

City of Beaumont  
Subdivision and Development Appeal Board Agenda

March 27, 2025

5:30 pm

City Hall, Council Chambers

Pages

1. CALL TO ORDER (HEARING 25-01)

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

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

4

6.2 Questions to Development Officer

7. **APPELLANT PRESENTATION**

7.1 Appellant's Submissions (See Appeal)

7.2 Questions to Appellant

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

9. **APPELLANT'S CLOSING REMARKS**

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

11. **CLOSED SESSION**

12. **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 filing 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 checked="" type="checkbox"/>	Refusal	<input type="checkbox"/>		

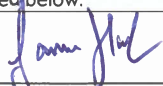
SECTION 1 - MUNICIPAL ADDRESS OF SITE UNDER APPEAL	
Municipal Address of Site Under Appeal	5302 50 Street, Beaumont, AB
Application File #	2025-008
Date Appeal Application Received	26 February 2025

SECTION 2 - APPELLANT INFORMATION		
Appellant Name	SAMEER HOODA	
Agent Name (if applicable)		
Address	9134 34A Avenue NW, Edmonton, AB T6E 5P4	
Telephone	Residential #	Business # 780-860-8611
Email (for notification purpose)	sameer@megasigns.ca	

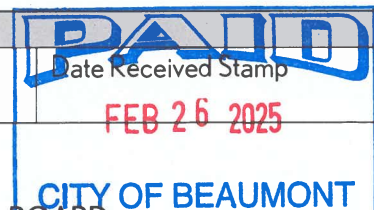
Sections 678 and 686 of the *Municipal Government Act* requires that written Notice of Appeal must contain specific reasons for the appeal.

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):
<u>There are two basis of rejection</u>
1) <u>The signage is flat and does not have 3D elements which is completely incorrect as the drawings clearly mention that.</u>
2) <u>The signage does not have goose-neck lighting, but is internally lit for which we requested variance, which has been approved for all other signs in the area.</u>

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: 	DATE: 26 FEBRUARY 2025
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.	
NOTE: This information will form part of the file available to the public.	

FOR OFFICE USE ONLY		
Fee Paid Yes <input type="checkbox"/> No <input type="checkbox"/>	SDAB Appeal Number	Hearing Date





BEAUMONT  
**Subdivision  
and Development**  
APPEAL BOARD

## Notice of Hearing

File: 0111-S01-SDAB-25-01

**APPELLANT**

Sameer Hooda

**APPLICANT**

Beaumont Plaza Ltd.

**RESPONDENT**

Yasmin Sharp, Development Officer

**RE: Appeal # SDAB-25-01**

**Proposed Development:**

**Legal Description:**

**Municipal Address:**

**Land Use District:**

**Permit Application No:**

Commercial: Fascia Wall Sign

Plan 172 3682, Block 3, Lot 71

5302 – 50 Street, Beaumont, Alberta

Main Street

2025-008

The Subdivision and Development Appeal Board (SDAB) has received an appeal of the decision of the Development Officer of the City of Beaumont to refuse a development permit regarding a Fascia wall sign on the above-described property.

The SDAB will hold the hearing as follows:

**DATE:**

Thursday, March 27<sup>th</sup>, 2025

**TIME:**

5:30 pm

**LOCATION:**

City Hall Council Chambers, 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 March 20<sup>th</sup>, 2025**. 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 March 24<sup>th</sup>, 2025. 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-25-01**  
**March 27, 2025**

**DEVELOPMENT AUTHORITY'S REPORT**

---

**Permit Number** 2025-008

**Decision:** Refused

**Subject Property:** 5302-50 Street, Beaumont, AB  
Plan 172 3682, Block 3, Lot 71

**Land Use District:** Main Street (MS) District

**Subject Site Description:** The site is an interior bay within an existing multi-unit commercial development on the west side of 50 street between 55 and 52 Avenue. The building is within the Centre-Ville area and is identified as part of the Downtown Core Precinct within the Area Redevelopment Plan. Surrounding development include the Beaumont Tennis Courts and Gobeil Park to the north and west and the Beaumont Fire Hall to the south. Surrounding land uses include Main Street, Mature Neighbourhood and Integrated Neighbourhood Districts. Location Map provided as **Exhibit 1**.

Proposed Development Wall/Fascia Sign

**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 a Wall/Fascia Sign that was refused on the basis of not meeting Land use Bylaw provisions in the Main Street (MS) 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**

An application for a Fascia Wall Sign (1.2m x 2.4m) was received on January 16, 2025 (**Exhibit 4**) and was accompanied with a variance application to waive the requirements for a projecting sign and gooseneck lighting within the Main Street District.

