
Development Permit Notice of Decision

Date of Decision: September 2, 2025

M. Colleen Kastendieck
4604 43 Street
Beaumont, AB T4X 1H1

Proposed Development: Business Use: Home Based Business – Major; *Music for Life*
Legal Description: Plan 892 1228, Block 13, Lot 19
Municipal Address: 4604 43 Street, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2025-58
Tax Roll: 001411

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 home based business operation is approved as per the 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. A maximum of three (3) individuals may attend on site classes at one time.
7. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in size, shall be permitted
8. 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.
9. 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.

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10. 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.
11. Appointments shall be staggered to avoid conflict between arriving and departing clients/vehicles.
12. The owner shall ensure the driveway is kept clear of snow to allow for parking.
13. Hours of operation shall be restricted to *3pm - 6 p.m., Monday – Friday.*

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

Additional Information

1. A proper Business License shall be obtained from the City of Beaumont in each year or this permit shall become void.
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.
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.

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.

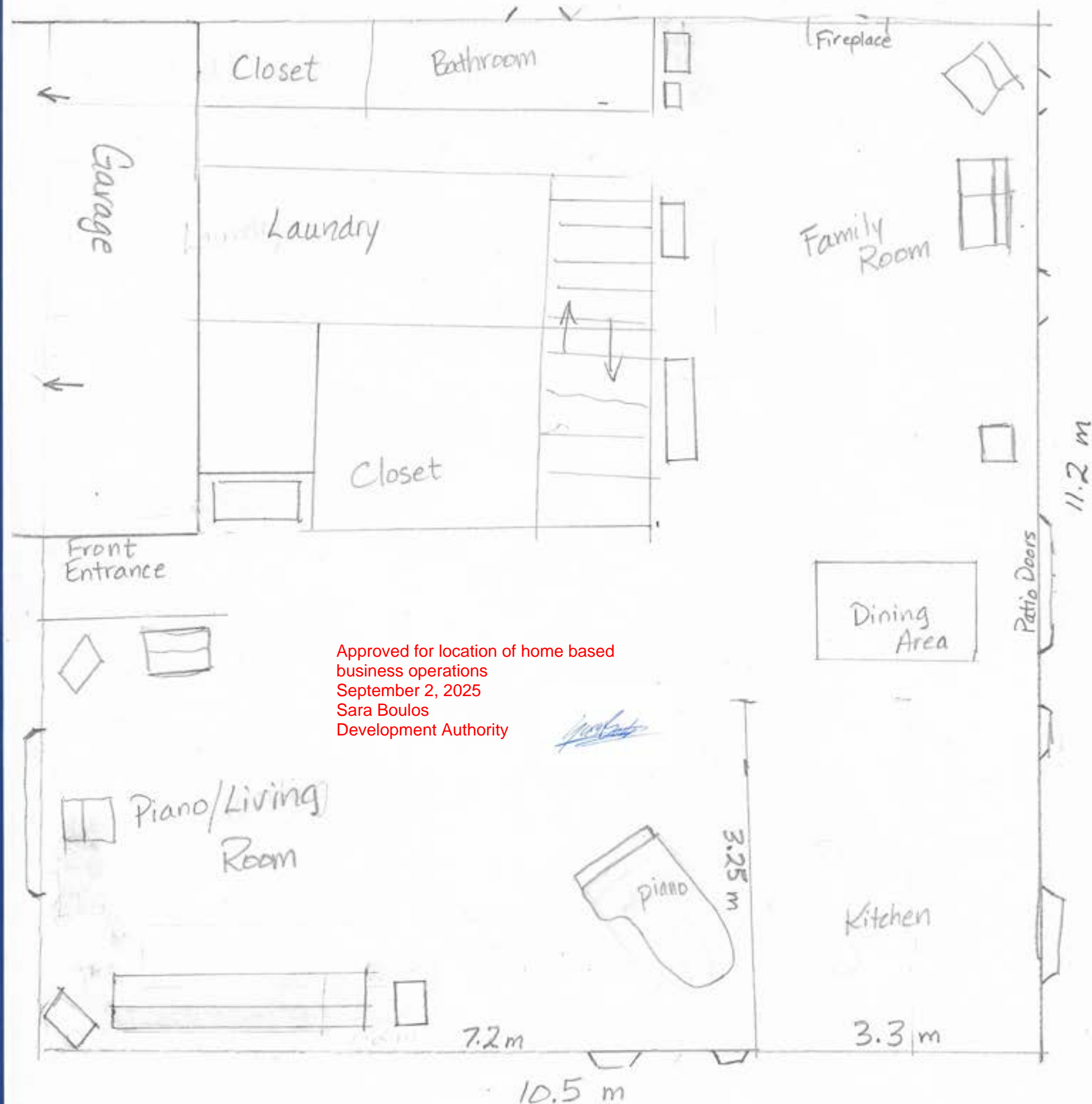
Notice of Decision:	September 2, 2025
Appeal deadline:	September 23, 2025
Permit active (if no appeals filed):	September 24, 2025

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

Colleen Kastendieck
4604 - 43 Street
Beaumont, AB.
T4X 1H1

Residential Permit
Application for
Piano Lesson Studio

5/6



Approved for location of home based
business operations
September 2, 2025
Sara Boulos
Development Authority

6/9

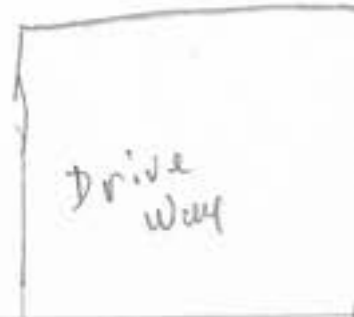
Colleen Kastendieck
4604 - 43 Street
Beaumont, AB
TAX 1H1

Residential Permit
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Studio

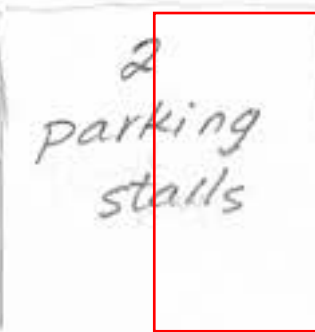
46 Avenue

Sidewalk

4602



Sidewalk



4604

Approved for location of parking stall for
home based business
September 2, 2025
Sara Boulos
Development Authority

[Signature]

4606

Drive Way

43 Street

Side walk