BEAUMONT Subdivision and Development APPEAL BOARD

City of Beaumont
Subdivision and Development Appeal Board Agenda

November 16, 2026
City Hall, Council Chambers

Pages

1. CALL TO ORDER (HEARING SDAB FILE: 2026-03)

2. INTRODUCTIONS

   2.1 Board Chair

   2.2 Board Members

   2.3 SDAB Legal Counsel

   2.4 SDAB Administrative Staff

3. ADOPTION OF THE AGENDA

4. INTRODUCTION OF THE PARTIES

   4.1 Development Authority

   4.2 Applicant

   4.3 Appellant

5. OBJECTIONS TO THE BOARD

6. HEARING PROCESS

   6.1 Development Authority Presentation

   6.2 Applicant Presentation

   6.3 Appellant Presentation

   6.4 Presentations from Affected Persons Supporting the Appeal

6.5 Presentations from Affected Persons Opposing the Appeal

6.6 Development Officer's Closing Remarks

6.7 Appellant's Closing Remarks

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7.3 Applicant 49

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7.5 Persons in Favor of Appeal

7.5.1 Written Submissions 97

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8.2 Applicant Final Comments

8.3 Appellant Final Comments

8.4 Conclusion of Hearing

9. CLOSED HEARING

10. ADJOURNMENT

SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING
SDAB-26-03
November 16, 2026

DEVELOPMENT AUTHORITY'S REPORT

Permit Number: D-2026-079

Decision: Approved with Conditions

Subject Property: 3920 46 Avenue, Beaumont, AB
Plan 212 0082, Block 2, Lot 54

Land Use District: Conventional Neighbourhood District (CN)

Proposed Development The development is a two storey Accessory Building with a deck

1. Context

The site is located on 46 Avenue in the cul-de-sac intersecting with 41 street in the southeastern part of the Forest Heights Neighbourhood amidst residential land uses. The specific parcel backs onto a storm water pond with the rear of the lot facing to the northeast direction. The lot is 13.81m wide with front access.

The development that is the subject of this appeal relates to an Accessory Building located on the northwest portion of the rear yard. It is proposed to include a covered upper level and a deck with a platform protruding toward the existing uncovered deck attached to the principal Dwelling Unit. The proposed upper-level deck associated with the Accessory Building is not affixed to the existing uncovered deck. The lot coverage of the Accessory Building is 19.97m^2.

The Development Permit application sought approval for an Accessory Building. The application was received on September 2, 2026, and a decision for approval with conditions was made on September 28, 2026.

The application included a floor plan, a plot plan and detailed building drawings depicting construction details for the Accessory Building.

2. Policy Framework

The relevant policy and regulatory framework include the following:

<u>Land Use Bylaw (LUB):</u>

- Section 3.3.1.
    - Form of Development: States that all uses will be primarily different forms of residential development.
    - How uses are mixed: States all forms of development, regardless of use, shall have a residential form and character to integrate with the neighbourhood

- Section 3.3.2. – Uses: This section establishes use classification, Accessory Building or Structure as Permitted.

- Part 6 – defines accessory building or structure as a building or structure detached from a principal building, normally ancillary, incidental, subordinate to the principal building or use.

- Section 3.3.6.b – Building Placement Standards – Accessory Buildings states that side yard setbacks are to be minimum 1.2m and rear yard setbacks are to be a minimum 1.2m and the maximum lot coverage is to be a maximum of 15% for all accessory buildings.

- Part 6 – defines lot coverage as the portion of the lot with covered structures. Uncovered decks to not count towards lot coverage.

- Section 3.3.7.b – Building Profile Standards – Accessory Building Height to Eave states it shall be a maximum of 2 storeys and but in any event, no taller than the principal building. A storey may only be a maximum of 4.5m in accordance with Part 6 – Definitions.

- Section 3.3.7.c.ii. – The finish and appearance of all buildings on the lot, including accessory buildings, shall compliment the other structures and natural features located on the same lot.

- Section 3.3.7.c.iii. – The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:

    - The policies and objectives contained within the municipality's statutory plans;

    - Beaumont Urban Design Guidelines;

    - The character of existing development in this Land Use District as well as the effect on adjacent land use districts and parcels unless the building or structure at the discretion of the Development Authority, sets a higher standard of design, character and appearance for this Land Use District or part of it; and

    - Other factors, such as daylight, sunlight and privacy.

3. Relevant Background

September 2, 2026: Application was received

September 22, 2026: Application was deemed complete

September 28, 2026: Notice of Decision was Issued. The application was approved based on the requirements being met.

4. Regulation Review and Development Authority's Justification

This section explains how the Development Authority reviewed Development Permit D-2026-079 against the Land Use Bylaw, and applicable statutory plans and guidelines, and why the application was approved.

The site contains a principal Dwelling Unit with a front attached garage within the Conventional Neighbourhood (CN) District.

The development permit application is for a two storey Accessory Building with an upper level and uncovered deck. The primary question for the Development Authority was whether the site requirements could be met and comply with the current LUB and associated guidelines and plans.

<u>Findings of fact relied on by the Development Authority</u>

Based on the application record and site observations, the Development Authority understood the following:

- The proposed accessory building complied with the Land Use Bylaw given that:
    - The proposed structure is not attached to the principal dwelling or the existing uncovered deck and is therefore considered an Accessory Building and needs to meet associated requirements.
    - The setback for the rear yard is 1.98m (minimum 1.2m required) and the setback to the side yard is 1.42m in length to the west property line (minimum 1.2m required). The dimensions of the approved accessory building are 2.57m by 3.81m as outlined in the submitted drawings. The stamped plot plan indicated that all setbacks were met as per the Land Use District requirements. A site visit confirmed that the accessory building was constructed in accordance with the approved plot plan.
    - The Accessory Building is a total of 19.97m^2 in area which accounts for 3.98% of the total Lot Coverage. As per the Conventional Neighbourhood (CN) District, a parcel is permitted to 15% in accessory building coverage.
    - The total Lot Coverage is 35.23%. In the CN district a parcel is permitted to a total Lot Coverage of 55% (including accessory building lot coverage as per Section 3.3.6(b)(v)). Uncovered decks do not form part of the accessory building or overall lot coverage calculation.

Compatibility with existing development (Section 3.3.8.c.iii)

- The windows and entrances of the proposed accessory building face the principal dwelling unit of the same parcel and the stormwater pond, which in the opinion of the Development Authority does not impose privacy impacts to the neighboring parcels.
- The structure has an angled roof pitch, the exterior will be finished with vinyl siding and a variety of wall openings (windows) the appearance is compatible and complementary to the residential character of the parcel and neighbourhood.
- As the development complies with all setback, lot coverage and building height requirements of an Accessory Building in the CN District, the use is permitted and meets the intent of the District as outlined in S. 3.3.1, the Development Authority determined that the proposal is compatible with existing development.

<u>Summary of the Development Authority's rationale</u>

The Development Authority approves Development Permit D-2026-079 because:

- The Land Use Bylaw permits Accessory Building(s) in the Conventional Neighbourhood (CN) District, where the proposed structure meets the district regulations.
- The Accessory Building meets all Land Use District regulations.
- The appearance of the building is compatible with surrounding development and the orientation does not pose a significant impact to adjacent parcels.

5. Subdivision and Development Appeal Board Authority and Scope of Consideration.

The Development Authority's approval of Development Permit D-2026-079 was based on its interpretation of the applicable provisions of the *Land Use Bylaw 944-19*, and as well as its understanding of the previously approved Development Permit for the principal Dwelling Unit (2021-121). The Board may assess these matters independently in determining whether to confirm, revoke, or vary the decision.

6. Exhibits

1. Location Map
2. Zoning Regulations
3. Development Permit Application
4. Notice of Decision
5. Site Photographs
6. Development Authority Presentation

Location Map



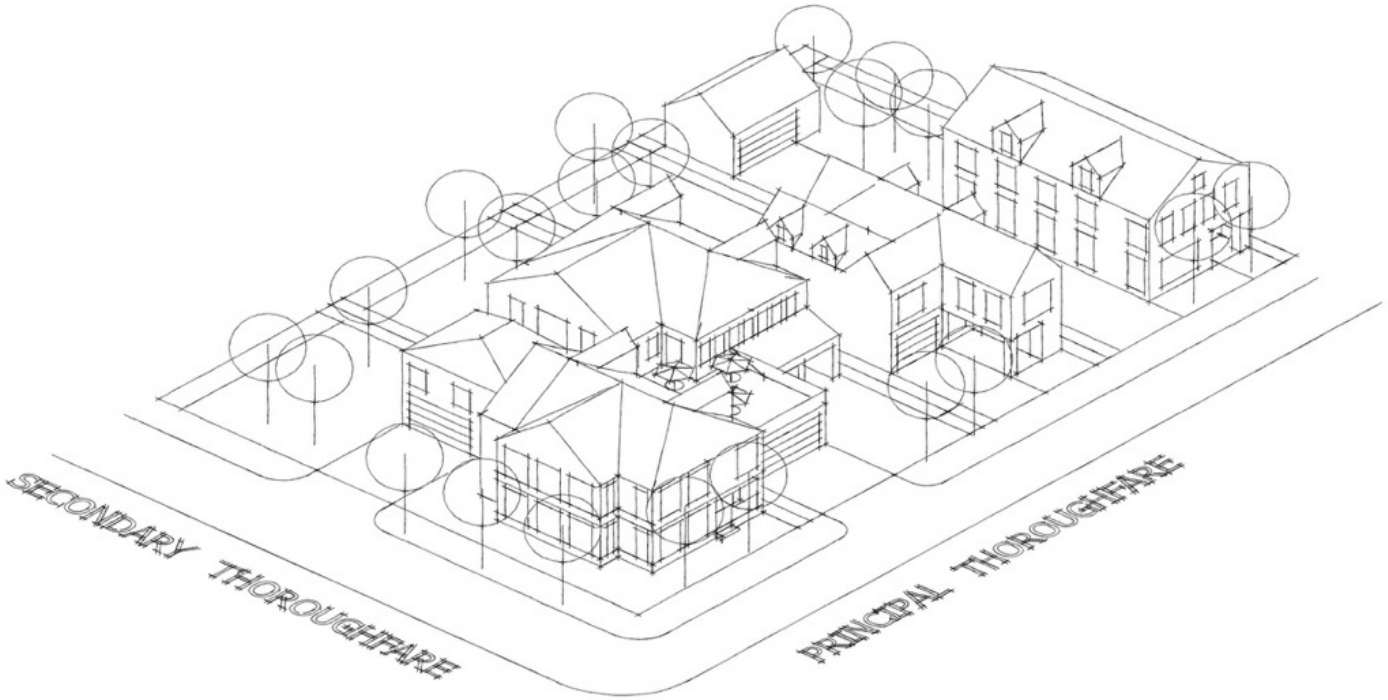
3.3 CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3.1 Intent

General Intent: To provide opportunities for lower density forms of residential development similar to what currently exists in Beaumont. In planned areas, land shall only be redistricted to this land use district if and where an approved Outline Plan, Area Structure Plan and / or Neighbourhood Structure Plan provides that direction.

How uses are mixed: The uses will be primarily different forms of residential development. Where the street design and / or lot configuration can allow for a different use, those sites may transition from a residential use to a commercial or business use over time. In planned areas, business and commercial uses shall be integrated with the neighbourhood to provide local services within a walkable distance of 400m.

Form of Development: All development, regardless of use, shall have a residential form and character to integrate with the neighbourhood and limit potential incompatibilities. Single detached dwellings with front attached garages are the predominant building form.



3.3.2 Uses

The uses identify whether a use is permitted, discretionary, or not allowed in this land use district. Definitions are provided in Part 6.

AGRICULTURE USES	
Agriculture – General	-
Agriculture – Intensive	-
Agriculture – Urban	P
Cannabis Production and Processing	-
Medical Cannabis Production	-
RESIDENTIAL USES	
Dwelling Unit(s)	P
Mobile Home	-
Temporary Dwelling Unit(s)	D
LODGING USES	
Bed & Breakfast	D
Campground	D
Hotel / Motel	-
BUSINESS USES	
Arts & Crafts	D
Home Based Business – Major	D
Home Based Business – Minor	P
Office	P
COMMERCIAL USES	
Adult Entertainment	-
Drive Through Facility	-
Entertainment Establishment	D
Gas Station	-
Golf Course	D
Kennel	-
Restaurant / Café	D
Restricted Substance Retail	-
Retail & Service – General	D
Retail & Service – Large	-
Show Home	P
INDUSTRIAL USES	
Industrial – Medium	-
Industrial – Light	-
Recreational Vehicle Storage	-
Wash Station	-
INSTITUTIONAL USES	
After Life Care	D
Cemetery	-
Culture	P
Education	D
Emergency Service Training Facility	-
Government	P
Hospital	D
Human Services	D
Motor Vehicle Training and Research Facility	-
Recreation – Active	P
Recreation – Passive*	P
Parking Lot with no associated Use	-
Special Events	D
OTHER USES	
Accessory Building or Structure	P
Public Utility*	P
Excavation, Stripping & Grading	D
Private Utility*	P
Sign (as per Part 4)	P / D
Temporary Development	D

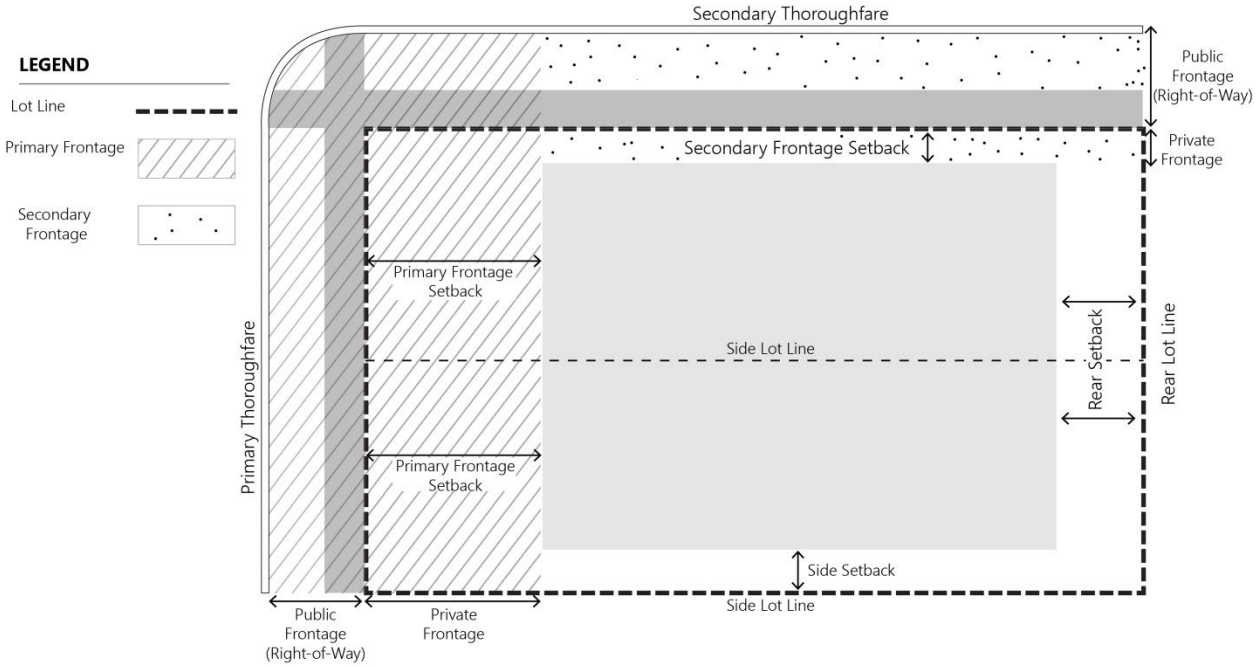
** No Development Permit required*

P = Permitted Use

D = Discretionary Use

\- = Not allowed

3.3.6 Building Placement Standards



a) PRINCIPAL BUILDINGS		
i.	Principal Frontage Setback	Min 3 m
ii.	Secondary Frontage Setback	Min 2.4 m when adjacent to a public roadway or 1.2 m when adjacent to a lane to max 4 m
iii.	Side Yard Setback	Min 1.2 m except for attached buildings where side yard setback is 0 m
iv.	Single Side Yard Standards	Min1.5 m setback where other side yard is 0 m. A private maintenance easement shall be registered on titles adjacent to the zero lot line that provide a 0.30 m eave encroachment easement where no eave shall be closer than 0.90 m to the eave of the adjacent building; a 0.60 m footing encroachment easement, and provides sufficient access for maintenance of both properties. All utilities and lot grading shall be to the satisfaction of the Development Authority.
v.	Rear Yard Setback	Minimum 6.0 m for the first principal building located on the site, 1.2 m for additional principal structures or other structures.

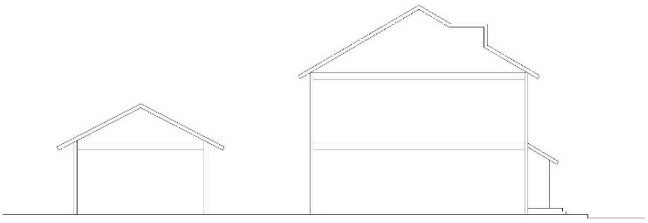
a)	PRINCIPAL BUILDINGS	
vi.	Lot Coverage	Max 55% (including accessory building lot coverage as per Section 3.3.6 (b) (v))

b)	ACCESSORY BUILDINGS	
i.	Principal Frontage Setback	Min 3 m and no closer than the principal building
ii.	Secondary Frontage Setback	Min 3 m
iii.	Side Yard Setback	Min 1.2 m except for attached buildings where side yard setback is 0 m
iv.	Rear Yard Setback	Min 1.2 m
v.	Lot Coverage	Max 15%

c)	ADDITIONAL SITE STANDARDS	
i.	Corner Visibility	No building, structure, fence, or soft landscaping that will obstruct vision above 0.6 m in height shall be located within the corner cut area.
ii.	General Safety	Design elements that allow for casual surveillance, not including digital surveillance, are expected to be included in the design. These elements may include, but are not limited to, door placement, large window areas, high quality interior and exterior lighting, a physical layout that reduces the vulnerability of pedestrians, the placement and use of soft landscaping that limits areas of concealment, and integrating the pedestrian network with building entrances.
iii.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to adjacent lots, and shall not, in the opinion of the Development Authority adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
iv.	Large Vehicles	Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a parking stall.

c)	ADDITIONAL SITE STANDARDS	
	v. Solid Waste	All non-residential uses shall provide a solid waste storage area suitable for 2- or 3-stream waste diversion for the intended use and designed to the satisfaction of the Development Authority. All areas shall be located at the side or rear of a lot, screened from view and accessed from a public roadway or lane.

3.3.7 Building Profile Standards

a)	Principal Building Height to Eave	Max 2.5 storeys 
b)	Accessory Building Height to Eave	Max 2 storeys and but in any event, no taller than the principal building.
c)	Design Standards	i. All principal buildings shall have a residential form and character regardless of use, except institutional uses. ii. The finish and appearance of all buildings on the lot, including accessory buildings, shall compliment the other structures and natural features located on the same lot. iii. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to: • The policies and objectives contained within the municipality's statutory plans; • Beaumont Urban Design Guidelines; • The character of existing development in this Land Use District as well as the effect on adjacent land use districts and parcels unless the building or structure at the discretion of the Development Authority, sets a higher

		standard of design, character and appearance for this Land Use District, or part of it; and • Other factors, such as daylight, sunlight and privacy. iv. The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block. v. No tarpaulin structures. vi. Buildings on prominent corner lots shall have the same materials and architectural details on all street exposures. Entrances may be located near the corner.
d)	Allowable Projections into Setbacks	Eaves, cantilevers, chimney / fireplaces, accessibility features

Access	the place, means or way by which pedestrians and / or vehicles shall have adequate ingress and egress to a lot.
Accessory	a structure or use that provides support to the principal structure or principal use and can include small urban greenhouses or swimming pools. Where an accessory structure is attached to a principal structure by a roof or an open or enclosed structure, it is considered to be part of the principal structure, and shall comply with all requirements applicable to the principal structure.
Accessibility Features	features of a building or structure that make it accessible by everyone, regardless of their ability, including but not limited to ramps, railings or other similar feature.
Accessory Building or Structure	a building or structure detached from a principal building, normally ancillary, incidental, subordinate to the principal building or use.
Adjacent	land that is contiguous and land that would be contiguous if not for a thoroughfare, passage, lane, right-of-way, river or stream, pipelines, power line, reserved land, or similar feature.
Adult Entertainment	development that sells or disseminates explicit sexual material, and at which access to the public display of explicit sexual material is restricted by law to persons eighteen years of age or older.
After Life Care	development where deceased humans or animals are prepared for burial display and / or for rituals before burial or cremation. Such facilities may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services. A cemetery requiring land and / or structures dedicated for the internment of human and / or animal remains may be included.
Agriculture – General	development for the rural production of farm or agricultural products and includes the breeding and raising of livestock, and horticultural growing operations requiring smaller tracts of land. Small scale farm gates sales can be included.
Agriculture – Intensive	development for the growing of crops primarily within a building and / or structure for the purposes of commercial food production.

Lot	a) a quarter section; b) a river lot or settlement lot shown on an official plan as defined in the *Surveys Act* that is filed or lodged in a land titles office; c) a part of a parcel where the boundaries of the part are separately described in a certificate of title other than by reference to a plan of subdivision; or d) a part of a parcel where the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.
Lot Area	the area contained within the boundaries of a lot as shown in a plan of subdivision or described in a certificate of title.
Lot Coverage	the portion of the lot area covered by all covered structures.
Lot Line	the boundary that legally and geometrically demarcates a lot, also known as a property line.
Lot Width	the perpendicular horizontal distance between the side boundaries of the lot, measured at the front property line, or in the case of an irregular shaped lot, as measured at 6 metres from the front lot line

Residential Permit Application
Combined Development & Building Permit

BEAUMONT

Planning & Development
5600 - 49 Street
Beaumont, AB T4X 1A1
780-929-8782
development@beaumont.ab.ca

DATE RECEIVED OFFICE USE ONLY: Aug 31 2026

DATE PAID OFFICE USE ONLY: Sept 02, 2026

Note: You may apply for a Building Permit and/or a Development Permit with this one combo application. Electrical, Plumbing, and Gas Permits each have their own application forms.

