

City of Beaumont
Subdivision and Development Appeal Board Agenda

October 27, 2025

5:00 p.m.

City Hall, Council Chambers

Pages

1. **CALL TO ORDER (HEARING SDAB FILE 25-08)**

2. **INTRODUCTIONS**

2.1 Board Chair

2.2 Board Members

2.3 SDAB Legal Counsel

2.4 SDAB Administrative Staff

3. **ADOPTION OF THE AGENDA**

4. **INTRODUCTION OF THE PARTIES**

4.1 Development Authority

4.2 Appellant

4.3 Applicant

5. **OBJECTIONS TO THE BOARD**

6. **HEARING PROCESS**

6.1 Development Authority Presentation

6.2 Appellant Presentation

6.3 Applicant Presentation

6.4 Presentations from Affected Persons Supporting the Appeal

- 6.5 Presentations from Affected Persons Opposing the Appeal
- 6.6 Development Officer's Closing Remarks
- 6.7 Appellant's Closing Remarks

7. HEARING OF THE APPEAL

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- 7.2 Development Authority 7
- 7.3 Appellant 53
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- 7.5 Persons in Favor of Appeal
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- 7.6 Persons Opposed to Appeal

8. SUMMARIES

- 8.1 Development Authority Final Comments
- 8.2 Appellant Final Comments
- 8.3 Applicant Final Comments
- 8.4 Conclusion of Hearing

9. CLOSED HEARING

10. 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 filing 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	☐	Approval	☐	Stop Order	☐
Conditions of Approval	☒	Conditions of Approval	☐		
Refusal	☐	Refusal	☐		

SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	4706 - 55 Avenue
Application File #	D-2025-55
Date Appeal Application Received	August 21, 2025 (date of decision)

SECTION 2 - APPELLANT INFORMATION		
Appellant Name	Cory Canart	
Agent Name (if applicable)	Greg MacKenzie + Associates Consulting Ltd.	
Address	440 4th Avenue, Campbell River, BC, V9W 3W8	
Telephone	Residential #	Business #
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): Misinterpretation of the regulations of the Land Use Bylaw

SECTION 4 - PAYMENT (In accordance to Fees & Charges Bylaw, as amended)			
Cheque	☐	Money Order	☐
Cash	☐	Debit	☒

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: September 11, 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 ☐ No ☐	SDAB Appeal Number	Hearing Date	Date Received Stamp

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



BEAUMONT
**Subdivision
and Development**
APPEAL BOARD

Notice of Hearing

Rescheduled

File: 0111-S01-SDAB-25-08

APPELLANT

Cory Canart
c/o Greg MacKenzie & Associates
Consulting Ltd.

APPLICANT

Cory Canart

RESPONDENT

Yasmin Sharp, Manager, Development Planning
5600 49 Street, Beaumont, AB T4X 1A1
development@beaumont.ab.ca

September 22, 2025

RE:	Appeal No.:	SDAB-25-08
	Proposed Development:	Exterior Alteration: Driveway Extension (2m x 9.6m)
	Legal Description:	Plan 7720379, Block 17, Lot 13
	Municipal Address:	4706 – 55 Avenue, Beaumont, Alberta
	Land Use District:	Mature Neighbourhood
	Permit Application No:	D-2025-55

To Whom It May Concern:

This correspondence serves as your notice that the Subdivision and Development Appeal Board (SDAB) will hold a hearing in response to a condition placed by the Development Authority on a development permit relating to a driveway extension located at 4706 - 55 Avenue, Beaumont, Alberta.

The SDAB will hold the hearing as follows:

RESCHEDULED DATE:	Monday, October 27, 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 **4:30pm on October 17, 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



BEAUMONT
**Subdivision
and Development**
APPEAL BOARD

City Administration Building (5600 49 Street, Beaumont) beginning on **October 21, 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 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,

Chelaine Winter,
Clerk, Subdivision and Development Appeal Board

SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING
SDAB-25-08
October 27, 2025

DEVELOPMENT AUTHORITY'S REPORT

Permit Number: D-2025-55

Decision: Approved with conditions.

Subject Property: 4706-55 Avenue
Plan 772 0379, Block 17, Lot 13

Land Use District: Mature Neighbourhood (MN) District

Subject Site Description: The site is located along 55 Avenue (inner ring road), a minor collector road, between Rue Bouchard and 49 Street. The site is across from J.E Lapointe Junior High School.

Existing Development: A dwelling unit (duplex) with a deck in the rear and front yards. There is no garage on the property.

Proposed Development: A 2m by 15.6m wide driveway extension.

1. Context

This appeal concerns the decision of the Development Authority regarding Development Permit D-2025-55 for a driveway extension at 4706-55 Avenue.

The subject property is legally described as Plan 772 0379, Block 17, Lot 13, and is districted Mature Neighbourhood (MN) under the City of Beaumont Land Use Bylaw (LUB). The principal use of the parcel is Duplex Housing, which is a permitted use in this district. The driveway extension is considered to be accessory to the permitted use.

The development permit application sought approval to extend the existing driveway's width from 3.52 metres to 5.52 metres. The length of the extension is from near the front of the house to the roadway curb. The front property line is 6.26 metres from the roadway curb. Therefore, 2.0 m X 9.6 m of driveway extension is located on private property, and 2.0 m × 6.26 m is on the municipal boulevard.

The Development Authority approved the portion of the driveway extension located on private property, with the condition that the portion on municipal land was not part of the approval and must be removed by September 19, 2025.

The appellant is appealing the relevant conditions of the development permit.

2. Policy Framework

The relevant policy and regulatory framework includes the following:

Municipal Development Plan (MDP):

- Section 7.2.4: Design of yards in Existing and Future Residential areas shall limit impervious material coverage to protect the stormwater management system and enhance the public realm.

Land Use Bylaw (LUB):

- Section 3.5.10(d)(i). – All lots require at least one access from a legal and physical public roadway approved by the Municipality. Additional accesses require prior approval from the Development Authority.
- Section 5.13.1(o). – Hard and/or soft landscaping within a frontage or forming part of a development that requires a development permit must receive Development Authority approval.
- Section 5.14.2(b). – When an application is made by someone other than the registered landowner, written authorization from the owner is required.
- Section 5.31.4. – No person may remove or alter landscaping or structures on public property without authorization from the Development Authority.
- Section 5.4.4(j). – The Development Authority shall not approve an application that is inconsistent with the Municipality's statutory plans. (The MDP is a Statutory Plan)

General Design Standards 2.1.1.3 e.v. – Driveways must be located to maximize on-street parking availability.

Collectively, these provisions empower the Development Authority to regulate access, landscaping, and use of municipal property to maintain safety, stormwater function, and neighbourhood character.

3. Relevant Background

July 17, 2025: Stop Work Order issued for unauthorized development on municipal right of way.

August 12 2025: Application for driveway extension received.

August 13 2025: Application fee paid.

August 21 2025: Development Authority issued Development Permit D-2025-55, approving the

extension only on private property and requiring restoration of the boulevard to soft landscaping.

The application submission (Exhibit 3) showed a combined 2.0m × 15.6m expansion, extending near the front of the house to the roadway's curb. This includes 6.26 m of municipal boulevard and 9.34 m within the private property's front yard.

The Development Authority determined that authorization could not be granted for the portion on public property. The approval therefore contained Condition 2 and 3, directing the applicant to restore the boulevard area to its original landscaped condition.

4. Regulation Review and **Development Authority's** Justification

(a) Jurisdiction of the Development Authority

Under LUB s. 5.31.4, the Development Authority acts on behalf of the Municipality to authorize or prohibit development on public lands.

The Authority therefore has jurisdiction to regulate driveway extensions that encroach onto municipal boulevards and to require restoration where no authorization is provided.

(b) Applicability of Development Permit Requirement

The driveway extension required a permit because:

- It altered parcel access, which must be approved by the Municipality (s. 3.5.10(d)(i)).
- It involved hard landscaping within a frontage forming part of a development requiring a permit (s. 5.13.1(o)).
- It affected landscaping on public property, requiring authorization from the Development Authority (s. 5.31.4).

Accordingly, the Development Authority reviewed both the private and public portions of the proposal to determine compliance.

(c) Land Use and Design Considerations

Stormwater and Impervious Area

The MDP encourages limiting impervious coverage to protect drainage and the public realm. The front yard, including boulevard, is approximately 140 m², of which 49 m² (35 %) is already hard-surfaced. The proposed extension would add 31.2 m², bringing total coverage to 57 % of the frontage. This remains within the range typically observed for duplex dwellings but required assessment of cumulative impacts on stormwater and neighbourhood design.

Access and Parking Standards

- The property already has a single legal access from 55 Avenue, consistent with LUB 3.5.10d i.

- The driveway extension would widen the approach from 3.52 m to 5.52 m.
- The site provides more than the required parking (1 stall per dwelling unit > 75 m²). The existing 19.5 m driveway accommodates 2–4 vehicles, exceeding the minimum.

