

City of Beaumont  
Subdivision and Development Appeal Board Agenda

October 21, 2024

5:30 pm

City Hall, Council Chambers

Pages

1. **CALL TO ORDER**
2. **PURPOSE OF HEARING**
3. **INTRODUCTION OF BOARD MEMBERS AND CLERK**
4. **PRELIMINARY MATTERS**
  - 4.1 Jurisdiction to Hear Appeal 1
  - 4.2 Requests for Adjournment or Postponement
  - 4.3 Objections to Board Members/Apprehension of Bias
5. **HEARING PROCESS**
  - 5.1 Development Officer Presentation 10
  - 5.2 Appellant Presentation
  - 5.3 Presentations from Affected Persons Supporting the Appeal
  - 5.4 Presentations from Affected Persons Opposing the Appeal
  - 5.5 Development Officer's Closing Remarks
  - 5.6 Appellant's Closing Remarks
6. **DEVELOPMENT OFFICER PRESENTATION**
  - 6.1 Development Officer's Submissions

6.2 Questions to the Development Officer

**7. APPELLANT PRESENTATION**

7.1 Appellant's Submissions

58

7.2 Questions to the Appellant

**8. APPLICANT PRESENTATION**

8.1 Applicant Submissions

66

8.2 Questions to the Applicant

**9. PRESENTATIONS FROM AFFECTED PERSONS**

9.1 Presentations

9.2 Questions to Presenters

**10. DEVELOPMENT OFFICER'S CLOSING REMARKS**

**11. APPELLANT'S CLOSING REMARKS**

**12. CHAIR'S CLOSING REMARKS AND HEARING CONCLUSION**

**13. CLOSED SESSION**

**14. ADJOURNMENT**

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 reverse side of form.

Development Permit (Check one box only)		Subdivision Application (Check one box only)		Notice of Order	
Approval	<input type="checkbox"/>	Approval	<input type="checkbox"/>	Stop Order	<input type="checkbox"/>
Conditions of Approval	<input type="checkbox"/>	Conditions of Approval	<input type="checkbox"/>		
Refusal	<input type="checkbox"/>	Refusal	<input type="checkbox"/>		

SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	5610-56A STREET.
Application File #	DB-2024-474 (P)
Date Appeal Application Received	

SECTION 2 - APPELLANT INFORMATION	
Appellant Name	SUE COYU NELSON
Agent Name (if applicable)	
Address	5603-57 AVE BEAUMONT T4X 1A7
Telephone	Residential # [REDACTED] Business # X
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 PAGES

SECTION 4 - PAYMENT (In accordance to Fees & Charges Bylaw, as amended)			
Cheque <input type="checkbox"/>	Money Order <input type="checkbox"/>	Cash <input type="checkbox"/>	Debit <input type="checkbox"/>

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: [REDACTED] DATE: 23 Sep. / 24
The personal information contained on this form is being collected under the authority of the City of Beaumont SDAB Bylaw and the <i>Municipal Government Act</i> (Sections 678 and 686) in accordance with the FOIP Act (Section 33(c)), for the purpose of handling development appeals. This information is protected by the privacy provisions of the FOIP Act. If you have questions about the collection, contact the FOIP Coordinator at the City of Beaumont, 5600 - 49 Street, Beaumont, Alberta T4X 1A1, or Phone 929-8782.
<b>NOTE: This information will form part of the file available to the public.</b>

APPEAL FILE # DB 2024-474 (P).

Our appeal is on the basis of the following three issues that we feel were not met, nor even taken into consideration, and respect not shown, when this proposed permit application was approved.

Firstly, the Impact a building of this size (and its proposed location) would certainly have on the enjoyment and usage on any adjoining neighboring properties.. Our property is in a more established and mature, residential area, where the majority of the yards are of a greater size than in the new, more modern developments. It is partly made up of people who have lived here for many years, and have, over the years, spent a great deal of time and money creating landscapes and planting flowers and shrubs to grow within the conditions of the property, but mostly to enjoy their gardens. The proposed building of this 32ft long outbuilding, which as you will see from the attached drawing, is planned to be located at the bottom of our rear garden, which just happens to run along the whole length of our yard, apart from the small area behind our garage. This will, because of the height, provide far more shade and much less sun, than we currently enjoy, thus suddenly making our plants no longer compatible to the weather conditions. As this is a south facing yard, we feel that our whole enjoyment of being outside in the summer months will be taken away. We spend a great deal of time on our deck, which again faces south, and our view would be completely obliterated. Our total view would be an 11 ½ ft. wall of siding instead of a sunny, open and spacious tranquil retreat. Due to the location of Utility Services at the bottom of our rear garden, it would not be possible to add perimeter planting of trees that would be required, to obscure this site, above those already in place.

Secondly, we feel the Development/Planning Office were remiss in not coming out to visit the site before making a decision. I was told by the Planning Office that this proposal was only viewed from drawings and a site visit did not take place. I did understand from the conversation, that it does occur on some occasions, when they feel the need to get a better understanding of the situation. My husband and I feel that the proposed building and site should have been looked into personally, and in more detail, and a decision not made, from just looking at some drawings. Drawings are often a good way of checking measurements and sizes, but do not give an overall view of landscapes and fencing, and visual sights, that often need to be seen, when dealing with a building of this size. I would take a guess, and say that a

building of these proportions is not often dealt with, (when not described as an Accessory Building/garage, located elsewhere on the said property). Many lots just would not have the space to accommodate a building of this size. After checking on previous permit applications it was noted that mostly all larger buildings were described as Detached/Single Garages only. These were located either in newer areas, still under construction, , but had land already allocated, or older properties that had never had a garage, but had had space allocated at the side of the house, for the future development of one.

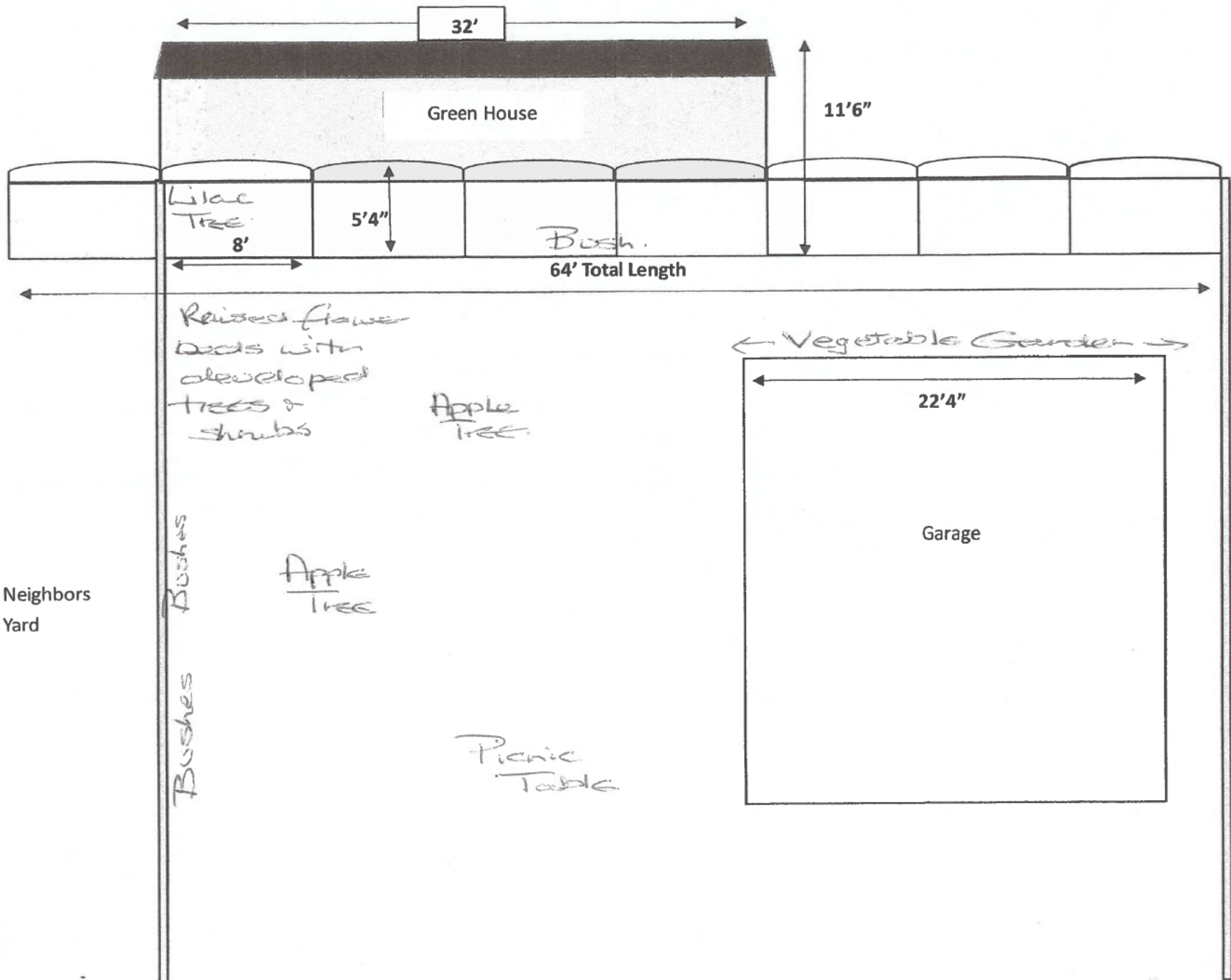
Because of its distinctive size and proposed location in the yard, this should have been a red flag to the reviewer and should have necessitated, at the very least, a site visit, as it is not something dealt with on a regular basis. Having this building come under the same regulations, as say, a 14ft x 12ft shed, (which would also need a permit) just doesn't seem justified. The fact that it also comes under the title of a "Permitted Use," means it is very difficult to appeal, making it another reason that the site should have been personally visited. We feel that the title "Permitted Use" covers way too much, and makes it very difficult for someone to voice their concerns about almost anything! Because of this, the application should have been dealt with on an individual basis, along with its own merits and requirements.

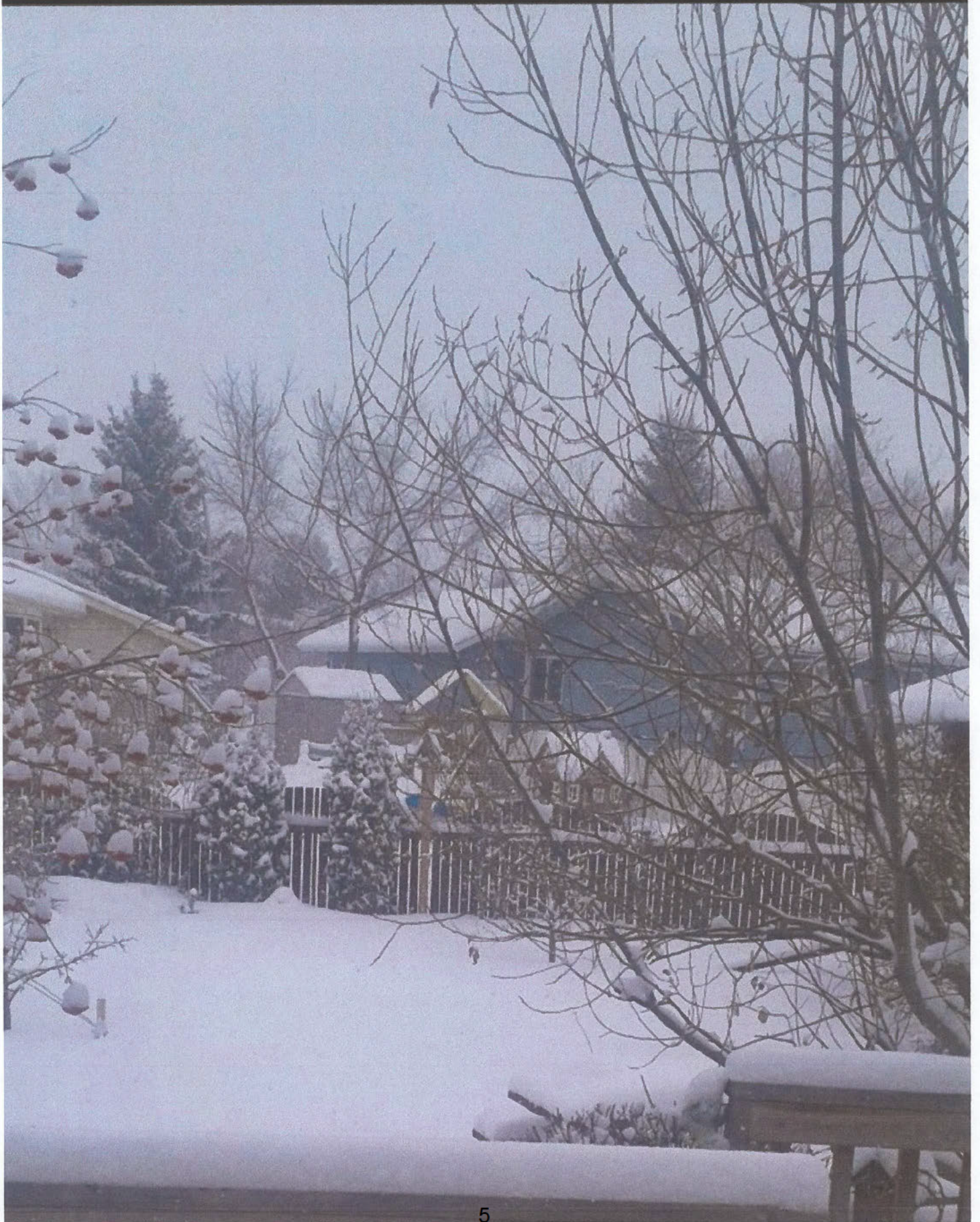
Thirdly, our concern is for the impact and lack of consideration given to the possible affect that this could have on our Property Resale Value and negativity towards actually purchasing the property. We have, over the years renovated and improved our home, and then to be told that a building on the edge of the property could affect the value is very concerning and upsetting.

We did meet, and consult with a Professional Realtor, who was very surprised that a building of these proportions had been given the go ahead. He obviously could not give a specific monetary amount that would affect a sale, but in his opinion there would be consequences regarding a building of this nature, whether it was in deciding not to buy the house at all, or wanting a significant reduction.

