

## **Development Permit Notice of Decision**

Date of Decision: September 4, 2025

Paul Suiter, City of Beaumont  
5600 49 Street  
Beaumont, AB T4X 7N3

**Proposed Development:** Temporary Development: *Three Trailers (3.65m x 18.3m)*  
**Legal Description:** Plan 862 0866, Block 10, Lot 11  
**Municipal Address:** 5417 43 Avenue, Beaumont, AB  
**Land Use District:** Conventional Neighbourhood  
**Permit Application No:** 2025-087  
**Tax Roll:** 005068

**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 the building(s) 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.

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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.

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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:



Sara Boulos  
Development Planner  
780-340-1784  
[Sara.boulos@beaumont.ab.ca](mailto: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

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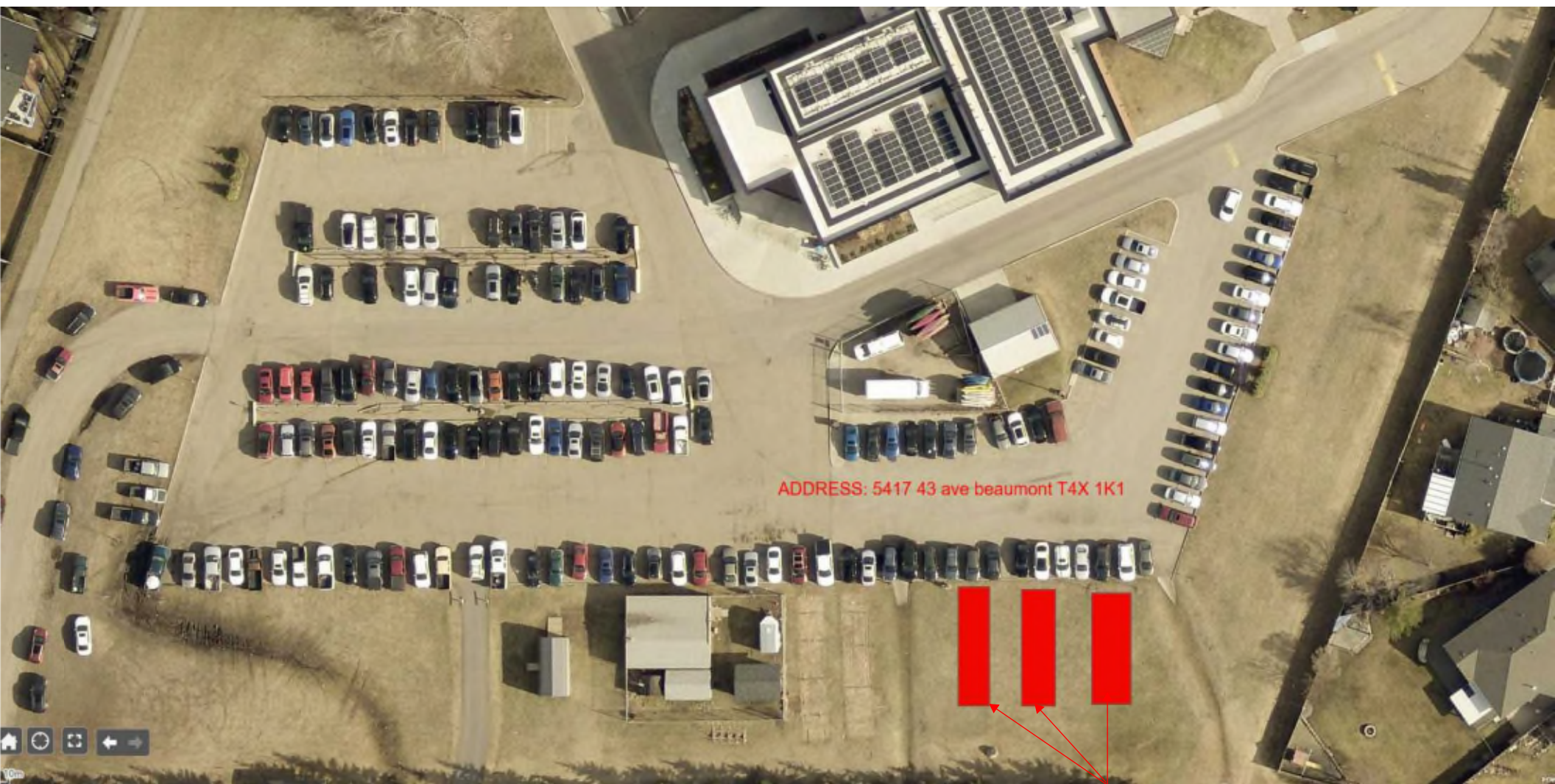
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b) any person affected by the issuance of the permit.

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>	September 4, 2025
<b>Appeal deadline:</b>	September 25, 2025
<b>Permit active</b> (if no appeals filed):	September 26, 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)



ADDRESS: 5417 43 ave beaumont T4X 1K1

3.65 x 18.3m

Approved for the location of  
temporary change rooms  
September 4, 2025  
Sara Boulos, Development Authority

A handwritten signature in blue ink, appearing to read 'Sara Boulos', is located below the approval text.