The Development Authority determined that while a modest expansion on private property was reasonable, additional hard surfacing on the boulevard was not necessary to support vehicle movement or on-site parking.

Public Realm and On-Street Parking

Between the subject property and its neighbour, 4704-55 Avenue, there is a 14 m frontage available for on-street parking.

Per the Traffic Safety Bylaw, vehicles cannot park within 1.5 m of a driveway.

Extending the driveway over the boulevard would reduce usable curb length from 11 m to 9 m, effectively removing a public parking stall.

Given that J.E. Lapointe School lies across the street and the south side of 55 Avenue is restricted for school bus loading, on-street parking on the north side serves as an important community function during peak periods.

The loss of one stall would therefore materially impact neighbourhood parking availability and conflict with the General Design Standards objective of maximizing on-street parking.

(d) Compliance with Purpose and Intent of the LUB

The decision aligns with the LUB's objectives to:

- Maintain adequate public parking supply.
- Protect boulevard landscaping as part of the public realm.
- Ensure vehicle accesses are limited to what is necessary for safe, efficient operation.

Allowing private hard surfacing within the boulevard would contravene these goals and set an undesirable precedent for the area.

(e) Decision Summary

The Development Authority approved only the portion of the driveway extension located entirely on private property.

The extension across the municipal boulevard was not approved for the following reasons:

- The expanded approach is not required to facilitate effective access.
- Parking requirements for the site are already exceeded.

- Converting a public parking stall to private use is not justified and would negatively affect the streetscape and neighbourhood function.

5. Recommended Alternatives for SDAB Consideration.

a) Uphold the Development Authority's Decision:

- Confirm Development Permit D-2025-55 with Conditions 2 and 3 intact, requiring restoration of the boulevard to soft landscaping.

b) Alternatively, if the SDAB chooses to vary the decision:

The Board may authorize the boulevard portion subject to:

- Written authorization from the City for occupation of municipal land.
- Payment of restoration security and applicable fees.
- Compliance with all Engineering and Transportation comments.

6. Exhibits

1. Location Map
2. Zoning Regulations and MDP Policy
3. Development Permit Application
4. Notice of Decision D-2025-55
5. File History
6. July 15, 2025 Site Photos
7. Stop Work Order
8. Non-compliance letter
9. Email Correspondence
10. Development Authority Presentation



City of Beaumont
5600 49 Street
Beaumont, AB
T4X 1A1

4706-55 Ave

4706 55 AVE

Application No.

SDAB-08

Mapped By:

Yasmin S

Checked By:

Numeric Scale

1: 2446

Date

September 22, 2025

Projected Coordinate System
CANADA NAD 83-3TM 114

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Legend



Location:



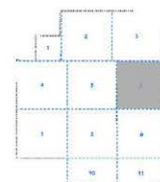
Registered Parcels

Beaumont Land Use District Map 6



-

Date Updated: July 27, 2022



PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

5.4 DEVELOPMENT AUTHORITY

- 5.4.1 The [Municipality](#)'s Chief Administrative Officer is the [Development Authority](#), with powers and duties as set out in [Our Zoning Blueprint](#) and may delegate in writing any or all of these powers and duties specified to a designated officer or employee of the [Municipality](#).
- 5.4.2 A designated officer may in writing be given the ability to further delegate any or all of the powers and duties they themselves have been given.
- 5.4.3 The [Development Authority](#) shall administer and enforce [Our Zoning Blueprint](#) and decide upon all [development permit](#) applications, except those in direct control districts where [Council](#) is identified as the [Development Authority](#).
- 5.4.4 The [Development Authority](#):
- a) Shall keep, and maintain for inspection by the public during [office](#) hours, a copy of [Our Zoning Blueprint](#) and all amendments thereto and ensure that copies are available to the public at reasonable charge;
 - b) Shall maintain an up-to-date version of [Our Zoning Blueprint](#) on the [Municipality](#)'s website;
 - c) Shall keep a register of all [development permit](#) applications including the decisions rendered on them and the reasons therefor for a minimum period of 7 years.
 - d) Shall make available for inspection by the public during [office](#) hours and post on the [Municipality](#)'s website a list of all decisions for [development permits](#);
 - e) May require the [applicant](#) to post a notice on the [site](#) of an application for a [development permit](#) to request comments from persons who may be affected, prior to rendering a decision;
 - f) Shall consider and decide on applications for [development permits](#) within 40 days of the application being deemed complete or within such time as may be agreed to, in writing, by the [applicant](#);
 - g) Shall approve all [development permit](#) applications for a "[permitted use](#)" with or without conditions, if the application conforms in all respects to the provisions of [Our Zoning Blueprint](#);
 - 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.

PART 5: ADMINISTRATION

ESTABLISHMENT OF AUTHORITIES & DUTIES

- i) Shall not approve any [development permit](#) application for the [use](#) of land or a [building](#) not listed as a "[permitted use](#)" or "[discretionary use](#)" in the district in which the [building](#) or land is situated;
- j) Shall not approve an application for a [development permit](#) that is not in conformity with the [Municipality's](#) Statutory Plans.
- k) Shall issue orders, where appointed, with regard to contravention of the [Municipal Government Act](#) and enforcing regulations, bylaws, or permit conditions;
- l) Shall [sign](#) and issue all valid [development permits](#), certificates of compliance, notices of decisions, and notices.

5.5 VARIANCE POWERS

- 5.5.1 Notwithstanding any other section of [Our Zoning Blueprint](#), the [Subdivision Authority](#) or [Development Authority](#) may allow a [Variance](#) of any or all of the requirements of [Our Zoning Blueprint](#), where at the discretion of the [Subdivision Authority](#) or [Development Authority](#), the [subdivision](#) or development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the [use](#), enjoyment, or value of the neighbouring parcels of land and the [use](#) proposed is allowed by [Our Zoning Blueprint](#).
- 5.5.2 A [variance](#) may be refused for any encroachment on a [lot line](#) or easement that is not permitted in [Our Zoning Blueprint](#).
- 5.5.3 All requests for a [variance](#) shall be accompanied by a [variance](#) request form from the [applicant](#) clearly stating the reasons for the [variance](#) and outlining the applicable criteria identified in Section 5.5.1.
- 5.5.4 If a [variance](#) is granted pursuant to this section, the [Subdivision Authority](#) or [Development Authority](#) shall specify its nature in the [subdivision](#) or [development permit](#) approval.
- 5.5.5 In granting a [variance](#), the [Subdivision Authority](#) or [Development Authority](#) may request written acceptance of the proposed [variance](#) from affected landowners.

5.6 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 5.6.1 The [Subdivision and Development Appeal Board](#) shall perform such duties as specified in [Our Zoning Blueprint](#), the [Subdivision and Development Appeal Board Bylaw](#), and pursuant to the [Municipal Government Act](#).

PART 5: ADMINISTRATION

DEVELOPMENT PERMIT APPLICATIONS

5.13 DEVELOPMENT PERMITS NOT REQUIRED

- 5.13.1 The following developments do not require a [development permit](#) provided the development complies with all other requirements of [Our Zoning Blueprint](#):
- a) Those [uses](#) and development exempted under Section 618 of the [Municipal Government Act](#);
 - b) Those [uses](#) specifically listed as exempt from requiring a [development permit](#) in [Our Zoning Blueprint](#);
 - c) [Stripping, site](#) grading or excavation that is part of a development for which a [development permit](#) or [development agreement](#) has been issued;
 - d) Uncovered [patios](#) or [decks](#) no more than 0.6 metres above [grade](#);
 - e) Construction and maintenance of a gate or [fence](#) where they meet the requirements of [Our Zoning Blueprint](#);
 - f) Towers, flag poles, and other poles not exceeding 4.5 metres in height from [grade](#) in all [land use districts](#) except the industrial district;
 - g) Painting, decorating, repairs, and non-structural [alterations](#), provided the development does not result in a change of [use](#) or intensity of [use](#), and meets all other obligatory legislation, regulations, and / or standards;
 - h) Murals or similar public art, providing that no advertising is included, or any content which may contain intolerance, hatred or ridicule of any race, religion or other segment of society, or which otherwise would not comply with the requirements set out in the *Canadian Code of Advertising Standards*;
 - i) A single [storey accessory building or structure](#) not greater than 10 square metres in floor area with no utility connections, no permanent foundation and is not to be used for residential purposes;
 - j) The temporary [use](#) of an existing [building, structure](#), or part thereof for municipal, provincial, or federal [government](#) purposes;
 - k) A temporary [building](#) associated with construction and not to be used for residential purposes such as a construction trailer, where the sole purpose of the [building](#) is incidental to the erection or [alteration](#) of a permanent [building](#) for which a [development permit](#) has been issued under [Our Zoning Blueprint](#). The temporary [building](#) shall be removed within 30 days of substantial completion of the development. This does not include a sales [office, show home](#) or similar facility.
 - l) Municipally sanctioned [special events](#) held on municipal property;

PART 5: ADMINISTRATION

DEVELOPMENT PERMIT APPLICATIONS

- m) A [pergola](#), trellis, or arbour;
- n) Signs not requiring a [development permit](#) as per Part 4 of *Our Zoning Blueprint*;
- o) Soft and/or [hard landscaping](#) not located in a [frontage](#) and where the proposed grades will not adversely affect the [lot](#) or [adjacent](#) lands, except where landscaping forms part of a development that requires a [development permit](#);
- p) Retaining walls lower than 1 metre in height;
- q) The completion of any development which was lawfully under construction at the date of approval of *Our Zoning Blueprint* does not require a new [development permit](#), provided that the [building](#) is completed in accordance with the terms of any [development permit](#) granted with respect to it, and subject to the conditions on which such [development permit](#) was granted, and provided also that the [building](#), whether or not a [development permit](#) was granted in respect to it, is completed within a period of 12 months from the said date of said approval.
- r) A [structure](#) with a rigid frame supporting exterior fabric with windows and doors shall be permitted in the agricultural holdings district.

