

## Development Permit Notice of Decision

Date of Decision: June 4, 2026

Seven Day Permits

**Proposed Development:** Deck: Existing rear yard deck (3.18m x 8.03m) with covered pergola (3.63m x 8.03m) w/variance

**Legal Description:** Plan 082 0891, Block 6, Lot 2

**Municipal Address:** 5608 Rue Eaglemomt, Beaumont, AB

**Land Use District:** Conventional Neighbourhood

**Permit Application No:** DB-2026-248

**Tax Roll:** 004949

**Development Permit Status:** Approved with conditions

### Development Permit Conditions

The development noted above is considered a Permitted Use with Variance 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.**

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.**
2. 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.
3. Location of the Deck with Covered Pergola is approved as per the attached site plan.
4. **A variance has been granted to allow the Deck and Pergola to encroach 1.28m into the required 6.0m rear yard setback.**

### 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 – Alberta Edition 2023](#), and all other applicable bylaws and/or regulations.

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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.

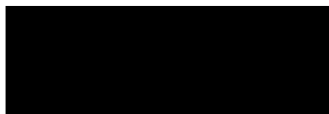
### **Permit Notification Information**

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.

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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.

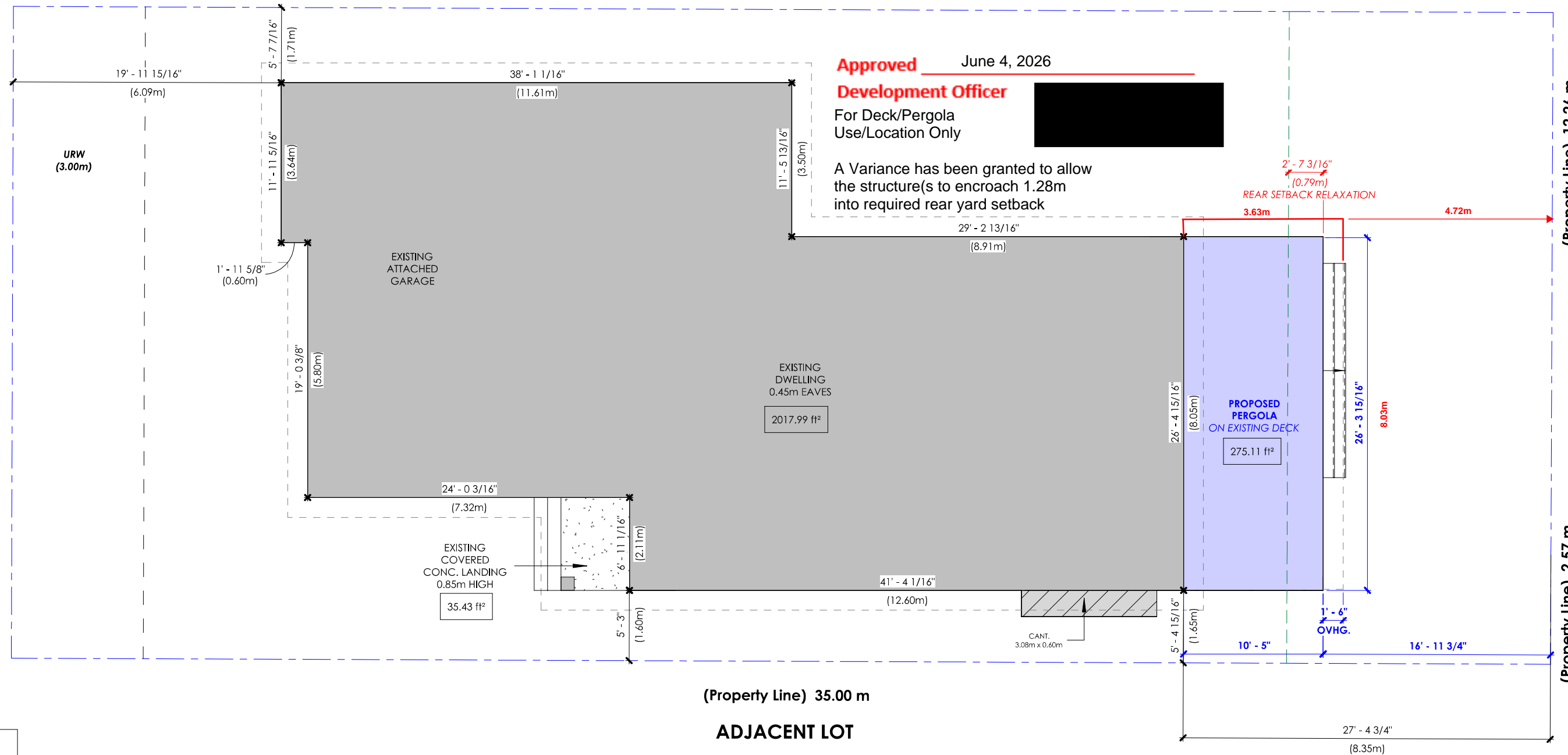
<b>Notice of Decision:</b>	June 4, 2026
<b>Appeal deadline:</b>	June 25, 2026
<b>Permit active</b> (if no appeals filed):	June 26, 2026

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).