In short, we are appealing this permit application decision, based on the fact that the City of Beaumont did not show due diligence in their response to this request. Clearly an unusually large building of this magnitude should have been examined more closely, as it pertains to the surrounding community, the value of the nearby properties and the impact on adjoining residents.

DRAWINGS FOR APPROXIMATE TILE # DB-2024-474 (P).











# 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 323673

NELSON SUZANNE  
5603 57 AVE  
BEAUMONT, AB T4X 1A7

Date: Sep 23, 2024  
Initials: ZW

Receipt Type	Roll/Account	Description	Outstanding Before Pmt	Receipt Amount
General	DEVAP	DEVELOPMENT APPEALS	\$0.00	\$125.00

### ----- PAYMENT SUMMARY -----

Tax Amount:	\$0.00
Receipt Total:	\$125.00
Cash Received:	
Cheque Received:	
Other Received:	\$125.00
	\$125.00



## Notice of Hearing

File: 0124-D03-SDAB-24-03

### APPELLANT

Suzanne Nelson and Colin Nelson

### APPLICANT

Gary Boles

### RESPONDENT

Patricia Lauzé, Development Officer

**RE: Appeal # SDAB-24-03**

**Proposed Development:** Accessory Building, Greenhouse

**Legal Description:** Plan 802 2319, Block 11, Lot 6

**Municipal Address:** 5610 - 56A Street, Beaumont, AB

**Land Use District:** Conventional Neighbourhood

**Permit Application No:** DB-2024-474

The Subdivision and Development Appeal Board (SDAB) has received an appeal of the decision of the Development Officer of the City of Beaumont to approve a development permit to construct an accessory building in the form of a greenhouse on the property.

The SDAB will hold the hearing as follows:

**DATE:** Monday, October 21, 2024

**TIME:** 5:30 pm

**LOCATION:** Council Chamber, 5600 – 49 Street, Beaumont

You or any person acting on your behalf may present verbal, visual, or written submissions to the SDAB at the hearing.

If you wish to submit visual or written material to the SDAB, please email your submissions to the clerk at [legislative@beaumont.ab.ca](mailto:legislative@beaumont.ab.ca) no later than **4:30 pm on October 14<sup>th</sup>, 2024**. All materials submitted will be included in the hearing package and will be distributed to the hearing participants in advance of the hearing.

The hearing materials will also be made available for public inspection by appointment during regular business hours (8:30 am to noon and 1pm to 4:30 pm, Monday to Friday) at the City Administration Building (5600 49 Street, Beaumont) beginning on October 16<sup>th</sup>, 2024. Please contact the clerk at [legislative@beaumont.ab.ca](mailto:legislative@beaumont.ab.ca) to arrange an appointment.

### Important Information:

1. Any visual or written material received by the clerk in advance of the hearing will form part of the public record and will be made available for public inspection pursuant to section 686(4) of the *Municipal Government Act*, RSA 2000, c M-26;



BEAUMONT  
**Subdivision  
and Development**  
APPEAL BOARD

2. While the clerk of the SDAB will accept visual or written material in advance of the hearing, the decision on what materials will be considered by the SDAB remains with the SDAB; and
3. Depending on the complexity and volume of the materials submitted, there may be requests for adjournments which the SDAB would consider on a case-by-case basis.

You may participate in the hearing either in person or electronically. If you wish to participate electronically, contact the clerk in advance of the hearing date to receive the required instructions.

If you have questions, please contact the clerk at [legislative@beaumont.ab.ca](mailto:legislative@beaumont.ab.ca) or call the City Hall main line at 780-929-8782.

Respectfully,



Chelaine Winter,  
Clerk, Subdivision and Development Appeal Board

**SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING**  
**SDAB-24-03**  
**October 21, 2024**

**DEVELOPMENT AUTHORITY'S REPORT**

---

**Proposed Development:** Construction of a 4.27m x 9.75m (14' x 32') Accessory Building/Greenhouse in rear yard of Residential Property.

**Decision:** The Development Authority approved the application for a Permitted Use as it met all requirements of the Municipal Government Act (MGA) and the City's Land Use Bylaw 944-19 (LUB), without requiring a relaxation or variance to the regulations.

**Permit Application:** DB-2024-474

**Subject Property:** 5610 56A Street, Beaumont, AB  
Plan 802 2319, Block 11, Lot 6

**Existing Land Use Classification:** Conventional Neighbourhood District (CN)

**Site Size:** Lot is 806.48m<sup>2</sup> in area and includes a Single Detached Dwelling w/attached garage, deck, and undersized, moveable shed.

**Subject Site Description:** The site is located along a minor collector roadway (56A Street), with all adjacent land uses being Conventional Neighbourhood District (CN). The specific proposed location of the Accessory Building is in the rear yard on the northwest portion of the Lot adjacent to the North property line.

**Introduction**

This submission is made by the City of Beaumont Development Authority (DA) in response to the appeal of the DA's decision with respect to a Development Permit application for an Accessory Building located at 5610 56A Street shown as Exhibit 1. The subject property is covered by land use provisions in the Conventional Neighbourhood District included as Exhibit 2 and the application was approved as a Permitted Use with conditions in the Conventional Neighbourhood District (CN District).

The purpose of this submission is to provide information regarding the application for the development permit and to explain the land use considerations underlying the Decision.

**Application**

The Application was received on August 13, 2024. Payment was processed and the Application was Deemed Complete on August 27, 2024. The Application relates to the proposed construction of a 4.27m<sup>2</sup>

x 9.74m<sup>2</sup> (14' x 32') Greenhouse (41.62m<sup>2</sup>), to be located in the rear yard of the property adjacent to the North property line. A copy of the application is attached as Exhibit 3.

### **Land Use Bylaw and Development Regulations**

An Accessory Building or Structure is a Permitted Use in the CN District, Section 3.3.2, and, in accordance with Section 3.3.6(b), the following regulations apply:

- Principal Frontage Setback – Min. 3.0m and no closer than the Principal Building
  - *Complies - The Proposed Development is not located in the Principal Frontage*
- Side Yard Setback – Min. 1.2m except for attached buildings where the side yard setback is 0.0m
  - *Complies – The Proposed Development is located 1.22m from the Side Yard lot line*
- Secondary Frontage Setback – 3.0m
  - *Complies – The Proposed Development is not located in the Secondary Frontage*
- Rear Yard Setback – Min. 1.2m
  - *Complies – The Proposed Development is located 1.22m from the Rear Yard lot line*
- Lot Coverage – Max. 15%
  - *Complies – The Proposed Development has a Lot Coverage of 5.2%*
- Height – Max. 2-storeys, but in any event, no taller than the principal building (Section 3.3.7(b)). A Storey is defined as:

*The vertical space between the top of any floor and the top of the next floor above it, and if there is no floor above it, to the ceiling above it or to the base of the eave, up to a maximum of 4.5m for all buildings except for industrial uses which can be higher.*

- *Complies – The Proposed Development is 3.45m in height to the peak of the roof and less than one full storey*

### **Municipal Government Act Regulations**

Permitted and Discretionary Uses 642(1)

*When a person applies for a development permit in respect of a development provided for by a land use bylaw pursuant to section 640(2)(b)(i), the development authority must, if the application otherwise conforms to the land use bylaw and is complete in accordance with section 683.1, issue a development permit with or without conditions as provided for in the land use bylaw.*

Grounds for Appeal 685

*(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).*

### **Issuance of Development Permit**

Based on the above considerations and determinations, and subject to the conditions set out in the development permit, the DA approved the Accessory Building Use as a Permitted Use in the CN District in accordance with the LUB on September 3, 2024. A copy of the Notice of Decision is attached as Exhibit 4 to this submission.

**Conclusion:**

The application for an Accessory Building to be used as a Greenhouse, considered under Accessory Building or Structure Use, was approved by the DA for the following reason(s):

- The Proposed Development of an Accessory Building is a Permitted Use in the CN District, and
- The Proposed Development meets all the requirements for an Accessory Building or Structure Use classification and no variances or relaxations to the standards of the LUB are required.

**Exhibits:**

1. Location Map
2. Zoning Regulations – Conventional Neighbourhood District (CN)
3. Development Permit Application
4. Notice of Decision #DB-2024-474
5. Email correspondence



City of Beaumont  
 5600 49 Street  
 Beaumont, AB  
 T4X 1A1

### Location Map

5610 56A ST

Application No.  
 SDAB-24-03

Mapped By:  
 Aleshia Ingram

Checked By:  
 Patricia Lauze

Numeric Scale  
 1: 1225

Date  
 Monday, October 7, 2024

Projected Coordinate System  
 CANADA NAD 83-3TM 114

### Legend



Location:



Registered Parcels

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

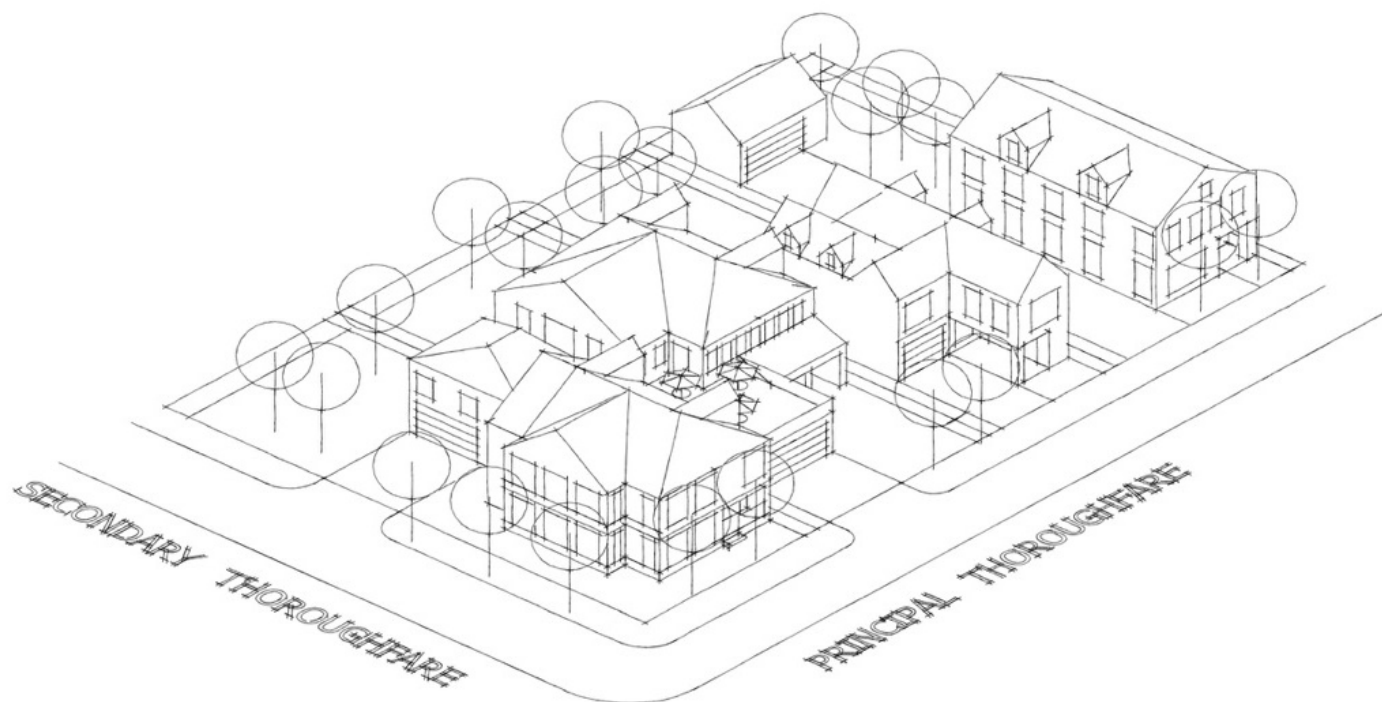
### 3.3 CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

#### 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.





# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

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

\*No [Development Permit](#) required

P = [Permitted Use](#)  
 D = [Discretionary Use](#)  
 - = Not allowed

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### 3.3.3 Use Standards

a) <u>Bed &amp; Breakfast</u>	<ol style="list-style-type: none"><li>i. The <u>use</u> shall be restricted to <u>dwelling unit(s)</u>;</li><li>ii. The character or external appearance of the <u>building</u> shall not be changed, except where minimal <u>alterations</u> are required for the <u>use</u>;</li><li>iii. Nuisances, in the opinion of the <u>Development Authority</u>, shall not be created by way of noise, parking, or traffic generation, in opinion of <u>Development Authority</u>; and</li><li>iv. 1 <u>sign</u> shall be permitted.</li></ol>
b) <u>Campground</u>	<ol style="list-style-type: none"><li>i. <u>Campgrounds</u> shall be in accordance with the <i>Our Place and Play Master Plan</i>;</li><li>ii. Where possible, existing topography and natural features such as tree stands, shall be integrated in the <u>site</u> design;</li><li>iii. The whole perimeter of the <u>site</u> shall be buffered sufficiently at the discretion of the <u>Development Authority</u>;</li><li>iv. No outdoor speakers are permitted; and</li><li>v. Nuisances, in the opinion of the <u>Development Authority</u>, shall not be created by way of noise, parking, or traffic generation.</li></ol>
c) <u>Dwelling Unit</u> above a detached garage	<p>Where a <u>dwelling unit</u> is located above a detached garage, windows shall be placed and sized such that they minimize direct views of <u>adjacent lot(s)</u> through one or more of the following:</p> <ol style="list-style-type: none"><li>i. Off-setting window placement to limit direct view into a window of an <u>adjacent site</u>;</li><li>ii. Strategic placement of windows in conjunction with landscaping features; and / or</li><li>iii. Placing larger windows to face a <u>lane</u>, flanking public roadway or other dwelling on the same <u>site</u>.</li></ol>
d) <u>Home Based Business - Major</u>	<ol style="list-style-type: none"><li>i. Up to 10 clients per day are permitted;</li><li>ii. May include a <u>day home</u>;</li><li>iii. 1 non-illuminated <u>sign</u> shall be permitted; and</li><li>iv. May include outdoor activities that do not cause a nuisance for <u>adjacent lot</u>, in opinion of <u>Development Authority</u>; and</li><li>v. No more than two (2) employees shall be in attendance at any one time</li></ol>
e) Home Based Business -	<ol style="list-style-type: none"><li>i. No client visits are permitted;</li></ol>

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

Minor	<ul style="list-style-type: none"><li>ii. The residential character of the <a href="#">building</a> shall not be affected;</li><li>iii. Shall be contained within a <a href="#">building</a>;</li><li>iv. No <a href="#">signs</a> are permitted; and</li><li>v. No accessory <a href="#">structures</a> can be utilized for the purpose of the <a href="#">use</a>.</li></ul>
f) <a href="#">Restaurant / Café</a>	Outdoor speakers shall comply with any noise restrictions set by the <a href="#">Municipality</a> .
g) <a href="#">Temporary Dwelling Unit</a>	Cannot include recreational vehicles or and shall be greater than 10m <sup>2</sup> .

