commenced? ☐ Yes ☐ No

* No Development Permit required

** No Building Permit required

*** Business License also required, Building Permit may be required

OFFICE USE ONLY

Permit Number: D-2025-21

Mail ☐ Pick-up ☐

☐ Authorization or ID Received

Land Use District: CN

Tax Roll: 009333

☐ Permitted Use

☐ Permitted Use w/ Variance

☒ Discretionary Use

Fees: Receipt #: 330150/330670

Development Permit: 250.00

Building Permit: _____

Safety Code Council: _____

Electrical Permit: _____

SCC Electrical: _____

Plumbing Permit: _____

SCC Plumbing: _____

Gas Permit: _____

SCC Gas: _____

Business License: _____

Contractors License: _____

Variance: _____

Notification Fee: \$33.12

GST: _____

Other: _____

Total Fees: 283.12

Applicant Authorization

- I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
- I hereby give my 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 understand this is only an application and does not constitute approval to commence construction.
- I declare that the information contained in this application is correct and true to the best of my knowledge.
- I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application.
- I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application.
- By checking the "I agree" box above, you agree and authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature.

Electronic Signature: [Redacted]

Date: 07/Mar/2025

OFFICE USE ONLY

Development Permit

Date Deemed Complete: _____

Date of Decision: May 8, 2025
(See attached Notice of Decision)

Building Permit

See Attached Report

Safety Codes Officer: _____ Designation No. _____ Date: _____

Development Permit Notice of Decision

Date of Decision: May 8, 2025

Amandeep Kaur

Beaumont, AB T4X 2X8

Proposed Development: Home Based Business Major: *Creative Champs*
Legal Description: Plan 192 0846, Block 9, Lot 49
Municipal Address: 5826 Pelerin Crescent, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2025-21
Tax Roll: 009333

Development Permit Status: Refused

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Conventional Neighbourhood District. A discretionary use are those uses of land or buildings provided for in the Land Use District Schedule of Our Zoning Blueprint for which a development permit **may** be issued with or without conditions. The proposal has been **refused** by the Development Authority for the following reasons:

1. In the opinion of the Development authority, under section 5.18.3, there were no reasonably achievable conditions that would help mitigate the below:
 - a. The proposed business in addition to an already approved Additional Dwelling Unit (permit DB-2024-228) impact to intensity of the use of the property beyond the scope of a residential function.
 - b. The intensity of the proposed business in addition to an already approved Additional Dwelling Unit (permit DB-2024-228) impacts the residential character of the block/neighbourhood.
 - c. The proposed business use affects the residential character and function of the property by restricting primary dwelling unit parking.

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:

Development Permit Notice of Decision

Date of Decision: May 8, 2025

Permit Number: D-2025-21



Sara Boulos
Planner II, Development Services
780-340-1784
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.

Notice of Decision:

May 8, 2025

Appeal deadline:

May 29, 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. 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

BACK YARD
FOR DAYHOME KIDS
TO PLAY

NOOK

00
00 OPEN
KITCHEN

LIVING
ROOM
DAYHOME
USE

SMALL
Kitchen
(spice)

FRIDGE MICROWAVE

3PCS WASH ROOM
DAY HOME
USE

STAIRS
UPS

MUD
ROOM

DAYHOME
USE ROOM.

[GARAGE
PERSONAL USE]

DRIVEWAY

2 CAR SPACE

[PARENTS USE (DAYHOME)]

DB-2024-228 ADU
states parking stall on
left side of driveway



Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
development@beaumont.ab.ca

April 18, 2024

April 22, 2024

Note: You may apply for a Building Permit and/or a Development Permit with this one combo application. Electrical, Plumbing, and Gas Permits each have their own application forms.

Property Information

Street Address: 5826 Pelwin Crescent Beaumont AB
Plan: 1920846 Block: 9 Lot: 49

Applicant and Property Owner Information

Applicant/Contractor Name: Gur Khalsa Renovation INC
Mailing Address: [REDACTED]
Town: Edmonton Postal Code: T6T0A3
Phone: [REDACTED]
Email (required): [REDACTED]

Is the Applicant also the Registered Owner? ☐ Yes (Do not fill out below) ☒ No (Fill out below - written authorization from registered owner required)

Owner Name: Harbal Singh
Mailing Address: [REDACTED]
Town: Beaumont Postal Code: T4X 2X8
Phone: [REDACTED]
Email: [REDACTED]

Proposed Development

Construction Value: \$ 52500
(Approximate cost of material & labour)

I am applying for a: ☒ Development Permit AND/OR ☐ Building Permit

Check one of the following:

- ☐ Uncovered Deck ^{sq ft:} ☐ Hot Tub ^{sq ft:} ☐ Accessory Building (Other than Garage) ^{sq ft:}
☐ Covered Deck ^{sq ft:} ☐ Corner Lot Fence** ☐ Accessory Building (Detached Garage) ^{sq ft:}
☐ Other: Basement Development ^{sq ft:} 950
☒ Additional Dwelling Unit ^{sq ft:} 950 Number of Bedrooms in Dwelling: 2
☐ Home Based Business*** ☐ Major ☐ Minor Business Name:

Has work on the above indicated item already commenced? ☐ Yes ☒ No

* No Development Permit required

** No Building Permit required

*** Business License also required, Building Permit may be required

OFFICE USE ONLY

Permit Number: **DB-2024-228**

Mail ☐ Pick-up ☐

☐ Authorization or ID Received

Land Use District: CN

Tax Roll: 009333

☐ Permitted Use

☐ Permitted Use w/ Variance

☐ Discretionary Use

Fees Receipt #: **317082**

Development Permit: 58.00

Building Permit: 376.43

Safety Code Council: 15.05

Electrical Permit: _____

SCC Electrical: _____

Plumbing Permit: _____

SCC Plumbing: _____

Gas Permit: _____

SCC Gas: _____

Variance: _____

Notification Fee: _____

GST: _____

Other: _____

Total Fees: 449.48

Applicant Authorization

- I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
 - I hereby give my 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 understand this is only an application and does not constitute approval to commence construction.
 - I declare that the information contained in this application is correct and true to the best of my knowledge.
 - I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application.
 - I consent to receiving notification of the application via email to the address provided on this application.
 - By checking the "I agree" box, I agree to the application via email to the address provided on this application. I agree
- Electronic Signature: [REDACTED] Date: 18 April 2024

OFFICE USE ONLY

Development Permit

Date Deemed Complete: April 22, 2024

Date of Decision: May 23, 2024
(See attached Notice of Decision)

Building Permit May 23, 2024

See Attached Report [REDACTED]

Safety Codes Officer: [REDACTED]

Designation No.

10151

Date: 2024-06-21

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 permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from City Business Units. The name of the applicant and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780-929-8782.
M 0550 - Development, Land Use/Permit Packages and Forms/Residential Application Packages and Forms/Permit Forms - Residential Permits.docx Updated: 2022-07-01

Development Permit Notice of Decision

Date of Decision: May 23, 2024

Gur Khalsa Renovation Inc.

Edmonton, AB T6T 0A3

Proposed Development: Additional Dwelling Unit: Basement (88m²)
Legal Description: Plan 192 0846, Block 9, Lot 49
Municipal Address: 5826 Pelerin Crescent, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: DB-2024-228
Tax Roll: 009333

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted 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. The location of the tenant parking spot is approved, as per the attached site plan.

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.