The application was submitted by Sameer Hooda at Mega Signs on behalf of Beaumont Plaza Ltd.

## Consideration of the Development Permit Application

The proposed sign included the following specifications:

- Rear lit with cool white LED modules,
- Black vinyl graphics applied on acrylic white light box to indicate "Beaumont Professional Center", and
- Dimensions of 48" (1.2m) height with 96" (2.4m) length and 4.5" (11.4cm) depth installed above the doorway at a height of 126" (3.2m).

## Land Use Bylaw and Development Regulations

Section 4.2.4 Fascia/ Wall of the LUB outlines the regulations specific to fascia wall signs (**Exhibit 3**). Section 4.2.4.2, is applicable in the Integrated Neighbourhood, Mature Neighbourhood and Main Street Districts, where they are discretionary. Section 4.2.4.2 expressly states that regulations b) through e) of 4.2.1 are applicable to all fascia/wall signs.

- The subject lands are located within the Main Street (MS) District (**Exhibit 3**);
- A Fascia/Wall sign is a Discretionary Use within the Main Street (MS) District;

The following LUB sections were reviewed against this permit application and include how the DA determined compliance, or if a variance was required:

- Section 4.2.4.1 a); DA determined this is a discretionary use
- Section 4.2.4.1b) through e):
  - b) *Shall not exceed a vertical height of 2.14 m and a horizontal dimension not greater than the bay in which the business is located.* The vertical height of the sign is 1.2m and the horizontal dimension does not exceed the bay in which the business is located. The DA determined that the application **meets the regulation**;
  - c) *Shall be architecturally integrated with the building façade with respect to size, scale, colour, location and type of materials.* The sign dimensions are to scale with the bay in which with sign is located and appropriately located. Black and white is cohesive with the building materials and surrounding colours. Vinyl and acrylic materials can be considered architecturally integrated with the façade, depending on how they are presented, see 4.2.4e) outlined below. The DA determined that the application **meets the regulation**;
  - d) *Shall not project more than 20 cm beyond the building surface.* The sign projects 11.4 cm beyond the building surface. The DA determined that the application **meets the regulation**.
  - e) *Shall not be more than 1 sign per building face per business.* This is the only sign on this building face. The DA determined that the application **meets the regulation**;
- Section 4.2.4.2 a); DA determined that it a discretionary use
- Section 4.2.4.2 b); see above
  - c) *Shall be illuminated with gooseneck lighting.* The application included a request to waive this requirement through the submission of a variance request. Applicant proposed to install

a rear lit sign which is expressly prohibited in the Main Street District. The DA cannot vary a standard which is expressly prohibited and therefore the variance application could not be considered. The DA determined that a variance could not be granted and therefore this application **does not meet the regulation**.

d) *Should include raised or recessed letters to give relief to signs.* The vinyl graphics and acrylic light box are flush with one another and provide no relief. The DA determined that this application **does not meet this regulation**.

e) *Shall be architecturally integrated with the building.* The effect of having the sign be a vinyl graphics applied to a light box without raised or recessed letters, results in it being not architecturally integrated with the building. The building provides articulation through bump outs and recesses along the external walls. The surrounding businesses have signs with channel lettering that provide relief to the sign and align with the visual interest provided by the building. The DA found no attributes of the proposed sign that considered integration with either the materials of the building or the existing approved signage already installed in its vicinity. The DA determined that this application **does not meet the regulation**.

The fascia wall sign regulations must also be read together with Section 4.5 Prohibited Signs (**Exhibit 3**) to ensure compliance with the Land Use Bylaw.

4.5.2 Rear lit or back lit signs are permitted **where expressly stated** in Our Zoning Blueprint and shall include: [...]

The proposed sign type is not expressly stated as permitted in the Main Street District and is therefore prohibited in the Main Street District, for this sign type. As mentioned above, the DA cannot vary a standard which is expressly prohibited, and therefore the variance request could not be considered.

The application is located within the Downtown Core Precinct of the Centre-Ville Area Redevelopment Plan, which presents a distinct architectural image and is the commercial and community center of Beaumont. 5302 50 Street is subject to the Main Street Beaumont Urban Design Guidelines (BUDG). The BUDG reinforces the Land Use Bylaw by stating that developments within Main Street must avoid signs with "luminous, fluorescent, or reflective backgrounds." As a prohibited sign type in the Main Street District, the Development Authority was unable to approve the application and the associated variance. The incompatibility of the sign type with the level of design characterized by the downtown core is further reinforced in the Beaumont Urban Design Guidelines noted above.