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### 3.3.4 Block / Subdivision Standards

a) <a href="#">Block Length</a>	Max 240 m
b) <a href="#">Block &amp; Subdivision Standards</a>	<ol style="list-style-type: none"><li>i. To create a pedestrian network throughout Beaumont a mid-<a href="#">block</a> pedestrian walkway shall be dedicated as a <a href="#">right-of-way</a> where the <a href="#">block length</a> exceeds 240 m. The location of the <a href="#">right-of-way</a> cannot be located within 75 m of the ends of the <a href="#">block length</a>. With the addition of the <a href="#">right-of-way</a>, the new <a href="#">block length</a> shall not exceed 240m. At the discretion of the <a href="#">Development Authority</a>, lots <a href="#">adjacent</a> to arterial roads or highways may not be required to include a pedestrian <a href="#">right-of-way</a>, or where the topographic changes, existing <a href="#">buildings</a> or other natural or man-made obstructions prevent such <a href="#">access</a>, and where strict compliance would pose a safety hazard.</li><li>ii. <a href="#">Subdivision</a> within a <a href="#">block</a> shall be varied to allow for a variety of <a href="#">lot widths</a>.</li><li>iii. <a href="#">Block</a> standards may be varied to conform to natural features, transportation rights-of-way, parks or open space, existing utilities, or other similar constraints.</li></ol>
c) <a href="#">Lot Width</a>	Min 6 m

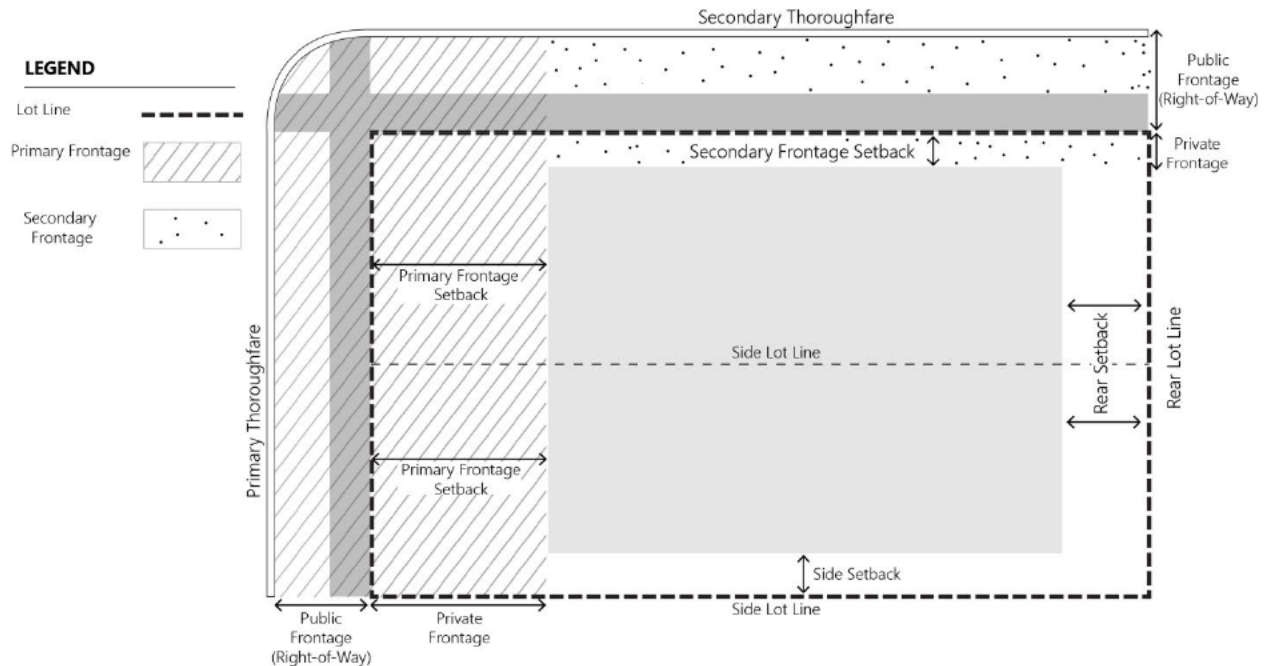
### 3.3.5 Residential Density

a) Minimum	1 <a href="#">dwelling unit</a> per <a href="#">lot</a>
b) Maximum	4 <a href="#">dwelling units</a> per <a href="#">lot</a>

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### 3.3.6 Building Placement Standards



#### a) PRINCIPAL BUILDINGS

i.	<a href="#">Principal Frontage Setback</a>	Min 3 m
ii.	<a href="#">Secondary Frontage Setback</a>	Min 2.4 m when <a href="#">adjacent</a> to a public roadway or 1.2 m when <a href="#">adjacent</a> to a <a href="#">lane</a> to max 4 m
iii.	<a href="#">Side Yard Setback</a>	Min 1.2 m except for attached <a href="#">buildings</a> where side yard <a href="#">setback</a> is 0 m
iv.	Zero Side Yard Standards	Min 1.5 m <a href="#">setback</a> where other side yard is 0 m. A private maintenance easement shall be registered on titles <a href="#">adjacent</a> to the zero <a href="#">lot line</a> that provide a 0.30 m <a href="#">eave</a> encroachment easement where no <a href="#">eave</a> shall be closer than 0.90 m to the <a href="#">eave</a> of the <a href="#">adjacent building</a> ; a 0.60 m footing encroachment easement, and provides sufficient <a href="#">access</a> for maintenance of both properties. All utilities and <a href="#">lot grading</a> shall be to the satisfaction of the <a href="#">Development Authority</a> .
v.	<a href="#">Rear Yard Setback</a>	Minimum 6.0 m for the first <a href="#">principal building</a> located on the <a href="#">site</a> , 1.2 m for additional <a href="#">principal structures</a> or other <a href="#">structures</a> .
vi.	<a href="#">Lot Coverage</a>	Max 55% (including accessory <a href="#">building lot coverage</a> as per Section

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### a) PRINCIPAL BUILDINGS

3.3.6 (b) (v)

### b) ACCESSORY BUILDINGS

i.	<a href="#">Principal Frontage Setback</a>	Min 3 m and no closer than the <a href="#">principal building</a>
ii.	<a href="#">Secondary Frontage Setback</a>	Min 3 m
iii.	<a href="#">Side Yard Setback</a>	Min 1.2 m except for attached <a href="#">buildings</a> where side yard <a href="#">setback</a> is 0 m
iv.	<a href="#">Rear Yard Setback</a>	Min 1.2 m
v.	<a href="#">Lot Coverage</a>	Max 15%

### c) ADDITIONAL SITE STANDARDS

i.	Corner Visibility	No <a href="#">building, structure, fence, or soft landscaping</a> that will obstruct vision above 0.6 m in height shall be located within the <a href="#">corner cut</a> 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 <a href="#">use</a> of <a href="#">soft landscaping</a> that limits areas of concealment, and integrating the pedestrian network with <a href="#">building</a> entrances.
iii.	Lighting	All permanently installed lighting shall be directed downward, be shielded in a manner to not be directed to <a href="#">adjacent</a> lots, and shall not, in the opinion of the <a href="#">Development Authority</a> adversely impact safety. All permanently installed lighting shall be compliant with International Dark-Sky Association requirements.
iv.	Large Vehicles	Dismantled or wrecked vehicles and <a href="#">commercial vehicles</a> are prohibited from parking in a <a href="#">frontage</a> . All vehicles shall be parked on a <a href="#">parking stall</a> .

# PART 3: LAND USE DISTRICTS

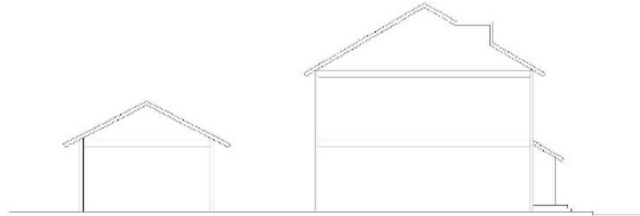
## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### 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

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

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](#)
-



# PART 3: LAND USE DISTRICTS

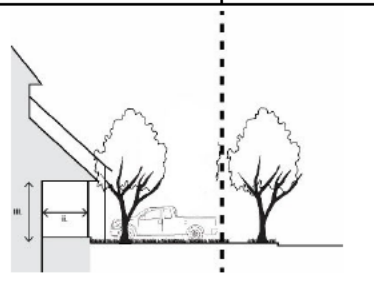
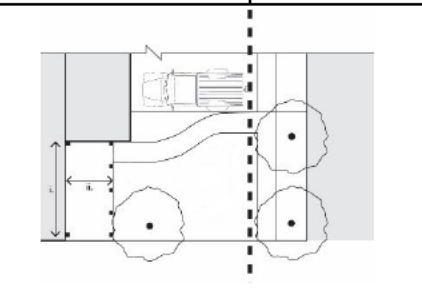
## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### 3.3.8 Frontage Type Standards

Frontage Type Standards shall apply to each principal frontage for all uses except institutional uses where the character of each frontage type shall be maintained, but variations to the entrance feature characteristics do not apply. Entrance features are any pedestrian access / egress to a building.

#### a) FRONT ATTACHED GARAGE

A frontage wherein a driveway and attached garage are located with a front entrance feature perpendicular to the principal thoroughfare.

Section View	Plan View	Entrance Feature characteristics:		
		i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection</u> of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>
Additional Standards	<ul style="list-style-type: none"> <li>iv. <u>Entrance features</u> shall be wholly visible from the <u>principal thoroughfare</u>.</li> <li>v. A minimum of 1 tree is required per <u>lot</u>.</li> <li>vi. All driveways shall extend a minimum of 6m from the <u>lot line</u> to the garage foundation.</li> <li>vii. Driveways shall be no wider than the garage.</li> <li>viii. Where possible, curb cut widths shall be minimized.</li> </ul>			

1.2 m min      1.2 m min      -

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### b) COMMON YARD

A planted frontage wherein the façade is set back from the front lot line. The principal frontage remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.

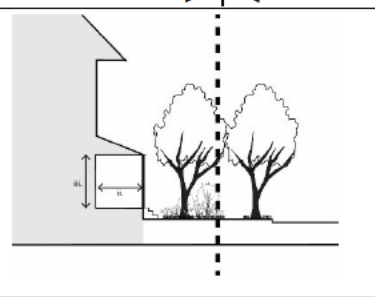
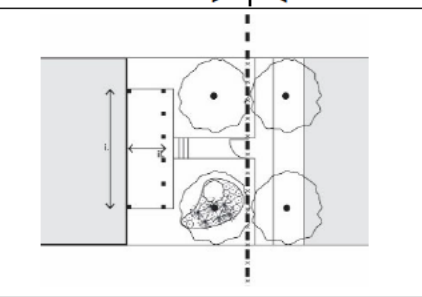
Section View	Plan View	Entrance Feature characteristics:						
		<table border="0"> <tr> <td data-bbox="974 756 1153 882">i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i></td> <td data-bbox="1153 756 1331 882">ii. Depth <i>Exterior foundation <u>projection</u> of the <u>entrance feature</u></i></td> <td data-bbox="1331 756 1526 882">iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i></td> </tr> <tr> <td data-bbox="974 882 1153 1008">1.2 m min</td> <td data-bbox="1153 882 1331 1008">-</td> <td data-bbox="1331 882 1526 1008">-</td> </tr> </table>	i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection</u> of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>	1.2 m min	-	-
i. Width <i>From outside edge of <u>building</u> element included in the <u>entrance feature</u></i>	ii. Depth <i>Exterior foundation <u>projection</u> of the <u>entrance feature</u></i>	iii. Height <i>From <u>grade</u> to highest point of the <u>entrance feature</u></i>						
1.2 m min	-	-						
Additional Standards	<ul style="list-style-type: none"> <li>iv. A minimum of 2 trees are required per <u>lot</u>.</li> <li>v. Where a <u>porch</u> is included, it shall project at least 1.2m from the front <u>façade</u>, not including stairs, and shall be equal to or greater than the width of the <u>entrance feature</u> as per Section 3.3.8 (b) (i).</li> </ul>							

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### c) PORCH & FENCE

A planted frontage where the façade is set back from the front lot line with an attached porch. A fence at the front lot line provides separation from the public realm.