5.14 DEVELOPMENT PERMIT APPLICATIONS

- 5.14.1 Except as provided in Section 5.13 (when no permit is required), no development shall be undertaken in the [Municipality](#) unless an application has been approved and a [development permit](#) has been issued.
- 5.14.2 An application for a [development permit](#) for development shall be made using the prescribed form and required checklist signed by the owner or the agent and accompanied by:
 - a) The required fees, as established by [Council](#);
 - b) Authorization when an application is made by a person other than the registered landowner;
 - c) A current copy of the [certificate of title](#) for said lands issued within 30 days of the application; and
 - d) 3 copies of the [site](#), floor, elevation, and landscaping plans in accordance with the checklist, drawn to a minimum scale of 1:1000, or to the satisfaction of the [Development Authority](#), in metric dimensions which show the following:
 - i. Legal description of the [site](#) with north arrow;
 - ii. Area and dimensions of the land to be developed including [lot coverage](#), thoroughfares, and [setbacks](#);

PART 3: LAND USE DISTRICTS

MATURE NEIGHBOURHOOD DISTRICT (MN)

d) ACCESS STANDARDS

i.	Number of Accesses	All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality . Additional accesses shall have prior approval from the Development Authority .
ii.	Lane Access	Where the site is adjacent to a lane , the lane will be used for all vehicular access unless otherwise authorized by the Municipality , such as where a front attached garage frontage type is used with a lane .
iii.	Shared Access	Shared access between 2 or more adjacent lots may be considered to provide more effective access arrangements, to reduce curb cuts, and / or to reduce any negative impact on the public realm .

e) LOADING STANDARDS

i.	Development Standards	All non-residential uses shall provide sufficient space and access for loading vehicles to the satisfaction of the Development Authority .
ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from grade .
iii.	Loading Space Size	All loading space shall be at least 4 m wide and 8 m long.
iv.	Access	Access shall be from a public road, a lane , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation.
v.	Location	Loading areas shall be located to the side or rear of a lot .

7.0 Environmental Stewardship

7.1 General Policies

- 7.1.1 Support the conservation and restoration efforts of the provincial government, public agencies, organizations, Indigenous peoples, and other partners.
- 7.1.2 Implement the strategies to guide natural resource development, support economic growth, and protect the environment as set out in the Provincial Land Use Policies.
- 7.1.3 In addition to this plan, the environmental aspects of all new development and redevelopment shall be guided by Beaumont's Environmental Master Plan and Recreation, Parks and Facilities Master Plan.
- 7.1.4 Promote and support education and awareness in community stewardship programs that protect, enhance, and restore ecological health.
- 7.1.5 Developments shall meet all provincial and federal acts, regulations, and guidelines with respect to air quality, water quality, flood plains, and hazard management.
- 7.1.6 New statutory plans shall incorporate climate change adaptation tools and mitigation strategies for development and redevelopment to ensure resilience to the potential impacts of climate change, including innovative solutions to floodplain or wetland management.
- 7.1.7 The reduction, recycling, and reuse of materials by municipal departments, residents, and businesses to maximize waste diversion from the landfill shall be encouraged as per the Environmental Master Plan.

7.2 Water Management

- 7.2.1 Beaumont's operations and all new development or redevelopment shall implement the recommendations from the Blackmud/Whitemud Creek Surface Water Management Study.
- 7.2.2 The naturalization of all new stormwater management facilities shall be encouraged.
- 7.2.3 Low Impact Development principles will be encouraged in all new development and redevelopment through landscaping and design practice that preserve local hydrology, which may include the use of green roofs, permeable pavement, rain gardens, xeriscaping, or bioswales.
- 7.2.4 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.
- 7.2.5 Environmental studies will be required to accompany development in environmentally sensitive areas as shown on **Map 4 – Significant Features**, and have consideration of potential Indigenous traditional knowledge (such as berry picking or medicine gathering), or as otherwise identified by Administration. The relevant studies will be identified as part of the Area Structure Plan process and may include, but are not limited to, an Environmental Impact Assessment, Environmental Site Assessment, drainage study, Biophysical Assessment, environmental management plans, and/or environmental inventories.

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

Aug 12, 2025

DATE RECEIVED
OFFICE USE ONLY

Aug 13, 2025

DATE PAID
OFFICE USE ONLY

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: **4706 55 ave**
Plan: **772 0379** Block: **-17** Lot: **13**

Applicant and Property Owner Information

Applicant/Contractor Name: **Cory Canart**
Mailing Address: [REDACTED]
Town: **Beaumont** Postal Code: [REDACTED]
Phone: [REDACTED] Cell 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: _____
Mailing Address: _____
Town: _____ Postal Code: _____
Phone: _____ Cell Phone: _____
Email (required): _____

Proposed Development

Construction Value: **\$ 10 000**
(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: **Driveway extension** ☐ Basement Development* SQ FT:
☐ Additional Dwelling Unit SQ FT: Number of Bedrooms in Dwelling: _____
☐ 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: **D-2025-55**

Mail ☐ Pick-up ☐

☐ Authorization or ID Received

Land Use District: **MN**

Tax Roll: **000348**

☐ Permitted Use

☐ Permitted Use w/ Variance

☐ Discretionary Use

Fees Receipt #: **336986**

Development Permit: **100.00**

Building Permit: _____

Safety Code Council: _____

Electrical Permit: _____

SCC Electrical: _____

Plumbing Permit: _____

SCC Plumbing: _____

Gas Permit: _____

SCC Gas: _____

Variance: _____

Notification Fee: _____

GST: _____

Other: _____

Total Fees:

Work Commenced
Double Fee

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: **July 28, 2025**

OFFICE USE ONLY
Development Permit

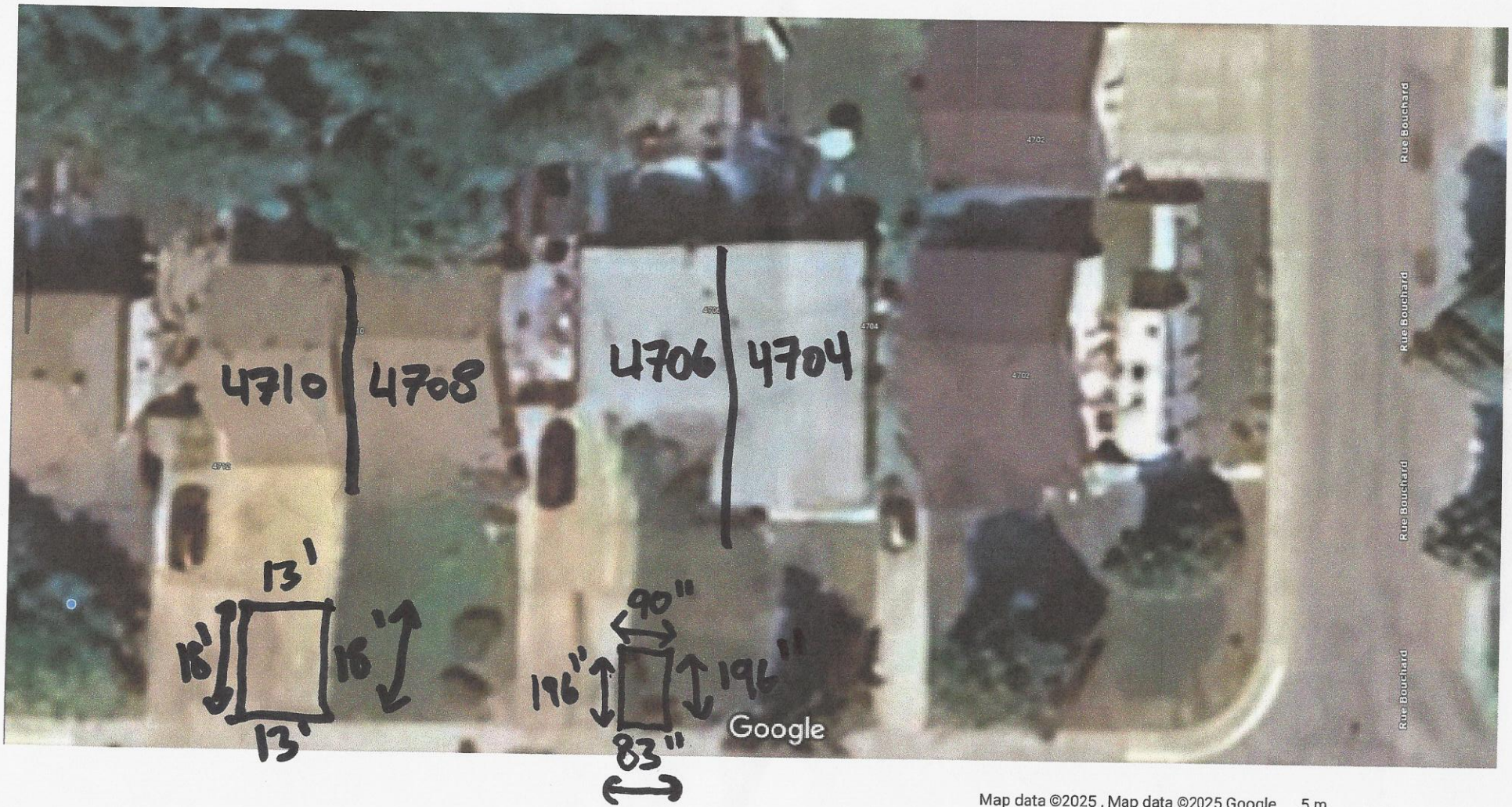
Date Deemed Complete: _____ Date of Decision: _____
(See attached Notice of Decision)

