

Development Permit Notice of Decision

Date of Decision: December 5, 2025

Homes by Avi (Edmonton) LP
1260 91 Street SW
Edmonton, AB T6X 0P2

Proposed Development: **Variance: Side Yard Setback for
Existing Single Detached Dwelling**

Legal Description: Plan 212 2951, Block 6, Lot 20
Municipal Address: 5417 69 Street, Beaumont, AB
Land Use District: Integrated Neighbourhood
Permit Application No: D-2025-115
Tax Roll: 009745

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Variance within the Integrated Neighbourhood (IN) 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 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. Location of the principal building is approved as per the attached site plan.
3. **A variance has been granted to allow the principal building to encroach 0.08m into the required minimum 1.20m side yard setback for the Integrated Neighbourhood District.**

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.

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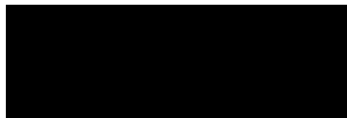
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3. Contact *Alberta One Call*, at 1-800-242-3447 to locate underground services prior to construction, if applicable.

Permit Notification Information

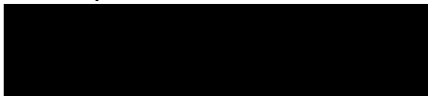
In accordance with the City of Beaumont *Land Use Bylaw 944-19*, notice regarding this Development Permit shall be posted on site for a minimum of ten (10) consecutive days within the 21-day appeal period.

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



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.

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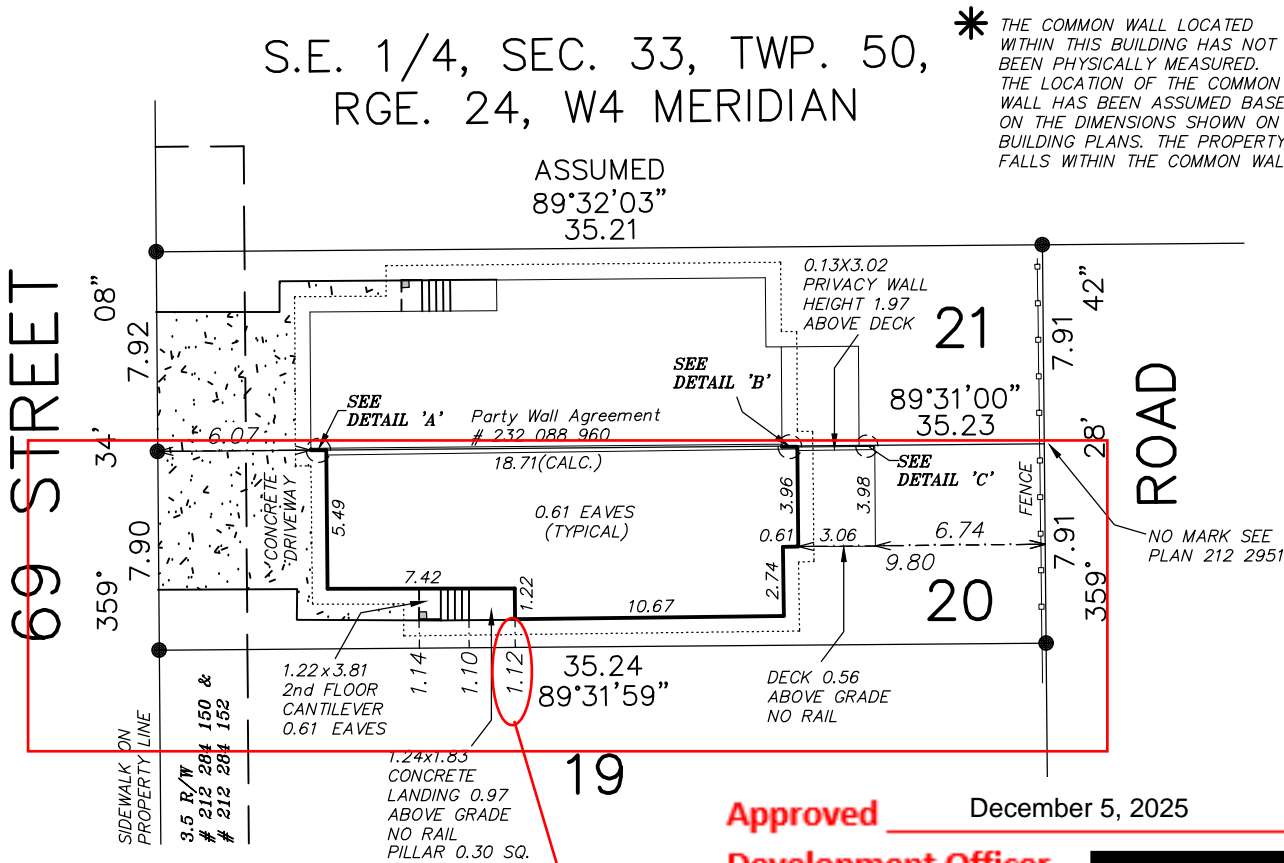
As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	December 5, 2025
Appeal deadline:	December 30, 2025
Permit active (if no appeals filed):	December 31, 2025