Section View	Plan View	<b>Entrance Feature characteristics:</b>					
		i. Width	From outside edge of <u>building</u> element included in the <u>entrance feature</u>	ii. Depth	Exterior foundation <u>projection</u> of the <u>entrance feature</u>	iii. Height	From <u>grade</u> to highest point of the <u>entrance feature</u>
Additional Standards	<ul style="list-style-type: none"> <li>iv. A minimum of 2 trees are required per <u>lot</u>.</li> <li>v. Front fences shall be no higher than 1 m.</li> </ul>	1.2 m min		1.2 m min		2.4 m min	

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### 3.3.9 Landscaping & Screening Standards

a) Development Standards	All landscaping shall comply with the <i>General Design Standards</i> except where <a href="#">Frontage</a> Type Standards in Section 3.3.8 take precedence. Where possible, <a href="#">use</a> plants with seasonal interest. Drought tolerant plants are encouraged.
b) Mandatory Requirement	Any portion of a <a href="#">site</a> not occupied by a <a href="#">structure</a> , parking area, <a href="#">patio</a> , walkway, or storage area shall be landscaped.
c) Number of Trees	All <a href="#">lots</a> greater than 2,500 m <sup>2</sup> shall be required to provide a minimum of 1 tree per 35 m <sup>2</sup> , based on 10% of the <a href="#">site</a> , where 40% of those trees shall be coniferous, except for municipal <a href="#">reserve land</a> . Unless otherwise provides for by a <a href="#">frontage</a> standard, all <a href="#">lots</a> less than 2,500 m <sup>2</sup> shall be required to provide a minimum of 3 trees, except for municipal <a href="#">reserve land</a> .
d) Tree Location	Where tree requirements are specified in the <a href="#">Frontage</a> Type Standards, as per Section 3.3.8, the total number of trees required for the remainder of the <a href="#">lot</a> shall be subtracted by those trees to be located in the <a href="#">principal frontage</a> .
e) Tree Size	At the time of planting each coniferous tree shall be at least 2.0 m in height and each deciduous tree shall have a <a href="#">caliper</a> of at least 50 mm.
f) Number of Shrubs	All <a href="#">lots</a> greater than 2,500 m <sup>2</sup> shall be required to provide a minimum of 1 shrub per 35 m <sup>2</sup> , based on 10% of the <a href="#">site</a> , except for municipal <a href="#">reserve land</a> . Unless otherwise provided for by a <a href="#">frontage</a> standard, all <a href="#">lots</a> less than 2,500 m <sup>2</sup> shall be required to provide a minimum of 5 shrubs, except for municipal <a href="#">reserve land</a> .
g) Shrub Size	At the time of planting each shrub shall be at least 300 mm deciduous height or 450 mm coniferous spread.
h) Soil Requirements	A minimum of 15 cm of <a href="#">high quality soil</a> and growing material is required for all planting areas.
i) Fencing / Screening	A <a href="#">fence</a> , wall, or screening may not exceed 1.0 m within a <a href="#">principal frontage</a> or 1.8 m height on any other portion of a <a href="#">lot</a> . A permit is required for a <a href="#">fence</a> exceeding 1.0 m in height on a <a href="#">secondary frontage</a> .

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### 3.3.10 Parking, Access & Loading Standards

a) MINIMUM PARKING STANDARDS			
i.	Agriculture <u>Uses</u>	<u>Agriculture - General</u>	-
		<u>Agriculture - Intensive</u>	-
		<u>Agriculture - Urban</u>	-
		<u>Cannabis Production and Processing</u>	-
		<u>Medical Cannabis Production</u>	-
ii.	Residential <u>Uses</u>	<u>Dwelling Unit(s)</u>	
		<u>Mobile Home</u>	1 stall per unit over 75 m <sup>2</sup>
		<u>Temporary Dwelling Unit(s)</u>	
iii.	Lodging <u>Uses</u>	<u>Bed &amp; Breakfast</u>	1 stall per unit or bedroom
		<u>Campground</u>	-
		<u>Hotel / Motel</u>	1 stall per unit or bedroom
iv.	Business <u>Uses</u>	<u>Arts &amp; Crafts</u>	1 stall per business
		<u>Home Based Business - Major</u>	
		<u>Home Based Business - Minor</u>	-
		<u>Office</u>	1 stall per 100 m <sup>2</sup> of <u>lot coverage</u>
v.	Commercial <u>Uses</u>	<u>Adult Entertainment</u>	
		<u>Drive Through Facility</u>	
		<u>Entertainment Establishment</u>	1 stall per 100 m <sup>2</sup> of <u>lot coverage</u>
		<u>Gas Station</u>	
		<u>Golf Course</u>	
		<u>Kenel</u>	
		<u>Restaurant / Café</u>	2 stalls per 100 m <sup>2</sup> of <u>lot coverage</u>
		<u>Restricted Substance Retail</u>	1 stall per 100 m <sup>2</sup> of <u>lot coverage</u>
		<u>Retail &amp; Service - General</u>	

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

a) MINIMUM PARKING STANDARDS		
	<a href="#">Retail &amp; Service - Large</a>	
	<a href="#">Show Home</a>	-
vi.	<a href="#">Industrial Uses</a>	
	<a href="#">Industrial - Medium</a>	
	<a href="#">Industrial - Light</a>	1 stall per 100 m <sup>2</sup> of <a href="#">lot coverage</a>
	<a href="#">Recreational Vehicle Storage</a>	
	<a href="#">Wash Station</a>	
vii.	<a href="#">Institutional Uses</a>	
	<a href="#">After Life Care</a>	
	<a href="#">Cemetery</a>	
	<a href="#">Culture</a>	
	<a href="#">Education</a>	2 stalls per 100 m <sup>2</sup> of <a href="#">lot coverage</a>
	<a href="#">Government</a>	
	<a href="#">Hospital</a>	
	<a href="#">Human Services</a>	
	<a href="#">Recreation - Active</a>	
	<a href="#">Recreation - Passive</a>	-
	<a href="#">Parking Lot with no associated use</a>	-
	<a href="#">Special Events</a>	-
viii.	<a href="#">Other Uses</a>	
	<a href="#">Accessory Building or Structure</a>	-
	<a href="#">Public Utility</a>	-
	<a href="#">Excavation, Stripping &amp; Grading</a>	-
	<a href="#">Private Utility</a>	-
	<a href="#">Sign</a>	-
	<a href="#">Temporary Development</a>	-

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### b) PARKING STANDARDS

i. Development Standards	Any parking area having four or more <a href="#">parking stalls</a> that are visible from an adjoining <a href="#">site</a> , or from a <a href="#">thoroughfare</a> other than a <a href="#">lane</a> , shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in <a href="#">grade</a> or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining <a href="#">site</a> and enhance the view of the parking area from any <a href="#">adjacent thoroughfare</a> .
ii. Pedestrian Network Design	<a href="#">Parking lots</a> shall be designed to efficiently, comfortably, and safely direct pedestrians from parking areas and <a href="#">entrance features</a> . Walking areas shall be a minimum of 2 m wide, be well marked, be separated by <a href="#">grade</a> from driving or parking areas, and be integrated with landscaping. <a href="#">Parking lots</a> shall not be located in the <a href="#">principal frontage</a> .
iii. Parking Location	All <a href="#">parking stalls</a> shall be provided on- <a href="#">site</a> except where, at the discretion of the <a href="#">Development Authority</a> , street parking may be accommodated. Street parking can be considered where the curb <a href="#">frontage</a> is a minimum of 6 m per stall excluding <a href="#">access</a> locations and appropriate safety distances. Where contiguous curb <a href="#">frontage</a> space is available, street parking may be considered part of the minimum parking requirements as per Section 3.3.10 (a).
iv. Shared Parking	Where multiple <a href="#">buildings</a> or <a href="#">uses</a> are located on a <a href="#">site</a> , parking minimums in Section 3.3.10 (a) may be reduced to the satisfaction of the <a href="#">Municipality</a> .
v. <a href="#">Parking Lot</a> Size	A maximum of 30% of the <a href="#">site</a> can be used to accommodate parking. Where parking requirements in Section 3.3.10 (a) exceed this amount, a strategy for reducing the parking need shall be provided.
vi. Accessible Vehicle Parking	For all lots with 11 or more vehicle <a href="#">parking stalls</a> , accessible parking shall be provided in a location with the easiest pedestrian <a href="#">access</a> to the <a href="#">principal building</a> entrance and shall be provided in accordance with the <i>Barrier Free Design Guide</i> as per the Alberta Safety Codes <a href="#">Council</a> .
vii. <a href="#">Parking Lots</a> /	Surface <a href="#">parking lots</a> and / or parking <a href="#">structures</a> shall not be

# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### b) PARKING STANDARDS

	<u>Structures</u>	permitted unless associated with a development.
viii.	<u>Parking Lot</u> Stall Location	<u>Parking stalls</u> shall be spread out through the <u>site</u> and integrated with <u>buildings</u> and landscaping to provide a comfortable pedestrian network.
ix.	Landscaped Islands	All <u>parking lots</u> shall have landscaped islands that are at least 3 m wide and 6 m deep to break up clusters of 20 stalls or more. In addition to the landscape requirements in Section 3.3.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
x.	Calculations	Where a fractional figure occurs, the requirement shall be rounded up to the next whole number.

### c) BICYCLE PARKING STANDARDS

i.	Development Standards	<u>Bicycle parking structures</u> shall be highly visible and shall include a permanent rack or hook-up system. Creative integration with the development is encouraged.
ii.	Minimum <u>Bicycle Parking</u>	All non-residential <u>buildings</u> less than 4,600 m <sup>2</sup> shall provide parking for at least 6 bicycles per <u>building</u> . All non-residential <u>building</u> greater than or equal to 4,600 m <sup>2</sup> shall provide parking for 6 bicycles per entrance.
iii.	<u>Bicycle Parking</u> Location	All <u>bicycle parking structures</u> shall be located within 10 m of a public entrance, but shall not impede pedestrian circulation or <u>access</u> to a <u>building</u> .
iv.	<u>Bicycle Parking Access</u>	Where a change in <u>grade</u> occurs in the <u>bicycle parking</u> network, ramps or similar <u>structures</u> shall be used to <u>access</u> all <u>bicycle parking structures</u> .

### d) ACCESS STANDARDS



# PART 3: LAND USE DISTRICTS

## CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

### d) ACCESS STANDARDS

i.	Number of Accesses	All lots require a minimum of 1 <a href="#">access</a> to the <a href="#">site</a> from a legal and physical public roadway and shall be approved by the <a href="#">Municipality</a> . Additional accesses shall have prior approval from the <a href="#">Development Authority</a> .
ii.	<a href="#">Lane Access</a>	Where the <a href="#">site</a> is <a href="#">adjacent</a> to a <a href="#">lane</a> , the <a href="#">lane</a> will be used for all vehicular <a href="#">access</a> unless otherwise authorized by the <a href="#">Municipality</a> , such as where a front attached garage <a href="#">frontage</a> type is used with a <a href="#">lane</a> .
iii.	Shared <a href="#">Access</a>	Shared <a href="#">access</a> between 2 or more <a href="#">adjacent</a> lots may be considered to provide more effective <a href="#">access</a> arrangements, to reduce curb cuts, and / or to reduce any negative impact on the <a href="#">public realm</a> .

### e) LOADING STANDARDS

i.	Development Standards	All non-residential <a href="#">uses</a> shall provide sufficient space and access for loading vehicles to the satisfaction of the <a href="#">Development Authority</a> .
ii.	Clearance	All loading areas shall provide a minimum of 5.3 m vertical clearance from <a href="#">grade</a> .
iii.	<a href="#">Loading Space</a> Size	All <a href="#">loading space</a> shall be at least 4 m wide and 8 m long.
iv.	Access	Access shall be from a public road, a <a href="#">lane</a> , or a clearly defined traffic aisle, and shall not obstruct patron / emergency vehicle circulation
v.	Location	Loading areas shall be located to the side or rear of a <a href="#">lot</a> .

**Residential Permit Application**  
Combined Development & Building Permit

RECEIVED

AUG 13 2024

Paid

August 27, 2024

DATE PAID  
OFFICE USE ONLY

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: 5610-56 A street  
 Plan: 8022319 Block: 11 Lot: 6

**Applicant and Property Owner Information**

Applicant/Contractor Name: Gary Boles  
 Mailing Address: 5610-56 A street  
 Town: Beaumont, Alberta Postal Code: T4X 1A7  
 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: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Town: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
 Email (required): \_\_\_\_\_

**Proposed Development**

Construction Value: (Approximate cost of material & labour) \$ 12,00.00

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

Check one of the following:

- Uncovered Deck SQ FT: \_\_\_\_\_
- Covered Deck SQ FT: \_\_\_\_\_
- Other: \_\_\_\_\_
- Additional Dwelling Unit SQ FT: \_\_\_\_\_
- Home Based Business\*\*\*  Major  Minor
- Hot Tub SQ FT: \_\_\_\_\_
- Corner Lot Fence\*\*
- Accessory Building (Other than Garage) SQ FT: 448
- Accessory Building (Detached Garage) SQ FT: \_\_\_\_\_
- Basement Development SQ FT: \_\_\_\_\_
- Number of Bedrooms in Dwelling: \_\_\_\_\_
- 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: **DB-2024-474**

Mail  Pick-up

Authorization or ID Received

Land Use District: CN

Tax Roll: 001159

Permitted Use

Permitted Use w/ Variance

Discretionary Use

Fees Receipt #: 322757

Development Permit: 58.00

Building Permit: 175.00

Safety Code Council: 7.00

Electrical Permit: \_\_\_\_\_

SCC Electrical: \_\_\_\_\_

Plumbing Permit: \_\_\_\_\_

SCC Plumbing: \_\_\_\_\_

Gas Permit: \_\_\_\_\_

SCC Gas: \_\_\_\_\_

Variance: \_\_\_\_\_

Notification Fee: \_\_\_\_\_

GST: \_\_\_\_\_

Other: \_\_\_\_\_

**Total Fees: 240.00**

**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, I agree that my signature to be valid and binding upon you to the same force and effect as a handwritten signature.

