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 9, 2026

[redacted]

Proposed Development:	**Multi-Attached Dwelling: w/Variance, rear landing (0.91m x 1.22m), and 1-bdrm basement suite w/designated on-site tenant parking stall (1 of 3) (Detached Garage Permit No. DB-2026-575)**
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-2026-581
Tax Roll:	TBD

Development Permit Status: Approved with conditions

Development Permit Authorization

This Development Permit authorizes the construction and use of a Multi-Attached Dwelling Unit, with a variance, rear landing, and basement suite, 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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Notice of Decision

Date of Decision: November 9, 2026 **Permit Number: DB-2026-581**

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 frame, a new development permit will be required.
3. Location of the principal building is approved as per the attached plot plan.
4. A 3.92m variance has been granted to Section 3.3.6(a)(ii) of the City of Beaumont *Land Use Bylaw 944-19*, to allow the principal dwelling to exceed the maximum allowable side yard setback of 4.0m for a Lot with a secondary frontage (Corner Lot).
5. Location of Additional Dwelling Unit is approved as shown on attached drawings.
6. All Additional Dwelling Units shall require one (1) designated on-site parking stall. The Tenant parking stall is approved as shown on the attached parking plan. Applicant/Builder shall advise potential purchasers of parking requirements.
7. Detached Garage is not included in permit approval. Refer to Permit No. DB-2026-575.
8. A License of Occupation has been issued for the installation of the driveway apron on the municipal boulevard. Pursuant to Beaumont's *Land Use Bylaw 944-19*, the width of a front driveway shall not exceed the width of the garage. Flaring of the driveway apron over the municipal boulevard is not permitted.
9. No Structure or sidewalk for side entry/rear yard access shall impede the required side yard swale for approved surface drainage on the Lot. Structures/sidewalks within side yards shall ensure 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 minimum setback requirements for the Conventional Neighbourhood District (CN).

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Development Permit
Notice of Decision

Date of Decision: November 9, 2026 **Permit Number: DB-2026-581**

10. A minimum of two (2) trees is required in the principal frontage.
11. Engineered fill on lot; an engineer shall be required for review of on-site conditions for the design of footings, foundation, and concrete piles.
12. Slopes over 20% may require a retaining structure. If the structure is greater than 1.0m in height, an Engineer's design and stamped drawings shall be submitted and a development permit shall be required.
13. 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 construction debris.** Construction material may be stored or stacked on the site in an orderly manner, to the satisfaction of the Development Authority.
14. 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.
15. 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. All applications for development and all development, construction, or installations contemplated, shall comply with the provisions of the *Alberta Safety Codes Act, RSA 2000, c S-1* and the *National Building Code – Alberta Edition 2023*, and the regulations made thereunder.
3. 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.
4. It is the responsibility of the Applicant to ensure they have reviewed and understand all Instruments registered against the Title of the subject property. This includes all easements, caveats, and restrictive covenants. The City shall not address, nor enforce, any Instruments of which we have no interest in and/or are not a party to.
5. Contact *Click Before You Dig* at *utilitysafety.ca/* or 1-800-242-3447 to locate underground services prior to construction, if applicable.

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Development Permit
Notice of Decision

Date of Decision: November 9, 2026 **Permit Number: DB-2026-581**

6. 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.
7. A City of Beaumont *General Contractor's License* shall be required by the Contractor/Builder **prior** to any work commencing on the Site.
8. Any future basement development and/or deck construction shall require separate permits.
9. A Final Grading Plan shall show grades at corner lot locations and alongside property line at front and rear corners of the building.
10. The water service connections from the CC valve to the water meter shall be type K Copper.
11. A sump pump shall be required, and service lines shall be installed and connected to the third pipe storm sewer lines. **DO NOT** connect weeping tile to sanitary sewer system.
12. Do not pour driveway until municipal sidewalks have been installed by the Developer.
13. NO OCCUPANCY permit shall be given until all essential services (electrical power, gas, water and sewer) have been installed; sidewalks must also be installed.
14. NO OCCUPANCY shall be granted until all building deficiencies (including gas, plumbing and electrical) are corrected and/or VOC received.
15. Pursuant to the *2026 Fees and Charges Bylaw 1093-25*, occupancy taken by a homeowner prior to the City approving occupancy will result in a penalty of $937.86 per day of occupancy being charged to the Builder/Applicant.
16. Garage floor drains shall be connected to the Sanitary Sewer System, as per the City of Beaumont *General Design Standards* and other applicable codes and best practices.
17. Architectural controls imposed by the developer and not contained in the Bylaws of the City of Beaumont will not be enforced by the City.
18. A Fire Safety Plan must be posted in a visible area on the construction site.
19. 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.