Property Information

Street Address: 3920 - 46 Ave

Plan: 2120082 Block: 02 Lot: 54

Applicant and Property Owner Information

Applicant/Contractor Name: Adam Unrau Contact Owner for PMNT, Issues

Mailing Address: [redacted]

Town: [redacted] Postal Code: [redacted]

Phone: [redacted] Cell Phone: [redacted]

Email *(required)*: [redacted]

Is the Applicant also the Registered Owner? ☐ Yes *(Do not fill out below)* ☐ No *(Fill out below – written authorization from registered owner required)*

Owner Name: Tilye Lee

Mailing Address: 3920 - 46 Ave

Town: Beaumont Postal Code: T4X 2A7

Phone: [redacted] Cell Phone: [redacted]

Email *(required)*: [redacted] ilrm77_7 @outlook.com

Proposed Development

Construction Value: *(Approximate cost of material & labour)* $ 10,000

I am applying for a: ☑ Development Permit AND/OR ☐ Building Permit

Check one of the following:

☐ Uncovered Deck SQ FT:	☐ Hot Tub SQ FT:	☑ Accessory Building (Other than Garage) SQ FT: 215
☐ Covered Deck SQ FT:	☐ Corner Lot Fence**	☐ Accessory Building (Detached Garage) SQ FT:
☐ Other:		☐ Basement Development* SQ FT:
☐ Additional Dwelling Unit	SQ FT:	Number of Bedrooms in Dwelling: ____
☐ Home Based Business***	☐ Major ☐ Minor	Business Name:

Has work on the above indicated item already commenced? ☑ Yes ☐ No

* No Development Permit required ** No Building Permit required ***Business License also required, Building Permit may be required

OFFICE USE ONLY

Permit Number: D-2026-079

Mail ☐ Pick-up ☐

☐ Authorization or ID Received

Land Use District: CN

Tax Roll: 009504

☑ Permitted Use
☐ Permitted Use w/ Variance
☐ Discretionary Use

Fees Receipt #: 352716

Development Permit:	52.50
Building Permit:	
Safety Code Council:	
Electrical Permit:	
SCC Electrical:	
Plumbing Permit:	
SCC Plumbing:	
Gas Permit:	
SCC Gas:	
Variance:	
Notification Fee:	
GST:	
Other:	
Total Fees:	52.50

Applicant Authorization

1. I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
2. I hereby give my consent to allow any authorized person pursuant to the Municipal Government Act Section 542 the right to enter the land and/or building(s) with respect to this application only.
3. I understand this is only an application and does not constitute approval to commence construction.
4. I declare that the information contained in this application is correct and true to the best of my knowledge.
5. I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application.
6. I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application.
7. By checking the "I agree" box above, you agree and authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature.

I agree ☑

Electronic Signature: [redacted] Date: Aug 29 / 2026

OFFICE USE ONLY

Development Permit

Date Deemed Complete: _____

Date of Decision: September 28, 2026 (See attached Notice of Decision)

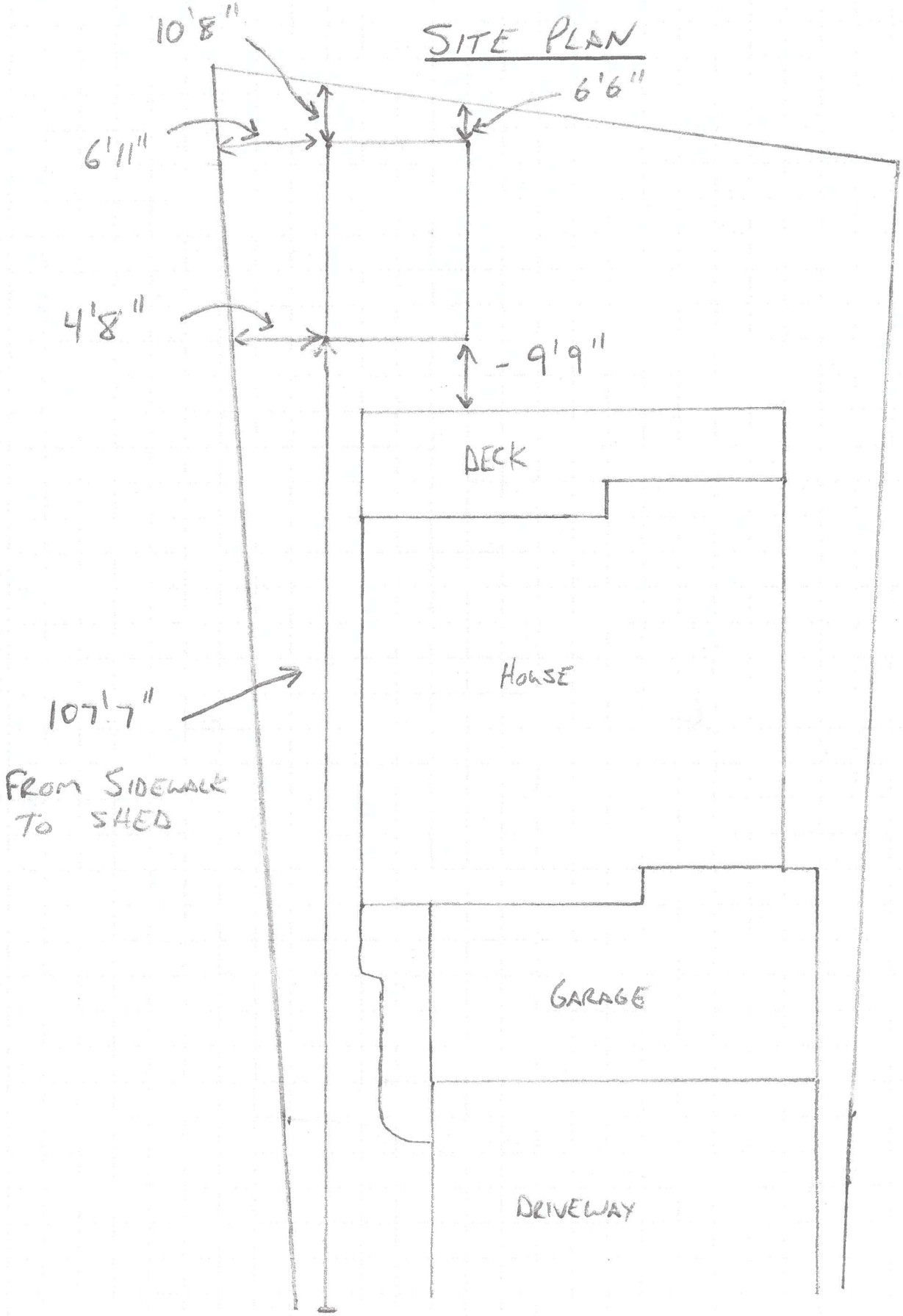
Building Permit

See Attached Report

Safety Codes Officer: _____ Designation No. _____ Date: _____

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from City Business Units. The name of the applicant and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782.

SITE PLAN

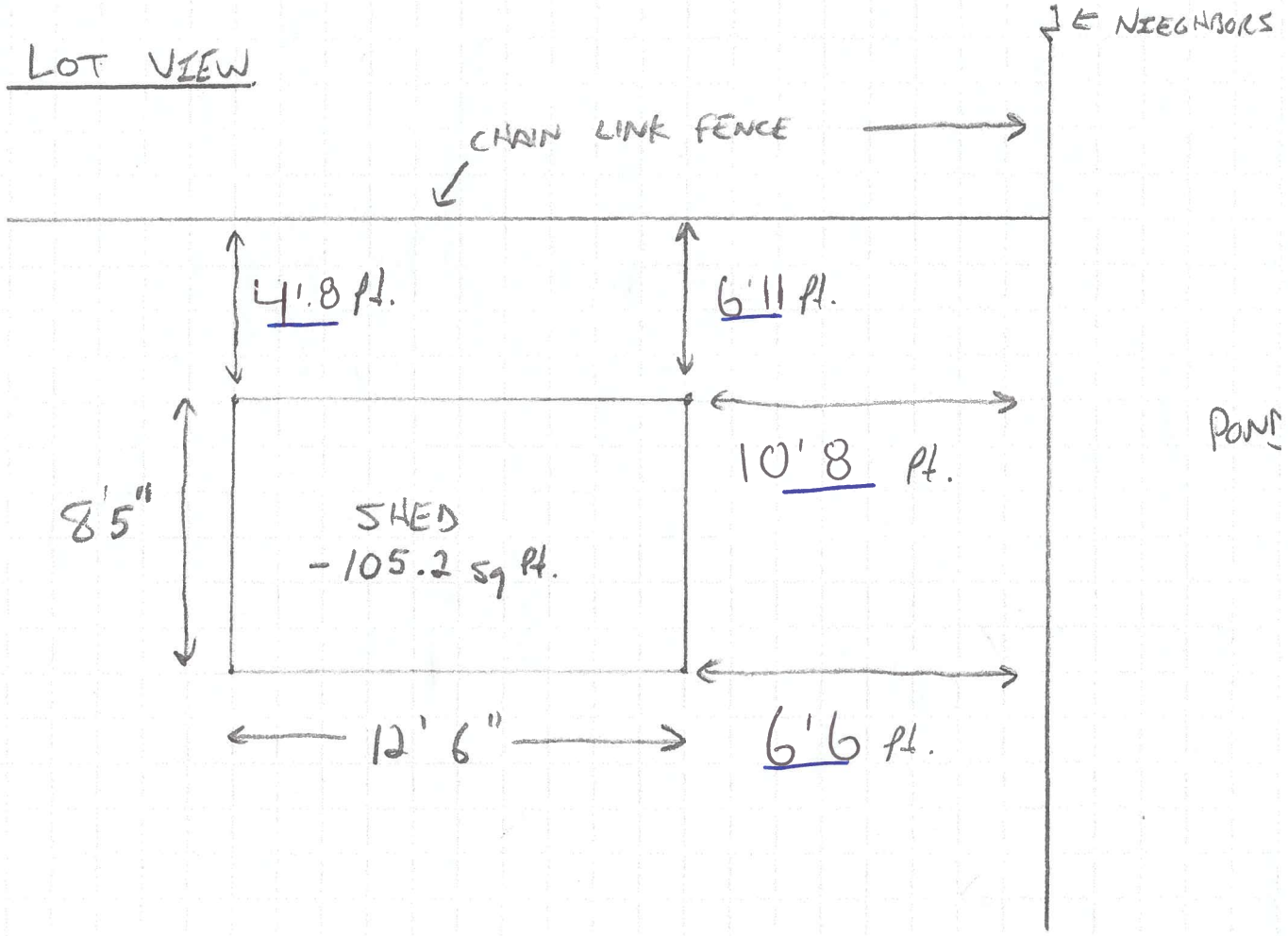


* REFER TO PLOT PLAN FOR MORE DETAILS *

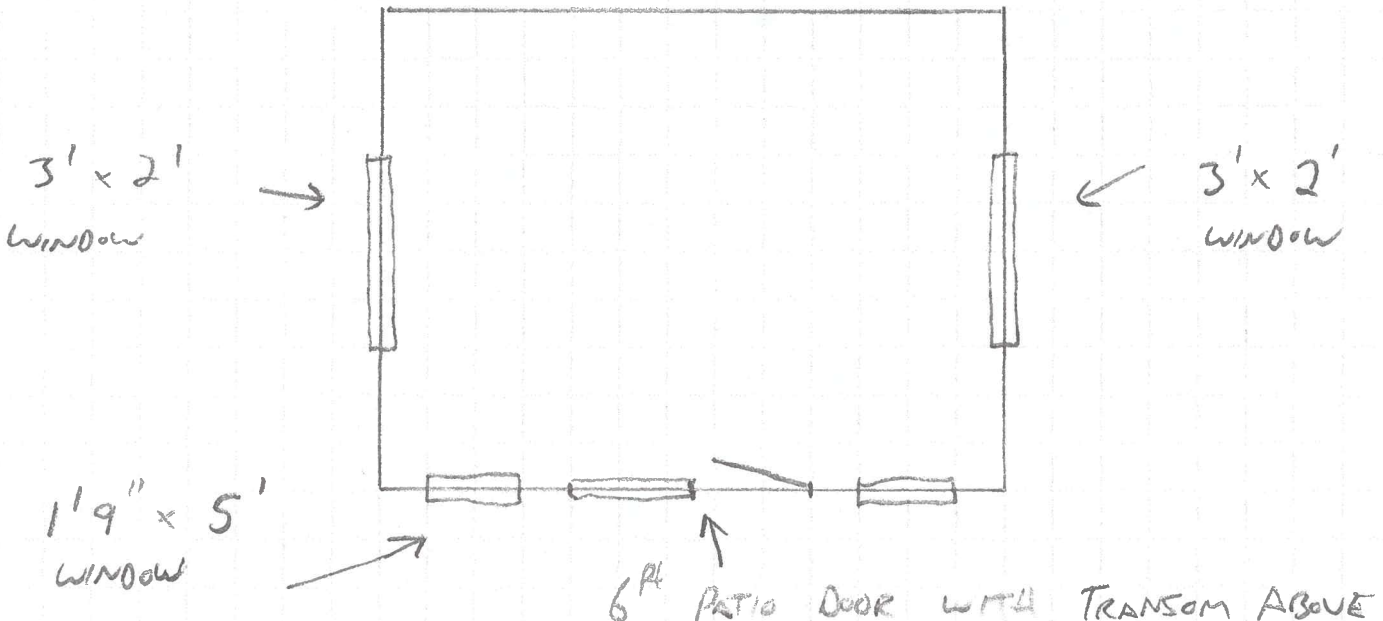
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SHED DRAWINGS

