

Development Permit Notice of Decision

Date of Decision: September 9, 2026


Sea Change Brewing Company
123 5302 50 Street
Beaumont, AB T4X 2Y2

Proposed Development: **Commercial: Accessory Structure/Use – 4-Season Outdoor Patio w/railing enclosure (5.92m x 6.02m)**

Legal Description: Plan 172 2682, Block 3, Lot 71
Municipal Address: 123 5302 50 Street, Beaumont, AB
Land Use District: Main Street
Permit Application No: 2026-118
Tax Roll: 008899

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Main Street (MS) 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. The Accessory Structure/Use, Outdoor Patio, is a Discretionary Use in all Land Use Districts and has been approved by the Development Authority.
3. The location of the 4-Season Outdoor Patio (5.92m x 6.02m) is approved as per the attached site plan.
4. Validity of this Development Permit shall be dependent upon the Applicant maintaining the following:
 - a. A current and valid annual City of Beaumont Business License; and
 - b. A current and valid Alberta Liquor and Gaming Commission (AGLC) License.

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5. Maximum Capacity of Outdoor Patio is 32 persons at any one time.
6. Future roof addition for 4-Season Use shall require separate permits prior to installation.
7. Sidewalk shall remain unobstructed to allow for pedestrian circulation between the restaurant and Outdoor Patio.
8. The City shall remain indemnified regarding any claims or liabilities arising from the Outdoor Patio Use on private property. Proof of Liability Insurance shall remain a matter between Property Owner and Tenant.
9. Railing shall be affixed and installed with sturdy and durable materials.

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.
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 application will be circulated to the *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 is required to be posted on site.

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.

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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.

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:	September 9, 2026
Appeal deadline:	September 30, 2026
Permit active (if no appeals filed):	October 1, 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. Please visit our website for more details at www.beaumont.ab.ca

#123, 5302 50st, Beaumont Ab, T4X 2Y2

Permit No. 2026-118

4-Season Outdoor Patio
w/Railing Enclosure

September 9, 2026

Approved
Development Officer
For Outdoor Patio
Use/Location Only

Railing

6.02m

19'-9"

PATIO
32 SEATS

Max.
Capacity

19'-5"

5.92m

Exit to seasonal patio

TABLES TO BE 8' LONG ONE PIECE
PICNIC TABLES

Note:
The commercial parking lot
contains sufficient
remaining parking