Building Permit

See Attached Report

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

Google Maps



Map data ©2025, Map data ©2025 Google 5 m

Nicole Sampson

From: Thalia Suecroft [REDACTED]
Sent: Wednesday, August 13, 2025 4:32 PM
To: Development
Cc: Cory Canart; Al Erechook
Subject: Re: Fw: Development Permit - 4706 55 Ave

Categories: Nicole

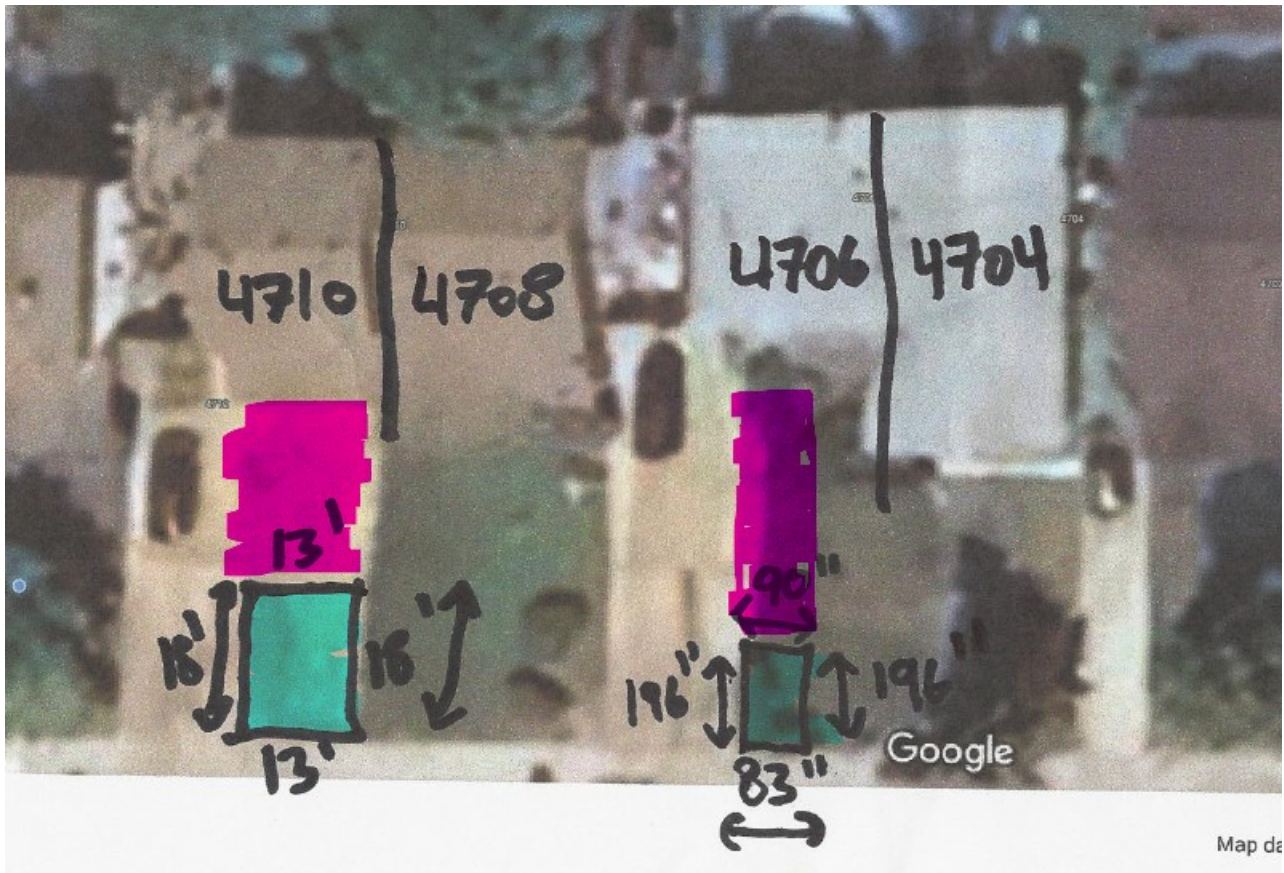
CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Nicole,
Thank you for reaching out for confirmation.
We confirm that for both properties, we will be filling in concrete within both the pink and blue highlighted dimensions.
Best regards,

On Tue, Aug 12, 2025 at 4:07 PM Development <Development@beaumont.ab.ca> wrote:

Hi Thalia,

Thank you for the drawing, I want to clarify so that we can ensure the drawing is understood correctly: for both properties, you will only be filling with concrete the south portion of the driveway, what I have highlighted in blue. You will not be adding any concrete to the portion I have highlighted in pink, closer to the house. Is this correct?



Regards,

Nicole Sampson

Permit Services Coordinator

P: 780-929-3329



5600 49 Street, Beaumont, AB, T4X 1A1

From: Thalia Suecroft [REDACTED]
Sent: Tuesday, August 12, 2025 2:54 PM
To: Development <Development@beaumont.ab.ca>; Cory Canart [REDACTED]
Cc: Al Erechook [REDACTED]
Subject: Re: Fw: Development Permit - 4706 55 Ave

Development Permit Notice of Decision

Date of Decision: August 21, 2025

Cory Canart

██████████ t
Beaumont, AB T4X ██████████

Proposed Development: Exterior Alteration: Driveway Extension (2m x 9.6m)
Legal Description: Plan 7720379, Block 17, Lot 13
Municipal Address: 4706-55 Avenue, Beaumont, AB
Land Use District: Mature Neighbourhood
Permit Application No: D-2025-55
Tax Roll: 000348

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use within the Mature 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 driveway extension is approved for the portion of development located on 4706-55 Avenue, indicated in pink on the approved site plan.
2. The portion of the proposed driveway indicated in blue with red hatching on the attached site plan, located on the municipal boulevard, does not form part of the approval.
3. In accordance with S. 5.31.4 of the Land Use Bylaw, the landowner is required to remove the 2m x 6m concrete driveway extension encroaching on municipal property and remediate the site including the replacement of soft landscaping, to the satisfaction of the Development Authority by September 19, 2025.

Failure to comply with any of the preceding conditions will result in enforcement under the Land Use Bylaw.

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.

Development Permit Notice of Decision

Date of Decision: August 21, 2025

Permit Number: D-2025-55

2. 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, 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:



Yasmin Sharp, RPP, MCIP
Manager, Development Planning
780-929-8782
Yasmin.sharp@beaumont.ab.ca

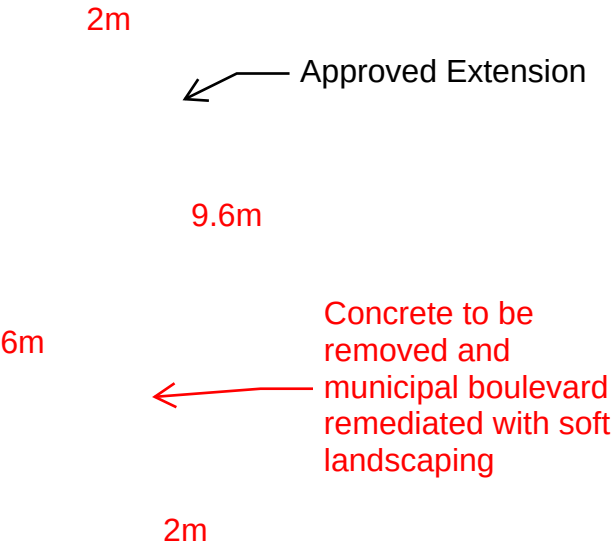
Appeal Information

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

August 21, 2025

For the portion of the driveway extension located on private property only.