Development Permit Notice of Decision

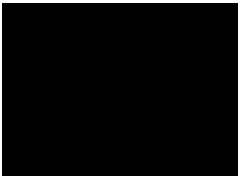
Date of Decision: May 23, 2024

Permit Number: DB-2024-228

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:

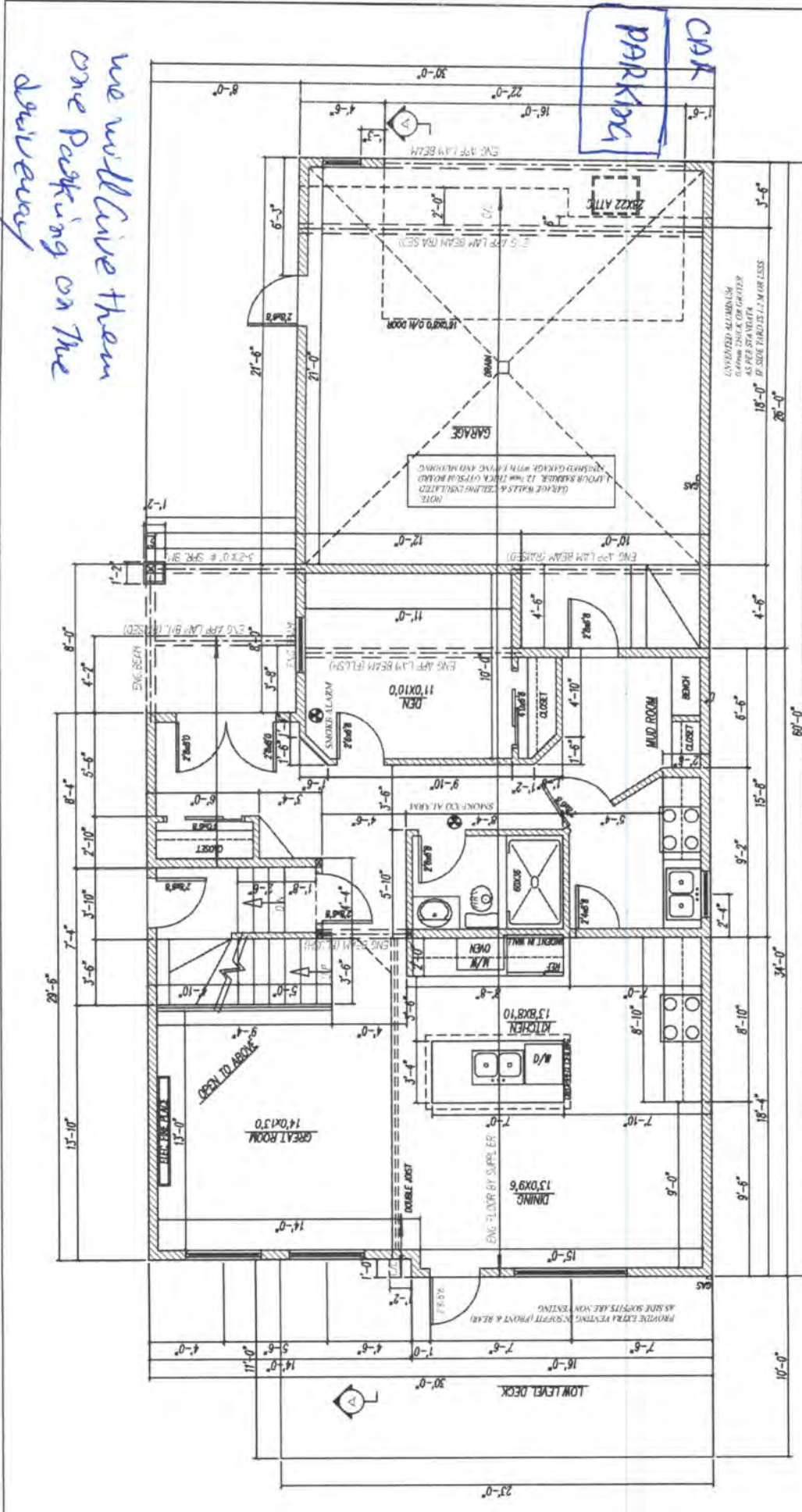


Mon Rosete
Development Planner
587-335-2375
Mon.Rosete@beaumont.ab.ca

Appeal Information

Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board (SDAB) or the Land and Property Rights Tribunal within 21 days of the date the decision was made, noted above.

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



GARAGE 531 SQ.FT.
MAIN FLOOR PLAN 1032 SQ.FT.

SCALE	3/16"=1'-0"
DESIGNED	
DRAWN	
DATE	4/7

PROPOSED DESIGN FOR -

AREA

Approved - 23-05-2024
Development Planner

Mon Rosete
DB-2024-228

For location of tenant
parking only

ALL DIMENSIONS SHALL BE READ NOT SCALED.
CLIENT / CONTRACTOR IS TO VERIFY ALL DIMENSIONS FOR ACCURACY
PRIOR TO OBTAINING PERMITS OR COMMENCING BUILDING.
DIMENSIONS ARE REPRESENTATIONAL ONLY AND MAY NOT BE 100%
ACCURATE.
PLEASE CONTACT OUR OFFICE DIRECTLY REGARDING ANY DISCREPANCIES.

HI-TECH DESIGNS
CANADA LTD.
6734 75 ST. NW #2
EDMONTON, AB T6E 6T9
PHONE: (780) 450-4512
FAX: 1-888-912-8593

DAVID JOE ROSS
SAFETY CODES OFFICER
DESIGNATION # D10151

2024-06-21



City of Beaumont
5600 49 St,
Beaumont, AB, T4X 1A1
Phone: 780-979-1363
Email: buildinginspection@beaumont.ab.ca

BUILDING PLAN REVIEW SECONDARY SUITE

Date: June 21, 2024	Tax Roll: 009333	Permit No. DB-2024-228
---------------------	------------------	------------------------

Applicant/Contractor: Gur Khalsa Renovation Inc.
Address: [REDACTED]
Edmonton, AB T6T 0A3

Phone: [REDACTED]
Email: [REDACTED]

Owner: Singh, Harpal
Address: [REDACTED]
Beaumont, AB T4X 2X8

Phone: [REDACTED]
Email: [REDACTED]

Project Location: Lot: 49 Block: 9 Plan: 192-0846
Civic Address: 5826 Pelerin Crescent, Beaumont

Bldg. Classification: Division B, Group C, Part 9 (Residential)
Building Area: 950 ft²
Number of Storey: Secondary Suite

Inspections Required: (Please provide 72 hour notice for inspection)

- ☒ Framing/Insulation/HVAC: (Prior to drywall)
- ☒ Final: (Prior to Occupancy)

A re-inspection fee of \$275.00 plus GST will apply for each additional inspection other than those listed above.
Occupancy of a building prior to permission carries a fine of \$788.00 per day. All fees are due prior to re-inspections
as per the current Fees and Charges Bylaw.

General Conditions:

1. All municipal zoning and development requirements are to be satisfied.
2. All work, materials and construction must comply with the NBC-2023 AE.
3. All requirements of the Plumbing and Gas, Boilers, Electrical Codes must be met.
4. Construction must begin within 90 days of permit issuance.
5. Construction may not be abandoned for more than 120 days without prior written notification submitted to this office. The Permit is valid for one year from the date of issuance.
6. The owner is responsible for full compliance with the requirements of the Safety Codes Act

David Joe Ross

Safety Codes Officer

Signature

D10151

Designation No.

