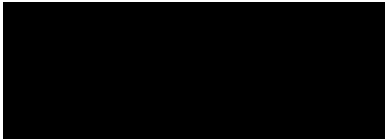


Development Permit Notice of Decision

Date of Decision: October 31, 2025



Proposed Development: Home Based Business Major: Day Home
Mind Tree Day Home

Legal Description: Plan 152 5571, Block 18, Lot 2
Municipal Address: 4506 49 Avenue, Beaumont, AB
Land Use District: Mature Neighbourhood
Permit Application No: D-2025-78
Tax Roll: 008714

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary 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. As this permit has been issued for a Discretionary Use, 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.**
2. Location of the business operations is approved as shown on the attached site plan.
3. A minimum of one (1) on-site parking stall shall be provided for Client parking, as approved on attached parking plan.
- 4. A maximum of six (6) children shall be permitted on-site at any one time. Children of the Applicant/Caregiver are not included in this number.**
5. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in area, shall be permitted.
6. No more than two (2) employees shall be in attendance on-site at any one time.
7. If the address of the business changes, this permit shall become void and a new permit shall be required to continue operations at the new location.

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8. Vehicle parking and on/off loading of people shall be controlled by the Applicant/Owner so as not to interfere with the amenities of the neighbourhood. The driveway shall be kept clear of snow to allow for parking.
9. Hours of operation shall be restricted to 7:30 a.m. - 5:30 p.m., Monday to Friday.
10. A current and valid City of Beaumont [Business License](#) shall be required each year of operation, or this permit shall become void.
11. The Owner shall ensure that the amenities of the neighbourhood are not negatively 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.

Additional Information

1. This application is **not** a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the *Alberta Safety Codes Act, RSA 2000, c S-1*, the *National Building Code – Alberta Edition 2023*, and all other applicable bylaws and/or regulations.
2. This Development Permit is issued under the City of Beaumont *Land Use Bylaw 944-19*. It does not exempt you from compliance with any other Municipal bylaw or statutory plan applicable to the proposed development, any relevant Federal or Provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject Lands.
3. It is the responsibility of the Applicant to ensure that they have reviewed and understand all Instruments registered against the Title of the subject property. This includes all easements, caveats, and restrictive covenants. The City shall not address, nor enforce, any Instruments of which we have no interest in and/or are not a party to.
4. Contact *Alberta One Call* at 1-800-242-3447 to locate underground services prior to construction, if applicable.
5. Electrical, plumbing, and gas permits, as required, shall be the responsibility of the Owner/Applicant. Please, contact the *Inspections Group* at 1-780-554-5048 or questions@inspectionsgroup.ca regarding permits and inspections for these disciplines.
6. This permit will be circulated to *Beaumont Fire Services*, who will determine if a fire inspection shall be required.
7. This permit is subject to approval or exemption by *Leduc Public Health*. Failure to comply may result in cancellation of this development permit and the associated business license. Contact *Leduc Public Health* at 780-980-4644 to schedule an inspection.

Development Permit Notice of Decision

Date of Decision: October 31, 2025

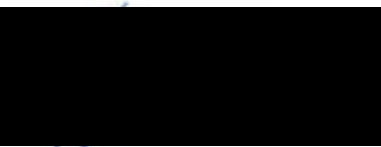
Permit Number: D-2025-78

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:



Emily Jensen
Development Officer
587-338-5935
emily.jensen@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.

Development Permit Notice of Decision

Date of Decision: October 31, 2025

Permit Number: D-2025-78

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 31, 2025
Appeal deadline:	November 21, 2025
Permit active (if no appeals filed):	November 22, 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

Leduc – Strathcona
Services for Children
 Family Day Homes

For HBB Major
 Location/Use Only

203-937 Fir Street Sherwood Park, AB T8A 4N6

Sherwood Park 464-5803
 Leduc 986-3993

EMERGENCY EVACUATION PLAN FOR:

