City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

Development Permit
Notice of Decision

Date of Decision: October 29, 2026

[redacted]

Proposed Development:	**Home Based Business, Major**: **Personal Services** ***Ginhawa Healing Massage & Wellness***
Legal Description:	Plan 042 3991, Block 3, Lot 7
Municipal Address:	5333 Rue Parc Street, Beaumont, AB
Land Use District:	Conventional Neighbourhood
Permit Application No:	D-2026-094
Tax Roll:	003035

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Conventional Neighbourhood 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 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 frame, a new development permit will be required.
3. Location of the business operations is approved as shown on the attached site plan.
4. All clients shall be by appointment only and shall be staggered to avoid conflicts between arriving and departing clients.
5. Up to 10 client visits per day are permitted on site in association with the Home-Based Business, Major.
6. 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.
7. The Owner shall advise clients of the approved parking location in writing, at the time of booking.
8. One (1) non-illuminated sign, no greater than 0.60m x 0.90m in area, shall be permitted.

City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

Development Permit
Notice of Decision

Date of Decision: October 29, 2026 **Permit Number: D-2026-094**

9. 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. Vehicle parking and on/off loading of people shall be controlled by the Applicant/Owner so as not to interfere with the amenities of the neighbourhood. The driveway shall be kept clear of snow to allow for parking.
10. Hours of operation shall be restricted to Thursday – Saturday 9:00 a.m. – 7:00 p.m.
11. A current and valid City of Beaumont Business License shall be required each year of operation, or this permit shall become void.
12. The Owner shall ensure that the amenities of the neighbourhood are not negatively affected due to excess noise, traffic, smell, or other conditions which may affect the quality of life of those in the neighbouring areas, as interpreted by the Development Authority.

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, any relevant federal or provincial statute or regulation, or 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. Electrical, plumbing, and gas permits, as required, shall be the responsibility of the Owner/Applicant. Please, contact regarding permits and inspections for these disciplines.
5. This permit will be circulated to *Beaumont Fire Services*, who will determine if a fire inspection shall be required.
6. 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 at 780-980-4678 to schedule an inspection.

Permit Notification Information

In accordance with the City of Beaumont Land Use Bylaw 944-19, notices regarding this Development Permit have been mailed to owners of adjacent and nearby properties, as these individuals have the right to appeal this permit, as explained above. The same Development Permit Notice mailed to these individuals has been attached for your information.

City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
Fax: (780) 929-3300
Email: development@beaumont.ab.ca

Development Permit
Notice of Decision

Date of Decision: October 29, 2026 **Permit Number: D-2026-094**

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:

[redacted]

Emily Jensen
Development Officer
587-338-5935
emily.jensen@beaumont.ab.ca

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.

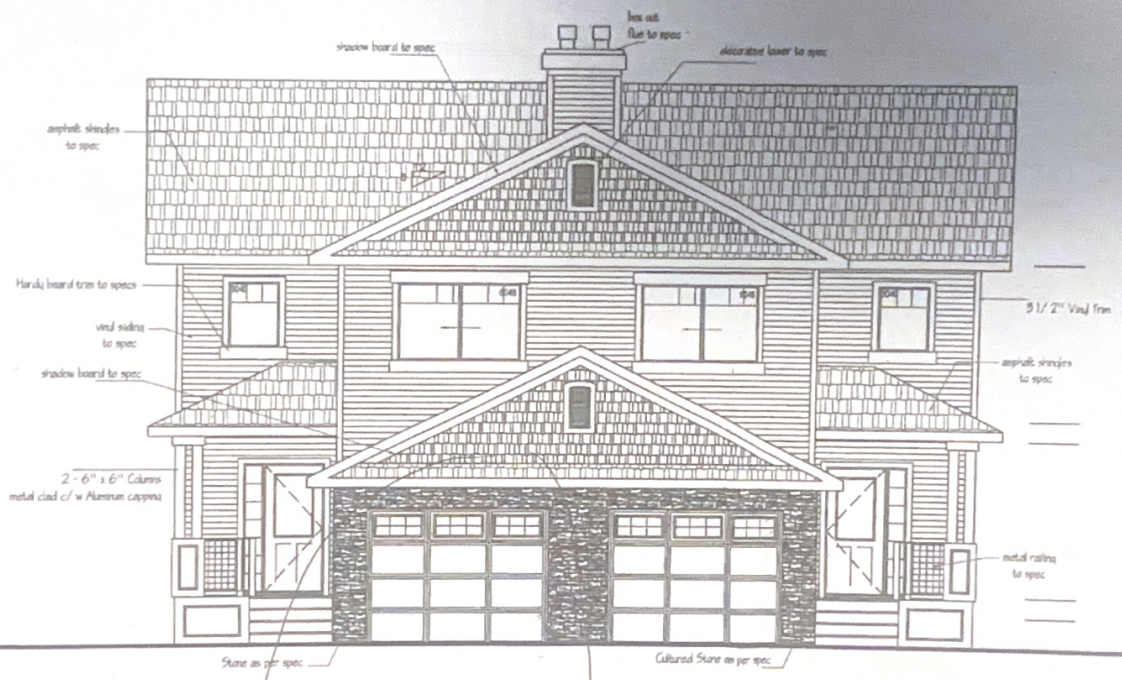
As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit, or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	October 29, 2026
Appeal deadline:	November 19, 2026
Permit active (if no appeals filed)**:**	November 20, 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.
DB-2026-094