GENERAL REQUIREMENTS

Division B, Part 9

- A single common exit in a house with a secondary suite must be protected with a continuous smoke-tight barrier on both sides of walls separating the exit from the building. It must also be protected on the underside of the floor-ceiling framing separating the exit from the rest of the building.
- The smoke-tight barrier must be a minimum 12.7mm gypsum board on both sides of walls and on the underside of the floor and ceiling framing. This includes the furnace room. Joints and gaps in abutments with walls, ceilings, floors and other smoke-tight barriers must be filled with material such as flexible sealant or tape that will maintain the continuity of the barrier. The gypsum board joints must be mudded and taped; penetrations such as ducts, wiring etc. are to be sealed with flexible sealant or tape.
- Doors in a smoke tight barrier are required to be solid core wood doors at least 45mm thick with a self-closing device. This includes any common or shared areas such as stairways, hallways, mechanical rooms, laundry rooms etc. and the door at the top of a shared/common stairway.
- Each dwelling unit must have its own separate ventilation system because smoke control and transfer of air borne contaminants are a primary safety concern. Air duct distribution systems serving one of the dwelling units in a house with a secondary suite cannot be directly interconnected with other parts of the house. Each dwelling unit in a house with a secondary suite must have its own temperature controls. This is required even if it is a single heating system that serves both dwelling units; e.g. hydronic heating.
- Hard wired smoke alarms are required in each bedroom, ancillary spaces and on each storey including the basement; in the hallway serving the sleeping room or between the sleeping room and the rest of the storey. Alarms are to be interconnected so that activation of any one alarm causes all smoke alarms within the house with a secondary suite including their common spaces to sound. Alarms are to have a battery back-up and a silencing button.
- Carbon monoxide (Co) alarms conforming to CAN/CSA-6.19, "**Residential Carbon Monoxide Alarm Devices**" shall be installed in a residential occupancy that contains a fuel burning appliance or an attached storage garage. Carbon Monoxide alarm shall be installed inside each bedroom or outside each bedroom within 5m of each bedroom door and be mechanically fixed at a height recommended by the manufacturer. Alarms are to be interconnected so that activation of any one alarm causes all Co alarms within the house with a secondary suite including their common spaces to sound.
- Secondary suites require a minimum of 12.7mm thick gypsum board to the underside of all floors and both sides of all interior walls including the furnace room area. All service penetrations must be caulked, taped or otherwise sealed.
- Where a house contains a *secondary suite*, each *dwelling unit* shall be separated from every other space in the house in which noise may be transmitted by
 - a) construction
 - i) whose joist spaces are filled with sound-absorbing material of not less than 150 mm nominal thickness
 - ii) whose stud spaces are filled with sound-absorbing material,
 - iii) having a resilient channel on one side of the separation spaced 400 or 600 mm o.c., and
 - iv) having not less than 12.7 mm thick gypsum board on ceilings and on both sides of walls,
 - b) construction providing an *STC* rating of not less than 43, or
 - c) a separating assembly and adjoining constructions, which together provide an *ASTC* rating of not less than 40. (See Note A-9.11.1.1.(2).)
- In suites, exit stairs shall be not less than 860mm in clear width
- Landings shall be at least as wide and as long as the width of the stair in which they occur.
- Wood framing members that are not pressure treated with a wood preservative and which are supported on concrete in contact with the ground or fill shall be separated from the concrete by at least 0.05 mm polyethylene or Type S roll roofing **wherever the wood members are less than 150 mm (6") above grade.**
- Each bedroom is to have at least one outside window openable from the inside which provides an unobstructed opening of **not less than 380 mm (15") in height and width and 0.35 m² (3.75 ft²) in area, unless the bedroom has a door which opens directly to the exterior.**
- Each bedroom window that opens into a window well shall have a clearance of **not less than 760mm (30") between the exterior face of the window and window well.**
- Where the sash of a window swings towards the window-well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency. (760mm required)

- All interior stairs with more than 2 risers require a continuous graspable handrail on one side, this also includes a winder stair.
- Handrails must be mounted between 865mm and 1070mm **above the stair nosing line. Stairs require nosing's or back slope** minimum 6mm and maximum 14mm.
- Insulation located in areas where it may subject mechanical damage shall be protected by a covering such as gypsum board, plywood, particle board, OSB, wafer board or hard board.
- Minimum effective thermal resistance:
RSI 3.46 (R19.65) – if house not equipped with a HRV; RSI 2.98 (R17) if house is equipped with a HRV.
- Foamed plastic insulation is to be protected by an approved thermal barrier (i.e. 12 mm (½”) **gypsum wallboard, plywood, particle board, OSB**) which is to be installed on the warm side of the insulation.
- Every duct or discharge to the outdoors shall be equipped with a damper.
- Heating, Ventilation and Air-Conditioning are to conform to Sections 9.32 & 9.33
- Principle Ventilation System is to conform to Article 9.32.3.3.
- A continuous 0.15 mm (6 mil) vapor barrier, CGSB approved, is to be provided on or near the warm side of the insulation so as to prevent condensation at design conditions.
- Windows, doors and penetrations shall be sealed to the vapor barrier.
- **A door at least 810 mm (32”) in width is to be provided to each room containing a boiler or furnace within a dwelling unit.**
- Doorway opening sizes are to conform to Article 9.5.5.1. Division B, NBC-2023 AE.
- The secondary suite exterior entry door must have transparent glazing in the door or sidelight or a door viewer.
- A water closet exhaust fan shall be vented directly to the exterior and be independent of other exhaust ducts. The ducting **must be insulated the first 4' where entering the building to prevent condensation**
- 3-way wall switches are required for basement lighting and shall be located at the head and foot of every stairway.
- Minimum headroom is to be 1950mm measured from the lowest ceiling point to the finished stair nosing line.
- A central vacuum system cannot be interconnected between the secondary suite and the remainder of the building.
- Clearances and protection requirements at cooktops, ranges, cabinets etc. are to conform to Subsection 9.10.22.
- Kitchen range hood exhaust to vent directly to the exterior ducting to be non-combustible and corrosion resistant.

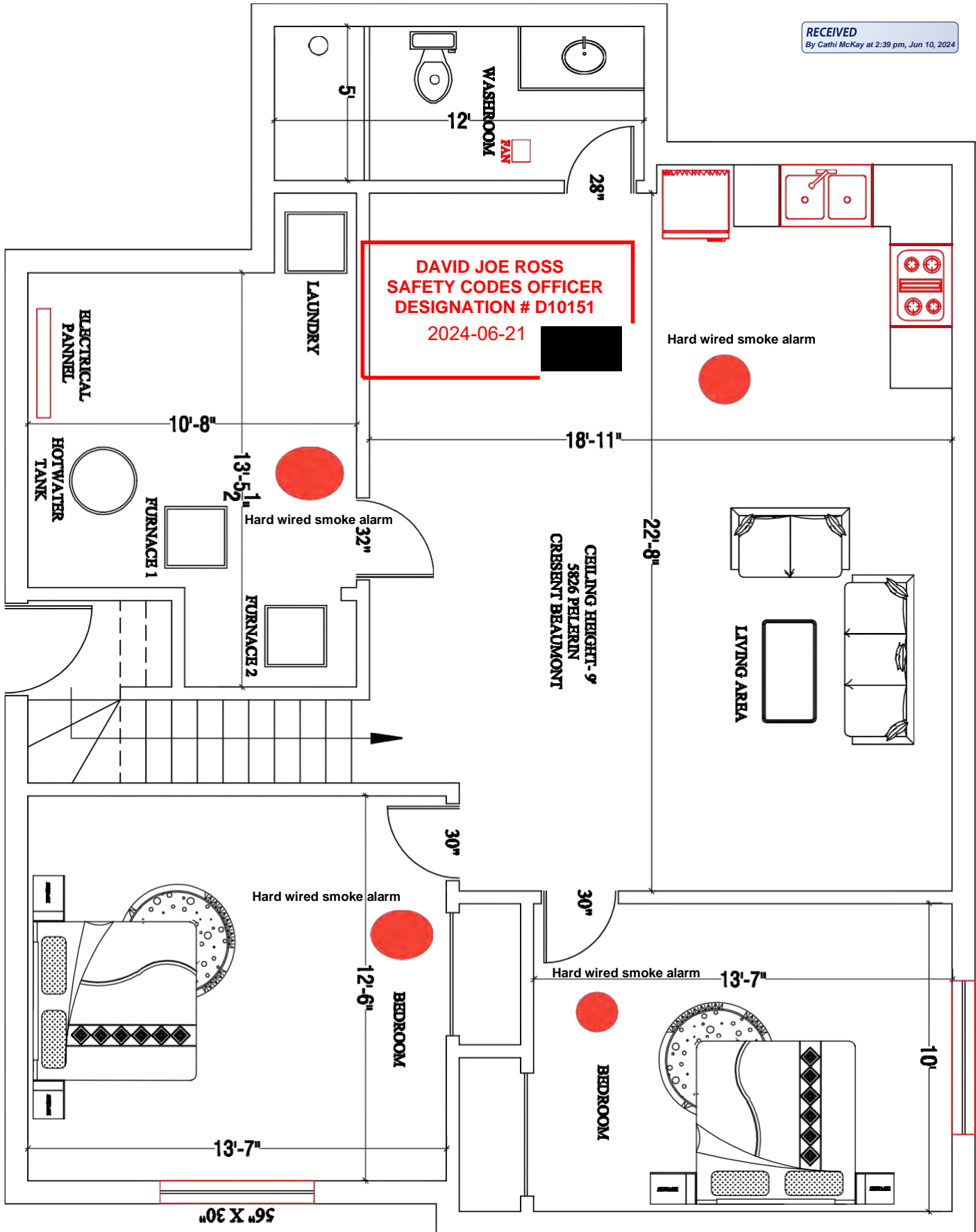
Div. C.2.2.10.9 Responsibility for Compliance

