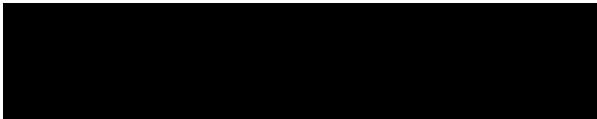


Development Permit Notice of Decision

Date of Decision: August 4, 2026



Proposed Development: **Single Detached Dwelling with Variance to the Side Yard Setbacks: w/attached garage, rear decks, 2 bedroom secondary suite w/ designated tenant parking**

Legal Description: Plan 8488ET, Block 4, Lot 1
Municipal Address: 5103 49 Avenue, Beaumont, AB
Land Use District: Mature Neighbourhood
Permit Application No: DB-2026-293
Tax Roll: 000024

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Mature 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. 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.
2. Location of the principal building, with attached garage and rear deck, is approved as per the attached plot plan.
3. Prior to issuance of a Building Permit, applicant shall provide a servicing sketch identifying the existing water and sanitary service locations, proposed connection points, and any proposed service replacements or modifications.
4. Existing water and sanitary service locations, sizes, materials, and elevations shall also be field verified prior to construction.
5. The applicant shall confirm whether the existing services are proposed to be reused or replaced. All underground tie-in work to the City's service system located within the City's right-of-way must be performed by authorized City contractors.
6. Applicant is responsible for any sag developing at the property line due to undercutting the existing sanitary service. Prior to construction, applicant shall camera the service line at the property line to document pre-construction deficiencies. Minor sags further down the line may be pre-existing and are excluded. Contact City's Water and Wastewater Services to learn more details.

Development Permit Notice of Decision

Date of Decision: August 4, 2026

Permit Number: DB-2026-293

7. Applicant shall ensure lot grading directs surface drainage away from the building and does not adversely affect adjacent properties, in accordance with the City's Drainage Bylaw and Lot Grading Guidelines. Roof drainage (downspouts) shall be discharged to grade and shall not be connected to the sanitary service. There is no storm sewer service connection to the City's storm main available at this property.
8. A Surface Drainage Plan shall be submitted for the Lot to the City for review and approval prior to issuance of a Building Permit; the plan shall be prepared by a professional engineer. The plan shall demonstrate:
 - Existing and proposed property line elevations;
 - Meet City's Surface Drainage Bylaw & Lot Grading Guidelines
 - Positive drainage away from the building foundation;
 - Drainage routes to an adequate outlet;
 - No adverse impact to adjacent properties;
 - Proposed swales, retaining walls, and grade transitions, if applicable.
9. The existing sidewalk adjacent to the property has experienced significant heaving at both ends and may require removal and replacement to establish the appropriate grades for the proposed driveway crossing. The replacement can be completed by the applicant's contractor and shall be constructed in accordance with City standards. The applicant shall contact the City prior to scheduling the replacement of the affected sidewalk panel(s).
10. Prior to issuance of a Building Permit, the applicant shall confirm if the existing driveway apron will be retained in its original location and condition. If the driveway apron requires replacements, applicant shall provide a driveway profile demonstrating that the new proposed driveway can be constructed adhering to City standards and maintaining acceptable transitions to the roadway and sidewalk. Any required modifications to municipal infrastructure shall be identified and approved by the City prior to construction.
11. Driveway apron alteration will be performed at applicant's own expense. Reconstruction of the sidewalk to the required elevation may result in the existing driveway apron being lower than the adjacent sidewalk, creating an unacceptable grade transition and potential trip hazard.
12. Applicant is required to ensure that all tie-in elevations promote positive drainage, and the design shall be reviewed and approved by the City prior to construction.
13. A License of Occupation has been issued for the installation of the driveway apron on the municipal boulevard. Pursuant to Beaumont's *Land Use Bylaw 944-19*, the width of a front driveway shall not exceed the width of the garage. Flaring of the driveway apron over the municipal boulevard is not permitted.
14. No Structure or sidewalk for side entry/rear yard access shall impede the required side yard swale for approved surface drainage on the Lot. Structures/sidewalks within the side yards shall maintain a

Development Permit Notice of Decision

Date of Decision: August 4, 2026

Permit Number: DB-2026-293

minimum 0.30m setback to property lines with a minimum 2% cross slope to swale. Structures over 0.60m in height shall require separate permits and shall meet minimum setback requirements for the Mature Neighbourhood District.

15. A minimum of one (1) tree is required in the principal frontage.
16. The deck, as shown, must be complete and inspected at the time of final/occupancy inspection. Decks not completed at time of final/occupancy inspection will require a separate permit.
17. Slopes over 20% may require a retaining structure. If the structure is greater than 1.0m in height, an Engineer's design and stamped drawings shall be submitted and a development permit shall be required.
- 18. 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.
- 19. 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.**
20. 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. If retaining walls are required to accommodate the proposed walkout design or grading transitions, retaining wall details shall be submitted for review. Professional design and certification may be required depending on wall height and site conditions.

