

Development Permit Notice of Decision

Date of Decision: November 17, 2025

Victory Homes Ltd.
1665 91 Street SW
Edmonton, AB T6X 0W8

Proposed Development: **Accessory Building: Multi-Attached Detached Garage
(5.33m x 6.10m) w/Variance (1 of 4 Units)
(New House Permit No. DB-2025-638)**

Legal Description: Plan 252 0053, Block 2, Lot 21
Municipal Address: 6601 42 Avenue, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: DB-2025-647
Tax Roll: 010808

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Conventional Neighbourhood District and has been **approved** by the Development Authority, subject to the conditions listed below. Unless otherwise provided for in this approval, all requirements of the City of Beaumont *Land Use Bylaw 944-19* shall be met. **Be sure to review all the documentation included with this permit.**

- 1. As this permit has been issued for a Permitted Use with 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.**
2. Development shall commence within one year from the date of decision noted above. If the development does not commence within this time frame, a new development permit will be required.
3. Location of the Detached Garage has been approved as shown on the attached site plan.
4. The maximum allowable total combined site coverage for Accessory Buildings in the Conventional Neighbourhood (CN) District is 15.0%. The approved Accessory Building encompasses 8.39% of the maximum allowable site coverage.
5. The minimum required side yard setback for an accessory building adjacent to a secondary frontage in the Conventional Neighbourhood District (CN) is 3.00m.
- 6. A variance has been granted to Section 3.3.6(b)(ii) of the City of Beaumont *Land Use Bylaw 944-19*, to allow the Detached Garage to encroach 1.05m into the required 3.00m setback.**

Development Permit Notice of Decision

Date of Decision: November 17, 2025

Permit Number: DB-2025-647

7. No structure or sidewalk for side entry/rear yard access shall impede the required side yard swale for approved surface drainage on the Lot. A minimum 0.30m setback shall be required between side property lines and all structures and/or hard surfacing, with a minimum 2% cross slope to swale. Structures over 0.60m in height shall require separate permits.

8. The Accessory Building shall be constructed with exterior finish materials that complement the Principal Dwelling.
9. Provide adequate surface drainage, ensuring positive drainage away from building foundation and ensuring no water runs onto an adjacent property. In all cases, compliance with the City of Beaumont *Surface Drainage Bylaw 1058-25* shall be required.

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, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.
3. Contact *Alberta One Call*, at 1-800-242-3447 to locate underground services prior to construction, if applicable.
4. A 6% driveway slope is considered ideal; this plan shows average slopes of 9.8% to property line and 7.8% to lane.

If your plan shows a steep slope on the driveway, the owner may experience difficulties opening car doors, or parking on the surface when it is icy. You may wish to adjust the garage floor elevation to decrease the driveway slope.

If your plan shows a very shallow slope on the driveway, during a heavy snow melt or heavy and prolonged rain, the owner may experience water draining back into the garage and landscaped areas that have been constructed low relative to the street. You may wish to adjust the garage floor elevation to increase the driveway slope.

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

Development Permit Notice of Decision

Date of Decision: November 17, 2025

Permit Number: DB-2025-647

this permit, as explained above. Notice shall also be posted on site for a minimum period of ten (10) consecutive days within the 21-day appeal period.

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.

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: November 17, 2025

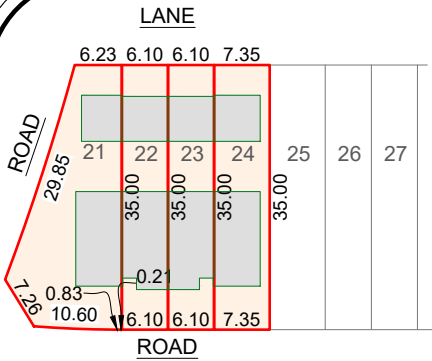
Permit Number: DB-2025-647

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 17, 2025
Appeal deadline:	December 8, 2025
Permit active (if no appeals filed):	December 9, 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.

PLOT PLAN



NOTE:
TOWN OF BEAUMONT TO CONFIRM
GARAGE SIDE SETBACK FOR LOT 21.

NOTE:
DEVELOPER FENCE WILL BE
CONSTRUCTED WITHIN THE
BOUNDARY OF THIS LOT.