Neither the issuance of a permit, nor inspections made by the authority having jurisdiction, shall in any way relieve the owner (or the **owners' representative**) of a building from full responsibility for carrying out the construction in accordance with the requirements of the Safety Codes Act and regulations made pursuant to that Act, this Code, or the permit, including compliance with any special conditions required by the authority having jurisdiction.

The above list is a condensed version of essential guidelines and may not cover all the requirements of your construction or changes made on-site. The owner shall ensure that all activities that take place on the site meet the requirements of the National Building Code-2023 Alberta Edition.

Should you have any questions or require further clarification, contact the City of Beaumont office at 780-929-1363.

1. The smoke-tight barrier will a minimum 12.7mm gypsum board on both sides of walls and on the underside of the floor and ceiling framing. This includes the furnace room. Joints and gaps in abutments with walls, ceilings, floors and other smoke-tight barriers will be filled with material such as flexible sealant or tape that will maintain the continuity of the barrier. The gypsum board joints will be mudded and taped; penetrations such as ducts, wiring etc. are to be sealed with flexible sealant or tape.
2. Doors in a smoke tight barrier will be solid core wood doors at least 45mm thick with a self-closing device. This includes any common or shared areas such as stairways, hallways, mechanical rooms, laundry rooms etc. and the door at the top of a shared/common stairway.
3. Principle Ventilation System will conform to Article 9.32.3.3.
4. Kitchen range hood exhaust will be vented directly to the exterior ducting which will be non-combustible and corrosion resistant.

