

## Development Permit Notice of Decision

Date of Decision: February 23, 2026

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

**Proposed Development:** **Accessory Building: Semi-Detached Garage w/ Variance (5.49m x 6.10m) (New House Permit No. DB-2025-759)**

**Legal Description:** Plan 252 2038, Block 11, Lot 14  
**Municipal Address:** 5627 Parc Réunis Way, Beaumont, AB  
**Land Use District:** Integrated Neighbourhood  
**Permit Application No:** DB-2025-761  
**Tax Roll:** 011229

**Development Permit Status:** Approved with conditions

### Development Permit Conditions

The development noted above is considered a Permitted Use with 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 permitted use with 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.**
- The location of the Accessory Building: Semi-Detached Garage is approved as shown on the attached site plan.
- 3. A Variance has been granted to allow the Garage to encroach 0.40m into the required minimum 2.40m side yard setback for an accessory building adjacent to a secondary frontage in the Integrated Neighbourhood District.**
- The maximum allowable total combined site coverage for Accessory Buildings in the Integrated Neighbourhood (IN) District is 15.0%. The approved Accessory Building encompasses 12.92% of the maximum allowable site coverage.
- The Accessory Building shall be constructed with exterior finish materials that complement the Principal Dwelling.

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6. 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 application is **not** a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the *Alberta Safety Codes Act, RSA 2000, c S-1*, the *National Building Code – 2023 Alberta Edition* and all other applicable bylaws and/or regulations.
2. 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 – 2023 Alberta Edition*, and the regulations made thereunder.
3. 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.
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. Contact *Alberta One Call*, at 1-800-242-3447 to locate underground services prior to construction, if applicable.
6. A 6% driveway slope is considered ideal; this plan shows average slopes of 5.4% to property line and 4.6% 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*, notice regarding this Development Permit shall be posted on site. Signage requirements shall be determined through the City's Sign Coordinator.

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Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this 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:



Patricia Lauzé  
Development Officer  
780-929-8782  
[patricia.lauze@beaumont.ab.ca](mailto: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.

<b>Notice of Decision:</b>	February 23, 2026
<b>Appeal deadline:</b>	March 16, 2026
<b>Permit active</b> (if no appeals filed):	March 17, 2026

## **Development Permit Notice of Decision**

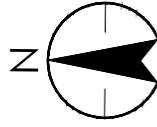
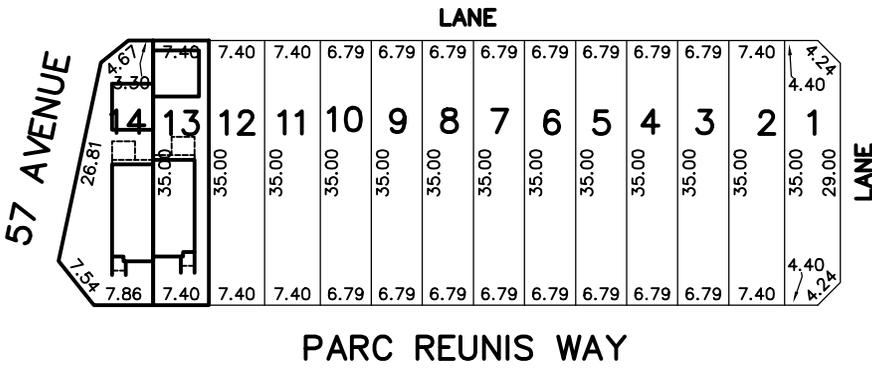
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Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision.

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](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).



**\*\* Engineered Fill on Lot \*\***

**Encroachment of Driveway/Driveway Apron into the corner cut of lane-way is not permitted; Access approved as indicated**

BASEMENT LOCATION MUST BE EXACT. CONTACT STANTEC GEOMATICS TO PINPOINT WALL LOCATION ON FOOTINGS SURVEY. EDMONTON@STANTEC.COM