LOT VIEW

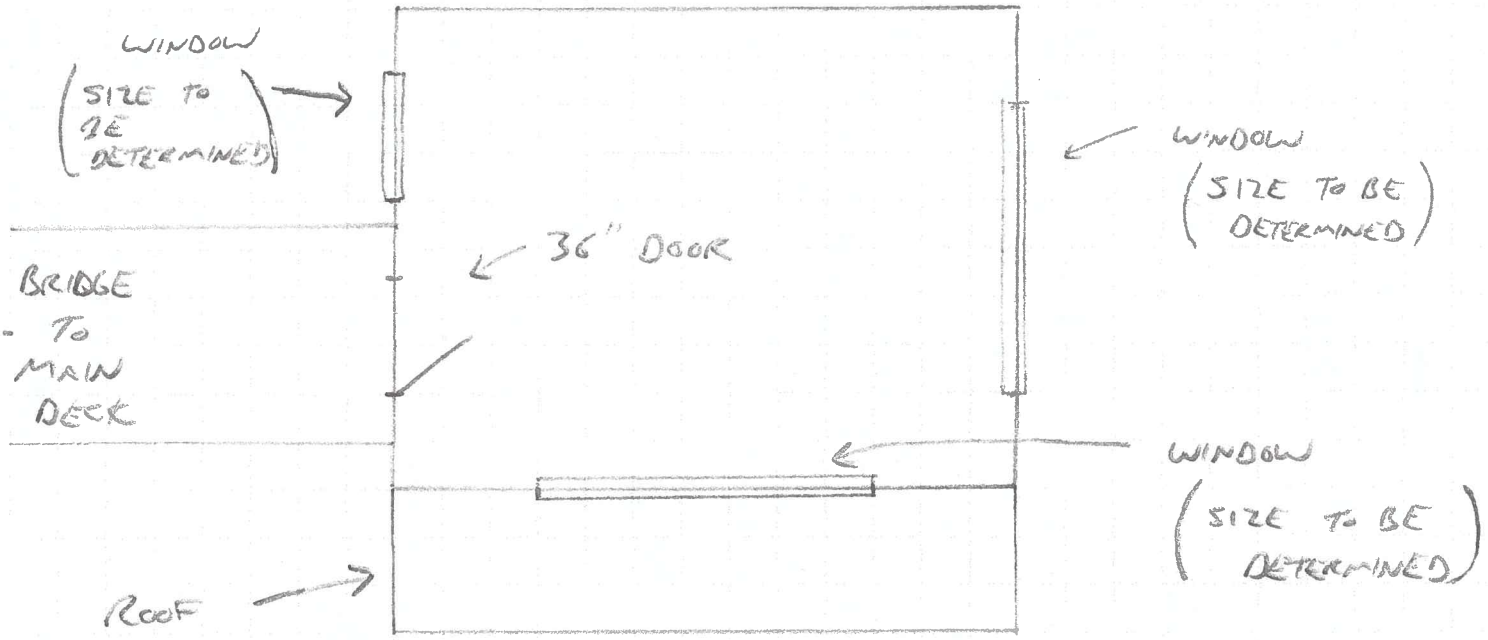


1st FLOOR PLAN

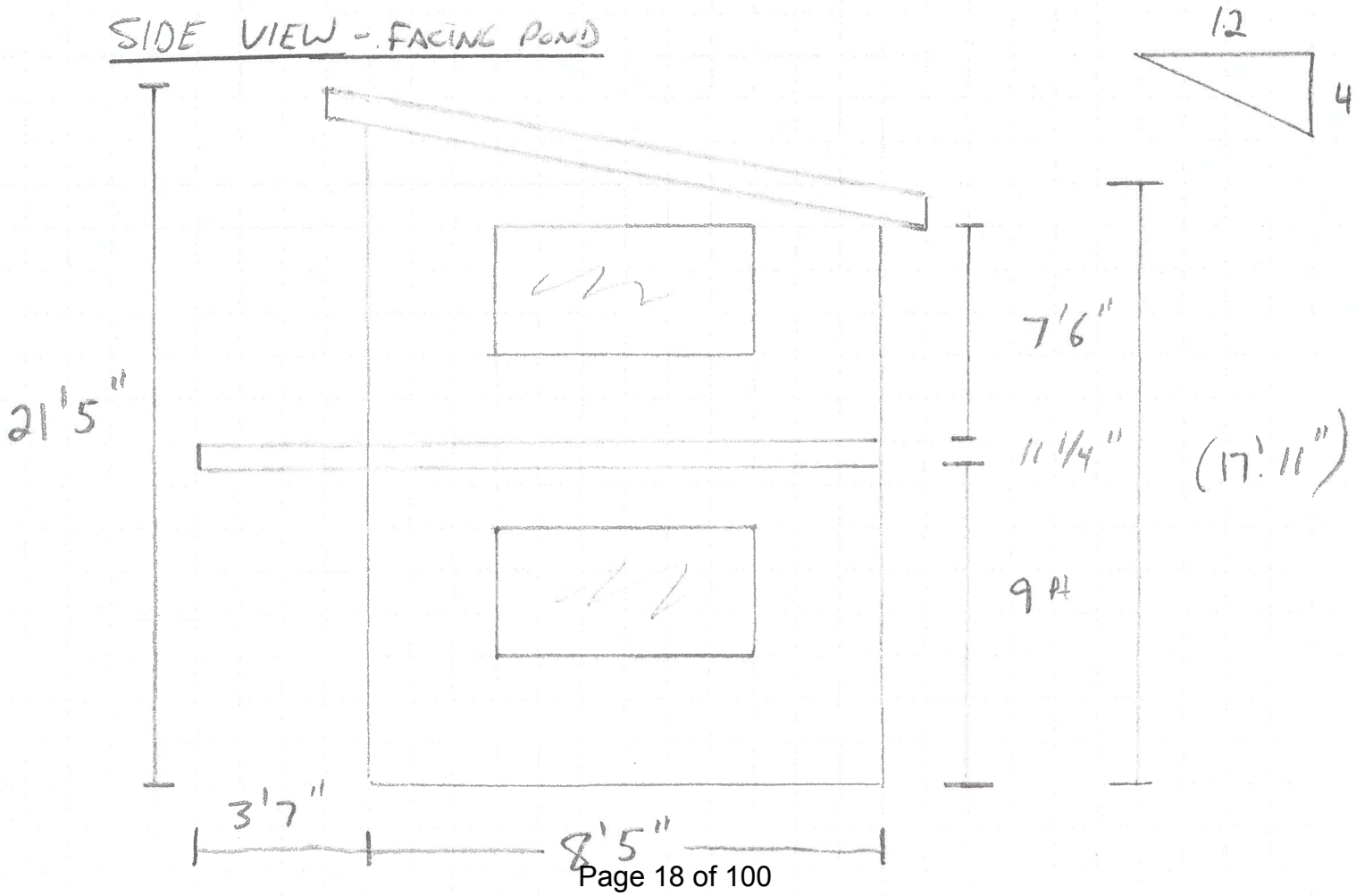


SHED DRAWINGS

2nd FLOOR PLAN

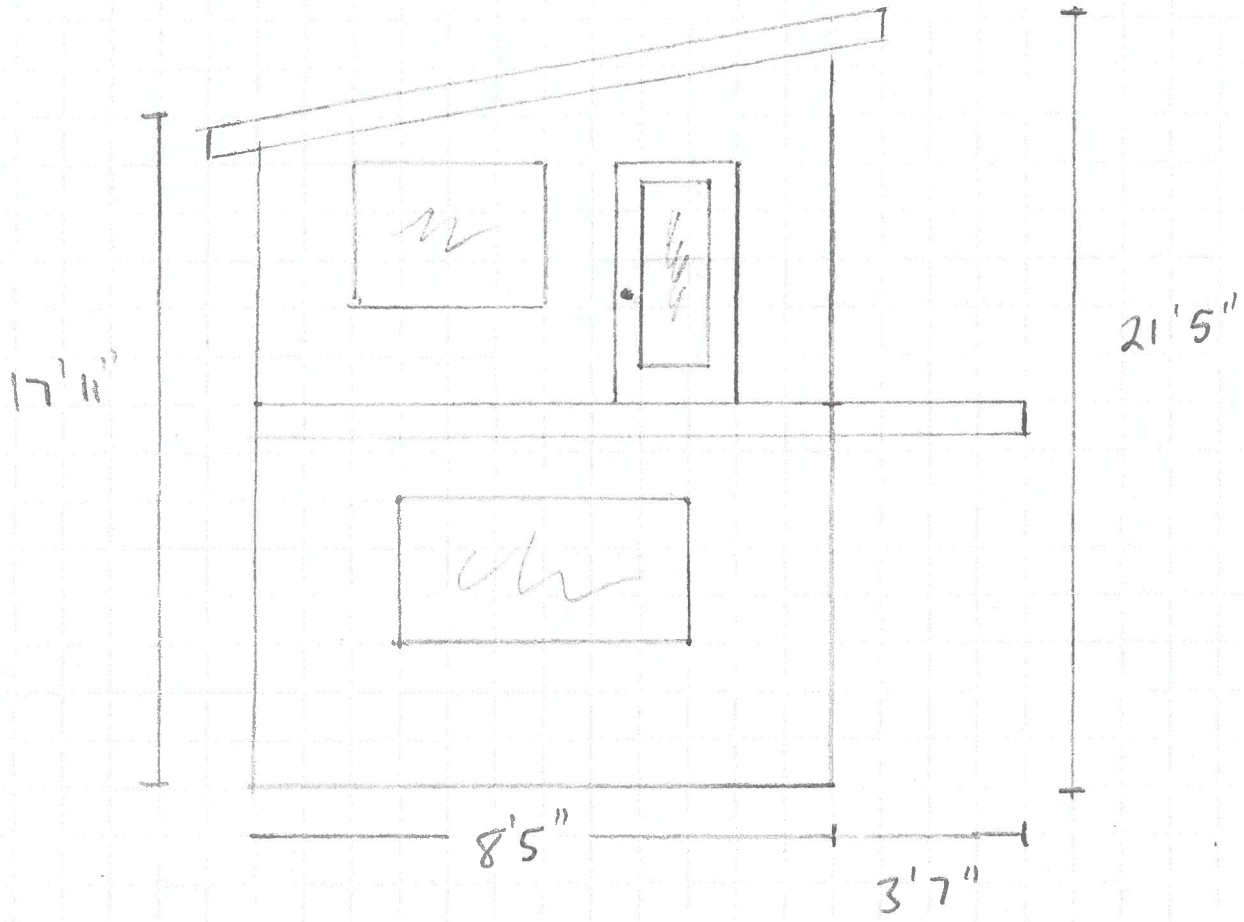


SIDE VIEW - FACING POND

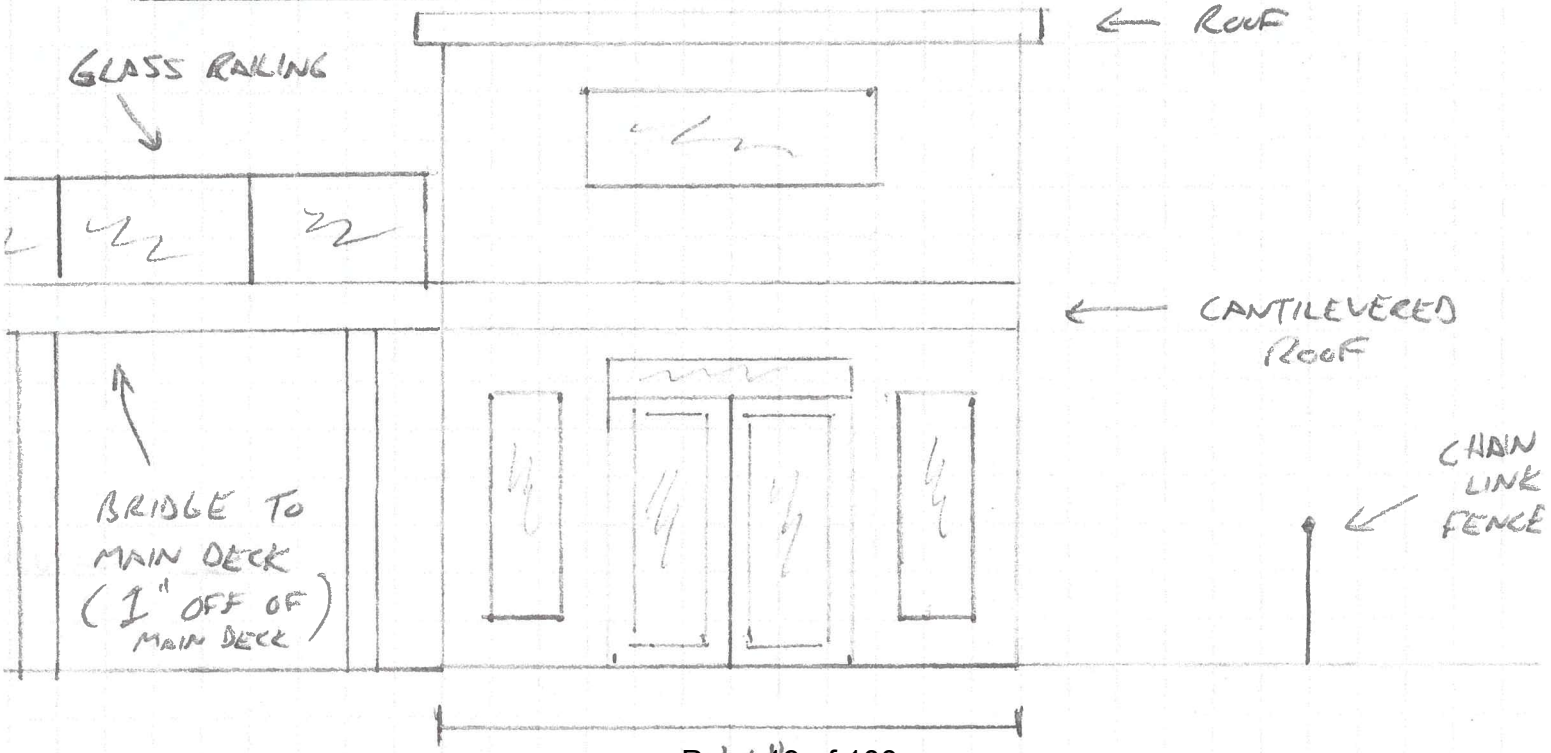


SHED DRAWINGS

SIDE VIEW - FACING HOUSE

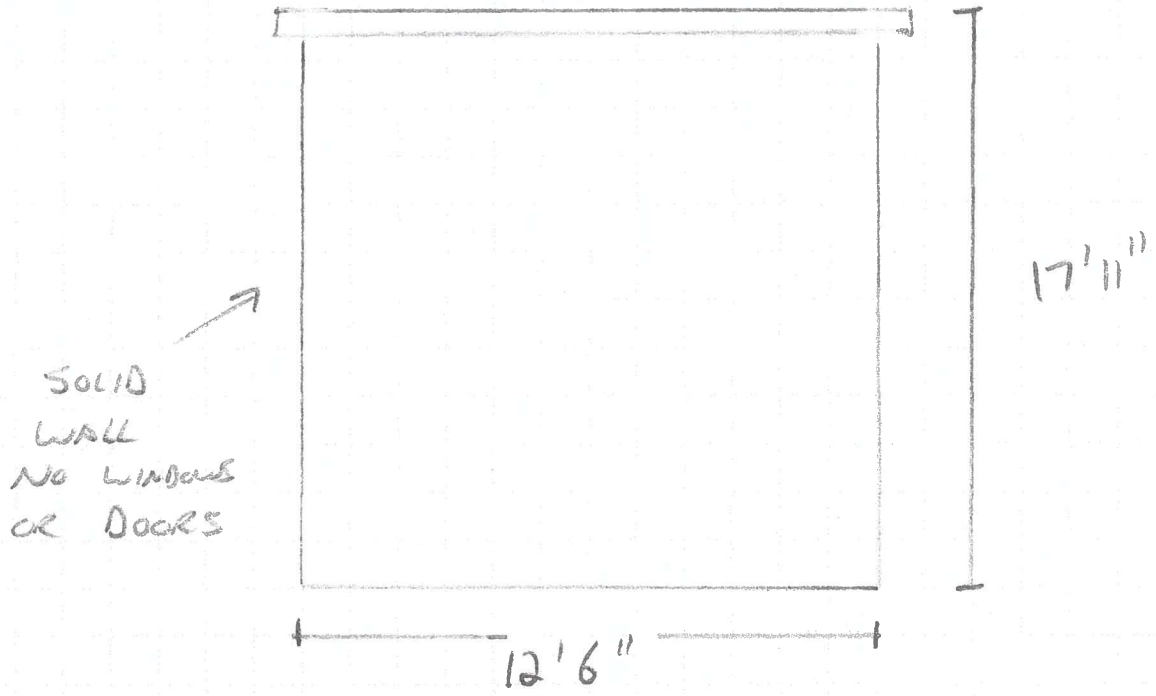


FRONT VIEW

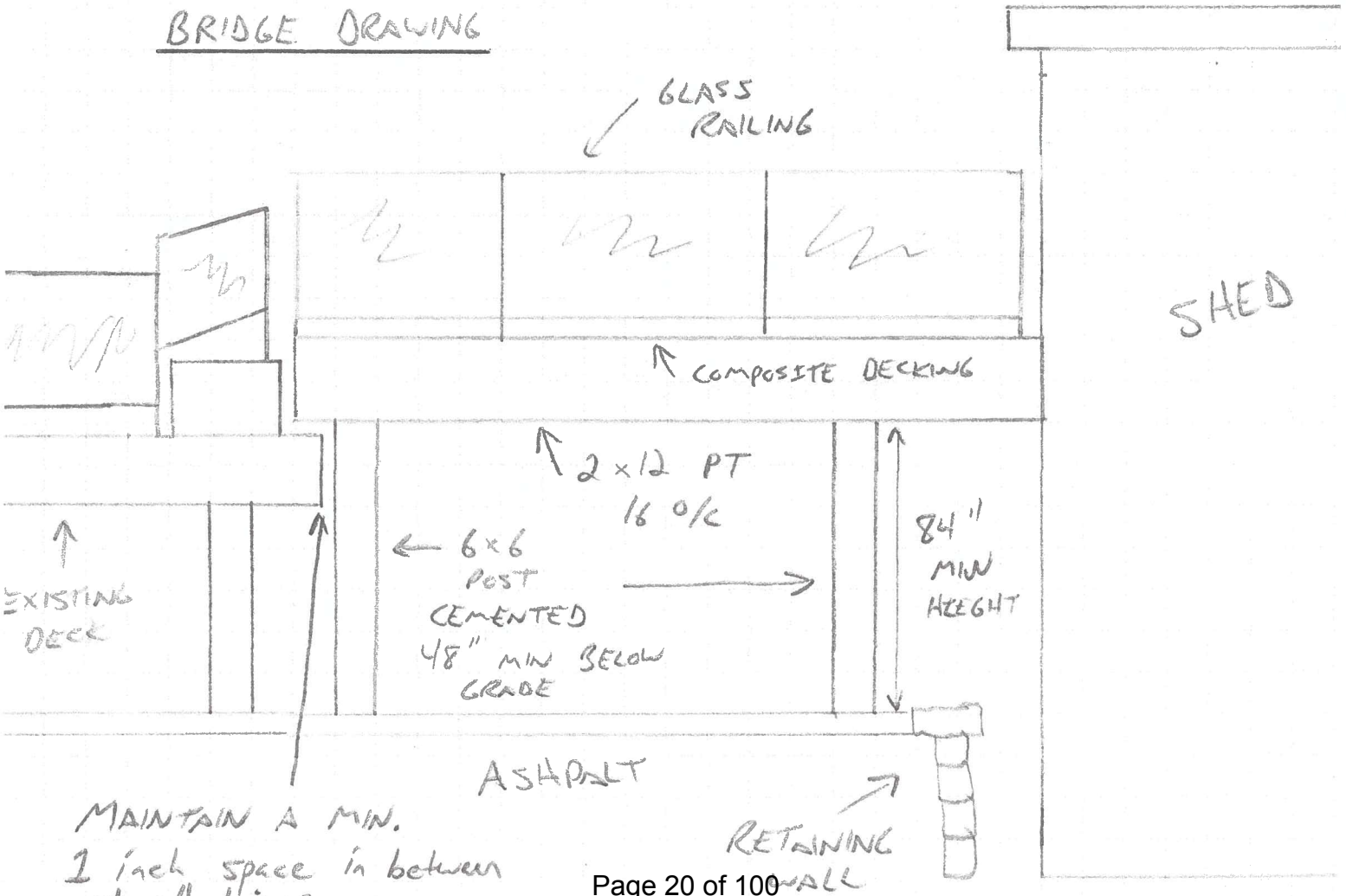


SHED DRAWINGS

BACK VIEW

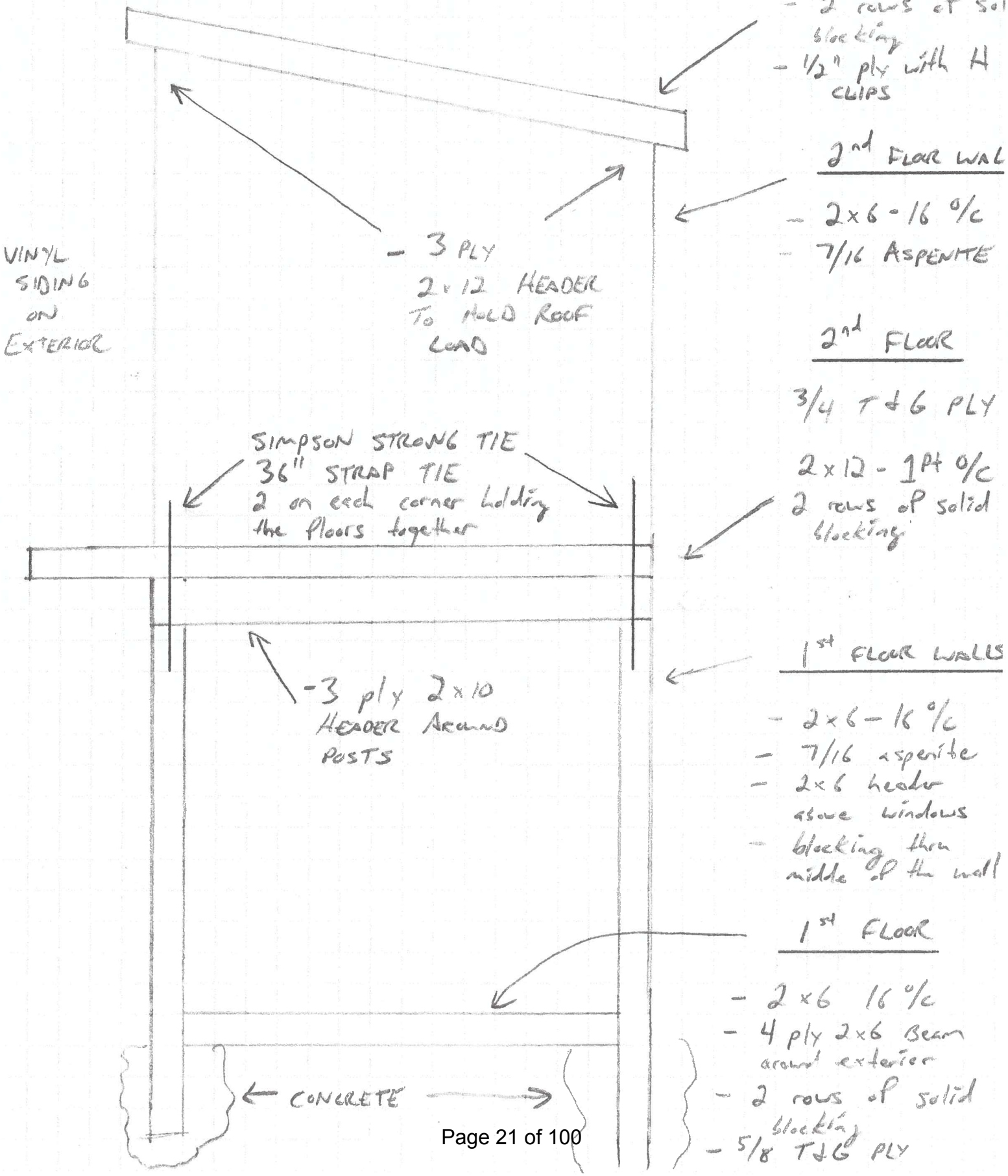


BRIDGE DRAWING

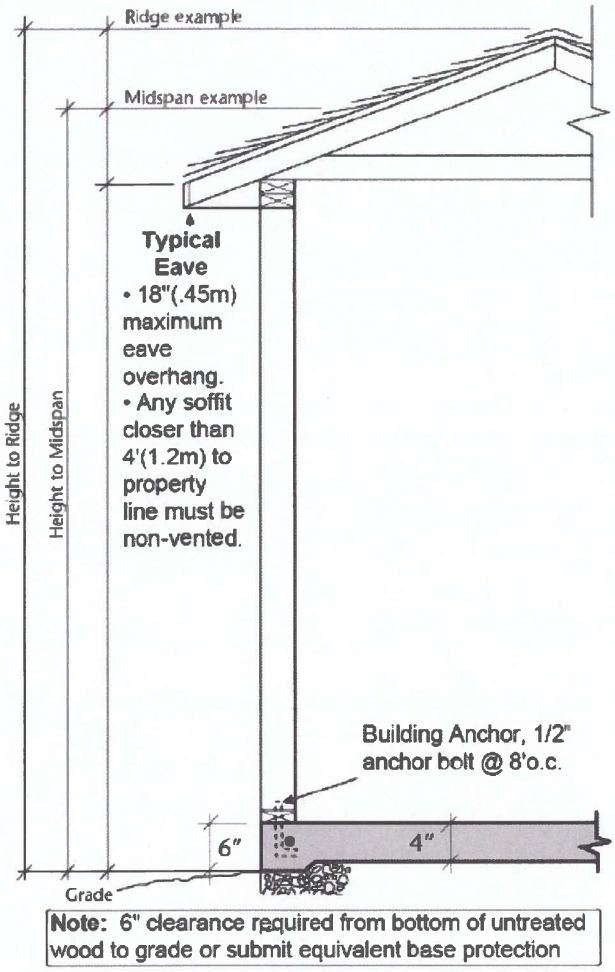


SHED DRAWINGS

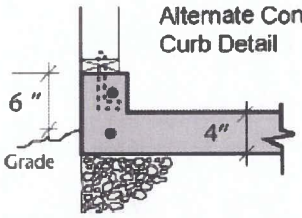
FRAMING & FINISH DETAILS

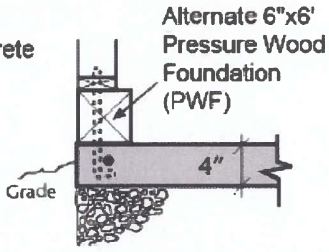


CONSTRUCTION DETAILS INFORMATION SHEET



PLEASE COMPLETE BUILDING DETAILS	
Wall Framing	**Roof Framing**
☐ 2 x 4 @ 16" o.c.	☐ Pre-manufactured Engineered Truss
☐ 2 x 4 @ 24" o.c.	■ Any other roof required construction drawings (e.g. stick frame, I-joist, structural insulated panel (S.I.P.)
■ 2 x 6 @ 16" o.c.	
☐ 2 x 6 @ 24" o.c.	
☐ Insulated Walls and Ceiling	
☐ Interior Finish (Drywall etc.)	
☐ Other (e.g. Concrete Block, Structural Insulated Panel (S.I.P.)	
Wall Sheathing	**Roof Sheathing**
☐ 3/8" OSB/Plywood	☐ 3/8" OSB/Plywood
☐ ½" OSB/Plywood	☐ 7/16"OSB/Plywood
■ Other: 7/16 OSB/PLY	■ Other: 1/2" spruce PLY
Exterior Wall Finish	**Roof material**
■ Vinyl Siding	■ Asphalt Shingles
☐ Cement Based Stucco	☐ Cedar, Pine Shakes & Shingles
☐ Metal Siding	☐ Metal Roofing



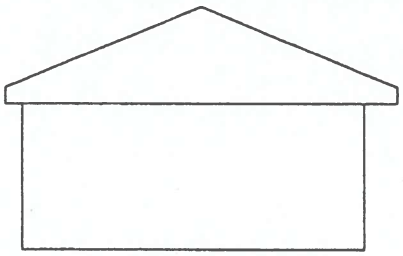


STANDARD ELEVATIONS

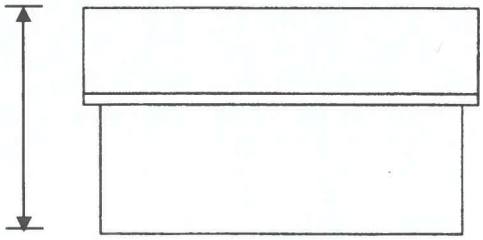
You may complete your elevations here if your structure resembles these drawings.

