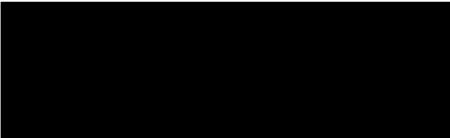


Development Permit Notice of Decision

Date of Decision: July 2, 2025



Proposed Development: **Secondary Access:** *Front Driveway 12.8m x 7.32m (24' x 42')*
Legal Description: Plan 8445ET, Block 1, Lot 22
Municipal Address: 5010 49 Street, Beaumont, AB
Land Use District: Mature Neighbourhood
Permit Application No: D-2025-41
Tax Roll: 000071

Development Permit Status: Refused

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Mature Neighbourhood District and has been **refused** by the Development Authority for the following reasons: **Be sure to review all the documentation included with this permit.**

1. The City of Beaumont Land Use Bylaw 944-19, Section 5.4.4(j), states:

The Development Authority shall not approve an application for a [discretionary] Development Permit that is not in conformity with the Municipality's Statutory Documents.

The Development Authority has determined that the proposed development is not in conformity with the City's Municipal Development Plan, *Our Complete Community*, Section 7.2.4, which states:

Design of yards in Existing Residential and Future Residential areas shall limit the amount of impervious material coverage in order to protect the stormwater management system and enhance our public realm.

The Development Authority has determined that the proposed development is not in conformity with the City's *Our Centre-Ville Area Redevelopment Plan*, Section 5.4.2.3, which states:

Parking for low density residential developments may be provided from the front street if no alleys are provided.

2. The proposed development does not comply with Section 3.5.10.b.ii of Land Use Bylaw 944-19, which states that:

"Parking lots shall not be located in the principal frontage."

The Development Authority has determined that the proposed parking area is located within the principal frontage of the property, contrary to this regulation.

Development Permit Notice of Decision

Date of Decision: July 2, 2025

Permit Number: D-2025-41

3. The proposed development does not comply with Section 3.5.10.d.ii of Land Use Bylaw 944-19, which states that:

"Where the site is adjacent to a lane, the lane will be used for all vehicular access unless otherwise authorized by the Municipality."


The proposed parking area is accessed from the public roadway (front street) rather than the rear lane, which is not permitted unless explicitly approved by the Municipality.

4. *Land Use Bylaw 944-19, Section 3.5.10*, requires that one (1) on-site parking stall shall be required per dwelling unit. It has been determined that existing parking accommodation within the property consists of a double, detached garage and two (2), to possibly four (4) driveway parking stalls, and that the addition of another 93.70m² of hard surfacing within the frontage would be excessive.

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:



Aleshia Ingram
Planner II
780-340-0342
Aleshia.Ingram@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.



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

Development Permit Notice of Decision

Date of Decision: July 2, 2025

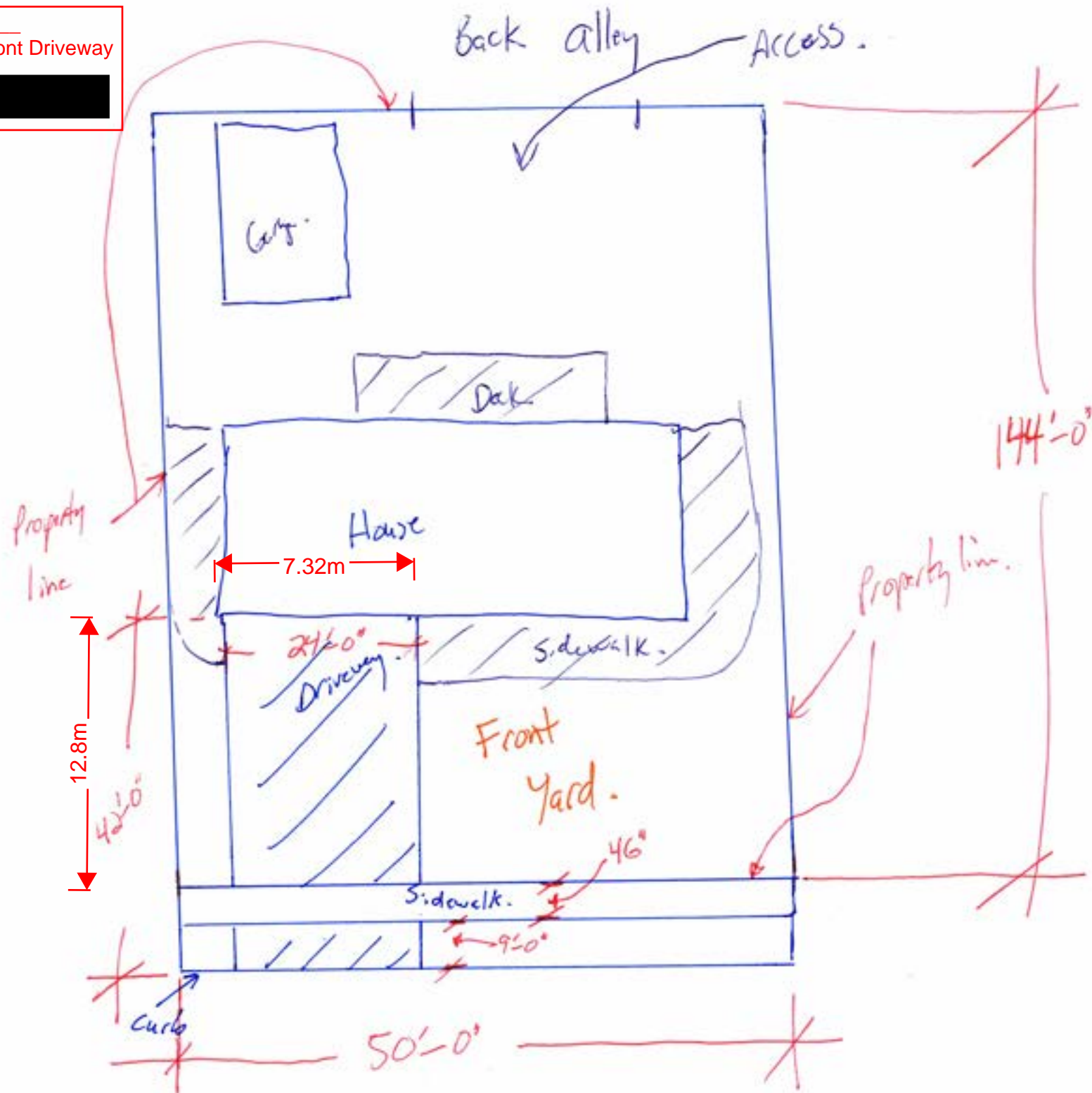
Permit Number: D-2025-41

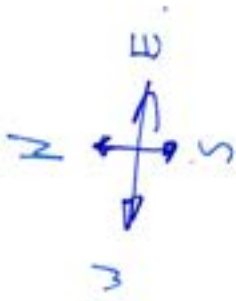
As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	July 2, 2025
Appeal deadline:	July 23, 2025
Permit active (if no appeals filed):	July 24, 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

REFUSED July 2, 2025
For Secondary Access: Front Driveway





Site Plan 5010-45th St
Beaumont.

Street

Sidewalk

Concrete.
Driveway.

24'-0
wide.

Sidewalk/
Sitting area.

Replace
rotten
deck that is low then
2'-0 off the ground.

Gully

REFUSED July 2, 2025
For Secondary Access: Front Driveway