ADJACENT LOT  
(Property Line) 35.01 m

5608 RUW EAGLEMONT  
(Property Line) 14.83 m

ADJACENT LOT  
(Property Line) 12.26 m  
  
ADJACENT LOT  
(Property Line) 2.57 m



Approved June 4, 2026  
Development Officer [Redacted]  
For Deck/Pergola Use/Location Only

A Variance has been granted to allow the structure(s) to encroach 1.28m into required rear yard setback

**PARCEL COVERAGE:**

PARCEL AREA	=	5588.13 ft²
<b>EXISTING:</b>		
DWELLING	=	2017.99 ft²
GARAGE	=	0.00 ft²
ACCESSORY	=	0.00 ft²
COVERED DECK	=	0.00 ft²
PORCH	=	35.43 ft²
BALCONY	=	0.00 ft²
PARKING STALLS	=	#0
<b>EX. TOTAL</b>	=	2053.42 ft²
EX. COVERAGE	=	36.75 %
BYLAW MAX (%)	=	55 %
REMAINING PERMITTED	=	1020.05 ft²
<b>PROPOSED:</b>		
NEW AREA	=	275.11 ft²
NEW PARKING STALLS	=	#0
NEW PARKING AREA	=	0 ft²
NEW TOTAL AREA	=	2328.53 ft²
NEW REMAINING	=	744.94 ft²
RELAXATION (%)	=	-24.24 %
<b>PARCEL COVERAGE</b>	=	<b>41.67 %</b>

**NOTE:**  
• ALL MATERIAL STORAGE ON SITE  
• SITE ACCESS FROM ROAD OR LANE AS APPLICABLE  
• ALL WINDOWS/DOOR EXISTING UNLESS OTHERWISE NOTED  
• BUILDER TO CONFIRM ALL MEASUREMENTS PRIOR TO CONSTRUCTION  
• BUILDER TO CONFIRM ROOF SLOPE AND HEEL HEIGHT PRIOR TO CONSTRUCTION (IF APPLICABLE)

**NOTE:**  
PROPERTY LINE VALUES AND EXISTING SITE INFORMATION TO BE CONFIRMED PRIOR TO CONSTRUCTION. DIMENSIONS FOR THIS PLAN ACQUIRED FROM SUPPLIED RPR/SURVEY

1 Site  
1 : 100

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE DESIGNER. IT MAY NOT BE REPRODUCED WITHOUT THE DESIGNER'S PERMISSION, NOR WITHOUT THE DESIGNER'S NAME ON THE REPRODUCTION IN WHOLE OR IN PART.

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THIS DRAWING IS INVALID UNLESS CLEARLY INDICATED EITHER 'FOR BP SUBMISSION' OR 'FOR DP SUBMISSION'

EMAIL: ROB@SEVENDAYPERMITS.CA  
WEB: WWW.SEVENDAYPERMITS.CA

**IF P.ENG IS REQUIRED:**

BUILDER/OWNER TO SEND PHOTOS OF ANY APPLICABLE ENGINEERED SCOPE: INCLUDING (BUT NOT LIMITED TO):

- CONCRETE: REBAR + FORM WORK PRIOR TO POUR
- FRAMING: ENGINEERED BEAMS/LINTELS/POSTS/TALL WALLS/ETC.
- SCREW PILES: TORQUE REPORT
- SCREEN ROOMS + SUNROOMS: EXISTING STRUCTURE + CONNECTIONS

EMAIL PHOTOS TO THE ENGINEER THAT HAS STAMPED THESE PLANS  
CONTACT SEVEN DAY PERMITS FOR ANY QUESTIONS.

ENGINEER

GENERAL CONTRACTOR

SUNSPACE  
RELAXED LIVING

5608 RUE EAGLEMONT  
BEAUMONT, AB

ATTACHED PERGOLA

5/18/2026 11:32:33 AM

Site Plan	
Project :	2026-235DP
Scale:	1 : 100
Drawn By:	RFC
<b>A1.0</b>	