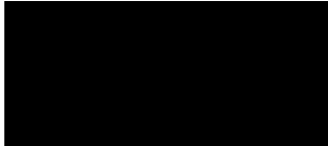


Development Permit Notice of Decision

Date of Decision: November 19, 2025



Proposed Development: Home Based Business Major: Day Home
Cecilia's Day Home

Legal Description: Plan 042 6643, Block 2, Lot 77
Municipal Address: 172 Rue Masson, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2025-90
Tax Roll: 003139

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use 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.**

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. 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.
3. Location of the business operations is approved as shown on the attached site plan.
4. A minimum of one (1) on-site parking stall shall be provided for Client parking, as approved on attached parking plan. On-street parking for pick-up/drop-off may be used, as available.
5. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in area, shall be permitted.
6. Outdoor activities shall not cause a nuisance for adjacent properties.
7. No more than two (2) employees shall be in attendance on-site at any one time.
8. If the address of the business changes, this permit shall become void and a new permit shall be required to continue operations at a new location.

Development Permit Notice of Decision

Date of Decision: November 19, 2025

Permit Number: D-2025-90

9. 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.
10. Client appointments shall be staggered to avoid conflicts between arriving and departing clients/vehicles.
11. Hours of operation shall be restricted to 7:00 a.m. - 5:00 p.m., Monday to Friday.
12. A current and valid City of Beaumont [Business License](#) shall be required each year of operation, or this permit shall become void.
13. 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 Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the *National Building Code – Alberta Edition 2023*, and any other applicable bylaws or regulations.
2. This Development Permit is issued under the City of Beaumont *Land Use Bylaw 944-19*. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, 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.
4. This permit will be circulated to [Beaumont Fire Services](#), who will determine if a fire inspection shall be required.
5. 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](#) directly to schedule an inspection.

Permit Notification Information

In accordance with the City of Beaumont *Land Use Bylaw 944-19*, notice regarding this Development Permit shall be posted on the property.

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.

Development Permit Notice of Decision

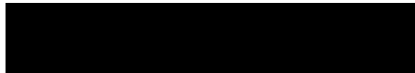
Date of Decision: November 19, 2025

Permit Number: D-2025-90

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



Appeal Information

Any Development Permit may be appealed to the *Subdivision and Development Appeal Board* (SDAB) or the *Land and Property Rights Tribunal* if the permit was:

- a) issued for a permitted use with a variance, or for a discretionary use, or
- b) issued with conditions, or
- c) refused.

An appeal may be filed by:

- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	November 19, 2025
Appeal deadline:	December 10, 2025
Permit active (if no appeals filed):	December 11, 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.

Permit No. D-2025-90

Home-Based Business Major
Parking Plan

Approved November 19, 2025

Development Officer

For required HBB
Major on-site Tenant
Parking Stall Only



House

Garage

Double Garage Door

24'

1-12'

HBB Major
Client Parking

30'

Drive Way - 3 Parking Spaces

36'

LEDUC-STRATHCONA SERVICES FOR CHILDREN

#101 4806 47TH Ave., Leduc, AB, T9E 5X3
#203 937 Fir St., Sherwood Park, AB T8A 4N6

Ph: 780-986-3993 Fx: 780-986-3999
Ph: 780-464-5803 Fx: 780-464-5817

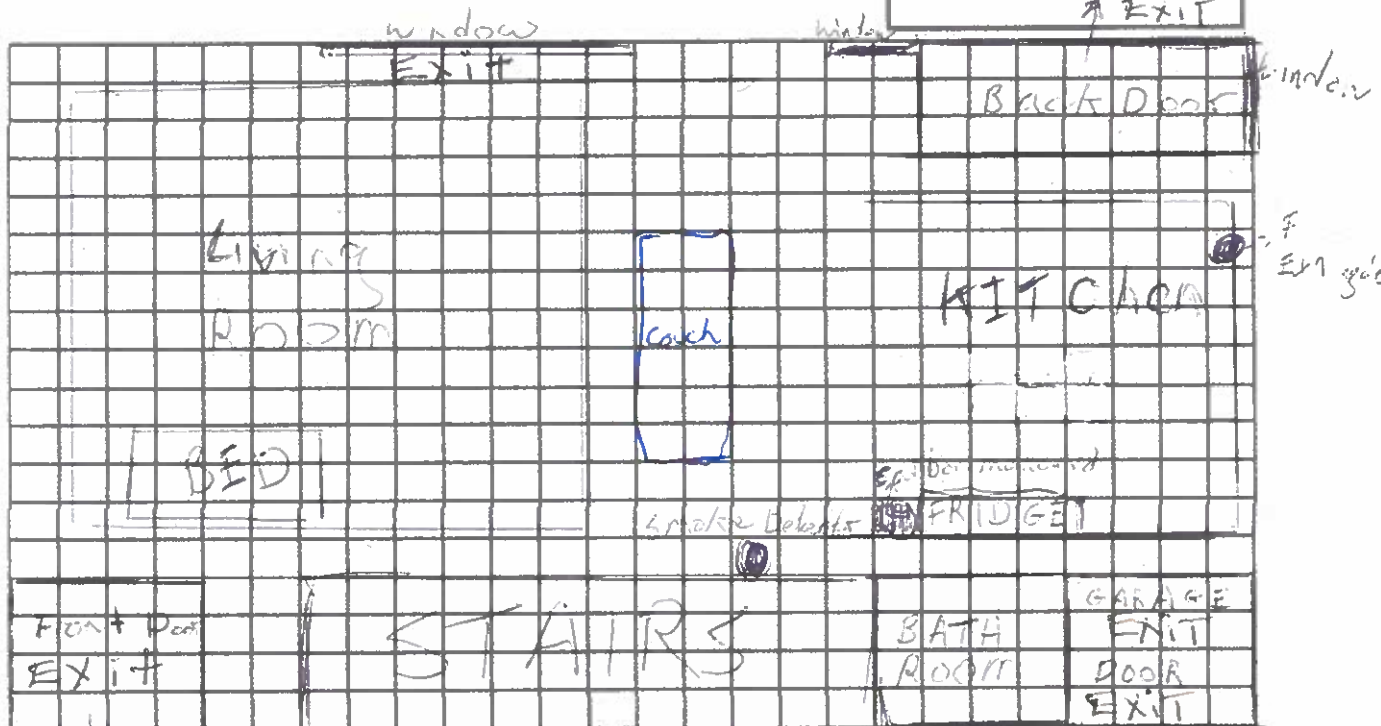
EMERGENCY INFORMATION AND EVACUATION PLAN FOR: Cecilia Hinse

ADDRESS: 172 Rue Masson Beaumont PHONE: 788 284-3897

EVACUATION ROUTES IN HOME:

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

MAIN LEVEL



Meeting place in front
Park

Approved November 19, 2025

Development Officer

For HBB Major Day
Home Use/Location Only

LOCATION OF FIRE EXTINGUISHER (A.B.C. 2 1/2 LB. all purpose) left of microwave

LOCATION OF SMOKE DETECTOR/CO DETECTOR Right of fridge

RELOCATION ADDRESS: 185 Rue Masson Beaumont AB

EVACUATION ADDRESS: Mc Donald's 6404 50ST Beaumont AB T4X 0R6

METHOD OF TRANSPORTATION (i.e. walk, car, etc.): walk or drive

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 paints, lawn mowers, gasoline or other combustible hazards inside your home (i.e. basement)
- if you hear a 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, **DO NOT** attempt to extinguish. Evacuate. Call 911.

12/10, 12/11, 11/13, 12/14

Leduc-Strathcona Services for Children