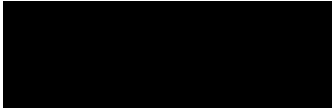


Development Permit Notice of Decision

Date of Decision: October 22, 2026



Proposed Development: Home Based Business, Major: Bakery Services w/ onsite parking
Bake My Day

Legal Description: Plan 3734TR, Block 6, Lot 23
Municipal Address: 5105 45 Street, Beaumont, AB
Land Use District: Mature Neighbourhood
Permit Application No: D-2026-076
Tax Roll: 000241

Development Permit Status: Approved with conditions

Discretionary Use Evaluation

The Home-Based Business, Major use for the purpose of making and selling baked goods is considered appropriate for the proposed location for the following reasons:

- The General Intent of the Mature Neighbourhood (MN) District is to provide opportunities for intensification of uses and new uses to support a vibrant and successful downtown. Bakery services provide a small-scale retail & service opportunity, consistent with the intent of the MN District.
- The scale of the business and impacts on surrounding properties are mitigated through conditions to limit the daily number of clients, limit hours of operation, and adequately manage waste.
- The application meets the District requirements for Home Based Business, Major, including minimum onsite parking requirements.
- The scale of business does not include the use of any machines, implements, or equipment which may be a nuisance. Outdoor activities are limited to clients accessing baked goods for sale which, in the opinion of the Development Authority, does not cause undue nuisance (odour, noise, visual intrusion) to adjacent properties.
- The location for the client visits (by appointment only) will be contained within the proposed structure located within the side yard, behind the principal frontage.

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Mature Neighbourhood (MN) 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

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shall be met. The Development Authority may suspend or revoke a development permit which has not been complied with. 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 accessory structure with business operations is approved as shown on the attached site plan. The accessory structure must be located further from the front property line than the principal building (dwelling unit).
4. All clients shall be by appointment only and shall be staggered to avoid conflicts between arriving and departing clients and/or deliveries. No drop-in (self serve) sales are permitted.
5. Up to 10 client visits per day are permitted on site in association with the Home-Based Business, Major.
6. Parking requirements shall be as follows:
 1. A minimum of one (1) on-site parking stall shall be provided for client parking in the location shown on the approved parking plan. The stall shall be located entirely on the subject property and shall not encroach on the neighbouring property.
 2. No more than one (1) vehicle associated with client pick-ups or business deliveries shall be on site at any one time.
 3. The approved parking stall shall be kept clear of all vehicles belonging to residents of the dwelling or non-client visitors, snow, or any other obstruction during hours of operation.
 4. The Owner shall advise clients and delivery services of the approved parking location in writing, at the time of booking.
7. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in area, shall be permitted. This sign may be used to direct customers or deliveries to the designated parking location. The sign may not be placed to obstruct access to the adjoining property/driveway.
8. 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.

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9. Hours of operation for client visits and material deliveries shall be restricted to 11:00 a.m. – 6:00 p.m., Monday to Sunday.
10. A current and valid City of Beaumont [Business License](#) shall be required each year of operation.
11. The site shall be maintained in a clean and orderly condition. All business-related waste, including food waste, packaging, and cooking oil/grease, shall be stored in sealed, animal-resistant containers located within a screened area on the property, and shall be removed at a frequency sufficient to prevent odour, pests, or litter. Business-related waste may be stored in the City-issued residential waste cart, provided the cart remains lidded.

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.

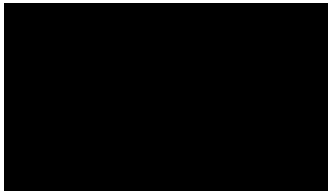
Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this approved Permit may be published on the City of Beaumont website.