Electronic Signature: [REDACTED] Date: August 13, 2024 I agree

**OFFICE USE ONLY**

**Development Permit**

Date Deemed Complete: August 27, 2027 Date of Decision: \_\_\_\_\_  
 (See attached Notice of Decision)

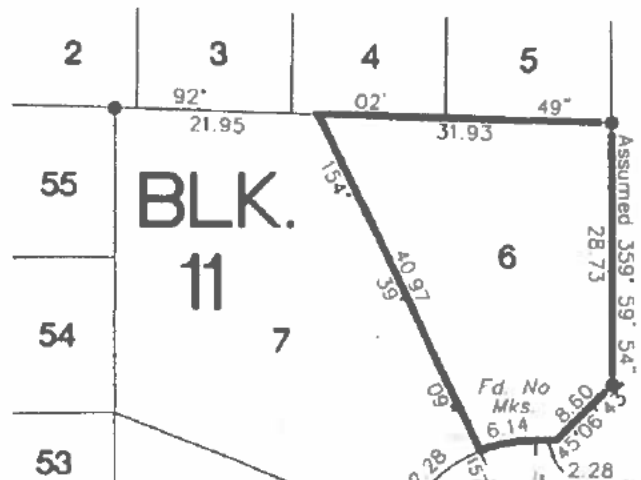
**Building Permit**

*See Attached Report*

Safety Codes Officer: \_\_\_\_\_ Designation No. \_\_\_\_\_ Date: \_\_\_\_\_

5610-56 A Street  
 Beaumont, Alberta  
 T4X 1A7

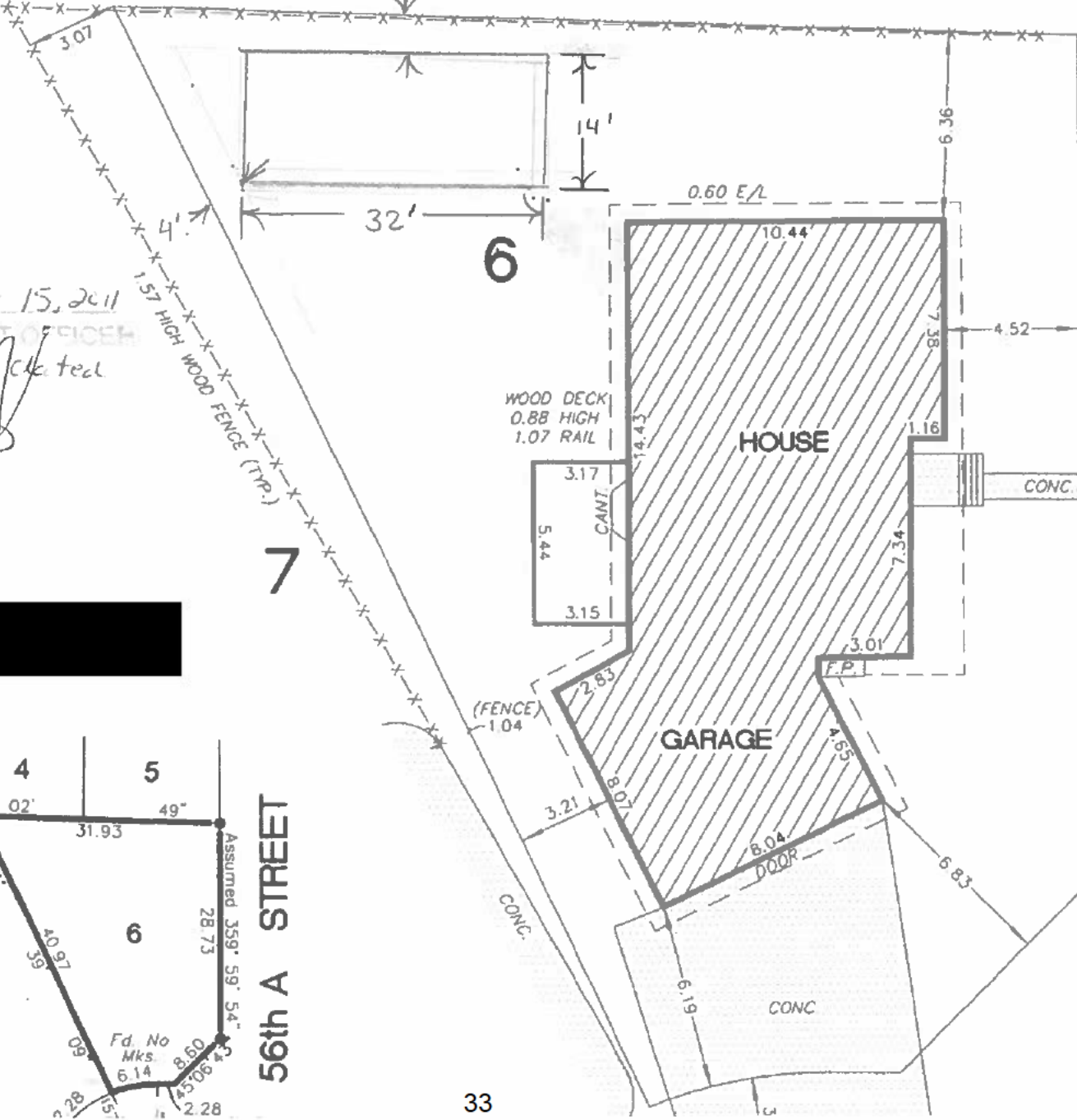
APPROVED: November 15, 2011  
 ASSISTANT DEVELOPMENT OFFICER  
 See attached letter dated  
 November 15, 2011  
 [Signature]



56th A STREET

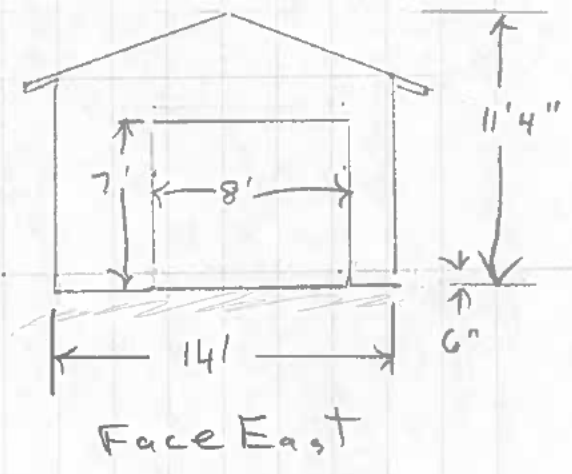
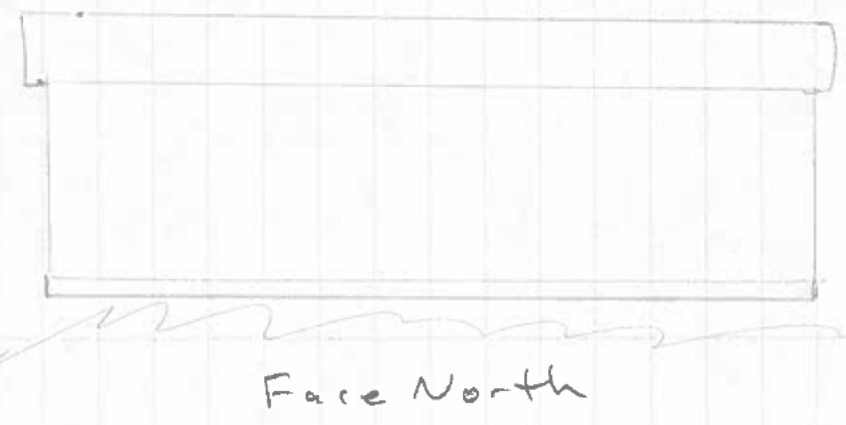
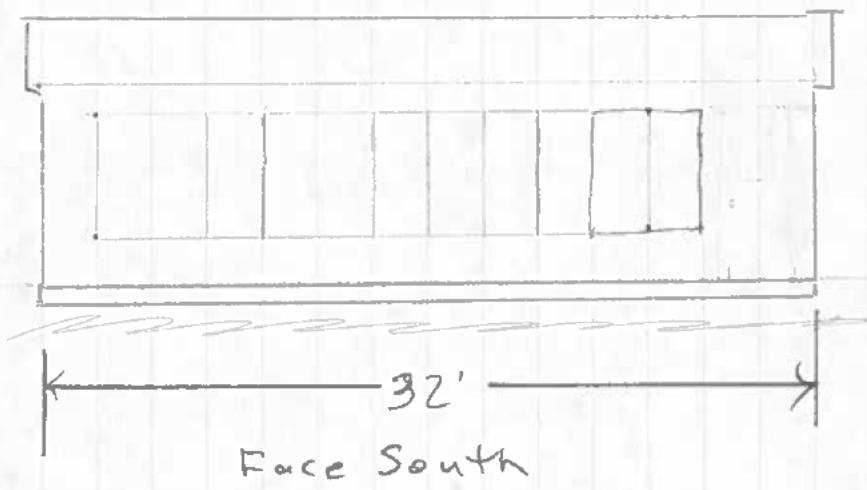


4 4' 5

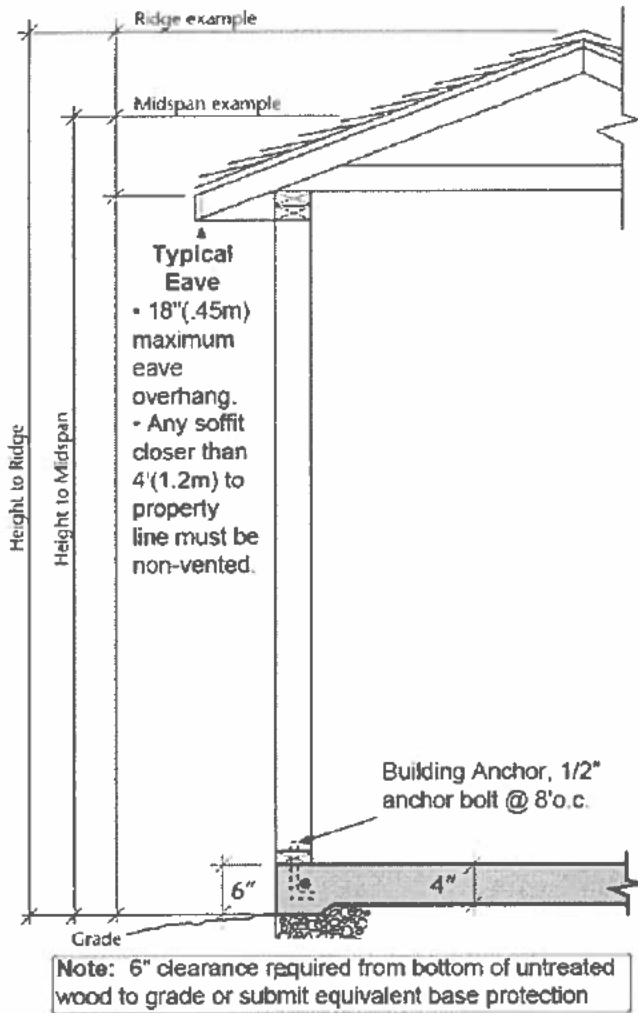


STREET  
 A  
 56th

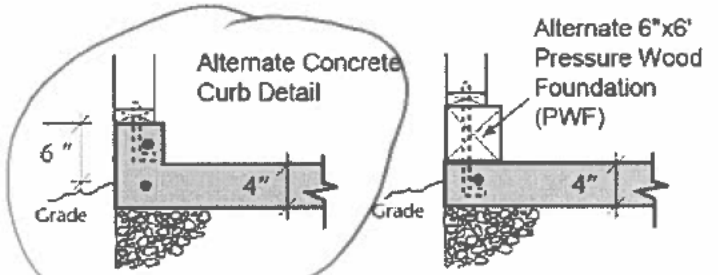
5610- 56 A Street  
Beaumont, Alberta  
T4X 1A7



# CONSTRUCTION DETAILS INFORMATION SHEET



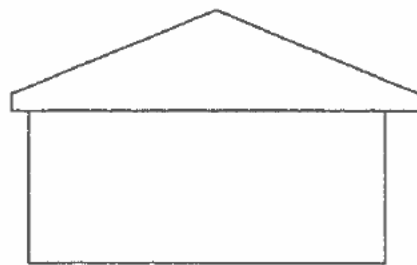
PLEASE COMPLETE BUILDING DETAILS	
<b>Wall Framing</b>	<b>Roof Framing</b>
<input type="checkbox"/> 2 x 4 @ 16" o.c.	<input checked="" type="checkbox"/> Pre-manufactured Engineered Truss
<input type="checkbox"/> 2 x 4 @ 24" o.c.	<input type="checkbox"/> Any other roof required
<input checked="" type="checkbox"/>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

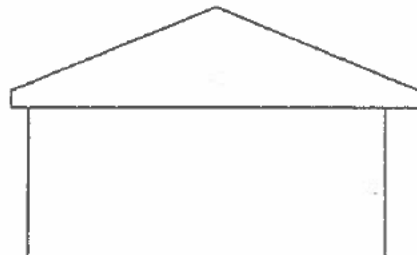


Elevation

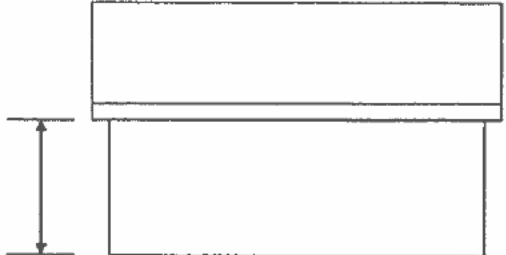


Elevation

Show roof slope



35 Elevation



Elevation

5610-56 A Street.  
Beaumont, Alberta  
T4X 1A7

## Accessory Building.

14' wide  
32' long  
8' Walls.

4" Concrete pad with 6" Alternate concrete curb  
Reinforced steel.

Pressure-treated Lower Sill Plate.

2" x 6" on 16" Centre

3/8" OSB Outside Wall sheathing.

1/2" Drywall interior finish.

Insulated.

Pre Manufactured Trusses. on 2' centre.  
installed as per instructions.

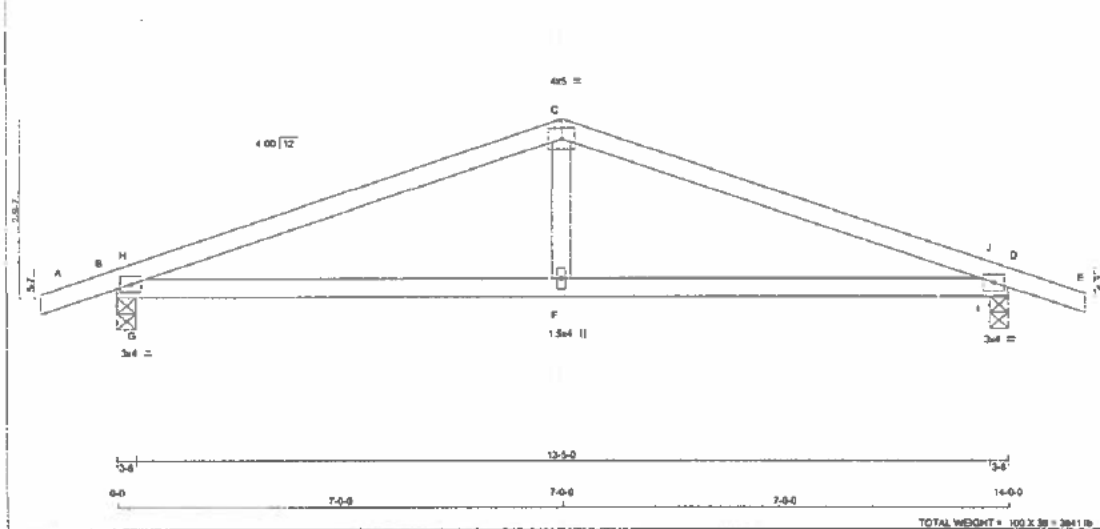
7/16" OSB sheathing on Roof

Asphalt Shingles.

