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: November 17, 2026

[redacted]

Proposed Development: **Accessory Building**: **Multi-Detached Garage w/Variance (6.10m x 6.10m) (House Permit No. DB-2026-581)**
Legal Description: Plan 262 1959, Block 5, Lot 48
Municipal Address: 6601 43 Avenue, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: DB-2026-575
Tax Roll: TBD

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the construction and use of a Multi-Detached Garage Unit, with a variance, in accordance with the approved plans and the provisions of the *City of Beaumont* *Land Use Bylaw 944-19*.

Development Permit Conditions

The development noted above is considered a Permitted Use with Variance within the Conventional Neighbourhood District (CN) and has been approved by the Development Authority, subject to the following conditions. 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 documentation included with this permit.

Conditions to Be Satisfied Prior to Release of the Development Permit

While this Development Permit has been approved by the Development Authority, the development is not authorized to commence, nor will the application advance to Building Permit issuance, until all the following conditions under this section have been satisfied to the satisfaction of the Development Authority.

The electronic notification of this Development Permit constitutes notice of decision only and does not signify release of the permit for construction purposes. Once the conditions in this section have been met, the Development Permit will be formally released to the Applicant and advance to Building Permit Issuance, at which point development may proceed in accordance with the approved plans, standard conditions, and all applicable regulations.

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1. Essential Municipal Services

The parcel shall have essential municipal services in place, including but not limited to water, sanitary sewer, and power. The site shall not be deemed suitable for the intended use until these essential services have been installed and accepted by the City to its satisfaction.

- The Development Permit shall not be released to the Applicant until confirmation has been received from the City's Engineering Department that essential municipal services have been provided and are operational.

Standard Conditions

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. Location of the Detached Garage has been approved as indicated on the attached site plan.
4. A 0.55m variance has been granted to Section 3.3.6(b)(ii) of the City of Beaumont *Land Use Bylaw 944-19*, to allow the Detached Garage to encroach into the minimum required 3.0m side yard setback for Accessory Buildings adjacent to a secondary frontage.
5. The maximum allowable total combined site coverage for Accessory Buildings in the Conventional Neighbourhood (CN) District is 15.0% The approved Accessory Building encompasses 7.9% of the maximum allowable site coverage.
6. The Accessory Building shall be constructed with exterior finish materials that complement the Principal Dwelling.
7. No structures or hard surfacing for side or rear yard access shall impede the required side yard swale for approved surface drainage on the Lot. Structures/sidewalks within side yards shall maintain a minimum 0.30m setback to property lines, with a minimum 2% cross slope to swale. Structures over 0.60m in height shall require separate permits and shall meet the setback requirements for the Conventional Neighbourhood (CN) District.
8. The Site shall be kept clean of all construction garbage and all other waste (the "debris") by removing or containing the debris in a manner satisfactory to the *Development Authority*. **Builders shall provide a commercially designed waste container with a fixed lid on every site to contain**

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construction debris. Construction material may be stored or stacked on the site in an orderly manner, to the satisfaction of the Development Authority.

9. Failure to keep the site clean of debris is an offence under the City of Beaumont *Land Use Bylaw 944-19* and *Community Standards Bylaw 1024-22*. Construction waste offences may result in a Stop Work Order, fines (first offence $1,000), or a combination thereof.
10. Provide adequate surface drainage, ensuring positive drainage away from building foundation and ensuring no water runs onto an adjacent property. In all cases, compliance with the City of Beaumont *Surface Drainage Bylaw 1058-25* shall be required.

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.
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 *Click Before You Dig* at *utilitysafety.ca/* or 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 The Inspections Group at *contact@inspectionsgroup.ca* or (780) 454-5048 regarding permits and inspections for these disciplines.
5. A 6% driveway slope is considered ideal; this plan shows average slopes of 11.1% to property line and 9.0% to lane.

   If your plan shows a steep slope on the driveway, the owner may experience difficulties opening car doors, or parking on the surface when it is icy. You may wish to adjust the garage floor elevation to decrease the driveway slope.

   If your plan shows a very shallow slope on the driveway, during a heavy snow melt or heavy and prolonged rain, the owner may experience water draining back into the garage and landscaped areas that have been constructed low relative to the street. You may wish to adjust the garage floor elevation to increase the driveway slope.

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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. The City's Sign Coordinator will advise when signage is available for posting. 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]

Patricia Lauzé
Development Officer
[redacted]

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.

