
Development Permit Notice of Decision

Date of Decision: January 15, 2024

Pranshu Patel
3420 19 Street NW
Edmonton, AB T6T 0M2

Proposed Development: **Temporary Development Use:** *Bubble Dome (2.9m x 2.9m)*
Legal Description: Plan 172 2682, Block 3, Lot 71
Municipal Address: 104, 5302 50 Street, Beaumont, AB
Land Use District: Main Street
Permit Application No: 2023-325
Tax Roll: 008899

Development Permit Status: Approved with conditions

Development Permit Conditions

The development noted above is considered a Discretionary Use within the Main Street District, and has been **approved** by the Development Authority subject to the conditions listed below. Unless otherwise provided for in this approval, all requirements of the City of Beaumont Land Use Bylaw 944-19 shall be met. **Be sure to review all the documentation included with this permit.**

- 1. As this permit has been issued for a discretionary use with a variance, this permit shall not come into force and effect until the appeal period has expired.**
2. Development shall commence within one year from the date of decision noted above. If the development does not commence within this time frame, a new development permit will be required.
3. Location of the temporary structure is approved as per the attached site plan.
4. Section 3.6.6.b.i. has been varied to allow the Temporary Development Use to be within the principal frontage setback and closer than the principal building
5. Temporary Development approval is for a period of **one (1) year**, commencing on the date of this Notice of Decision above.
6. No connections to Municipal services shall be permitted.
7. Any signage relating to the business shall meet the requirements of Section 4 of the City's Land Use Bylaw 944-19 and application shall be made for any applicable permits required.
8. Hours of operation shall be in accordance with noise and nuisance requirements of the City of Beaumont Community Standards Bylaw 1042-22.
9. This application will be circulated to the Beaumont Fire Chief, who will determine if an inspection is required.

Development Permit Notice of Decision

Date of Decision: January 15, 2024

Permit Number: 2023-325

10. This permit is subject to approval or exemption by Leduc Public Health. Failure to comply can result in cancellation of this development permit and the associated business license. Contact Leduc Public Health at 780-980-4678 to book an inspection.
11. A valid Business License is required by the General Contractor which covers all sub-trades used on the project, and which shall be obtained prior to any work commencing on the site. The cost of the business license is based on the construction value of the project, with the minimum fee being \$50. Based on a construction value of \$150,000, the minimum fee of \$50 will apply.
12. A valid Commercial Business License is required by the operator prior to opening the business.
13. All Applications for development and all development, construction or installations contemplated, shall comply with the provisions of the National Building Code – Alberta Edition 2019, and regulations made thereunder.
14. Electrical, plumbing and gas permits, as required for the tenant improvement, shall be the responsibility of the owner. Please contact Superior Safety Codes for permits in these disciplines, as well as the required inspections.
15. The Site must be kept clean of all construction garbage and all other garbage (“debris”) by removing or contain the debris in a manner satisfactory to the Development Authority. It is the responsibility of the Owner to ensure that the Site is kept clear of all debris.
16. Failure to keep the Site clean of debris is an offence under the Municipality’s Land Use Bylaw. A Peace Officer may issue offence tickets to any person who has committed or is committing an offence respecting this infraction and is subject to the following penalties:
 - First Offence – a Stop Work Order shall be issued;
 - Second Offence – a minimum fine of \$1,000.00 and a Stop Work Order shall be issued;
 - Third (and Subsequent) Offence(s) – a minimum fine of \$5,000.00 and a Stop Work Order shall be issued.
17. You are required to adhere to the provisions of the City of Beaumont’s Surface Drainage Bylaw 732-08 / 732-01-10.

Failure to comply with any of the preceding conditions will render this permit null and void.

Additional Information

1. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the *Alberta Safety Codes Act* and any other applicable bylaws or regulations.
2. This Development Permit is issued under the City of Beaumont Land Use Bylaw 944-19. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed

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Permit Number: 2023-325

Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.

3. Contact Alberta One Call at 1-800-242-3447 to locate underground services prior to construction, if applicable.

Permit Notification Information

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

Furthermore, given that this Development Permit is for a development that may be of public interest, general information regarding this approved Permit may be published on the City of Beaumont website.

For more information regarding this Development Permit, its conditions, or the Land Use Bylaw, contact the Development Authority who made the decision on this permit:



Aleshia Ingram
Senior Development Planner
780-340-0342
Aleshia.ingram@beaumont.ab.ca

Appeal Information

Any Development Permit may be appealed to the Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal if the permit was:

- a) issued for a permitted use with a variance, or for a discretionary use, or
- b) issued with conditions, or
- c) refused.

An appeal may be filed by:

- a) the person applying for the permit, and/or
- b) any person affected by the issuance of the permit.

**Development Permit
Notice of Decision**

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Permit Number: 2023-325

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

Notice of Decision:	January 15, 2024
Appeal deadline:	February 9, 2024
Permit active (if no appeals filed):	February 12, 2024

Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision. To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at legislative@beaumont.ab.ca. Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at www.beaumont.ab.ca

9.5 X 9.5 FT IGLOO TENT DOME

Share a perfect afternoon tea with your friends



Maximum for

4 people



Sent from my iPhone

APPROVED January 15, 2024
Senior Development Planner
For location of a Temporary Development Use
only (1 year)