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 9, 2026
Appeal deadline:	November 30, 2026
Permit active (if no appeals filed)**:**	December 1, 2026

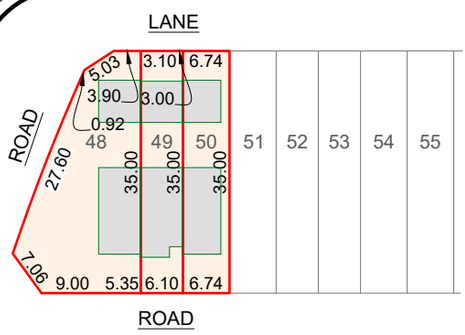
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Development Permit
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Date of Decision: November 9, 2026 **Permit Number: DB-2026-581**

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



Permit No. DB-2026-582

Permit No. DB-2026-581

Permit No. DB-2026-583

LANE

SUITE PARKING

SUITE PARKING

SUITE PARKING

1.00 ± L.O.L.

** Engineered Fill on Lot **

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

Detached Garages not included in permit approval(s). Refer to Permit Nos. DB-2026-575/576/577

Structures and hard surfacing within side yards shall maintain a min. 0.30m setback to property lines (see permit conditions)

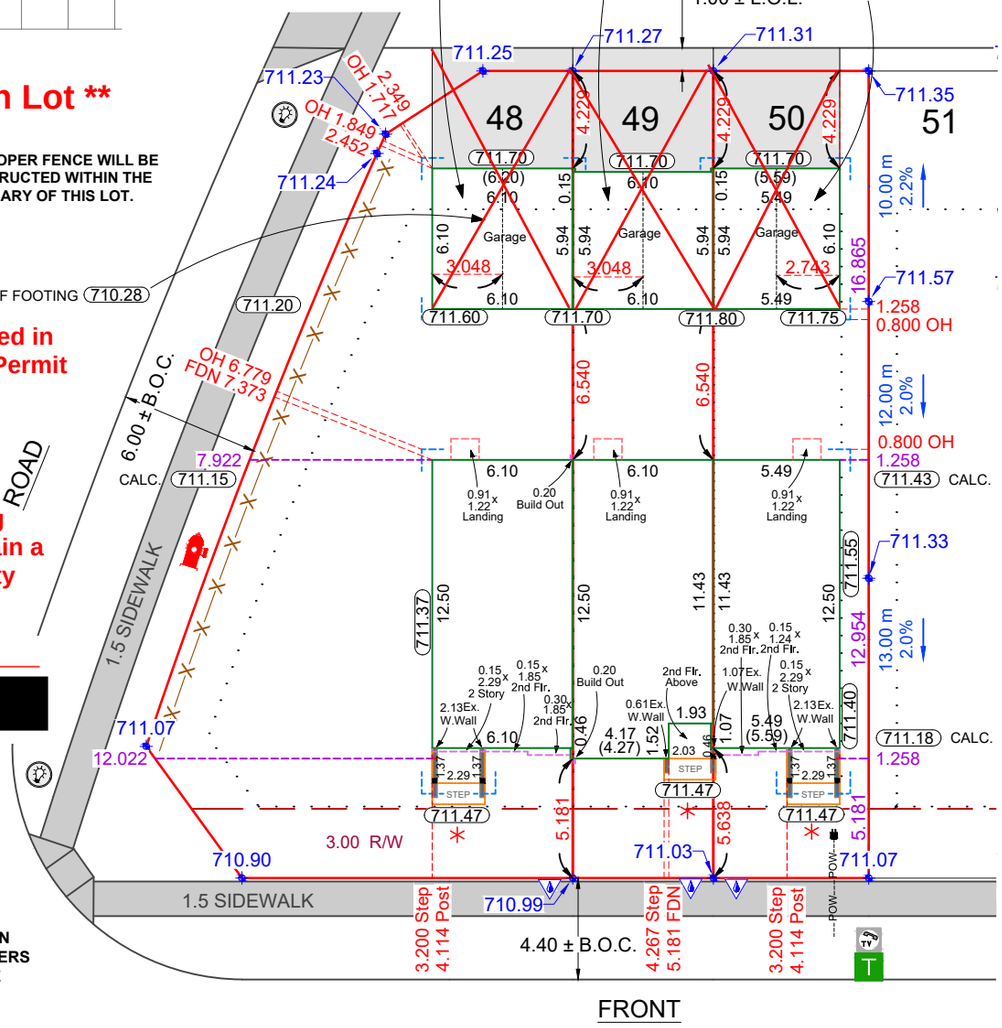
Approved November 9. 2026

Development Officer

A Variance has been granted to max. 4.0m side yard setback for Lot 48

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	—POW—POW—POW—	PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION	00.00
PROPOSED TRANSFORMER	T	PROPOSED FENCE LINE	—X—X—X—	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

