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## Development Permit Notice of Decision

Date of Decision: June 4, 2026

Victory Homes Ltd.

**Proposed Development:** Accessory Building: Detached Garage (6.10m x 6.10m)  
w/variance (New House Permit No. DB-2026-203)

**Legal Description:** Plan 252 0053, Block 2, Lot 38  
**Municipal Address:** 6635 42 Avenue, Beaumont, AB  
**Land Use District:** Conventional Neighbourhood  
**Permit Application No:** DB-2026-207  
**Tax Roll:** 010825

**Development Permit Status:** Approved with conditions

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### 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.**

- 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.**
- 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.
- Location of the Accessory Building: Detached Garage is approved as per the attached site plan.
- As approved on Development Permit DB-2026-274, one (1) Detached Garage stall is designated Additional Dwelling Unit Tenant Parking.**
- The maximum allowable total combined site coverage for interior units of a multi-attached Accessory Building development in the Conventional Neighbourhood District (CN) is 15.0%. The approved Accessory Building encompasses 16.97% of the maximum allowable site coverage.
- A Variance has been granted to allow the Detached Garage to exceed the maximum allowable site coverage by 1.97%.**
- The Accessory Building shall be constructed with exterior finish materials that complement the Principal Dwelling.

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8. The Site shall be kept clean of all construction garbage and all other waste (the "debris") by removing or containing the debris in a manner satisfactory to the *Development Authority*. **Builders shall provide a commercially designed waste container with a fixed lid on every site to contain construction debris.** Construction material may be stored or stacked on the site in an orderly manner, to the satisfaction of the Development Authority.
9. Failure to keep the site clean of debris is an offence under the City of Beaumont *Land Use Bylaw 944-19* and *Community Standards Bylaw 1024-22*. Construction waste offences may result in a Stop Work Order, fines (first offence \$1,000), or a combination thereof.
10. 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 10.8% to property line and 8.6% to Lane.

If your plan shows a steep slope on the driveway, the owner may experience difficulty 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.

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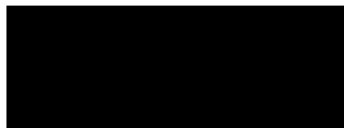
### **Permit Notification Information**

In accordance with the City of Beaumont *Land Use Bylaw 944-19*, notice regarding this Development Permit shall be posted on site. Signage requirements shall be determined through the City's Sign Coordinator.

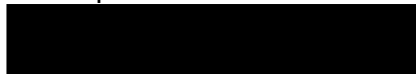
Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this permit may be published on the City of Beaumont website.

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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



### **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>	June 4, 2026
<b>Appeal deadline:</b>	June 25, 2026
<b>Permit active</b> (if no appeals filed):	June 26, 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). Please visit our website for more details at [www.beaumont.ab.ca](http://www.beaumont.ab.ca).