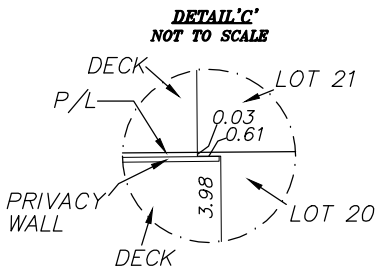
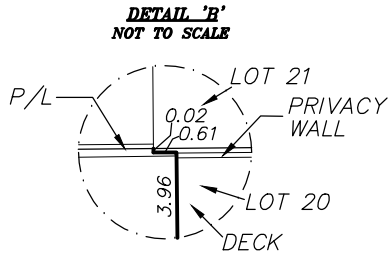
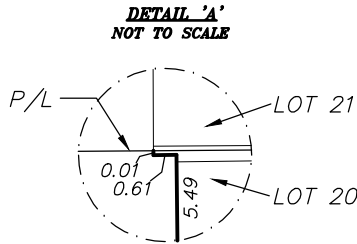
To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at www.beaumont.ab.ca.



Permit No. D-2025-115



* THE COMMON WALL LOCATED WITHIN THIS BUILDING HAS NOT BEEN PHYSICALLY MEASURED. THE LOCATION OF THE COMMON WALL HAS BEEN ASSUMED BASED ON THE DIMENSIONS SHOWN ON THE BUILDING PLANS. THE PROPERTY LINE FALLS WITHIN THE COMMON WALL.



Approved December 5, 2025
Development Officer

A Variance has been granted to allow the principal building to encroach 0.08m into required 1.20m side yard setback



Stantec Geomatics Ltd.
300 - 10220 103 Avenue NW
Edmonton, Alberta, Canada
Tel. 780-917-7000
www.stantec.com

Alberta Land Surveyor's Real Property Report

Legal Description (the "Property")

Lot 20 Block 6 Plan 212 2951

ELAN
BEAUMONT

Municipal Address

5417 - 69 STREET

Scale

1:300

0 5 10 15

Notes

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF.
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION
3. REFER TO TITLE FOR INSTRUMENTS AFFECTING EXTENT OF TITLE.
4. BUILDING IS A SEMIDETACHED WITH ATTACHED GARAGE
5. STAGE OF CONSTRUCTION: ROOFED
6. TITLE SEARCHED ON AUGUST 21, 2023
(COPY ON REVERSE HEREOF)
7. STATUTORY IRON POST FOUND THUS: ●
SURVEYED BETWEEN MARCH 2, 2023 - MARCH 10, 2023
8. ALL EAVES SHOWN ARE DIMENSIONED TO FASCIA
9. THE CENTERLINE OF THE FENCE IS WITHIN 0.2 METRES OF THE PROPERTY LINES, UNLESS OTHERWISE NOTED.

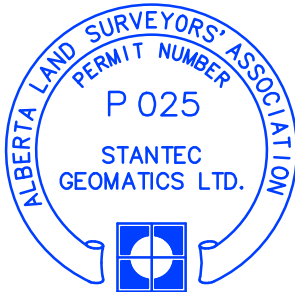
Certification

I HEREBY CERTIFY THAT THIS REPORT WAS PREPARED AND PERFORMED UNDER MY SUPERVISION, DIRECTION, AND CONTROL AND IN ACCORDANCE WITH STANDARDS AND RULES FOR THE PRACTICE OF SURVEYING PRESCRIBED BY THE ALBERTA LAND SURVEYORS' ASSOCIATION. 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 C, SECTION 6.5 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.
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.

THE SURVEY WAS COMPLETED ON AUGUST 17, 2023
DATED AT EDMONTON, ALBERTA
AUGUST 22, 2023

KEVIN MACLEOD, ALBERTA LAND SURVEYOR



Purpose of Report: This report has 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. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. This report should not be used to establish boundaries (e.g., for fencing) 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 because subsequent development changes on the property will not be reflected on the Report.

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Client: HOMES BY AVI
By: HY

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