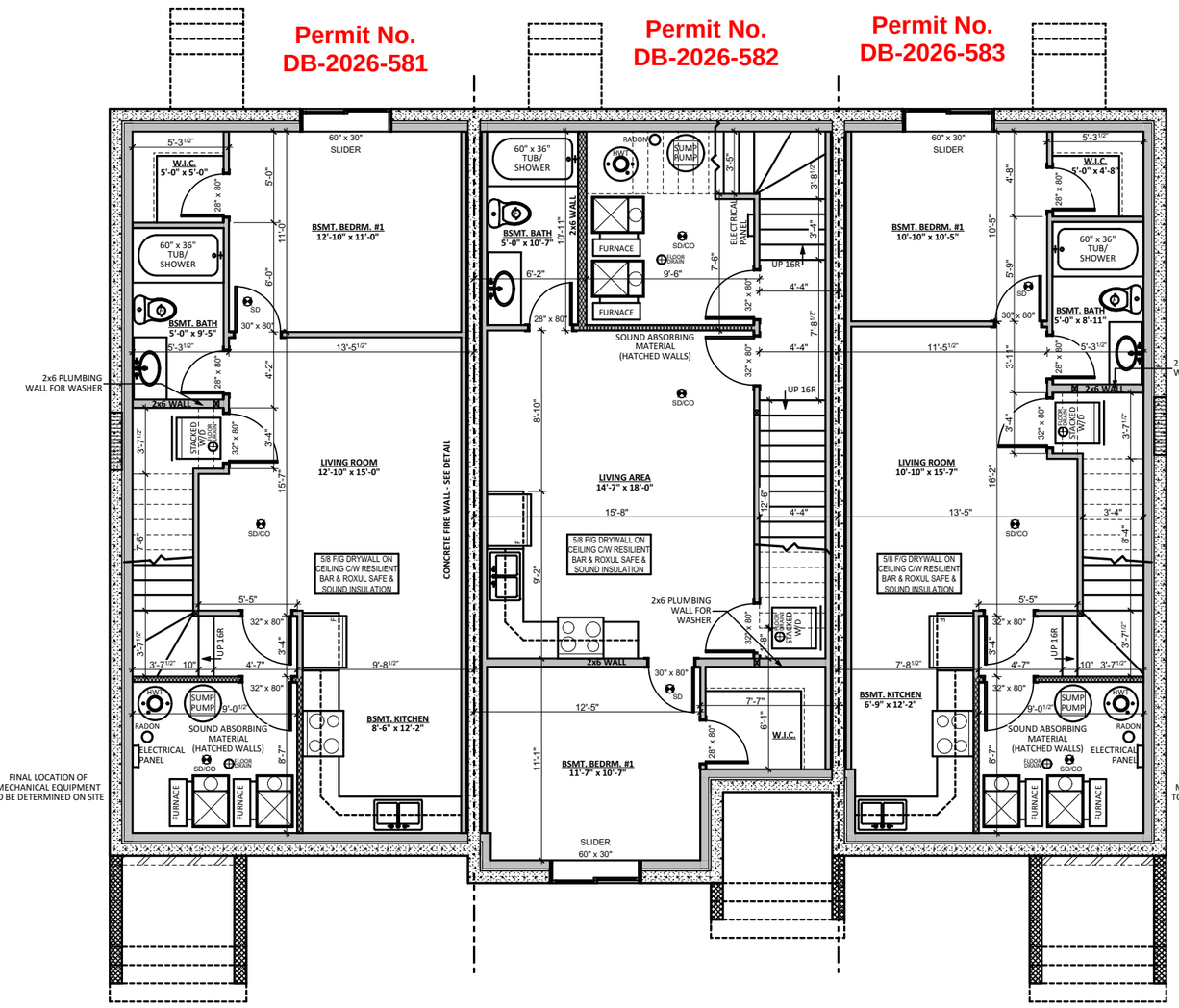
BUILDER\OWNER: VICTORY HOMES
MODEL: TRIPLEX CRAFTSMAN (STANDARD)
JOB NUM.:
LOT ZONING: CN ✓ SCALE: 1:300