Approved October 29, 2026
Development Officer
[redacted]
Location/ Use Only



Place Chaleureuse Duplex Units by Goldenwood Homes

front elevation

Model 2A & 2B - The RENOIR

Parking Pad

EXAMINED DATE Oct. 21/05

Corrections and notations of plans and drawings by Town of Beaumont Safety Codes Officer are typical and do not necessarily include every ... They do not relieve the owner and/or ... of responsibility for carrying out the work in accordance with the ... safety codes ... person responsible.

JK
SAFETY CO

DRAWING TITLE	
Place Chaleureuse, Beaumont	
Model 2A - The Renoir	
JOB # BD78	
5333 Rue Parc Street	
LOT	7
BLOCK	3
PLAN	042-3991
MAIN FL.	583 Sq. Ft.
2ND FL	755 Sq. Ft.
FOUNDATION	undeveloped
TOTAL SQ. FT.	1338 Sq. Ft.

Place Chaleureuse, Beaumont	
Model 2B - The Renoir	
JOB # BD78	
5331 Rue Parc Street	
LOT	8
BLOCK	3
PLAN	042-3991
MAIN FL.	583 Sq. Ft.
2ND FL	755 Sq. Ft.
FOUNDATION	undeveloped
TOTAL SQ. FT.	1338 Sq. Ft.

NOTE: Specification sheets take presidence over working drawings

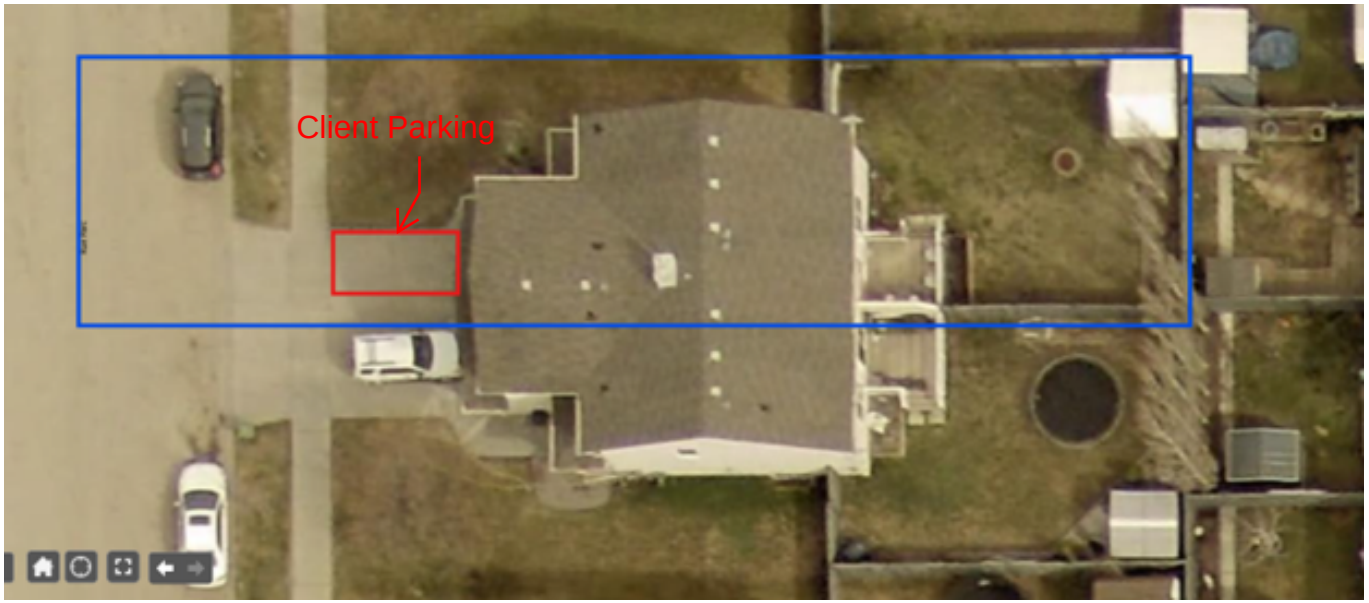
Grades shown on elevations are for reference only. actual grade to be determined on site by surveyor & contractor.
This drawing is the property of GOLDENWOOD HOMES. Any reproduction or alterations must be done only after their written approval.