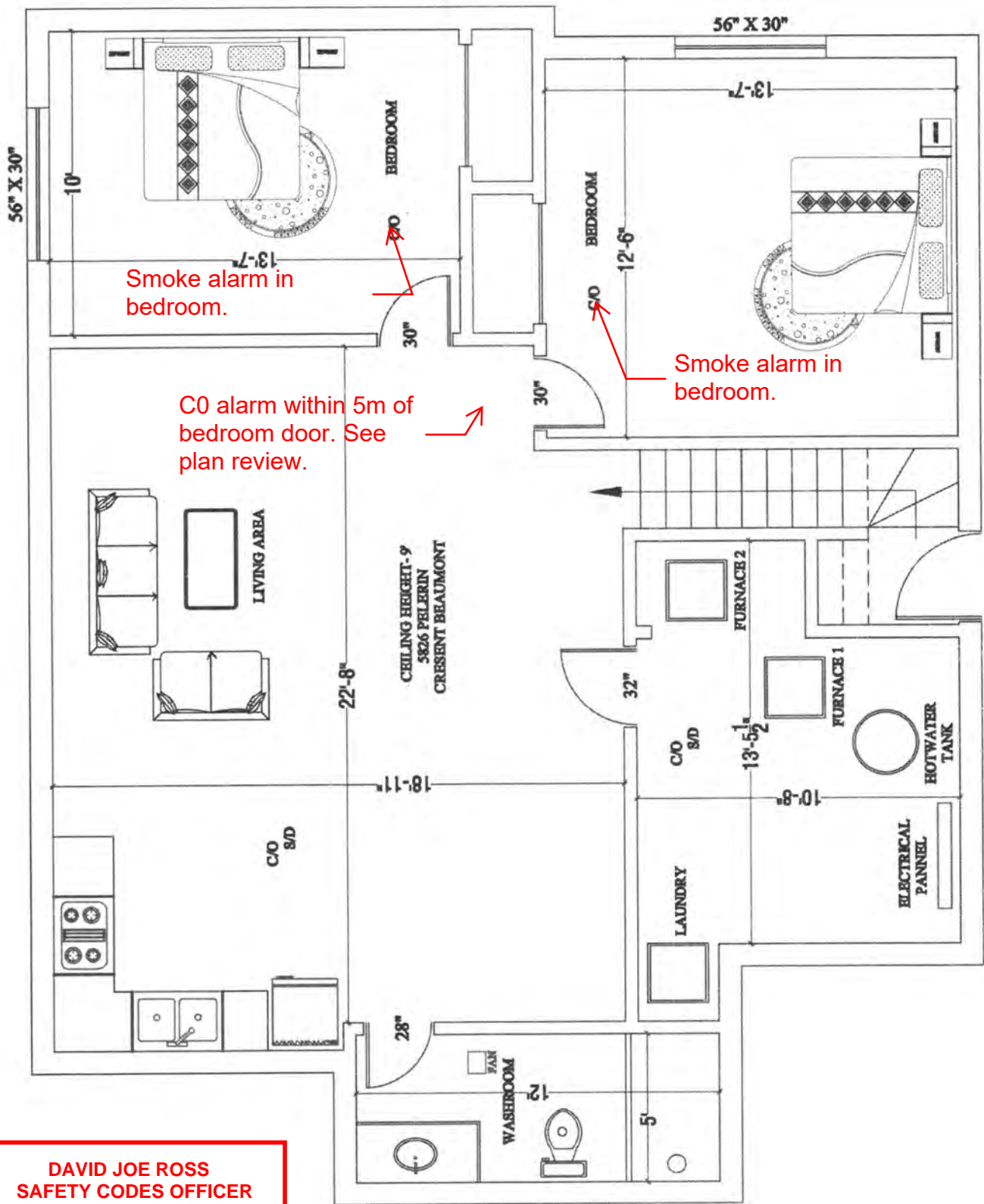


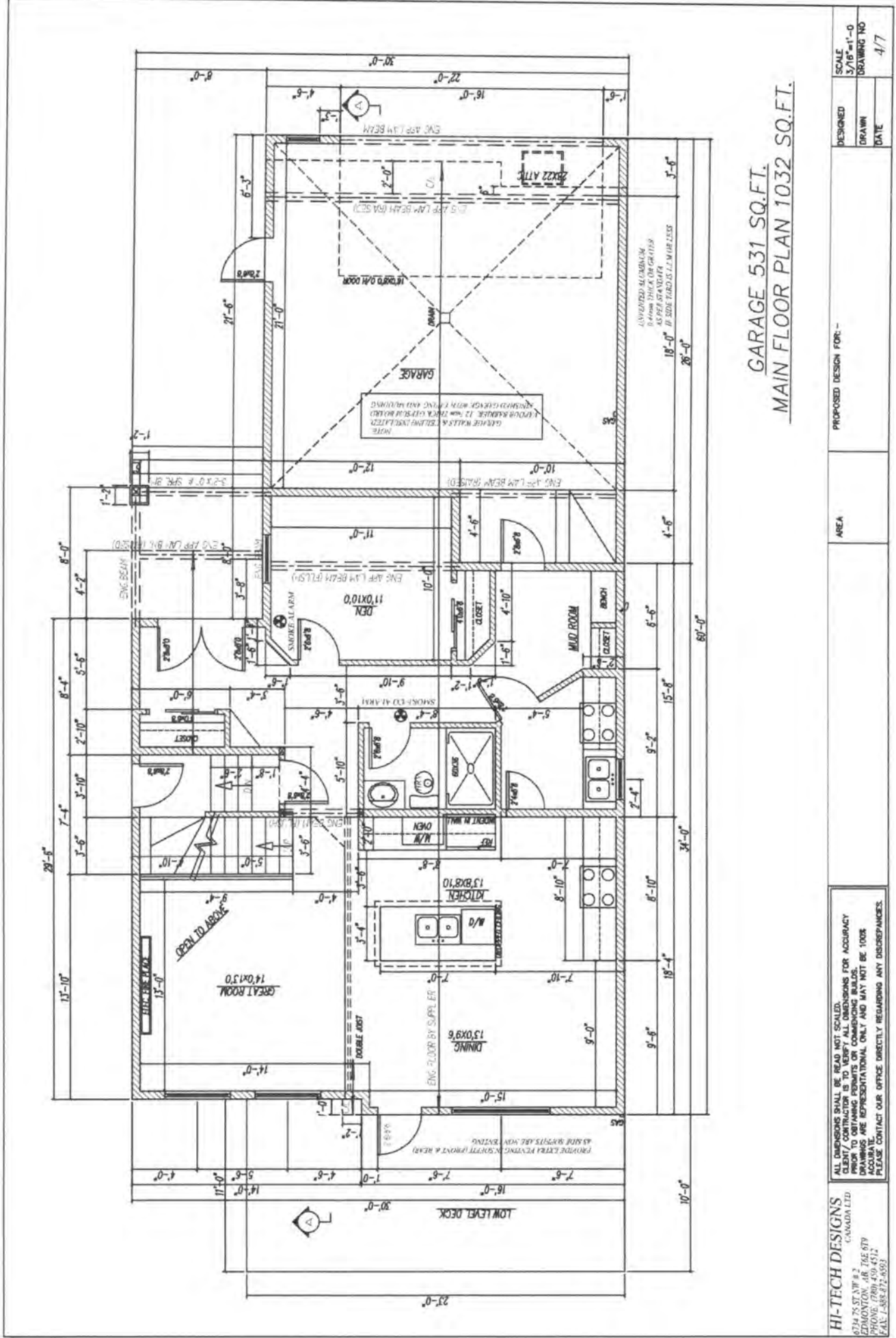
5. Joist spaces will be filled with sound-absorbing material of not less than 150 mm (6”) nominal thickness, stud spaces will be filled with sound-absorbing material, and resilient channel on one side of the separations (walls & ceiling) spaced 400 (16”) or 600 mm (24”) o.c. A sound transmission class (STC) rating of 43 will be provided. This will include but will not be limited to adjacent common rooms, furnace/utility rooms, stairwells etc.

Where a house contains a secondary suite, each dwelling unit will be separated from every other space in the house in which noise may be transmitted by

- a) construction
 - i) whose joist spaces are filled with sound-absorbing material of not less than 150 mm nominal thickness.
 - ii) whose stud spaces are filled with sound-absorbing material,
 - iii) having a resilient channel on one side of the separation spaced 400 or 600 mm o.c., and
 - iv) having not less than 12.7 mm thick gypsum board on ceilings and on both sides of walls,
- b) construction providing an STC rating of not less than 43, or
- c) a separating assembly and adjoining constructions, which together provide an ASTC rating of not less than 40. (See Note A-9.11.1.1.(2).)

DAVID JOE ROSS
SAFETY CODES OFFICER
DESIGNATION # D10151
2024-06-21





HI-TECH DESIGNS 4714 75 ST. NW #2 EDMONTON, AB T6E 6T9 PHONE: (780) 450 4512 FAX: 1-888-872-6991	AREA	PROPOSED DESIGN FOR: -	DESIGNED 3/18/11-0	SCALE 3/16"=1'-0"
			DRAWN	
			DATE	
				DRAWING NO 4/7

DESIGNED	SCALE	NTS
DRAWN	3/16"=1'-0"	
DATE	DRAWING NO	L/7

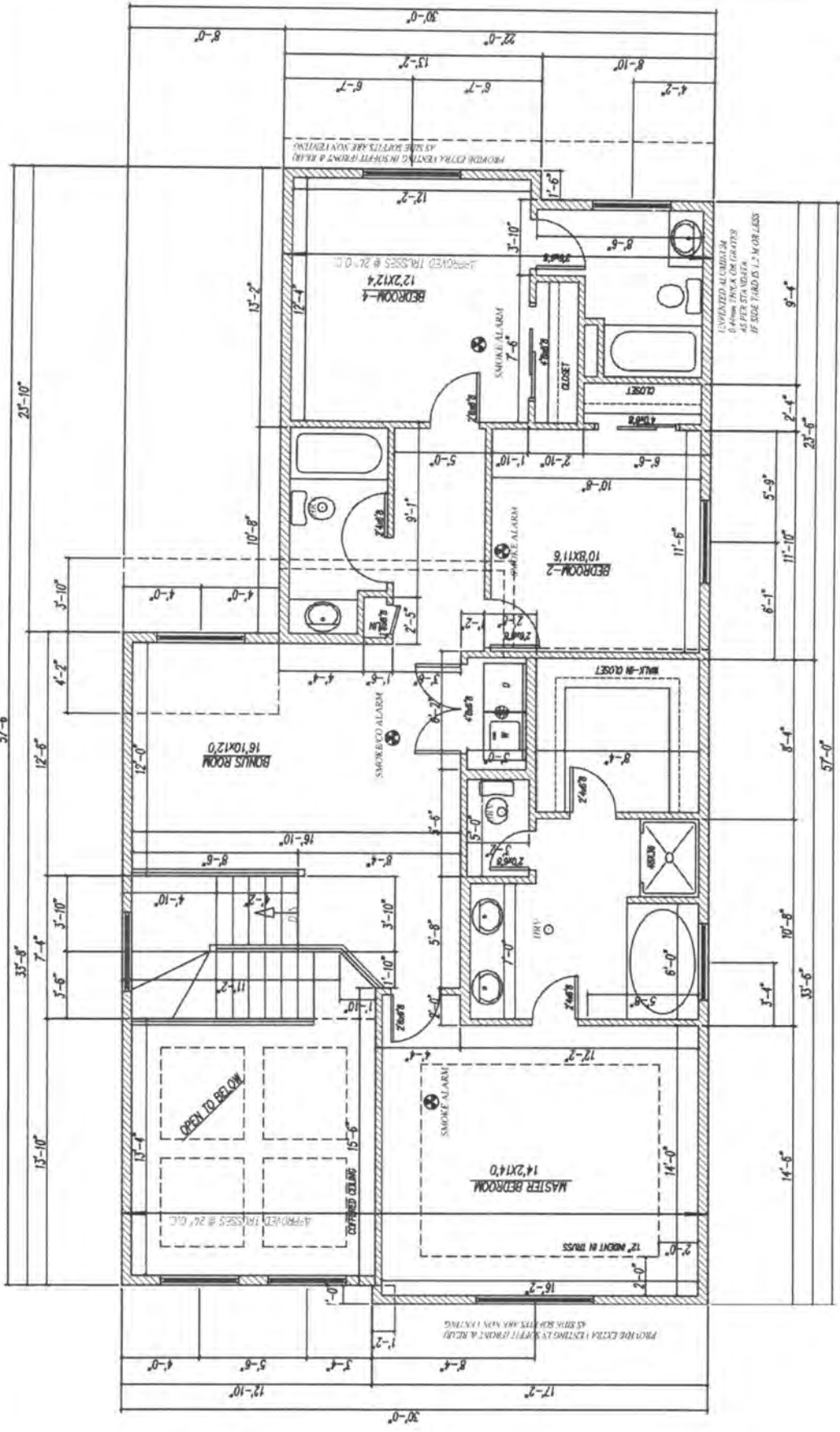
ALL WORKMANSHIP TO BE A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE. SODING/ STUCCO TO BE 6" ABOVE FINISH GRADE. ALL LINTLES TO BE 3-2X12" FINISH WOOD RAILINGS. POCKETS MAXIMUM 4" O.C. PRECAST CONCRETE STEPS. CAPED DRYER VENT. PROVIDE FRESH AIR INTAKES FOR FURNACES AND FIREPLACES.