N.B.C. - AE (9.11.1) - PROTECTION FROM AIRBORNE NOISE
-SOUND ABSORBING MATERIAL (EG. BATT INSULATION) MUST BE INSTALLED IN WALLS & FLOORS, CEILING ASSEMBLIES BETWEEN THE SUITE & PRINCIPAL DWELLING & SUITE /NON-SUITE SPACE WHERE NOISE MAY BE GENERATED

Permit No. DB-2026-581

Permit No. DB-2026-582

Permit No. DB-2026-583



FINAL LOCATION OF MECHANICAL EQUIPMENT TO BE DETERMINED ON SITE

FINAL LOCATION OF MECHANICAL EQUIPMENT TO BE DETERMINED ON SITE

BASEMENT DEV. PLAN 668 sq.ft.
SCALE: 1/8" = 1'-0"

BASEMENT DEV. PLAN 668 sq.ft.
SCALE: 1/8" = 1'-0"

BASEMENT DEV. PLAN 589 sq.ft.
SCALE: 1/8" = 1'-0"

NOTE:
- 9'-0" FOUNDATION WALL HEIGHT

Approved November 9, 2026
Development Officer
For Additional Dwelling Unit(s) Use/Location Only

[redacted]

R90 DESIGNS. INC.
780.691.6916

DEVELOPED FOR:
VICTORY HOMES
1665 91 STREET SW, EDMONTON, AB T6X 0C8
PHONE: (780) 395-9191

ADDRESS: 6601, 6603, 6605 - 43 Avenue
BEAUMONT, ALBERTA
SUBDIVISION: RUISSEAU
LOT: 48, 49 & 50 BLOCK: 5 PLAN: 262 1959

MODEL: TRIPLEX
CRAFTSMAN ELEVATION

FLOOR AREA INFO (UNIT 1 & 2):

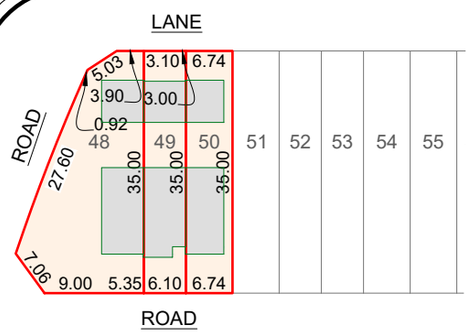
MAIN FLOOR:	813 sq.ft.
UPPER FLOOR:	770 sq.ft.
TOTAL FLOOR AREA:	1583 sq.ft.
FOUNDATION CONCRETE:	754 sq.ft.
GARAGE:	400 sq.ft.

DRAWING VERSIONS

001	June 18, 2026	W/D
002	June 30, 2026	GRADES
003	August 21, 2026	ARCH. REVISIONS
004	October 16, 2026	REVISION

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND OTHER DATA NOTED HEREIN WITH CONDITIONS ON SITE
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL BUILDING PRACTICES
- ALL ENGINEERING AND ANY ENGINEER'S STAMPS TO BE THE SOLE RESPONSIBILITY OF THE BUILDER/CONTRACTOR/OWNER
- EVERY EFFORT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE DRAWINGS. HOWEVER, THE DESIGNER ASSUMES NO LIABILITY FOR ERRORS,EMISSIONS, OR MISSING DETAILS WHICH MAY AFFECT CONSTRUCTION
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER IN THE EVENT OF DISCREPANCIES