Structures & hard
surfacing within side
yards shall ensure a min.
0.30m setback to property
lines (see permit
conditions)

Variances have been
granted to allow the
interior units to exceed
max. site coverage

A Variance has been
granted to allow unit
on Lot 21 to encroach
into req'd 3.0m side
yard setback

Approved November 17, 2025

Development Officer

For Detached Garage
Use/Location Only

ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	12.51
BOTTOM OF FOOTING:	9.26
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	11.67
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-11.50, M-11.95, R-11.85	
GRADE BELOW-BACK/SIDE DOOR SILL:	
L-11.50 (GRADE AT SIDE ENTRY) R-11.95 (GRADE AT SIDE ENTRY)	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	12.21
GARAGE FLOOR:	11.55
SANITARY SEWER SERVICE INVERT:	SEE DETAILS
FOOTING SIZE:	0.20

NOTES	
- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.	
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY	
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.	
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.	
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS	
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.	
RAIN WATER LEADERS NOT REQUIRED.	
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS	
BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.	
- SANITARY SEWER INVERT (LOT 21) = 7.86	
- STORM = 9.28	
- SANITARY SEWER INVERT (LOT 22) = 7.87	
- STORM = 9.29	
- SANITARY SEWER INVERT (LOT 23) = 7.89	
- STORM = 9.31	
- SANITARY SEWER INVERT (LOT 24) = 7.89	
- STORM = 9.31	

DETAILS	
- LOT AREA (21): 387.81 m ² (4174.4 ft ²)	
- HOUSE AREA: 80.62 m ² (867.8 ft ²)	
- HOUSE COVERAGE: 20.79 %	
- GARAGE AREA: 32.53 m ² (350.2 ft ²)	
- GARAGE COVERAGE: 8.39 %	
- TOTAL COVERAGE: 29.18 %	
- DRIVEWAY AREA: 26.65 m ² (286.9 ft ²)	
- LOT AREA (22): 213.50 m ² (2298.1 ft ²)	
- HOUSE AREA: 78.91 m ² (849.3 ft ²)	
- HOUSE COVERAGE: 36.96 %	
- GARAGE AREA: 36.23 m ² (390.0 ft ²)	
- GARAGE COVERAGE: 16.97 %	
- TOTAL COVERAGE: 53.93 %	
- DRIVEWAY AREA: 31.41 m ² (338.1 ft ²)	
- LOT AREA (23): 213.50 m ² (2298.1 ft ²)	
- HOUSE AREA: 78.91 m ² (849.3 ft ²)	
- HOUSE COVERAGE: 36.96 %	
- GARAGE AREA: 36.23 m ² (390.0 ft ²)	
- GARAGE COVERAGE: 16.97 %	
- TOTAL COVERAGE: 53.93 %	
- DRIVEWAY AREA: 31.41 m ² (338.1 ft ²)	
- LOT AREA (24): 257.25 m ² (2769.0 ft ²)	
- HOUSE AREA: 80.62 m ² (867.8 ft ²)	
- HOUSE COVERAGE: 31.34 %	
- GARAGE AREA: 37.18 m ² (400.2 ft ²)	
- GARAGE COVERAGE: 14.45 %	
- TOTAL COVERAGE: 45.79 %	
- DRIVEWAY AREA: 30.46 m ² (327.9 ft ²)	

LEGEND					
PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	B.O.C.
PROPOSED STREET LIGHT		PROPOSED SERVICE PEDESTAL		PROPOSED BACK OF WALK	B.O.W.
PROPOSED C.C. LOCATION		PROPOSED POWER SERVICE		PROPOSED LIP OF LANE	L.O.L.
PROPOSED TRANSFORMER		PROPOSED FENCE LINE		PROPOSED UTILITY VAULT	

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.
21,22,23,24	2	252 0053
CIVIC ADDRESS:		
6601 42 AVENUE (LOT 21) 6603 42 AVENUE (LOT 22) 6605 42 AVENUE (LOT 23) 6607 42 AVENUE (LOT 24)		
LOCATION	SUBDIVISION	
BEAUMONT	RUISSEAU	

Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7

Member

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	5/26/25	JGRAY	
01	6/24/25	AWANG	GARAGE LOC.
BUILDER/OWNER: VICTORY HOMES			
MODEL:TOWNHOUSE MODERN CONTEMP. (STANDARD)			
JOB NUM.:			
LOT ZONING: CN			
SCALE: 1:300			