If it does not resemble these drawings, please submit separate detailed drawings.

see drawings attached

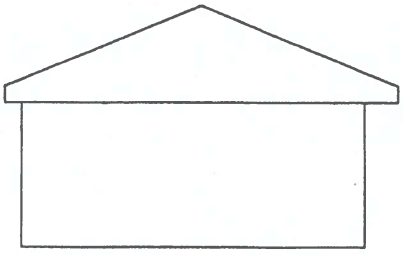


_____ Elevation

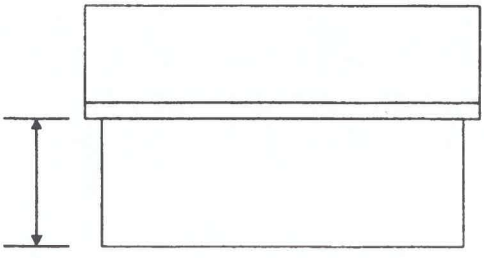


_____ Elevation

Show roof slope

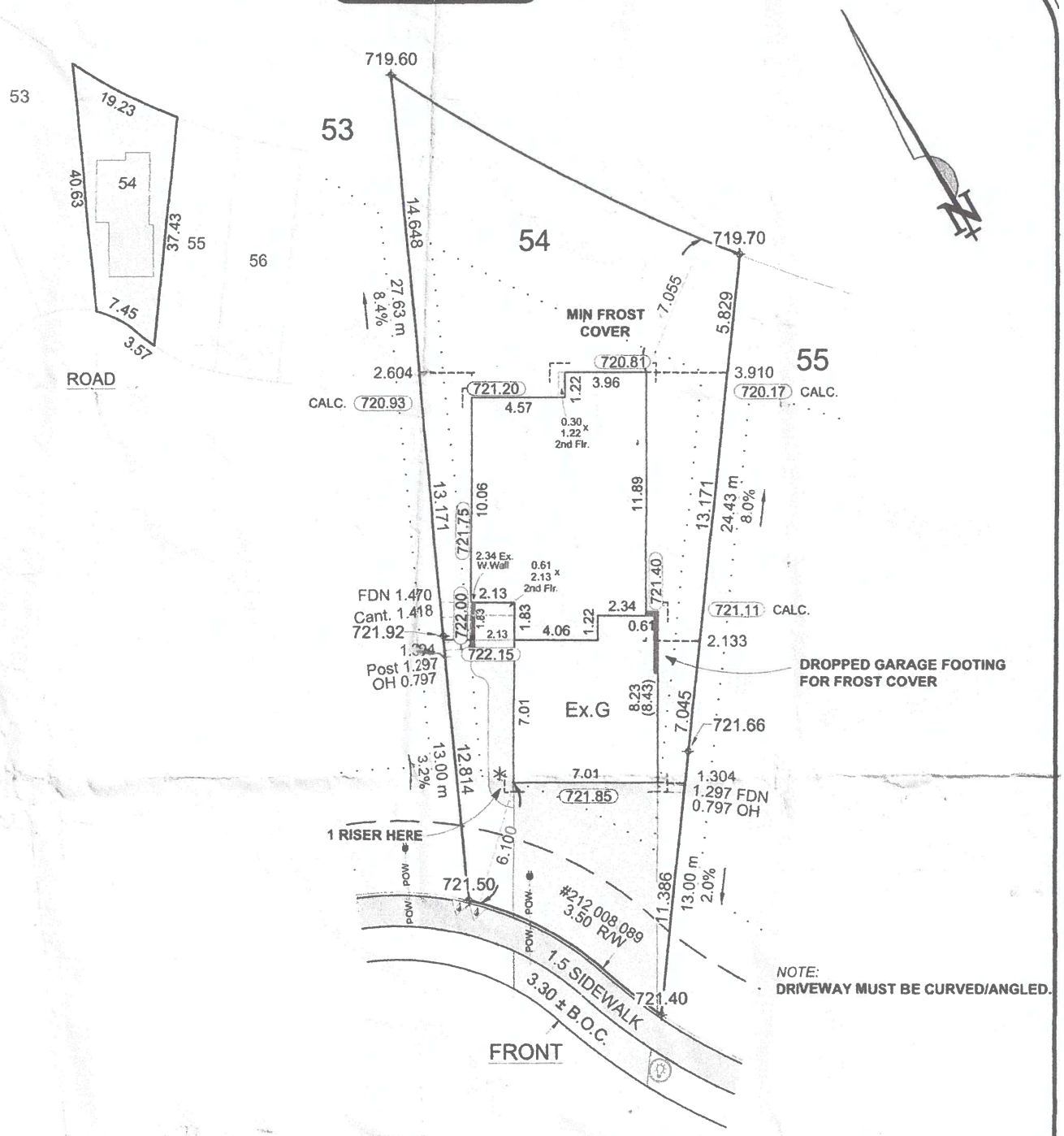


_____ Elevation



_____ Elevation

PLOT PLAN



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	722.84
BOTTOM OF FOOTING:	719.59
BASEMENT HEIGHT:	9'
FINISHED GRADE AT-FRONT STEP:	722.15
3 RISE + 1 IN WALK	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 721.20, R- 720.81- MIN FROST COVER	
GRADE BELOW-BACK/SIDE DOOR SILL:	721.75
GRADE @ SIDE ENTRY	

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**
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- **THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.**
- **RAIN WATER LEADERS NOT REQUIRED.**

DETAILS

- LOT AREA: 501.27 m² (5395.6 ft²)
- HOUSE AREA: 156.64 m² (1686.1 ft²)
- HOUSE COVERAGE: 31.25 %
- DRIVEWAY AREA: 74.97 m² (807.0 ft²)

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

DEVELOPMENT / BUILDING PERMIT AUTHORIZATION FORM

OWNER INFORMATION

I (We), Illya Lee
(name(s) of Registered Land Owner(s)

being the registered land owners of:

Municipal Address: 3920 - 46 Ave Postal code T4X 2Y7

Legal Description: 54-02-2120082

Owner Phone number: [redacted]

Owner Email: [redacted]

Do hereby authorize:

APPLICANT INFORMATION

Company:

Contact Name: Adam Young

Address: [redacted] Postal code [redacted]

Phone: [redacted]

Email: [redacted]

to make application for the necessary building / development permits required to complete the following project: SHED

For Commercial Only:

Owner is responsible for all costs associated with water metering changes, including all piping, and removal and/or replacement of water meter(s). Changes are required to water meter (please circle) Yes ☐ No ☑

If yes, please contact Public Works at 780-929-4300.

ALL REPORTS WILL BE PROVIDED TO OWNER AND APPLICANT

Illya Lee
(Print name of Registered Land Owner)

[redacted]
(Signature of Registered Land Owner)

Aug 29/2026
Date

(Print name of Registered Land Owner)

(Signature of Registered Land Owner)

Date

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from City Business Units. The name of the applicant and the nature of the permit will be available to the public. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782.

City of Beaumont
5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782
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Development Permit
Notice of Decision

Date of Decision: September 28, 2026

Adam Young
[redacted]

Proposed Development:	**Accessory Building – Shed with Upper Deck (19.97m²)**
Legal Description:	Plan 212 0082, Block 2, Lot 54
Municipal Address:	3920 46 Avenue, Beaumont, AB
Land Use District:	Conventional Neighbourhood
Permit Application No:	D-2026-079
Tax Roll:	009504

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use 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. 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.
2. Location of the structure is approved as per the attached site plan.

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, if applicable.
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.

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: September 28, 2026 **Permit Number: D-2026-079**

Permit Notification Information

In accordance with the City of Beaumont *Land Use Bylaw 944-19*, notice regarding this Development Permit has been published on our website only.

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

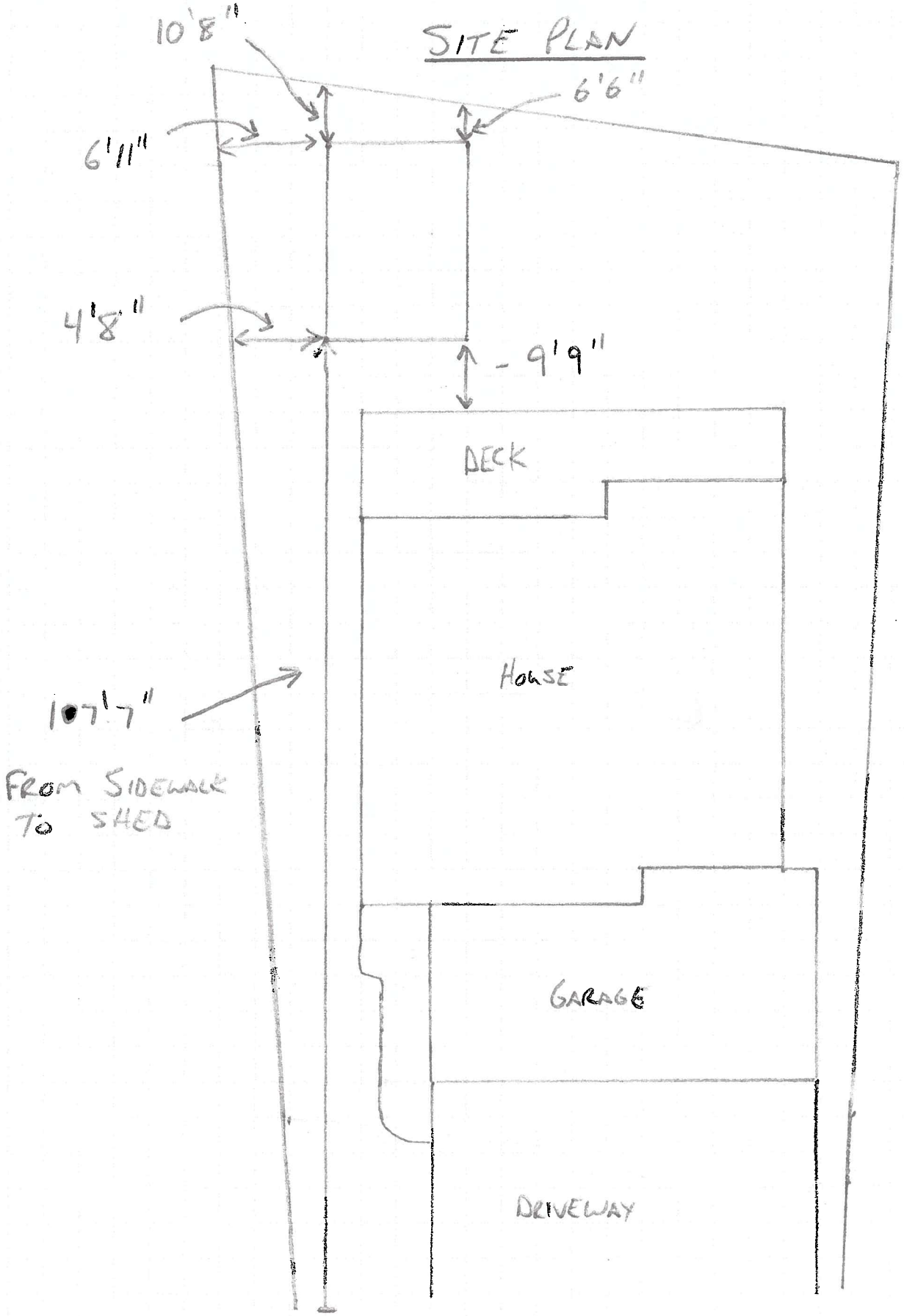
Appeal Information

Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board within 21 days of the date the decision was made, noted above.

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.
D-2026-079

Approved September 28, 2026
Development Officer [redacted]

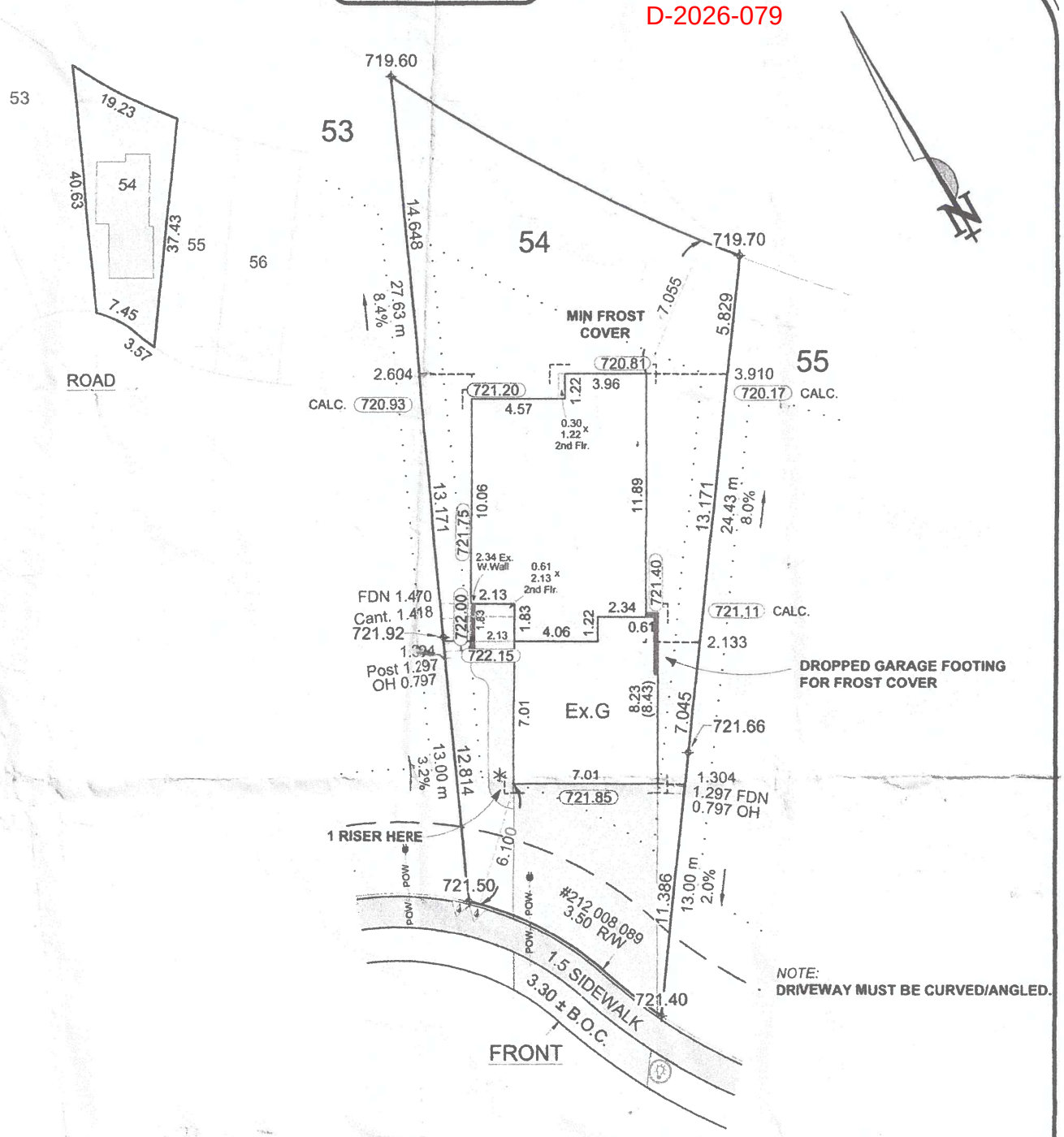


* REFER TO PLOT PLAN FOR MORE DETAILS *

* DRAWING NOT TO SCALE *

PLOT PLAN

Permit No.
D-2026-079



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
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BOTTOM OF FOOTING:	719.59
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- DRIVEWAY AREA: 74.97 m² (807.0 ft²)

5. Site Photographs (October 28, 2026)









5. Site Photographs (October 28, 2026)







SDAB-26-03
D-2026-079
ACCESSORY BUILDING

Development Authority Presentation

LOCATION 3920 46 AVENUE



Conventional Neighbourhood (CN) District

46 Avenue: Local Road

Front access, backing onto greenspace and stormwater pond

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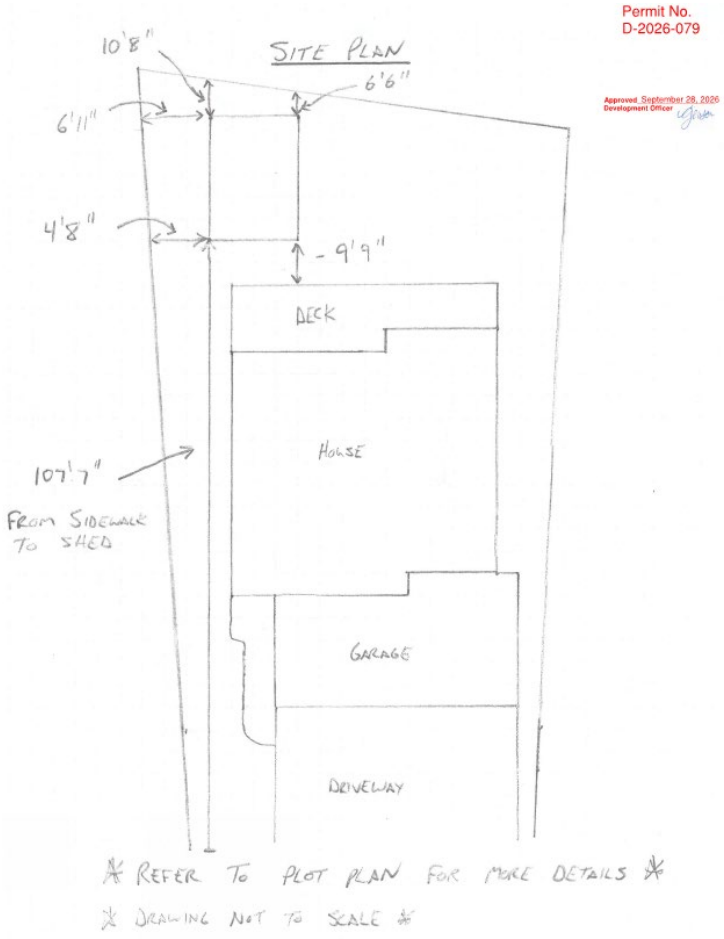
LOCATION MAP (CONT'D)