**4706-55 Avenue Driveway Extension
File History**

July 15, 2025	Beaumont Peace Officer attended 4706-55 Avenue and issued tickets under the Traffic Safety Bylaw for failing to obtain a road and sidewalk closure permit from the City of Beaumont prior to obstructing the road and sidewalk. Unpermitted driveway extension included the removal of sidewalk panels on public property. The infrastructure, planning, and municipal enforcement departments attended the site. Site photos included as Exhibit 7.
July 17, 2025	Stop Work Order issued directing landowner to cease all activity and remove all hard surfacing on municipal right-of-way and complete restoration of the municipal boulevard to sod no later than August 31, 2025. Exhibit 8.
July 18, 2025	Non-Compliance Letter outlining violations under the Land Use Bylaw, steps to remediate and informing that sidewalk panels will be removed and replaced to meet the General Design Standards, at the cost of the landowner. Exhibit 9.
July 22, 2025	In person discussion between planning & development and landowner regarding the stop order and expectation of remediation.
July 25, 2025	Follow up email from the in-person discussion sent providing 3 options related to the Stop Order for the driveway extension. Exhibit 10.
August 12, 2025	Development Permit application submitted. Exhibit 3.
August 13, 2025	Payment received for the development permit.
August 21, 2025	Development permit D-2025-55 issued. Exhibit 4.
September 11, 2025	Notice of Appeal submitted.





CITY OF BEAUMONT
STOP ORDER – DO NOT REMOVE

You are hereby ordered to STOP USE IMMEDIATELY!

***Hand
Delivered***

**TO BE
REMOVED
FROM SITE
BY
AUTHORIZED
PERSONNEL
ONLY**

Date Issued: July 17, 2025

Compliance required by: August 31, 2025

Owner Name: Cory Robert Canart

Address: [REDACTED], Beaumont, AB T4X [REDACTED]

Regarding: **Legal Description (Lands):** **Lot 13 Block 17 Plan 772 1379**
 Civic Address: **4706 55 Avenue, Beaumont AB T4X 1J7**
 District: **Mature Neighbourhood**
 Breach of Land Use Bylaw 944-19

Pursuant to Section 645 of the Municipal Government Act, M-26-1, and amendments thereto, the Development Authority of the City of Beaumont hereby issues this **STOP ORDER** with respect to the aforementioned lands.

The Municipality’s Land Use Bylaw 944-19 states:

- S. 3.5.10(d)(i) All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality. Additional access shall have prior approval from the Development Authority.
- S. 5.14.1 Except as provided in Section 5.13 (when no permit is required), no development shall be undertaken in the Municipality unless an application has been approved, and a development permit has been issued.
- S. 5.31.4 Any person removing or causing to be removed from public property any hard or soft landscaping or structure without authorization from the Development Authority, may be, at the discretion of the Development Authority, liable for the cost of replacing the hard or soft landscaping or structure and associated works necessary to restore the public property to its original condition.

Further, Part 17 of the Municipal Government Act and Section 5.26.1.d of the City of Beaumont’s Land Use Bylaw 944-19 allows a Development Authority to issue a Stop Order where a development or use of land or buildings does not comply with the Municipal Government Act, the Land Use Bylaw or a development permit or subdivision approval.

At present, the Lands do not comply with the Municipality’s Land Use Bylaw given it has been determined work has commenced prior to appropriate approval permits and approval having been granted.

Accordingly, you are hereby ordered to **stop the unauthorized development and use** of the Lands and comply with the Land Use Bylaw under the following requirements:

1. **Immediately** cease all activity on the lands located at 4706 55 Avenue, Beaumont, AB;
2. Remove all hard surfacing from Municipal right-of-way and complete restoration of the Municipal Boulevard to sod no later than August 31, 2025.

This Stop Order will remain in effect until such time as the above requirements have been met.

Compliance with these deadlines is mandatory. If any of these deadlines are missed you are in contravention of this Order.

OFFENCE FOR NON-COMPLIANCE:

Pursuant to Section 557(a.3) of the Municipal Government Act (hereinafter referred to as the “Act”) **a person who contravenes or does not comply with an order under section 645 is guilty of an offence and liable to prosecution.**

Pursuant to Section 566(1) of the Act a person who is guilty of an offence is liable

- (a) to a fine of not more than \$10,000, or
- (b) to imprisonment for not more than one year, or
- (c) to both fine and imprisonment.

ADDITIONAL CONSEQUENCES FOR NON-COMPLIANCE:

Pursuant to Section 646(1) of the Act if a person fails or refuses to comply with an order under Section 645 the municipality may in accordance with the Municipal Government Act obtain an injunction from an Alberta Court, register a caveat at Land Titles, enter on the land or building **and take any action necessary to carry out the order.**

Pursuant to Section 553(1)(h.1) of the Act when an order is carried out under Section 646(1) the expenses and costs incurred in carrying out the order may be placed on the tax roll of the property and that amount:

- (a) is deemed for all purposes to be a tax imposed under Division 2 of Part 10 from the date it was added to the tax roll, and
- (b) forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.

PROCEDURE FOR STARTING AN APPEAL OF THE ORDER

Pursuant to Section 685(1) of the Act a person affected by an order under Section 645 may appeal to the Subdivision and Development Appeal Board.

Pursuant to Section 686(1) of the Act an appeal to the Subdivision and Development Appeal Board is commenced by filing a written notice of the appeal, containing reasons and applicable fee, with the board within 21 days after the date on which the person is notified of the order under Section 645.

To file an appeal or get information on the appeal process you must contact:

Secretary of the Subdivision & Development Appeal Board
City of Beaumont, 5600 – 49 Street, Beaumont, AB
legislative@beaumont.ab.ca

For more information on this Stop Order:

Development Authority: Patricia Lauzé, Development Officer
780-929-8782
Patricia.lauze@beaumont.ab.ca

The Notice of Appeal must be accompanied by a cheque or money order in the sum of \$200.00 payable to the City of Beaumont or it is not considered complete and will not be processed.

Issued on July 17, 2025 at _____
Date Time

Development Authority

Witness



5600 49 Street
Beaumont, AB T4X 1A1
780-929 8782

July 18, 2025

Lot File: 772 0379_17_11 & 13

Cory R. Canart
4707 43 Street
Beaumont, AB T4X 1H2

Delivered via e-mail

Re: Stop Orders & Non-Compliance
4706 & [REDACTED] 55 Avenue, Beaumont, AB
Plan 772 0379, Block 17, Lots 13 & 11 (the "Lands"),

Dear Homeowner:

This letter is in follow up to the hand delivery of Stop Orders that occurred on July 17, 2025, relating to the above noted properties and to the unpermitted and unauthorized alterations that have been completed on municipal property. These alterations consist of the removal of sod and the extension of existing driveways into the municipal road allowance and utility right-of-way, the removal of municipal sidewalk panels, and the hard surfacing of municipal property without permission. These actions are in direct contravention of the City's *Land Use Bylaw 944-19*, which states:

- S. 3.5.10(d)(i) All lots require a minimum of 1 access to the site from a legal and physical public roadway and shall be approved by the Municipality. Additional access shall have prior approval from the Development Authority.
- S. 5.14.1 Except as provided in Section 5.13 (when no permit is required), no development shall be undertaken in the Municipality unless an application has been approved, and a development permit has been issued.
- S. 5.31.4 Any person removing or causing to be removed from public property any hard or soft landscaping or structure without authorization from the Development Authority, may be, at the discretion of the Development Authority, liable for the cost of replacing the hard or soft landscaping or structure and associated works necessary to restore the public property to its original condition.

The Stop Orders require that all unauthorized hard surfacing be removed from municipal property and that these areas are restored to sod. For the property located at 4710 55 Avenue, this is an outstanding enforcement issue from 2022. You were advised at that time that driveway extensions would only be permitted into the rear yard and that no additional access would be granted from 55 Avenue. All remediation for both properties shall be completed on or before August 31, 2025. Non-compliance may result in the application of fines, as outlined in the Stop Order.

With respect to the removal and replacement of Municipal sidewalk panels, the sidewalk panels will be replaced by the City to meet the *General Design Standards*, the cost of which will be invoiced to the property owner.

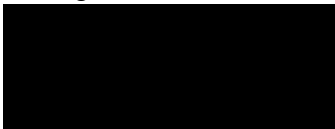
As noted during the site visit of May 5, 2022, and again on July 17, 2025, there was no evidence that service locates for shallow utility services were completed prior to excavation. Please note that any costs incurred due to damage to existing utility services within the City's right-of-way would be the sole responsibility of the property owner.

And lastly, given the substantial alterations to the properties, please provide our office with surface drainage plans and/or grading certificates for review once the remediation work has been completed. These plans must be approved by the City's Lot Grading Department and they may be reached at lotgrading@beaumont.ab.ca.

Should you have any questions regarding these requirements, and for verification of compliance upon completion of the restoration of municipal property, please contact the Development Officer, Patricia Lauzé at patricia.lauze@beaumont.ab.ca or 780-929-8782.