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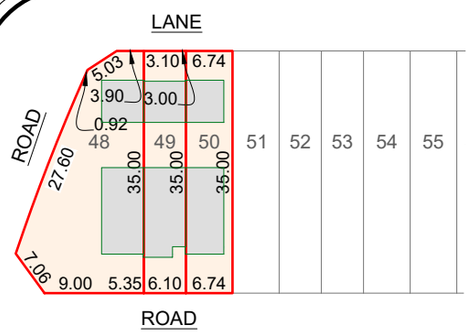
As the person applying for the permit, you may appeal the decision of the Development Authority regarding the permit or any conditions placed on the permit (as listed above) within 21 days after the date on which the decision is made.

Notice of Decision:	November 17, 2026
Appeal deadline:	December 8, 2026
Permit active (if no appeals filed)**:**	December 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



**** Engineered Fill on All Lots ****

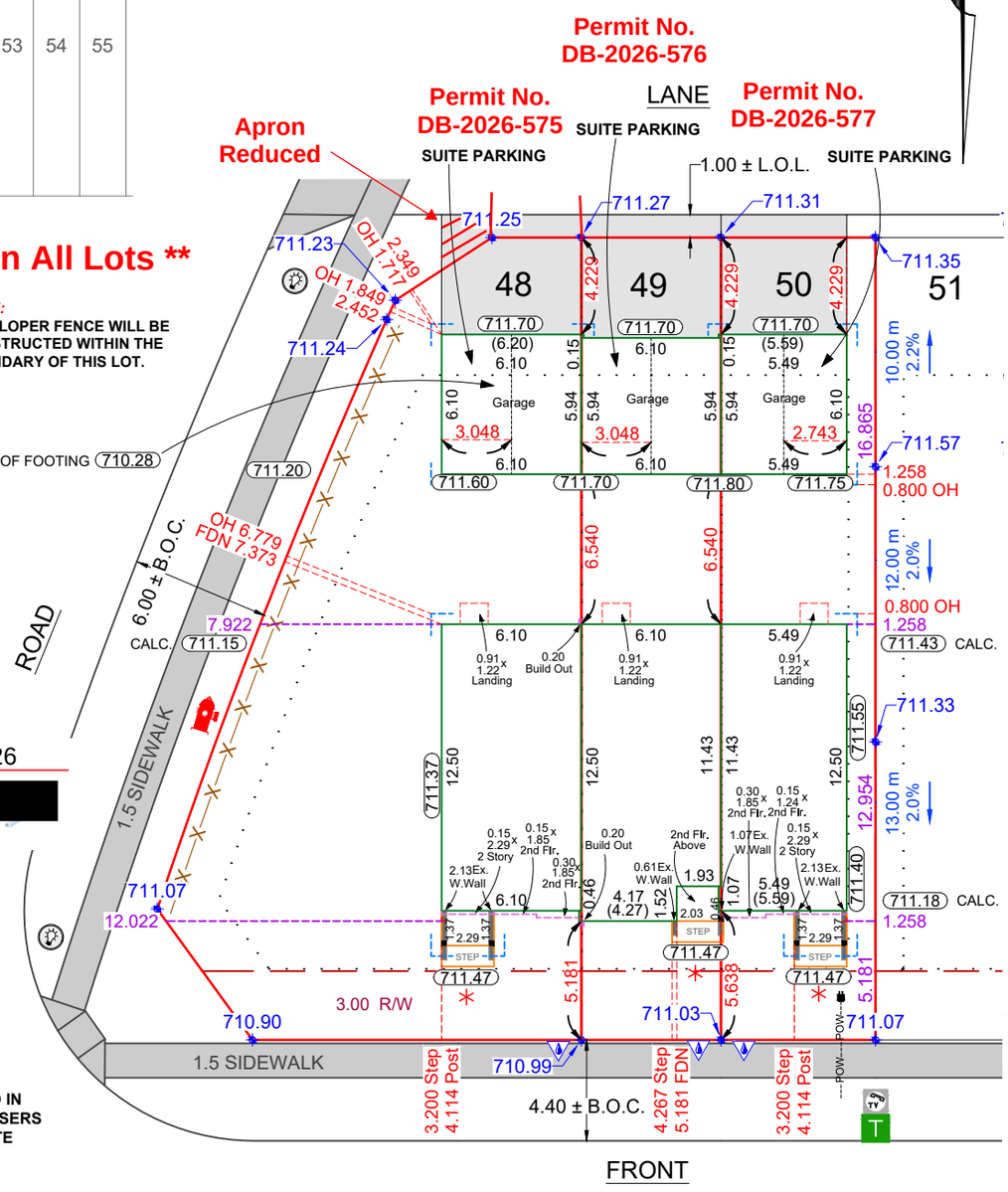
NOTE:
DEVELOPER FENCE WILL BE CONSTRUCTED WITHIN THE BOUNDARY OF THIS LOT.