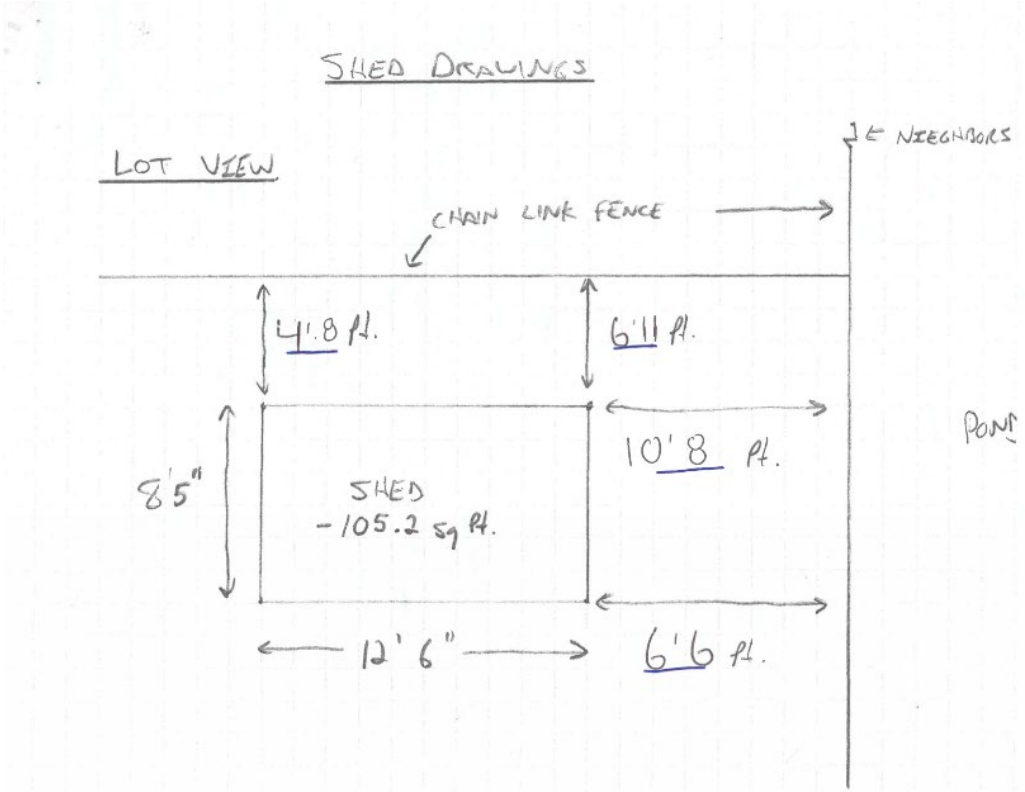
APPROX. LOCATION OF ACCESSORY BUILDING



BEAUMONT

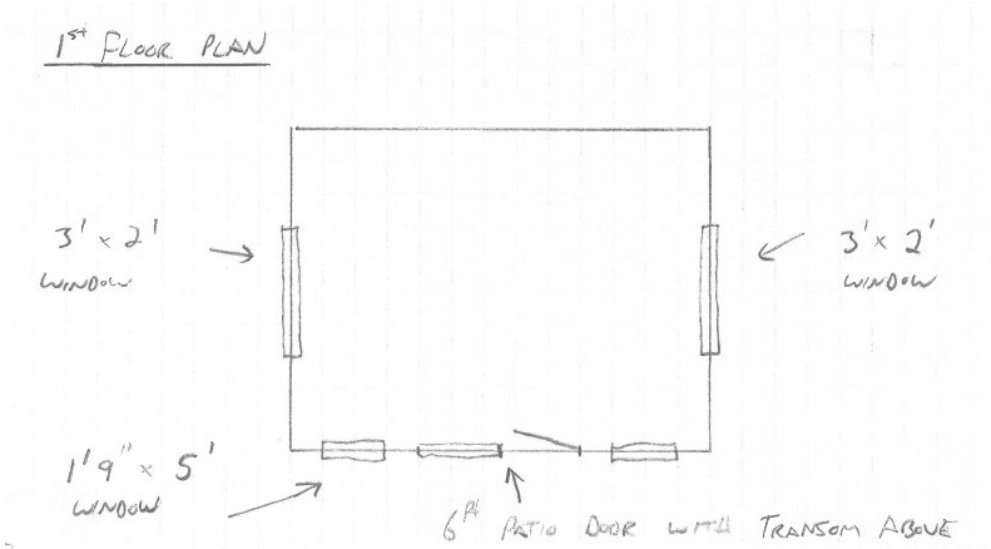
APPLICATION D-2026-079

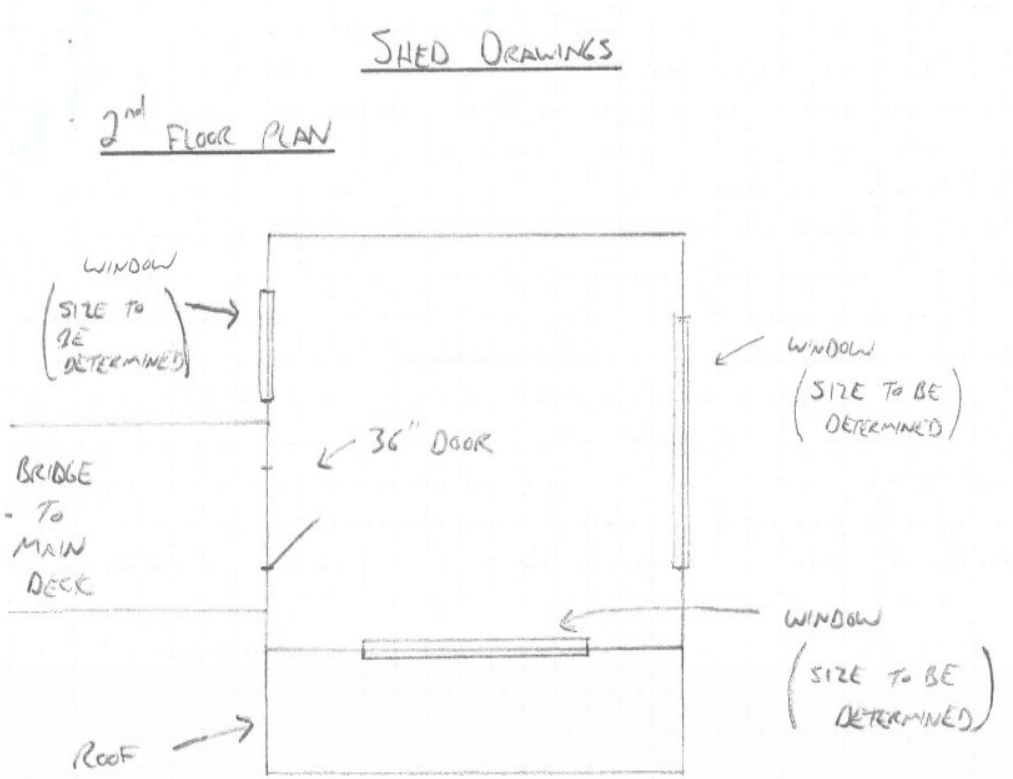




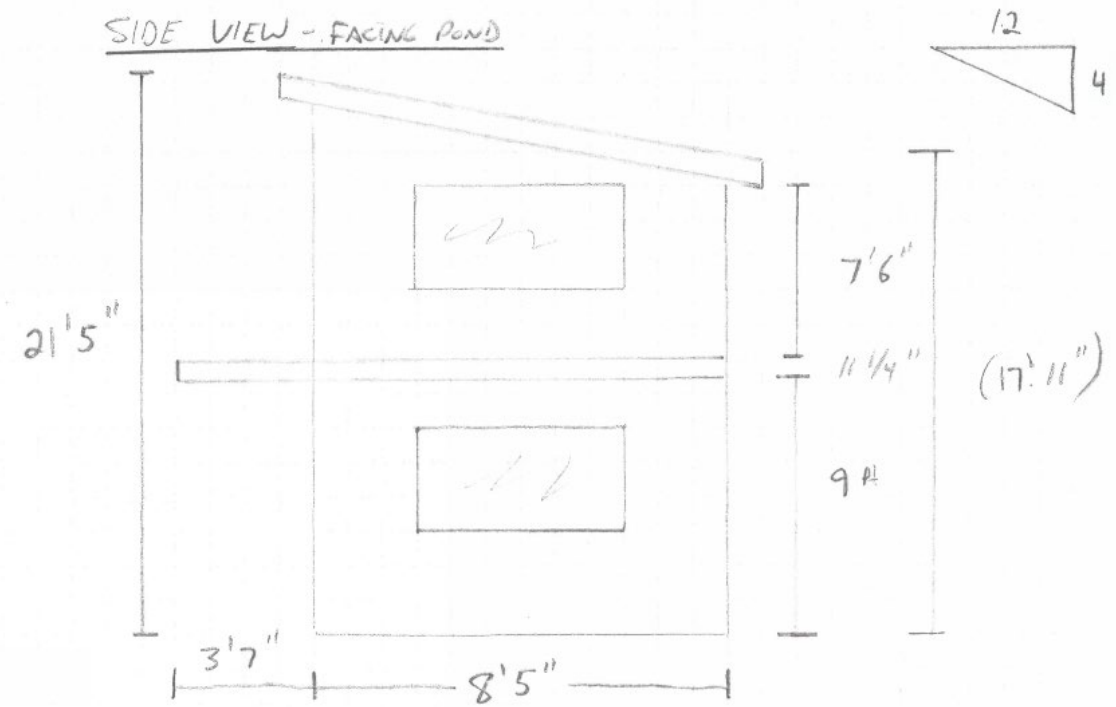
BEAUMONT

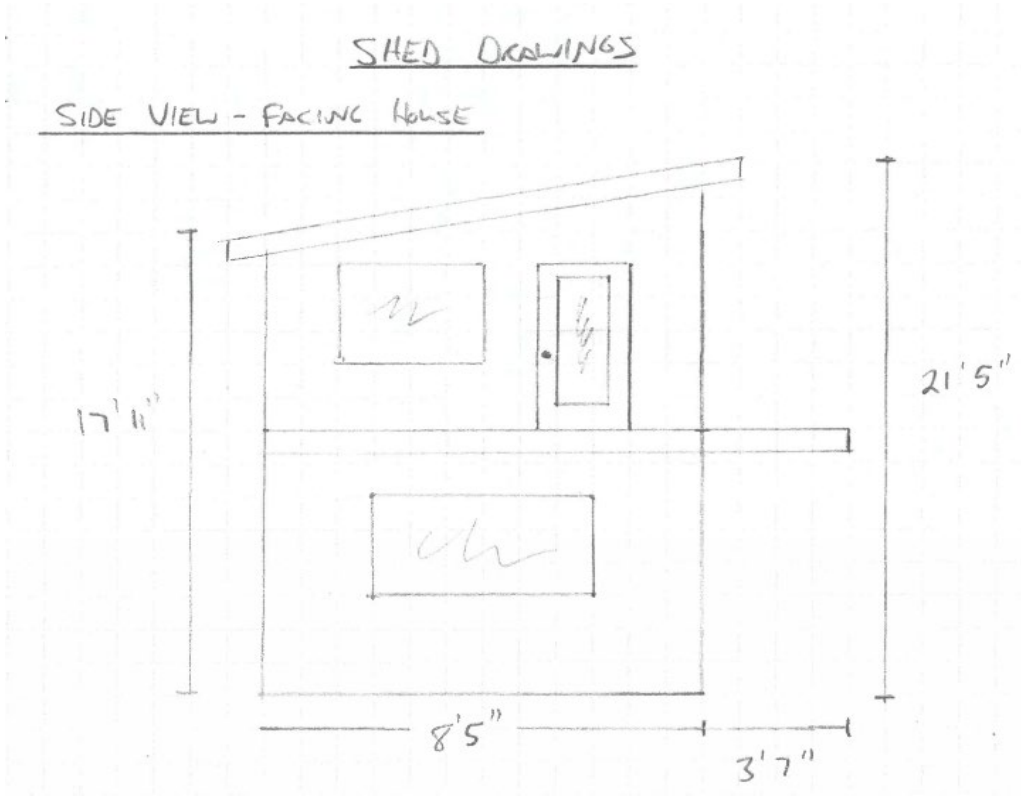
APPLICATION D-2026-079





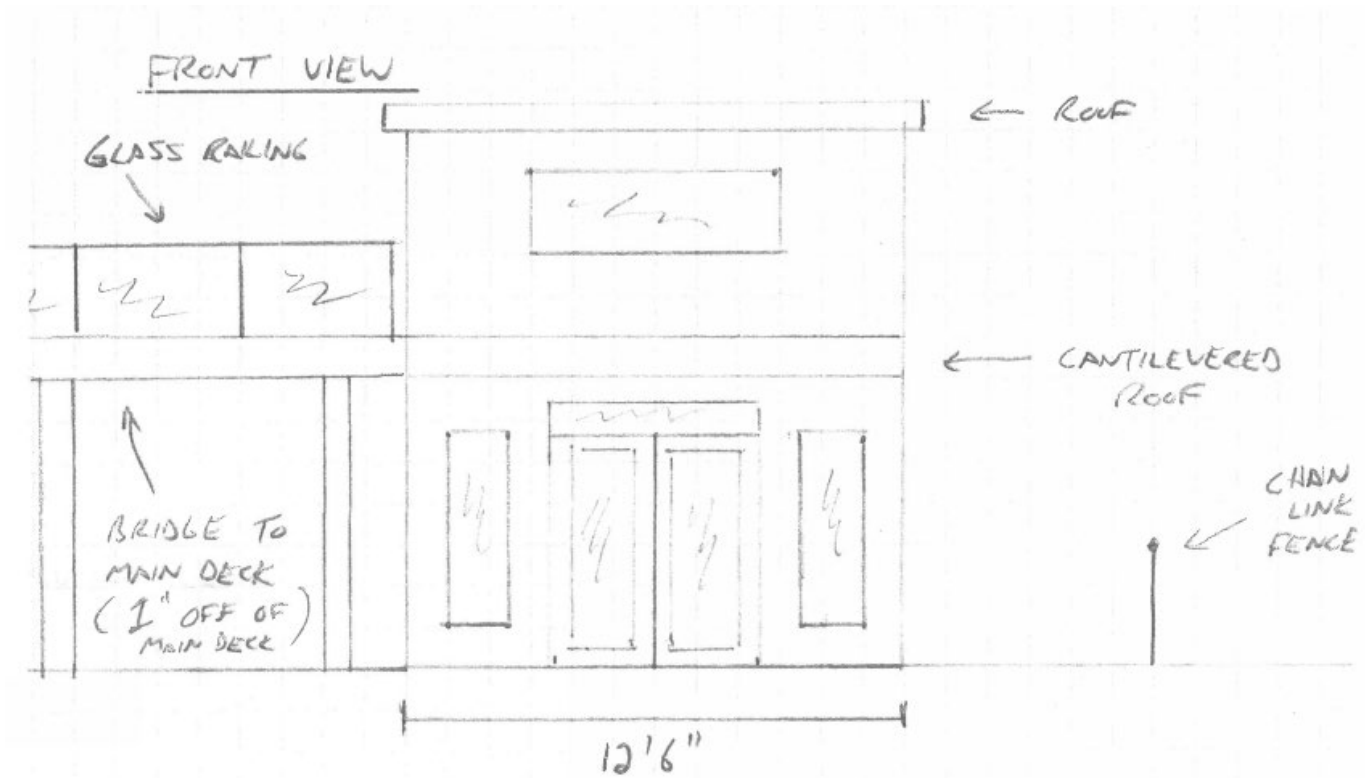
APPLICATION D-2026-079



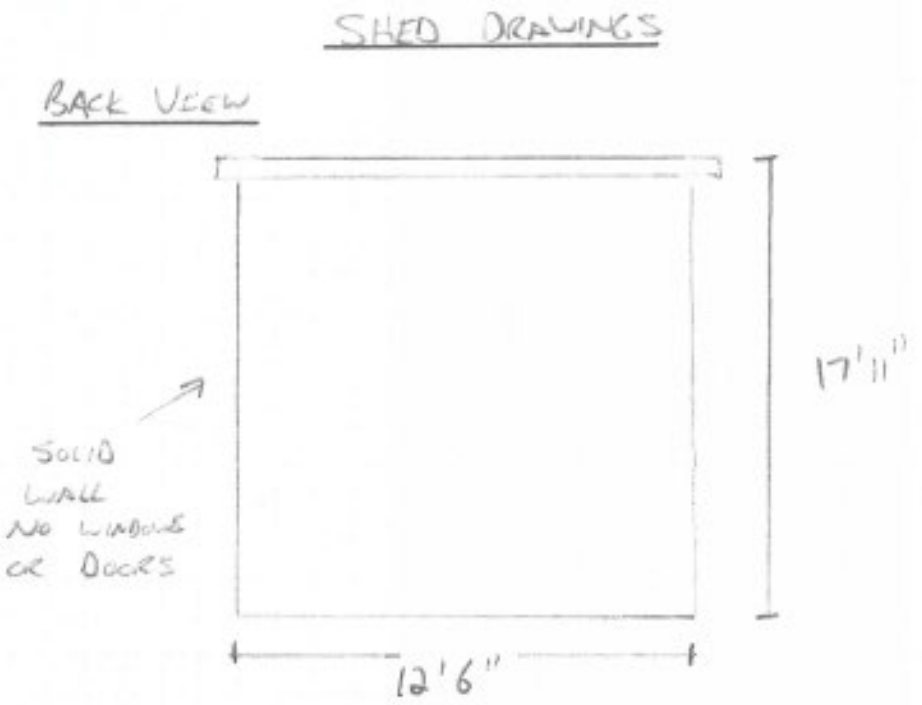


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APPLICATION D-2026-079



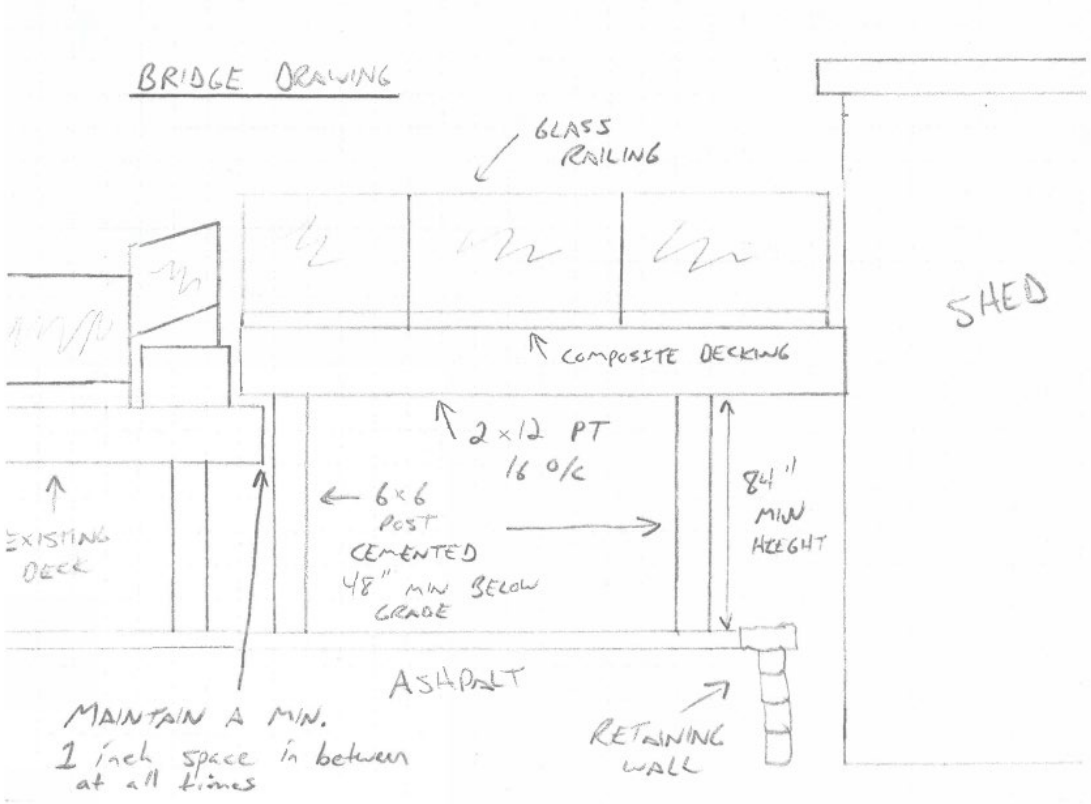
Facing Property Owner's Backyard (East)

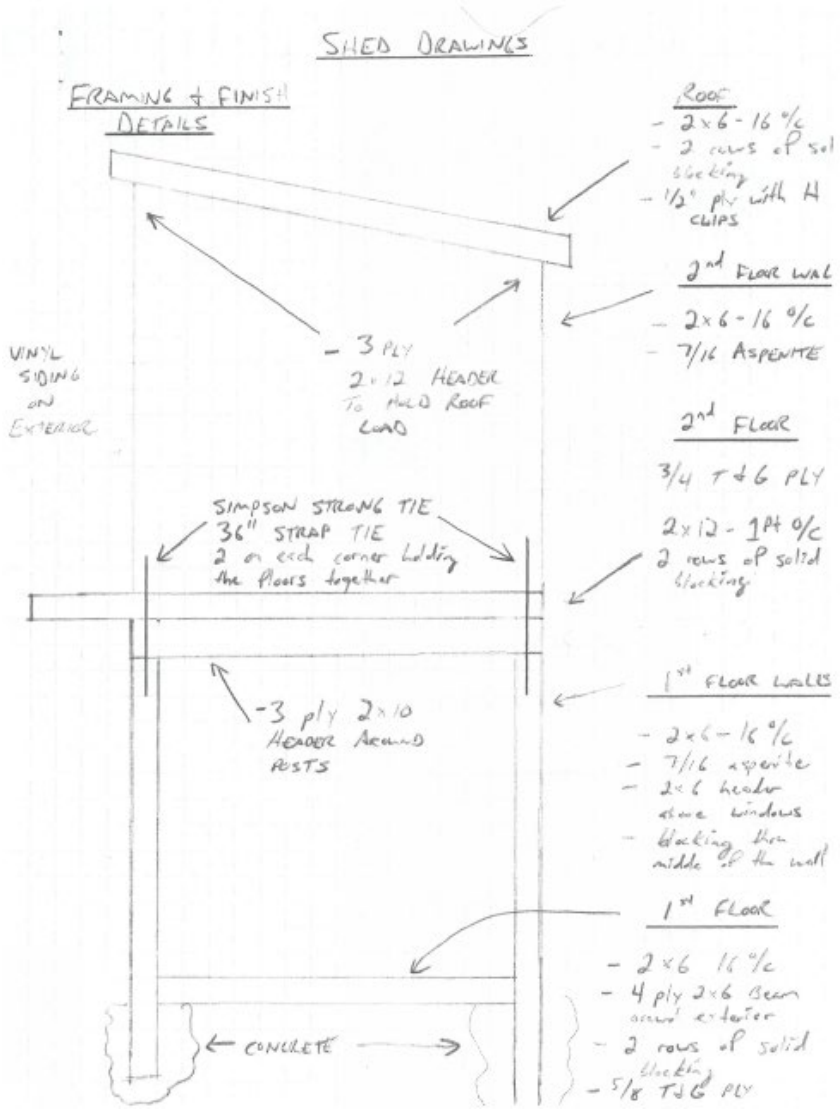


Facing West Property Line

BEAUMONT

APPLICATION D-2026-079





BEAUMONT

TIMING OF APPLICATION

- Application Received: September 2, 2026
- Application Deemed Complete: September 22, 2026
- Notice of Decision (Approved with Conditions): September 28, 2026. The Application was approved based on the requirements being met.

LAND USE BYLAW – DISTRICT INTENT

- Section 3.3.1.
  - Form of Development: States that all uses will be primarily different forms of residential development.
  - How uses are mixed: States all forms of development, regardless of use, shall have a residential form and character to integrate with the neighbourhood

LAND USE BYLAW – USE, SIZE, AND PLACEMENT

Land Use Bylaw Regulations	Application Details
S 3.3.2 - Use: Accessory Building	Convention Neighbourhood – Accessory Buildings are Permitted
S 3.3.6.b – Building Placement Standards	Side Yard Setback: 1.42 m (Reg: 1.2m) Rear Yard Setback: 1.98 m (Reg: 1.2m) Lot Coverage for Accessory Buildings: 3.98% (max 15%) Total Lot Coverage: 35.23% (max 55%)
S 3.3.7.b - Building Profile Standards	Proposed Structure is 2 storeys , First floor 2.74m, Second floor 2.28m (Max 2 Storeys, Max 4.5m per storey) Total height: 6.53m (to peak of angled roof)

LAND USE BYLAW- APPEARANCE AND COMPATIBILITY

- Section 3.3.7.c.ii. – The finish and appearance of all buildings on the lot, including accessory buildings, shall compliment the other structures and natural features located on the same lot.
- Section 3.3.7.c.iii. – The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
    - The character of existing development in this Land Use District as well as the effect on adjacent land use districts and parcels unless the building or structure at the discretion of the Development Authority, sets a higher standard of design, character and appearance for this Land Use District or part of it; and
    - Other factors, such as daylight, sunlight and privacy.

DEVELOPMENT AUTHORITY'S FINDINGS

- The proposed accessory building complied with the Land Use Bylaw given that:
  - The proposed structure is not attached to the principal dwelling or the existing uncovered deck and is therefore considered an Accessory Building and needs to meet associated requirements.
  - The accessory building meets the LUB regulations related to setbacks, lot coverage, and building height.

DEVELOPMENT AUTHORITY'S FINDINGS (CONT'D)

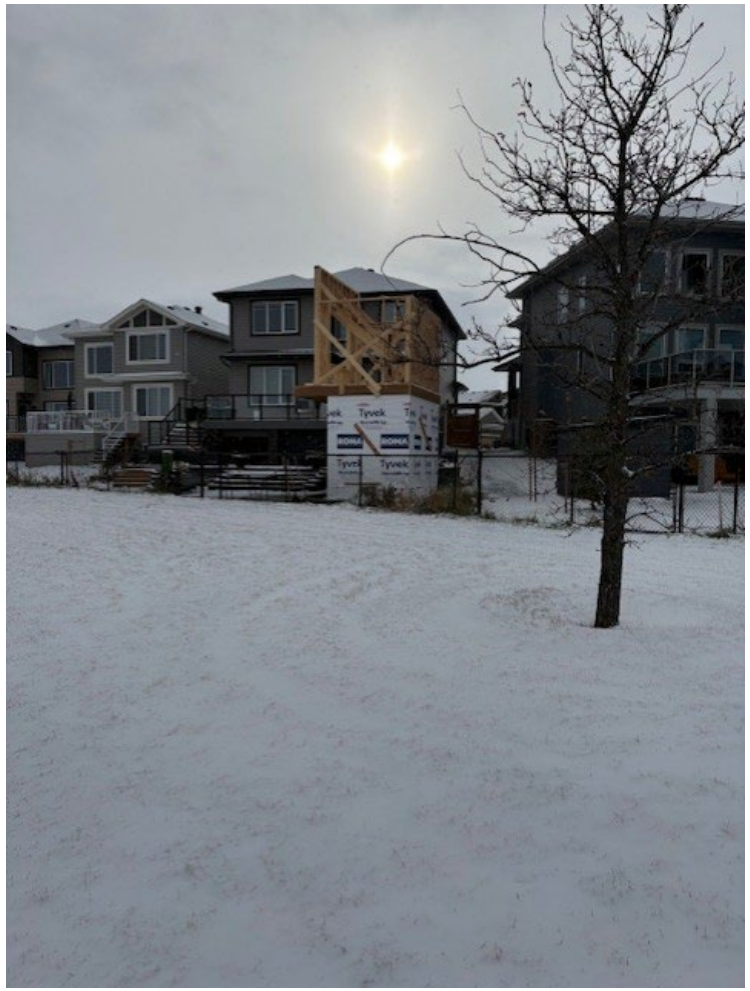
Compatibility with existing development (Section 3.3.8.c.iii)

- The windows and entrances of the proposed accessory building face the principal dwelling unit of the same parcel, the stormwater pond and the applicant's backyard, which in the opinion of the Development Authority does not impose privacy impacts to the neighboring parcels.
- The structure has an angled roof pitch, the exterior will be finished with vinyl siding and a variety of wall openings (windows) the appearance is compatible and complementary to the residential character of the parcel and neighbourhood.
- As the development complies with all setback, lot coverage and building height requirements of an Accessory Building in the CN District, the use is permitted and meets the intent of the District as outlined in S. 3.3.1, the Development Authority determined that the proposal is compatible with existing development.

SITE VISIT BY DEVELOPMENT COMPLIANCE OFFICER







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WHY THE DEVELOPMENT PERMIT WAS APPROVED

- The Land Use Bylaw permits Accessory Building(s) in the Conventional Neighbourhood (CN) District, where the proposed structure meets the district regulations.
- The Accessory Building meets all Land Use District regulations.
- The appearance of the building is compatible with surrounding development, and the orientation does not pose a significant impact to adjacent parcels.

BOARD'S AUTHORITY

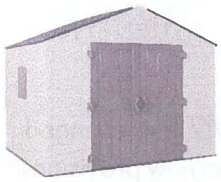
The Development Authority made its decision under the *Municipal Government Act* and Land Use Bylaw 944-19 based on the information before it at the time.

The Subdivision and Development Appeal Board has independent authority under the MGA to consider the evidence and may confirm, revoke, or vary the decision.

QUESTIONS?

BEAUMONT

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



Building an Accessory Building?
(eg. Detached Garage, Shed, Playhouse)



The City of Beaumont Land Use Bylaw establishes the requirements for accessory buildings on a residential property within the City of Beaumont.