### **Issuance of Development Permit**

Based on the above considerations and determinations, on February 5, 2025 the DA refused the Fascia/Wall Sign for Beaumont Professional Center on the property located within the Main Street (MS) District at 5302 50 street Beaumont, in accordance with the LUB.

### **Conclusion:**

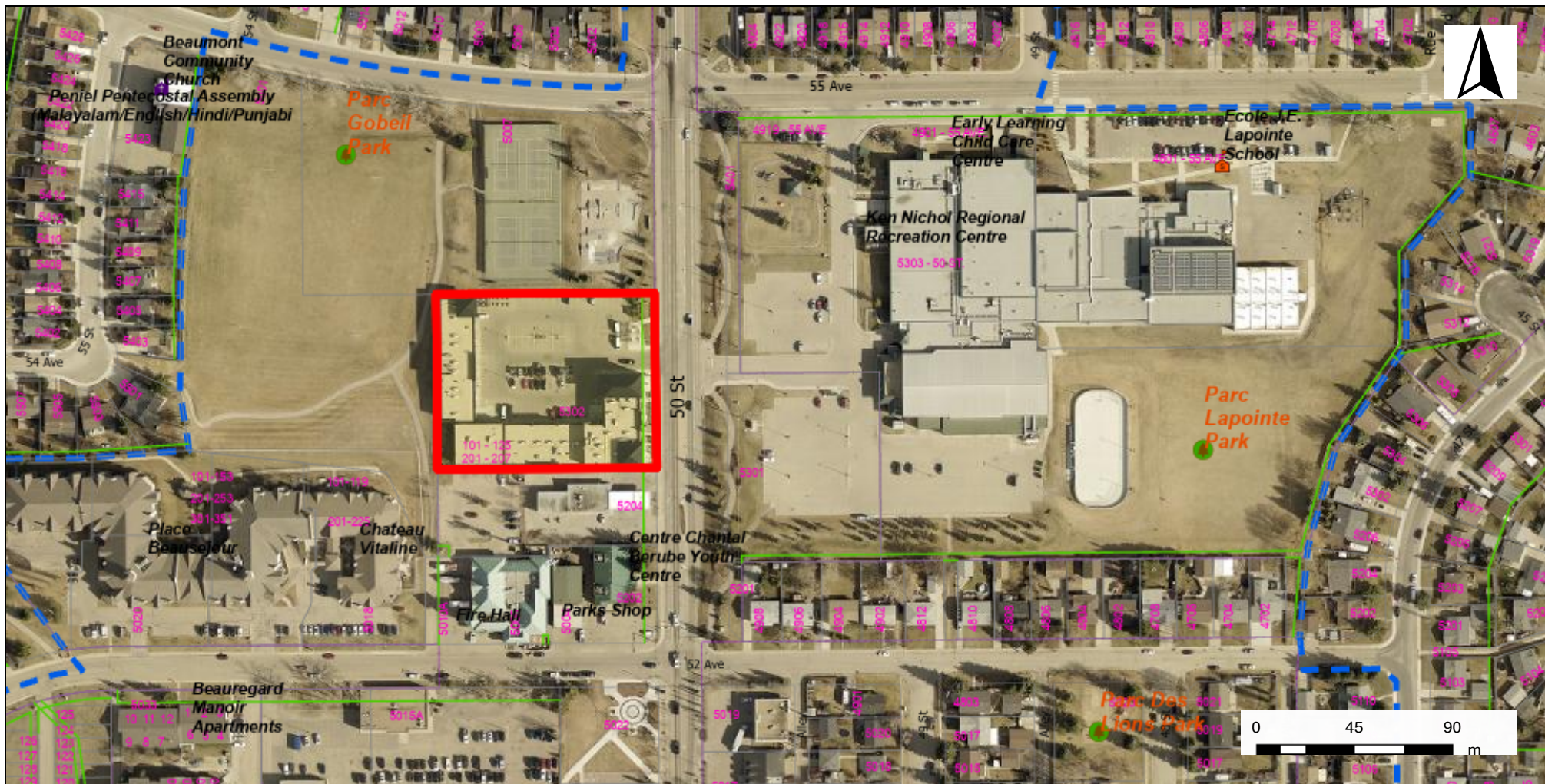


The application for a Wall/Fascia sign, considered under the Main Street (MS) District was refused by the DA for the following reason(s):

1. The proposed sign is not illumed with gooseneck lighting, as required in the Main Street (MS) District;
2. The proposed sign was intended to be rear lit with LED lights, which is **prohibited** in the Main Street (MS) District; and
3. The sign does not include raised or recessed letters to give relief to the sign, as outlined by LUB (4.2.4.2d)).