Development Permit Notice of Decision

Date of Decision: August 4, 2026

Permit Number: DB-2026-293

4. Any damage to municipal infrastructure resulting from construction activities shall be repaired to the satisfaction of the City at the owner's expense. This includes, but is not limited to, sidewalks, curbs, gutters, boulevards, asphalt pavement, utility appurtenances, and landscaping.
5. Contact *Alberta One Call*, at 1-800-242-3447 to locate underground services prior to construction, if applicable.
6. Appropriate erosion and sediment control measures shall be implemented throughout construction to prevent sediment tracking onto public roadways and impacts to adjacent properties. Measures shall be maintained for the duration of construction.
7. All construction activities, material storage, waste bins, and equipment shall remain within private property limits unless otherwise authorized by the City. Any occupation of municipal land shall require separate approval.
8. It is the responsibility of the Applicant to ensure 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.
9. A City of Beaumont *General Contractor's License* shall be required by the Contractor/Builder prior to any work commencing on the Site.
10. A Final Grading Plan shall show grades at corner lot locations and alongside property line at front and rear corners of the building.
11. The water service connections from the CC valve to the water meter shall be type K Copper.
12. A sump pump shall be required, and service lines shall be installed and connected to the third pipe storm sewer lines. DO NOT connect weeping tile to sanitary sewer system.
13. NO OCCUPANCY permit shall be given until all essential services (electrical power, gas, water and sewer) have been installed; sidewalks must also be installed.
14. NO OCCUPANCY shall be granted until all building deficiencies (including gas, plumbing and electrical) are corrected and/or VOC received.
15. Pursuant to the *2026 Fees and Charges Bylaw 1093-25*, occupancy taken by a homeowner prior to the City approving occupancy will result in a penalty of \$937.86 per day of occupancy being charged to the Builder/Applicant.
16. Garage floor drains shall be connected to the Sanitary Sewer System, as per the City of Beaumont *General Design Standards* and other applicable codes and best practices.
17. Architectural controls imposed by the developer and not contained in the Bylaws of the City of Beaumont will not be enforced by the City.

Development Permit Notice of Decision

Date of Decision: August 4, 2026

Permit Number: DB-2026-293

18. A Fire Safety Plan must be posted in a visible area on the construction site.
19. A 6% driveway slope is considered ideal; this plan shows average slopes of 4.9% from property line to garage slab and 3.3% from back of walk to garage slab.

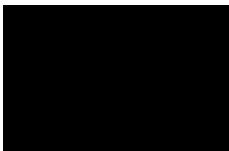
If your plan shows a steep slope on the driveway, the owner may experience difficulties opening car doors, or parking on the surface when it is icy. You may wish to adjust the garage floor elevation to decrease the driveway slope.

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 has been published on our website only.

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) 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.

Development Permit Notice of Decision

Date of Decision: August 4, 2026

Permit Number: DB-2026-293

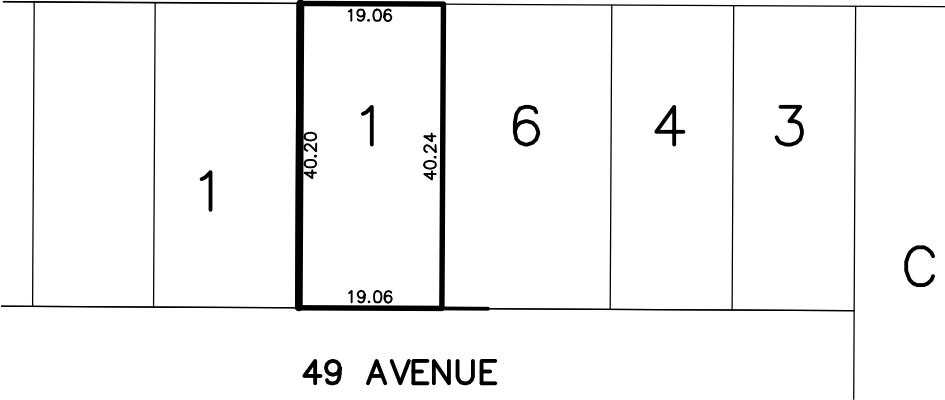
An appeal may be filed by:

- 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.

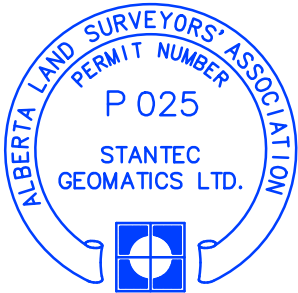
Notice of Decision:	August 4, 2026
Appeal deadline:	August 25, 2026
Permit active (if no appeals filed):	August 26, 2026

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



Structures and hard surfacing within side yards shall ensure a min. 0.30m setback to property lines (see permit conditions)

Approved August 4, 2026
Development Officer



Elevations are geodetic and referenced to ASCM 579664.

