

Development Permit Notice of Decision

Date of Decision: September 17, 2026



Proposed Development: Deck: Extension to Existing Rear Yard Deck w/Variance(s)
(7.01m x 4.57m)

Legal Description: Plan, 242 2622, Block 3, Lot 99

Municipal Address: 6306 42 Avenue, Beaumont, AB

Land Use District: Conventional Neighbourhood

Permit Application No: DB-2026-497

Tax Roll: 010782

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 landing and stairs, is approved as shown on attached site plan.
4. **Variances have been granted to allow the deck to encroach 0.60m into the required 1.20m side yard setback, and to encroach 1.48m 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 is required to be posted on site for a consecutive ten (10) day period. Additional information regarding this process shall be provided by the City's Sign Coordinator when sign is ready and available for pick up.

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

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- b) issued with conditions, or
- c) refused.

An appeal may be filed by:

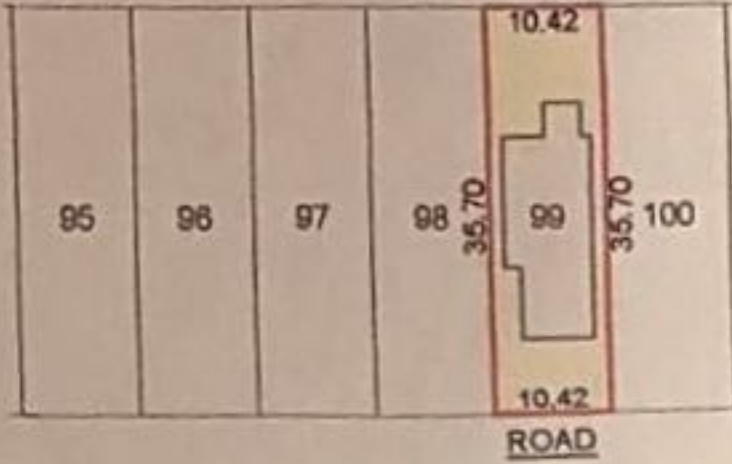
- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

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 17, 2026
Appeal deadline:	October 8, 2026
Permit active (if no appeals filed):	October 9, 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.

PLOT PLAN



NOTE:
DEVELOPER FENCE WILL BE
CONSTRUCTED WITHIN THE
BOUNDARY OF THIS LOT.

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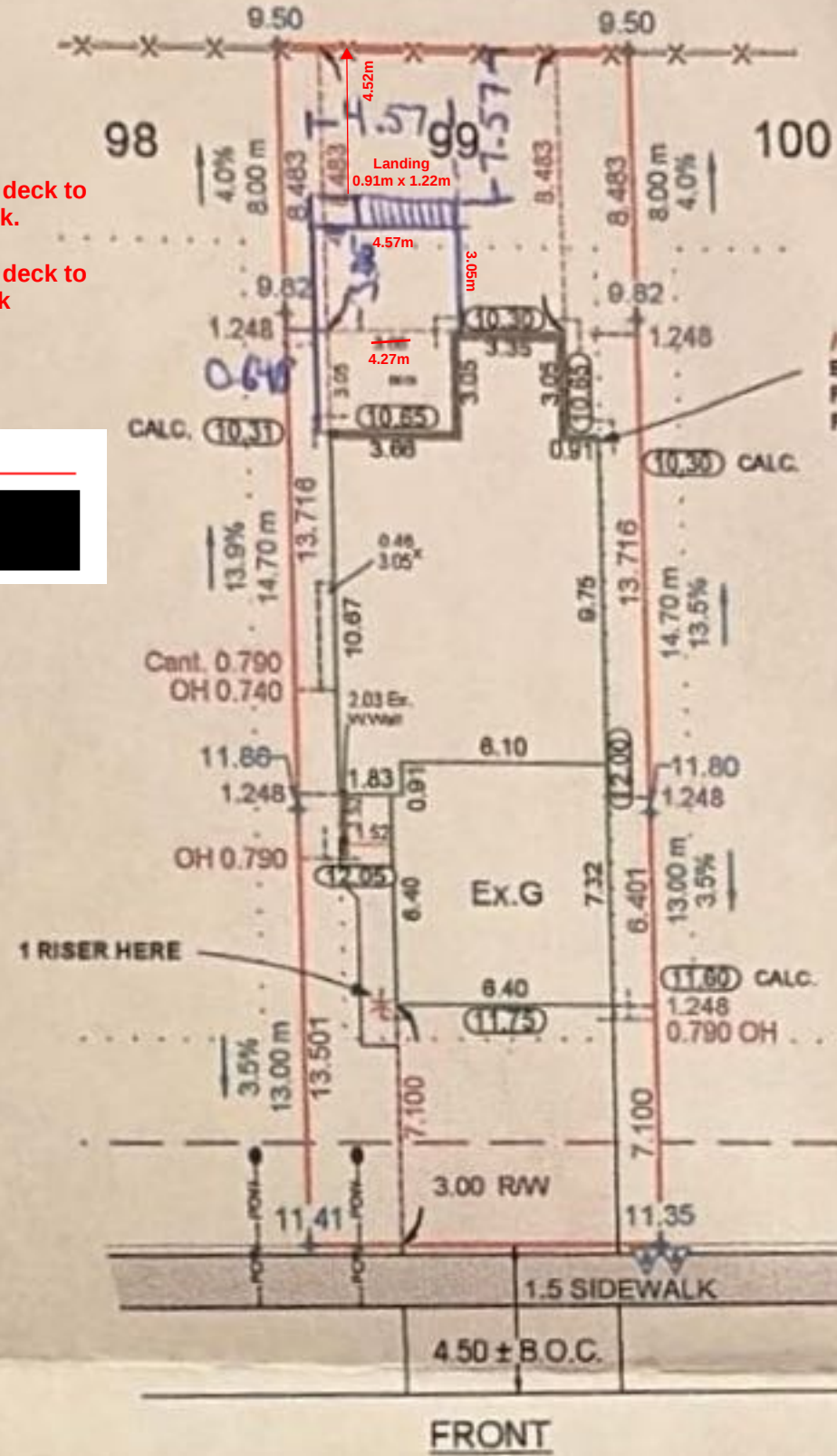
A variance has been granted to allow the deck to
encroach 0.60m into the side yard setback.