Driveway/Access approved as shown; encroachment into corner cut of intersection is not permitted. Reduce apron on Lot 48 as indicated

Approved November 17, 2026
Development Officer [redacted]
For Detached Garage(s) Use/Location Only; Variances granted for Lots 48 & 49

NOTE:
DO NOT LOWER FOOTING DUE TO SEWER INVERT.

✳ *NOTE:*
RISERS MAY BE REQUIRED IN SIDEWALK. NUMBER OF RISERS TO BE DETERMINED BY SITE CONDITIONS



ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	712.31
BOTTOM OF FOOTING:	709.06
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	711.47
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-711.50, M-711.60, M-711.70, R-711.65	
GRADE BELOW-BACK/SIDE DOOR SILL:	
L-711.37 (GRADE AT SIDE ENTRY) R-711.55 (GRADE AT SIDE ENTRY)	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	712.01
GARAGE FLOOR:	711.70
SANITARY SEWER SERVICE INVERT:	SEE DETAILS
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.

- SANITARY SEWER INVERT (LOT 48) = 707.65
- STORM = 708.40

- SANITARY SEWER INVERT (LOT 49) = 707.70
- STORM = 708.48

- SANITARY SEWER INVERT (LOT 50) = 707.71
- STORM = 708.49

DETAILS

- LOT AREA (48): 470.30 m² (5062.3 ft²)
- HOUSE AREA: 80.51 m² (866.6 ft²)
- HOUSE COVERAGE: 17.12 %
- GARAGE AREA: 37.18 m² (400.2 ft²)
- GARAGE COVERAGE: 7.90 % ✓
- TOTAL COVERAGE: 25.02 %
- DRIVEWAY AREA: 31.88 m² (343.1 ft²)

- LOT AREA (49): 213.50 m² (2298.1 ft²)
- HOUSE AREA: 78.95 m² (849.8 ft²)
- HOUSE COVERAGE: 36.98 %
- GARAGE AREA: 36.23 m² (390.0 ft²)
- GARAGE COVERAGE: 16.97 % ✓
- TOTAL COVERAGE: 53.95 %
- DRIVEWAY AREA: 32.80 m² (353.0 ft²)

- LOT AREA (50): 235.90 m² (2539.2 ft²)
- HOUSE AREA: 72.91 m² (784.8 ft²)
- HOUSE COVERAGE: 30.91 %
- GARAGE AREA: 33.46 m² (360.2 ft²)
- GARAGE COVERAGE: 14.18 % ✓
- TOTAL COVERAGE: 45.09 %
- DRIVEWAY AREA: 28.67 m² (308.6 ft²)

LEGEND

PROPOSED CLEAN OUT	PROPOSED HYDRANT	PROPOSED BACK OF CURB	B.O.C.	DESIGN GRADE ELEVATION	00.00
PROPOSED STREET LIGHT	PROPOSED SERVICE PEDESTAL	PROPOSED BACK OF WALK	B.O.W.	AS-BUILT ELEVATION	00.00
PROPOSED C.C. LOCATION	PROPOSED POWER SERVICE	PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION	00.00
PROPOSED TRANSFORMER	PROPOSED FENCE LINE	PROPOSED UTILITY VAULT	V	CENTERLINE ELEVATION	CL 0.0

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
48,49 & 50	5	262 1959

CIVIC ADDRESS:
6601 43 AVENUE (LOT 48)
6603 43 AVENUE (LOT 49) ✓
6605 43 AVENUE (LOT 50)

LOCATION	SUBDIVISION
BEAUMONT	RUISSEAU

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

Canadian Home Builders Association Edmonton Region Member

DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	6/26/26	JGRAY	
01	10/19/26	LMATYJANKA	REG. PLAN

BUILDER\OWNER: VICTORY HOMES
MODEL: TRIPLEX CRAFTSMAN (STANDARD)
JOB NUM.:
LOT ZONING: CN ✓ SCALE: 1:300