**Exhibits:**

1. Location Map
2. Zoning Map
3. Zoning Regulations
4. Development Permit Application
5. Notice of Decision 2025-008
6. Timeline



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

## 5302 50 Street

5302 50 ST

Application No.  
2025-008

Mapped By:  
Yasmin Sharp

Checked By:

Numeric Scale  
1: 2662

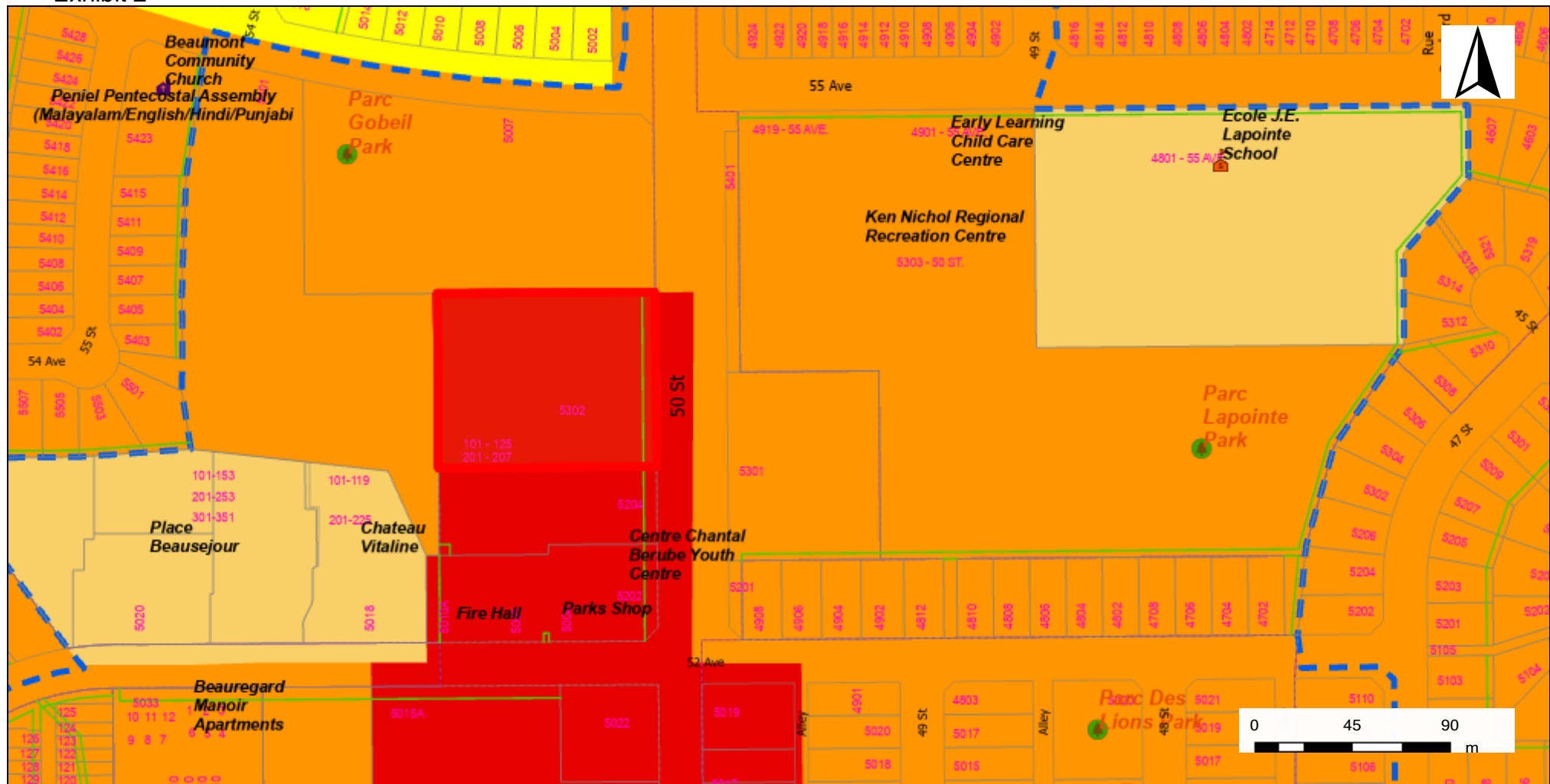
Date  
March 17, 2025

Projected Coordinate System  
CANADA NAD 83-3TM 114

## Legend

 Location:

 Registered Parcels



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

## 5302 50 St Zoning Map

5302 50 ST

Application No.  
2025-008

Mapped By:  
Yasmin Sharp

Checked By:

Numeric Scale  
1: 2662

Date  
March 17, 2025

Projected Coordinate System  
CANADA NAD 83-3TM 114

## Legend



Location:



Registered Parcels

### 3.6.2 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		INDUSTRIAL USES	
<a href="#">Agriculture – General</a>	-	<a href="#">Industrial – Medium</a>	-
<a href="#">Agriculture – Intensive</a>	-	<a href="#">Industrial – Light</a>	-
<a href="#">Agriculture – Urban</a>	P	<a href="#">Recreational Vehicle Storage</a>	-
<a href="#">Cannabis Production and Processing</a>	-	<a href="#">Wash Station</a>	-
<a href="#">Medical Cannabis Production</a>	-	INSTITUTIONAL USES	
RESIDENTIAL USES		<a href="#">After Life Care</a>	D
<a href="#">Dwelling Unit(s)</a>	P	<a href="#">Cemetery</a>	-
<a href="#">Mobile Home</a>	-	<a href="#">Culture</a>	P
<a href="#">Temporary Dwelling Unit(s)</a>	D	<a href="#">Education</a>	P
LODGING USES		<a href="#">Government</a>	P
<a href="#">Bed &amp; Breakfast</a>	P	<a href="#">Hospital</a>	D
<a href="#">Campground</a>	-	<a href="#">Human Services</a>	P
<a href="#">Hotel / Motel</a>	P	<a href="#">Recreation – Active</a>	P
BUSINESS USES		<a href="#">Recreation – Passive*</a>	P
<a href="#">Arts &amp; Crafts</a>	P	<a href="#">Parking Lot</a> with no associated <a href="#">Use</a>	D
<a href="#">Home Based Business – Major</a>	P	<a href="#">Special Events</a>	D
<a href="#">Home Based Business – Minor</a>	P	OTHER USES	
<a href="#">Office</a>	P	<a href="#">Accessory Building or Structure</a>	D
COMMERCIAL USES		<a href="#">Public Utility*</a>	P
<a href="#">Adult Entertainment</a>	D	<a href="#">Excavation, Stripping &amp; Grading</a>	D
<a href="#">Drive Through Facility</a>	-	<a href="#">Private Utility*</a>	P
<a href="#">Entertainment Establishment</a>	D	<a href="#">Sign</a> (as per Part 4)	P / D
<a href="#">Gas Station</a>	-	<a href="#">Temporary Development</a>	D
<a href="#">Golf Course</a>	-	<p>*No <a href="#">Development Permit</a> required</p> <div> <p>P = <a href="#">Permitted Use</a></p> <p>D = <a href="#">Discretionary Use</a></p> <p>- = Not allowed</p> </div>	
<a href="#">Kennel</a>	-		
<a href="#">Restaurant / Café</a>	P		
<a href="#">Restricted Substance Retail</a>	D		
<a href="#">Retail &amp; Service – General</a>	P		
<a href="#">Retail &amp; Service – Large</a>	-		
<a href="#">Show Home</a>	P		



## PART 4: SIGNS

### SIGNS REQUIRING A DEVELOPMENT PERMIT

#### 4.2.4 FASCIA / WALL SIGN



Fascia / wall [sign](#) means a [sign](#) that is mounted flush to a store front or [building](#) surface that shall be directly related to the [use](#) or development in the [building](#). This includes a [sign](#) that is made up of individual letters/symbols that are affixed to a surface, such as the [building façade](#), which functions as the [sign](#) board.

##### 4.2.4.1 Fast Track Process

Fascia / wall [signs](#):

- a) Shall be permitted in the following [land use districts](#):
  - i. Commercial District; and
  - ii. Business Light Industrial District.
- b) Shall not exceed a vertical height of 2.14 m and a horizontal dimension not greater than the bay in which the business is located;
- c) Shall be architecturally integrated with the [building façade](#) with respect to size, scale, colour, location and type of materials;
- d) Shall not project more than 20 cm beyond the [building](#) surface;
- e) Shall not be more than 1 [sign](#) per [building](#) face per business; and
- f) Shall be illuminated through backlighting, gooseneck lighting, channel lighting or neon.