Aluminum Soffit & Fascia

Aluminum Eaves trough

Alberta Truss (CA), Edmonton, AB T6P 1X3, Version 8.730 S Apr 4 2024 MiTek Industries, Inc. Wed May 1 18:00:05 2024 Page 1  
 ID: noSUact7olqerUmV08CoEz6Pv-UbX53Q7segZPGSAC4HMJq1X7n2B8Y4B5ycrMFzKoue



**LUMBER**

MEMB	SIZE	DRY	No.2	SPF
A - C	2x4	DRY	No.2	SPF
C - E	2x4	DRY	No.2	SPF
B - D	2x4	DRY	No.2	SPF
ALL WEBS	2x4	DRY	No.2	SPF
DRY SEASONED LUMBER				

**PLATES (table in inches)**

JT TYPE	PLATES	W	LEN	Y	X
B	TMB14	MT20	3.0	4.0	
C	TTW-g	MT20	4.0	3.0	
D	TMB14	MT20	3.0	4.0	
F	BW14	MT20	3.5	4.0	

**FACTORED REACTIONS**

JT	VERT	HORZ	DOWN	HORZ	UPLIFT	BRG	BRG	BR-SX	BR-SX
B	912	0	912	0	0	3-8	3-8		
D	912	0	912	0	0	3-8	3-8		

**UNFACTORED REACTIONS**

JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
B	428	451.0	0.0	0.0	0.0	188.0	0.0
D	428	451.0	0.0	0.0	0.0	188.0	0.0

**BEARING MATERIAL TO BE SPF NO 2 OR BETTER AT JOINT(S) B, D**

**BRACING**

TOP CHORD TO BE SHEATHED OR MAX PURLIN SPACING = 48 IN

MAX UNBRACED BOTTOM CHORD LENG TH = 18.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED

**LOADING**

TOTAL LOAD CASES: (4)

MEMB	MAX FACTORED FORCE (LBS)	CHORDS			WEBS		
		VERT	HORZ	MAX	MEMB	MAX	MAX
FR-TO							
A-B	0/12	-85.0	-85.0	0.10 (1)	10.00	F-C	0/255
B-H	-889/0	-85.0	-85.0	0.31 (1)	5.87	G-H	-886/52
H-C	-1281/0	-85.0	-85.0	0.58 (1)	4.88	I-J	-886/52
C-J	-1281/0	-85.0	-85.0	0.58 (1)	4.88		
J-D	-889/0	-85.0	-85.0	0.31 (1)	5.87		
D-E	0/12	-85.0	-85.0	0.10 (1)	10.00		
B-G	0/1203	-18.2	-18.2	0.50 (1)	10.00		
C-F	0/1203	-18.2	-18.2	0.50 (1)	10.00		
F-I	0/1203	-18.2	-18.2	0.50 (1)	10.00		
I-D	0/1203	-18.2	-18.2	0.50 (1)	10.00		

**DESIGN CRITERIA**

**SPECIFIED LOADS**

TOP CH LL = 27.3 PSF  
 DL = 5.2 PSF  
 BOT CH LL = 0.0 PSF  
 DL = 7.3 PSF  
 TOTAL LOAD = 38.8 PSF

SPACING = 24.0 IN C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2020

THIS DESIGN COMPLIES WITH:

- PART 9 OF NBC 2020, NBC-2020/9.1 NBC 2024
- CSA S88-19
- TPEC 2019

(55% OF 48.0 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 27.3 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL) = L/360 (0.47)  
 CALCULATED VERT. DEFL.(LL) = 1/888 (0.88)  
 ALLOWABLE DEFL.(TL) = L/360 (0.47)  
 CALCULATED VERT. DEFL.(TL) = 1/888 (0.12)

CSL TC=0.581 (0) (C+C), BC=0.501 (0) (B+D)  
 WB=0.941 (0) (C-F), SB=0.501 (0) (B+H)

DDL LUMBER=1.00 MAX=1.00 LS BEND=1.10  
 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPAHION LINE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT

**NAIL VALUES**

PLATE	CSL(DRY)	SHEAR (PS)	SECTION (PL)
MT20	650	371	1/4" / 788

PLATE PLACEMENT TOL = 0.250 inches

PLATE ROTATION TOL = 3.0 Deg

JB GRIP = 0.83 (3) (INPUT = 0.80)  
 JB METAL = 0.51 (8) (INPUT = 1.00)

APEGA  
 Permit No. P3837

May 2, 2024

**WARNING** Verify design parameters are listed on the CAD MODEL WITH REFERENCE PAGE IN THE CAD MODEL BY 50007000 BEFORE USE

Design valid for use only with MiTek connections. This design is limited only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate the design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage.

For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see TPEC Appendix G - Manufacturing and material variances, available from www.lsc.ca and BCSI CANADA Building Component Safety Information available from Truss Plate Institute, 2170 Grim Highway, Suite 203 Windsor, MD 20901.

**MiTek**  
 240 Spring Crescent  
 Bradford, ON L3Z 4L5

---

## Development Permit Notice of Decision

Date of Decision: September 3, 2024

Gary Boles  
5610 56A Street  
Beaumont, AB T4X 1A7

**Proposed Development: Accessory Building: Geenhouse (41.62m<sup>2</sup>)**  
**Legal Description:** Plan 802 2319, Block 11, Lot 6  
**Municipal Address:** 5610 56A Street, Beaumont, AB  
**Land Use District:** Conventional Neighbourhood  
**Permit Application No:** DB-2024-474  
**Tax Roll:** 001159

**Development Permit Status:** Approved with conditions

---

### Development Permit Conditions

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

1. 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.
2. The location of the Accessory Building is approved as shown on the attached site plan.
3. The height of an Accessory Building in the Conventional Neighbourhood (CN) District shall not exceed a maximum of two (2) storeys, or in any event, no taller than the principal building.
4. The maximum allowable total combined site coverage for Accessory Buildings in the Conventional Neighbourhood (CN) District is 15%. The approved Accessory Building encompasses 5.16%% of the maximum allowable site coverage.
5. The Accessory Building shall be constructed with exterior finish materials that complement the Principal Dwelling.
6. Provide adequate surface drainage, ensuring positive drainage away from building foundation and ensuring no water runs onto an adjacent property. In all cases, compliance with the City of Beaumont *Surface Drainage Bylaw 732-08* shall be required.



---

## Development Permit Notice of Decision

Date of Decision: September 3, 2024

**Permit Number: DB-2024-474**

---

### Additional Information

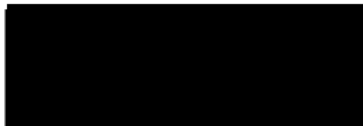
1. This Notice of Decision is NOT a building permit. Work or construction shall not commence until an applicable Building Permit has been issued under the *National Building Code – Alberta Edition 2023*, and any other applicable bylaws or regulations.
2. This Development Permit is issued under the City of Beaumont *Land Use Bylaw 944-19*. It does not exempt you from compliance with any other municipal bylaw or statutory plan applicable to the Proposed Development, any relevant federal or provincial statute or regulation, or any easement, covenant, agreement, or contract affecting the subject lands.
3. Contact *Alberta One Call* at 1-800-242-3447 to locate underground services prior to construction, if applicable.
4. Electrical, plumbing, and gas permits, as required, shall be the responsibility of the Owner/Applicant. Please, contact *Superior Safety Codes* regarding permits and inspections for these disciplines.

### 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:



Patricia Lauzé  
Development Officer



## Development Permit Notice of Decision

Date of Decision: September 3, 2024

**Permit Number: DB-2024-474**

---

### 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 (SDAB)

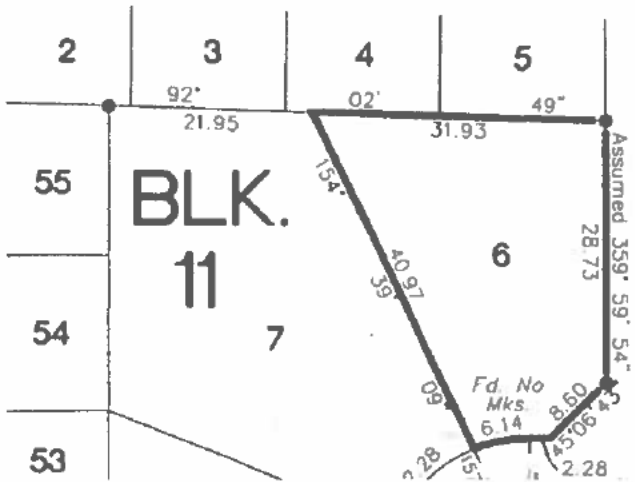
To file an appeal or to get information on the appeal process you must contact the Secretary of the SDAB directly at 780-929-8782 or at [legislative@beaumont.ab.ca](mailto:legislative@beaumont.ab.ca). Appeals must be filed no later than 4:30 p.m. on the date indicated above. Please visit our website for more details at [www.beaumont.ab.ca](http://www.beaumont.ab.ca)

5610-56 A Street  
 Beaumont, Alberta  
 T4X 1A7

Note: Not an approved parking stall - must be hard-surfaced; No authorization from City for Additional Parking / Secondary Access over Municipal Property

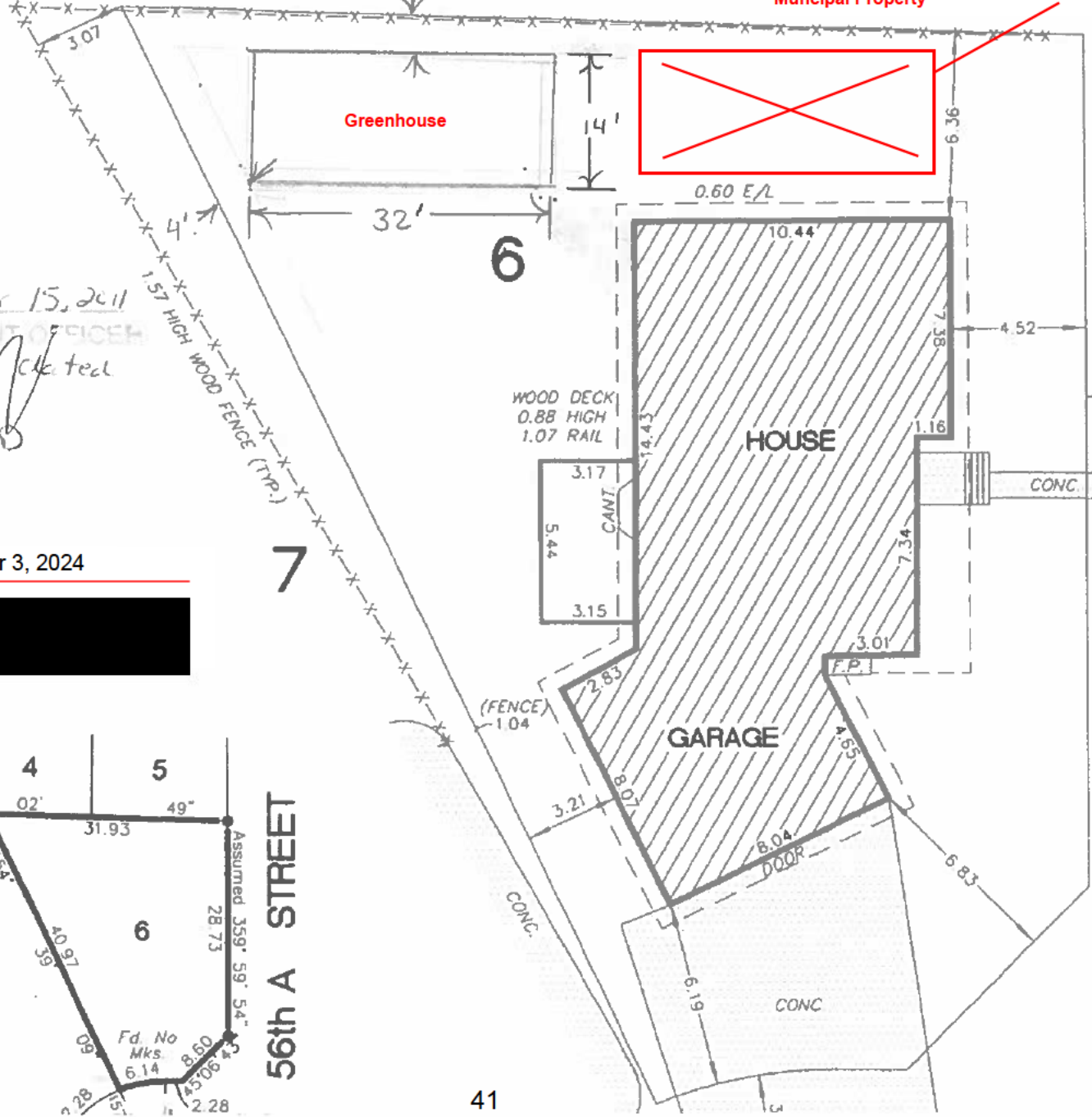
APPROVED November 15, 2011  
 ASSISTANT DEVELOPMENT OFFICER  
 See attached letter dated  
 November 15, 2011

Approved September 3, 2024  
 Development Officer  
 For Greenhouse Use/  
 Location Only



56th A STREET

STREET  
 A  
 56th



## Patricia Lauze

---

**From:** Patricia Lauze  
**Sent:** September 3, 2024 10:58 AM  
**To:** [REDACTED]  
**Subject:** 5610 56A St., Beaumont  
**Attachments:** DB-20224-474 Notice of Decision.pdf

Good morning, Gary

Please, see attached Notice of Decision regarding your development permit application for Accessory Building/Greenhouse construction on the above noted property. **This is not a building permit.** Your application has now been submitted to Building Services for plan review and building permit approval. A copy of the approved site plan has also been forwarded to Apex Utilities for review and identification of any possible conflicts with existing gas services. Given the age of the property, it is likely the gas service enters from the rear of the Lot. Please, ensure you complete your service locates to identify all existing utilities. Should a conflict arise, and revisions to the approved location are required, please ensure you submit those revisions to the City for updating of your approved development permit.

It was also noted in GIS images of the property that the rear/side yard adjacent to 56 St may be being used as an RV parking stall. Please, note that all secondary accesses over municipal property and boulevards must have prior approval from the City and, in accordance with the City's Land Use Bylaw 944-19, they shall be hard-surfaced.