The conduct of the property owner during site inspections and in response to enforcement communications has been consistently disrespectful, confrontational, and unacceptable. This behaviour has created an unsafe and unproductive environment for City of Beaumont staff. To ensure the safety and security of municipal personnel, all future site visits related to this non-compliance matter will be conducted with the accompaniment of the RCMP.

Regards,



Yasmin Sharp, RPP, MCIP
Manager, Development Planning
yasmin.sharp@beaumont.ab.ca

cc: Patricia Lauzé, Development Officer; Parth Meta, Engineering Lead; Brandi Gray, Supervisor, Municipal Enforcement

Yasmin Sharp

From: Cory Canart [REDACTED]
Sent: Friday, July 25, 2025 4:37 PM
To: Yasmin Sharp
Cc: Kristyn Smith; Kellie Watts
Subject: Re: Non-Compliance Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Yasmin,

Thank you for your reply and the clear instructions regarding our options to move forward.

I will discuss this with our team internally to determine the best course of action.

It was a pleasure meeting you, and I appreciate your dedicated service to our city.

Best,
Cory



Cory Canart
General Manager

CM Projects Inc

www.cmprojectsinc.com

On Fri, Jul 25, 2025 at 3:05 PM Yasmin Sharp <Yasmin.Sharp@beaumont.ab.ca> wrote:

Good afternoon Cory,

Thank you for stopping by the office this week to discuss your properties on 55 Ave. I wanted to make sure you had some clear direction as follow up our conversation.

Repairing an existing driveway, including the portion of land that is within the City right of way is an acceptable part of regular property maintenance. The issues that caused enforcement include:

- Use of the public roadway to store equipment and materials without an approved road use permit
- Removing and replacing public sidewalk infrastructure without municipal authorization or a contract to conduct work on behalf of the City.
- Expansion of the driveway to create a “new” access over municipal property that impacted municipal landscaping.

You have the following options to address the Stop Orders issued for 4706 and [REDACTED] 55 Ave.

1. Remove the driveway extension that is located on municipal property (approximately first 6m from sidewalk and 1m in width). You are permitted to maintain the portion of the poured concrete that replaced the existing driveway as well as the concrete that expands the original driveway, that is on your property. **Deadline: August 31, 2025.**
2. Apply for [development permit application](#)s to extend the driveway(s). **Deadline: August 7, 2025.**
 - a. If the permit is approved, this would constitute the required approval to remove landscaping on municipal property and have additional access.
 - b. If refused, you would have the opportunity to appeal the development permit refusal and have a third party (Subdivision and Development Appeal Board) review the decision.
3. [Appeal the Stop Work Order](#). The Appeal Board is able to confirm, revoke or vary the Stop Order and make a decision of its own. **Deadline: August 7, 2025** (21 days after Stop Order issued).

Please let me know if you have any questions on the above.

Thank you,

Yasmin Sharp, RPP, MCIP

Manager, Development Services

C: 780.243.0552



ᐃᓂᑦᑐᗪᔨᕐᖅ (Amiskwaciwâskahikan) Treaty 6 Territory

5600 49 Street, Beaumont, AB T4X 1A1

beaumont.ab.ca

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From: Yasmin Sharp
Sent: Tuesday, July 22, 2025 1:15 PM
To: Cory Canart [REDACTED]
Cc: Parth Mehta [REDACTED] >; Patricia Lauze [REDACTED]; Brandi Gray [REDACTED] >; Kristyn Smith <[REDACTED]>; Kellie Watts [REDACTED]
Subject: RE: Non-Compliance Follow Up

Good afternoon Cory,

Thank you for your message and apology, it is appreciated.

Work on public infrastructure is approved and inspected through a formal process that requires the submission of plans that are reviewed against the City of Beaumont General Design Standards. In addition, work done on behalf of the City is associated with a maintenance period, all of which is managed through a contract. Replacing approximately 7 sidewalk panels has circumvented this process.

The first 6m between the sidewalk and the dwelling unit is municipal property. The most recent Real Property Reports on file has been attached for your reference. The Land Use Bylaw requires that additional access to the roadway is approved through municipal authorization as it impacts the supply of street parking, access to underground utilities, and surface drainage by decreasing the permeable area.

You are permitted to maintain the poured concrete that is located on your property. The requirements for rectifying the other issues are outlined on the Stop Order and in the letter dated Friday July 18, 2025.

At this time, an additional site visit is not necessary. If you have any questions on the Stop Order or letter, please do not hesitate to reach out. Alternatively, the bottom of the Stop Order provides information on how to file an appeal with the [Subdivision and Development Appeal Board](#).

Thank you,

Yasmin Sharp, RPP, MCIP

Manager, Development Services

C: 780.243.0552



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5600 49 Street, Beaumont, AB T4X 1A1

beaumont.ab.ca

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From: Cory Canart [REDACTED]
Sent: Saturday, July 19, 2025 9:33 AM
To: Yasmin Sharp [REDACTED] >

Cc: Parth Mehta <parth.mehta@beaumont.ab.ca>; Patricia Lauze <Patricia.Lauze@beaumont.ab.ca>; Brandi Gray <brandi.gray@beaumont.ab.ca>; Kristyn Smith <[REDACTED]>; Kellie Watts <[REDACTED]>

Subject: Re: Non-Compliance Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Yasmin,

I believe there might be a misunderstanding regarding the recent events. I am keen to meet with you onsite to discuss what occurred with this project. I don't believe the involvement of the RCMP is necessary at this point, but please bring them if you deem it required.

I do regret yelling at the city worker who delivered the stop work order. However, the individual was walking through pylons and on freshly poured sidewalks, which prompted my reaction.

There are significant ongoing issues along 55th Avenue in Beaumont. I was informed in 2022 that there were no issues with my work, and this is the first I've heard otherwise.

Furthermore, all initial first calls were completed before any work commenced. Most of the concrete poured was to repair collapsing city-owned infrastructure, which has caused damage to vehicles entering and exiting properties. The neighbors in the area have many pictures, which I can provide if you would like.

Please let me know when we can schedule an onsite meeting to discuss this matter further.

Thank you for your time.

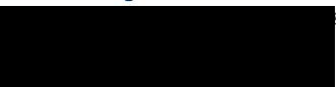
Cory Canart



Cory Canart

General Manager

CM Projects Inc



www.cmprojectsinc.com

On Fri, Jul 18, 2025, 1:45 p.m. Yasmin Sharp <[REDACTED]> wrote:

Good afternoon Mr. Canart,

Please see the attached letter as a follow up to the Stop Order hand delivered on Thursday July 17, 2025. Details on how to achieve compliance and contact information, should you have any questions are provided within.

