



PROPOSED CHANGES TO PLANNING AND DEVELOPMENT NOTIFICATIONS

SUMMARY

- Background on notification needs
- Limited jurisdictional review
- Proposed changes
- Examples
- Financial and project risks
- Community insight

BACKGROUND

- Areas of improvement identified to enhance how residents are informed about development by ensuring residents:
 - Are aware of proposed and approved changes
 - Understand the implications of proposed and approved changes
 - Know where to access updated information
- Project goals is to empower residents to engage meaningfully in the development process

BACKGROUND - IMPROVEMENT AREAS

- Subdivision notifications
- Limitations of notification boundaries
- Differences in notification based on tenancy
- Neighbourhood awareness
- Formal language
- Administrative burden

JURISDICTIONAL REVIEW

- Limited review of regional municipalities and best practices in Canada found:
 - Many municipalities have improved notifications in the last 5 years
 - Higher reliance on the use of signage and/or website materials over traditional mailouts
 - Materials are more visual
 - Widespread reduction of technical language in favour of plain language
 - Materials prepared to encourage greater equity

PROPOSED CHANGES

- Update templates to:
 - Be more eye catching
 - Use plain language
 - Allow for adaptable use (ie., sign, mailing, website notice, newspaper ad)
- Reduce the use of mailouts in favour of signage and website materials
- Introduce new signage for approved high profile developments

September 26, 2024

DEVELOPMENT PERMIT NOTICE

A Development Permit has been approved for a property located near you. The development permit is for a rear yard deck with a variance to the rear yard setback requirement.

Location: [REDACTED] Street, Beaumont

Legal description of this address: Plan [REDACTED] Block [REDACTED] Lot [REDACTED]

Permit Number: DB-2024-532

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 rear yard deck to encroach 0.58m into the required 6.0m rear yard setback, 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.

[REDACTED]
Development Officer

780-[REDACTED]

[REDACTED]@beaumont.ab.ca

Appeals

You are being informed of this approved Development Permit that includes variance(s) and/or a discretionary use as listed below. 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.

APPROVED DEVELOPMENT CHANGE



A Development Permit has been approved for a change at [address] in [neighbourhood]. We're reaching out to let you know about it. This approval allows for:

- Details about the application (ie., A backyard deck that will extend 0.58 meters into the 6.0 meters of space between properties)

This permit approval may be appealed.

If you are a member of the public and feel affected by this approval, you have the right to appeal this decision. Appeals can be filed with the Subdivision and Development Appeal Board (SDAB) within the appeal period.

Appeal period: **insert month, day, year to month, day, year** by 4:30 p.m.

For appeals to be considered you need to:

- Complete the appeal form with the reason(s) you are appealing.
- Submit the appeal form and payment of \$125 within the appeal period.

Contact the SDAB Secretary at (780) 929-8782 or legislative@beaumont.ab.ca for more information about filing an appeal.



Have questions about this approval?

You can contact the File Manager at [insert email address and reference permit application number]. For more information, visit www.beaumont.ab.ca.

REQUIRED LAND USE BYLAW AMENDMENTS

- Amend LUB 5.19.3 to allow notice for decisions on development permits for discretionary uses and/or variances to use site signage and the City of Beaumont website for adjacent landowner notification
- Amend LUB 5.3.4(c) to allow notification for subdivision to adhere to the regulations of the Municipal Government Act

RISKS AND COMMUNITY INSIGHTS

- Financial changes are nominal overall
 - Reduction in administrative time to prepare and administer mailouts
 - Increase in administrative time in addressing community interest
- Community Insight
 - Project is a direct response to community needs
 - Supporting communications strategy also prepared to support future implementation

CONCLUSION