

## Development Permit Notice of Decision

Date of Decision: April 9, 2025

VOS Print & Sign Inc.  
12502 118 Avenue NW  
Edmonton, AB T5L 2K6

**Proposed Development:** Commercial Signage: Existing Fascia Sign (1.07m x 4.67m)  
**w/VariANCES - Save-On Vape**

**Legal Description:** Plan 172 2285, Block 17, Lot n/a  
**Municipal Address:** 117, 5305 Magasin Avenue, Beaumont, AB  
**Land Use District:** Commercial  
**Permit Application No:** 2025-026  
**Tax Roll:** 008873

**Development Permit Status:** Approved with conditions

### Development Permit Conditions

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

- 1. As this permit has been issued for a Permitted Use with Variance, this permit shall not come into full force and effect until expiration of the required 21-day appeal period, pending no appeals. Refer to appeal information below.**
2. Location of the Fascia Sign is approved as per the attached site plan.
3. A Variance has been granted to *Land Use Bylaw 944-19, Section 4.2.4.2(c)* allowing for the exclusion of the required Gooseneck Lighting.
4. A Variance has been granted to *Land Use Bylaw 944-19, Section 4.2.9*, allowing for the exclusion of the required Projecting Sign.

### 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

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

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

### **Permit Notification Information**

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

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

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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  
780-235-8786  
[patricia.lauze@beaumont.ab.ca](mailto:patricia.lauze@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.

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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.

<b>Notice of Decision:</b>	April 9, 2025
<b>Appeal deadline:</b>	April 30, 2025
<b>Permit active</b> (if no appeals filed):	May 1, 2025

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).

Project Title:

**PROPOSED CHANNEL LETTER SIGN  
SAVE ON VAPE**

Address:

5305 Magasin Ave #117  
Beaumont, AB T4X 1V8

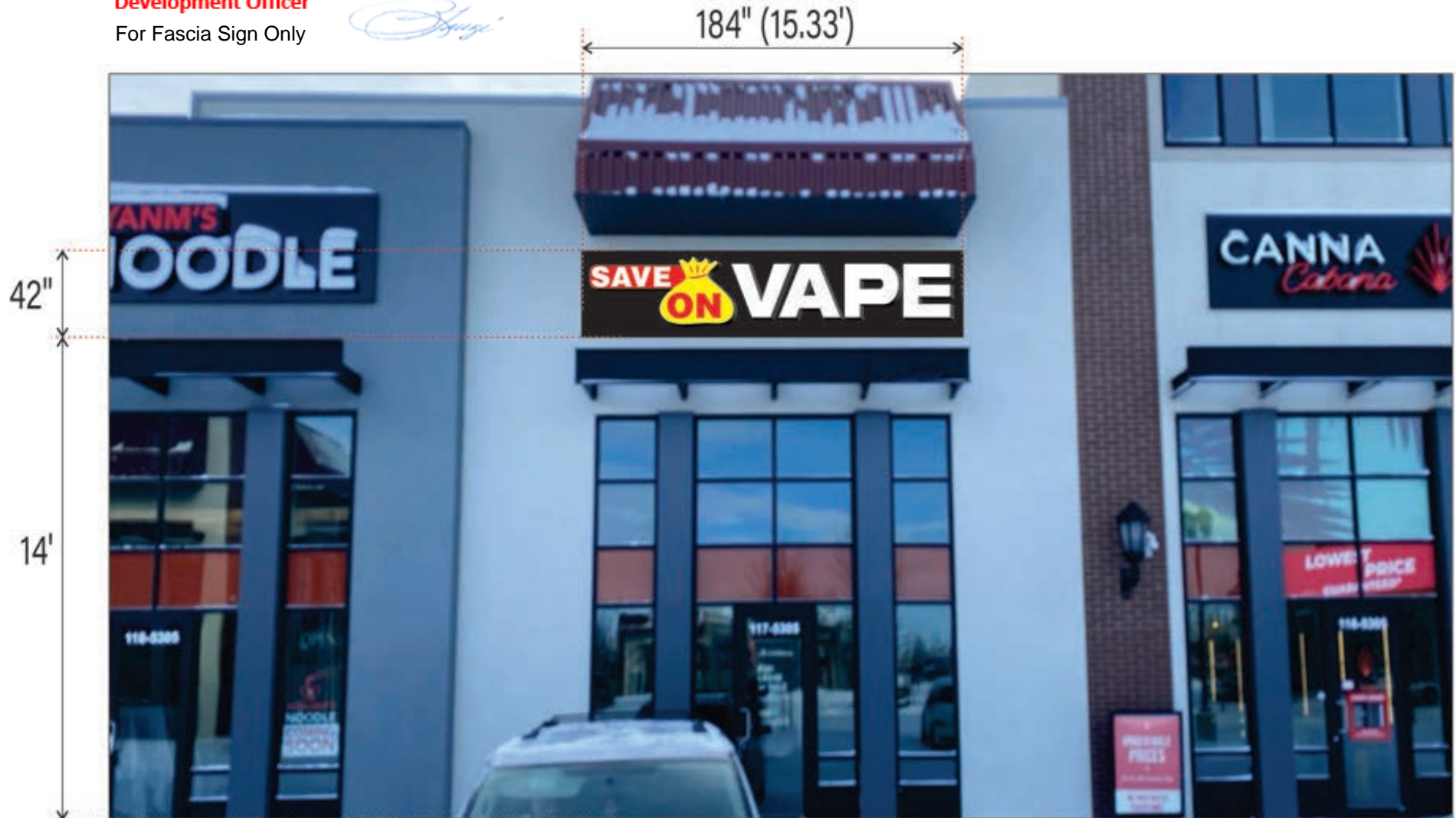
Description:

**Elevation**

**Approved** \_\_\_\_\_ April 9, 2025

**Development Officer**

For Fascia Sign Only



**Note: Sketch is not to Scale**



12502 - 118 Ave. NW  
Edmonton, AB  
Ph: 780-452-6022  
edm@vos.ca



Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord's Approval: \_\_\_\_\_ Date: \_\_\_\_\_

A deposit of 50% is required to process an order and the rest is due immediately upon completion of the order. Until the balance is cleared in full, we reserve the ownership of the order/sign(s). City permit is a responsibility of the client unless explicitly stated on the order. The client needs to provide a powered up electrical connection (if applicable) within 3ft. of the order/sign(s) Initial: \_\_\_\_\_



Project Title:

**PROPOSED CHANNEL LETTER SIGN  
SAVE ON VAPE**

Address:

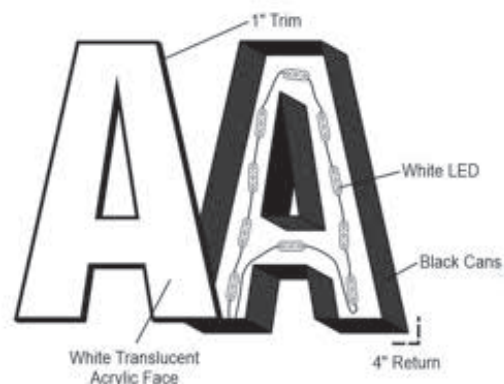
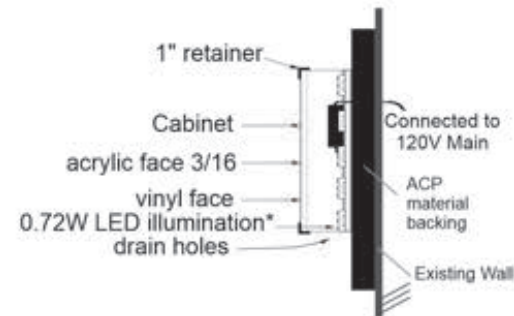
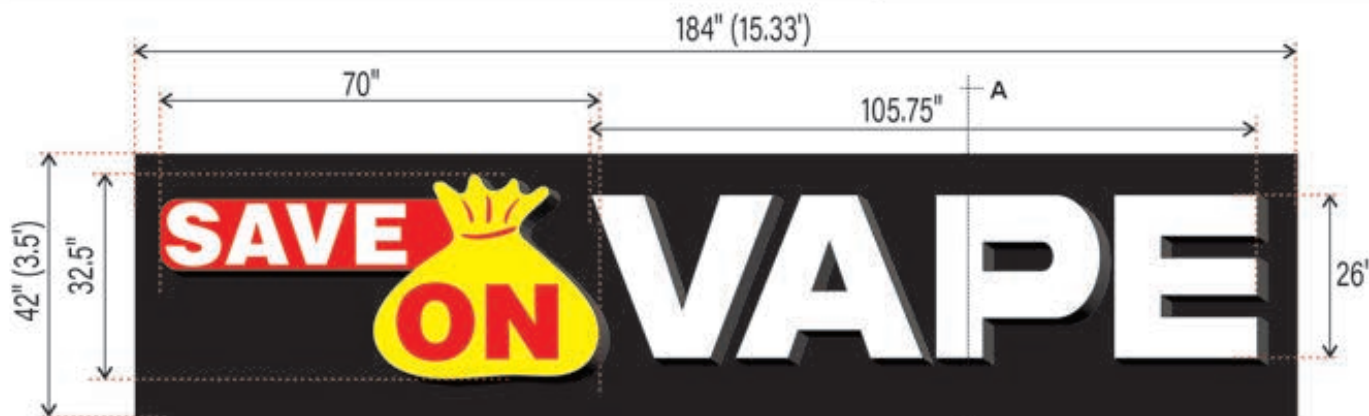
5305 Magasin Ave #117  
Beaumont, AB T4X 1V8

Proof Date:

FEBRUARY 4, 2025

Description:

**Option 1  
Proof 1**



**Note: Sketch is not to Scale**

**SPECIFICATIONS:**

- Supply & install facelit channel letters (VAPE), 4" thickness, black cans and black trims, with LED illumination, translucent acrylic face mounted to an ACP material backing.
- Supply & install facelit cabinet (SAVE ON), 4" thickness, black cans and black trims, with LED illumination, translucent vinyl acrylic face mounted to an ACP material backing.
- Photo sensor switch control

**Approved** April 9, 2025

**Development Officer**  
For Fascia Sign Only

Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

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Project Title:

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SAVE ON VAPE**

Address:

5305 Magasin Ave #117  
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Description:

**Map Location**



**Approved** April 9, 2025

**Development Officer**

For Fascia Sign Only



April 9, 2025

## DEVELOPMENT PERMIT NOTICE

**A Development Permit has been approved for a property located near you.** The development permit is for a Commercial Fascia Sign, with variances to the requirements for gooseneck lighting and projecting signage.

**Location:** 117, 5305 Magasin Avenue, Beaumont

**Legal description of this address:** Plan 172 2285 Block 17 Lot n/a

**Permit Number:** 2025-026

**Land Use Bylaw:** Commercial 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.

### Variances and/or Discretionary Use

Section numbers below refer to *Land Use Bylaw 944-19*

1. *Section 4.2.4.2(c)* has been varied to allow for the exclusion of the required Goose Neck Lighting, which is a discretionary use in the Commercial District.
2. *Section 4.2.9* has been varied to allow for the exclusion of the required Projecting Sign, which is a discretionary use in the Commercial 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](http://www.beaumont.ab.ca/landusebylaw).

Patricia Lauzé  
Development Officer  
780-235-8786  
[patricia.lauze@beaumont.ab.ca](mailto: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**

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**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.

**Notification Appeal Period:** April 9, 2025 to April 30, 2025

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](mailto:legislative@beaumont.ab.ca). Appeals must be filed no later than 4:30 pm, April 30, 2025.