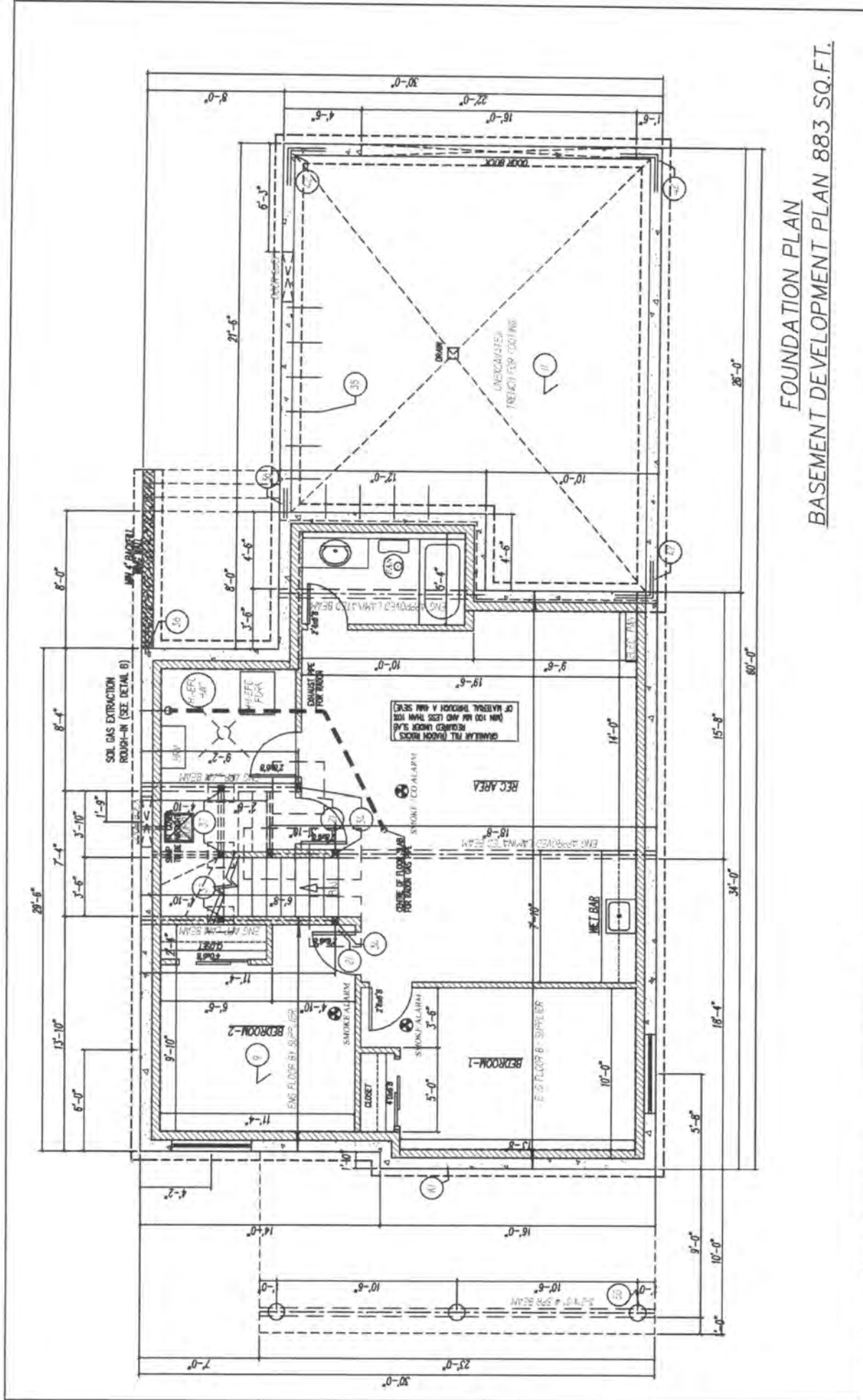
III-TECH DESIGNS
6214 75 ST NW #2
EDMONTON, AB T6E 6T9
PHONE: (780) 450-4512
FAX: 1-888-872-8991

NON HARDENING CALCIUM COMPOUND TO BE USED OVER AND AROUND ALL EXTERIOR OPENINGS. PROVIDE ACCESS OF 18"x20" TO BE PROVIDED FOR TUBS AND SHOWERS. PROVIDE FRESH AIR INTAKES FOR FURNACES AND FIREPLACES.

INSULATED ATTIC ACCESS HATCH-20"x28" LINEN CLOSET -4 SHELVES MIN. 1'-2" DEEP. WASHROOMS TO BE MECHANICALLY VENTED TO STAIR SUPPORT TO BE 4"x4" KILN DRIED SPRUCE POST ON 24"x 24"x 8" CONCRETE FOOTING. PROVIDE BAT LEAST ONE AIR EXCHANGE PER HOUR.