Thank you,

Yasmin Sharp, RPP, MCIP

Manager, Development Services

C: 780.243.0552

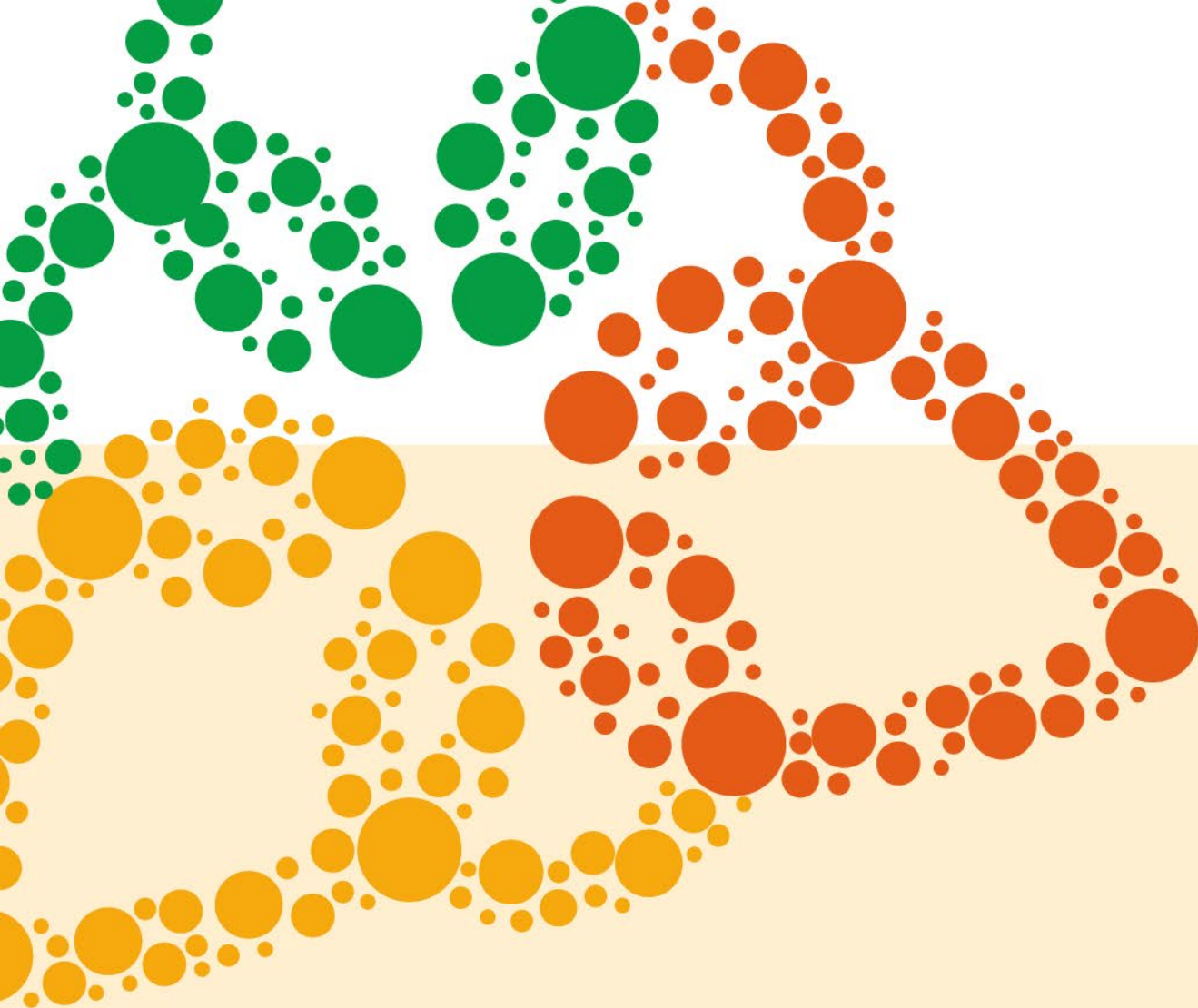


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5600 49 Street, Beaumont, AB T4X 1A1

beaumont.ab.ca

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SDAB-25-08 D-2025-55 DRIVEWAY EXTENSION

LOCATION 4706 55 AVENUE



Mature Neighbourhood (MN)
District

55 Avenue Minor Collector
Roadway

Across the street from J.E
Lapointe School

FILE HISTORY

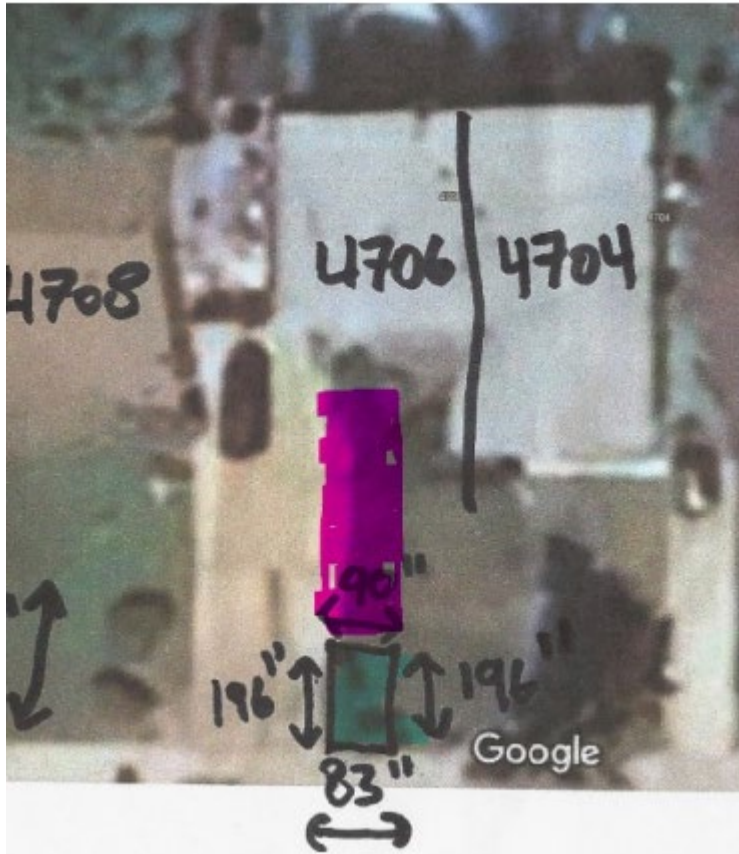


June 2023



July 2025

APPLICATION D-2025-55



- 2x9.6m on private property
- 2x6m on municipal lands (boulevard)
- DA approved area on private property
- Condition 3: ...the landowner is required to remove the 2m x 6m concrete driveway extension encroaching on municipal property and remediate the site including the replacement of soft landscaping, to the satisfaction of the Development Authority by September 19, 2025.

MUNICIPAL PROPERTY

- Land Use Bylaw 5.14.2 development requires landowner authorization
- Land Use Bylaw S.5.31.4 and 3.5.10 d) i Development Authority is empowered to provide or withhold owner authorization on behalf of the municipality, particularly as it relates to the boulevard landscaping and access

DEVELOPMENT REQUIRING A PERMIT

The driveway extension requires a development permit for three reasons:

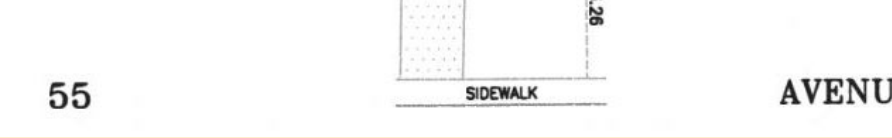
1. It altered parcel access, which must be approved by the Municipality (s. 3.5.10(d)(i)).
2. It involved hard landscaping within a frontage forming part of a development requiring a permit (s. 5.13.1(o)).
3. It affected landscaping on public property, requiring authorization from the Development Authority (s. 5.31.4).

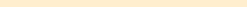
CONSIDERATIONS

- 7.2.4 of the Municipal Development Plan: 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.



September 2025



- Page 46 of 67
- 

CONSIDERATIONS

- Minimum parking standards for the parcel are 1 stall per dwelling unit over 75m².
- Original driveway is 19.5m long and can accommodate 2-4 cars
- Extension on private property can accommodate 1 more
- Extension on boulevard not required

CONSIDERATIONS

- General Design Standards 2.1.1.3 e.v. Location of the driveways shall be situated to maximize on-street parking.



REASONS

The Development Authority issued a development permit to **allow** for the extension of the driveway and parking area **on private property**, but did not permit the extension to be located on the municipal boulevard for three reasons:

1. An expanded approach is not required to facilitate effective access,
2. There is sufficient parking on site and the addition of 1 stall on private property is reasonable and would not impact the surrounding area, and
3. Converting a public parking stall to private use is not justified and would negatively affect the streetscape and neighbourhood function.

DECISION

On August 21, 2025 the DA approved the driveway extension as a permitted use in the Mature Neighbourhood (MN) District in accordance with the LUB

- Condition 2: The portion of the proposed driveway indicated in blue with red hatching on the attached site plan, located on the municipal boulevard, does not form part of the approval.
- Condition 3: In accordance with S. 5.31.4 of the Land Use Bylaw, the landowner is required to remove the 2m x 6m concrete driveway extension encroaching on municipal property and remediate the site including the replacement of soft landscaping, to the satisfaction of the Development Authority by September 19, 2025.

RECOMMENDED ALTERNATIVES FOR CONSIDERATION

Uphold the Development Authority's Decision:

- Confirm Development Permit D-2025-55 with Conditions 2 and 3 intact, requiring restoration of the boulevard to soft landscaping.

Alternatively, if the SDAB chooses to vary the decision the Board may authorize the boulevard portion subject to:

- Written authorization from the City for occupation of municipal land.
- Payment of restoration security and applicable fees.
- Compliance with all Engineering and Transportation comments.

QUESTIONS?

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	☐	Approval	☐	Stop Order	☐
Conditions of Approval	☒	Conditions of Approval	☐		
Refusal	☐	Refusal	☐		

SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	4706 - 55 Avenue
Application File #	D-2025-55
Date Appeal Application Received	August 21, 2025 (date of decision)

SECTION 2 - APPELLANT INFORMATION		
Appellant Name	Cory Canart	
Agent Name (if applicable)	Greg MacKenzie + Associates Consulting Ltd.	
Address	440 4th Avenue, Campbell River, BC, V9W 3W8	
Telephone	Residential #	Business # [REDACTED]
Email (for notification purpose)	greg@collaborativefutures.ca	

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): Misinterpretation of the regulations of the Land Use Bylaw

SECTION 4 - PAYMENT (In accordance to Fees & Charges Bylaw, as amended)							
Cheque	☐	Money Order	☐	Cash	☐	Debit	☒

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: [REDACTED]	DATE: September 11, 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 ☐ No ☐	SDAB Appeal Number	Hearing Date	Date Received Stamp

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



October 17, 2025

Beaumont Subdivision and Development Appeal Board
City Hall Council Chambers, 5600 49 Street
Beaumont AB T4X 1A1

Email: legislative@beaumont.ab.ca

To Whom It May Concern:

RE: SUBDIVISION AND DEVELOPMENT APPEAL HEARING (APPEAL NO. SDAB-25-08)

Please accept this letter, providing the rationale for our appeal of the City's decision related to Permit Application # D-2025-55. Appendices to this letter provide additional information supporting information and are referred to throughout the letter.