##### 4.2.4.2 Regular Process

Fascia / wall [signs](#):

- a) Shall be discretionary in the following [land use districts](#):
  - i. Integrated Neighbourhood District;
  - ii. Mature Neighbourhood District; and
  - iii. Main Street District.
- b) [Development Authority](#) shall include standards (b) through (e) as listed for the Fast Track Process in Section 4.2.4.1.
- c) Shall be illuminated with gooseneck lighting;
- d) Should include raised or recessed letters to give relief to [signs](#); and
- e) Shall be architecturally integrated with the [building](#).

## PART 4: SIGNS

### SIGNS REQUIRING A DEVELOPMENT PERMIT

#### 4.2.9 PROJECTING SIGN



Projecting [sign](#) means signs which are mounted on a [building](#) primarily for pedestrians and extend perpendicular to the [building façade](#). Projecting signs are mandatory for all lodging, business, and commercial [uses](#) in the Main Street District, the Commercial District and the Integrated Neighbourhood District.

##### 4.2.9.1 Fast Track Process

Projecting signs:

- a) Shall be permitted in all [land use districts](#);
- b) Shall be directly related to the [use](#) or development in that [building](#) or unit within a multi-tenant [building](#);
- c) Shall be located immediately above or [adjacent](#) to a [building](#) or unit entrance, or, if the [use](#) is located on a higher floor, shall be located at the corner of the same [building](#) at the 2<sup>nd</sup> [storey](#);
- d) Shall be limited to 1 [sign](#) per [building](#) or tenant;
- e) Shall not project over the height of the [principal building](#);
- f) Shall have a minimum vertical clearance of 2.5 m above [grade](#); and
- g) Shall not exceed 1.5 m<sup>2</sup> in area.

##### 4.2.9.2 Regular Process

Where a projecting [sign](#) is different than the standards identified for a Fast Track [Development Permit](#) in Section 4.2.9.1, the projecting [sign](#) shall be discretionary and the Regular Process for a [development permit](#) process shall apply.

## PART 4: SIGNS

### PROHIBITED SIGNS

#### 4.5 PROHIBITED SIGNS

- 4.5.1 Flashing, animated or moving copy signs.
- 4.5.2 Rear lit or back lit signs are permitted where expressly stated in [Our Zoning Blueprint](#) and shall include:
- a) The name of the establishment or [building](#);
  - b) Individual halo-lit lettering or symbols mounted on a solid background; and
  - c) Awnings where only letters or symbols are rear-lit, and the remainder of the awning is a solid opaque fabric.
- 4.5.3 Revolving or rotating signs controlled by an electrical mechanical devise.
- 4.5.4 Roof signs erected upon, against or directly above a roof, or on top of or above the parapet wall of a [building](#) and which is wholly or partially supported by the [building](#). No [sign](#) shall project above the roof line of a [building](#).
- 4.5.5 Signs which contain intolerance, hatred or ridicule of any race, religion or other segment of society, or which otherwise would not comply with the requirements set out in the *Canadian Code of Advertising Standards*.
- 4.5.6 Signs featuring nudity, vulgar, graphic or obscene images.



# City of Beaumont - Development Permit Application

For Non-Residential

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

**Jan. 16, 2025**

DATE RECEIVED  
OFFICE USE ONLY

**Jan. 21, 2025**

DATE PAID  
OFFICE USE ONLY

**Note:**

Building, Electrical, Plumbing, and Gas Permits each have their own application forms.

**Property Information**

Street Address: **5302 50 St, Beaumont, AB T4X 1E5**

Plan: **1722682** Block: **3** Lot: **71**

**Applicant and Property Owner Information**

Applicant/Contractor Name: **Sameer Hooda**

Mailing Address: **9134 34A Ave NW**

Town: **Edmonton** Postal Code: **T6E 5P4**

Phone: **780-860-8611** Cell Phone: **780-860-8611**

Email (required): **sameer@megasigns.ca**

**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: **Beaumont Plaza Ltd.**

Mailing Address: **5302 50 St**

Town: **Beaumont** Postal Code: **T4X 1E5**

Phone: **780-669-2095 x1** Cell Phone: \_\_\_\_\_

Email (required): **loates@kiplingrealty.com**

**Proposed Development**

**Square Footage (m<sup>2</sup>):**

Check one of the following:

☐ Commercial

☐ Industrial

☐ Institutional

☐ Other Non-Residential Use: \_\_\_\_\_

☒ Signage → Provide Construction Value: **\$10,000**  
(approx. cost of material and labor)