PLOT PLAN



Permit No. DB-2026-582

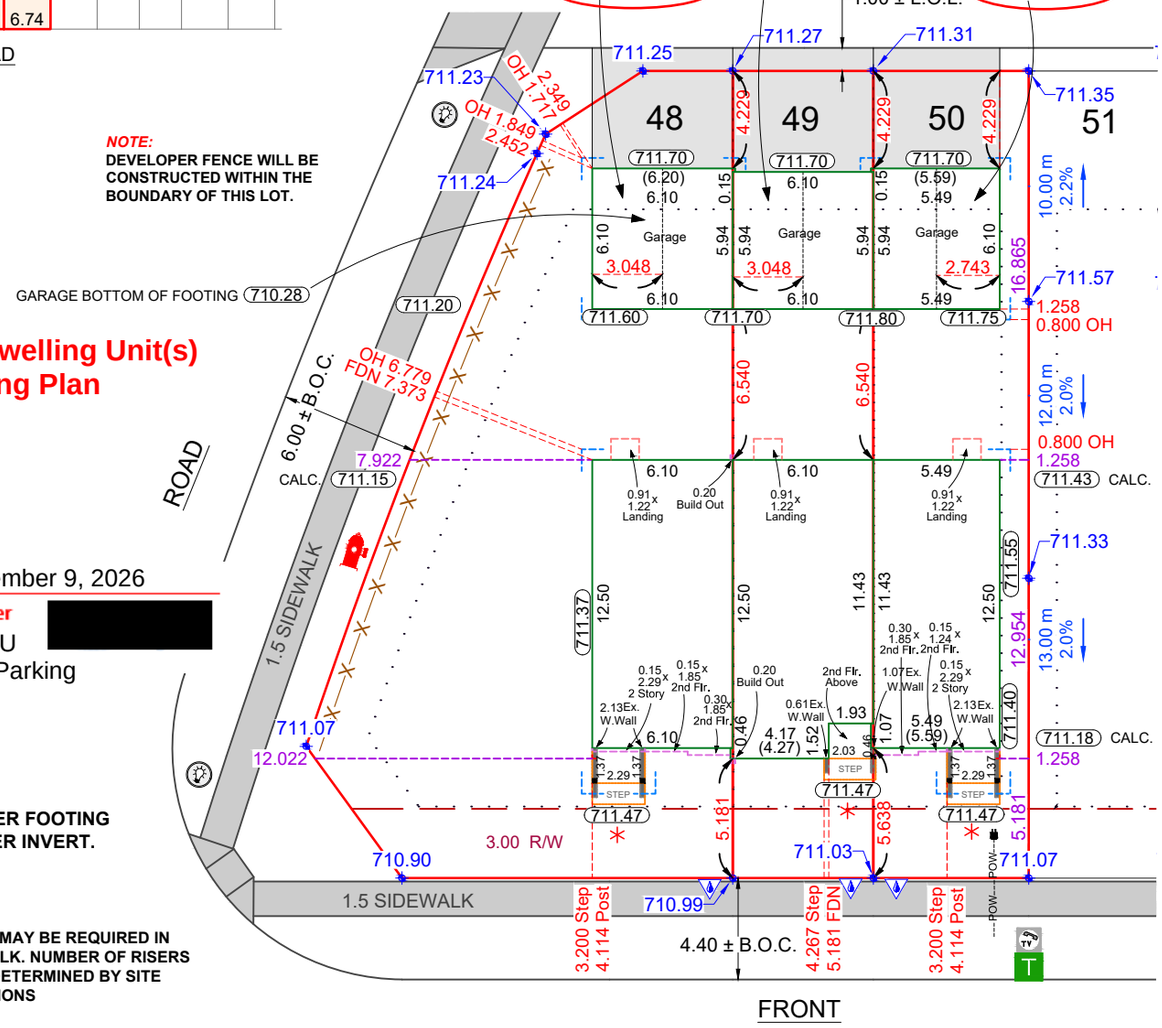
Permit No. DB-2026-581

Permit No. DB-2026-583

LANE

SUITE PARKING | SUITE PARKING | SUITE PARKING

1.00 ± L.O.L.



GARAGE BOTTOM OF FOOTING 710.28

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

Additional Dwelling Unit(s) Parking Plan

Approved November 9, 2026
Development Officer [redacted]
For required ADU
On-site Tenant Parking
Stall(s) Only

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

FRONT

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

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RAIN WATER LEADERS REQUIRED.

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- STORM = 708.40

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- SANITARY SEWER INVERT (LOT 50) = 707.71
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- 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)
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- GARAGE AREA: 36.23 m² (390.0 ft²)
- GARAGE COVERAGE: 16.97 %
- TOTAL COVERAGE: 53.95 %
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- LOT AREA (50): 235.90 m² (2539.2 ft²)
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- 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	—POW—POW—POW—	PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION	00.00
PROPOSED TRANSFORMER	T	PROPOSED FENCE LINE	—X—X—X—	PROPOSED UTILITY VAULT	V	CENTERLINE ELEVATION	CL 0.0

LEGAL INFORMATION

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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