

Development Permit Notice of Decision

Date of Decision: August 28, 2025

Shanara Aziz
5544 Poirier Way
Beaumont, AB T4X 2B3

Proposed Development: Business Use: Home Based Business – Major; *Nails By S*
Legal Description: Plan 152 1520, Block 9, Lot 6
Municipal Address: 5544 Poirier Way, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2025-57
Tax Roll: 008518

Development Permit Status: Approved

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 business operations is approved as per 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 10 clients per day shall be permitted.
6. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in size, shall be permitted.
7. 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.
8. 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.
9. 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 Officer.

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10. Appointments shall be staggered to avoid conflict between arriving and departing clients/vehicles.
11. The owner shall ensure the driveway is kept clear of snow to allow for parking.
12. Hours of operation shall be restricted to Monday – Saturday 9am – 6pm, Sunday 12pm – 5 pm

Failure to comply with any of the preceding conditions will render this permit null and void.

Additional Information

1. 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.
2. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
3. A proper Business License shall be obtained from the City of Beaumont in each year or this permit shall become void.
4. This permit is subject to approval or exemption by Leduc Public Health. Failure to comply can result in cancellation of this development permit and the associated business license. Contact Leduc Public Health at 780-980-4678 to book an inspection.

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:

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Sara Boulos
Planner II
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.

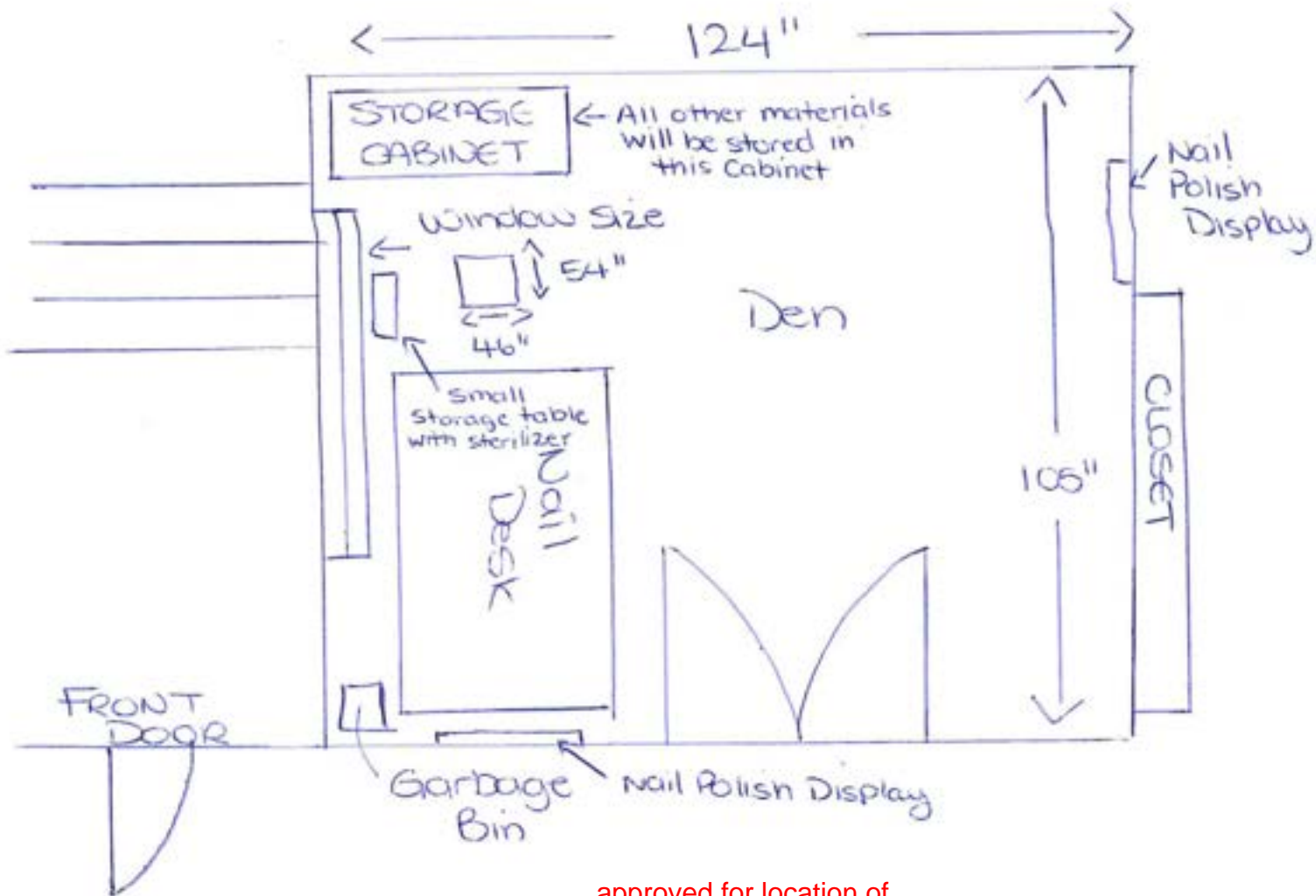
An appeal may be filed by:

- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

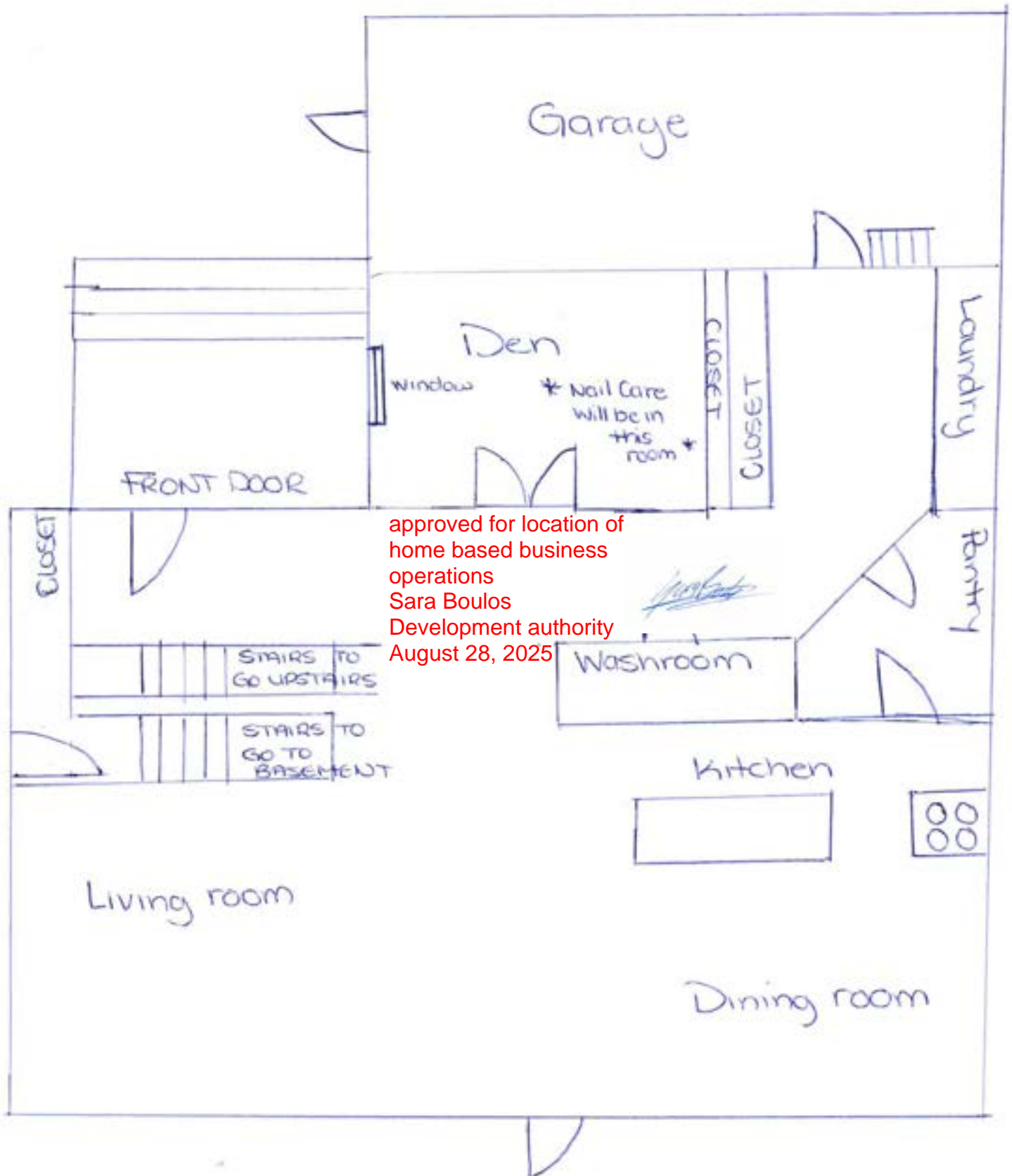
As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	August 28, 2025
Appeal deadline:	September 18, 2025
Permit active (if no appeals filed):	September 19, 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



approved for location of
home based business
operations
Sara Boulos
Development authority
August 28, 2025



Material List for Nail Care

Nail Brush (one time use)

Acetone

Rubbing Alcohol

Buffers (one time use)

Files (one time use)

Nail Clippers

Cuticle pushers / nipper

Lint free wipes

Nail Polish

Cuticle oil

Cuticle Softener

Uv lamp

E-file

Dehydrator

Primer

Cleaning materials

Pre-empt wipes

Pre-empt cleaner and disinfectant spray

Pre-empt CS20 Sterilant and high level disinfectant

Method of disposal

Garbage bin

Method of Storage:

Everything here is either sealed or opened (ex. buffers, lint free wipes, files) which is on my workstation



approved for location of
parking
Sara Boulos
Development authority
August 28, 2025

[illegible]