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

**Description of Work and Land Usage:**

**Installation of ~~two~~ <sup>one</sup> storefront signages**

**None of the signs is visible on public street.**

**OFFICE USE ONLY**

Permit Number: **2025-008**

Building Permit Number: \_\_\_\_\_

Mail ☐ Pick-up ☐

☐ Authorization or ID Received

Land Use District: **MS**

Subdivision: **CNTRVILLE**

Tax Roll: **008899**

☐ Permitted Use

☐ Permitted Use w/ Variance

☐ Discretionary Use

**Fees** Receipt #: **327997**

Development Permit: **125.00**

Variance: **175.00**

Notification Fee: **Additional - TBD**

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

**Total Fees: 300.00**

**Applicant Authorization**

- I am the owner/agent with the consent and authority of the owner that is the subject matter of this permit application.
- 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.
- I understand this is only an application and does not constitute approval to commence construction.
- I declare that the information contained in this application is correct and true to the best of my knowledge.
- I declare that I will notify the Development Authority of any proposed changes to the plans submitted with this application.
- I consent to receiving notifications & correspondence regarding this application via email to the address provided on this application.

I agree ☒

Applicant Signature: \_\_\_\_\_

Date: **2024-06-12**

**OFFICE USE ONLY**

**Development Permit**

Date Deemed Complete: **February 5, 2025**

Date of Decision: **February 5, 2025**  
(See attached Notice of Decision)





Please return form to:  
5600 49 Street  
Beaumont AB T4X 1A1  
Phone: 780-929-8782  
Fax: 780-929-3300  
development@beaumont.ab.ca

## VARIANCE APPLICATION

### What is a Variance?

A Variance is the relaxation of or exemption from a specific requirement of the City of Beaumont Land Use Bylaw. A Variance shall be considered only in cases where the character or situation of the land will cause practical difficulties regarding private use and where those characteristics and situations are not generally common to other land in the same district.

There shall be no variance of regulations regarding district use, maximum height, floor area or density.

Permit No.: \_\_\_\_\_

Applicant: Beaumont Plaza Ltd

Property Address: 5302 50 St, Beaumont, AB T4X 1E5

Legal: Lot: 71 Block: 3 Plan: 1722682

What is the specific variance you require? (Please include a site plan)

1: To waive the requirement to install a projecting sign in the Main Street District

What is/are the unique circumstance(s) of your property that warrants a variance?

Due to financial limitations in this difficult retail environment, we wish to increase our company's visibility. In order for people to think about us, we want them to be aware of the magnitude of our facilities. Gooseneck lighting will also interfere with the illuminated signage we are spending money on and detract from its appearance.

HAVE YOU ATTACHED ALL SUPPORTING MATERIAL RELEVANT TO THIS APPLICATION?

(See checklist on reverse)

I have reviewed all of the information supplied to the City of Beaumont with respect to an application for a Variance and confirm it is true and accurate to the best of my knowledge and belief. I understand that the City will rely on this information in its evaluation of my application for a Variance and that any decision made by the City based on inaccurate information may be rescinded at any time.

Sameer Hooda  
Signature

Jan - 16 - 2025  
Date

EXTERIOR WAREHOUSE SIGNAGE **Sign 1**



**Dimensions of signage:**  
 Height : 48"  
 Width: 96"  
 Depth: 4.5"

**Specifications**

**Supply & install:**

**Substrate:** 7328 Sign White Acrylic  
 with applied graphics

**Returns :** 4" Painted White

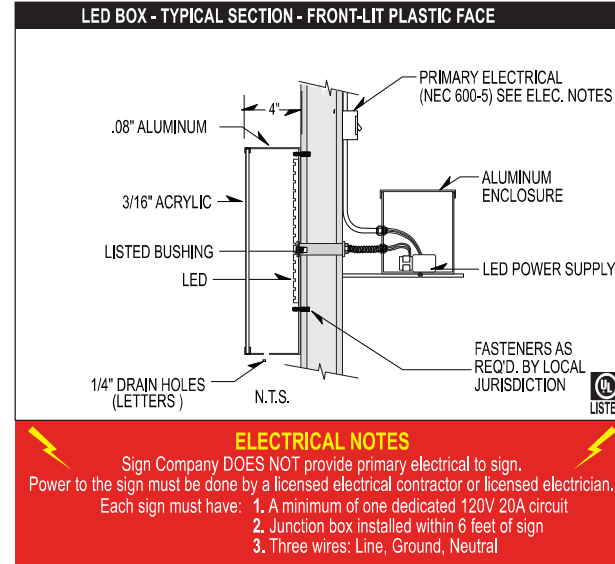
**Lighting :** Cool White LED Modules

**Graphics:**

vinyl applied on Acrylic 7328 White

**Colours**

- ☐ **White :** Translucent White Substrate (7328 Sign White) / Returns
- ☒ **Black:** Vinyl applied to graphics



