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## Development Permit Notice of Decision

Date of Decision: January 7, 2026



**Proposed Development:** Home Based Business Major: Day Home  
*Early Steps Learning Day Home*  
**Legal Description:** Plan 172 0447, Block 3, Lot 40  
**Municipal Address:** 3508 49 Avenue, Beaumont, AB  
**Land Use District:** Conventional Neighbourhood  
**Permit Application No:** D-2025-106  
**Tax Roll:** 008798

**Development Permit Status:** Approved with conditions

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### 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.**

- 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.**
- 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.
- Location of the business operations is approved as shown on the attached site plan.
- A minimum of one (1) on-site parking stall shall be provided for Client parking, as approved on attached parking plan.
- One (1) non-illuminated sign, no greater than 0.60m x 0.90m in area, shall be permitted. No additional signs shall be placed within the City or on Municipal boulevards without permits/approvals.**
- Outdoor activities shall not cause a nuisance for adjacent properties.
- No more than two (2) employees shall be in attendance on-site at any one time.

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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.
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 7:30 a.m. - 6:00 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.
14. Where a Day Home is a Use within a Residential Dwelling, the Owner/Applicant shall ensure compliance with the Early Learning & Child Care Act, Alberta Child and Family Services Authority.
15. 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.

### **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.

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### **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.

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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](mailto: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.

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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.

<b>Notice of Decision:</b>	January 7, 2026
<b>Appeal deadline:</b>	January 28, 2026
<b>Permit active</b> (if no appeals filed):	January 29, 2026

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](mailto: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](http://www.beaumont.ab.ca).

Early Steps Learning Day Home

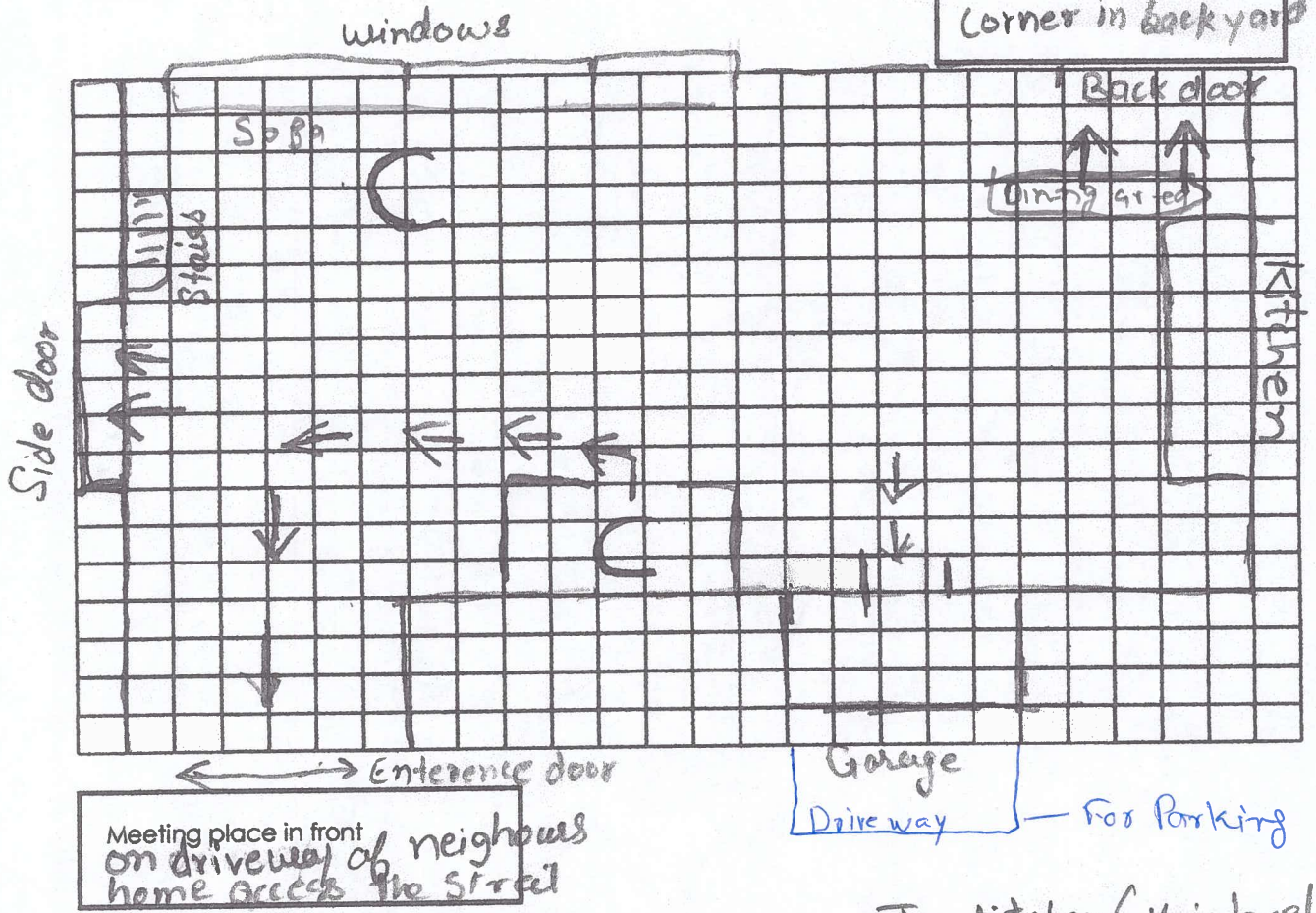
EMERGENCY INFORMATION AND EVACUATION PLAN FOR:

ADDRESS: 3508, 49 Ave Beaumont PHONE: [Redacted]

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.