1. We have requested the appeal of Conditions 2. and 3. of the City's Development Permit (DP) approval, which state:
 - o *The portion of the proposed driveway ... located on the municipal boulevard, does not form part of the approval.*
 - o *In accordance with S. 5.31.4 of the Land Use Bylaw, the landowner is required to remove the 2m x 6m concrete driveway extension encroaching on municipal property and remediate the site including the replacement of soft landscaping, to the satisfaction of the Development Authority by September 19, 2025.*

The City's Land Use Bylaw (LUB) Part 3: Land Use District - Mature Neighbourhood District (MN), section 3.5.8 Frontage Type Standards, a) Front Attached Garage provides the following direction related to driveways:

- vii. *Driveways shall be no wider than the garage.*
- viii. *Where possible, curb cut widths shall be minimized.*

While there is no garage associated with this residence, these qualitative regulations provide the only guidance for driveways in this District. As there are no quantitative regulations guiding maximum driveway and/or curb cut width under the MN District, the City has misinterpreted the LUB and cannot impose Conditions 2. and/or 3. of the DP approval.

2. The City has indicated the driveway widening requires a request for more than one access, widening the driveway provides on-site parking which exceeds the minimum number of parking spaces required under zoning.
 - o The widened driveway remains a single driveway and remains a single access. No request for an additional access is warranted.
 - o There is no maximum number of parking stalls under the MN District, and exceeding the minimum parking requirement should not be an issue. The City's argument in this regard runs contrary to their concern related to loss of parking, as discussed in the next point.

3. In subsequent discussion of the DP approval Conditions, the City indicated expanding the existing drive removes a public parking space from street and converts it to private parking, noting parking pressure in the area related to JE Lapointe school.

There is no minimum amount of public parking required on-street under the LUB. Further, LUB Part 3: Land Use District - Mature Neighbourhood District (MN), section 3.5.10 Parking, Access & Loading Standards, b) Parking Standards, iii Parking Location states:

All parking stalls shall be provided on-site except where, at the discretion of the Development Authority, street parking may be accommodated. Street parking can be considered where the curb frontage is a minimum of 6.0m per stall excluding access locations and appropriate safety distances. Where contiguous curb frontage space is available, street parking may be considered part of the minimum parking requirements as per Section 3.5.10 (a).

The widening of the driveway does not reduce the existing number of on-street parking spaces in front of the site.

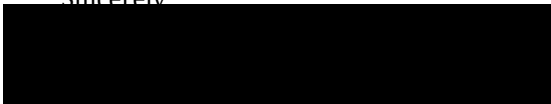
- o Prior to the driveway widening, there was 13.9m of space between the site driveway and the driveway to the east.
- o The City's Traffic Safety Bylaw (Part II, 7) requires 1.5m spacing to an access to a private drive.
- o As per LUB 3.5.10 (above) a minimum of 6.0m per stall, excluding access locations and appropriate safety distances, is required for on-street parking.
- o Thus, for two on-street spaces the following is required:
 - 6.0m per parking space = 12m
 - 1.5m spacing to each private drive = 3m
 - Total = 15 m
- o Before widening, 13.9 m of contiguous curb existed between the two driveways; after widening, 11.9 m remains. In both the before and after conditions, at least one conforming stall exists; there is **no reduction** in conforming on-street stall capacity.

Providing additional on-site parking through widening the driveway reduces the demand for on-street parking related to the existing residence while maintaining the single conforming on-street parking stall in front of the property.

4. The City referred to Section 7.2.4 of the Municipal Development Plan (MDP) as another reason for the removal requirement, 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."*
 - o MDP 7.2.4 is policy guidance, not a quantitative regulation. There is no standard limiting driveway width. In any event, the minor increase in hardscape corrected a standing drainage issue of water pooling on the driveways within the City owned right-of-way prior to the widening (refer to Appendix A: Letters of Support and Appendix B: Streetview Images).

Thank you for the opportunity to provide this information and for your consideration.

Sincerely,



 Futures

p:
e:



www.linkedin.com/company/collaborative-futures



APPENDIX A - LETTERS OF SUPPORT

From: [Cory Canart](#)
To: [Greg MacKenzie](#); [Thalia Suecroft](#)
Subject: Fwd: Improvements around 4706 55 Ave. Beaumont,AB
Date: September 25, 2025 6:40:32 AM



----- Forwarded message -----

From: **mike meier** [REDACTED] >
Date: Sat, Sep 20, 2025, 2:18 a.m.
Subject: Improvements around 4706 55 Ave. Beaumont,AB
To: Cory Canart [REDACTED]

To whom it may concern at The City Of Beaumont.

My name is Michael Meier. I am the resident next door to 4706 55 Ave. I've lived in this home for over 6 years, and I love my community. I've raised my 3 beautiful girls here, and we've all enjoyed our neighborhood.

Things next door have been aging and unmaintained up until the neighbor, Cory Canart, purchased it. Since he's purchased it, we have seen constant and consistent improvements to the properties in the area. It's looking really good around here.

From what I understand, the City of Beaumont is asking Cory to take a chunk of his new driveway out, because it crossed into City property, and I understand how that is a concern, but I think the City should reconsider what it's asking Cory to do.

The neighborhood looks better, the driveways all look better. The landscaping is better, I as a resident, appreciate the work that's been done.

I also point out that if the City makes him remove a chunk of his driveway, it's gonna look weird. He's not gonna have a straight stretch of driveway. It's gonna look bad. Replacing the driveway with landscaping, will inevitably be driven over and trampled.

Also his old driveway wasn't safe.. it was a tripping hazard, and an icy mess in the winter cause it sunk like 4 inches..

As a resident of the neighborhood. Please just leave it alone the way Cory has it.

Thank you.

Mike meier

[REDACTED]

[REDACTED]

Get [Outlook for Android](#)

To whom it may concern;

I'am writing in regards to 4706 55Ave in Beaumont. I' am the neighboring house ([REDACTED]) sharing the driveway. That property was left abandoned for approximately 6 years before Cory purchased it. It was left looking awful for those 6 years, small weeds had grown into tall trees surpassing the house, the bush grown out fully onto the side walk each and every summer, the grass never being cut , among many other issues. No matter how well we took care of our own property, it was always left sitting next to that eyesore.

Since Cory has purchased that property, he has drastically improved the look. There is no denying that. My husband and I were very happy someone had bought the house and was actually starting to look after it. Our driveway no longer has the massive half foot deep puddle anytime it rains, we can get in and out of our drive way with ease. The work he has done has not affected us in any negative way.

September 17, 2025
[REDACTED]

18 September 2025

To whom it may concern,

RE: Notice of Hearing; Appeal #SDAB-25-08 concerning municipal regulations as applied to the property at 4706 – 55 Avenue in the City of Beaumont. I own and reside at [REDACTED] Avenue, [REDACTED]. Thank you for sending me notification and invitation for submissions. I here respectfully offer my observations and opinion.

The said property was unoccupied and mostly neglected by its former owner for several years before it was purchased by Mr. Canart. The building and grounds had deteriorated to an unsightly and dilapidated condition, with untended and rampant foliage, worn-out roof shingles, missing and damaged siding panels, and cracked brick facing. In that condition it was, in effect, an abandoned eyesore; maybe uninhabitable, and probably not saleable or rentable for immediate occupancy.

Since purchasing 4706, Mr. Canart has carried out extensive renovation and repairs of the property. The repairs and upgrades made to the building and grounds have rectified the above issues and substantially improved the appearance of the property. This has done much to refresh the appearance of this mature neighborhood. I am not uncomfortable with any of the results.

Sincerely,

[REDACTED]
Robert Chaffee
4712 – 55 Avenue
Beaumont, AB
[REDACTED]



APPENDIX B - PHOTOS

C²Futures

1. Prior to Widening – Note the pooling of water within the portion of the driveways for 4706 and 4708 55 Avenue and the parcel to the west



2. Following Widening – Note depression within the City owned right-of-way has been addressed and issue of pooling water has been resolved



4. Prior to Widening Condition



5. Post Widening Condition



6. Existing Condition to West – note the “sag” in the City owned portion of the road right-of-way, which is an existing condition along the Avenue



18 September 2025

To whom it may concern,

RE: Notice of Hearing; Appeal #SDAB-25-08 concerning municipal regulations as applied to the property at 4706 – 55 Avenue in the City of Beaumont. I own and reside at [REDACTED] Avenue, [REDACTED]. Thank you for sending me notification and invitation for submissions. I here respectfully offer my observations and opinion.

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Since purchasing 4706, Mr. Canart has carried out extensive renovation and repairs of the property. The repairs and upgrades made to the building and grounds have rectified the above issues and substantially improved the appearance of the property. This has done much to refresh the appearance of this mature neighborhood. I am not uncomfortable with any of the results.

Sincerely,

[REDACTED]
Robert Chaffee *RV*

4712 – 55 Avenue

Beaumont, AB
[REDACTED]