SALES: Mukul  
 DRAWN BY: Nidhi  
 DATE: 05 June 2024

Client: Beaumont Prof Center  
 Location: Beaumont

**CLIENT APPROVAL** \_\_\_\_\_

Date of Signature: \_\_\_\_\_

**LANDLORD APPROVAL** \_\_\_\_\_

Date of Signature: \_\_\_\_\_

**Signage Proposal**



Address:  
 9134 34A Ave NW  
 Edmonton, AB T6E 5P4  
 (780) 461-7446  
 info@megasigns.ca  
 www.megasigns.ca

**SKETCH**

**Sales:** Mukul  
**Designer:** Nidhi  
**Date:** 05 June 2024  
**Location:** Edmonton



Please call for any changes  
 @ Nidhi: 780-802-3433



## Legend

 Sign 1

 ~~Sign 2~~

Not Included with Application

55 Ave



50 Street

52 Ave





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

## Development Permit Notice of Decision

Date of Decision: February 5, 2025

Sameer Hooda  
9134 34A Avenue NW  
Edmonton, AB T6E 5P4

**Proposed Development:** Commercial: Fascia Wall sign  
**Legal Description:** Plan 172 3682, Block 3, Lot 71  
**Municipal Address:** 5302 50 Street, Beaumont, AB  
**Land Use District:** Main Street  
**Permit Application No:** 2025-008  
**Tax Roll:** 008899

**Development Permit Status:** Refused

### Development Permit Conditions

The development noted above is considered not permitted/Discretionary Use within the Main Street District and has been **refused** by the Development Authority for the following reasons: **Be sure to review all the documentation included with this permit.**

1. Section 4.5.2 Prohibited Signs states:

- a. Rear lit of back lit signs are permitted where expressly stated in Our Zoning Blueprint and shall include:
  - i. The name of the establishment or building;
  - ii. Individual halo-lit lettering or symbols mounted on a solid background; and
  - iii. Awning where only letters or symbols are rear-lit, and the remainder of the awning is a solid opaque fabric

2. Section 4.2.4.2 Fascia / wall signs states:

- a. Shall be discretionary in the following land use district:
  - i. Integrated Neighbourhood District
  - ii. Mature Neighbourhood District; and
  - iii. Main Street District
- b. Development Authority shall include standards b) through e) as listed in the Fast Track Process in Section 4.2.4.1
- c. Shall be illuminated with gooseneck lighting;
- d. Should include raised or recessed letters to give relief to the signs

---

## **Development Permit Notice of Decision**

Date of Decision: February 5, 2025

**Permit Number: 2025-008**

---

The application provided does not meet the above noted regulations for the following reasons:

1. The sign is only permitted to be illuminated through gooseneck lighting. Should a variance be granted to allow the removal of gooseneck lighting, the proposed lighting option is not compliant with the Land Use Bylaw.
2. The sign does not provide raised or recessed letters to provide visual interest to the sign.

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:



Sara Boulos  
Planner II, Development Services  
780-340-1784  
[Sara.boulos@beaumont.ab.ca](mailto:Sara.boulos@beaumont.ab.ca)

### **Appeal Information**

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

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

An appeal may be filed by:

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

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

**Notice of Decision:**  
**Appeal deadline:**

February 5, 2025  
February 26, 2025

Please be advised that an appeal may be submitted in accordance with Section 685 of the Municipal Government Act with the Subdivision and Development Appeal Board within 21 days of the written decision.

## **Development Permit Notice of Decision**

Date of Decision: February 5, 2025

**Permit Number: 2025-008**

---

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)

### **Beaumont Professional Sign Timeline**

June 19, 2024	Mega Signs on behalf of Beaumont Plaza Ltd. applied for Beaumont Professional wall/fascia sign (2024-068).
July 3, 2024	Application 2024-068 was deemed complete.
July 30, 2024	<p>Development Authority advised that the application did not meet the following Land Use Bylaw regulations, and the applicant had the option to revise the application or apply for variance(s):</p> <ul style="list-style-type: none"> <li>- Rear light signage (unpermitted)</li> <li>- No projecting signage included</li> <li>- No gooseneck lighting included</li> </ul>
September 6, 2024	Development permit 2024-068 refused
January 16, 2025	Mega Signs on behalf of Beaumont Plaza Ltd. applied for Beaumont Professional wall/fascia sign (2025-008) with no revisions and accompanied with a variance application for gooseneck lighting.
February 5, 2025	Development permit 2025-008 refused.