

Development Permit Notice of Decision

Date of Decision: September 18, 2026



Proposed Development: Variance: Side Yard Setback for Existing SFD

Legal Description: Plan 252 0118, Block 1, Lot 23
Municipal Address: 3606 41 Avenue, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2026-087
Tax Roll: 010875

Development Permit Status: Approved

Development Permit Conditions

The development noted above is considered a 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 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. The location of the principal building is approved as shown on attached site plan.
3. **A variance has been granted to *Land Use Bylaw 944-19, Section 3.3.6(a)(iii)*, to allow the principal building to encroach 0.07m into the required minimum 1.20m side 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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Date of Decision: September 18, 2026

Permit Number: 2026-115

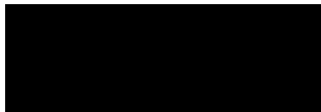
2. This Development Permit is issued under the City of Beaumont *Land Use Bylaw 944-19*. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, to any relevant federal or provincial statute or regulation, or to any easement, covenant, 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 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.

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.

Notice of Decision:	September 18, 2026
Appeal deadline:	October 9, 2026
Permit active (if no appeals filed):	October 10, 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

This document is not valid unless it bears an original signature in blue ink and a red Satt Associates Inc. permit stamp.



LOT: 23 BLOCK: 1 PLAN: 252 0118

3606 41 AVENUE, BEAUMONT, AB

Scale: 1:200

1. DISTANCES ARE IN METERS AND DECIMALS THEREOF.
2. DISTANCES ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
3. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
4. ALL EAVES SHOWN ARE DIMENSIONED TO FASCIA.
5. THE CENTER LINE OF THE FENCE IS WITHIN 0.2 METERS OF THE PROPERTY LINE UNLESS OTHERWISE NOTED.
6. TITLE SEARCH DATE: AUGUST 26, 2026
7. TITLE NO: 252 323 408

I HEREBY CERTIFY THAT THIS REPORT WHICH INCLUDES THE PLAN AND RELATED SURVEY, WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE ALBERTA LAND SURVEYOR'S ASSOCIATION MANUAL OF STANDARD PRACTICE AND SUPPLEMENTS THERETO. ACCORDINGLY, WITHIN THOSE STANDARDS AND AS OF THE DATE OF THIS REPORT, I AM OF THE OPINION THAT:

1. THE PLAN ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE IMPROVEMENTS AS DEFINED IN PART D, SECTION 8.5 OF THE ALBERTA LAND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE AND REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE TITLE TO THE PROPERTY.
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY.
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY.
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE PROPERTY.
5. ALL PROPERTY CORNERS WERE DETERMINED AS PER THE COORDINATES AS SHOWN ON PLAN INSTRUMENT #252 012 119

LEGEND:

	STATUTORY IRON POSTS FOUND		
	FENCE LINE	UTL	UNABLE TO LOCATE
R	RAIL	r	RADIUS
Fd	FOUND		CENTRAL ANGLE OF CURVE
Mk	MARK	arc	ARC LENGTH OF CURVE
CANT	CANTILEVER	Calc	CALCULATED
BOW	BACK OF WALK	ck.m	CHECK MEASURED
BOC	BACK OF CURB	BOL	BACK OF LANE
HT	HEIGHT		

Hyd l

FLOYD STROCHINSKI, ALBERTA LAND SURVEYOR © 2026

DATED AT EDMONTON, ALBERTA ON SEPT 11/2026



Satt Associates Inc.

Always Striving For Excellence.

#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887

THE COMMON WALL(S) HAVE NOT BEEN MEASURED AND THEIR LOCATION(S) HAVE BEEN ASSUMED FROM THE BUILDING PLAN DIMENSIONS AND THE WALL(S) HAVE NOT BEEN SHOWN.

**LOT 23
BLOCK 1
PLAN 252 0118**

DWELLING
0.61 EAVES
COVERED LANDING
0.91 RAIL

CONCRETE DRIVEWAY

LOT 21
359° 33' 07"
34.99

LOT 22

LOT 24
PLAN 242 0465

LOT 25 PUL

24 PUL WALKWAY

2.18m ± BOW TO P/L

WALKWAY

359° 33' 07"
35.00
35.00
359° 33' 07"

1.13

1.11

2.33

6.15

5.23

1.37

0.30X

1.52

1.52

0.61

0.05

0.61

5.65

(5.70)

6.74

2.92

1.37

10.27

9.05

9.03

10.25

11.46

0.22

3.24

1.21

3.35

3.24

1.22

3.46

89° 33' 08"
8.57

89° 33' 08"
7.96

89° 33' 08"
0.08N

89° 33' 08"
6.06

0.07N

2.00m ± BOW TO P/L

89° 33' 07"
8.57

89° 33' 07"
7.96

89° 33' 07"

SIDEWALK

41 AVE

URW 232 0593

0.50m

**Approv
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For Var**

**A pr
th**

Permit No. D-2026-087

Variance to Side Yard Setback

A Variance has been granted to allow the principal building to encroach 0.07m into the required min. 1.2m side yard setback

Approved September 18, 2026

Development Officer

For Variance Only

PMS#:SA-26-187-1	Job #:SA25-1982 L-23 B-1	Drawn by: JH	Checked by: FS
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