Thank you and Regards

**Patricia Lauzé**

Development Officer  
[REDACTED]



600 49 Street, Beaumont, AB T4X 1A1

[beaumont.ab.ca](http://beaumont.ab.ca)



The greater danger for most of us lies not in setting our sights too high and falling short; but in setting our aim too low and achieving our mark - *Michelangelo*

## Patricia Lauze

---

**From:** Chris Hamel [REDACTED]  
**Sent:** September 5, 2024 10:00 AM  
**To:** Patricia Lauze  
**Subject:** RE: 5610 56A St., Beaumont

Caution: This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT Business Unit or CA&T Department.

Good Morning Patricia!

I know what you mean, it is very busy for new construction around Beaumont and Leduc. Crazy this year!

I have no concerns either as our gas line runs to the house on the east side of the property so as long as they build it where they say they are going to be building it, then there's no issues!

Cheers!

**Chris Hamel**

District Supervisor, Distribution Operations

**Apex Utilities Inc.**

mobile [REDACTED] | main [REDACTED] | [www.apexutilities.ca](http://www.apexutilities.ca)

---

**From:** Patricia Lauze <Patricia.Lauze@beaumont.ab.ca>  
**Sent:** Tuesday, September 3, 2024 10:14 AM  
**To:** Chris Hamel [REDACTED]  
**Subject:** 5610 56A St., Beaumont

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

Hiya Chris

I haven't forgotten you...just swamped with new construction! I have a proposed 14' x 32' greenhouse here that I have no concerns with, however it is on an older Lot so want to run it by you. I haven't found anything on a URW/gas easement, so please advise if you have any concerns. Plan 802 2319, Block 11, Lot 6.

Hope all is well and life is grand!

Regards

## Patricia Lauze

---

**From:** Aleshia Ingram  
**Sent:** September 10, 2024 2:08 PM  
**To:** Patricia Lauze; Chelaine Winter  
**Cc:** Kendra Raymond  
**Subject:** RE: Sue Young

Hi everyone,

I just finished a conversation with Sue, and I've provided her with information regarding the permit, including an evaluation based on the Land Use Bylaw (LUB) and her rights as an adjacent landowner. I explained that, in the case of a permitted use, she has the right to file an appeal if she believes the provisions of the LUB were misinterpreted.

While I'm not certain of her specific rationale for an appeal, I've directed her to our website and advised her to contact the main office to be transferred to you for further assistance.

Thanks,

**Aleshia Ingram**  
Senior Development Planner



**BEAUMONT**

5600 49 Street, Beaumont, AB T4X 1A1

[beaumont.ab.ca](http://beaumont.ab.ca)



## Patricia Lauze

---

**From:** Rebecca Plachy  
**Sent:** October 7, 2024 2:31 PM  
**To:** Patricia Lauze  
**Subject:** Fw: Request for an Appeal Application form for an approved Permit.  
**Attachments:** Notice of Appeal SDAB.docx

Hi Pat,

Below is the only email correspondence I have had on 24-03 prior to sending out the documents for the Notice of Appeal. Since then, I have only received emails confirming the notices have been received.

Thank you,

### Rebecca Plachy

Legislative Coordinator  
Legal & Legislative Services  
[REDACTED]



---

**From:** Legislative <Legislative@beaumont.ab.ca>  
**Sent:** Thursday, September 12, 2024 1:56 PM  
**To:** Sue Nelson [REDACTED]  
**Subject:** Re: Request for an Appeal Application form for an approved Permit.

Good Afternoon,

Attached please find a copy of the SDAB appeal form. Should you decide to proceed, please complete the form and provide it to our office along with payment for the associated fee.

Should you require any further information regarding the appeal process, please click the following link:  
[City of Beaumont Subdivision & Development Appeal Board](#)

Thank you,

Legal & Legislative Services  
[REDACTED]

---

**From:** Sue Nelson [REDACTED]  
**Sent:** Thursday, September 12, 2024 1:44 PM  
**To:** Legislative <Legislative@beaumont.ab.ca>  
**Subject:** Request for an Appeal Application form for an approved Permit.

For the Attention of Chalene,

After our conversation yesterday, for which I truly thank you for your patience and understanding, after careful consideration I would appreciate it if you could please send me the required form, that I would need to file an appeal. I would like to take a look at it and to see what is required. I have done some research on previous "Permitted Use" appeals within the City of Beaumont, and I am considering my options. Could you please email it to me @ [REDACTED] as soon as possible, as time is of the essence with regard to the 21day timeline for response.

Thanking you again for all your help and Information regarding this issue, I await your response and the relevant form to be completed.

Regards

Sue Nelson.



## Patricia Lauze

---

**From:** Patricia Lauze  
**Sent:** October 3, 2024 6:47 AM  
**To:** Gary Boles  
**Subject:** RE: Greenhouse permit

Good morning, Gary

The Appeal date has been set for October 21<sup>st</sup> @ 5:30 p.m. You should have received a Notice regarding this from Legislative Services. If you haven't received it yet, you may contact them directly at [legislative@beaumont.ab.ca](mailto:legislative@beaumont.ab.ca) and reference the file SDAB-24-03. You will need to provide any written submission for consideration by the Board to Legislative Services also, but that should be outlined in the Notice of Hearing.

Sheds that are below 10m<sup>2</sup> in area do not require permits, so yes, you could put in a temporary shed, however under-sized sheds still must meet the minimum required setbacks for accessory buildings, which would be 1.22m/4ft...same as the proposed greenhouse. The combined total of all roofed accessory structures on the Lot cannot exceed 15% of total site coverage.

Thank you and Regards

## Patricia Lauzé

Development Officer  
Cell: [REDACTED]



600 49 Street, Beaumont, AB T4X 1A1

[beaumont.ab.ca](http://beaumont.ab.ca)



the greater danger for most of us lies not in setting our sights too high and falling short; but in setting our aim too low and achieving our mark – *Michelangelo*

---

**From:** Gary Boles [REDACTED]  
**Sent:** Wednesday, October 2, 2024 1:25 PM  
**To:** Patricia Lauze [REDACTED]  
**Subject:** Greenhouse permit

Good afternoon. I wanted to touch base with you to see how my permit appeal was proceeding. I was wondering if a temporary shed would cause any problems My garage space is too small for all the plants I want to winter  
Sincerely  
Gary Boles

**Development Authority  
Presentation  
October 21, 2024**



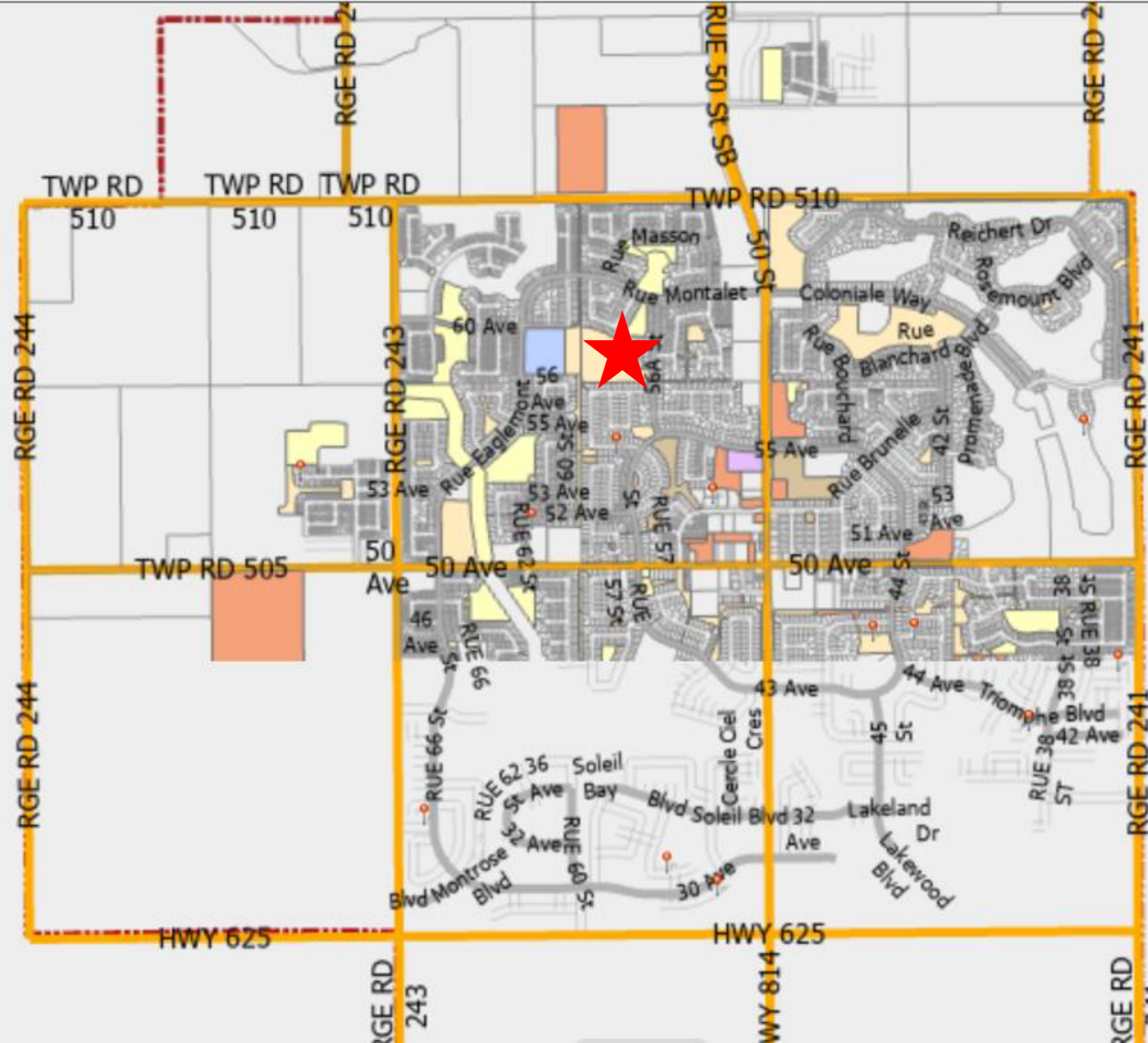
# Proposed Development



Development Permit No. DB-2024-474  
Accessory Building or Structure  
5610 56A Street, Beaumont



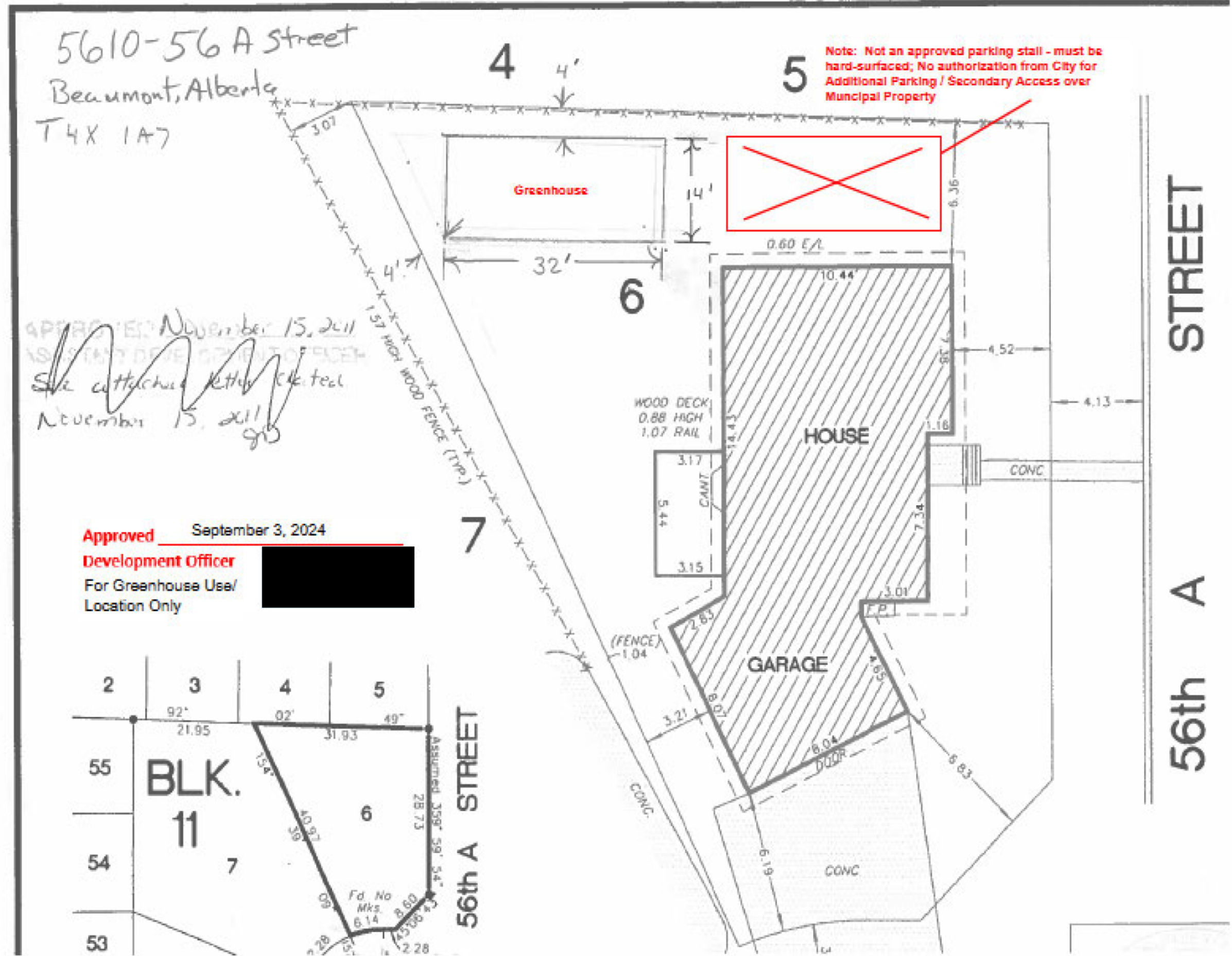
# Application



# Application (Cont'd)



# Application (Cont'd)



# Development Authority Review

## Land Use Bylaw: Compliance

The DA determined that:

An Accessory Building or Structure is a Permitted Use in the CN District, Section 3.3.2, and, in accordance with Section 3.3.6(b), the following regulations apply:

- Principal Frontage Setback – Min. 3.0m and no closer than the Principal Building
  - *Complies - The Proposed Development is not located in the Principal Frontage*
- Side Yard Setback – Min. 1.2m except for attached buildings where the side yard setback is 0.0m
  - *Complies – The Proposed Development is located 1.22m from the Side Yard lot line*
- Secondary Frontage Setback – 3.0m
  - *Complies – The Proposed Development is not located in the Secondary Frontage*

# Development Authority Review

## Land Use Bylaw: Compliance

- Rear Yard Setback – Min. 1.2m
  - *Complies – The Proposed Development is located 1.22m from the Rear Yard lot line*
- Lot Coverage – Max. 15%
  - *Complies – The Proposed Development has a Lot Coverage of 5.2%*
- Height – Max. 2-storeys, but in any event, no taller than the principal building (Section 3.3.7(b)). A Storey is defined as:

*The vertical space between the top of any floor and the top of the next floor above it, and if there is no floor above it, to the ceiling above it or to the base of the eave, up to a maximum of 4.5m for all buildings except for industrial uses which can be higher.*

  - *Complies – The Proposed Development is 3.45m in height to the peak of the roof and less than one full storey*



# Presentation Summary



5602 56A St – 53.95m<sup>2</sup> (+12.33m<sup>2</sup>)

5607 57 Ave – 49.95m<sup>2</sup> (+8.33m<sup>2</sup>)

5603 57 Ave – 45.29m<sup>2</sup> (+3.67m<sup>2</sup>)

# Presentation Summary

---

- The proposed development is a Permitted Use
- Meets the requirements of the Municipal Government Act
- Meets the provisions in the Land Use Bylaw 944-19

Therefore, in accordance with the MGA, the Development Authority must approve the permit with or without conditions.

