

November 22, 2024

DEVELOPMENT PERMIT NOTICE

A Development Permit has been approved for a property located near you. The development permit is for a Landing and Stairs for rear yard access to an existing deck with a Variance to the rear yard setback requirement.

Location: 4013 40 Avenue, Beaumont

Legal description of this address: Plan 232 1111 Block 2 Lot 72

Permit Number: DB-2024-632

Land Use Bylaw: Conventional Neighbourhood District

Permit and Conditions

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

Variations and/or Discretionary Use

Section numbers below refer to Land Use Bylaw 944-19

1. Section 3.3.6(a)(v) has been varied to allow the northwest corner of the landing to encroach 0.48m into the required minimum 6.0m rear yard setback requirement, which is a discretionary use in the Conventional Neighbourhood District.

Land Use Bylaw 944-19

The Land Use Bylaw contains the rules and regulations for the development of land in Beaumont. For the purpose of land development, Beaumont is divided into districts. For further clarification visit www.beaumont.ab.ca/landusebylaw.

Patricia Lauzé
Development Officer
780-235-8786
patricia.lauze@beaumont.ab.ca

Appeals

You are being informed of this approved Development Permit that includes variance(s) and/or a discretionary use, as listed above. You may appeal the decision to the **Subdivision and Development Appeal Board (SDAB) within 21 days of being notified. Development will continue if no appeals have been filed.** The SDAB is an independent body established by City Council. Its decisions are final and can only be overturned by the Courts if the Board makes an error of law or jurisdiction.



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Fax: (780) 929-3300
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Notification Appeal Period: November 22, 2024 to December 13, 2024.

To file an appeal or 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 pm, December 13, 2024.