

Development Permit Notice of Decision

Date of Decision: October 21, 2025

Homes by Sher-Built Inc.
4908 51 Avenue
Leduc, AB T9E 7H6

Proposed Development: Deck: rear yard w/variance
Legal Description: Plan 212 0082, Block 14, Lot 71
Municipal Address: 4612 41 Street, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2025-89
Tax Roll: 0009527

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Conventional Neighbourhood (CN) 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.**

- As this permit has been issued for a permitted use with a variance, this permit shall not come into full force and effect until expiration of the required 21-day appeal period, pending no appeals. Refer to appeal information below.**
- Development shall commence within one year from the date of decision noted above. If the development does not commence within this time, a new development permit shall be required.
- Location of the deck is approved as per the attached site plan.
- A variance has been granted to allow the deck to encroach 0.81m into the required minimum 6.0m rear yard setback for the Conventional Neighbourhood District.**

Additional Information

- 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.
- 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

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Proposed Development, to any relevant federal or provincial statute or regulation, or to any easement, covenant, agreement, or contract affecting the subject lands.

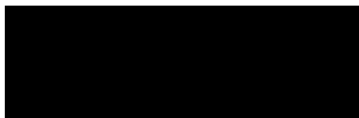
3. Contact *Alberta One Call*, at 1-800-242-3447 to locate underground services prior to construction, if applicable.

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:



Patricia Lauzé
Development Officer
780-235-8786
patricia.lauze@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.

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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:	October 21, 2025
Appeal deadline:	November 12, 2025
Permit active (if no appeals filed):	November 13, 2025

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.

LOT: 71 BLOCK : 14 PLAN: 212 0082
CIVIC ADDRESS: 4612-41 STREET
SUBDIVISION: FOREST HEIGHTS
MUNICIPALITY: BEAUMONT
PREPARED FOR: HOMES BY SHER-BILT
DATE OF SURVEY: JUNE 8, 2022
SCALE: 1:200

DATE OF TITLE SEARCH: JUNE 8, 2022
(copy on reverse)

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property; **Except as shown**
3. no visible encroachments exist on the Property from any improvements situated on an adjoining Property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property.

Purpose of Report: This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

This document is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a Pals Geomatics Corp. permit stamp.

LEGEND:

Ø	CONCRETE	◆ (CALC.)	IRON BAR
ADJ.	DIAMETER	I. ●	CALCULATED
BLD.	ADJACENT	OH	IRON POST
B.O.C.	BUILDING	■	OVERHANG
B.O.W.	BACK OF CURB	R/W	PILLAR
DIST.	BACK OF WALK	R	RIGHT OF WAY
DEST.	DISTURBED	(R)	RADIUS
Fd.	DESTROYED	REF.	RADIAL
— x — x — x —	FOUND	RES.	REFERENCE
G	FENCELINE	UTL	RESTORED
INACC.	GARAGE	ASS.	UNABLE TO LOCATE
	INACCESSIBLE		WOOD