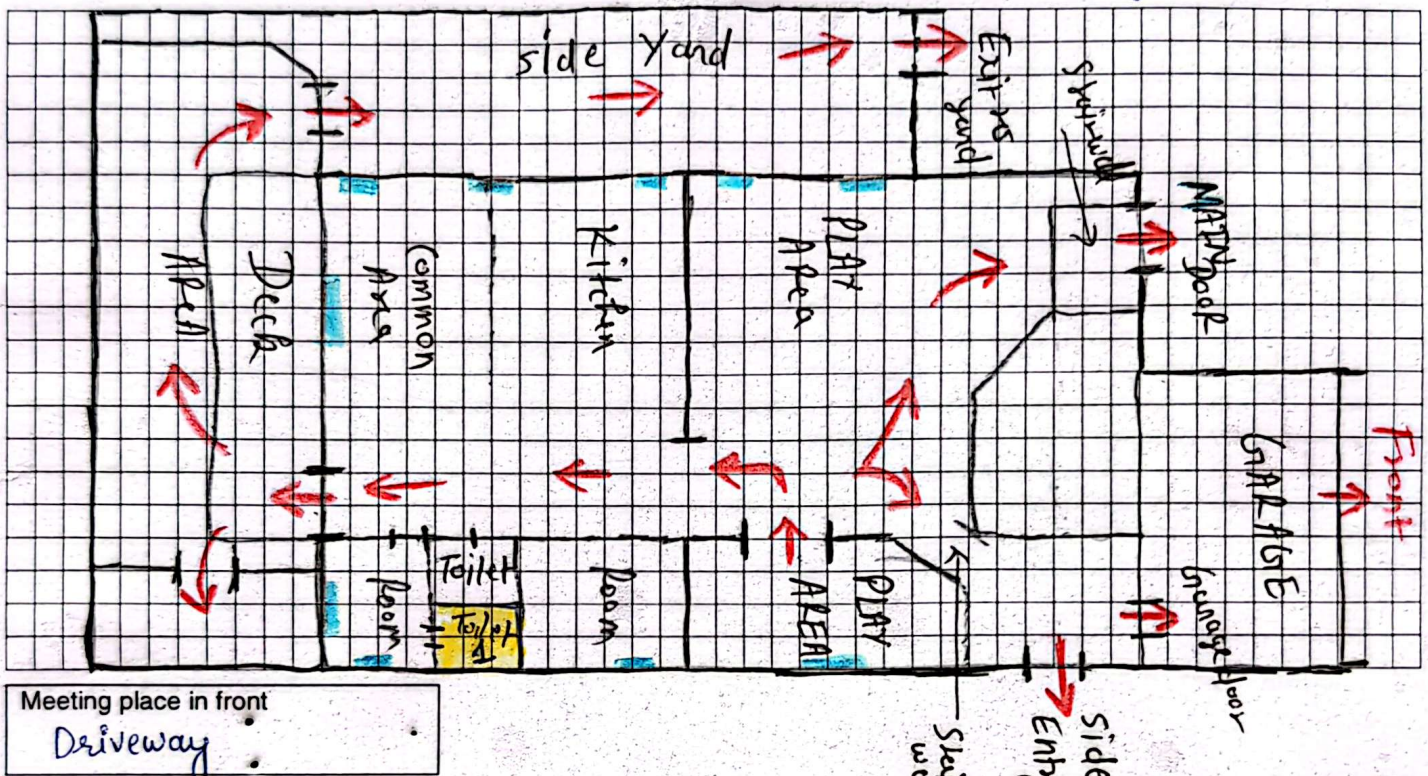
Phone: ADDRESS:

EVACUATION ROUTES IN HOME:

- ❖ Sketch floor plan, marking exits, windows, doorways and stairwells.
- ❖ Use arrows to indicate routes out of your home.
- ❖ Indicate with a "C" rooms that children use for rest or play.

Meeting place in back

Backyard



Meeting place in front

Driveway

LOCATION OF FIRE EXTINGUISHER (A.B.C. 5 LB. ALL PURPOSE)

LOCATION OF SMOKE DETECTORS (ON EACH LEVEL) Kitchen area, 2 bedrooms on main level and upstairs bedroomLocation of Co detector Kitchen Area