DO I REQUIRE A PERMIT?

- Accessory buildings over 10 square metres (107.64 sq. ft) require a development and building permit. (Measurements are from the outside of the walls)
- A development permit is a document permitting a specific type of development on a specific parcel of land in the City of Beaumont to proceed. It assures conformance with the zoning and development regulations under the Land Use Bylaw and its effect on adjacent property.
- A building permit ensures the building is safely constructed with respect to life safety, structural integrity, property protection, use and occupancy.

LOCATING THE ACCESSORY BUILDING ON THE PROPERTY

The accessory building shall:

- be a minimum of 1.2m (4 ft.) from the side property boundary.
- be a minimum of 1.2m (4 ft.) from the rear property boundary.
- not be placed within Utility Rights of Way or drainage swales.
- not be attached to the principal dwelling.

Remember to call Alberta First Call at 1-800-242-3447 to locate all utilities and power lines before you begin construction.

BUILDING REQUIREMENTS

- The total construction time to start and complete the building shall not exceed one (1) year from the date at which the building permit was issued.
- The maximum height of the accessory building shall not exceed two (2) storeys (max 4.5m per storey) but in any event, no taller than the principal building

WHAT DO I NEED TO BRING WITH ME WHEN I APPLY FOR A PERMIT?

- A site plan is required to show where the accessory building is to be located on the lot. On the site plan you must also include the setbacks to other structures and to the property boundaries.
- A list of materials being used and a drawing or blueprint of the proposed structure.

INSPECTIONS:

Please contact the Building and Inspections Department (780-929-1363) at least 72 hours in advance to schedule your inspection. Before calling for an inspection, ensure that the work is ready to be inspected. If the Building Inspector identifies any problems, it is your responsibility to have them corrected and to schedule a re-inspection. An additional fee may be assessed when a re-inspection is needed.

APPLICATION FORMS AND FEES:

Application forms and fee schedules are available on our website:

If you require assistance in applying for any permit or have further questions, please email development@beaumont.ab.ca or call 780-929-8782.

This pamphlet is published as a public information services. It has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect.

DECLARATION – ABSENCE OF ABANDONED WELLS ON PARCEL

Why do I need to disclose information about abandoned wells on my parcel?

New Requirements
Effective November 1, 2012, the Subdivision and Development Regulation (Alberta Regulation 160/2012) has changed. The changes relate to the Subdivision and Development requirements around abandoned well sites. The new provisions require some changes to our business practices.
In addition to our current application submission requirements, all new Development Permit and Subdivision Applications must include the following:

Development Permit Application
An application for a development permit for **a new building that will be larger than 47 square meters, or an addition to or an alteration of an existing building that will result in the building being larger than 47 square meters,** must include:

- Information provided by the Energy Resources Conservation Board (ERCB) identifying the location or confirming the absence of any abandoned wells within the parcel on which the building is to be constructed, or, in the case of an addition, presently exists.
- This information can be obtained by either contacting the Energy Resources Customer Care Centre at 1-855-297-8311 (toll free) or using the GeoDiscover Alberta Map at: https://maps.srd.alberta.ca/GDA_Viewer/Viewer.ashx?Viewer=GDA to confirm whether an abandoned well is located on your property.

If you **do not have an abandoned well site on your property,** you will be required to fill out the "Declaration – Absence of Abandoned Wells on Parcel" form and include it with your development application.

If you **do have an abandoned well on your property,** you will be required to meet the requirements as set out in ERCB's Directive 079.

The information is not required if it was submitted to the same development authority within the last year.

The following links provide further information on the added provision.
Information Bulletin, Alberta Municipal Affairs:
http://www.municipalaffairs.alberta.ca/documents/msb/information_Bulletin_05_12.pdf

ERCB Directive:
http://www.ercb.ca/directives/Directive079.pdf

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected will be used for the management and administration of the City of Beaumont's subdivision and permitting processes and may be communicated to relevant City Business Units. It may also be used to conduct ongoing evaluations of services received from City Business Units. If you have any questions about the collection or use of your personal information, contact the City of Beaumont's FOIP Coordinator at 5600-49th Street, Beaumont, Alberta, T4X 1A1 or 780.929.8782.

ab-re.ca

Establish the actu ction and local project requirements before applying a provincial rule to a reserve, federal parcel or national-park location.

Development appeals: use the correct 21-day clock

For an eligible applicant appeal, section 686 starts the 21-day period from the written decision, the specified failure-to-decide event, or the enforcement order, as applicable. An eligible affected person has a different 21-day start tied to notice of permit issuance under the land-use bylaw. Section 685 determines the correct appeal board and restricts appeals of a conforming permitted use and direct-control decisions. The written decision must identify whether an appeal lies to the local appeal board or the Land and Property Rights Tribunal. A guide stating a universal 15-day wait must not replace these statutory distinctions.

Tour Properties

Scope: Only an actual municipal development decision or order with statutory appeal standing. This is separate from building or trade permit review, the permit effective date and federal park procedures.

Reference: Municipal Government Act, sections 685 and 686, printed pages 485 to 488

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Where to start in Beaumont

Initial enquiry

City of Beaumont

Published responsibility

Local permit/process enquiry; exact technical-discipline issuer must follow the source and SCC record.

Official information

City of Beaumont

Send signed forms, owner consent where needed and legible dimensioned PDF attachments to development@beaumont.ab.ca; photographs of documents do not replace PDFs. Paper files can also be delivered to 5600,49 Street.

Confirm these points before applying

- No additional local project-specific rule verified in the official sources reviewed for this dossier; retain existing verified material and flag the remaining project question.

Project preparation and regulatory references

> These references describe their stated provincial, municipal or specialist scope. Establish the actual land jurisdiction and local project requirements before applying a provincial rule to a reserve, federal parcel or national-park location.

Development appeals: use the correct 21-day clock

For an eligible applicant appeal, section 686 starts the 21-day period from the written

decision, the specified failure-to-decide event, or the enforcement order, as applicable. An eligible affected person has a different 21-day start tied to notice of permit issuance under the land-use bylaw. Section 685 determines the correct appeal board and restricts appeals of a conforming permitted use and direct-control decisions. The written decision must identify whether an appeal lies to the local appeal board or the Land and Property Rights Tribunal. A guide stating a universal 15-day wait must not replace these statutory distinctions. Tour Properties

Scope: Only an actual municipal development decision or order with statutory appeal standing. This is separate from building or trade permit review, the permit effective date and federal park procedures.

Reference: Municipal Government Act, sections 685 and 686, printed pages 485 to 488

[14]

Building permit scope

Section 6(1) requires a building-discipline permit for construction, renovation or addition to a building and for a change in its occupancy classification, subject to the stated exemptions.

Scope: Where the Alberta safety codes regime applies Buy Maps

Reference: s 6(1), printed page 6

[12]

The small-project exception is conditional

The section 6(3)(a) exception requires all three conditions: the work is not a stage, tent or associated overhead structure; prevailing market value is no more than $5,000; and health or safety is not at risk. It is not an unrestricted $5,000 exemption.

Scope: Where the Alberta safety codes regime applies Buy Maps

Reference: s 6(3)(a), printed page 6

[12]

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: September 28, 2026

Adam Young
[redacted]

Proposed Development:	**Accessory Building – Shed with Upper Deck (19.97m²)**
Legal Description:	Plan 212 0082, Block 2, Lot 54
Municipal Address:	3920 46 Avenue, Beaumont, AB
Land Use District:	Conventional Neighbourhood
Permit Application No:	D-2026-079
Tax Roll:	009504

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use 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. 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.
2. Location of the structure is approved as per the attached site plan.

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, if applicable.
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.

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: September 28, 2026 **Permit Number: D-2026-079**

Permit Notification Information

In accordance with the City of Beaumont *Land Use Bylaw 944-19*, notice regarding this Development Permit has been published on our website only.

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:

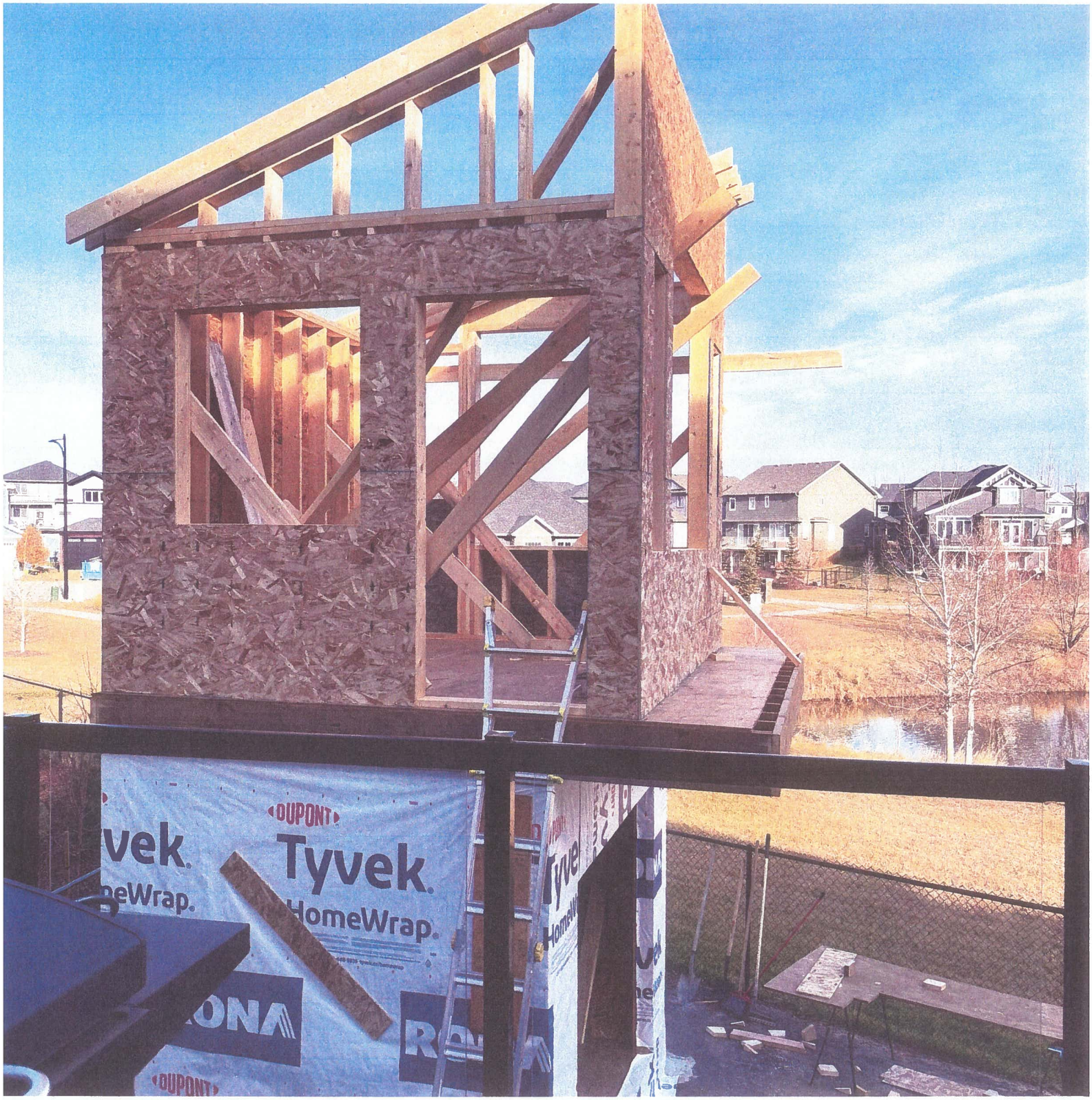
[redacted]

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

Appeal Information

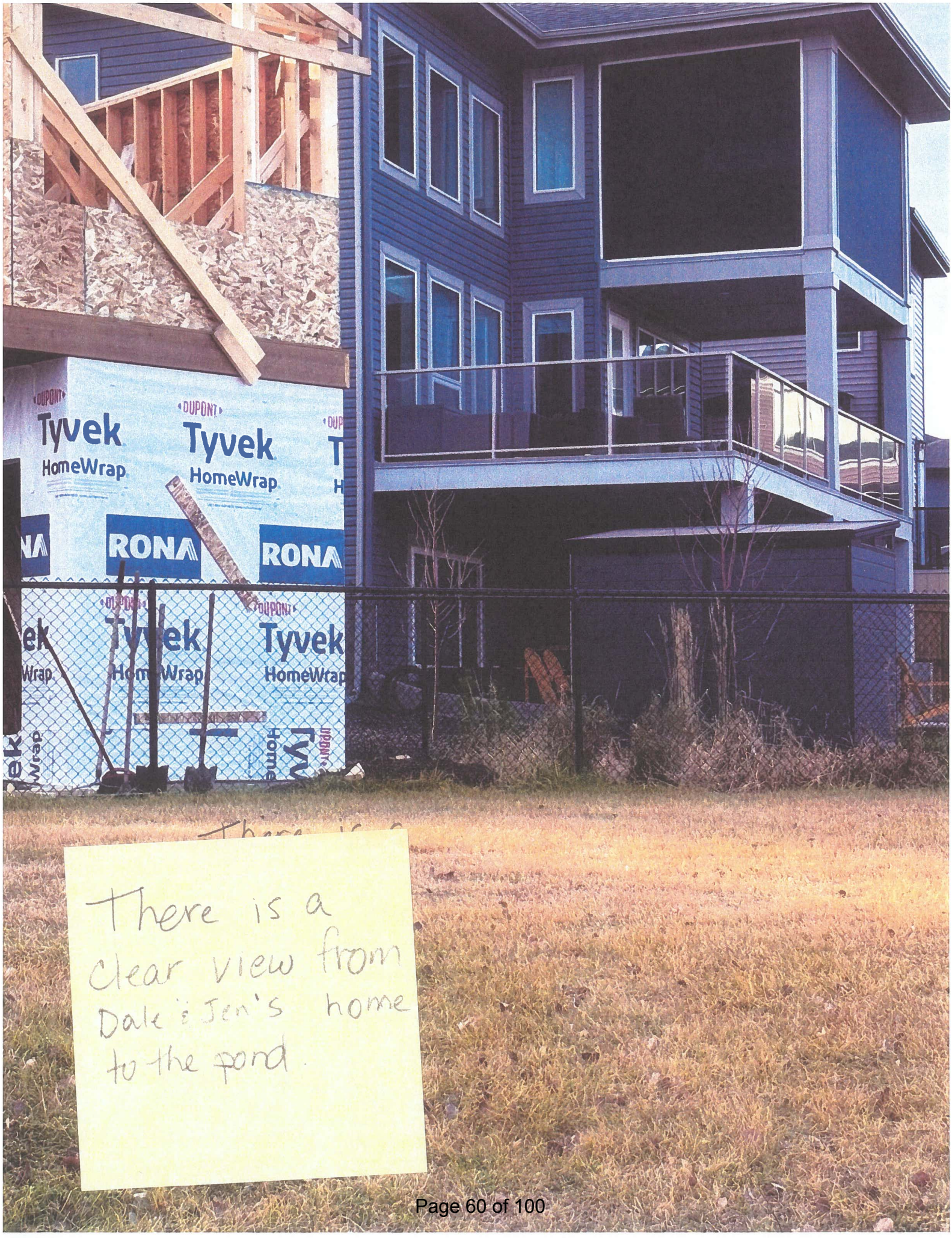
Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board within 21 days of the date the decision was made, noted above.

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


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DUPONT
Tyvek
HomeWrap





There is a clear view from Dale & Jen's home to the pond.

From: Seamus Mastre Seamus.Mastre@beaumont.ab.ca
Subject: Re: Options for Accessory Building
Date: Aug 19, 2026 at 1:34:23 PM

Hi Illya,

Just to update you on your questions from yesterday.

Q) If the bridge is 1in away from your permanent deck. Is that allowed.
A) Yes. If its not permanently attached you are correct it would not be a part of your prinicap building. However, building codes would have to look into if it would still be safe and allowed. That's why a building permit will also need to be submitted as part of your development permit.

Q) Are there any other restrictions with the structure being a two story accessory building?
A) No. Just has to be beneath the principal building. However a development permit is required for anything that is over 1 story tall. The exception for not having a development permit is for 1 story accessory buildings only. Anything over requires the permit.

Ok so in the end, whether it's a deck, a patio, a second story etc. You will need to come in with an application for this project, and our Development Officers will review this and will tell you what is permitted and not permitted. They will also tell you what changes need to be made to the blueprints, if any. This is the way you will be able to proceed with building this structure so the sooner you come in the faster you can get this continued.

Please let me know if you have any questions,

Seamus Mastre (he/him)
Development Compliance Officer, Development Services
T: 780.235.0079

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5600 49 Street, Beaumont, AB T4X 1A1
beaumont.ab.ca

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From: Seamus Mastre <Seamus.Mastre@beaumont.ab.ca>
Sent: Monday, August 17, 2026 3:51 PM
To: [redacted]
Subject: Options for Accessory Building

Hi Illya,

Just as a follow up from our phone call so we have a written record of our discussion. The following are essentially the 3 options we discussed.

1. Keep the accessory building as is with the roof built for normal roofing uses. This would mean everything would meet the standards for an accessory building, and no permits would be required.

2. Go with the intended use as your described with the roof being used for the purpose of a sitting area with a draw bridge. Even if it would be



PBM LAW
Mar 25, 2023 ·

As a property owner in Alberta, you have several legal rights under the law. Some of these rights include:

Right to Ownership: Property owners have the right to own, use, and enjoy their property without interference from others.

Right to Control Use: Property owners have the right to control the use of their property, subject to any applicable zoning, bylaws, or other legal restrictions.

Right to Sell or Transfer Ownership: Property owners have the right to sell or transfer ownership of their property to others.

Right to Make Changes: Property owners have the right to make changes or improvements to their property, subject to any applicable zoning, bylaws, or other legal restrictions.

Right to Privacy: Property owners have the right to privacy on their property. Others are generally not allowed to enter or use the property without permission.

Right to Compensation: Property owners have the right to fair compensation if the government or other authorities expropriate their property for public purposes.

Right to Legal Recourse: Property owners have the right to take legal action to protect their property rights or seek compensation for any violations of their rights.

It's important to note that property rights in Alberta are subject to various laws and regulations, including municipal bylaws, provincial statutes, and federal



Write a comment...

9:57 *This document is not meant as legal advice or opinion.

Executive Summary

What are Property Rights in Alberta? How are they Protected?

A Guide to Property Rights in Alberta describes the nature and scope of property rights held by landowners in Alberta. It provides the context necessary for an informed discussion about the current state of property rights and protections in the province. The Guide addresses issues of expropriation, the regulation of property rights and compensation. The Guide also describes changes to the property rights framework arising from legislation in the province, including in particular the *Alberta Land Stewardship Act*. This summary provides an overview of the topics covered in the Guide.

Part 1: Property Rights in Alberta

Property rights can be complex and difficult to define. Some legal experts define property as a legally protected expectation to derive an advantage from some resource to the exclusion of others. Landowners typically expect to: use and enjoy their property; develop the property as desired; exclude others from the property; and sell it to whomever they choose – all with minimal interference from the government or others.

While owning property involves a variety of rights, it also confers obligations and liabilities. The scope of these rights and obligations varies from one country to the next and even from one province to the next depending on how the law defines and protects these rights.

The common law recognizes that all Albertans have broad rights to own, use, and enjoy property. But such rights are not unlimited. For example, the law of nuisance prevents landowners from carrying out some activities that may be harmful to their neighbours. The government may also interfere with private property pursuant to legislation. For example, a municipality may pass zoning bylaws that restrict the use and development of land, and may even expropriate private property for public projects.

This part of the Guide describes the nature of property rights in Alberta and includes discussion of how property rights are protected in Canadian law.

Part 2: Taking Property

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restrictions are very severe or result in a complete loss of value. In this sense, Canadian law differs from the law in the United States and some other countries.

9:59

The *Charter* does affect property rights in other ways: section 8 protects individuals from unreasonable search and seizure of their property; section 15 guarantees equality before the law and can be used, for example, to challenge land use regulations that discriminate

based on religion, mental disability, or other protected categories; and section 26 affirms the existence of pre-*Charter* common law and other rights that existed in Canada. In addition, section 35 of the *Constitution Act, 1982* protects Aboriginal rights, including land rights, against state interference.

Canadian Bill of Rights

Canada enacted the *Bill of Rights* in 1960. Like the Charter, it recognizes various rights of the individual. Unlike the *Charter*, it protects a right to the "enjoyment of property, and the right not to be deprived thereof except by due process of law." The *Canadian Bill of Rights* is not a constitutional document, however, but merely a federal statute that applies only to the federal government. Its purely procedural protections can be legally overridden by another Act of Parliament. Furthermore, the courts have held that the due process requirement is satisfied if a law is passed that authorizes the infringement.

Alberta Bill of Rights and Alberta Personal Property Bill of Rights

Enacted in 1972, the *Alberta Bill of Rights* enshrines "the right of the individual to liberty, security of the person and enjoyment of property, and the right not to be deprived thereof except by the due process of law." (The 1972 legislation is sometimes confused with the 1946 *Alberta Bill of Rights*, which had significantly different wording, but never came into force.) Like its federal counterpart, the *Alberta Bill of Rights* has a limited scope. It only applies to provincially enacted legislation, and can be overridden by the Legislature. The *Alberta Personal Property Bill of Rights*, enacted in 1999, is another statute that offers certain protections, but does not apply to interests in land.

Property Rights Under International Law

Canada has voluntarily accepted multiple international obligations to protect property rights against intrusion by the government. For example, Canada is a signatory to the 1948 Universal Declaration of Human Rights, which recognizes that "[e]veryone has the right to own property" and provides that "[n]o one shall be arbitrarily deprived of his property". This obligation is generally accepted as binding in international law, but because it has not been implemented by legislation in Canada, it is not binding domestically. In addition, Canada has entered into Foreign Investment Protection Agreements (FIPAs) with many of its trade partners. Canada is, notably, signatory to the North American Free Trade Agreement (NAFTA) with Mexico and the United States. These trade and foreign investment protection agreements effectively restrict the ability of the parties' governments to take the property of foreign investors, unless the taking is for a public purpose, on a nondiscriminatory basis, and in accordance with due process of law. They confer protections of property and compensation rights that are broader than those provided under Canadian law, but only to investors protected under each specific agreement.

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BEAUMONT

NOTICE OF APPEAL
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

In accordance with Sections 678 and 686 of the *Municipal Government Act* and the City of Beaumont Bylaw, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated timeframe and each Notice of Appeal must be accompanied by the legislated fee. For filling instructions and fee payment options, see revere side of form.