Questions?



### APPEAL # SDAB-24-03

Our appeal is on the basis of the following issues that we feel were not met, nor even taken into consideration, and respect not shown, when this proposed permit application was approved.

I would first like the opportunity to state that both my husband and I have been residents of Beaumont for over 30 years, and have never before felt that we would be in a position to appeal a decision previously made by the City. We have seen many changes over the years, some good, some not so good, but we have always felt that, hopefully, it was for the good of the people of Beaumont. Unfortunately this is not one of those times. This is very personal, and we feel very strongly about this decision, and in addressing this matter, we hope it might help other people who may find themselves in the same position in the future.

Thank you for your time in letting me voice my concerns and in being heard.

I understand that a development permit was approved to construct an accessory building in the form of a greenhouse, south of our adjoining property. I would ask the members of the Board to think about what is immediately conjured up in your mind when the word "Greenhouse" is described. The definition of "a greenhouse" is 1) a building with glass walls and a glass roof, 2) an accessory structure used for cultivating plants and made of noncombustible framework including walls and roof, covered with transparent materials such as wire glass or light transmitting plastic glazing. {Information obtained by Canadian Dictionary and Google.}

The drawings that have been submitted by the Applicant do not seem to follow these guidelines. My understanding from the Planning Office and the Applicant is that the building is to have some windows in the front of the south facing building, along with a side door and window to the west. The roof is to be aluminum, and the rear north facing wall and east side are to be siding. The interior is to be dry walled. There are also no services that have been applied for. When the Applicant first told us about his intention to erect a greenhouse, we understood that it was going to be situated to the east of our back yard, which was not at that time a concern. This was a different matter when the Applicant informed me himself, after applying for the permit, of the size and location of the proposed building.

The Impact a building of this size (and its proposed location) would certainly have on the enjoyment and usage of any adjoining neighboring properties.. Our property is in a more established and mature, residential area, where the majority of the yards are of a greater size than in the new, more modern developments. This particular area is comprised of bungalows and bi-levels with no two storey buildings. Because of the absence of two storey buildings the landscaping is far more open and spacious to the eye, and does not need blocking by oversized accessory buildings. It is partly made up of people who have lived here for many years, and have, over the years, spent a great deal of time and money creating landscapes and planting flowers and shrubs to grow within the conditions of the property, but mostly to enjoy their gardens. The proposed building of this 32ft long outbuilding, which as you will see from the attached drawing, is planned to be located at the bottom of our rear garden, which just happens to run along the whole length of our yard, apart from the small area behind our garage. This will, because of the height, provide far more shade and much less sun, than we currently enjoy, thus suddenly making our plants no longer compatible to the weather conditions. As this is a south facing yard, we feel that our whole enjoyment of being outside in the summer months will be taken away. We spend a great deal of time on our deck, which again faces south, and our view would be completely obliterated. Our total view would be an 11 ½ ft. wall of siding instead of a sunny, open and spacious tranquil retreat. Due to the location of Utility Services at the bottom of our rear garden, it would not be possible to add perimeter planting of trees that would be required, to obscure this site, above those already in place.

We feel the Development/Planning Office were remiss in not coming out to visit the site before making a decision. I was told by the Planning Office that this proposal was only viewed from drawings and a site visit did not take place. I did understand from the conversation, that it does occur on some occasions, when they feel the need to get a better understanding of the situation. My husband and I feel that the proposed building and site should have been looked into personally, and in more detail, and a decision not made, from just looking at some drawings. Drawings are often a good way of checking measurements and sizes, but do not give an overall view of landscapes and fencing, and visual sights, that often need to be seen, when dealing with a building of this size. I would take a guess, and say that a building of these proportions is not often dealt with, (when not described as an

Accessory Building/garage, located elsewhere on the said property). Many lots just would not have the space to accommodate a building of this size. After checking on previous permit applications it was noted that mostly all larger buildings were described as Detached/Single Garages only. These were located either in newer areas, still under construction, , but had land already allocated, or older properties that had never had a garage, but had had space allocated at the side of the house, for the future development of one.

Because of its distinctive size and proposed location in the yard, this should have been a red flag to the reviewer and should have necessitated, at the very least, a site visit, as it is not something dealt with on a regular basis. Having this building come under the same regulations, as say, a 14ft x 12ft shed, (which would also need a permit) just doesn't seem justified. The fact that it also comes under the title of a "Permitted Use," means it is very difficult to appeal, making it another reason that the site should have been personally visited. We feel that the title "Permitted Use" covers way too much, and makes it very difficult for someone to voice their concerns about almost anything! Because of this, the application should have been dealt with on an individual basis, along with its own merits and requirements.

Finally, our concern is for the impact and lack of consideration given to the possible affect that this could have on our Property Resale Value and negativity towards actually purchasing the property. We have, over the years renovated and improved our home, and then to be told that a building on the edge of the property could affect the value is very concerning and upsetting.

We did meet, and consult with a Professional Realtor, who was very surprised that a building of these proportions had been given the go ahead. He obviously could not give a specific monetary amount that would affect a sale, but in his opinion there would be consequences regarding a building of this nature, whether it was in deciding not to buy the house at all, or wanting a significant reduction.

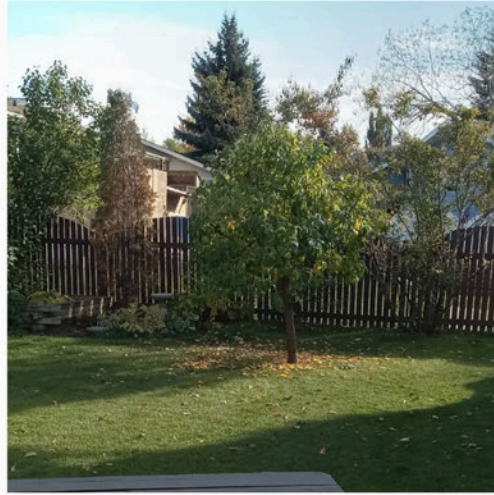
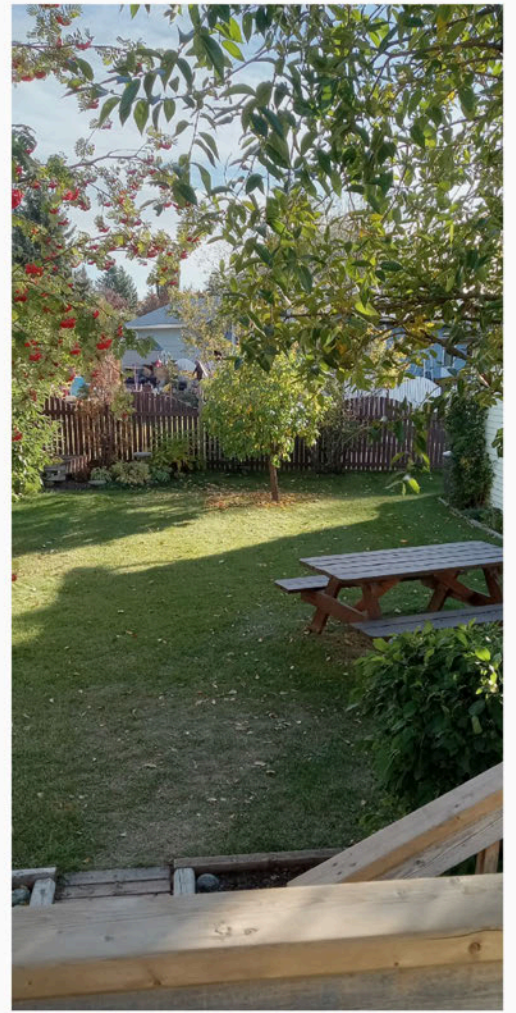
In short, we are appealing this permit application decision, based on the fact that the City of Beaumont did not show due diligence in their response to this request. Clearly an unusually large building of this magnitude should have been examined more closely, as it pertained to the surrounding community, the value of the nearby properties and the impact on adjoining residents.

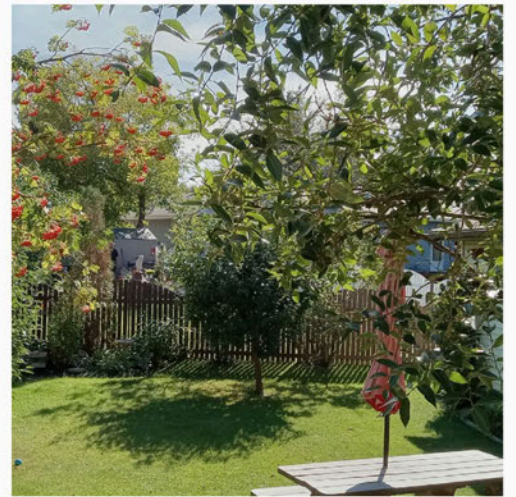
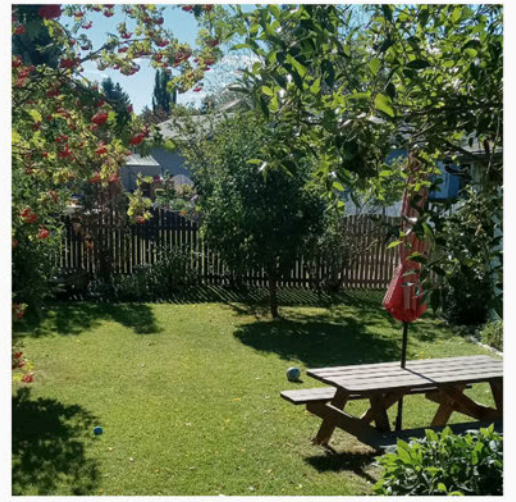
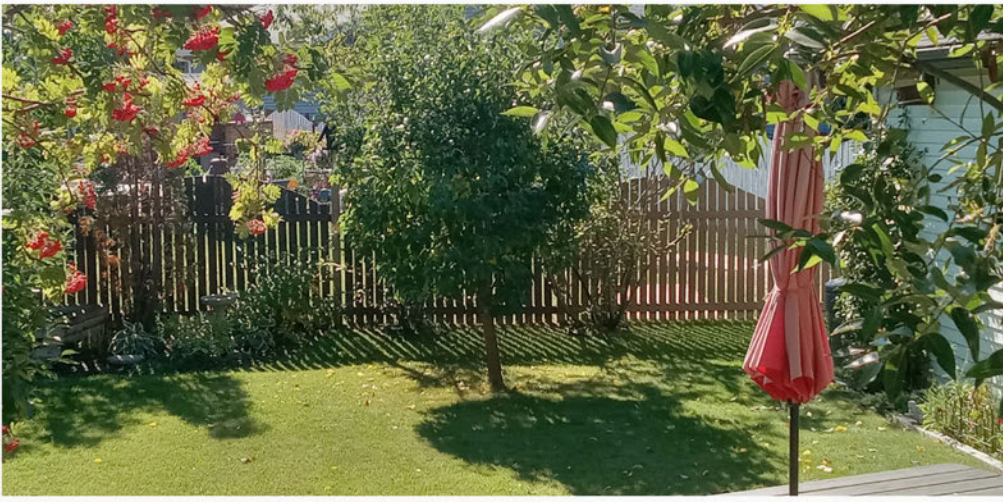
Please note that there are some accompanying photos, that have been submitted directly to the clerk at [legislative@beaumont.ab.ca](mailto:legislative@beaumont.ab.ca) via e-mail, to be including in this presentation.

10<sup>th</sup> October, 2024









---

Appeal # SDAB-24-03

---

From Sue Nelson [REDACTED]

Date Fri 10/11/2024 12:05 PM

To Legislative <Legislative@beaumont.ab.ca>

Cc [REDACTED]

3 attachments (8 MB)

20241008\_134415.jpg; 20241008\_134559.jpg; 20241008\_135433.jpg;

For the Attention of the Coordinator

Please find attached, pictures of our backyard, relating to this Appeal. I will be using these, and the contents of this email in my presentation and wish to have them added. Charlaine Winters was aware that I would be adding some material to this presentation, and I was told to send it in for the Boards attention.

The first set of pics. is showing our yard in the winter months when there are no leaves on the trees!

The next two attachments are of earlier and later in the summer, when there is foliage on the trees . These are taken from different angles so that one can see what an impact a proposed building of this size and height would have on our property.

It is very difficult to imagine, from drawings, how this proposed structure could change the landscape, so I am hoping these photos will give you all a better understanding of what is at stake.

Regards  
Sue Nelson

City of Beaumont  
Appeal # SDAB-24-03  
Re: DB-2024-474 permit  
October 14, 2024  
City of Beaumont

In my application for permit of Accessory Building, I asked for and received a general requirements package. Based on information in those requirements I made my submission. My application was approved and then a permit was issued.

Thank you in advance for your consideration on this matter.

Gary Boles  
5610-56A street  
Beaumont, Alberta  
T4X 1A7