

Development Permit Notice of Decision

Date of Decision: November 6, 2025

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

Proposed Development: **Accessory Building: Multi-Attached Detached Garage (6.10m x 5.94m) Interior Unit w/Variance (3 of 4 Units) (New House Permit No. DB-2025-645)**

Legal Description: Plan 252 0053, Block 5, Lot 45
Municipal Address: 6606 42 Avenue, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: DB-2025-653
Tax Roll: 010871

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 16.65% of the maximum allowable site coverage.
- 5. A variance has been granted to Section 3.3.6(b)(v) of the City of Beaumont *Land Use Bylaw 944-19*, to allow the Detached Garage to exceed the maximum allowable total site coverage of 15.0% for Accessory Buildings in the Conventional Neighbourhood District (CN) by 1.65%. No additional accessory buildings shall be permitted on this Lot.**

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6. 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
7. The Accessory Building shall be constructed with exterior finish materials that complement the Principal Dwelling.
8. 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 4.5% to property line and 3.6% 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

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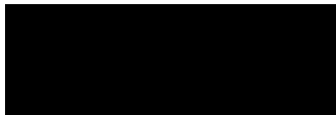
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this permit, as explained above. Notice shall also be posted on site for a minimum period of ten (10) consecutive days within the 21-day appeal period.

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.

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 6, 2025
Appeal deadline:	November 27, 2025
Permit active (if no appeals filed):	November 28, 2025

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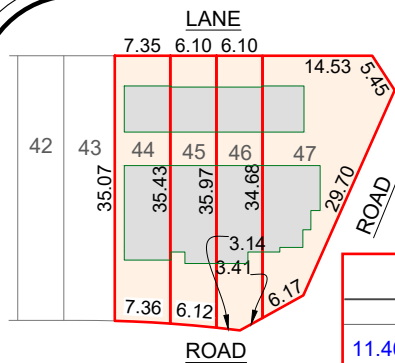
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To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at www.beaumont.ab.ca.

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NOTE:
EXTRA HEIGHT CONCRETE CURB
REQUIRED

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 interior units to exceed max. site coverage

Approved November 6, 2025

Development Officer
For Detached Garage(s)
Use/Location Only

ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	12.46
BOTTOM OF FOOTING:	9.21
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	11.62
4 RISE, DOWN 4'	
FINISHED GRADE AT-BACK OF HOUSE:	
L-11.90, M-11.95, R-11.50	
GRADE BELOW-BACK/SIDE DOOR SILL:	
L-11.80 GRADE AT SIDE ENTRY R-11.40 GRADE AT SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	12.16
GARAGE FLOOR:	11.60
SANITARY SEWER SERVICE INVERT:	SEE DETAILS
FOOTING SIZE:	0.20

- 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 44) = 7.84
- STORM = 9.17
- SANITARY SEWER INVERT (LOT 45) = 7.83
- STORM = 9.16
- SANITARY SEWER INVERT (LOT 46) = 7.82
- STORM = 9.15
- SANITARY SEWER INVERT (LOT 47) = 7.82
- STORM = 9.14

- LOT AREA (44): 258.87 m² (2786.5 ft²)
- HOUSE AREA: 80.71 m² (868.8 ft²)
- HOUSE COVERAGE: 31.18 %
- GARAGE AREA: 37.18 m² (400.2 ft²)
- GARAGE COVERAGE: 14.36 % ✓
- TOTAL COVERAGE: 45.54 %
- DRIVEWAY AREA: 30.46 m² (327.9 ft²)

- LOT AREA (45): 217.65 m² (2342.7 ft²)
- HOUSE AREA: 78.81 m² (848.3 ft²)
- HOUSE COVERAGE: 36.21 %
- GARAGE AREA: 36.23 m² (390.0 ft²)
- GARAGE COVERAGE: 16.65 % ✓
- TOTAL COVERAGE: 52.86 %
- DRIVEWAY AREA: 31.41 m² (338.1 ft²)

- LOT AREA (46): 218.58 m² (2352.7 ft²)
- HOUSE AREA: 78.97 m² (850.0 ft²)
- HOUSE COVERAGE: 36.13 %
- GARAGE AREA: 36.23 m² (390.0 ft²)
- GARAGE COVERAGE: 16.58 % ✓
- TOTAL COVERAGE: 52.70 %
- DRIVEWAY AREA: 31.41 m² (338.1 ft²)

- LOT AREA (47): 391.70 m² (4216.3 ft²)
- HOUSE AREA: 80.75 m² (869.2 ft²)
- HOUSE COVERAGE: 20.61 %
- GARAGE AREA: 33.46 m² (360.2 ft²)
- GARAGE COVERAGE: 8.54 % ✓
- TOTAL COVERAGE: 29.16 %
- DRIVEWAY AREA: 27.41 m² (295.1 ft²)

PROPOSED CLEAN OUT	
PROPOSED STREET LIGHT	
PROPOSED C.C. LOCATION	
PROPOSED TRANSFORMER	

PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE

PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.

DESIGN GRADE ELEVATION	AS-BUILT ELEVATION	PROPOSED ELEVATION	CENTERLINE ELEVATION
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Pals Geomatics
Corp.

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

Canadian Home Builders Association
Edmonton Region Member

Rev. No.	Date:	Drafted By:	Description
PP	6/4/25	AWANG	
01	6/24/25	AWANG	GARAGE

BUILDER\OWNER: VICTORY HOMES

MODEL: TOWNHOUSE PRAIRIE

JOB NUM.:

LOT ZONING:	CN	SCALE: 1:300
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