Development Permit (Check one box only)		**Subdivision Application** (Check one box only)		**Notice of Order**	
Approval	☑	Approval	☐	Stop Order	☐
Conditions of Approval	☐	Conditions of Approval	☐		
Refusal	☐	Refusal	☐		

SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	4000 46 Ave, Beaumont, AB, T4X 2Y7
Application File #	Not provided by city administration upon inquiry
Date Appeal Application Received	

SECTION 2 - APPELLANT INFORMATION			
Appellant Name	Jenny and Dale Perras		
Agent Name (if applicable)			
Address	4002 46 Ave, Beaumont, AB T4X 2Y7		
Telephone	[redacted]	Business #	
Email (for notification purpose)	[redacted]		

Sections 678 and 686 of the *Municipal Government Act* requires that written Notice of Appeal must contain specific reasons for the appeal.

SECTION 3 - REASONS FOR APPEAL

I do hereby appeal the decision of the Development Authority/Subdivision for the following reasons (attach separate page if required):

Please see attached document

SECTION 4 - PAYMENT (In accordance to Fees & Charges Bylaw, as amended)							
Cheque	☐	Money Order	☐	Cash	☐	Debit	☑

SECTION 5 - SIGNATURE & DECLARATION

I certify that the information given on this form is true and complete to the best of my knowledge and acknowledge my authorization of the information to be used for the purposes identified below.

SIGNATURE OF APPELLANT: **DATE:**

The personal information collected through the SDAB - Notice of Appeal Form is used by the SDAB for the purpose of handling development appeals, subdivision applications and stop orders. This collection is authorized under the City of Beaumont's SDAB Bylaw (948-19), Sections 678 and 686 of the Municipal Government Act, and Section 4(c) of the Protection of Privacy Act. For questions about the collection of personal information, contact legislative@beaumont.ab.ca or 780-929-1352.

NOTE: This information will form part of the file available to the public.

FOR OFFICE USE ONLY			
Fee Paid Yes ☐ No ☐	SDAB Appeal Number	Hearing Date	Date Received Stamp

Grounds for Appeal: Notice of Appeal, Section 3

Appellants: Jenny Perras and Dale Perras, 4002 46 Ave, Beaumont, AB T4X 2Y7
Site under appeal: 4000 46 Ave, Beaumont, AB T4X 2Y7
Decision appealed: Approval of the accessory structure on the site, including the City's written confirmation by Development Officer Seamus on October 13, 2026, that the structure has been approved and complies with the Land Use Bylaw.

1. Chronology

- **July 2, 2026:** Lake and green-space view from our home before any construction (photo included.)
- **August 15, 2026:** Structure under construction with no permit in place. We sent a written complaint to the City requesting a site inspection and a stop-work order (copy attached).
- **August 17, 2026:** A deck was placed on top of the enclosed structure.
- **[Date unknown]:** A stop-work order was issued after our August 15 complaint. The exact date has been requested from the City.
- **[Date unknown, after August 15, 2026]:** A development permit was issued. The exact issue date has been requested from the City and will be provided when received.
- **October 11, 2026:** Deck reduced in size and weather wrap added.
- **October 12, 2026:** Work resumed. A second-storey floor and walls were erected, with a sloped roof.
- **October 13, 2026:** The Development Officer emailed us that the structure was approved under the Land Use Bylaw. This is the first notice we received of the permit (copy attached).

2. We received no written notice of the development permit before October 13, 2026. Apart from the Development Officer's email of October 13, 2026, we have received no written notice of the development permit or of the City's decision. We ask the Board to confirm the date the decision was given to us, and whether notice was required under the Land Use Bylaw.

3. The structure appears not to comply with the Land Use Bylaw, and the City has not provided the measurements needed to confirm it. We ask the Board to determine whether the structure complies with the following provisions, which the City has not verified in writing:

- **Accessory building height to eave (Section 3.7(b)):** whether the eave height is below the principal building's height, as the City's October 13 email states. We have requested the eave height of both buildings.
- **Accessory building setbacks (rear yard 1.2 m minimum):** whether the structure meets the required rear yard setback. We have requested the measured distance from the rear property line.
- **Lot coverage (maximum 15%):** whether total accessory building coverage, including the enclosed structure and the deck on top, is within the maximum. We have requested the calculation.
- **Attached buildings:** whether the structure is attached to the principal building. Under the bylaw's accessory table, the 0 m side yard setback applies only to attached buildings. The

structure is not currently connected to the house. Its earlier stated plan to connect it, by a footbridge, is a material concern and should be addressed in any approval.

4. Impact on our property and our use of it. We have a uniquely shaped lot, and the structure is being built directly in the sightline of our lot to the green space, at a height that partially blocks the green-space and pond sightline from our rear deck, our living room window and upper-storey windows. We have a walk-out basement at ground level, and the roof line to this structure sits above and partially into our third story sightline. The second-storey walls and sloped roof of the structure reduce the open view that the lot was purchased with and that we have enjoyed since 2024. Photos showing the structure from our deck and from our living room and upper-storey windows, dated October 12, 2026, are attached.

5. Drainage. The sloped roof is expected to drain toward our lot. No grading or drainage plan was provided to us. We ask the Board to require one before any further construction.

6. Permitted use does not mean unrestricted. We recognize that an accessory building may be permitted in this district. We ask the Board to consider whether the structure's height, scale, and position are compatible with the neighbourhood and with the green-space setting, and whether conditions are needed to reduce its impact on adjoining properties.

7. Requested outcome. We ask the Board to vary or impose conditions on the approval, requiring:

1. The structure to be reduced to a single storey, with any viewing deck kept at or below the reduced height, so that the sightline from our property is maintained
2. No connection to the principal building, including any footbridge, unless a new development permit is approved.
3. A grading and drainage plan showing that roof and surface runoff stays on the owner's lot.
4. Written measurements of the eave height, setbacks, and lot coverage, provided by the City or a surveyor, before any further construction.

Attachments

- Notice of Appeal form, signed and dated
- August 15, 2026 complaint email, and the City's responses
- October 13, 2026 email from Development Officer Seamus
- Excerpt of the Land Use Bylaw, including Section 3.7 and the accessory building table
- Dated photo log (July 2 to October 12, 2026), with originals provided
- Requests to the City for permit and measurement records, with dates sent

Outlook

RE: HIGH PRIORITY: Active Construction Stop-Work Request, Property Erosion & Major Bylaw Violations Forest Heights

From Development <Development@beaumont.ab.ca>
Date Mon 17-Aug-26 9:00 AM
To Jenny Perras [redacted]
Cc Engineering <Engineering@beaumont.ab.ca>; Dale Perras [redacted]

Good morning, Jenny.

I have forwarded your message to the development compliance team.

Kind regards,

Rachel Rebonné
Permit Services Coordinator
P: 780-929-3329
BEAUMONT
5600 49 Street, Beaumont, AB, T4X 1A1

From: Jenny Perras [redacted]
Sent: Saturday, August 15, 2026 19:05
To: Development <Development@beaumont.ab.ca>
Cc: Engineering <Engineering@beaumont.ab.ca>; Dale Perras [redacted]
Subject: HIGH PRIORITY: Active Construction Stop-Work Request, Property Erosion & Major Bylaw Violations Forest Heights

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To the Beaumont Development and Engineering Authorities,

I am writing to formally request an urgent onsite inspection, a lot grading compliance review, and a file status investigation for the property located at **4000 46 Ave, Beaumont, AB, T4X 2Y7**. I reside directly adjacent at **[4002 46 Ave, Beaumont, AB, T4X 2Y7]**. Both of our properties are within the Forest Heights subdivision and back directly onto the municipal green space and stormwater management pond corridor.

Over the last several weeks, the homeowners at 4000 46 Ave have initiated backyard developments that violate multiple sections of the Beaumont Land Use Bylaw and Surface Drainage Bylaw. While the homeowner claims that they received municipal approval approximately two years ago, the current construction is causing active, visible property damage to my lot.

I request an immediate investigation and a Stop-Work Order based on the following interrelated infractions:

1. Active Framing Stage of an Unauthorized Structure & Green Space Encroachment

- The owner is currently framing a permanent, two-storey structure consisting of a ground-level outer building. The homeowner has explicitly stated to us that their immediate plan is to top this with an elevated roof deck and connect it directly to the main house via a permanent structural footbridge.
- By intentionally designing this to connect to the main residence via a bridge, the build legally functions as an extension of the principal dwelling. Therefore, it cannot be classified as a detached accessory building and must adhere to the principal dwelling side yard setbacks and the strict **6.0-metre rear yard setback** enforced to preserve public green space sightlines and environmental pond buffers. It is being erected well inside these boundaries.
- The owner stated that they put a public notice out two years ago, prior to our possession of our home, and therefore did not need to notify us. **Furthermore, last year the homeowner explicitly told us that the initial posts they were mounting were for a standard backyard gazebo. It is now clear that the project has undergone an unauthorized alteration into a massive, multi-level attached structure that completely contradicts what was originally communicated to us.** Finally, as work only recently began on this scale, any residential permits issued two years ago are legally expired under Beaumont's 1-year construction commencement bylaws.

2. Active Soil Erosion and Historical Grade Alteration

- Prior to my occupancy on July 27th, 2024, the neighbouring yard was flattened, creating a sharp, unapproved artificial decline dropping directly onto my property line.
- Following the recent completion of my own legal landscaping and fence line, this artificial slope is now causing active and visible soil erosion along our shared boundary, significantly on my side of the property line. Under Beaumont's bylaws, property owners hold a permanent, continuous obligation to maintain positive lot grading that does not negatively impact or degrade adjacent private land.

3. Massive Increase in Runoff via Property Asphalting & Fence Damage

- Drastically worsening this pre-existing grading issue, the neighbour asphalted the entire side yard where the significant slope was created, as well as 95% of their backyard. This has replaced all permeable grass or soil with a 100% impervious surface, forcing high-velocity sheet-flow water directly into my fence line and yard.
- This asphalt was poured right to the property line, eliminating the mandatory side yard drainage swale and violating the strict 0.30-metre hard surface setback buffer.
- To compound this, parts of this unapproved asphalt have now been buried under large rocks, which are actively pressing against and destroying the chain-link fence line we installed.

Given that construction is actively in the framing stage and physical property erosion and fence degradation are occurring alongside a major encroachment on a municipal green space buffer, I request that a **Lot Grading Inspector and a Development Officer visit the site immediately to issue a stop-work order** before the structural bridge and deck connections are permanently anchored.

Please confirm if there are any active, unexpired permits or approved variances on file that legally permit a two-storey attached structure within this rear yard green space setback.

I have documented the active soil erosion, the structural framing, the asphalt encroachment, and the fence damage, and I am prepared to provide photographic evidence immediately. I am also happy to give access to our property for you to review the damages directly. Thank you for your prompt attention to this urgent matter.

Sincerely,

Dale & Jenny Perras
[redacted]
4002 46 Ave.
Beaumont, AB
T4X 2Y7

The information transmitted is intended only for the addressee and may contain confidential material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

Outlook

Re: Follow up from complaint

From Seamus Mastre <Seamus.Mastre@beaumont.ab.ca>
Date Tue 13-Oct-26 10:21 AM
To Jenny Perras [redacted]
Cc Cole Reynolds <Cole.Reynolds@beaumont.ab.ca>

[redacted] 1 attachment (31 KB)
Screenshot 2026-10-13 091830.png;

Good Morning Jenny,

Thank you for your emails.

I will not be able to give a ton of details because of privacy acts and such, but I will let you know that it has been approved as per our Land Use Bylaw. Everything has been applied for and approved.

Accessory buildings are permitted in your neighbourhood so long as they meet the setbacks and are below the principal buildings. This has met the setbacks and will be below the principal building, so there are no Land Use concerns with this structure. I will attach the part of the bylaw I'm referring to.

3.7 Building Profile Standards a) Principal Building Height to Eave Max 2.5 storeys b) Accessory Building Height to Eave Max 2 storeys and but in any event, no taller than the principal building.

I definitely heard your concerns from our previous conversation and can see what you meant in the photos you sent me, but everything has been done legally and as per the bylaw, so there is nothing to enforce at this time.

Please give me a call if you'd like to discuss this further or have any other questions,

Regards,

Seamus Mastre (he/him)
Development Compliance Officer, Development Services
T: 780.235.0079
BEAUMONT
ᐊᒥᓂᑲᒋᐊᓂᑲᐦᐃᐧᐣ (Amiskwacîwâskahikan) Treaty 6Territory
5600 49 Street, Beaumont, AB T4X 1A1
beaumont.ab.ca

From: Jenny Perras [redacted]
Sent: Monday, October 12, 2026 4:31 PM

To: Seamus Mastre <Seamus.Mastre@beaumont.ab.ca>
Subject: Re: Follow up from complaint

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
How is this within bylaw. Please explain.

From: Jenny Perras [redacted]
Sent: Monday, October 12, 2026 4:29 PM
To: Seamus Mastre <Seamus.Mastre@beaumont.ab.ca>
Subject: Re: Follow up from complaint

Just an update on the structure.

From: Jenny Perras [redacted]
Sent: Monday, October 12, 2026 11:09 AM
To: Seamus Mastre <Seamus.Mastre@beaumont.ab.ca>
Subject: Re: Follow up from complaint

Hello Seamus,

I wanted to update you on the progress and include some pictures. This is now the giant building going up outside our windows.
There are currently prepping a wall- which I am sure will be erected soon.
Can you please provide us with an update on their permit and building plans?

Best,
Jenny

From: Seamus Mastre <Seamus.Mastre@beaumont.ab.ca>
Sent: Wednesday, 19 August 2026 11:56:34
To: [redacted]
Subject: Follow up from complaint

Hello Perras family,

Jenny as I mentioned on the phone, I'd look into the tree thing for you....The info I got back was that it would not be an issue to add trees for privacy along the fence there so long as it didn't affect the drainage. Which this wouldn't because the trees would actually soak up excess water run off so by all means speak to your landscaper and they should be able to plant some trees along that fence line for you.

Hope this helps a bit.

Seamus Mastre (he/him)
Development Compliance Officer, Development Services
T: 780.235.0079
BEAUMONT

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5600 49 Street, Beaumont, AB T4X 1A1
beaumont.ab.ca



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b) ACCESSORY BUILDINGS		
i.	Principal Frontage Setback	Min 3 m and no closer than the principal building
ii.	Secondary Frontage Setback	Min 3 m
iii.	Side Yard Setback	Min 1.2 m except for attached buildings where side yard setback is 0 m
iv.	Rear Yard Setback	Min 1.2 m
v.	Lot Coverage	Max 15%

City of Beaumont

5600 - 49 Street
Beaumont, Alberta T4X 1A1
Phone: (780) 929-8782 Fax: (780) 929-8729
E-Mail: admin@beaumont.ab.ca

OFFICIAL RECEIPT
354909

PERRAS JENNY
4002 46 AVE
BEAUMONT, AB T4X 2Y7

Date: Oct 28, 2026
Initials: ZW

Receipt Type	Roll/Account	Description	Outstanding Before Pmt	Receipt Amount
General	DEVAP	D-2026-079 - DEVELOPMENT APPEALS	$0.00	$150.00

---------- PAYMENT SUMMARY ----------

Tax Amount:	$0.00
Receipt Total:	$150.00
Cash Received:	
Cheque Received:	
Other Received:	$150.00
	$150.00

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: September 28, 2026

[redacted]

Proposed Development: **Accessory Building – Shed with Upper Deck (19.97m²)**
Legal Description: Plan 212 0082, Block 2, Lot 54
Municipal Address: 3920 46 Avenue, Beaumont, AB
Land Use District: Conventional Neighbourhood
Permit Application No: D-2026-079
Tax Roll: 009504

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Permitted Use 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. 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.
2. Location of the structure is approved as per the attached site plan.

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, if applicable.
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.

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: September 28, 2026

Permit Number: D-2026-079

Permit Notification Information

In accordance with the City of Beaumont *Land Use Bylaw 944-19*, notice regarding this Development Permit has been published on our website only.

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

Permitted Uses may not be appealed unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted. If you have reason to appeal this Development Permit or any of the above conditions on these grounds, you may submit an appeal to the Secretary of the Subdivision Development and Appeal Board within 21 days of the date the decision was made, noted above.