A variance has been granted to allow the deck to
encroach 0.60m into the rear yard setback

Approved September 17, 2026

Development Officer

For Rear Yard Deck
Use/Location Only



NOTE:
EXTRA DEPTH STEPPED
FOOTING REQUIRED FOR
FROST COVERAGE.

ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	12.71
BOTTOM OF FOOTING:	9.46
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	12.05
3 RISE, DOWN 4" +1 IN WALK	
FINISHED GRADE AT-BACK OF HOUSE:	
L-10.65, M-10.30, R-10.65	
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	12.41
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	8.22
FOOTING SIZE:	0.20

NOTES
- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL. FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
RAIN WATER LEADERS REQUIRED.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 22" BELOW TOP OF CONCRETE FOUNDATION WALL. SLAB ELEVATION: 11.75 GARAGE FOOTING: 9.46

DETAILS
- LOT AREA: 371.99 m ² (4004.1 ft ²)
- HOUSE AREA: 139.45 m ² (1501.0 ft ²)
- HOUSE COVERAGE: 37.49 %
- DECK AREA: 11.15 m ² (120.0 ft ²)
- DECK COVERAGE: 3.00 %
- TOTAL COVERAGE: 40.49 %
- DRIVEWAY AREA: 64.65 m ² (699.9 ft ²)
- STORM = 8.67

LEGEND			
PROPOSED CLEAN OUT	PROPOSED HYDRANT	PROPOSED BACK OF CURB	B.O.C.
PROPOSED STREET LIGHT	PROPOSED SERVICE PEDESTAL	PROPOSED BACK OF WALK	B.O.W.
PROPOSED C.C. LOCATION	PROPOSED POWER SERVICE	PROPOSED LIP OF LANE	L.O.L.
PROPOSED TRANSFORMER	PROPOSED FENCE LINE	PROPOSED UTILITY VAULT	DESIGN GRADE ELEVATION
			AS-BUILT ELEVATION
			PROPOSED ELEVATION
			CENTERLINE ELEVATION

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.
99	3	242 2622
CIVIC ADDRESS:		
LOCATION		
BEAUMONT	SUBDIVISION	
	RUISSEAU	

Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	10/28/24	LALEA	REG. PLAN
01	1/14/25	LMATYJANKA	LOC./ZONING
02	5/2/25	LALEA	
BUILDER/OWNER: LOOK BUILT INC.			
MODEL: APPARTITION 26 (STANDARD)			
JOB NUM: RS1514E			
LOT ZONING: IN SCALE: 1:300			