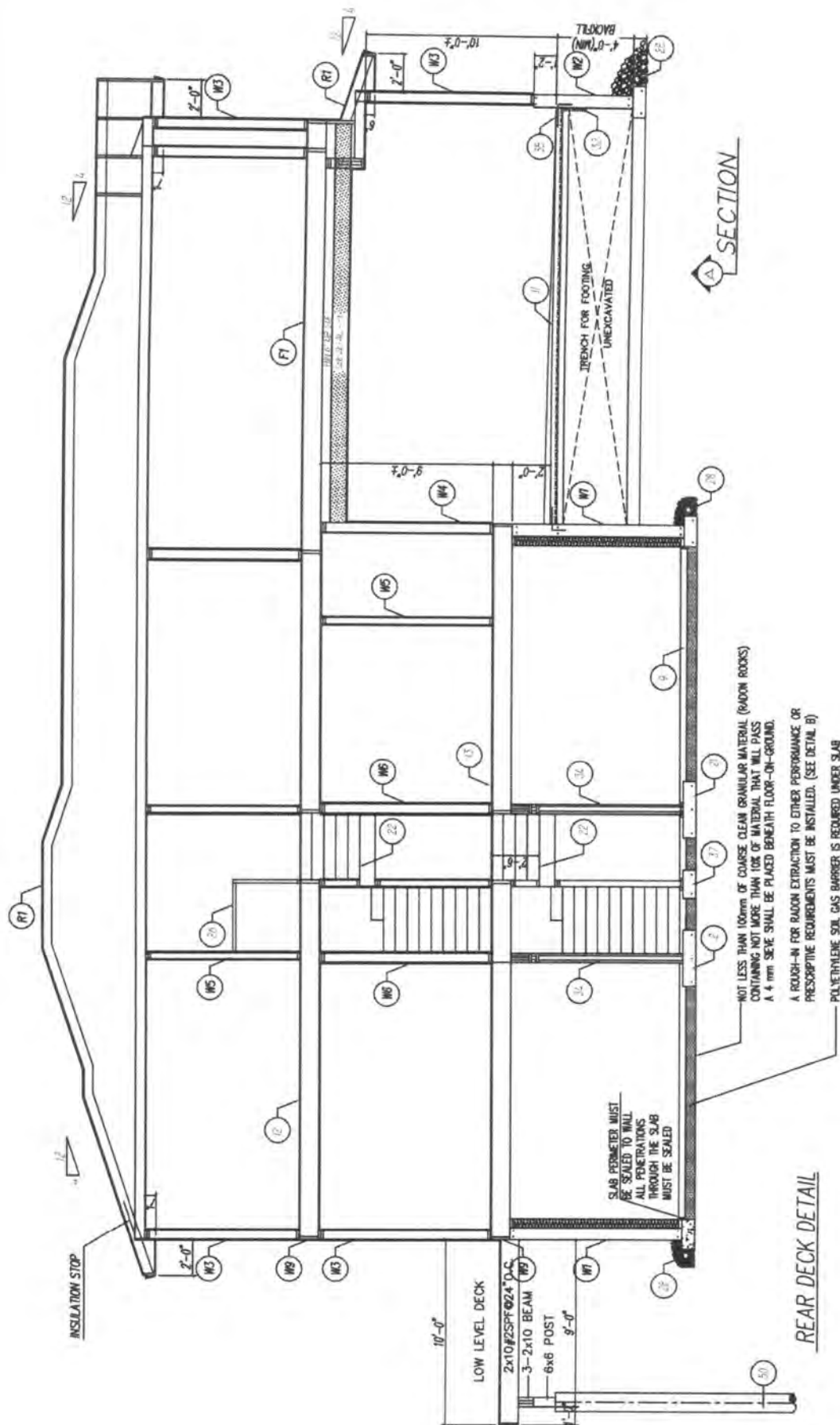
UPPER FLOOR PLAN 1280 SQ.FT.





FOUNDATION PLAN
BASEMENT DEVELOPMENT PLAN 883 SQ.FT.

HI-TECH DESIGNS 6714 75 ST NW #2 EDMONTON, AB T6E 6T9 PHONE: (780) 450-4512 FAX: 1-888-872-6591	H-TECH DESIGNS ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THAT MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR / BUILDER TO VERIFY ALL SIZES, DIMENSIONS AND CONSTRUCTION DETAILS BEFORE ANY CONSTRUCTION. ALL DISCREPANCIES TO BE REPORTED TO H-TECH DESIGNS FOR CORRECTION PRIOR TO CONSTRUCTION.	AREA	PROPOSED DESIGN FOR:	SCALE 3/16"=1'-0"	DESIGNED DRAWN DATE
				DRAWING NO 6/7	



HIT-TECH DESIGNS 6714 75 ST NW #2 EDMONTON, AB T6E 6T9 PHONE: (780) 450-4512 FAX: (780) 452-5591	NON HARDENING CALKING COMPOUND TO BE USED OVER AND AROUND ALL EXTERIOR OPENINGS PLUMBING ACCESS OF 18"x20" TO BE PROVIDED FOR TUBS AND SHOWERS PROVIDE FRESH AIR INTAKES FOR FURNACES AND FIREPLACES	ALL WORKMANSHIP TO BE A STANDARD EQUAL IN ALL RESPECTS TO GOOD BUILDING PRACTICE SODDING/ STUCCO TO BE 6" ABOVE FINISH GRADE ALL LINTLES TO BE 3"-2"x12" FINISH WOOD RAILINGS, POCKETS MAXIMUM 4" O.C. PRECAST CONCRETE STEPS, CAPED DRYER VENT	INSULATED ATIC ACCESS HATCH-20"x20" UNDER CLOSET, SHELVE MAX 1'-2" DEEP WASHROOMS TO BE MECHANICALLY VENTED TO STAIR SUPPORT TO BE 4"x4" KILN DRIED SPRUCE POST ON 24"x 24"x 8" CONCRETE FOOTING PROVIDE ONE AIR EXCHANGE PER HOUR	SCALE: NTS/ 3/16"=1'-0"	DESIGNED	DATE
				DRAWN	DATE	7/17
				DATE	DATE	7/17

BUILDING PERMIT

Permit No. DB-2024-228

DATE ISSUED:	June 21, 2024
ISSUED TO:	Gur Khalsa Renovation Inc.
OWNER:	Singh, Harpal
CIVIC ADDRESS:	5826 Pelerin Crescent, Beaumont, Alberta
LEGAL DESCRIPTION:	LOT 49, BLOCK 9, PLAN 192-0846
PROJECT DESCRIPTION:	

Click or tap here to enter text.

THIS CARD MUST BE POSTED IN A CONSPICUOUS PLACE ON SITE OF CONSTRUCTION.





**MONTROSE
ESTATES**

**FOUR SEASONS
ESTATES**

1

7

**MONTROSE
BUSINESS CENTRE**

BL-Commercial

Subject
Property

**PLACE
CHALEUREUSE**

**CHALEUREUSE
BUSINESS PARK**

2



Legend

- | | |
|------------------------------|--|
| R1-A Low Density Residential | Park |
| R1-B Low Density Residential | School/ Park |
| R1-E Low Density Residential | Stormwater Management Facility/ Public Utility Lot |
| R2 Low Density Residential | Pedestrian Linkages |
| Medium Density Residential | Collector Roadway |
| Commercial | Arterial Roadway |
| Industrial Business | Outline Boundary |