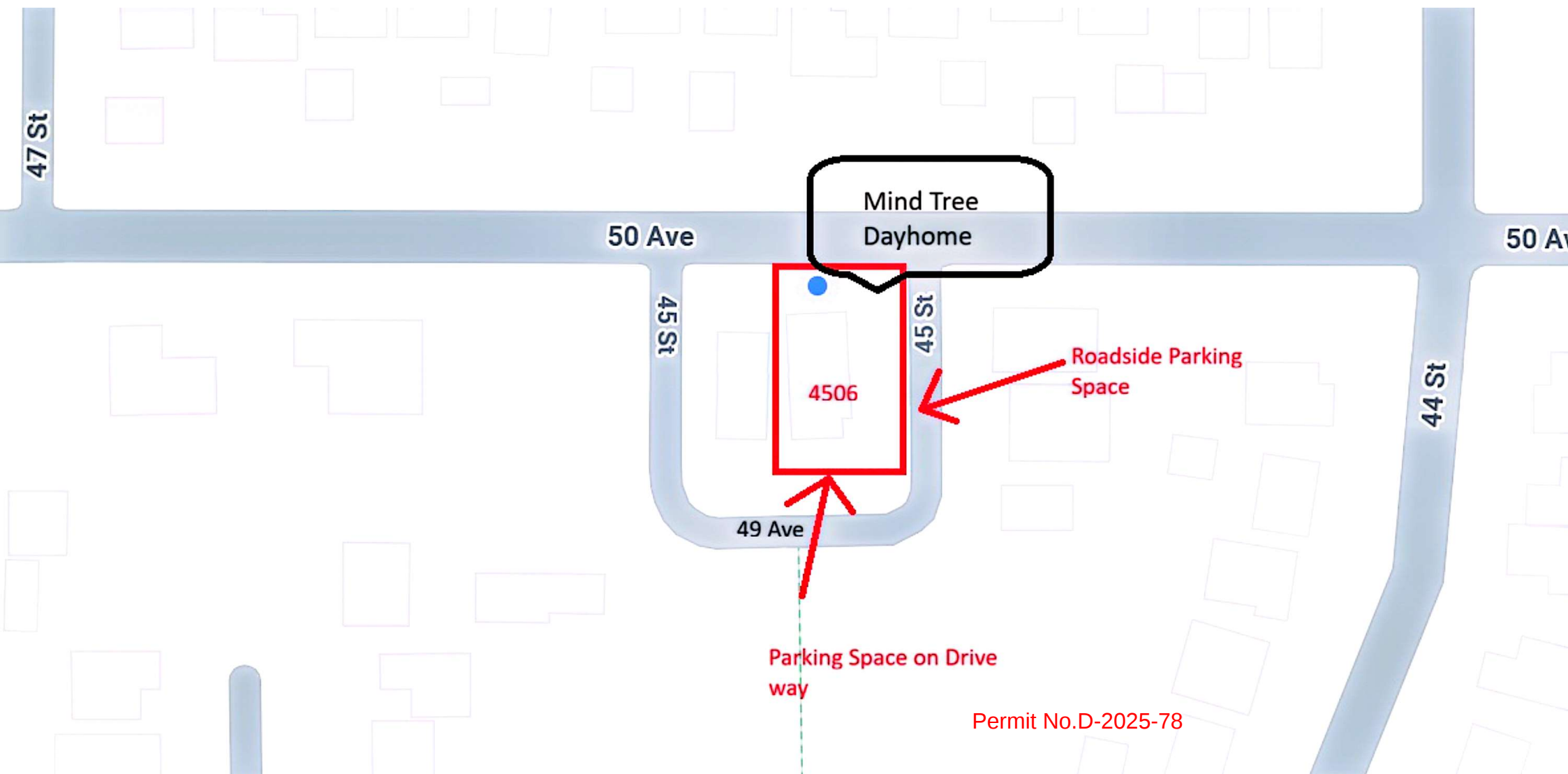
RELOCATION ADDRESS:

LOCK DOWN ROOM (Please highlight on plan)

METHOD OF TRANSPORTATION (IE. WALK, CAR, TAXI ECT.) Walk**REMEMBER!!**

- ❖ Rooms used by children must have 2 exits (door, window)
- ❖ Close bedroom door when child is sleeping
- ❖ Check smoke detectors monthly
- ❖ Do not store paint (in furnace room), gasoline or other combustible hazards inside your home (ie. basement)
- ❖ If you hear your smoke detector alarm, evacuate immediately; if there is no sign of smoke, you may return to check your home or call the Fire Department to check for you.
- ❖ If the fire is bigger than you are, **DO NOT** attempt to extinguish. Evacuate and call the Fire Department/911.

Reviewed July 17, 2019



Mind Tree
Dayhome

4506

Roadside Parking
Space

49 Ave

Parking Space on Drive
way

Permit No.D-2025-78

Approved October 31, 2025
Development Officer

For Designated
Parking for the HBB
Major