GEOTECHNICAL EVALUATION IS REQUIRED PRIOR TO FOUNDATION CONSTRUCTION

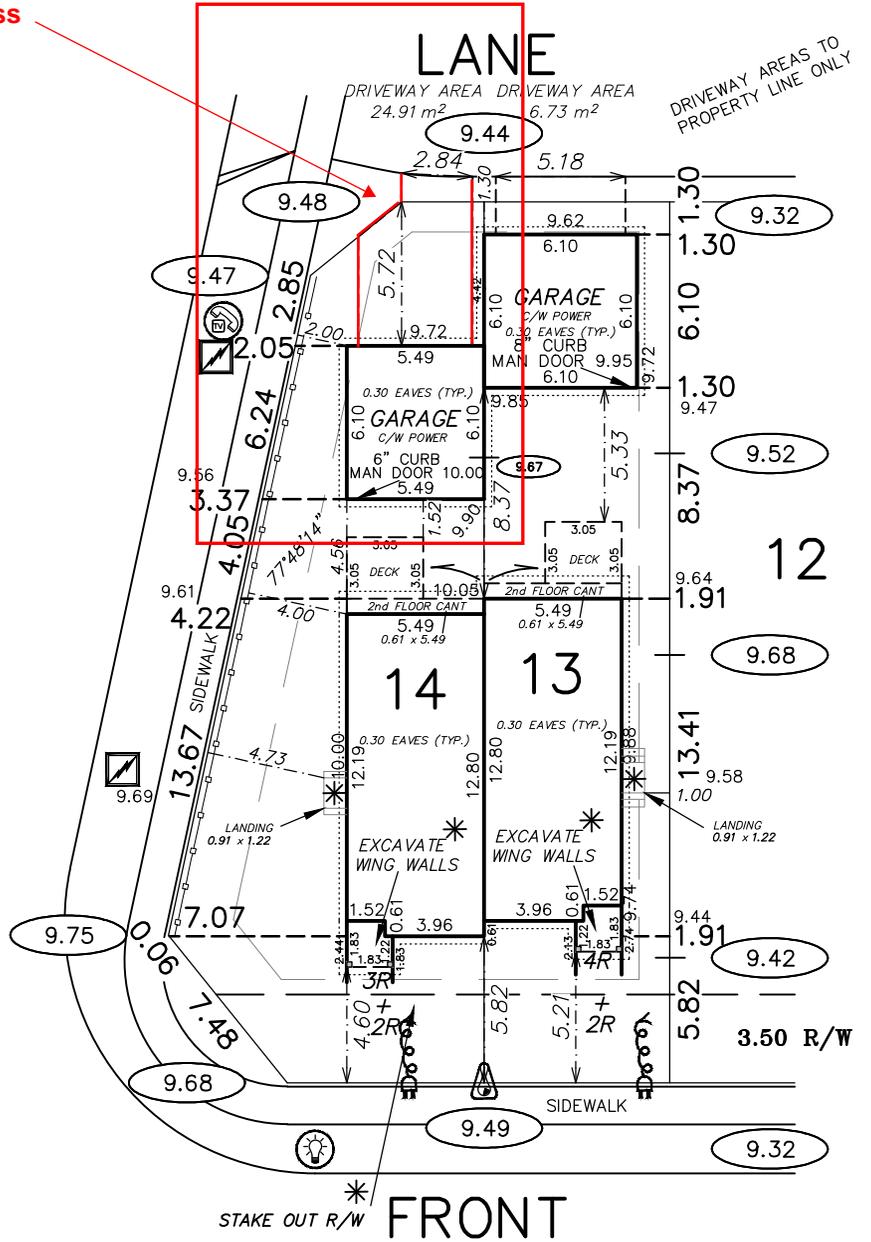
**A Variance has been granted to allow the Detached Garage to encroach 0.40m into the side yard setback (see permit conditions)**

Approved February 23, 2026

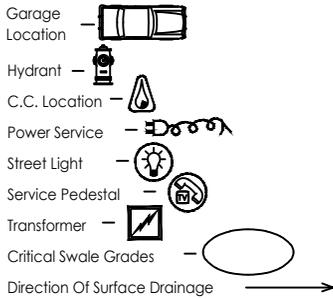
Development Officer



For Detached Garage Use/Location Only



LEFT - DRAINAGE TYPE - TRANSITION LOT  
RIGHT - DRAINAGE TYPE - STANDARD SPLIT



House Type	2 STOREY
Finished Floor	10.70
Bottom Footing	7.69
Finished Grade Front	LOT 13 9.86 4 RISE + DOWN 4" + 2 RISE LOT 14 10.05 3 RISE + DOWN 4" + 2 RISE
Finished Grade Back	Left = 9.95 Mid = 10.05 Right = 9.94
Bottom Side Door Sill	10.30 * 2 RISE INSIDE
Bottom Bsm't Window	WELLS AS REQ'D
Top Conc. Bsm't Wall	10.38
Finished Garage Floor	LOT 13 Back = 9.75 Front = 9.62 LOT 14 Back = 9.85 Front = 9.72
Sanitary Sewer Invert	705.89
JOIST	0.32
CONC. WALL	2.54
FOOTING	0.15
(DUPLEX)	

LOT 14	LOT 13
LOT AREA = 259.00 m <sup>2</sup>	LOT AREA = 330.87 m <sup>2</sup>
HOUSE AREA = 75.81 m <sup>2</sup>	HOUSE AREA = 75.81 m <sup>2</sup>
HOUSE COVERAGE = 29.27 %	HOUSE COVERAGE = 22.91 %
DECK AREA = 7.43 m <sup>2</sup>	DECK AREA = 7.43 m <sup>2</sup>
DECK COVERAGE = 2.87 %	DECK COVERAGE = 2.25 %
GARAGE AREA = 33.45 m <sup>2</sup>	GARAGE AREA = 37.16 m <sup>2</sup>
GARAGE COVERAGE = 12.92 %	GARAGE COVERAGE = 11.23 %

HOUSE AREAS INCLUDE COVERED PORTION OF DECKS

Foundation Wall Height: 8' 4" Rain Water Leaders: Not Required

\*It is the responsibility of the builder to contact the soils consultant to determine if there are any special considerations pertaining to house foundation construction.  
\*The elevation of this house has been designed so that it will be in conformance with the lot grading plan.  
\*This plan is subject to the approval of the local approving authority and the agent responsible for the architectural control guidelines.  
\*Stantec Geomatics will accept no responsibility for any costs incurred due to an error or omission on this plan if construction starts prior to the subject approvals.  
\*All dimensions and services shown must be confirmed by contractor prior to excavation.  
\*All distances shown are in metres and decimals thereof.  
\*This Plot Plan is the property of Stantec Geomatics. It is forbidden to use this Plot Plan for survey layout of the building location and/or elevation without prior written consent from Stantec Geomatics.

REVISION  
KY 10/23/25  
KY 01/13/26  
KY 01/19/26  
KY 01/27/26

SCALE 1 : 300



IN ✓



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

Legal Description  
LOT 13,14 BLOCK 11 PLAN 252-2038  
ELAN  
Municipal Address  
5625,5627 PARC REUNIS WAY  
BEAUMONT ✓  
Builder  
HOMES BY AVI  
Title

Plot Plan  
Your File: ES14-23/24  
DH 10/07/25 PP