Place Chaleureuse
Outline Plan
Town of Beaumont

Figure 2 Development Concept

SE¼ Sec. 27-50-24-W4M

Scale 1:5000



Development Authority Presentation

June 23, 2025



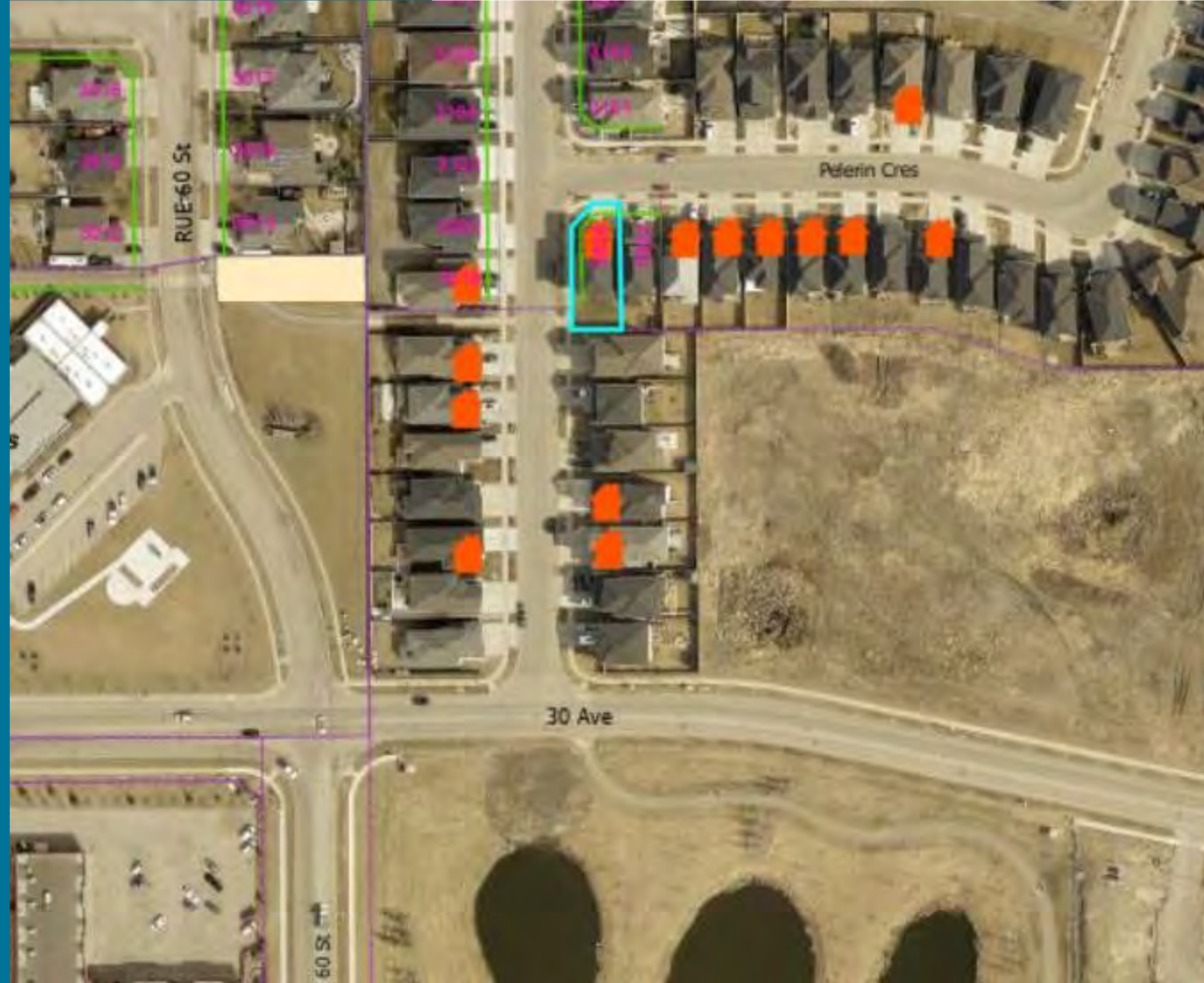
Proposed Development



Development Permit No. D-2025-21
Home Based Business - Major
5826 Pelerin Crescent



Application



Development Authority Review: Municipal Government Act

Section 640(2) of the Municipal Government Act states that a Land Use Bylaw

b) must, unless the district is designated as a direct control district pursuant to section 641, prescribe with respect to each district,

(i) the one or more uses of land or buildings that are permitted in the district, with or without conditions, or

(ii) the one or more uses of land or buildings that may be permitted in the district at the discretion of the development authority, with or without conditions,

c) must establish a method of making decisions on applications for development permits and issuing development permits for any development, including provision for

vi) the discretion that the development authority may exercise with respect to development permits,

Development Authority Review: Land Use Bylaw

BUSINESS USES	
Arts & Crafts	D
Home Based Business – Major	D
Home Based Business – Minor	P
Office	P

- d) Home Based Business – Major
- i. Up to 10 clients per day are permitted;
 - ii. May include a day home;
 - iii. 1 non-illuminated sign shall be permitted; and
 - iv. May include outdoor activities that do not cause a nuisance for adjacent lot, in opinion of Development Authority; and
 - v. No more than two (2) employees shall be in attendance at any one time

Home Based Business – Major

development consisting of the incidental use of a dwelling unit and /or accessory structure by residents for business activities that do not affect the residential character of the property.

Development Authority Review

When considered an application for a discretionary use, it is important to take into consideration:

- 1.The appropriateness of the proposed use in relation to the **lot/property characteristics**;
- 2.The appropriateness of the proposed use in relation to the **surrounding area**; and

Development Authority Review

The appropriateness of the proposed use in relation to the **lot/property characteristics**

- Single Side Yard
- Approved ADU
- Parking restrictions



Development Authority Review




The appropriateness of the proposed use in relation to the **surrounding area**; and

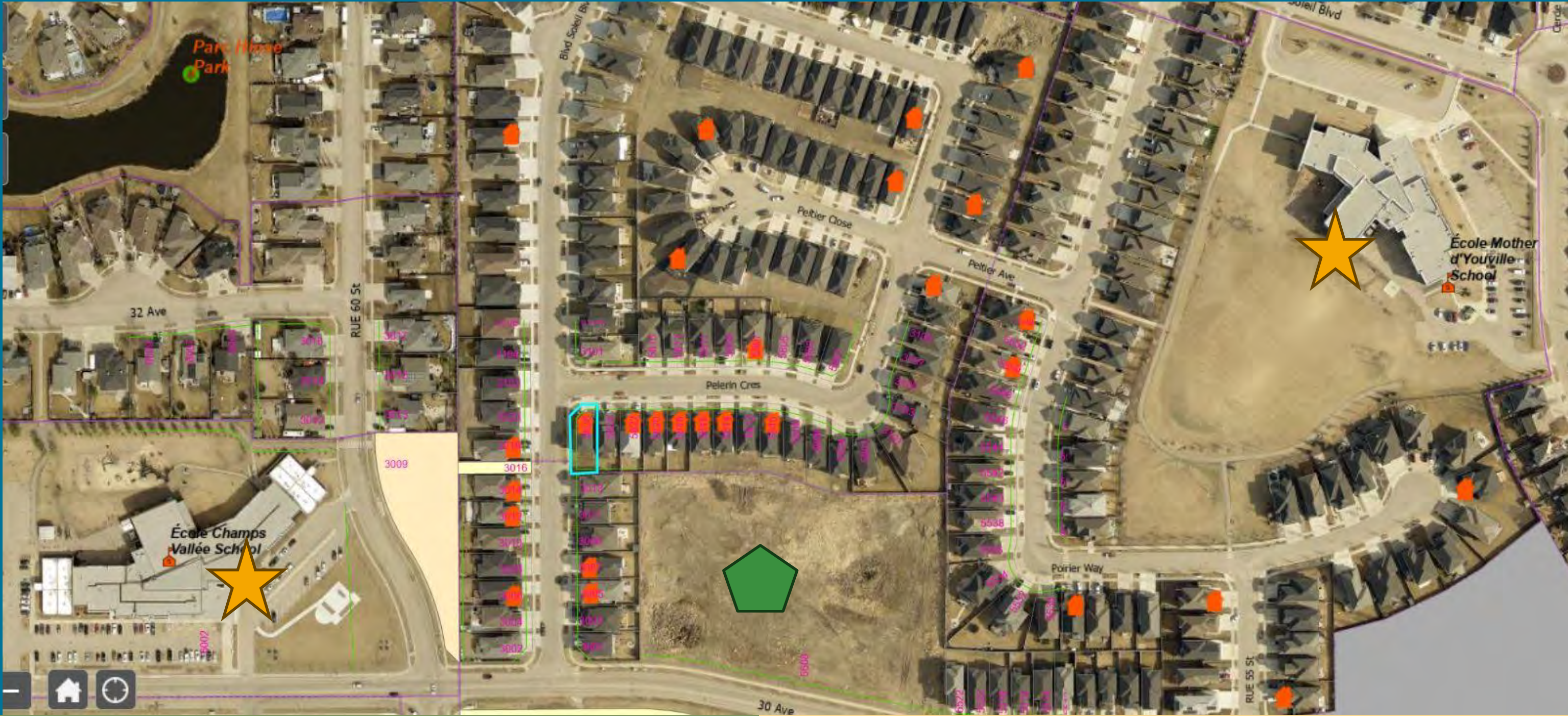
- 5 Daycares; 2 Schools; 57 Townhome Subdivision; 14 ADU's

ADU

Schools

TownHome Subdivision





Presentation Summary

- The proposed Development is a Discretionary use in the Conventional Neighbourhood District
- The proposed use of a Home Base Business Major is not suitable for the neighbourhood context

Therefore, in accordance with the MGA, the Development Authority has refused the permit

Questions?