SCALE: 3/16" = 1'-0"

DRAWING NUMBER 1/13

Permit No.
DB-2026-094

Approved October 29, 2026
Development Officer [redacted]
Parking Location/ Use Only



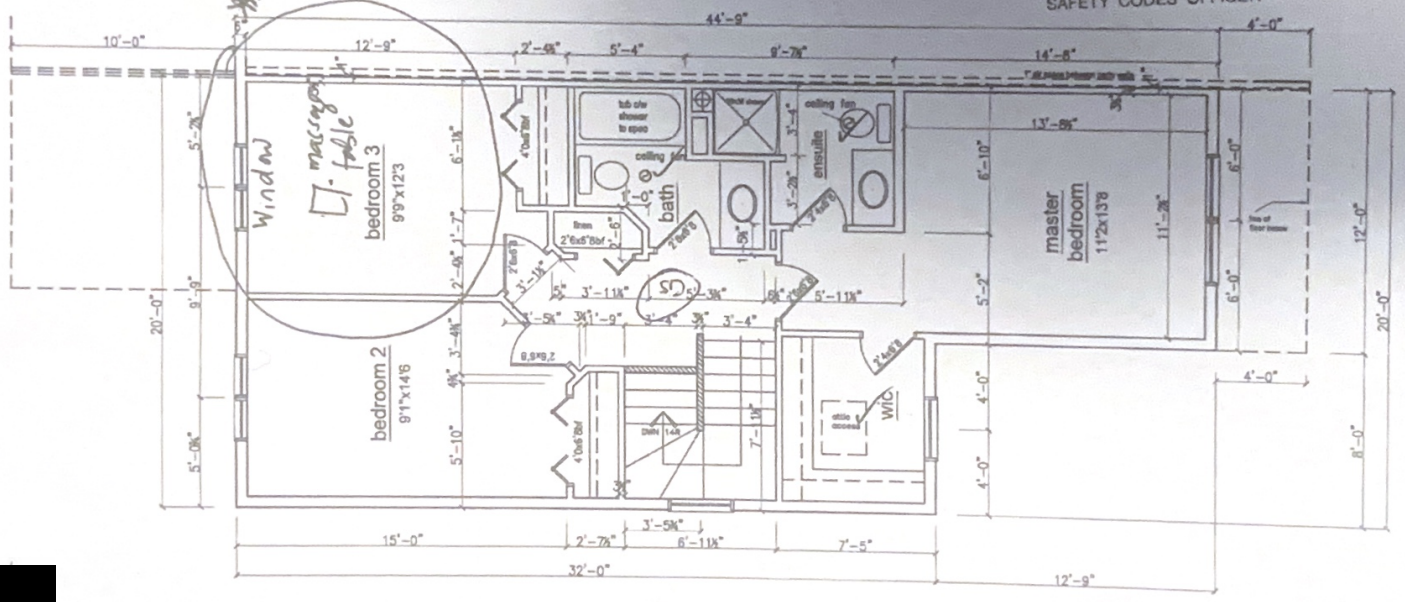
EXAMINED DATE: Oct. 21/25

Corrections and markings of plans and drawings by Town of Beaumont Safety Codes Officer are typical and demonstrative only. They do not necessarily include every infraction. Full responsibility for carrying out construction in accordance with the safety codes act rests with the owner and/or person responsible.

JK
SAFETY CODES OFFICER

NOTE: Specification sheets take presidence over working drawings

Massage Room - location Bedroom #3



BD78 - The Renoir - Model 2A

2nd floor 755 sq. ft.

Place Chaleureuse Duplex units	LOT	7	SCALE: 3/16" = 1'-0"
JOB # BD78	BLOCK	3	
5333 Rue Parc Street, Beaumont	PLAN	042-3991	DRAWING NUMBER 13

Permit No.
DB-2026-094

Approved October 29, 2026
Development Officer
Location/ Use
Only