
Development Permit Notice of Decision

Date of Decision: January 27, 2026



Proposed Development: Home Based Business Major: **Small Scale Bakery**

Baker Baker One-Nine

Legal Description: Plan 052 3100, Block 4, Lot 46
Municipal Address: 6206 53 Avenue, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2026-004
Tax Roll: 003262

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use 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 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 frame, a new development permit will 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.
5. A maximum of ten (10) clients per day shall be permitted.
6. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in area, shall be permitted.
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 the new location.

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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 9:00 a.m. - 7:00 p.m., Monday to Sunday
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. No commodity other than the product or service of the home-based business shall be sold on the premises.

Additional Information

1. 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.
2. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.
3. All applications for development and all development, construction, or installations contemplated, shall comply with the provisions of the [Alberta Safety Codes Act, RSA 2000, c S-1](#) and the [National Building Code – Alberta Edition 2023](#), and the regulations made thereunder.
4. It is the responsibility of the Applicant to ensure that they have reviewed and understand all Instruments registered against the Title of the subject property. This includes all easements, caveats, and restrictive covenants. The City shall not address, nor enforce, any Instruments of which we have no interest in and/or are not a party to.
5. Electrical, plumbing, and gas permits, as required, shall be the responsibility of the Owner/Applicant. Please, contact [The Inspections Group inc.](#) regarding permits and inspections for these disciplines.
6. 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, notices regarding this Development Permit have been mailed to owners of adjacent and nearby properties, as these individuals have the right to appeal this permit, as explained above. The same Development Permit Notice mailed to these individuals has been attached for your information.

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:



Emily Jensen
Development Officer
587-338-5935
emily.jensen@beaumont.ab.ca

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Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) 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.

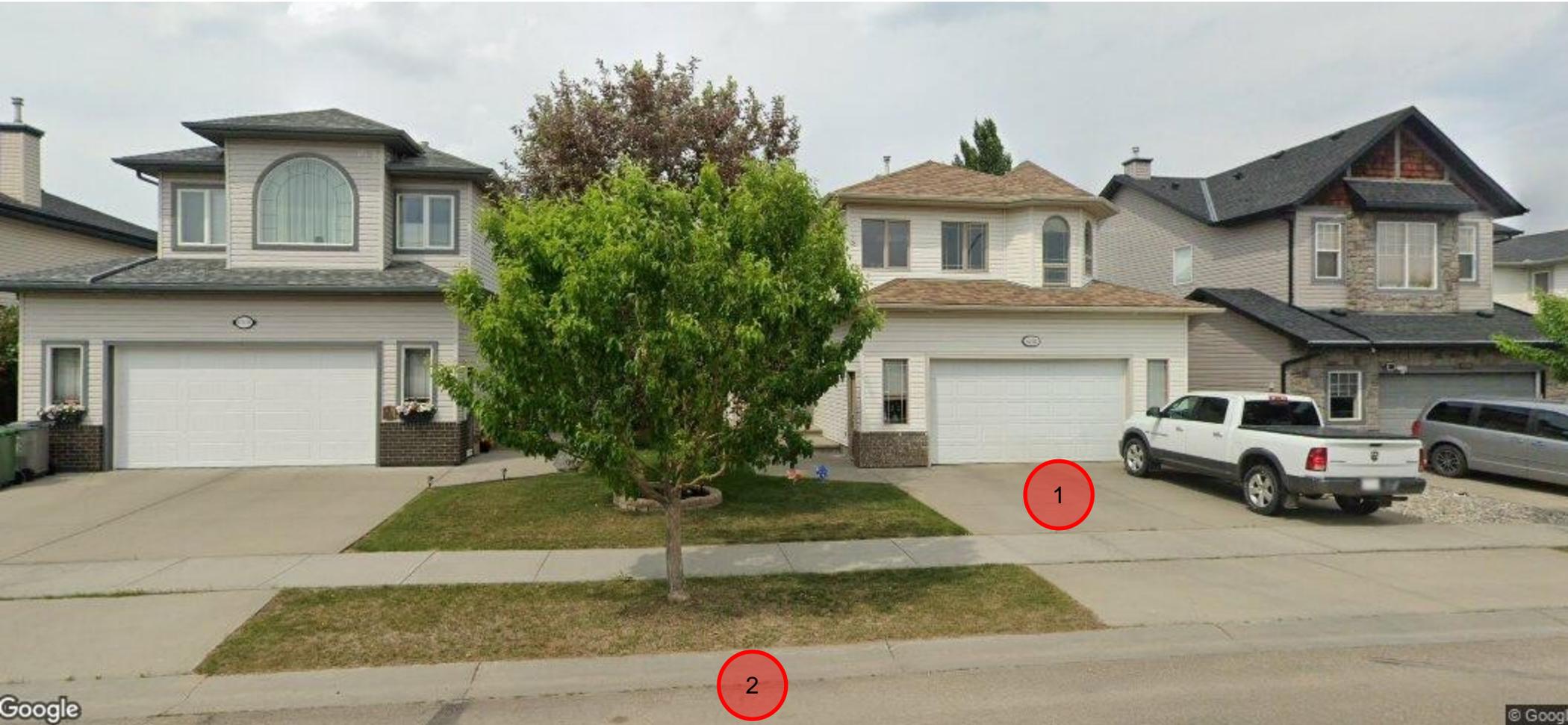
As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	January 27, 2026
Appeal deadline:	February 17, 2026
Permit active (if no appeals filed):	February 18, 2026

Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. 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

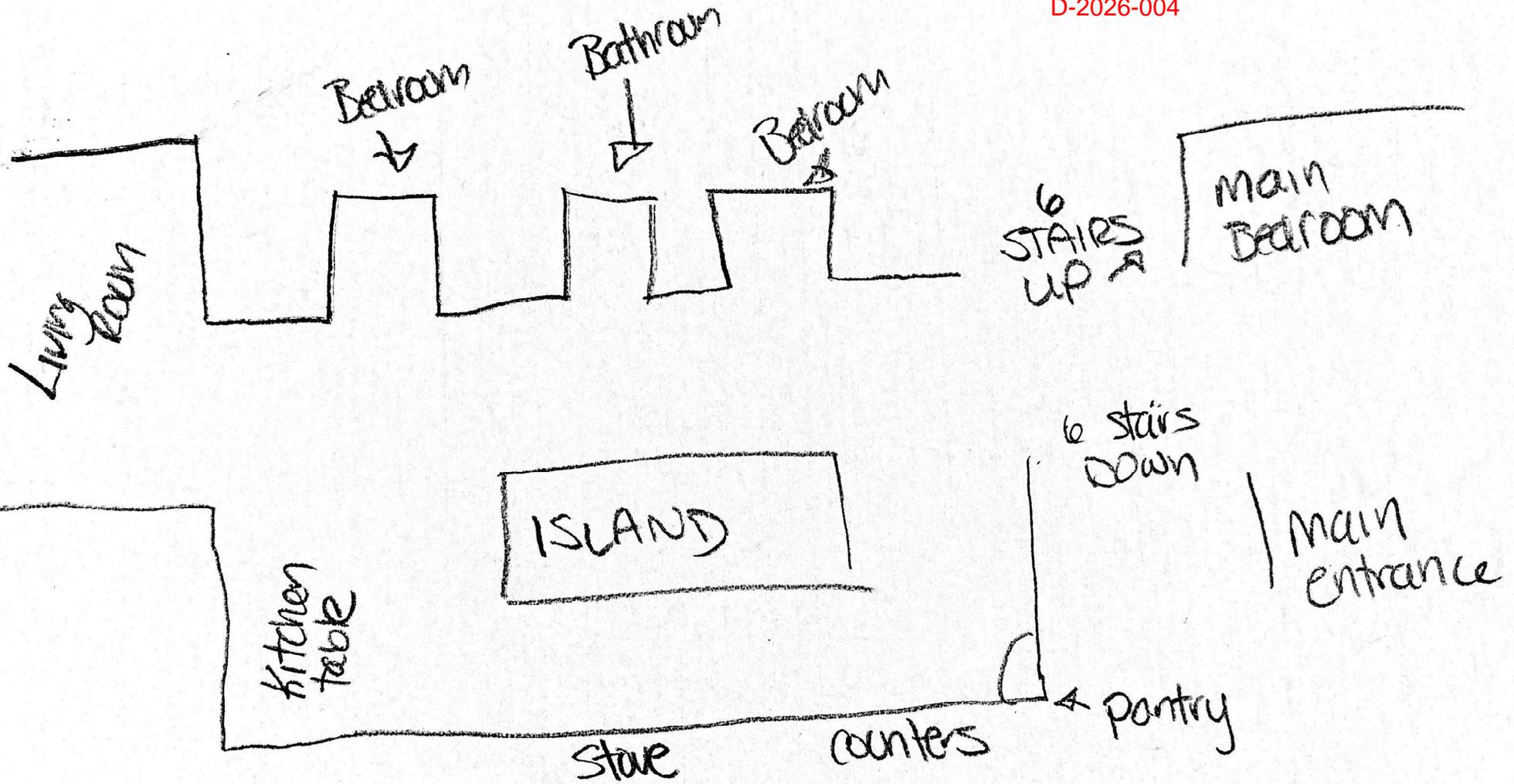
Permit No.
D-2026-004

Approved January 27, 2026
Development Officer [Redacted]
For Parking Plan and
Location/ Use Only



Parking Spaces

Permit No.
D-2026-004



Approved January 27, 2026
Development Officer
For Location/
Use Only

