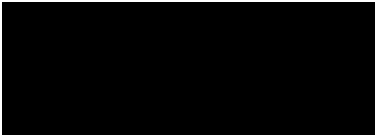


Development Permit Notice of Decision

Date of Decision: August 24, 2026



Proposed Development: Home Based Business, Major: Wholesale Online Auto Dealer
Ava Cars

Legal Description: Plan 082 1045, Block 5, Lot 17
Municipal Address: 6507 37 Avenue, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2026-068
Tax Roll: 007142

Development Permit Status: Approved with conditions

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.**

- 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 period, a new development permit shall 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. On-street parking for pick-up/drop-off may be used, as available.
5. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in area, shall be permitted.
6. Outdoor activities shall not cause a nuisance for adjacent properties.
7. No more than one (1) vehicle shall be permitted for sale on-site at any one time.
8. No more than two (2) employees shall be in attendance on-site at any one time.
9. 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.

Development Permit Notice of Decision

Date of Decision: August 24, 2026

Permit Number: D-2026-068

10. 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.
11. Client appointments shall be staggered to avoid conflicts between arriving and departing clients/vehicles.
12. Hours of operation shall be restricted to 9:00 a.m. – 6:00 p.m., Monday to Friday.
13. A current and valid City of Beaumont [Business License](#) shall be required each year of operation, or this permit shall become void.
14. 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.

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.

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.

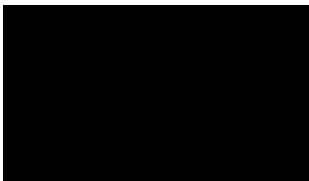
Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this approved Permit may be published on the City of Beaumont website.

Development Permit Notice of Decision

Date of Decision: August 24, 2026

Permit Number: D-2026-068

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

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.

Notice of Decision:	August 24, 2026
Appeal deadline:	September 14, 2026
Permit active (if no appeals filed):	September 15, 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. 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.



Approved August 24, 2026
Development Officer [Redacted]
For Location/Use Only

Permit No.
D-2026-068

Approved August 24, 2026
Development Officer [REDACTED]
For Parking Plan &
Location/Use Only



Potential client parking/driveway.
After hours, residential parking (non-business)