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

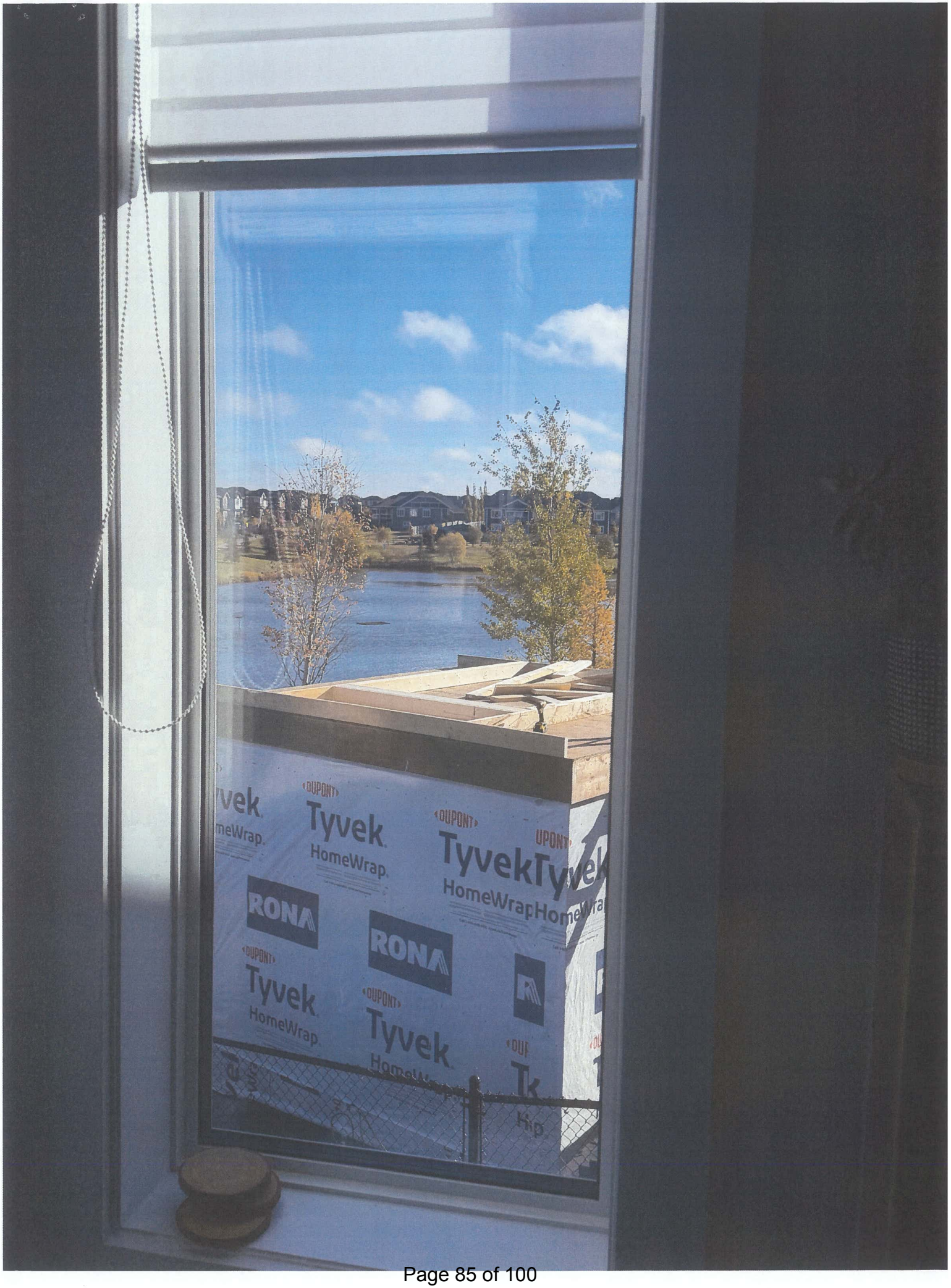




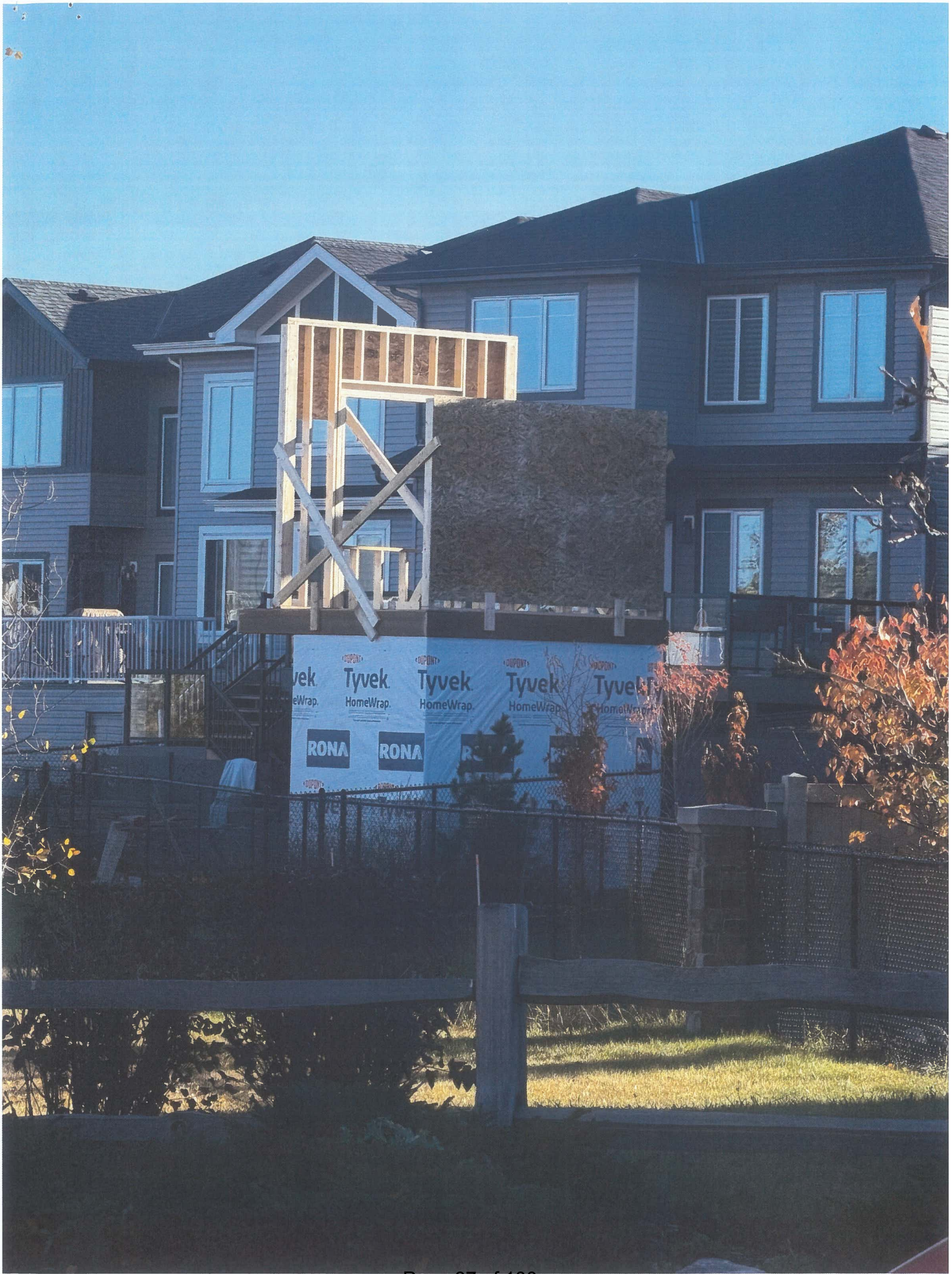


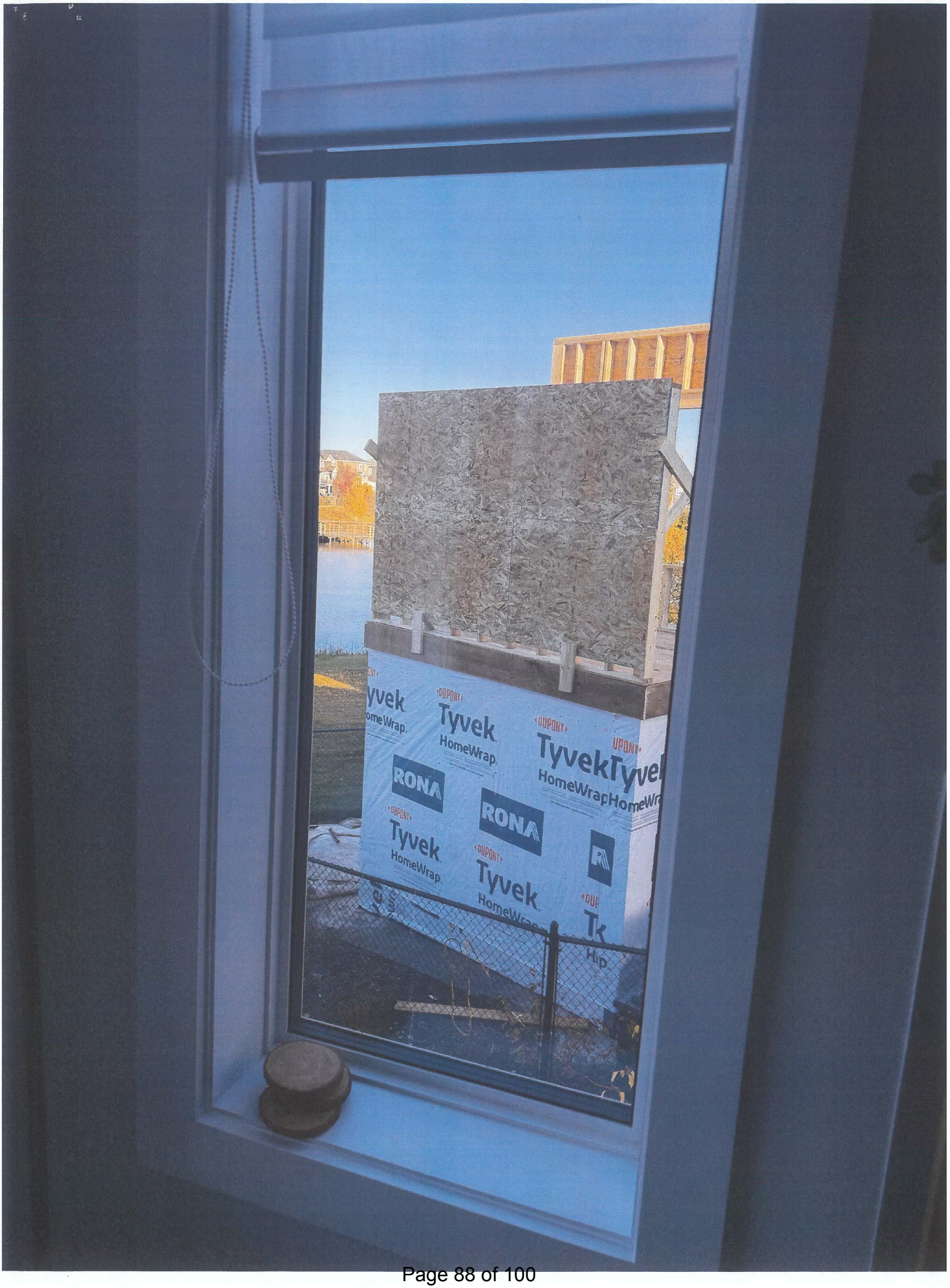

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HomeWrap
RONA

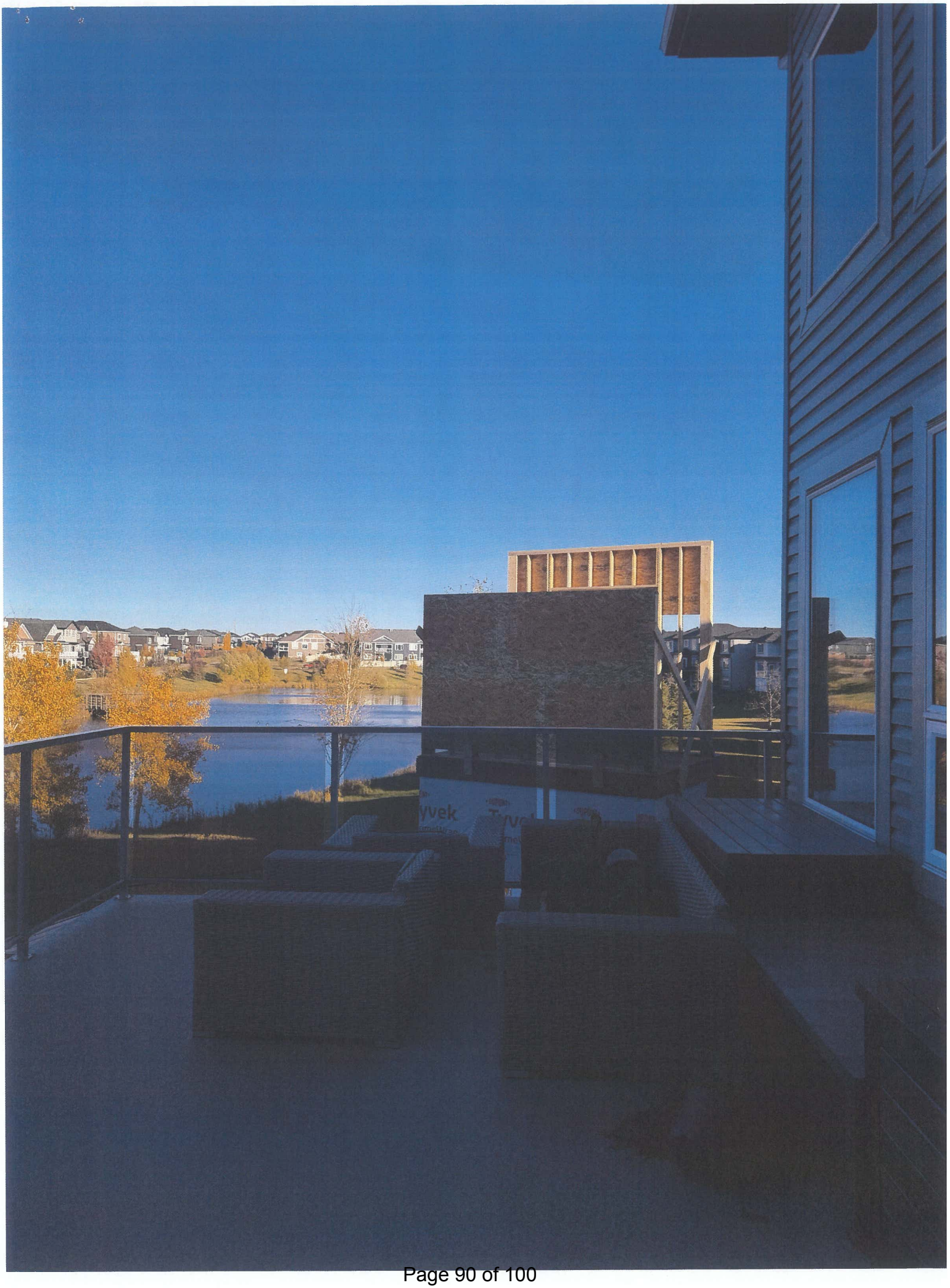

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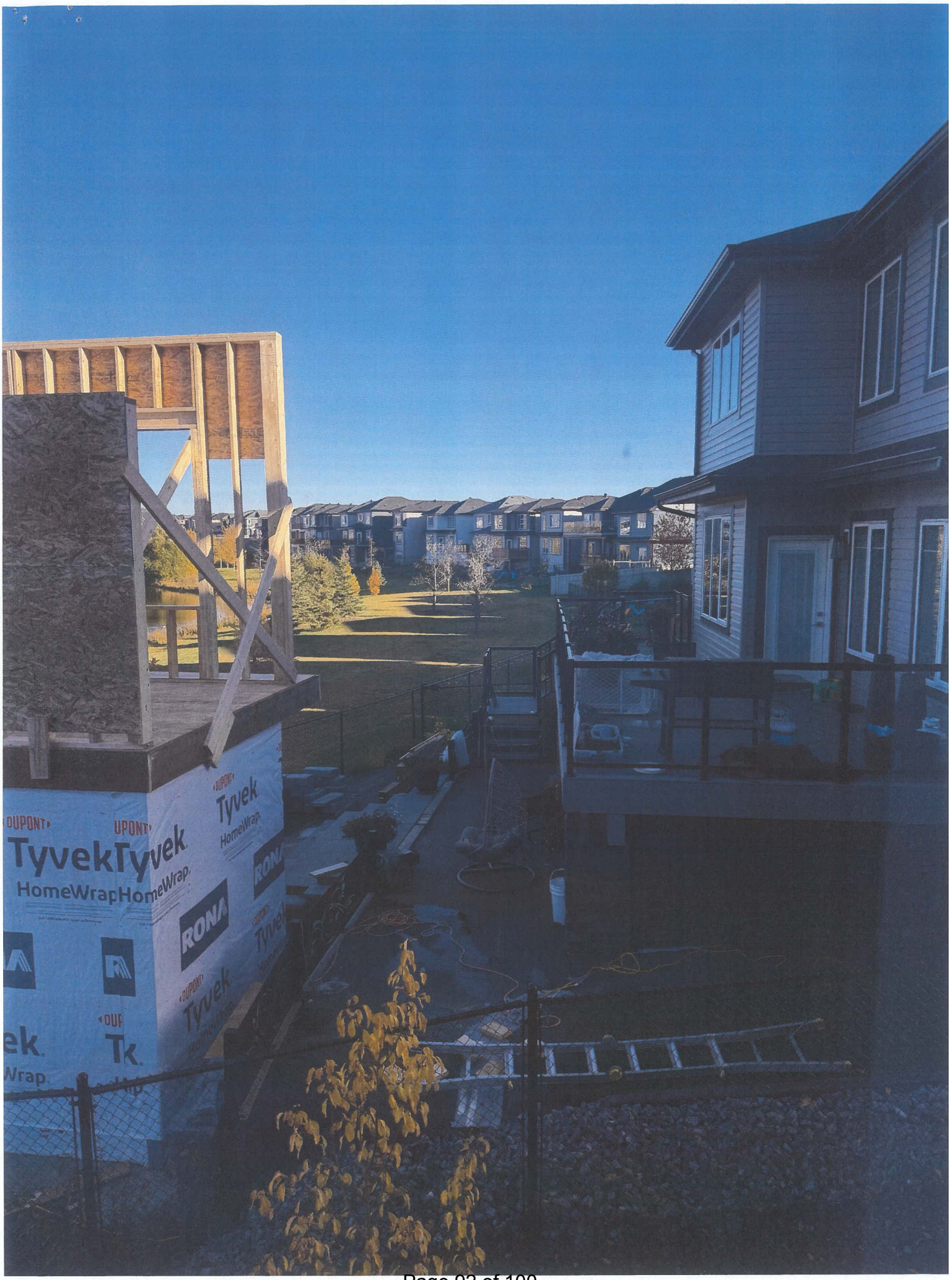

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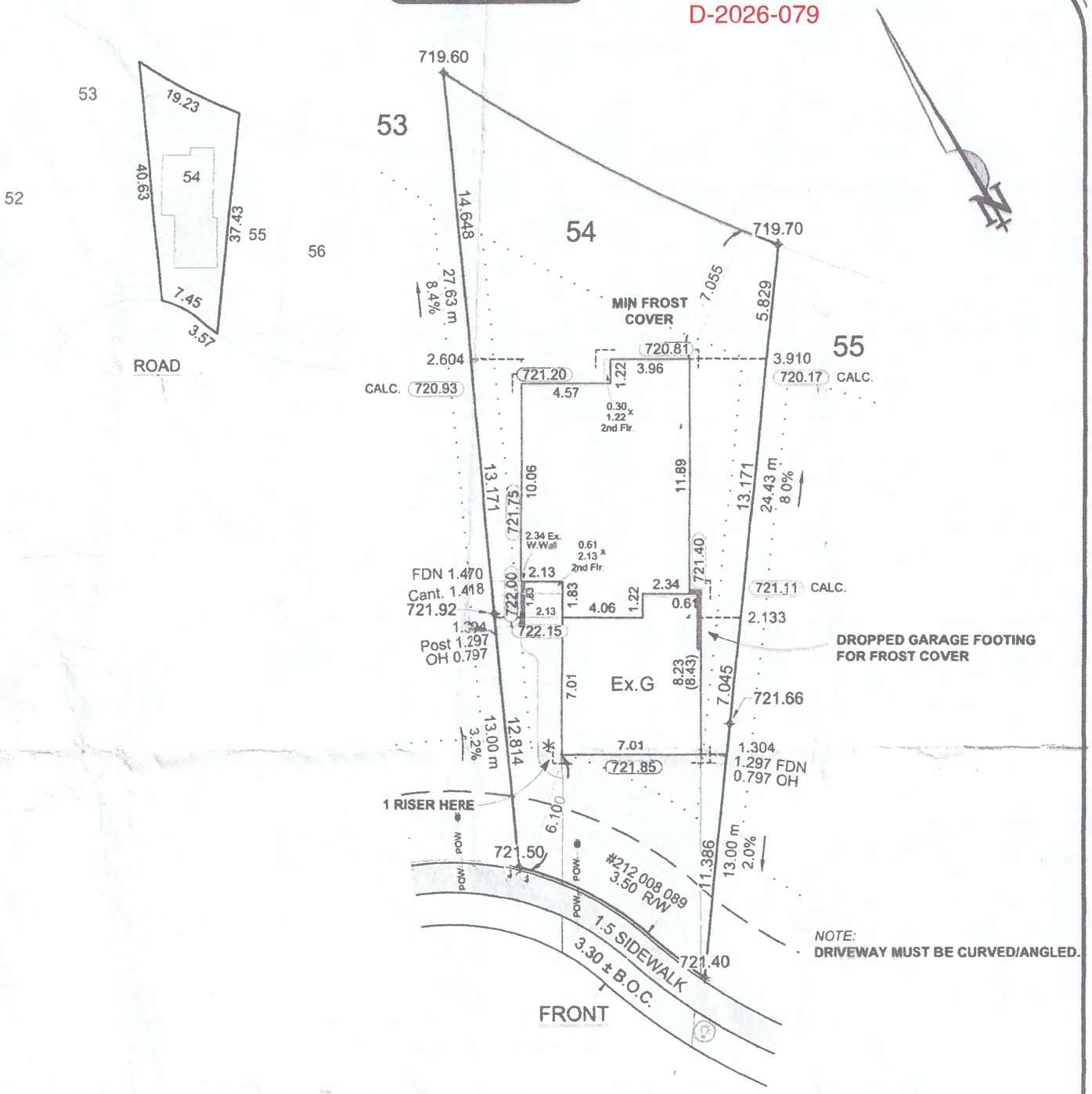

DUPONT
Tyvek
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PLOT PLAN

Permit No.
D-2026-079



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	722.84
BOTTOM OF FOOTING:	719.59
BASEMENT HEIGHT:	9'
FINISHED GRADE AT-FRONT STEP:	722.15
3 RISE + 1 IN WALK	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 721.20, R- 720.81- MIN FROST COVER	
GRADE BELOW-BACK/SIDE DOOR SILL:	721.75
GRADE @ SIDE ENTRY	

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 NOT REQUIRED.**

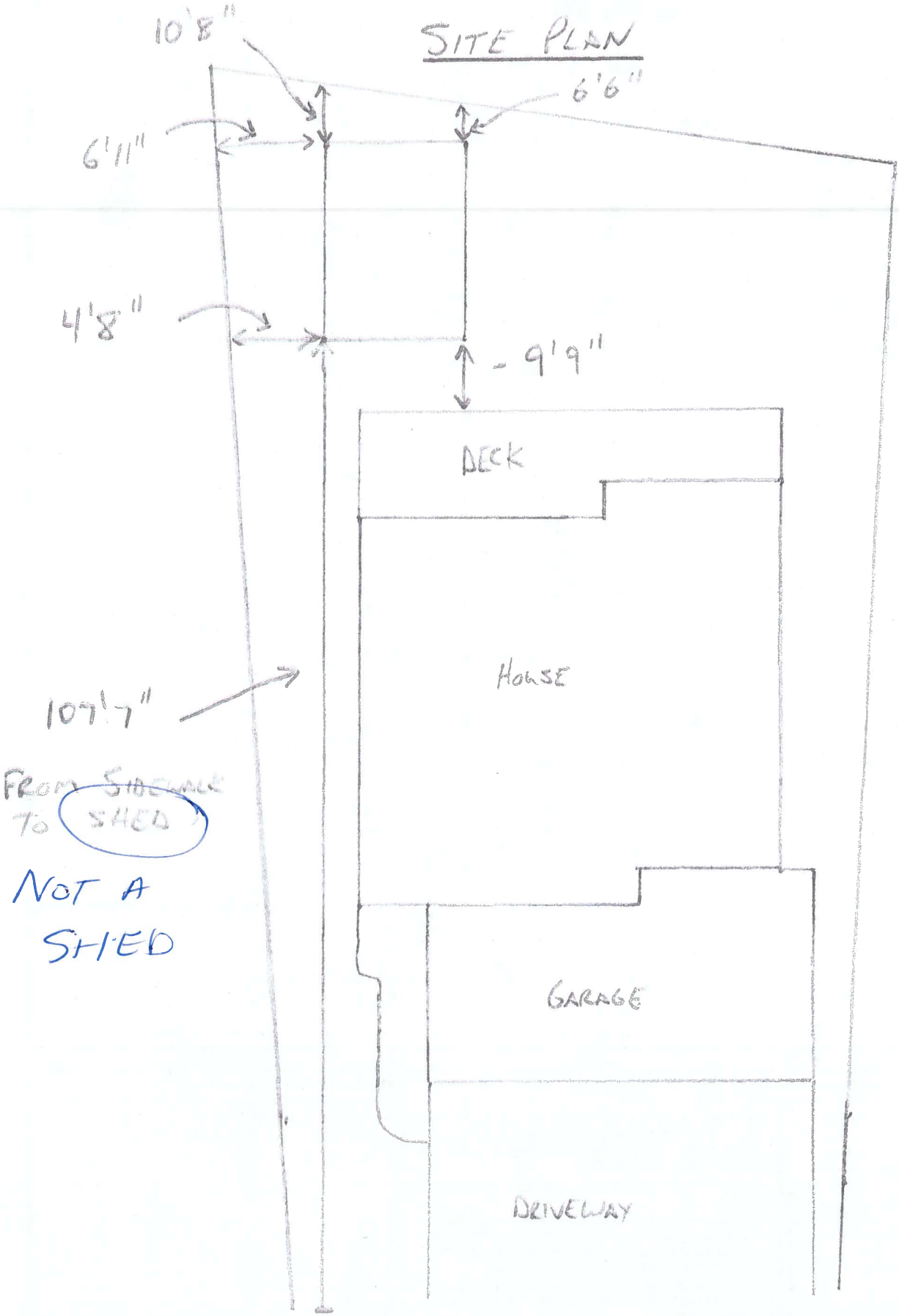
DETAILS

- LOT AREA: 501.27 m² (5395.6 ft²)
- HOUSE AREA: 156.64 m² (1686.1 ft²)
- HOUSE COVERAGE: 31.25 %
- DRIVEWAY AREA: 74.97 m² (807.0 ft²)

Permit No.
D-2026-079

Approved September 28, 2026
Development Office [redacted]

SITE PLAN



* REFER TO PLOT PLAN FOR MORE DETAILS *

* DRAWING NOT TO SCALE *

From: [redacted]
To: Legislative
Subject: Appeal #SDAB-2026-03
Date: Thursday, November 5, 2026 12:53:34 PM
Attachments: IMG_8773.jpeg
IMG_8774.jpeg
IMG_8776-2.jpeg

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Hello,

I am writing to express our concerns over the approval of the development of an accessory building - shed with upper deck at 3920-46 Ave Beaumont, AB.

This building is extremely oversized for the backyard and is overly tall with what would usually be considered a shed for a backyard. This structure is directly behind our house and our entire back of the house looks directly onto this. Our dining room, our living room and our bedroom all face this structure as is visible in the attached photos. This structure does not fit with the aesthetic of the neighbourhood and of the openness onto the pond and park area.

I also have concerns that if a structure of this size is allowed for this individual, we could also have numerous other neighbours that may also want to build large accessory buildings that back onto this natural area. If one household is allowed to do this, what is stopping everyone else from adding large secondary buildings to their properties?

There are building pockets for a reason - these dictate the size of house that can be built on each site with reasonable space between properties. If a household feels they need additional space, they should be required to buy a larger lot, not unnecessarily jam large additional buildings into their existing space.

We are not happy about the size of this building that was approved and are planning to come to the hearing as well to express our concerns in person.

Thank you,

Jodie and Greg Jensen
4001-47 Ave Beaumont, AB