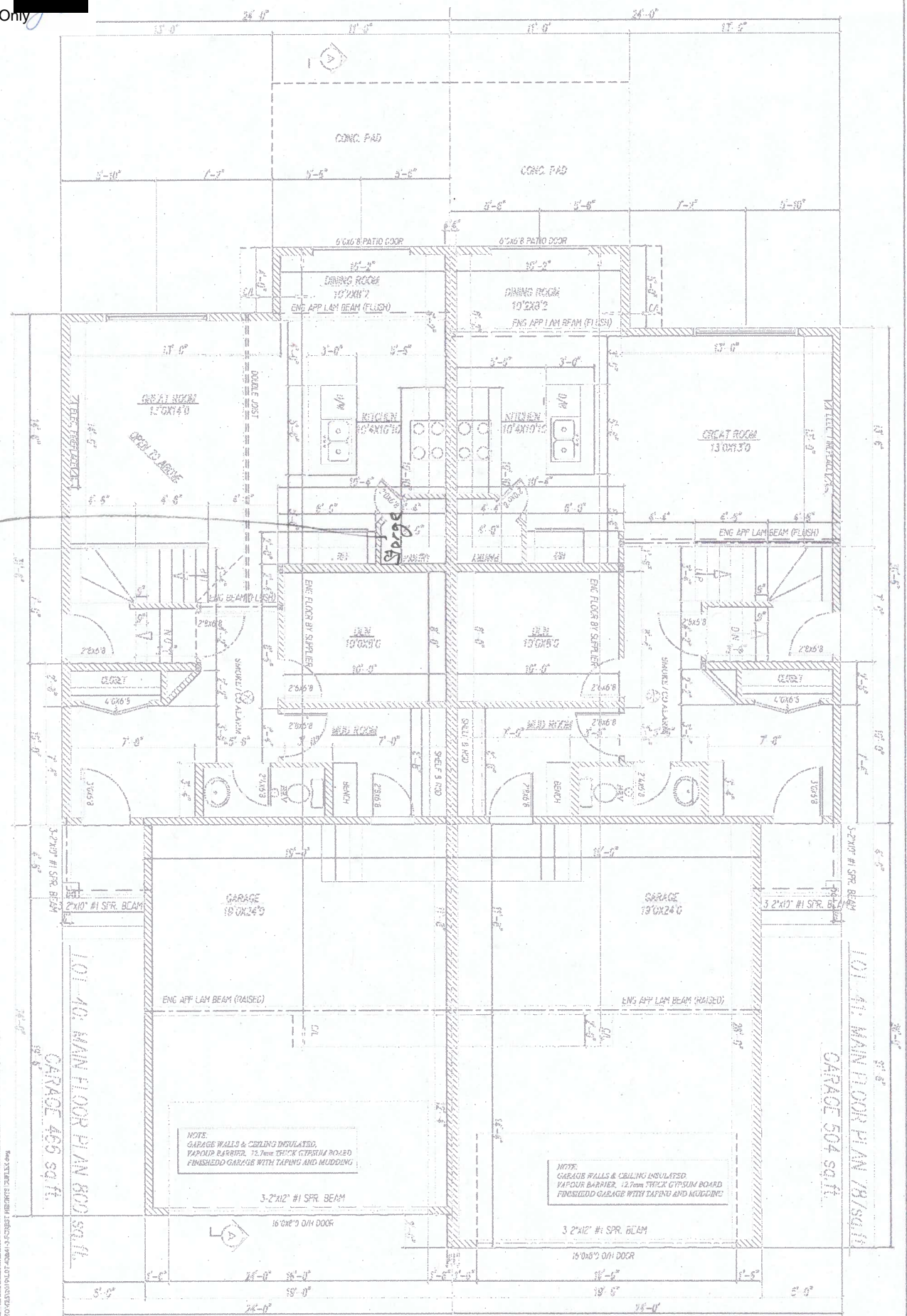
MAIN LEVEL



LOCATION OF FIRE EXTINGUISHER (A.B.C. 2 1/2 LB. all purpose) In kitchen (Main level)  
 LOCATION OF SMOKE DETECTOR/CO DETECTOR On main level  
 RELOCATION ADDRESS: [Redacted]  
 EVACUATION ADDRESS: [Redacted]  
 LOCK DOWN LOCATION: Main level  
 (please highlight area on plan)  
 METHOD OF TRANSPORTATION (i.e. walk, car, etc.): walk, car

- **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.

Products Store



NOTE:  
 GARAGE WALLS & CEILING INSULATED.  
 VAPOUR BARRIER, 1.27cm THICK GYPSUM BOARD.  
 FINISHED GARAGE WITH TAPING AND MUDDING.

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**TH TECH DESIGNS**  
 CANADA LTD.  
 204 75 ST NW #2  
 EDMONTON, AB T6B 5T9  
 PHONE: (780) 450-4312  
 FAX: 1-888-872-6593

ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF EDMONTON  
 IN 99-0-2 OR IN PART IN ANY FORM.  
 CONTRACTOR / BUILDER TO VERIFY ALL SPECIFICATIONS AND  
 DIMENSIONS BEFORE COMMENCING CONSTRUCTION AND REPORT  
 ANY ERRORS OR OMISSIONS TO THIS OFFICE.  
 ALL DIMENSIONS SHALL BE READ NOT SCALED.

**LOT 41, BLOCK 3, PLAN 172 0447, FOREST HEIGHTS**  
 3558 - 49 AVENUE, BEAUMONT  
**LOT 46, BLOCK 3, PLAN 172 0447, FOREST HEIGHTS**  
 3558 - 49 AVENUE, BEAUMONT

DATE	17/01/2025
SCALE	1/4" = 1'-0"
DRAWN	DIANE MC
UTIL	5/8