

Development Permit Notice of Decision

Date of Decision: October 6, 2026



Proposed Development: Deck: Existing Rear Yard Deck w/Variance
Legal Description: Plan 252 0190, Block 7, Lot 18
Municipal Address: 4322 36 Street, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: DB-2026-508
Tax Roll: 011007

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 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. The location of the deck is approved as shown on the attached site plan.
- 4. A variance has been granted to allow the existing deck to remain as sited and to encroach 0.25m into the required minimum 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.

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.

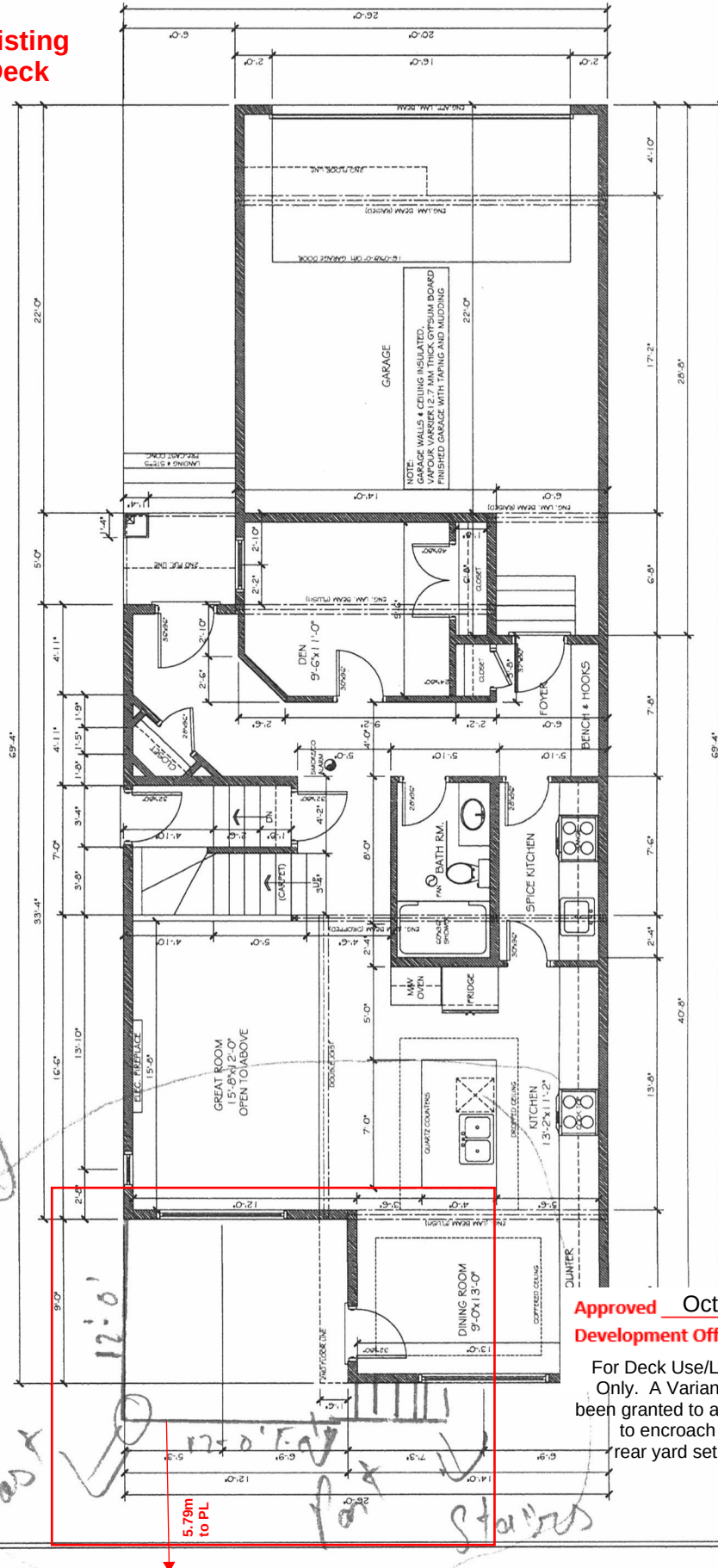
As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	October 6, 2026
Appeal deadline:	October 27, 2026
Permit active (if no appeals filed):	October 28, 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

Permit No.
DB-2026-508

Existing
Deck



NOTE:
• CONFIRM GRADING ON SITE AND ADJUST ALL STEPS TO SUITE GRADING. DEPTH OF WINDOW WELLS MAY FLUCTUATE.
• WORKING DRAWING ARE GRAPHIC REPRESENTATION ONLY. ACTUAL PRODUCTS AND MATERIALS USED MAY VARY FROM REPRESENTATION ON DRAWING.
• SALES CONTRACT AND SPECIFICATIONS MUST PRECEDE OTHER DRAWINGS.

MAIN FLOOR PLAN
1052 SQ. FT.

CLIENT:	LOT: 1 & 2	BLOCK: 7	PLAN: 000 0000	AREA	TITLE:	DRAWN BY:	PAGE NO.
1 ROAD EDMONTON	LOT: 1 & 2	BLOCK: 7	PLAN: 000 0000	2300 SQ. FT.	MAIN FLOOR PLAN	R4R	A/4
J-524 1131	ADDRESS				SCALE:	CHECKED BY:	
@activehomes.ca	(TRIUMPH)				3/16" = 1' - 0"	DATE:	
21vehomes.ca						ISSUED FOR REVIEW	
						REVISION	
						NO	
						DATE	
						14/01/2025	

Approved October 6, 2026

Development Officer

For Deck Use/Location
Only. A Variance has
been granted to allow deck
to encroach into
rear yard setback

ACTIVE
homes