Dated at: Edmonton, AB
June 10, 2022

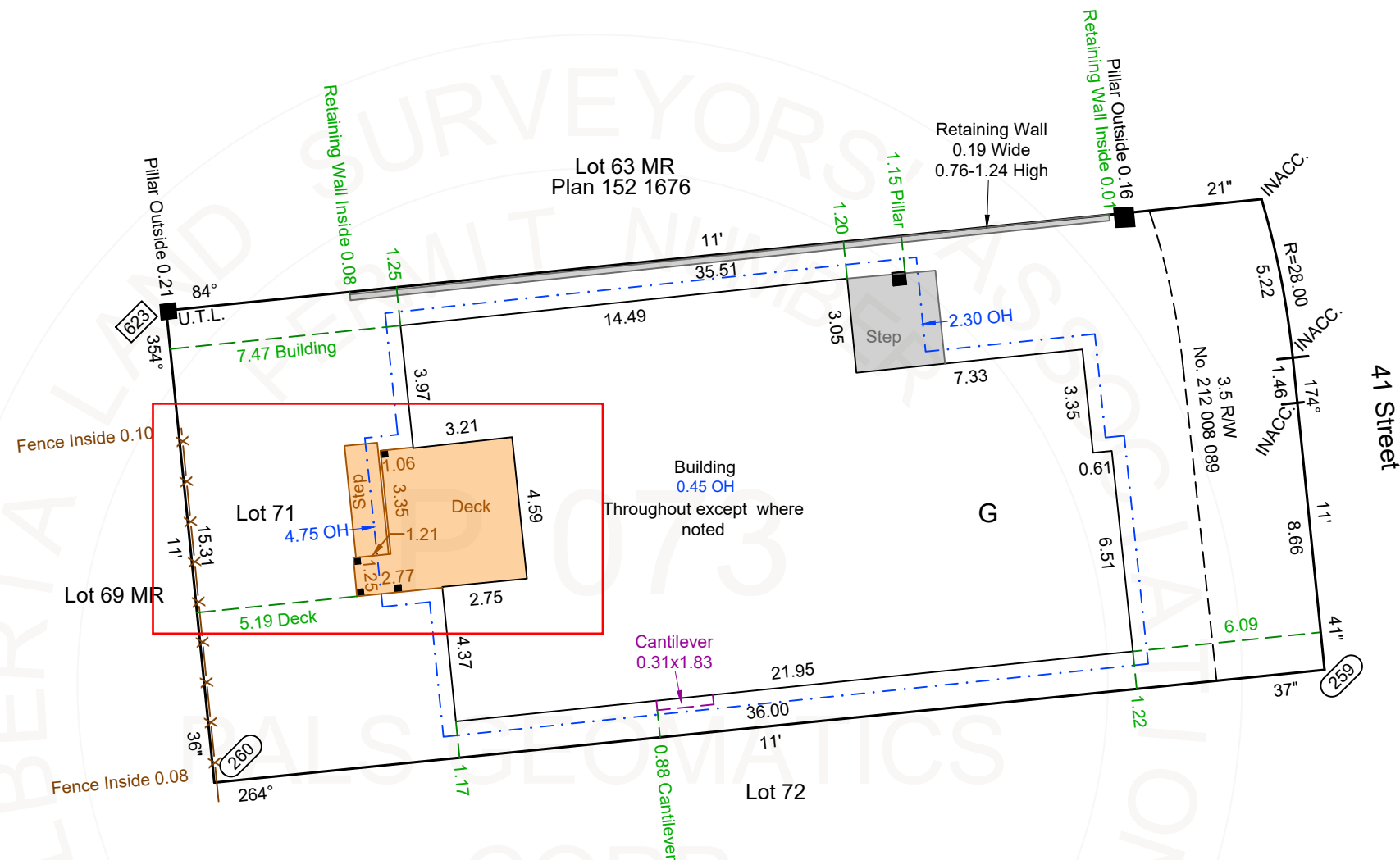
Ryan M. Pals, A.L.S.

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1. DIMENSIONS ARE SHOWN IN METERS AND DECIMALS THEREOF.
2. DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES.
3. EAVES ARE MEASURED TO THE LINE OF THE FASCIA.
4. DIMENSIONS ARE TO FOUNDATION WALLS.
5. BUILDING HAS CLADDING.



EMAIL: RPR@PALSGEOMATICS.COM 10704 - 176TH STREET NW
TEL. (780) 455-3177 EDMONTON, ALBERTA T5S 1G7
FAX: (780) 481-1301 DRAFTER: HW



Approved October 21, 2025

Development Officer

For Rear Deck Use/Location Only; A Variance has been granted to allow deck to encroach 0.81m into required setback

NOTE: LOT CORNER LOCATIONS ARE DERIVED FROM TABLE OF CO-ORDINATES ON DELAYED POSTING SUBDIVISION PLAN. HOUSE LOCATION DETERMINED BY MEASUREMENTS OBTAINED FROM REFERENCE CONTROL.

FENCES SETBACKS ARE SHOWN TO THE CENTER OF THE FENCE POSTS.

DECK HEIGHT: 3.13
RAIL HEIGHT: 1.10