THIS PLAN IS TO BE USED AS A GUIDE ONLY. ALL MINIMUM SIDEYARD DISTANCES MUST BE VERIFIED BY STANTEC GEOMATICS.

- Existing Elevation - 730.00
- Proposed Elevation - 730.00
- Power Pole - [Symbol]
- Hydrant - [Symbol]
- C.C. Location - [Symbol]
- Power Service - [Symbol]
- Street Light - [Symbol]
- Service Pedestal - [Symbol]
- Transformer - [Symbol]
- Critical Swale Grades - [Symbol]
- Direction Of Surface Drainage - [Arrow]

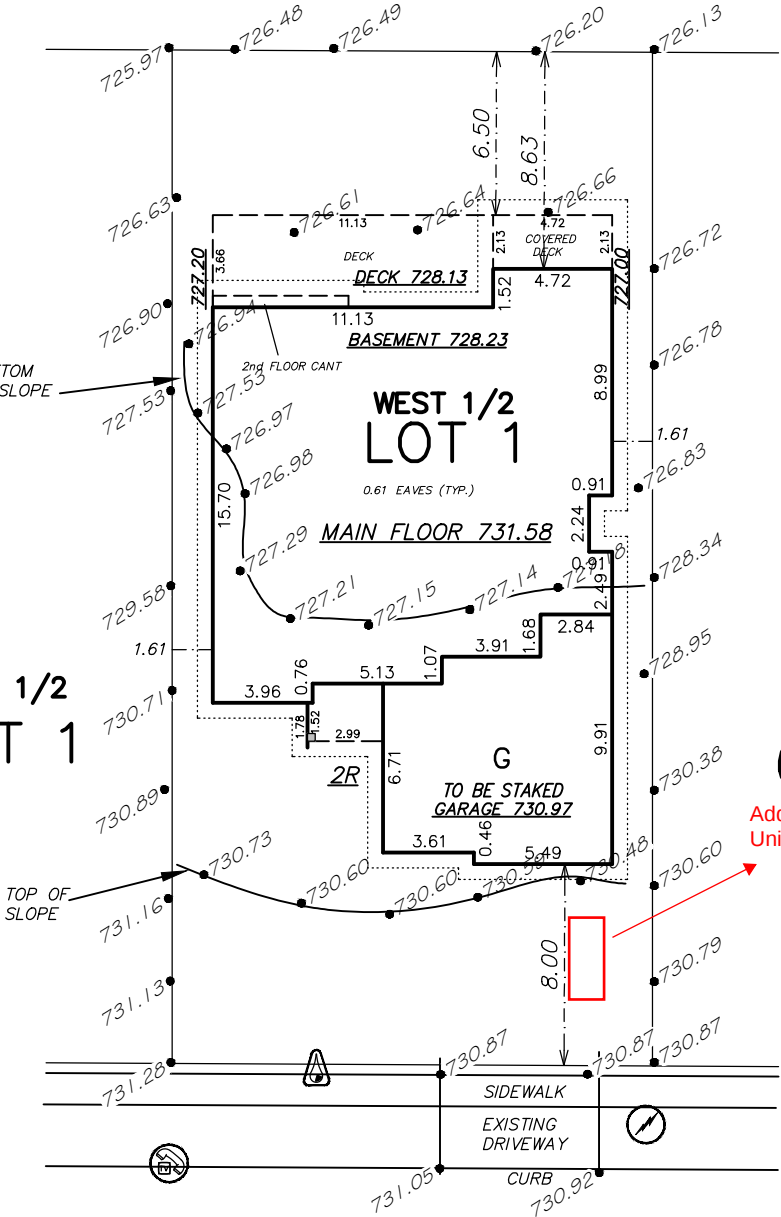
House Type	2 STOREY & WALKOUT		
Finished Floor	731.58		
Bottom Footing	728.03		
Finished Grade Front	731.08 2R + DOWN 4"		
Finished Grade Back	728.90		
Bottom Back Door Sill	728.23		
Bottom Bsm't Window			
Top Conc. Bsm't Wall	731.28		
Finished Garage Floor	730.97		
Sanitary Sewer Invert			
JOIST	0.30	CONC.WALL	3.05
		FOOTING	0.20

SCALE 1 : 300



MN

EAST 1/2 LOT 1



FRONT

Foundation Wall Height: 10' 0"

LOT AREA = 767.05 m²
HOUSE AREA = 327.61 m²
HOUSE COVERAGE = 42.71 %
DECK AREA = 38.23 m²
DECK COVERAGE = 4.98 %

*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.



Stantec

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

Legal Description
W. 1/2 of LOT 1 BLOCK 4 PLAN 8488ET

Municipal Address
5103-49 AVENUE
BEAUMONT

Builder
SANDEEP KANG

Title
Plot Plan

Your File:
DS 12/19/2025