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:

Development Permit Notice of Decision

Date of Decision: October 22, 2026

Permit Number: D-2026-076



Emily Jensen
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:	October 22, 2026
Appeal deadline:	November 12, 2026
Permit active (if no appeals filed):	November 13, 2026

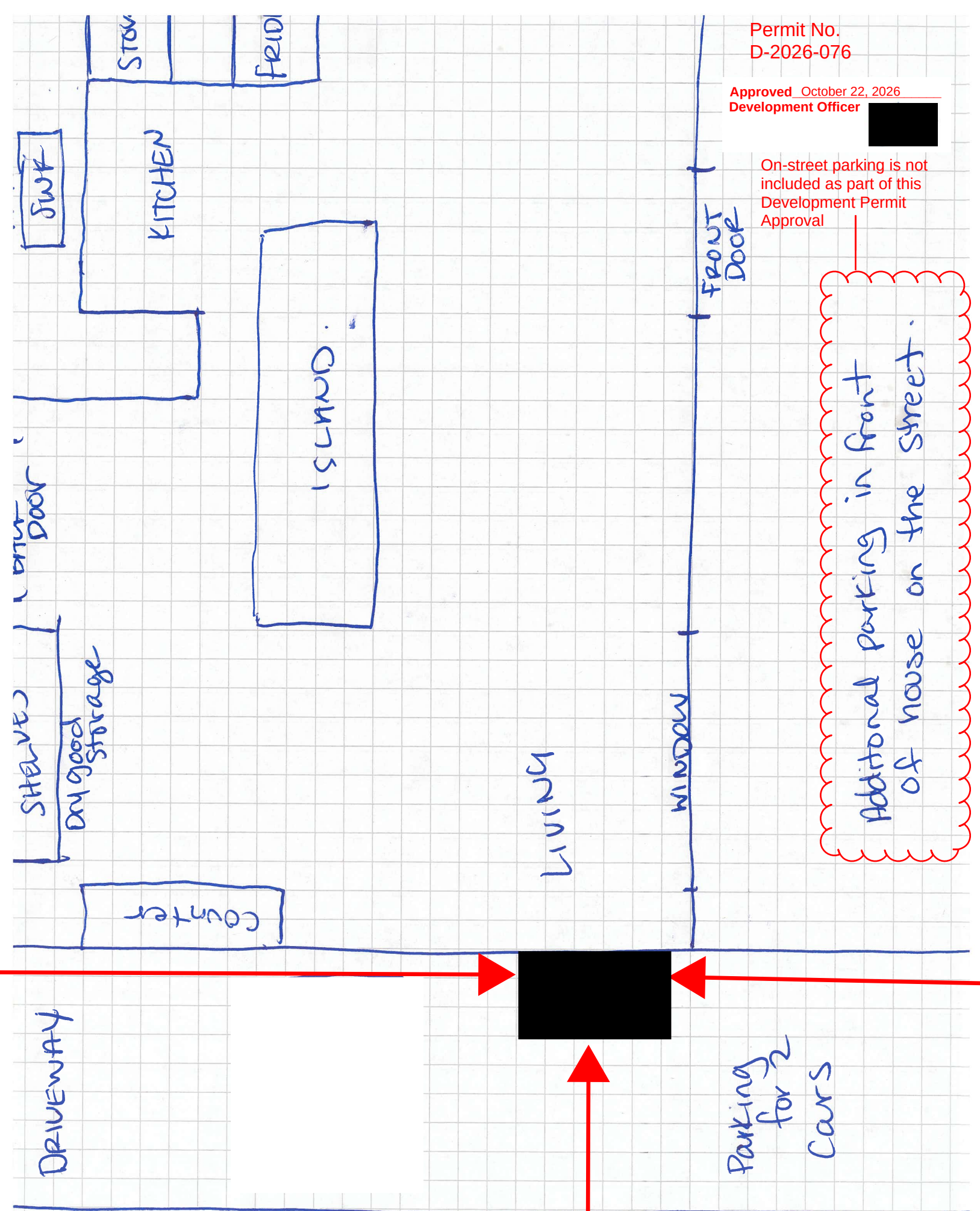
To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at www.beaumont.ab.ca.

Permit No.
D-2026-076

Approved October 22, 2026
Development Officer

On-street parking is not
included as part of this
Development Permit
Approval

Additional parking in front
of house on the street.



D-2026-076

5105 45 Street

Designated
Customer/ Delivery
Parking

6 feet (1.83m) by 4 feet (1.23m)
shed for appointment only pick ups

